

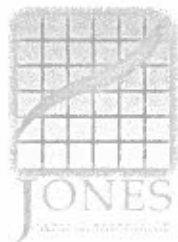
PUBLIC MEETING

Official Plan Amendment, Zoning By-law Amendment &
Draft Plan of Subdivision

40 Ferndale Drive South

Pratt Development
(998817 Ontario Inc. and 433513 Ontario Inc.)

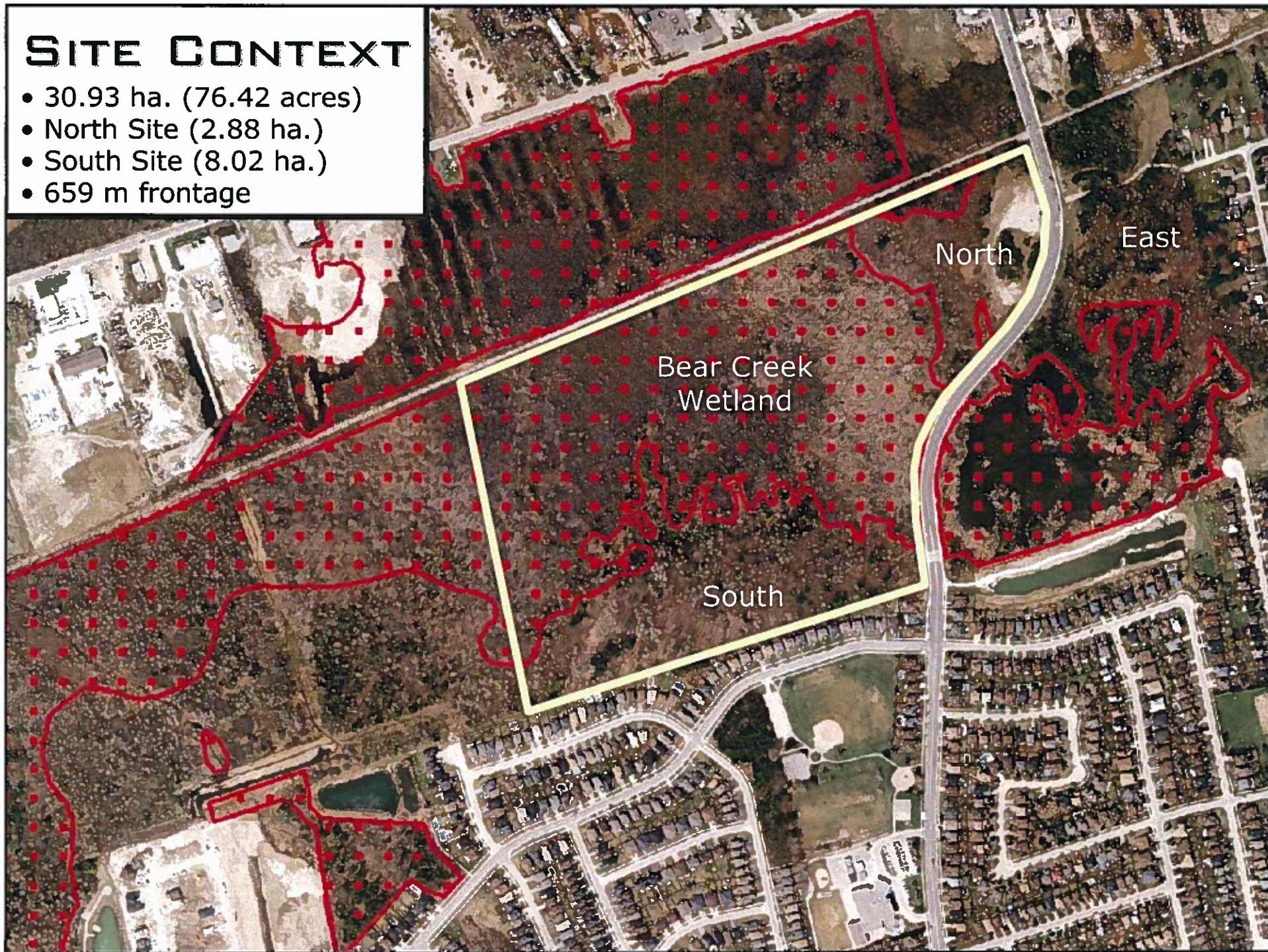
City File Nos: D09-OPA019, D14-1533, D12-400
May 7, 2012



