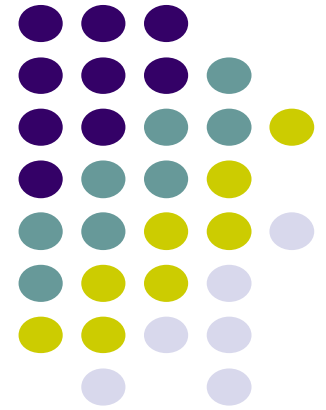


THE ENCLAVE AT EDGEHILL PARK

OFFICIAL PLAN, ZONING BYLAW AMENDMENT & PLAN OF SUBDIVISION APPLICATIONS

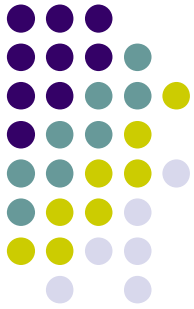


SEPTEMBER,
19TH 2013



INNOVATIVE PLANNING SOLUTIONS
planners • project managers • land development

APPLICATION CONTEXT



SITE:

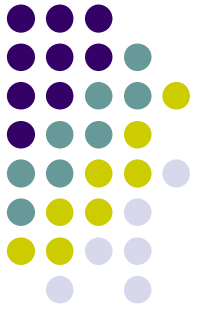
- FRONTAGE:
 - 100.8 M (330.7 FEET)
 - PRINGLE DR (MINOR COLLECTOR)
- AREA:
 - 2.49 HA (6.18 ACRES)
- VACANT – RECENT SITE ALTERATION
- ACQUIRED FROM SCHOOL BOARD MAY 2013
- WARD 5 (EDGEHILL SECONDARY PLAN OPA 16)

SURROUNDING:

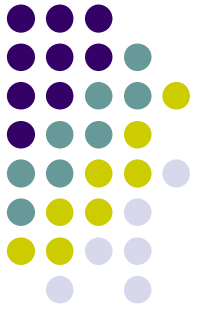
- EXISTING LOW DENSITY RESIDENTIAL
- PARKLAND
- NATURAL HERITAGE LANDS
- COMMERCIAL & INDUSTRIAL LANDS (DUNLOP & FERNDALE)



