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**TO:** MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1617**

**FROM:** R. FORWARD, MBA, M.Sc., P. ENG.,  
DIRECTOR OF PLANNING AND BUILDING SERVICES

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

C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** ZONING BY-LAW AMENDMENT – 544 AND 550 ST. VINCENT STREET

**DATE:** MAY 8, 2017

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The subject lands are designated Residential within the City's Official Plan and are zoned Residential Multiple Dwelling Second Density (RM2) (SP-439) (H-88) and Residential Single Detached Second Density (R2) by Zoning By-law 2009-141. The subject lands are municipally known as 544 & 550 St. Vincent Street and are located on the northwest corner of St. Vincent Street and Livingstone Street E.

The proposal is to rezone the subject lands to Multiple Dwelling Second Density RM2 with special zoning provisions. The five special provisions being sought by the applicant are as follows:

- Minimum Front Yard Setback of 2.5m (7m required), along St. Vincent Street
- Minimum Rear Yard Setback of 3.9m (7m required)
- Maximum building height of 11.5m, 3 storeys (10m required)
- Permit Tandem Parking, garage and driveway space
- Maximum density of 55.1 units per hectare (40 UPH required)
- Reduced Minimum distance for secondary means of access of 5.5m (7m required)

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

- Compatibility with neighbouring uses;
- Privacy for existing neighbours;
- The provision of affordable units;
- Traffic;
- Bonusing requirements; and
- Garbage collection.

Supporting Documents requested by staff as part of this application included:

- Planning Justification Report;
- Functional Servicing Report;
- Traffic Impact Brief;
- Tree Inventory & Preservation Plan Report; and
- Urban Design Brief.

A Neighbourhood Meeting was held on March 23rd 2017 at East Bayfield Community Centre, 31 residents were in attendance. Comments included concerns with:

- Traffic with regard to safety, traffic generated from the site and access;
- Privacy for existing neighbours;
- conversion to student rental housing; and
- Obstruction of views.

Planning staff are targeting June 12, 2017 for the staff report to be brought forward for General Committee's consideration of the proposed Zoning By-law Amendment.

For more information, please contact Edward Terry, Planner at Ext. 5135.