
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: J. LAMBIE, SENIOR URBAN DESIGN PLANNER

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: B. PARKIN, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR A PROPOSED ZONING BY-LAW AMENDMENT – 70 & 76 EDGEHILL DRIVE

FILE: D14-1659

DATE: FEBRUARY 25, 2019

Introduction

The purpose of this Memorandum is to advise members of Council of a Public Meeting for an application for a zoning by-law amendment, submitted by Innovative Planning Solutions on behalf of 1765469 Ontario Inc. and 70 Edgehill Inc. The subject lands are municipally known as 70 and 76 Edgehill Drive. The parcel is located on the north side of Edgehill Drive, east of Anne Street. (Appendix “A” – Site Location Map).

Proposal Overview

The applicant is proposing to amend the Zoning By-law 2009-141; from the existing zoning of Residential Single Detached Second Density (R2) on 70 Edgehill Drive, and Residential Apartment Second Density (RA2-2) with a Holding and Special Provisions (H-128) (SP-508) on 76 Edgehill Drive, to the proposed zoning of Residential Multiple Dwelling Second Density with Special Provisions (RM2) (SP-XXX).

The proposed rezoning would permit 100 back-to-back townhouses and 9 block/cluster townhouses. (Appendix “B”- Site Concept Plan). The proposed special provisions would allow for additional height and density, and reduce the minimum consolidated amenity area, parking requirements and required landscape open space. The applicant has developed preliminary 3D conceptual elevation drawing options for consideration (Appendix “C” – Concept Elevation Plans), showing the proposed built form.

The special provisions being reviewed include:

Provision	Required in RM2 Zones	Special Provisions to be Considered:
Front Yard Setback	7.0m	3.0m
Minimum Landscaped Open Space	35%	32%
Maximum Lot Coverage	35%	38.2%
Gross Floor Area (Max.)	60% of lot area	113.3%
Building Height	10.0m	16.5m
Parking	1.5 spaces per unit:	1.25 spaces per unit

	164 spaces 6 Barrier Free spaces (3 "Type A" and 3 "Type B") Tandem Parking Not Permitted	136 spaces To permit tandem parking 2 Barrier Free Spaces
Minimum Consolidated Amenity Area	12m ² per unit (1,308m ²)	1,136m ²
Density	40 units per hectare	97.5 units per hectare

Background

The subject application was received and deemed to be complete by the City on November 28, 2018. Planning staff are currently working with the applicant, their consultants and the City's technical review team through the technical review process.

The subject lands are designated 'Residential' in the City's Official Plan and are located in the Sunnidale Planning Area. A Neighbourhood/Ward Meeting was held on January 24, 2019 regarding the proposed zoning by-law amendment and 10 local residents attended the meeting. Some residents were supportive of the development application and noted positive improvements. Other residents raised concerns such as:

- increased traffic volume and proximity to an existing daycare;
- building height, density and massing;
- potential for trespassing, fencing, and privacy;
- the need for significant retaining walls and their longevity and maintenance requirements;
- snow removal and storage;
- potential impacts to the surrounding natural heritage and Environmental Protection (EP) areas; and
- the location of the storm water management facility.

One resident also voiced concern with the number of special provisions, and that the application focused its planning justification on comparing the proposed concept to the previously approved 2014 development application for a 14 storey tower, rather than detailing why each special provision is required from the City's RM2 standards.

