




**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1585**

**FROM:** S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES 

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.   
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

**RE:** ZONING BY-LAW AMENDMENT – 400 AND 430 FERNDAL DRIVE AND 134 HAWTHORNE CRESCENT

**DATE:** OCTOBER 19, 2015

The lands are designated Residential within the City's Official Plan and are zoned Residential Second Density RM2(SP-82)(H-12) and RM2(SP-191)(H-58) in accordance with Zoning By-law 2009-141. This zone permits the development of a walk-up apartment to a maximum height of 10 metres or 3 storeys and a maximum unit count of 41 units. The special provision (SP-82) and (SP-191) indicates that only a walk-up apartment shall be permitted.

The applicant initially applied for a Residential Apartment RA1 special zone. The special provisions requested related to an increase of the permitted gross floor area and height of the building, the permitted parking area coverage and a reduced exterior side yard setback for a secondary access. The original application proposed 90 units.

As a result of the feedback received at the neighbourhood meeting and comments from staff, the applicant has revised their application to propose a four (4) storey walk-up apartment fronting onto Ferndale Drive South and Hawthorne Crescent. The applicant also amended the requested zone to the Residential Second Density RM2 with Special Provisions (SP) to permit a four storey walk-up apartment building with 65 units. The proposed special provision would permit the following variances to Zoning By-law 2009-141:

- |                                                                                       |                            |
|---------------------------------------------------------------------------------------|----------------------------|
| • Maximum Number of Storeys (Permitted 3 storeys)                                     | Proposed 4 storeys         |
| • Maximum Height of the Main Building (Permitted 10 metres)                           | Proposed 15 metres         |
| • Maximum Density (Permitted 53 units/ha)                                             | Proposed 84 units/ha       |
| • Maximum Gross Floor Area as a Percentage of the Lot (Permitted 60%)                 | Proposed 78.0%             |
| • Minimum Setback for a Secondary Means of Access at Ground Level (Required 7 metres) | Proposed 5.5 metres        |
| • Minimum Outdoor Amenity Space (780m <sup>2</sup> )                                  | Proposed 650m <sup>2</sup> |

The primary planning/land use issues/items being considered at this time are:

- An increased in the allowable density outside of the identified intensification area;
- An increase in the height of the building to four storey verses three which is permitted under the existing By-law standards;
- A reduced required amenity space and the functionality of the space given that it is serving as a treed buffer area adjacent to existing low density housing;
- A reduced setback for a secondary means of access from 7 metres to 5 metres along the Ferndale Road South flankage;

The applicant did participate in two neighbourhood meetings on March 24<sup>th</sup> and October 1<sup>st</sup>, 2015, in which a number of the public were in attendance and provided comments regarding:

- Height of the building;
- An increase in the density from what would normally be permitted under the RM2 zone;
- Existing tree removal/preservation, where possible, of existing trees;
- Parking on site and potential overflow onto Hawthorne Crescent;
- Traffic generated by the development and its impact on surrounding roads;
- The effect the development will have on surrounding property values;
- Noise generated during construction and removal of garbage.

A detailed analysis of the application and recommendation will occur through a Staff Report to General Committee at a future date.