



# COUNCIL MEETING 777 LAUREL STREET

May 28, 2024

# Subject Lands



# Proposed Development

## 777 LAUREL ST

CONCEPT PLAN



## Revised Plan

1. Increase in the supply of parking from 1.0 space per unit (0.9 per unit for residents and 0.1 per unit for visitors) to 1.15 spaces per unit
2. Increase in the number of units
3. Increase in building height to accommodate more parking (extra level of the structure) and balance supply of parking with number of units
4. Accommodate required setback from railway

# Proposed Development



# Proposed Development

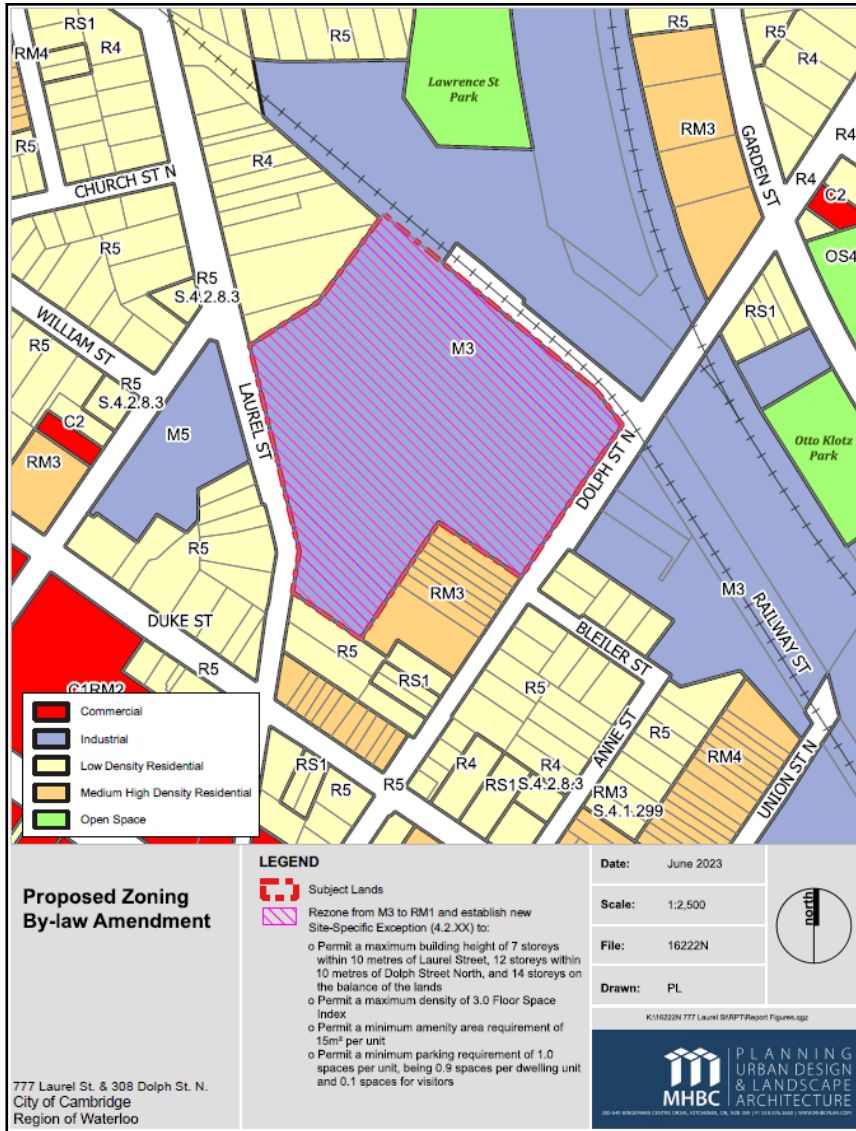


# Official Plan Amendment



- Amend Map 2 (General Land Use) to re-designate the subject lands from *Business Industrial* to *High Density Residential*
- Amend Map 2A (Site Specific Policies) to apply a new Site Specific Policy to the subject lands that permits a maximum building height of 19 storeys and a maximum density of 385 units per hectare

