

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. KITSEMETRY, RPP, PLANNER

NOTED: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

**A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR A ZONING BY-LAW AMENDMENT APPLICATION
829 ESSA ROAD (2591451 ONTARIO INC.)**

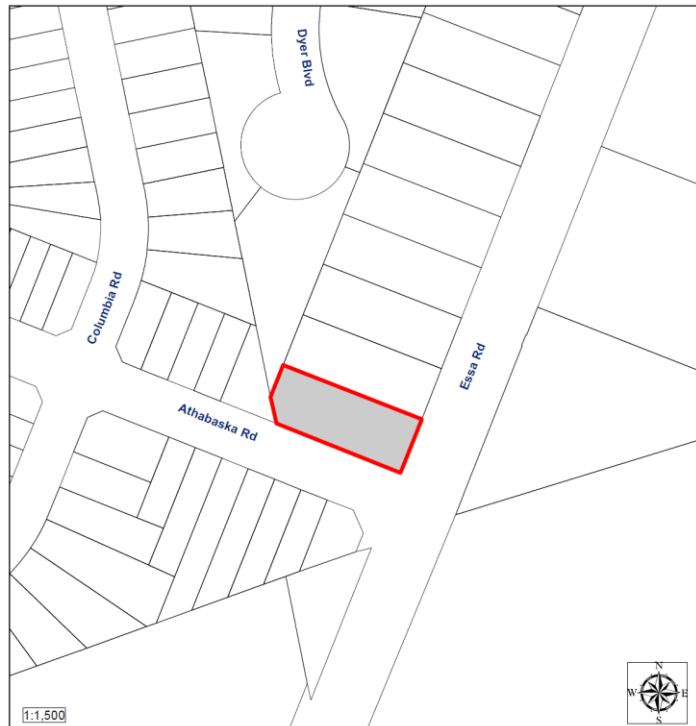
DATE: OCTOBER 28, 2019

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of 2591451 Ontario Inc. for the property municipally known as 829 Essa Road.

The property is approximately 0.01 hectares in size and located at the northwest corner of Essa Road and Athabaska Road, south of Mapleview Drive West.

The lands are designated Residential in the City's Official Plan and have frontage on an identified Intensification Corridor (Essa Road) in the Holly Secondary Planning Area. The existing zoning is Residential Single Detached First Density (R1).

The Application before the City is to request an amendment to the Zoning By-law to change the zone from Residential Single Detached First Density (R1) to Mixed Use Corridor with Special Permissions (MU2)(SP-XXX) that would permit the development of a 10 unit townhouse block fronting Athabaska Road. The special provisions include a reduced rear yard setback from 7m to to 5m and a decrease in the ground floor height from 4.5m to 3m.



The Proposed Concept Plan is attached to this Memorandum as Appendix "A".



PLANNING AND BUILDING SERVICES MEMORANDUM

Neighbourhood Meeting

The Application was submitted and deemed to be complete September 3, 2019. A Neighbourhood Meeting was held on September 17, 2019. The meeting was attended by approximately 63 residents as well as Ward 7 Councillor Gary Harvey.

The comments from residents are summarized as follows:

- the increase in traffic and safe function of the intersection;
- concern for pedestrian safety, driveway locations and on-street parking;
- the townhouse built form does not fit with the existing neighbourhood; and
- loss of mature trees, privacy and property values.

Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- intensification policy and design guidelines;
- traffic impacts on the Essa Road intersection and function of Athabaska Road;
- appropriateness of the site specific zoning provisions;
- proposed townhouse built form; and
- boundary tree preservation.

Next Steps

Staff will continue to work with both the applicant and residents to address the feedback received through the public consultation process, as well as those comments raised through the analysis of these applications by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report to General Committee is anticipated to be brought forward in early 2020 for the municipality to make a decision on the Zoning By-law Amendment application.

For more information, please contact Celeste Kitsemetry, Planner at ext. 4430.

APPENDIX "A"

Proposed Concept Plan