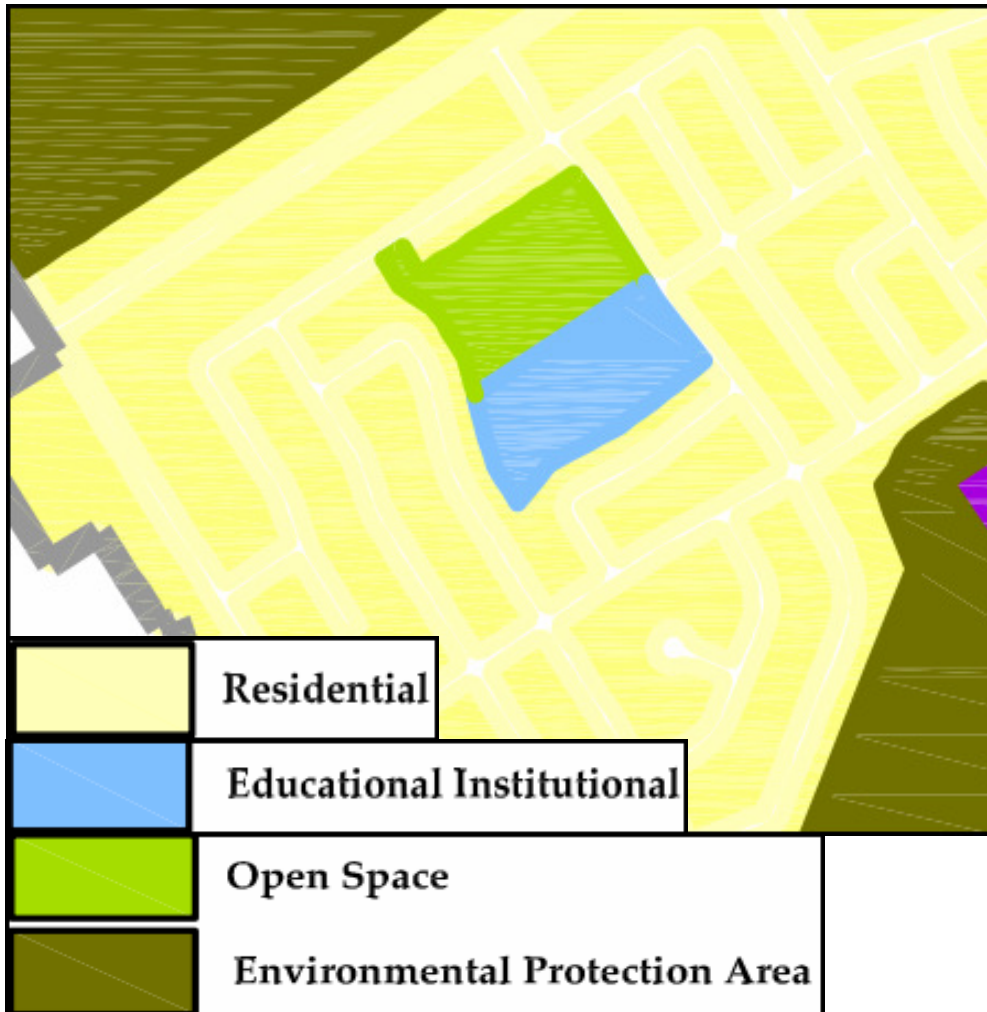
AREA CHARACTER



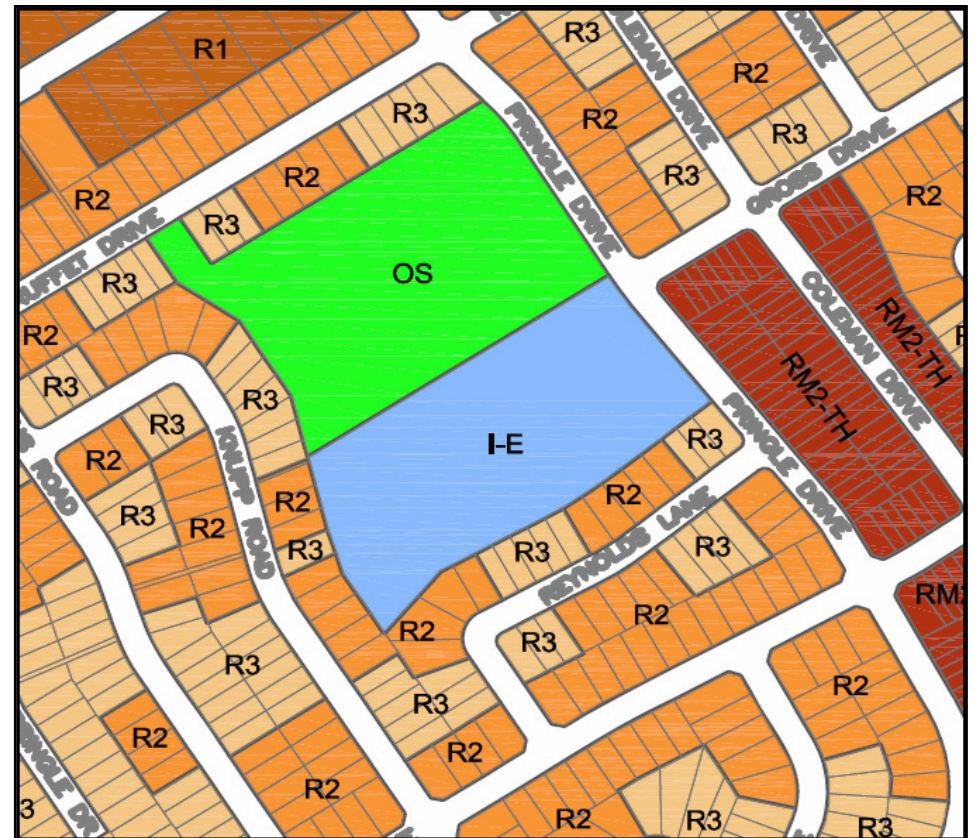
LAND USE DESIGNATION & ZONING



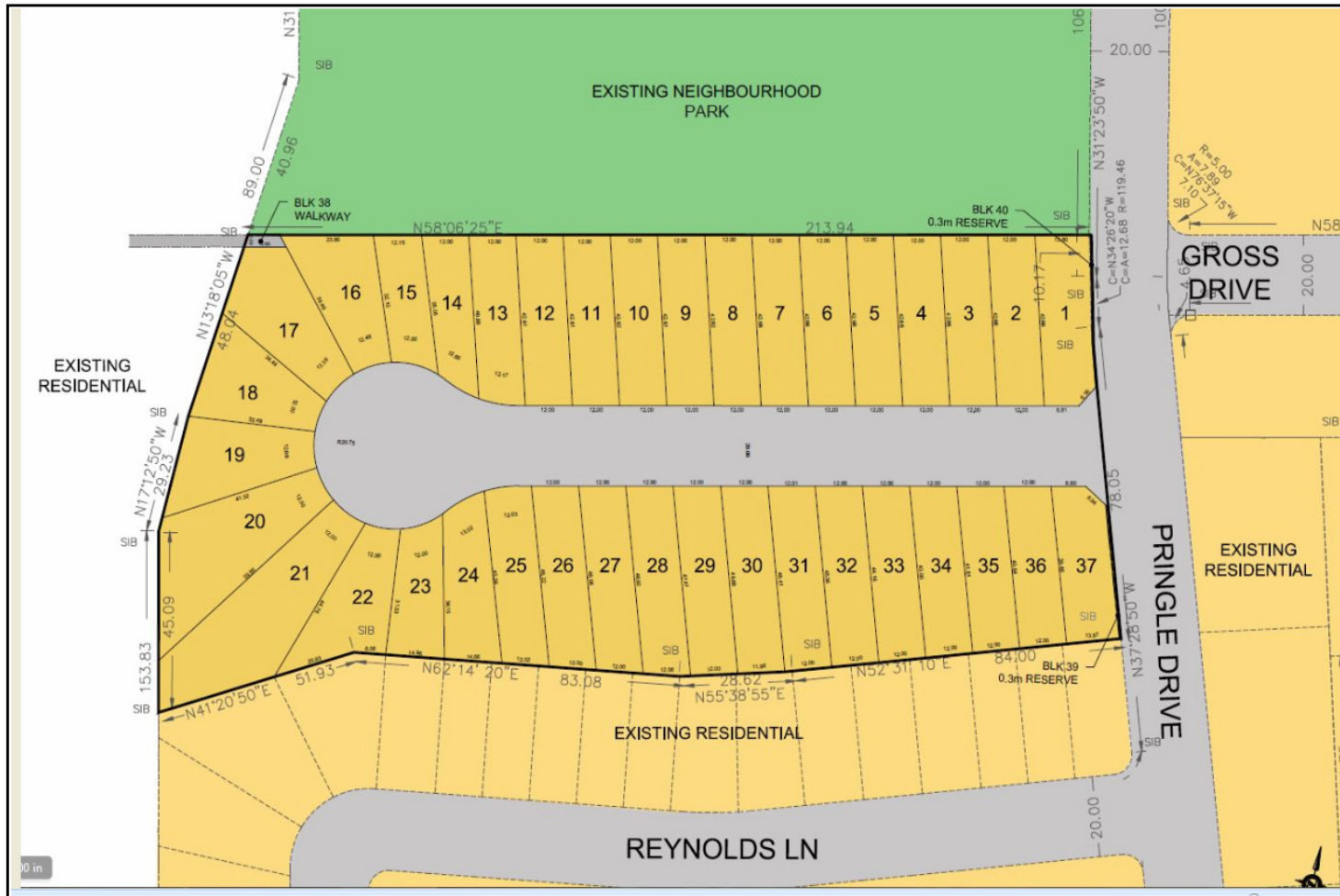
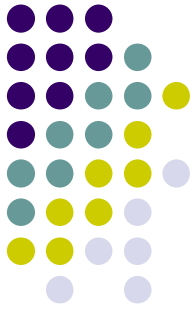
LAND USE DESIGNATION



ZONING

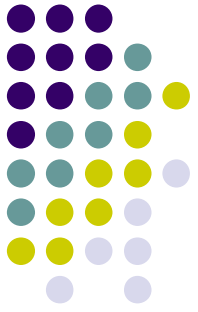


DEVELOPMENT PROPOSAL



- 37 SINGLE DETACHED LOTS
- CUL-DE-SAC
- LOT FRONTAGE: 12 M (40 FEET)
- LOT DEPTH: 31.5 TO 47 M (103 TO 154 FEET)
- LOT AREA: 387.4 M² TO 500 M²
- MAINTAIN WALKWAY FOR PARK ACCESS FROM KNUPP ROAD

