



499 Dundas Street North
OR09/22 – Recommendation
September 12, 2023

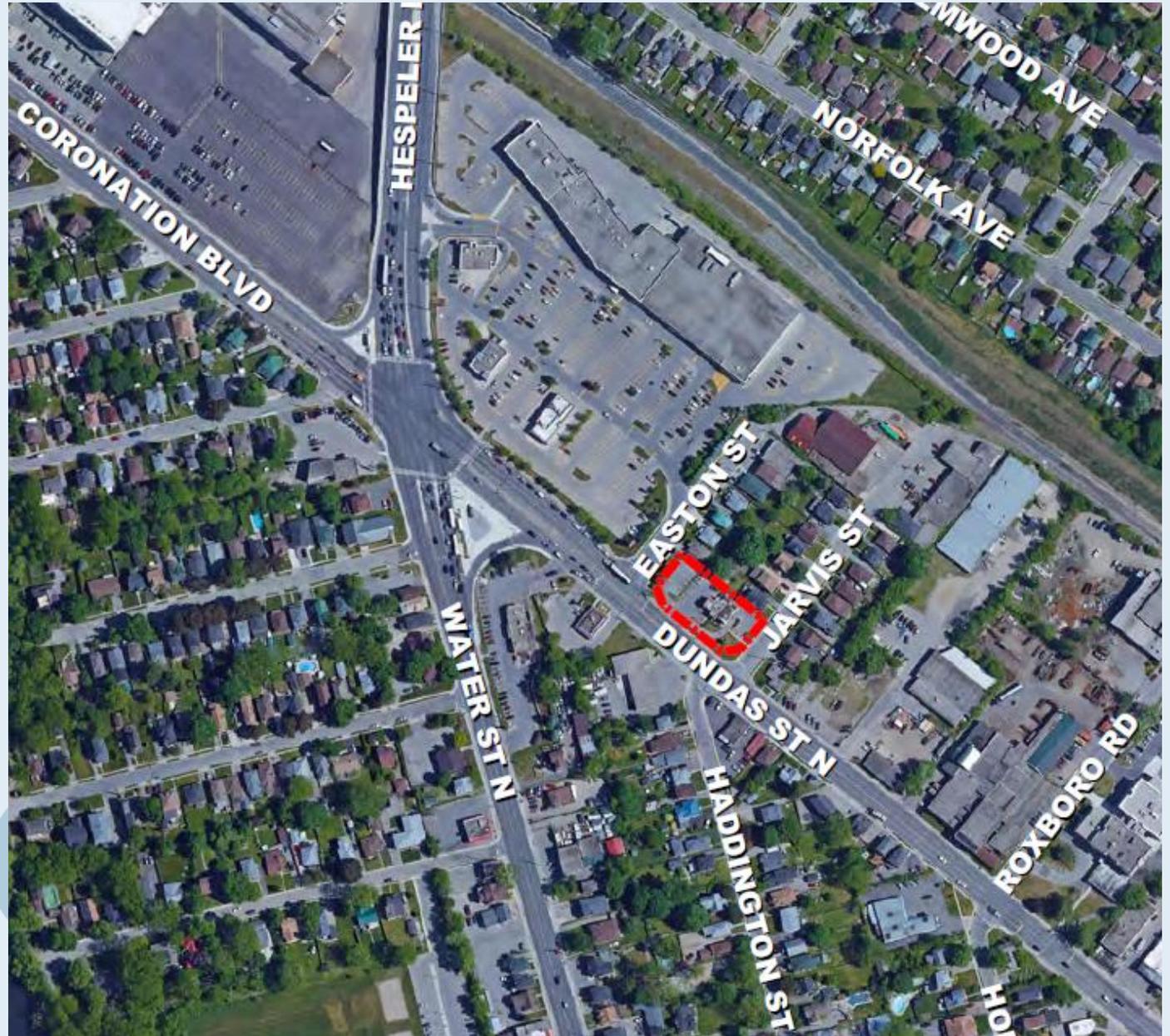


01

Proposal

Residential infill development proposed within:

- Built-up Area
- Regeneration Area
- Major Transit Station Area (MTSA)



02

Official Plan Amendment

Proposed Official Plan Designation:

High Density Residential with Site Specific Policy
8.10.97

Development Standard	Existing Official Plan Requirement for High Density Residential	Proposed Site specific
Maximum Floor Space Index (FSI) Density	2.0 FSI	3.5 FSI

03

Zoning By-law Amendment

Proposed Zoning:
Multiple Residential (RM3) with site specific provision and a holding provision for a Record of Site Condition

Development Standard	Existing Zoning By-law 150-85	Proposed (H)RM3 s.4.1.440
Minimum lot frontage	30 metres	29.5 metres
Maximum density (dwelling units per net residential hectare)	75	377
Minimum front yard setback	6 metres	4 metres
Minimum exterior side yard setback	6 metres	3.5 metres
Minimum interior side yard setback	9 metres	5.5 metres
Minimum rear yard setback	9 metres	4.5 metres
Minimum landscaped open space	30%	20%
Required parking	75 spaces	53 spaces
Required loading space	1 space	0 spaces

04

Recommendation

It is the opinion of Planning Staff that the proposal is consistent with Provincial, Regional and City policy.

The proposal represents good planning

Planning Staff recommends approval of the proposed Official Plan and Zoning By-law Amendments