Presentation by: Ray Duhamel, The Jones Consulting Group Ltd.

SITE CONTEXT

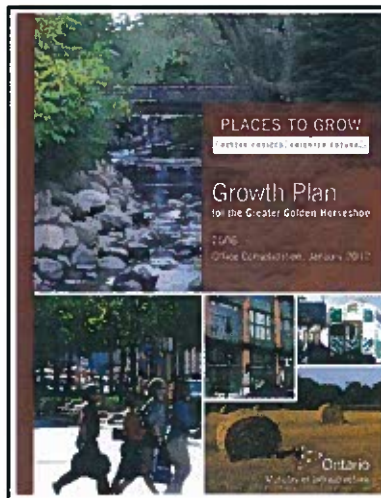
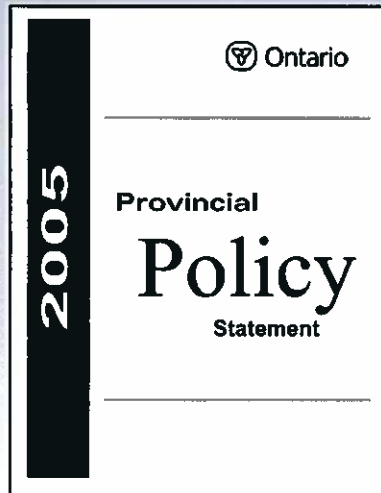
- 30.93 ha. (76.42 acres)
- North Site (2.88 ha.)
- South Site (8.02 ha.)
- 659 m frontage



