

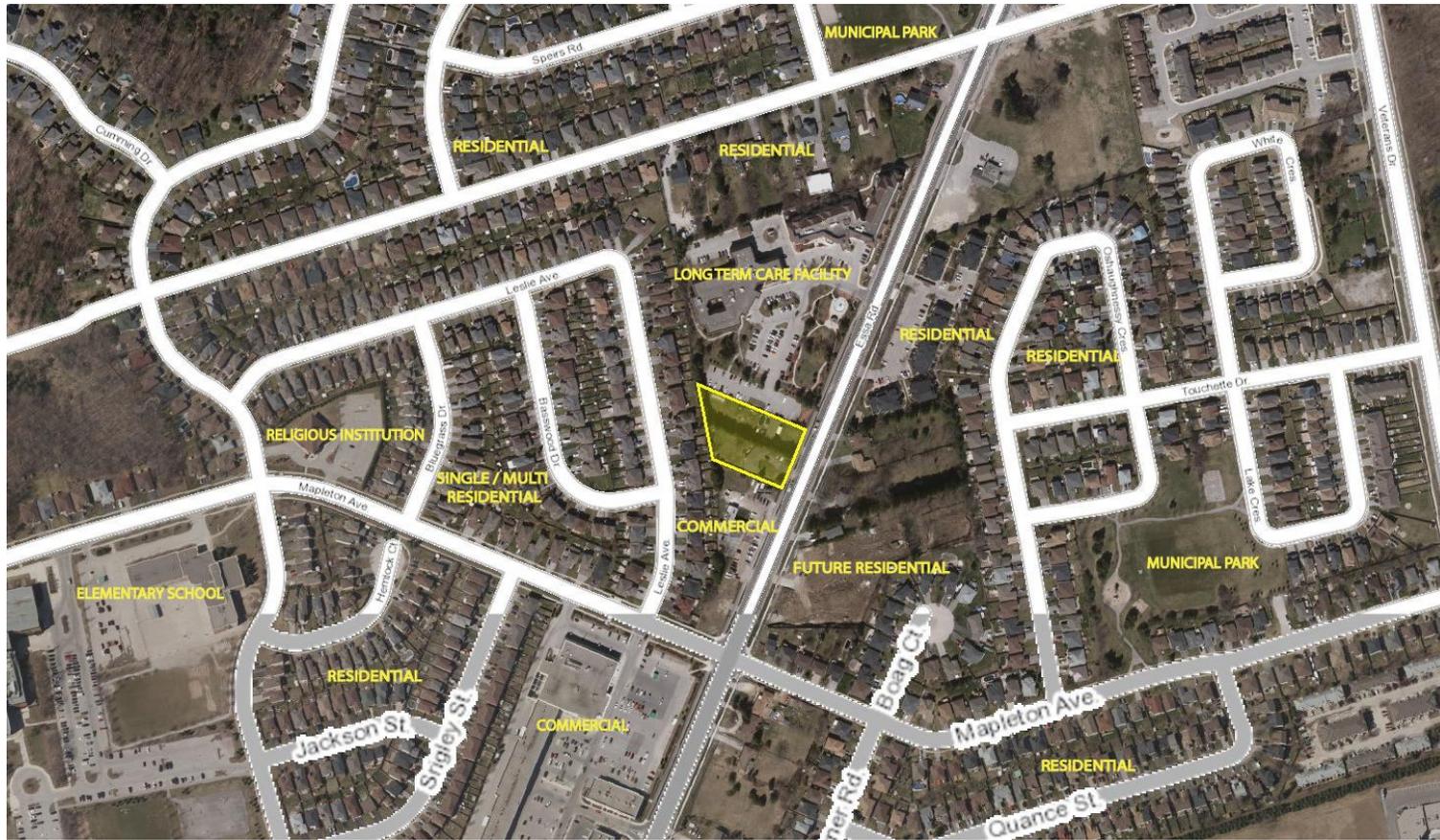
IPS



ENCORE
DEVELOPMENT GROUP

**521 & 525 Essa Road
Public Meeting
March 18th, 2019
Draft Plan of Subdivision Application**





• SUBJECT SITE:

