

FILE NO.: D14-1660

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: E. TERRY, RPP, PLANNER

FROM: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

**NOTED: A. BOURRIE, RPP, ACTING GENERAL MANAGER OF INFRASTRUCTURE
AND GROWTH MANAGEMENT**

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

**RE: PUBLIC MEETING FOR OFFICIAL PLAN AND ZONING BY-LAW
AMENDMENT APPLICATIONS – 45 AND 51 PENETANG STREET (PIVAG)**

DATE: APRIL 15, 2019

The purpose of this Memorandum is to advise members of General Committee of the Public Meeting regarding applications for Official Plan and Zoning By-Law Amendment, submitted by Innovative Planning Solutions on behalf of PIVAG, for the lands municipally known as 45 and 51 Penetang Street, located on the south side of Penetang Street and east of Berczy Street. The applications were deemed complete on December 10, 2018.



File #: D14-1660

Address: 45/51 Penetang

 SUBJECT PROPERTY



The subject lands are designated Residential and General Commercial within the City's Official Plan and are zoned Residential Multiple Dwelling Second Density (RM2) and General Commercial (C4) by Zoning By-law 2009-141.

The proposed Official Plan Amendment seeks to redesignate 45 Penetang Street from General Commercial to Residential and seeks to create a new defined policy area on Schedule C to permit a maximum density of 186 units per hectare. The Official Plan states high density development in excess of 150 units per hectare shall be restricted to locations within the City Centre unless an amendment considering the criteria of section 4.2.2.3 and other relevant policies of the Plan have been approved. The applicant is proposing a 5-storey residential apartment building including 50 rental units comprised of 1 and 2 bedroom units (See Concept Site Plan and Conceptual Building Elevation in Appendix 'A').

The proposed Zoning By-law Amendment seeks to rezone the subject lands to Residential Apartment Dwelling First Density - Special Provision (RA1-2-SP) with special zoning provisions. The seven special provisions being sought by the Applicant are as follows:

Zoning By-law Provision	Required in By-law	Requested Special Provision
Minimum Front Yard Setback	7m	4m
Minimum Side Yard Setback	5m	3.5m
Minimum Landscape area	35%	25%
Minimum Parking Spaces	75 spaces	50 spaces
Maximum Lot Coverage	35%	44.3%
Minimum Landscaped Buffer Area	3m	0.9m
Maximum Gross Floor Area	100%	144%
Maximum Height	15m	15.65m

Neighbourhood Meeting

A Neighbourhood Meeting was held on February 21st, 2019 at City Hall. Approximately ten residents were in attendance. Comments were received on the following matters:

- Height of the building as a result of grading;
- Traffic concerns with respect to the amount of additional vehicles on Penetang Street generated by the proposed development;
- Cost of Units;
- Privacy and screening for existing residential properties to the south;
- Impact of drainage on adjacent residential properties to the south and west; and
- Potential light shining on adjacent properties.

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

- Proposed parking ratio;
- The impact of the form of development on adjacent residential properties;
- Provision of affordable housing units (including the rental component) in relation to City's affordable housing targets;
- Appropriateness of the proposed height and density outside of the City Centre;
- Details of the proposed roof top amenity area;
- Site specific zoning provisions being requested;
- Streetscape interface along Penetang Street; and
- Bonusing requirements (in light of the increase in height and density proposed through site specific zoning provisions).



PLANNING AND BUILDING SERVICES MEMORANDUM

Planning staff are targeting June 10, 2019 (this is in advance of the LPAT deadline) for the staff report to be brought forward for General Committee's consideration of the subject Official Plan Amendment and Zoning Bylaw Amendment applications.

For more information, please contact Edward Terry, RPP, Planner at Ext. 5135.

Concept Site Plan and Conceptual Building Elevation

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CONCEPTUAL BUILDING EVALUATION