PICTURES

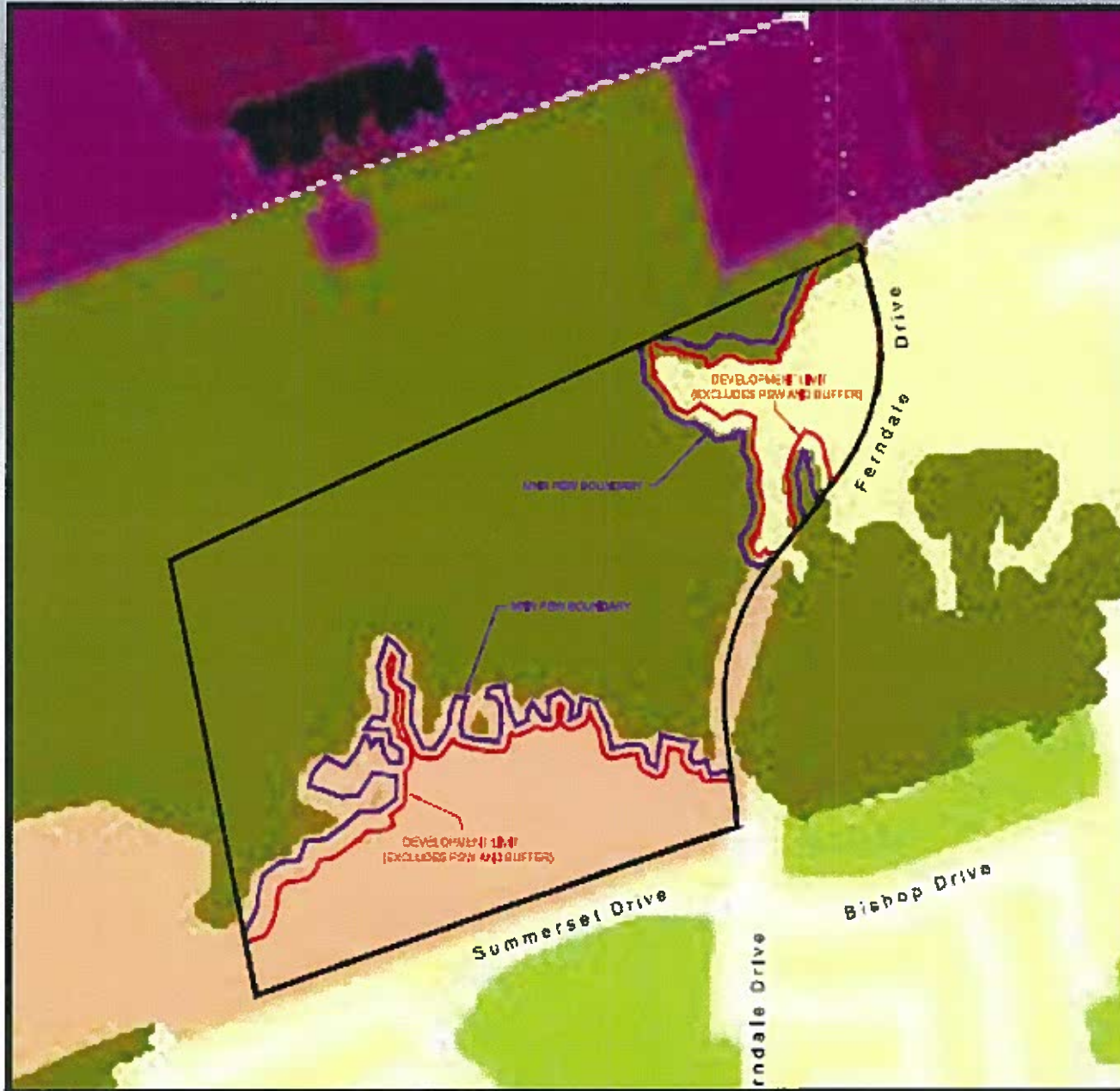


PROVINCIAL POLICY STATEMENT & GROWTH PLAN



- Compact urban form & efficient use of land, infrastructure and community facilities.
- Transit supportive density (approx. 57 people and jobs per hectare).
- Mixture of housing types.
- Located along an arterial road.
- Proximity to commercial, schools, parks and employment lands.
- Compatible with adjacent land uses.
- High quality urban design.

OFFICIAL PLAN



North Site:

- Residential
- OPA to permit medium density residential

South Site:

- Future Urban
- OPA to designate Residential
- OPA to permit medium density residential

ZONING BY-LAW 2009-141



- Zoned Residential Hold (RH), Environmental Protection (EP)

