

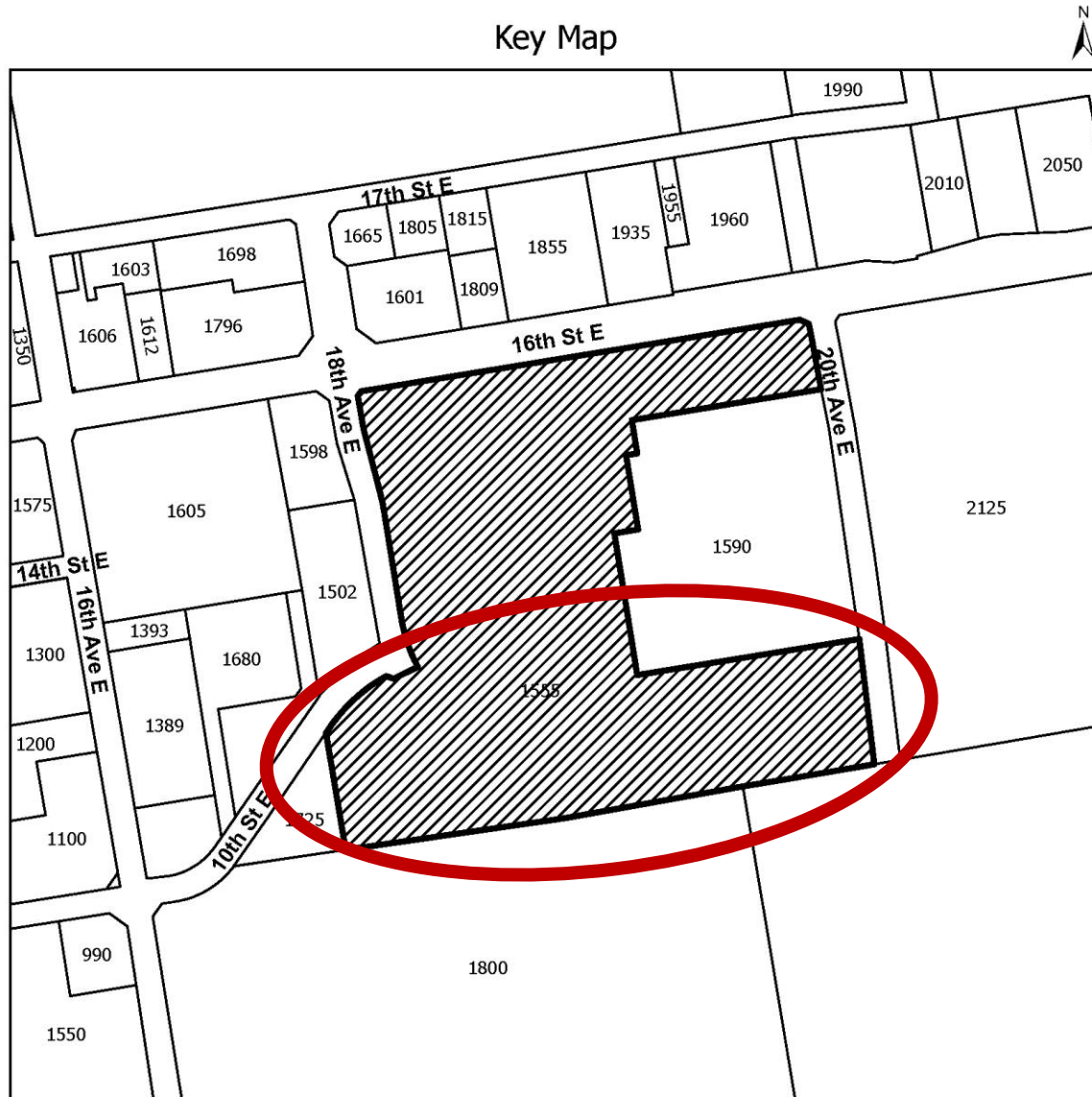


Public Meeting

Official Plan Amendment No. 12 and