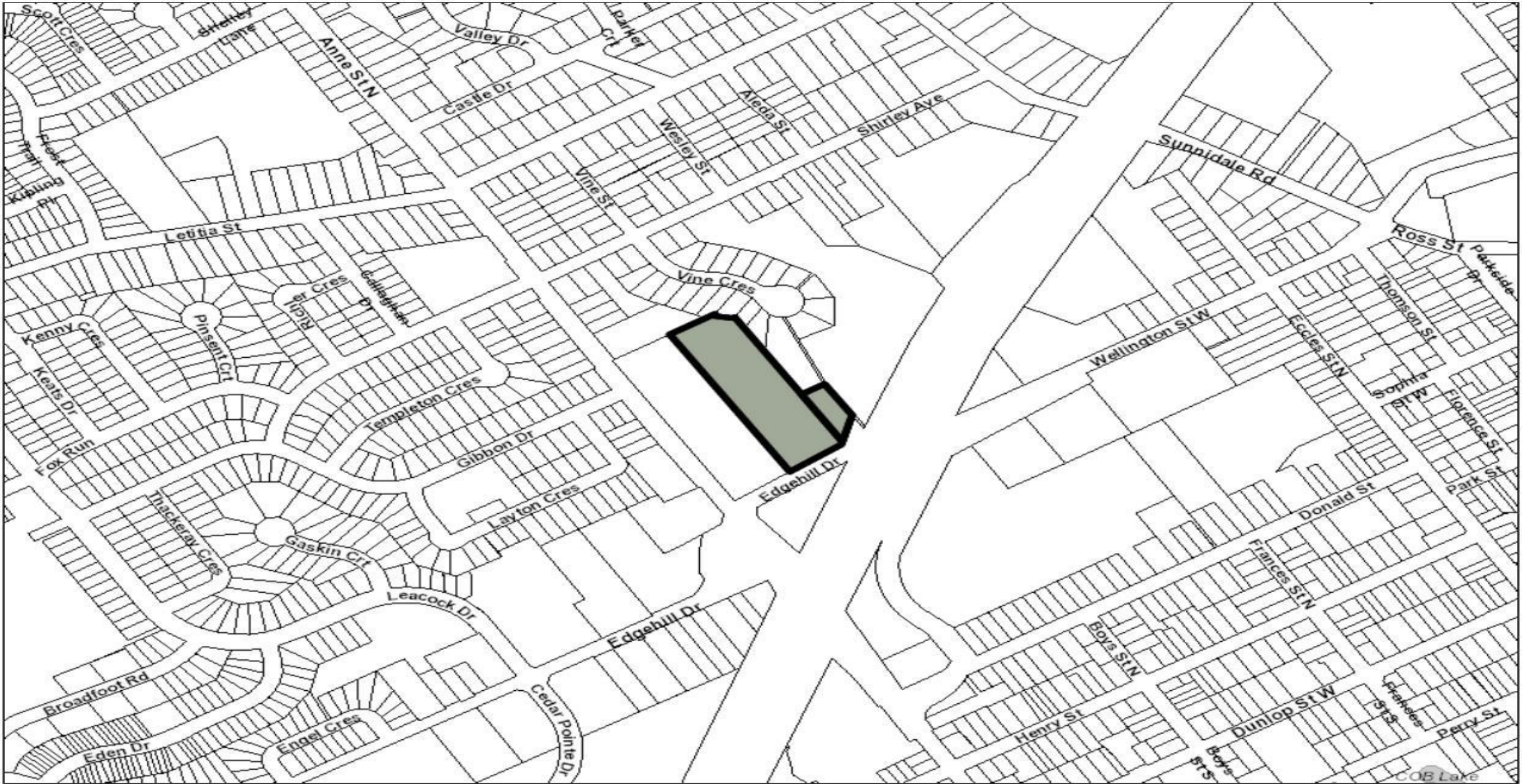
The subject application was circulated to applicable City departments and external agencies for their review and comment. The primary planning and land use matters being considered at this time are:

- the justification for "down-zoning" and reducing permissible density at 76 Edgehill Drive;
- compatibility with the surrounding area and neighbourhood;
- environmental impacts
- neighbourhood privacy and security
- building massing and height;
- servicing and storm water management;
- traffic, parking and access; and
- any MTO and Highway 400 expansion impacts.

All comments that are received from the Public Meeting will be considered by the applicant, and by staff, and will be included as part of the recommendation in the staff report. Planning staff are targeting April 15 2019 for the staff report to be brought forward for General Committee's consideration of the proposed zoning by-law amendment.

If you have any questions, please contact the Planning file manager, Jordan Lambie at 705-739-4220 extension 4324.

