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Communication
CW: Mar 3/15
Item: 22

DATE: MARCH 3, 2015

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: COMMUNICATION
ITEM #22 - COMMITTEE OF THE WHOLE – MARCH 3, 2015

OFFICIAL PLAN AMENDMENT FILE OP.12.006
ZONING BY-LAW AMENDMENT FILE Z.12.015
SITE DEVELOPMENT FILE DA.12.037
2165496 ONTARIO INC.
WARD 2 – VICINITY OF ISLINGTON AVENUE AND HARTMAN AVENUE

Recommendation

The Commissioner of Planning recommends:

1. THAT Attachment #3 of the Report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning dated March 3, 2015, with respect to Official Plan Amendment File OP.12.006, Zoning By-law Amendment File Z.12.015 and Site Development File DA.12.037 (2165496 Ontario Inc.) be deleted, and replaced with the revised site plan shown as Revised Attachment #3 attached hereto to this Communication.
2. THAT the Proposed Zoning Exception e) respecting the Maximum Building Height in Table 1 of the staff report be amended to delete reference to 11.7 m and correctly indicate a maximum building height of 11.3 m for Block 1 and 11.1 m for Blocks 2 and 3.
3. THAT the Recommended Zoning Exception b) respecting the Minimum Interior Side Yard between Blocks 2 and 3 in Table 2 of the staff report not apply; and that the required 1.5 m (proposed 1.55 m or 3.1 m total) shall apply.

Background

1. Building Setbacks

In Table 2 of the staff report, the Recommended Zoning Standard, b) respecting the Minimum Interior Side Yard indicates 1.2 m for Blocks 2 and 3. The Applicant has advised the Development Planning Department that the eaves project into the interior side yards of Blocks 2 and 3, and therefore, the recommended interior side yard setback of 1.2 m (2.4 m total) cannot meet the requirements of the Ontario Building Code, which has been confirmed by the Building Standards Department. Accordingly, the revised site plan shown as Attachment #3 to this Communication shows a 1.55 m (3.1 m total) interior side yard setback to be maintained, which meets the minimum requirement in the Zoning By-law. A recommendation to amend Table 2 is included in the Communication.

2. Building Height

In Table 1 of the staff report, the Proposed Zoning Exception e) respecting the Maximum Building Height and in Attachment #9 (Issue 9), the proposed maximum building height is identified as 11.7 m. The Applicant has confirmed that the correct maximum building height for Block 1 is 11.3 m and Blocks 2 and 3 is 11.1 m. The Development Planning Department recommends that Table 1 be amended to correct the maximum building height.

memorandum

3. Landscape Plan

On Page 22.11 of the staff report, in the Landscape Plan section, reference to tree preservation for trees identified as #28 and #41 is made and should be correctly identified as trees #35 and #41.

4. Adjusting Block 1 Slightly to the North

The Applicant advised that adjusting Block 1 slightly to the north will create setback issues with Unit 1 and a reduction in the proposed driveway width. The Development Planning Department will continue to work with the applicant to determine the appropriate setback for Block 1 through the finalization of the site plan.

5. Summary

Should the Committee concur, Attachment #3 in the staff report, can be deleted and replaced with the Revised Attachment #3, attached hereto in this Communication, and Table 1: Proposed Zoning Exceptions and Table 2: Recommended Zoning Exceptions can be amended in the manner identified in this Communication.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

Attachment: Revised Attachment #3 – Site Plan

MC/

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

