

memorandum

DATE: OCTOBER 24, 2013
TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
RE: COMMUNICATION - COUNCIL MEETING - OCTOBER 29, 2013

C	8
Item #	23
Report No.	42 (cw)
Council - October 29/13	

ITEM #23, COMMITTEE OF THE WHOLE - OCTOBER 15, 2013
ZONING BY-LAW AMENDMENT FILE Z.09.031
SITE DEVELOPMENT FILE DA.09.070
P. GABRIELE AND SONS LTD.
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT Attachments #5 and #6 of the Report of the Commissioner of Planning and Director of Development Planning, dated June 18, 2013, with respect to Zoning By-law Amendment File Z.09.031 and Site Development File DA.09.070 (P. Gabriele and Sons Ltd.) be deleted, and replaced with the revised building elevations shown on Attachment #5, attached hereto.
2. THAT Recommendations #1, #2 and #3 of the Report of the Commissioner of Planning and Director of Development Planning, dated June 18, 2013, BE APPROVED.

Background

On October 15, 2013, the Committee of the Whole considered and deferred Item #23, respecting Zoning By-law Amendment File Z.09.031 and Site Development File DA.09.070 (P. Gabriele and Sons Ltd.). Communication C4 for that meeting included revised building elevations to respond to design concerns raised by the Vellore Woods and Millwood Woodend Ratepayers Associations with respect to achieving a building design that incorporated elements that complement the existing dwellings in the surrounding area.

At the October 15, 2013, Committee of the Whole Meeting, a representative for the Vellore Woods and Millwood Woodend Ratepayers' Associations advised that the coloured renderings of the elevations, which were received on October 11, 2013, required the following additional modifications to address their concerns, which was also identified in an email to Development Planning Staff on the same day:

- i) add lintels under the window sills of the wrap around corner elevations;
- ii) enlarge the lintels; and,
- iii) enhance the keystones above the windows of the wrap around corner elevations.

On October 18, 2013, the Owner submitted revised building elevations, as attached, to address these comments. On October 21, 2013, the Ratepayers' Associations advised in an email to the Development Planning Department that they were satisfied with the revised building elevations, which incorporated the requested modifications. The Development Planning Department is also satisfied with the revised building elevations.

Conclusion

The Development Planning Department is satisfied with the revised building elevations that are attached. The Vellore Woods and Millwood Woodend Ratepayers Associations have also advised that they are satisfied with the proposed building elevations. Accordingly, should Council concur, Attachments #5 and #6 of the Report of the Commissioner of Planning and Director of Development Planning, dated June 18, 2013, with respect to Zoning By-law Amendment File Z.09.031 and Site Development File DA.09.070, can be deleted and replaced with the Attachment #5, attached hereto.

Should Council concur, staff Recommendations #1, #2 and #3 of the Planning report to approve Zoning By-law Amendment File Z.09.031 and Site Development File DA.09.070, and to allocate water and sewage servicing capacity, respectively, can be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'JM', with a long horizontal stroke extending to the right.

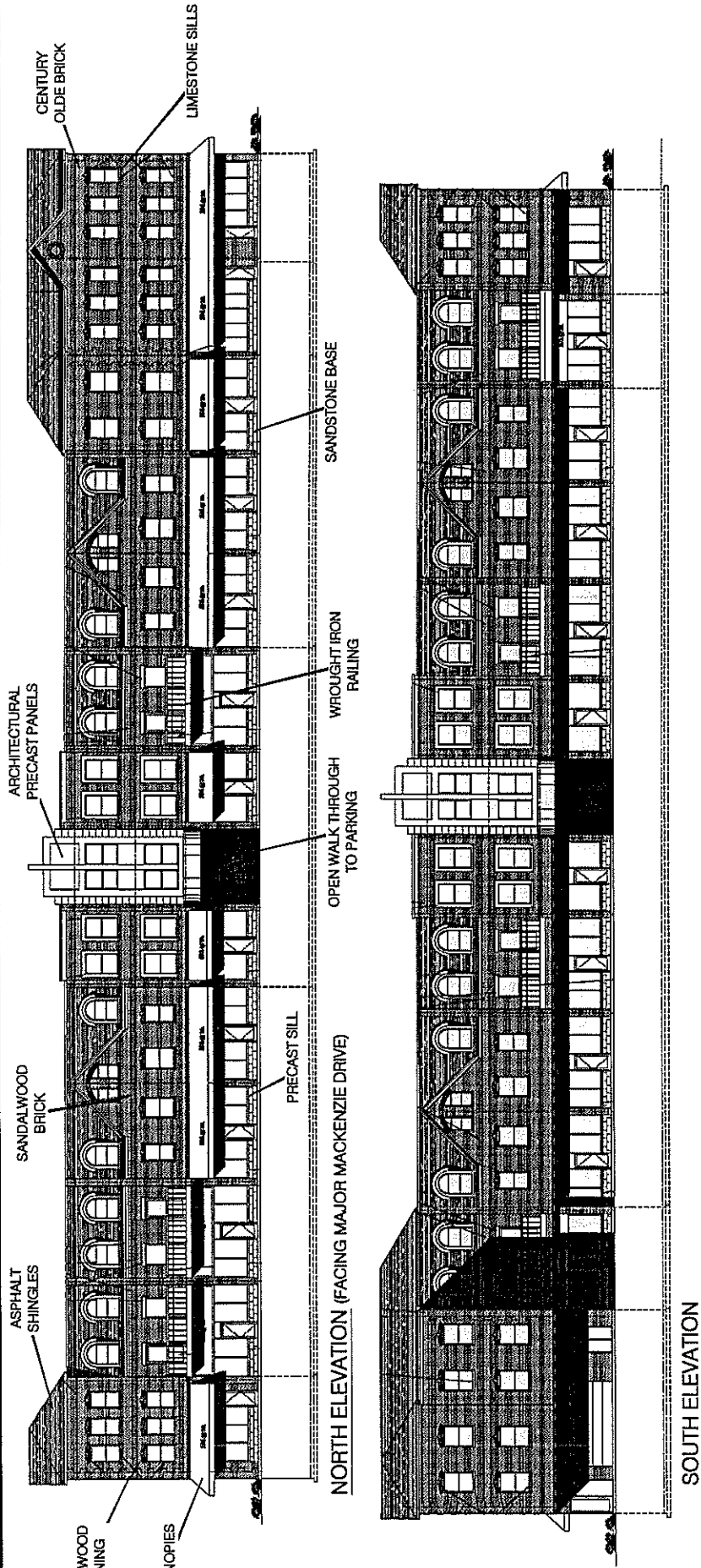
JOHN MACKENZIE
Commissioner of Planning

Attachment

Revised Attachment #5 - Elevations (Block 17)

JJ/cm

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning



Not to Scale

Elevations (Block 17)

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
P. Gabriele and Sons Ltd.

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Attachment

FILE:
Z.09.031 & DA.09.070

DATE:
October 29, 2013

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