APPENDIX "A" - SITE LOCATION MAP



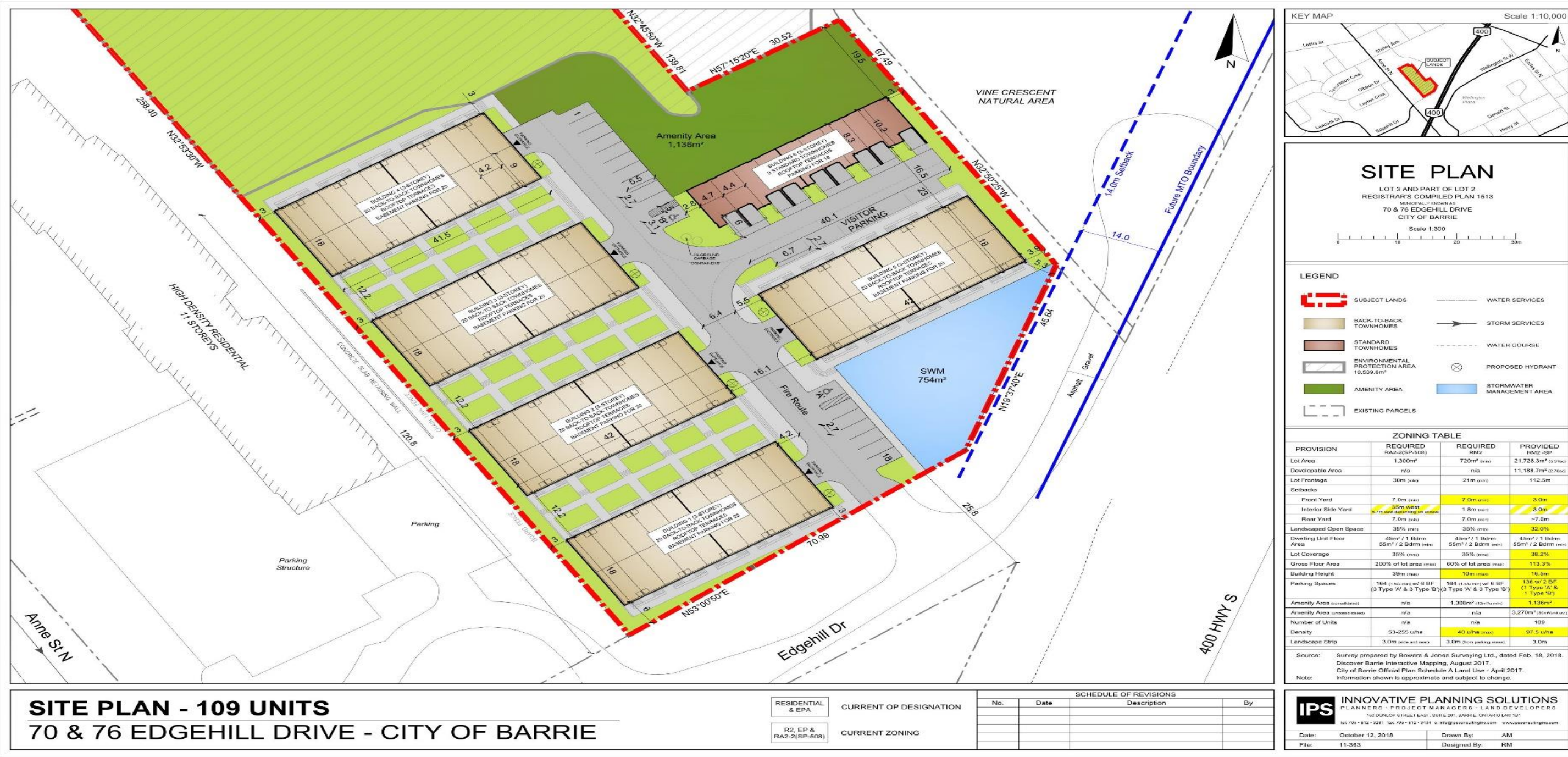
File #: D14-1659

Address: 70 & 76 Edgehill Drive

■ SUBJECT PROPERTY



APPENDIX “B” - SITE CONCEPT PLAN



APPENDIX “C” –CONCEPT ELEVATIONS

Conceptual Renderings

