

PUBLIC MEETING

Official Plan & Zoning By-law Amendment
300 Essa Road, Essa Residences Inc.



City File Nos: D09-OPA107, D14-1473R

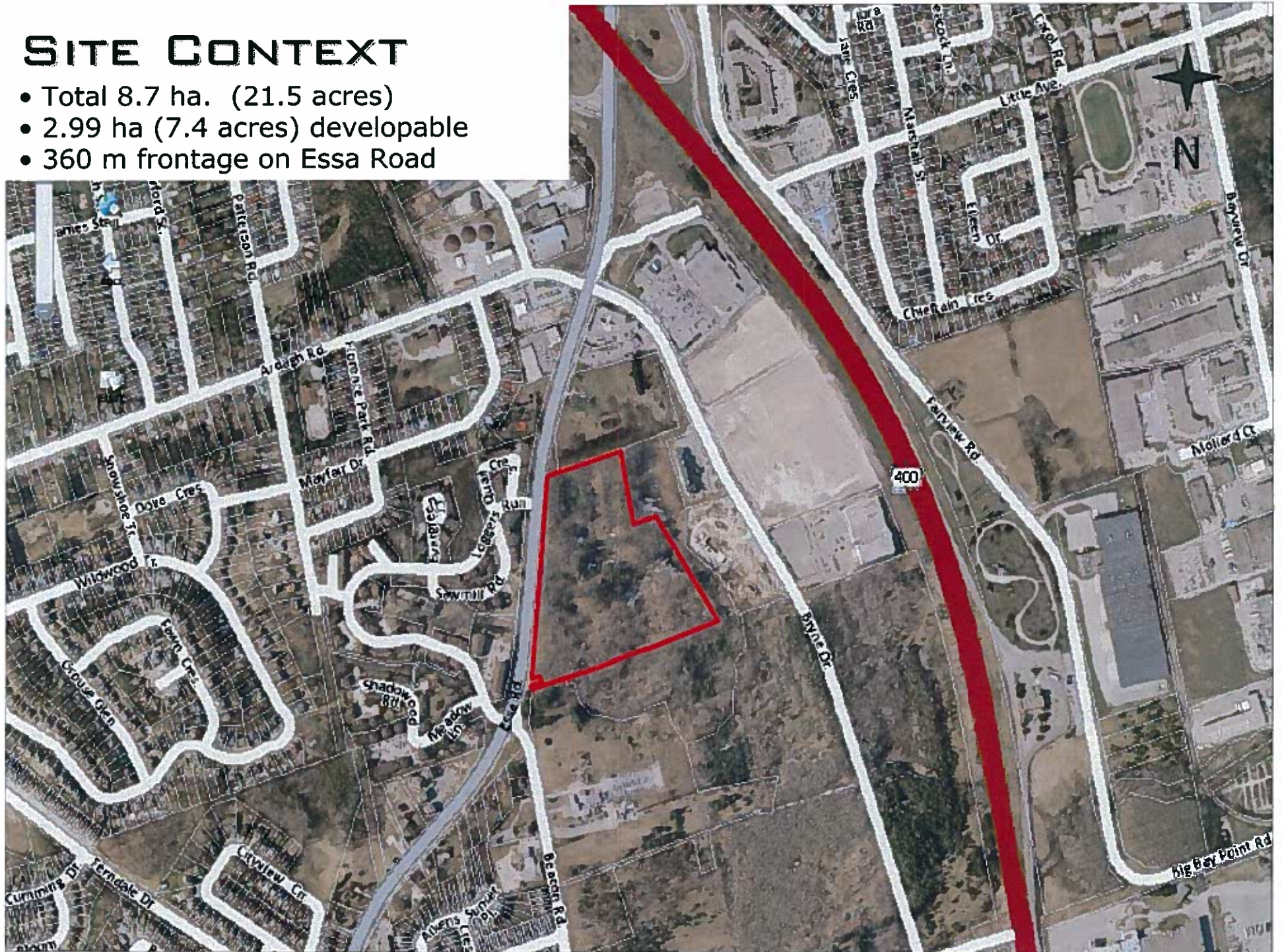
May 7, 2012

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



SITE CONTEXT

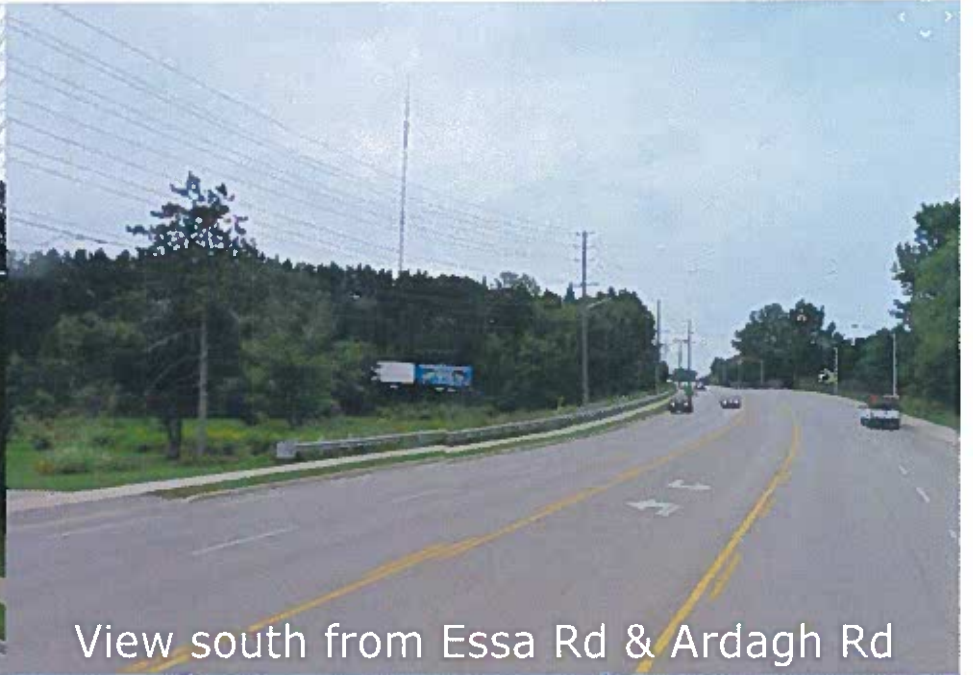
