

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: C. KITSEMETRY, RPP, PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
A. BOURRIE, RPP, ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS – 410 YONGE STREET AND 343 LITTLE AVENUE (MASON HOMES LIMITED) (FILE: D09-OPA068 AND D14-1655)

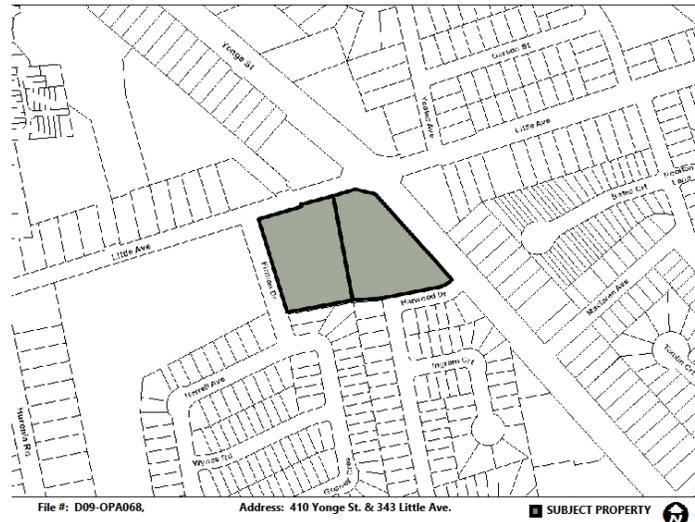
DATE: DECEMBER 10, 2018

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding applications for an Official Plan Amendment and Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of Mason Homes Limited for the lands known municipally as 410 Yonge Street and 343 Little Avenue. The applications were deemed complete on August 16, 2018.

The subject lands are designated as General Commercial in the City's Official Plan and zoned as General Commercial (C4) in Comprehensive Zoning By-law 2009-141.

The property is approximately 2.27 hectares in size and is largely bounded by municipal roads including Harwood Drive, Yonge Street, Little Avenue, Firman Drive and a municipally owned walkway linking Firman Drive with Harwood Drive.

The proposed Official Plan and Zoning By-law Amendments are intended to facilitate a development concept that illustrates 153 townhouse units in ten blocks on the subject lands. (Appendix 'A')



The application for an Official Plan Amendment is to request a change in designation from General Commercial to Residential. The intersection of Yonge Street and Little Avenue is also identified as an Intensification Node on Schedule I – Intensification Areas in the City's Official Plan, which will play a significant role in the analysis of this project by Planning staff.

The application for Zoning By-law Amendment is to request a change in land use from General Commercial (C4) to Residential Multiple Second Density with Special Provisions (RM2)(SP-XXX) including:

- an increase in density to 73 units per hectare;
- reduced front and rear yard setbacks;



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- increased lot coverage and gross floor area;
- increased building height to 17 metres; and
- an unconsolidated amenity area.

Neighbourhood Meeting

A Neighbourhood Meeting is scheduled for November 28, 2018. At the time of writing this memorandum, the details of attendance and feedback received are not available.

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:

- change in the principle of land use from commercial to residential;
- conformity with, and intent of, the City's Intensification Policies and Design Guidelines;
- community impacts for the change in land use and proposed built-form;
- the potential dedication of parkland to the City rather than the cash-in-lieu contribution to the City for parkland dedication; and
- justification for the requested special provisions to accommodate the proposed development concept.

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 2019, prior to the March 14, 2019 LPAT timeline for the municipality to make a decision on an Official Plan Amendment application.

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

Appendix "A"

PROPOSED CONCEPT PLAN