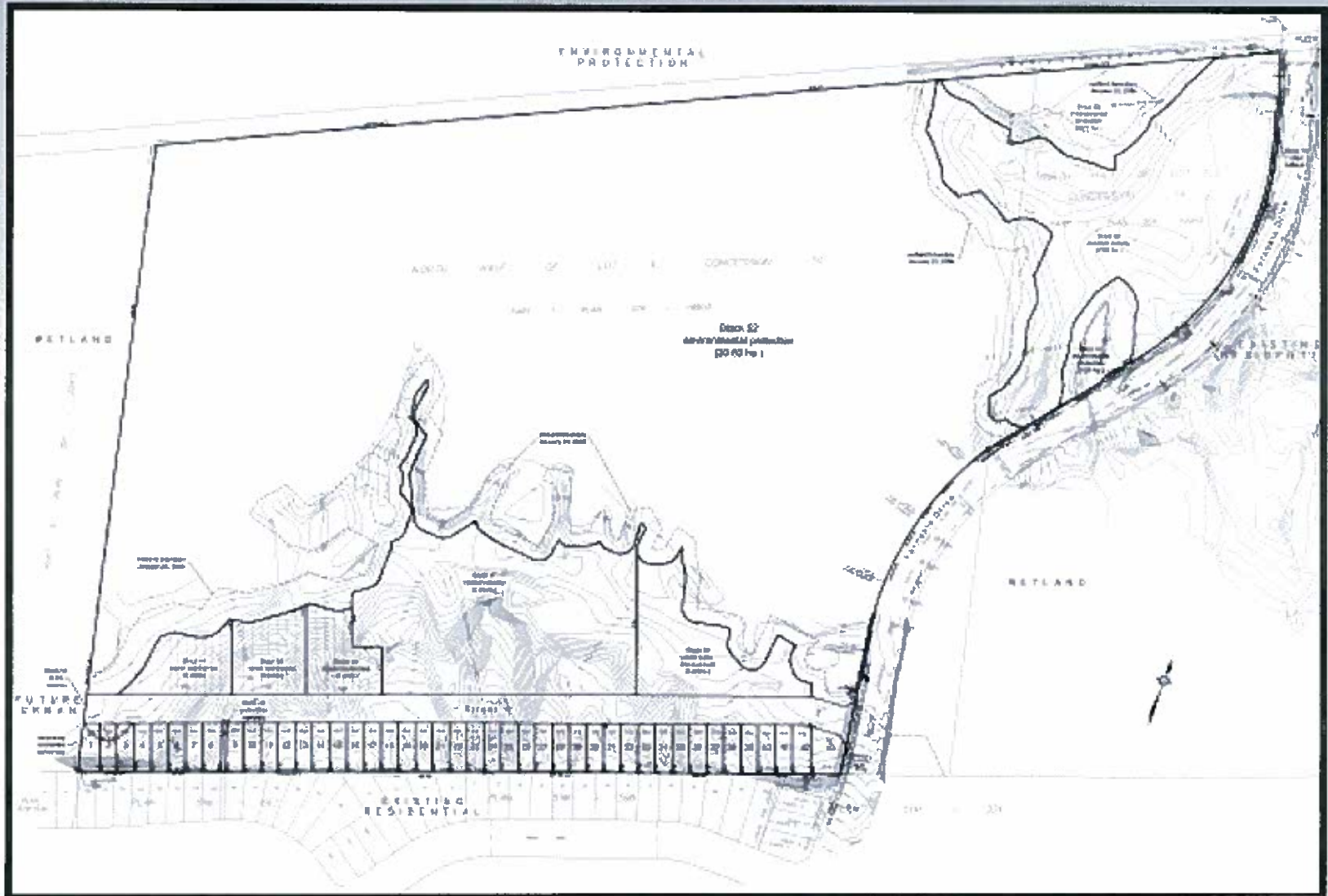
North

- Rezone to RM2 SP and EP.
- Permit apartment building height of 18 metres.
- Max. 75% apartments, 40% stacked townhouses and 20% townhouses.

South

- Rezone to R3, RM2-TH, RM2 SP, and EP.
- RM2-SP site. Max. 80% stacked townhouses and 50% townhouses

DRAFT PLAN OF SUBDIVISION



TECHNICAL STUDIES

1. Environmental Impact Study
2. Functional Servicing Report
3. Traffic Impact Study
4. Preliminary Stormwater Management Report
5. High Water Level Analysis (Bear Creek Wetland)
6. Detailed Engineering Servicing & Grading Design Plans
7. Tree Inventory and Preservation Plan
8. Erosion Control Planting Plan & Details
9. Stormwater Management Pond Planting Plans
10. Environmental Noise Study
11. Railway Vibration Analysis
12. Geotechnical Investigation
13. Archaeological Assessment
14. Topographic & Boundary Survey
15. Concept Plans



APARTMENT & TOWNHOUSE RENDERINGS