- Total 8.7 ha. (21.5 acres)
- 2.99 ha (7.4 acres) developable
- 360 m frontage on Essa Road



AREA CONTEXT



View north from Essa Rd & Beacon Rd



View south from Essa Rd & Ardagh Rd

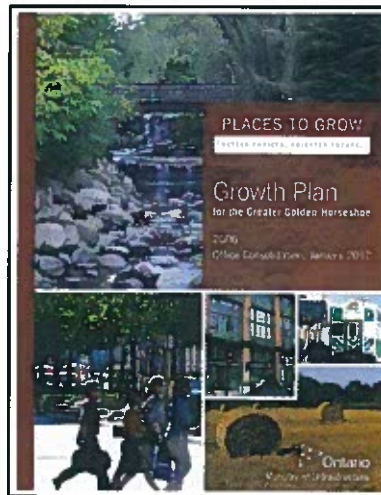
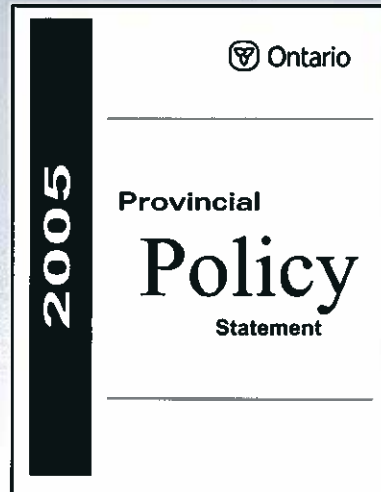


