

**TO:** MAYOR J. LEHMAN AND MEMBERS OF GENERAL COMMITTEE **FILE: D14-1602**

**FROM:** S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

**NOTED:** R. FORWARD, MBA, M.Sc., P. ENG.  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT  
C. LADD, CHIEF ADMINISTRATIVE OFFICER

**RE:** ZONING BY-LAW AMENDMENT – 368, 372 & 376 ESSA ROAD

**DATE:** JUNE 20, 2016

The subject lands are designated Residential Area within the City's Official Plan and are zoned Residential Hold RH by Zoning By-law 2009-141. The subject lands are located on Essa Road which is identified in the Official Plan, Schedule I as a Secondary Intensification Corridor.

The proposal is to rezone the subject lands to Residential Apartment Dwelling Second Density RA2-1 SP with special zoning provisions to permit the development of a 6-storey apartment building. The SP special provisions would allow a reduction in the front and side yard setbacks, reduced parking, reduced landscape open space area, and landscape buffer adjacent to a parking area.

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

- Consideration of the proposed building height of 6 storeys and density of 150 units per hectare where target building height for residential intensification uses on intensification corridors are envisioned at a maximum of 5 storeys with a target density of 50-120 units per hectare;
- The appropriateness of the proposed variances given the future opportunity to reduce or eliminate certain variances through a detailed site plan review;
- Building shadowing on adjacent properties;
- Potential drainage and grading impacts on adjacent properties and Essa Road;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure.

A Neighbourhood Meeting was held on April 21, 2016. There were 6 people from the public in attendance. Comments from the public included:

- Building shadowing on adjacent properties;
- Rear parking lot lighting and impact of light spillage on adjacent properties;
- Perimeter fencing requirements;
- Student population and school board impacts for accommodation;
- Drainage impacts from the site on adjacent properties and Essa Road.

Planning staff are targeting September 12, 2016 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 Janet Foster, Senior Planner at ext. 4517.

  
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Director of Planning Services