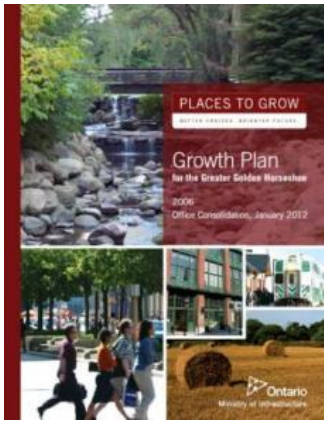
SUPPORTING STUDIES



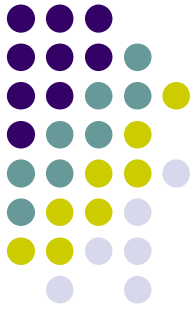
- THE FOLLOWING REPORTS HAVE BEEN COMPLETED TO SUPPORT THE FOLLOWING APPLICATION:
 - PLANNING JUSTIFICATION REPORT.
 - FUNCTIONAL SERVICING REPORT WITH SWM COMPONENT.
 - TRAFFIC IMPACT STUDY.

NEIGHBOURHOOD MEETING HELD
SEPTEMBER 5, 2013 INITIATED BY
COUNCILLOR SILVEIRA AT CITY HALL





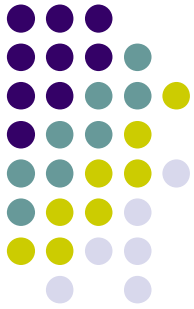
PLANNING POLICY - PROVINCIAL



- PROPOSED DEVELOPMENT REPRESENTS EFFICIENT USE OF PROPERTY, AND IN KEEPING WITH SURROUNDING RESIDENTIAL CHARACTER (MIX OF TOWNHOUSE, SEMI-DETACHED AND SINGLE DETACHED DWELLINGS).
- DEVELOPMENT PREMISED ON FULL MUNICIPAL SERVICES WITH CONNECTIONS AVAILABLE ON PRINGLE DRIVE.
- PROPERTY IS TRANSIT SUPPORTIVE AND IS LOCATED WITHIN THE BUILT UP AREA OF THE CITY.
- DEVELOPMENT IS CONSIDERED INFILLING BASED UPON SCHOOL BOARDS RELEASE OF PROPERTY.

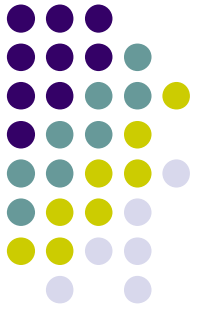


PLANNING POLICY – EDGEHILL SECONDARY PLAN (OPA16)



- APPLICATION PROPOSES LOW DENSITY RESIDENTIAL DEVELOPMENT IN KEEPING WITH THE SECONDARY PLAN WHICH STATES:
 - THE LOW DENSITY RESIDENTIAL AREAS SHALL INCLUDE SINGLE FAMILY DETACHED...AND SHALL NOT EXCEED 22 UPH
 - THE DEVELOPMENT PROPOSES A DENSITY OF 21.18 UPH
- POLICY 2.4.3 STATES: WHERE ANY DESIGNATED SCHOOL SITE IS NOT REQUIRED FOR SCHOOL PURPOSES, THE CITY SHALL HAVE FIRST RIGHT OF REFUSAL TO ACQUIRE THE PARCEL FOR PARKLAND. IN THE EVENT THE CITY DOES NOT REQUIRE THE SITE, THE LAND SHALL REVERT TO THE OWNER FOR RESIDENTIAL DEVELOPMENT WITHOUT FURTHER AMENDMENT TO THIS PLAN.
- APPLICATIONS AND ASSOCIATED DEVELOPMENT MEETS THE CRITERIA OUTLINED IN SECONDARY PLAN IN ORDER TO OBTAIN DEVELOPMENT APPROVALS

CONCLUSION



- PROPOSAL AIMS TO DEVELOP LANDS WITH 37 SINGLE DETACHED RESIDENTIAL DWELLINGS.
- DEVELOPMENT AIMS TO FIT IN WITH EXISTING CHARACTER OF NEIGHBOURHOOD (LOW DENSITY) AND IS PROXIMAL TO COMMERCIAL, PARKLAND, EMPLOYMENT AND RECREATIONAL FACILITIES.
- OPTIMIZE THE USE OF EXISTING INFRASTRUCTURE TO SUPPORT GROWTH EFFICIENTLY WITH NO ADDITIONAL COSTS TO TAXPAYERS.
- DEVELOPMENT CONSISTENT WITH UPPER AND LOWER TIER PLANNING POLICY.

THANK YOU