# Zoning By-law Amendment



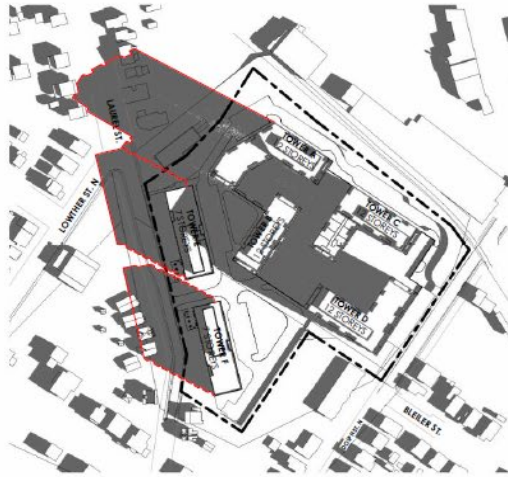
- Limit height including specific limitation on different areas of the site
  - lowest height closest to Laurel Street
  - greatest height closest to railway
- Require 1.15 parking spaces per unit including dedicated visitor parking
- Specific horizontal and vertical combined setback from the railway
- Maximum density in units per hectare
- Specific parking stall size to allow for more efficient use of land

# Studies

- Traffic and Parking Study – accepted by the City
- Noise and Vibration Study – accepted by the Region – to be implemented through a Holding provision and specific setback from the railway
- Land Use Compatibility Study – accepted by the Region
- Functional Servicing Report – accepted by the City – more detailed engineering to follow through site plan approval process



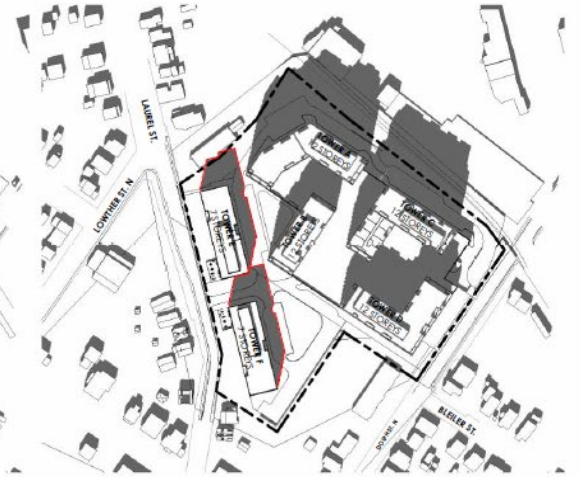
# Shadow Study



March 21, 10:00am



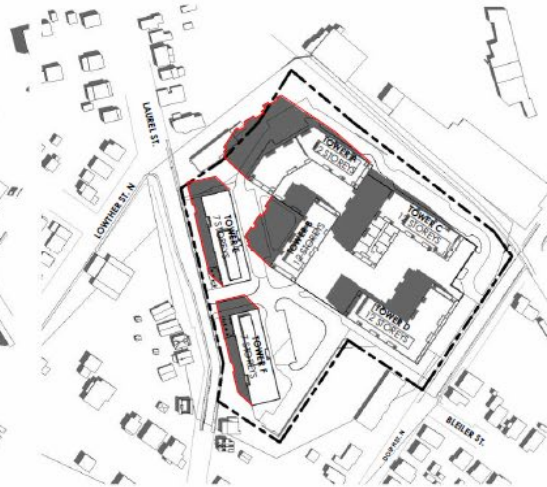
March 21, 12:00pm



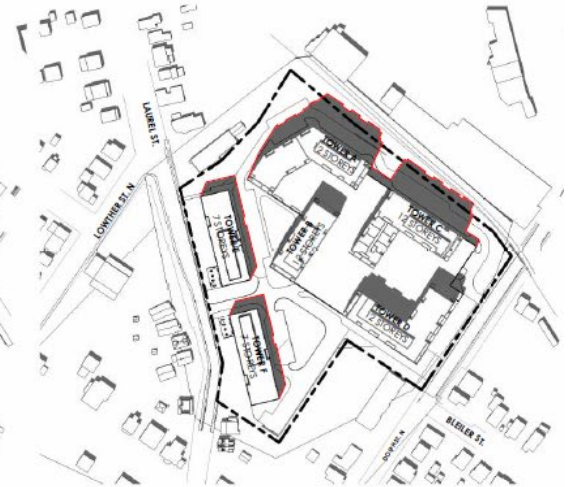
March 21, 2:00pm



June 21, 10:00am



June 21, 12:00pm



June 21, 2:00pm

# Conclusion

- The Official Plan and Zoning Bylaw Amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan, and the Regional Official Plan
- The lands are planned for the conversion from industrial to residential uses
- The proposed development will provide much needed rental housing within the community, close to the Preston Core, community amenities, shopping and future Major Transit Station Area
- The technical studies have all been accepted and where required, will be refined through the Holding provision
- The owner supports the staff recommendation