- Frontage: 54.86 m (180 ft)
- Area: 0.45 ha (1.12 acres)
- Two existing dwellings, to be demolished
- Frontage along an Intensification Corridor
- Recent Zoning Bylaw Amendment Approval (May 14th, 2018)
- Site Plan Application submitted (November 8th, 2018)

• SURROUNDING AREA:

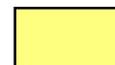
- Commercial amenities primarily south
- Institutional Uses/Holly Community Centre
- Municipal park land
- Stable residential to the west

Application Context



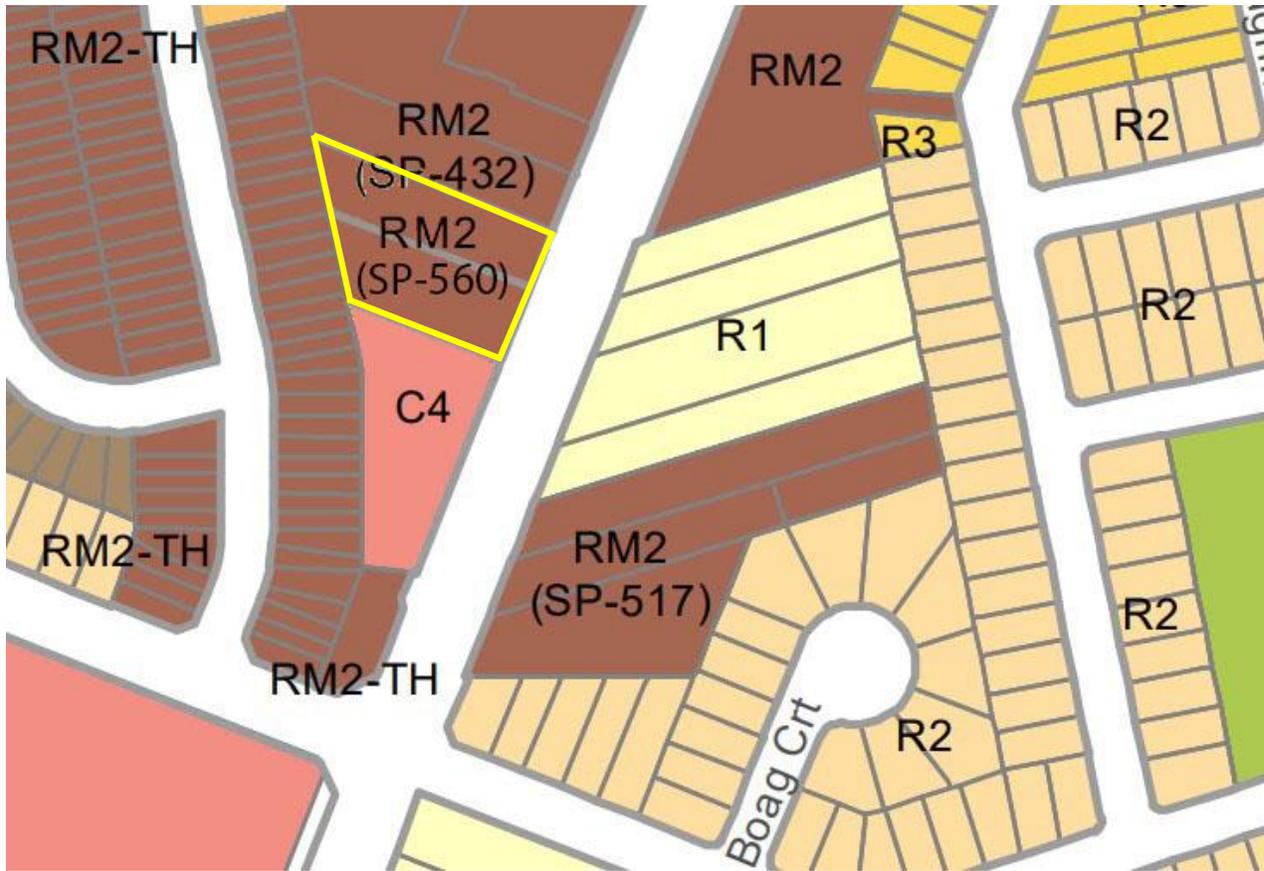


LAND USE DESIGNATION

 Residential

Existing Land Use Designation



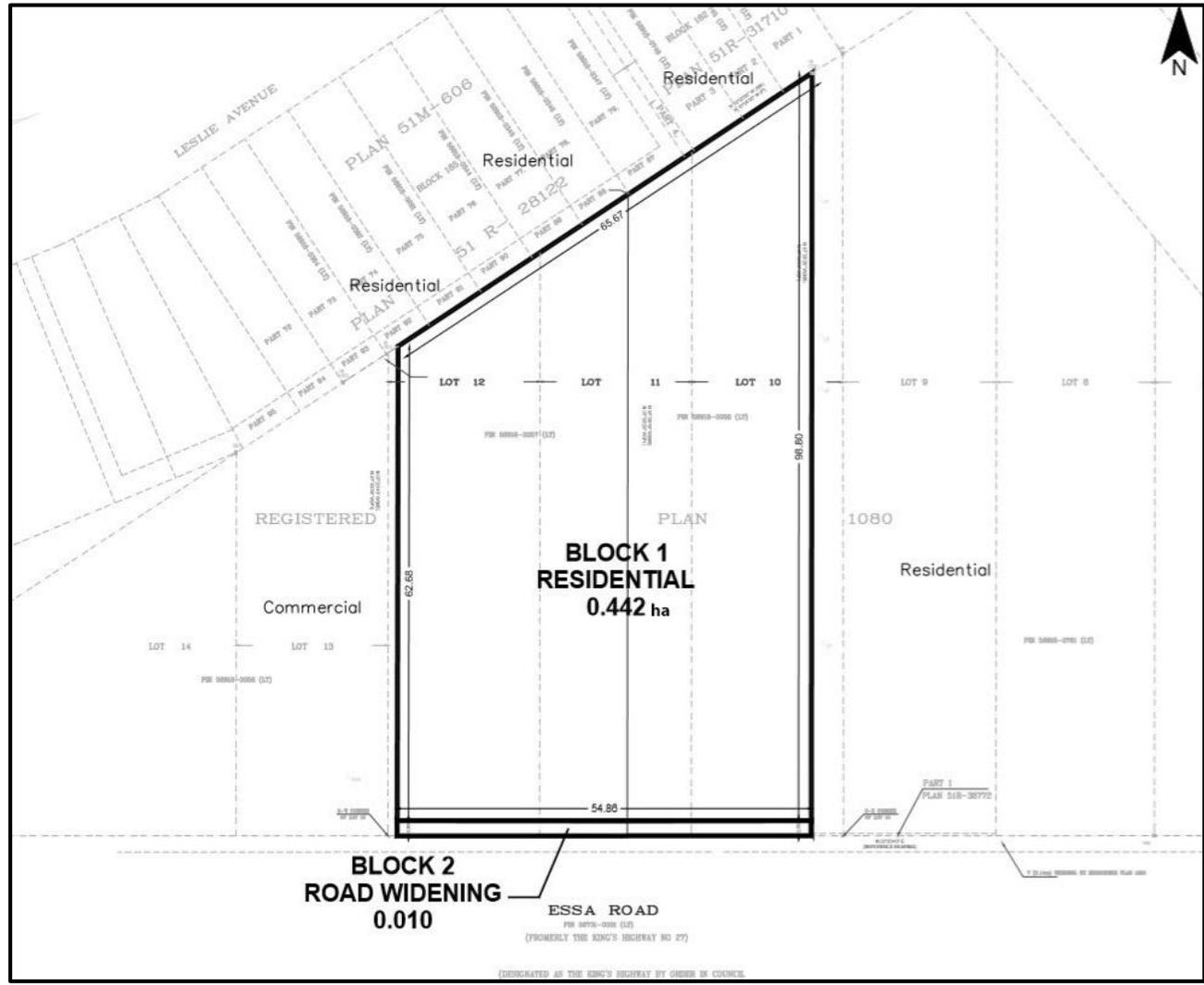


ZONING (May 14th, 2018)

-  Residential Multiple Dwelling
-  Second Density- Special Provisions (RM2 SP-560)

