

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D14-1596

FROM: STACEY FORFAR, MCIP, RPP, MANAGER OF GROWTH PLANNING

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

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: ZONING BY-LAW AMENDMENT – 101 KOZLOV STREET

DATE: MAY 8, 2017

The subject lands are designated Residential Area within the City's Official Plan and are currently zoned Multiple Residential Dwelling Second Density (RM2) in accordance with Zoning By-law 2009-141. The property is located on the east side of Kozlov Street, south of Livingstone Street West within the Sunnidale Planning Area and has a total area of approximately 2.3ha with 162m of frontage on Kozlov Street.

The owner, Green Valley Construction Corp., has applied to amend the current Multiple Residential Dwelling Second Density (RM2) zoning of the property to Multiple Residential Dwelling Second Density Special (RM2-SP) to permit the future development of 92 residential units in the form of stacked townhouses in addition to the existing 7-storey (129 units) apartment building on the subject lands. The existing parking area on the site is proposed to be reconfigured and expanded to include a total of 288 spaces on site.

The current RM2 zoning over the subject lands would permit the proposed stacked townhouse use, however it does not permit the existing apartment building on site. The proposed RM2-SP zoning would serve to recognize the existing apartment building in addition to permitting the following requested Special Provisions:

	Required (RM2)	Proposed
Density (max.)	53 units per hectare	94 units per hectare
Gross Floor Area (max.)	60%	85%
Building Height (max)	10m	12m
Height of Stacked Townhouse	3 Storeys	3.5 Storeys
Parking (min.)	1.25 spaces/unit for existing Apartment = 160 spaces 1.5 spaces/unit for proposed stacked townhouse units = 138 spaces TOTAL Required = 298	1.15 spaces/unit TOTAL Proposed = 288
Consolidated Amenity Area (min.)	12m ² /unit for proposed stacked townhouse units = 1,104m ²	817m ² consolidated TOTAL proposed on site = 2,331m ²

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

- The height and density of the proposed development;
- The site specific provisions being requested;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure;

- Site circulation;
- Existing woodlot and boundary tree preservation;
- The impact of the proposed development on adjacent properties, particularly the single detached residential lots fronting Livingstone Street West to the immediate north and the existing semi-detached residential properties fronting Kozlov Street; and
- Incorporation of an acceptable urban design treatment along the Kozlov Street frontage.

The applicant did participate in a Neighbourhood Meeting on February 18, 2016 in which a number of the public were in attendance and provided comments regarding:

- Existing mature tree preservation/removal and required compensation plantings;
- Proposed building setbacks and the form of development;
- Proposed increase in height and density;
- Loss of privacy for adjacent residential properties, particularly with balconies proposed;
- Timing of the development;
- Increase in traffic generated by the proposed development and its impact on surrounding roads;
- Impact on existing municipal water and sanitary services;
- Stormwater management;
- Waste and recyclable storage on site;
- Proposed parking ratio;
- Proposed access to the site;
- Proposed rental tenure; and
- Property values

Since the Neighbourhood Meeting, the applicant has made the following changes to the preliminary concept plan:

- Reduced the proposed number of units from 120 to 92 units resulting in a decrease in the proposed density from 106 units per hectare to 94 units per hectare;
- Increased the setback of the proposed units to the existing single detached residential units fronting Livingstone Street;
- Increased the proposed parking ratio from 1.0 to 1.15 spaces per unit;
- Provision of consolidated amenity areas central to the existing and proposed development on site; and

- Provision of a ring road within the development to connect the existing parking areas on site and improve site circulation while maintaining the two existing access locations on Kozlov Street;

Planning staff are targeting June 2017 for the staff report to be brought forward for General Committee's consideration of the proposed Zoning By-law Amendment application.

For more information, please contact Carlissa McLaren, Planner, at extension 4719.