View south from Loggers Run



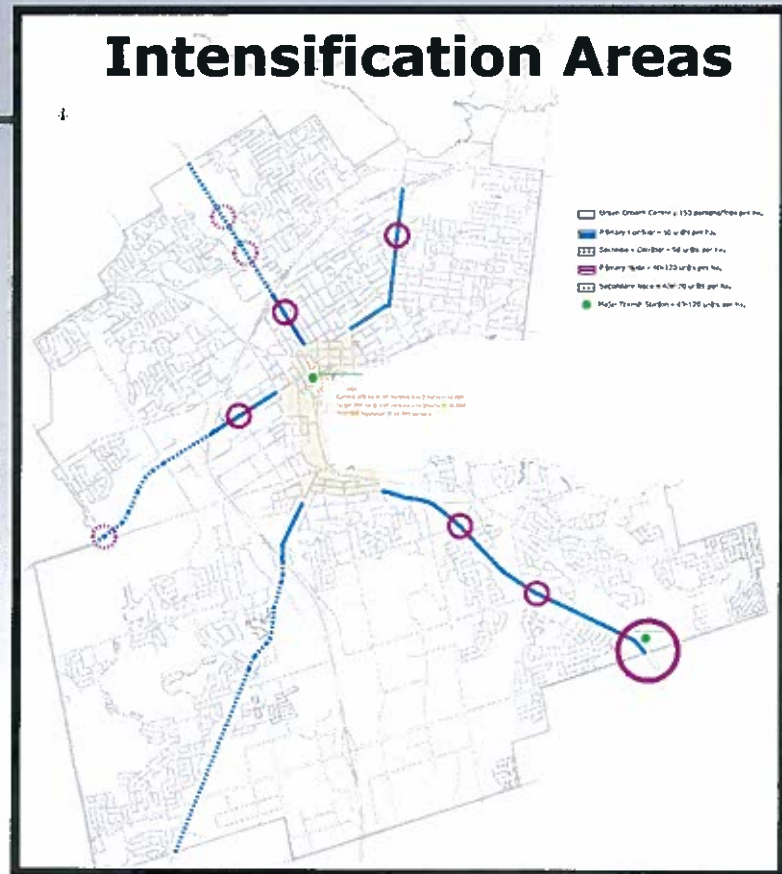
View southwest from Bryne Dr.

PROVINCIAL POLICY STATEMENT & GROWTH PLAN



- **Compact urban form & efficient use of land, infrastructure and community facilities.**
- **Transit supportive density.**
- **Intensification Corridor.**
- **Mixture of housing types.**
- **Located along an arterial road.**
- **Close proximity to commercial, schools, parks and employment lands.**
- **Compatible with adjacent land uses.**

OFFICIAL PLAN



- Protection of EP lands
- MCR recommends conversion from employment to residential
- Mixture of housing types
- Mixed use area

- Intensification Corridor
- Arterial Road serviced by Public Transit
- South West is the only area of the City without an intensification node



ZONING BY-LAW 2009-141



Zoned Service Industrial (EM3)

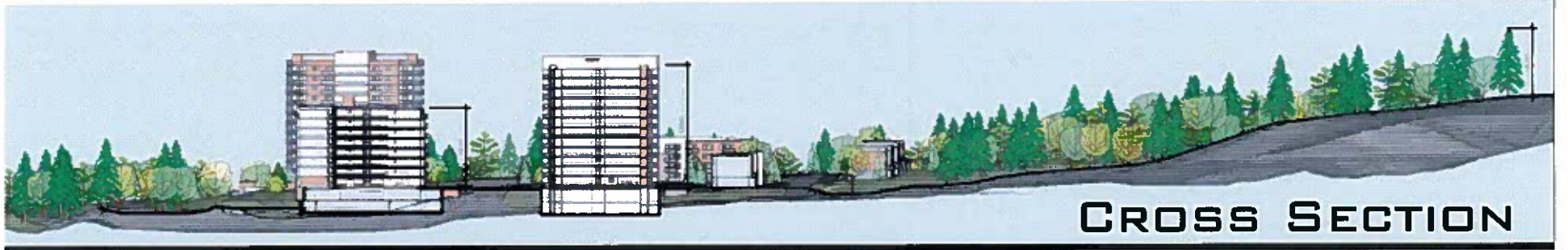
- Surrounding lands zoned C3, C4, EM3, EM4 and RM2.
- Rezoning to RA2-2-SP and EP.
- Site specific provisions for maximum units, landscape setbacks, building heights, etc.

DENSITY & BUILT FORM COMPARISON FORMER VS. REVISED APPLICATIONS



DENSITY & BUILT FORM COMPARISON FORMER VS. REVISED APPLICATIONS

	Proposal Denied by Council	New Proposal	Difference
Site Area	8.77 ha.	8.77 ha.	n/c
- Environmental Protection Lands	3.93 ha.	5.71 ha.	+1.78 ha. (+45.3%)
- Developable Lands	4.77	2.99 ha.	-1.78 ha. (-37.3%)
Total Units	1161	413	-748 (-64.4%)
- High Rise Apartment Units 2 buildings @ 12 storeys ea. 1 building @ 8 storeys	1130	331	-894 (-70.7%)
- Low Rise Apartment Units 1 building @ 4 storeys	0	54	+54
- Block/Stacked Townhouse Units	21	28	-3
Maximum Building Height	67.2m	39m	-28.2m (-42%)
Commercial GFA	10,353m ²	0	-10,353m ²



