

# **312 St Andrews Street**

## **OR05/25 – Official Plan and Zoning By-law Amendment**

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# Proposal

- Residential development within Built-up Area
- 23 unit stacked townhouse dwelling (mixed terrace) with 29 parking spaces



# Zoning By-law Amendment

- **Existing Zoning:**
  - Residential – R3
- **Proposed Zoning:**
  - Multiple Residential – RM3 with site-specific provision 4.1.454

Development Standard	Existing Zoning By-law 150-85	Proposed RM3 s.4.1.452
Maximum Density	40 units per hectare	No maximum density restriction
Maximum Building Height	N/A	4 storeys and 14 metres
Minimum Front Yard Setback	6 metres	3.4 metres
Minimum Common Amenity Area	30 square metres per unit	6 square metres per unit Note: additional private amenity areas/balconies proposed
Additional Standard	N/A	No buildings or permanent structures permitted within the 9.144 metre wide municipal easement
Minimum Required Planting Strip	1.5 metres with a 1.5 metre high solid fence or wall provided along the lot line	1.5 metre planting strip to include trees or vegetation not less than 1.5 metres in height (applies to southern lot line)
Location of an Access Driveway, Aisle, Parking Stall or Parking Lot to a Window of a Habitable Room of a dwelling unit less than 1 metre above finished grade	6 metres	1.8 metres

# OPA/ZBA

- **Existing Official Plan Policy:** Max. density of 40uph
- **Proposed OPA 92, Site-Specific Policy 8.10.126:** No max. density restriction
- **Existing Zoning:** Residential – R3
- **Proposed Zoning:** Multiple Residential – RM3 with site-specific provision 4.1.454

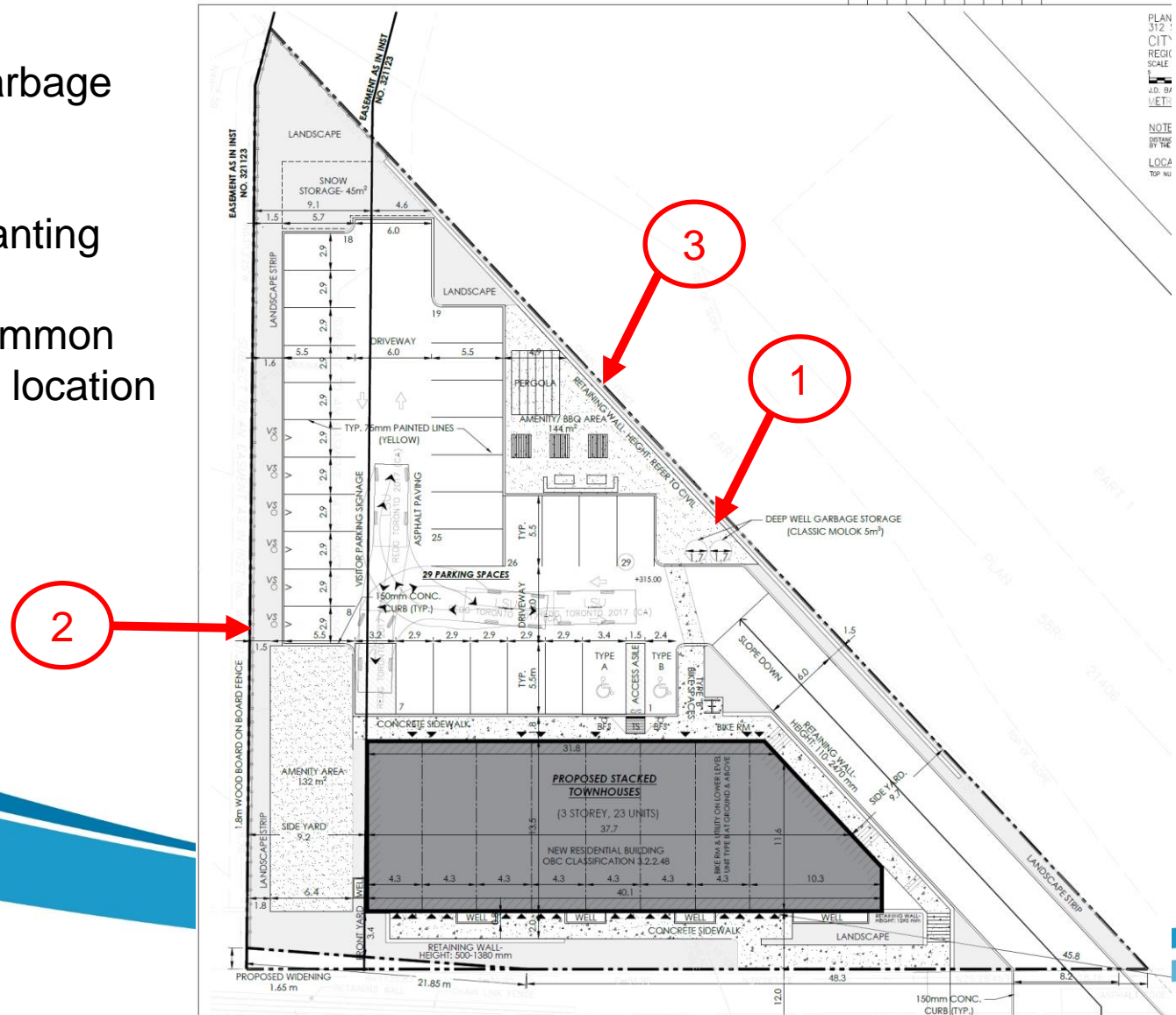
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Location of Parking Facilities to a Window of a Habitable Room less than 1 metre above finished grade	6 metres	1.8 metres

# Response to Public Meeting Comments

Comment	Response
Tree preservation, site lighting, accessibility, location of garbage facilities	<p>Site plan approval is required for the development</p> <ul style="list-style-type: none"><li>• A Tree Management Plan and Photometric Plan would be submitted and reviewed by staff.</li><li>• A site concept plan would have to demonstrate an accessible building design.</li><li>• Garbage facilities have been relocated.</li></ul>
Privacy from adjacent properties	<p>Staff added a provision to include trees/vegetation not less than 1.5m along the southern lot line. No windows are proposed from the southern building elevation. A 9.2m interior side yard setback is proposed.</p>
Insufficient amenity area	<p>On-site common amenity area has been increased from 79.1m<sup>2</sup> to 144m<sup>2</sup>. Private balconies are proposed for 6 units.</p>
Heritage preservation	<p>Structure is not designed under the Ontario Heritage Act nor is on the City's Heritage Register</p>

# Revised Concept Plan

1. Relocated garbage facilities
2. Provision of enhanced planting strip
3. Increased common amenity area location





# Recommendation

- The proposal is consistent with Provincial, Regional and City policy.
- The proposal will provide additional housing in the Built-up Area.
- Planning staff recommend approval of the proposed Official Plan Amendment and Zoning By-law Amendment.