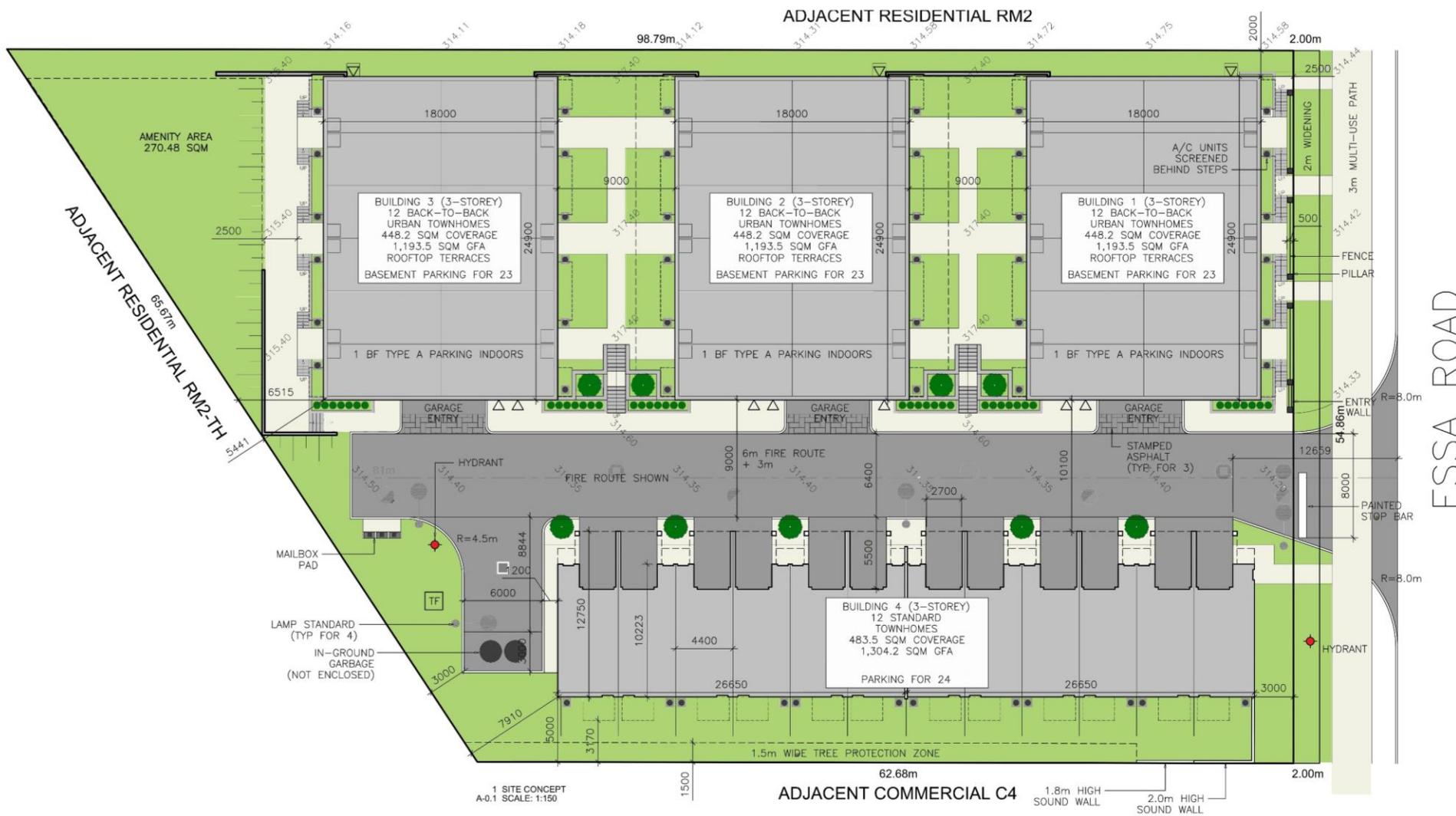
Approved Zoning



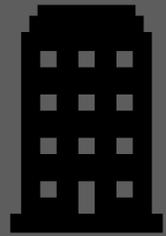


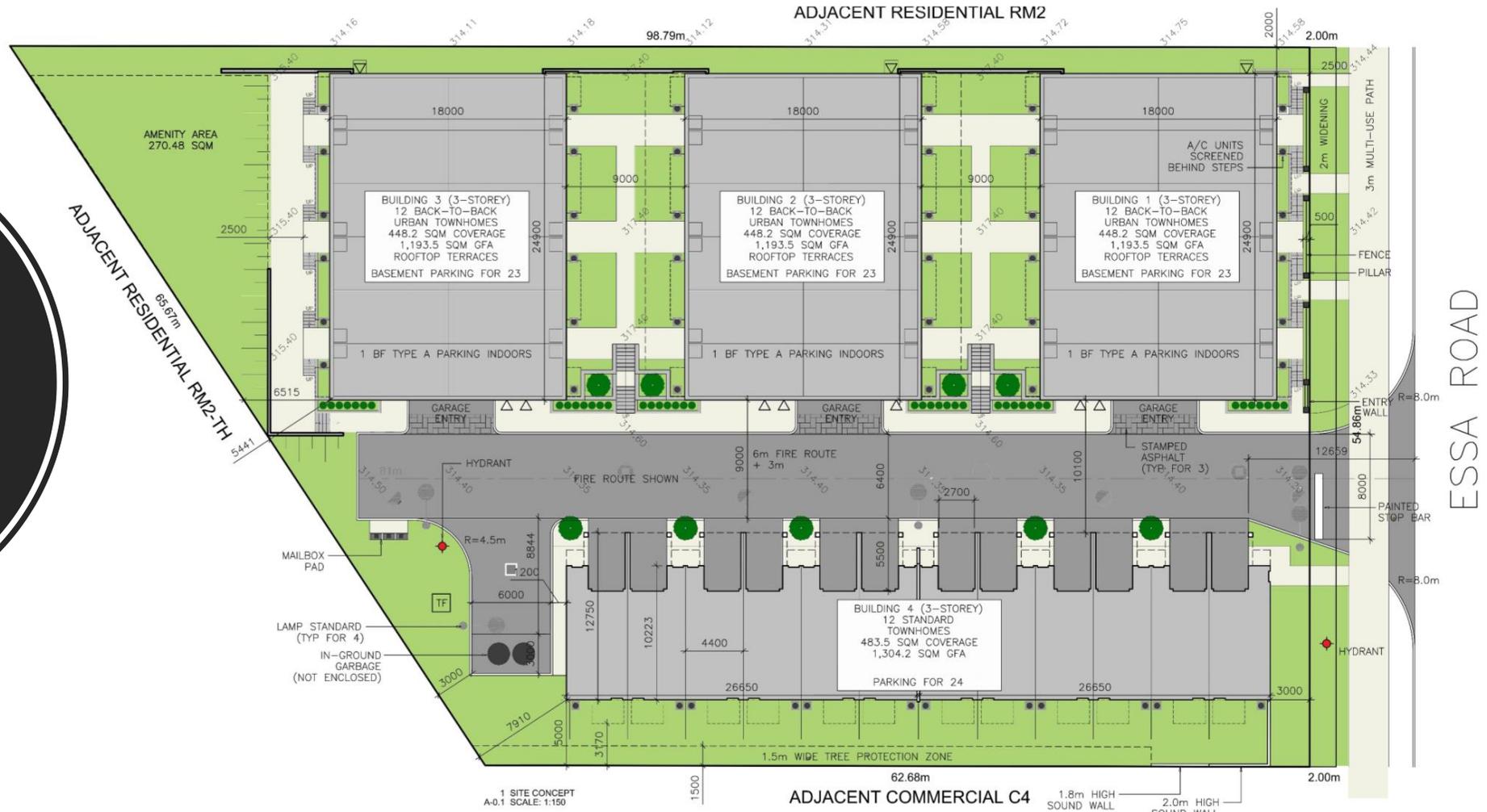
Proposed Draft Plan of Subdivision





Proposed Site Plan





INNOVATIVE PLANNING SOLUTIONS

PLANNERS • PROJECT MANAGERS • LAND DEVELOPERS