CROSS SECTION



PROPOSED DEVELOPMENT

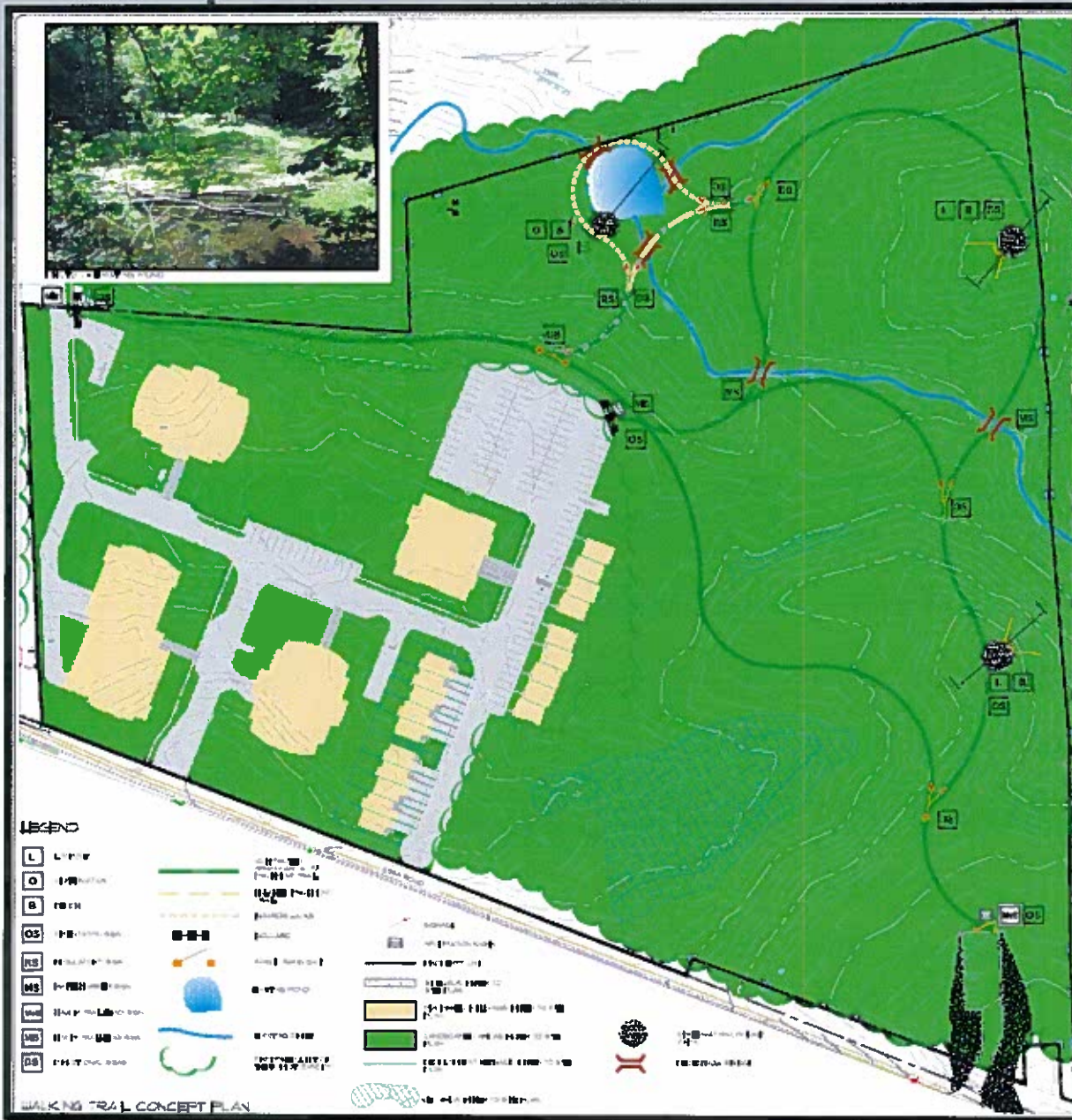


- Previous Environmental Protection Line (3.9 ha.)
- Revised Environmental Protection (5.7 ha.)

TRAFFIC & ACCESS



PROPOSED TRAIL PLAN



- Granular and mulch public trails
- Essa Rd. gravel parking lot
- Boardwalks
- Pedestrian bridges
- Observation/lookout areas
- Information kiosk
- Signage

VIEW LOOKING NORTHEAST FROM ESSA RD