Zoning By-law Amendment No. 45

City Council

March 27, 2023



1555 18th Ave E

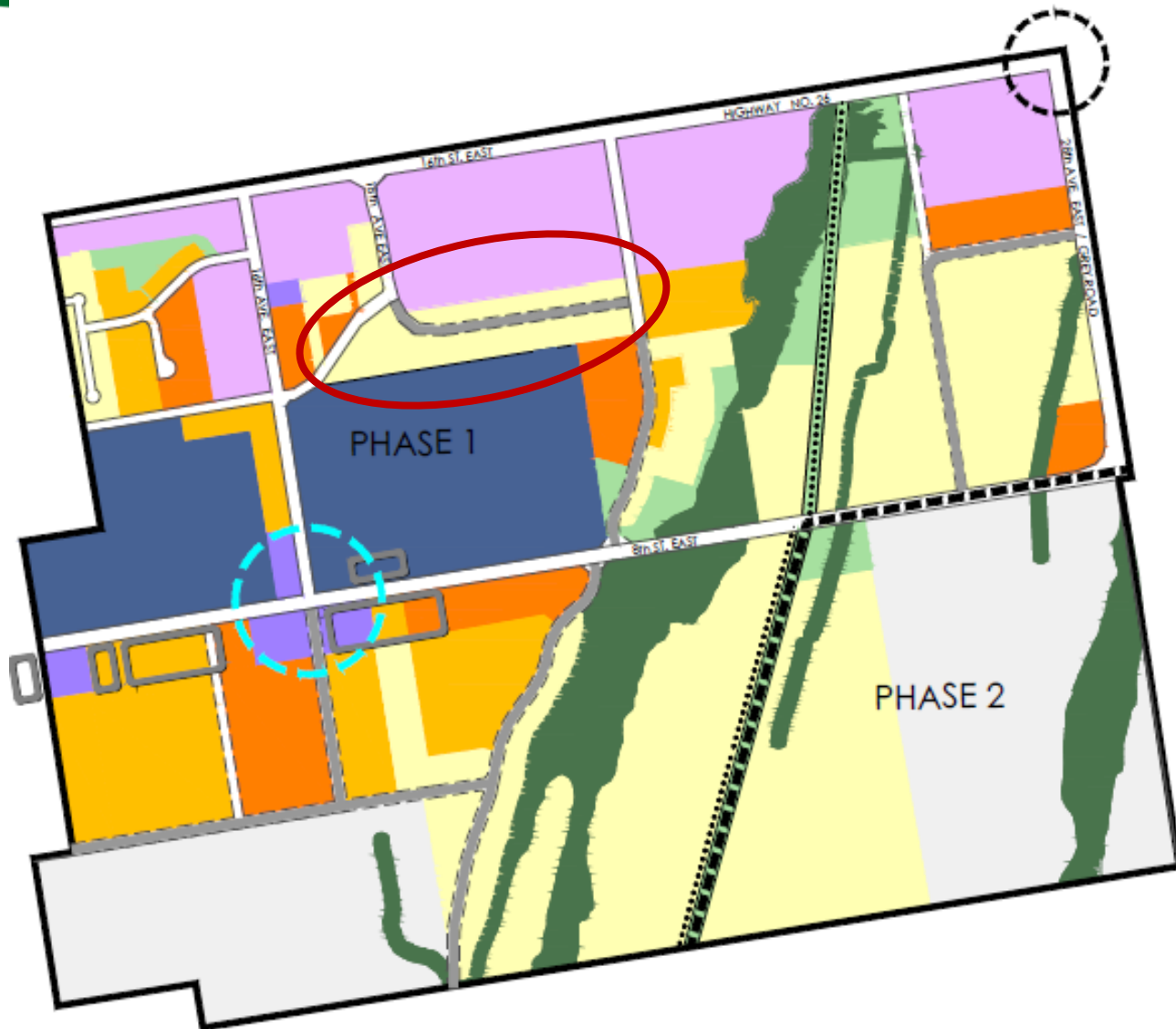


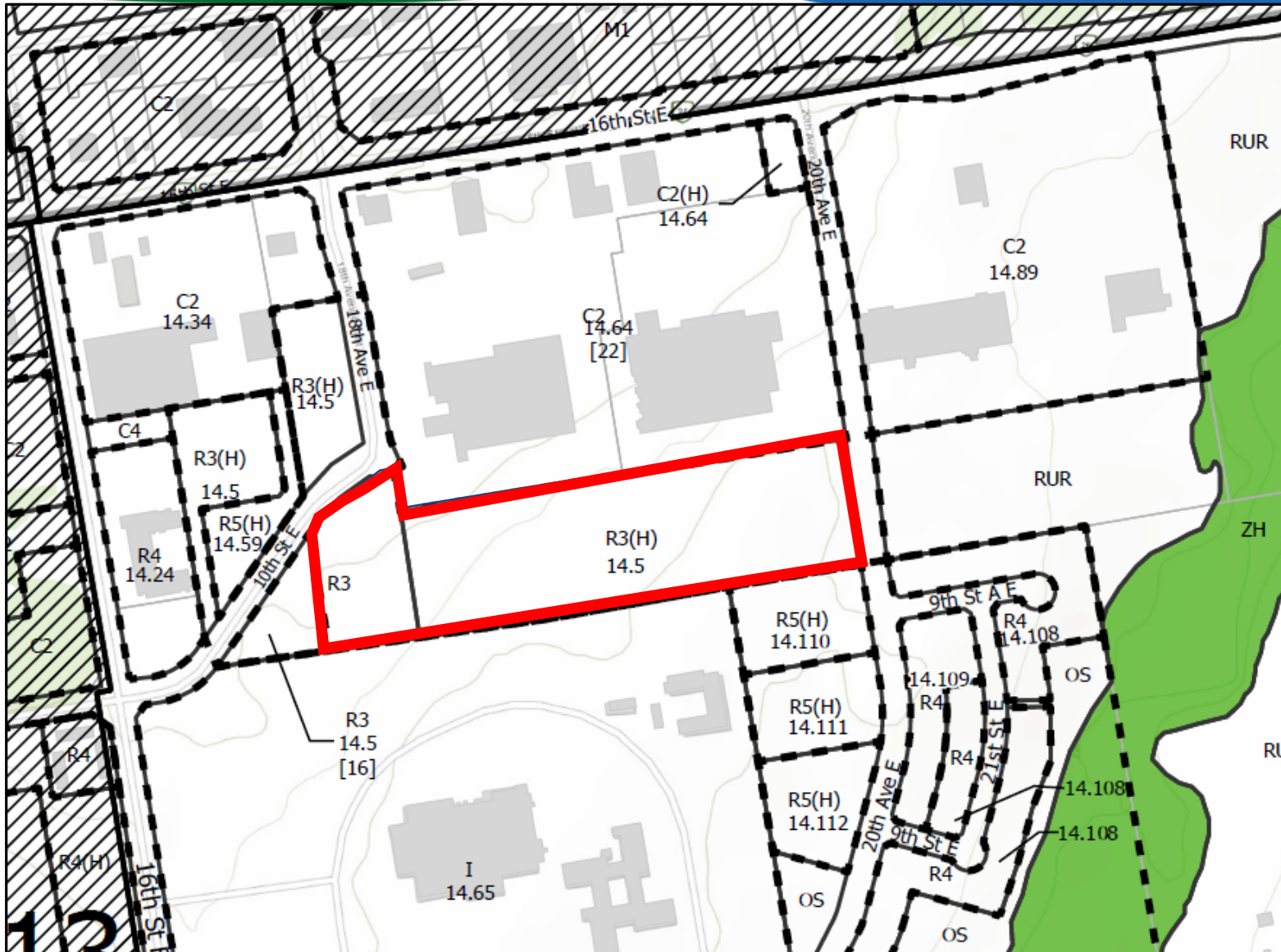
Subject Lands



Official Plan:

- **Sydenham Height Planning Area – Phase 1**
 - Low Density Residential



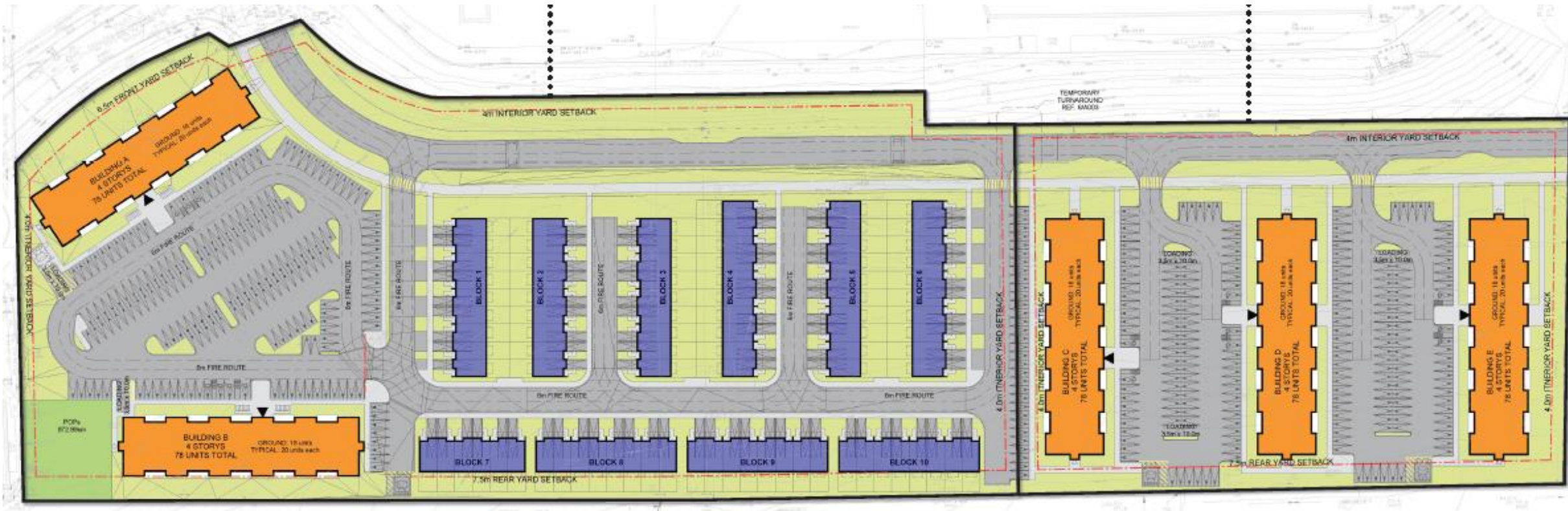


Zoning:

- **Low Density Residential (R3) (Holding) with Special Provision 14.5**

Phase 1

Phase 2





Front Elevation

Rear Elevation





- The purpose of the OPA and ZBA applications is to permit the development of the property for a mix of townhouse dwellings and residential apartments in two phases.

Official Plan Amendment No. 12

- The effect of the Official Plan amendment is to redesignate the subject lands from 'Low Density Residential' to 'High Density Residential' within the Sydenham Heights Planning Area – Phase I and to provide for an alternate 20.5-metre-wide collector road configuration for the 10th Street East extension between 18th Avenue East and 20th Avenue East.

The effect of the application is to amend the zone categories and special provisions applying to the subject lands generally in accordance with the following:

Current Zone	Proposed Zone
<ul style="list-style-type: none"> Low Density Residential Holding with Special Provision 14.5 (R3 (H) 14.5) 	<p>Phase 1 - General Residential with Special Provision 14.xxx (R5 14.xxx)</p> <p>Phase 2 - General Residential with Special Provision 14.yyy (R5 14.yyy)</p>

Proposed Special Provisions – Apply to Phase 1 and Phase 2

1. Severances and lot divisions by way of consent are permitted without meeting minimum lot frontage, setbacks, lot coverage and area requirements to newly created lot lines and for newly created parcels, as these lands are considered one lot for planning purposes;
2. Parking, loading and driveways providing access to parking shall not require a setback from interior property lines shared with properties zoned R5 14.xxx (Phase 1) or R5 14.yyy (Phase 2) on By-law 2010-078, as amended, Zoning Map 20; and,
3. Permit a Temporary Sales/Leasing Office defined as “a building or structure, facility or trailer on the lot used for the purpose of the sale or lease of dwelling units to be erected on the lot and/or the administration and management of construction activity related to the construction on the lot.”

Proposed Special Provisions – Phase 1

General Residential with Special Provision 14.xxx (R5 14.xxx)

1. Permit a maximum height of 15 metres;
2. Permit a minimum exterior side yard of 1.5 metres for the Phase 1 portion of the Subject Site;
3. Permit 0 bicycle parking spaces per cluster townhouse dwelling [where a garage is present]; and,
4. Permit a Maximum Density /Floor Space Index (FSI) of 1.0 across all the Phase 1 lands.

Proposed Special Provisions – Phase 2

General Residential with Special Provision 14.yyy (R5 14.yyy)

1. Permit a parking ratio for apartment dwellings of 1.0 spaces per unit where 1.25 spaces per unit is required for the Phase 2 portion of the Subject Site; and,
2. Permit a maximum height of 15 metres.

The applicant has submitted a complete application, including:

- Master Site & Phasing Plan
- Transportation Impact Study
- Functional Servicing & Stormwater Management Report
- Civil Drawings
- Urban Design Report
- Planning Justification Report
- Noise Impact Study
- Archaeological Assessment (Stage 1 & 2)
- Landscape Plan
- Tree Inventory Report
- Elevations

Date	Step	Days
February 03, 2023	Submission of applications for OPA and ZBLA together with supporting materials and fees	1
February 17, 2023	Letter re Notice of Complete Application to the applicant Request for Comments to City staff & external agency	15
March 3, 2023	Notice of Complete Application & Public Meeting	29
March 27, 2023	Public Meeting & Technical Report to Council	53

Final review and consideration of public comments to inform:

Date	Step	Day
May 08, 2023	Recommendation Report to Council	95
May 29, 2023	Enacting By-laws to Council	116

Thank You