

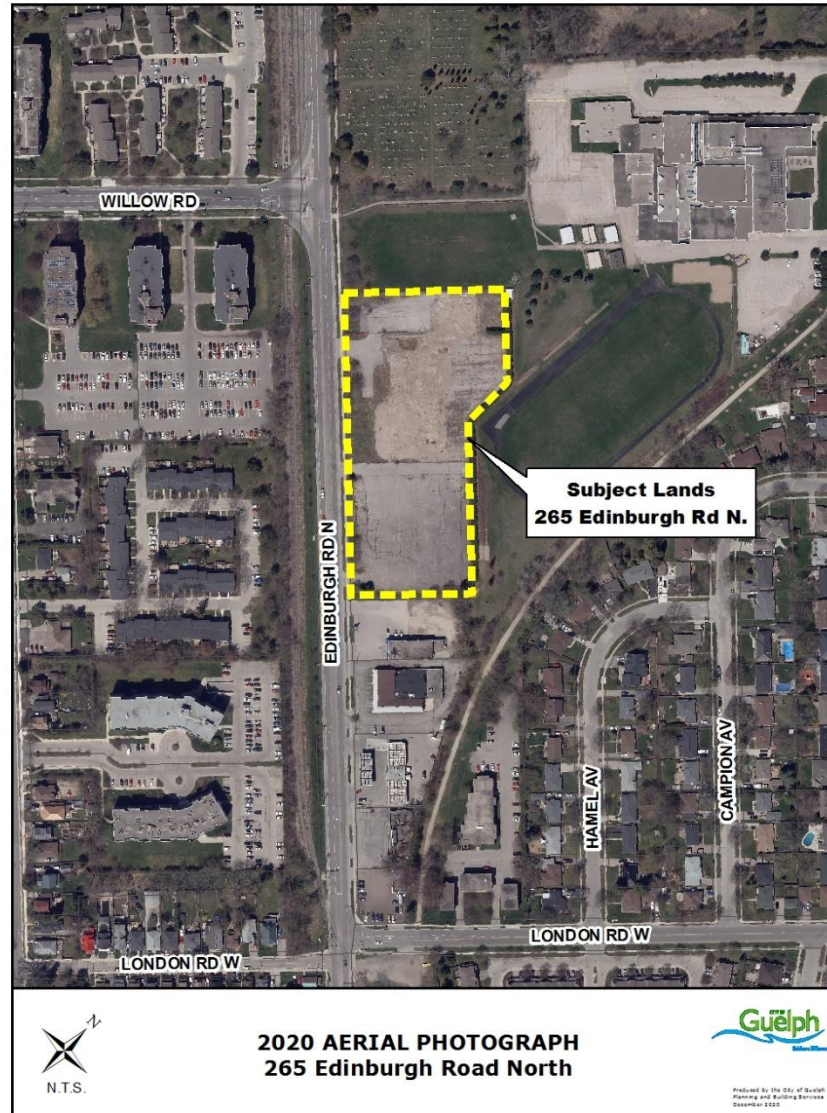
265 Edinburgh Road North

Public Meeting for Proposed Official Plan Amendment and Zoning By-law Amendment

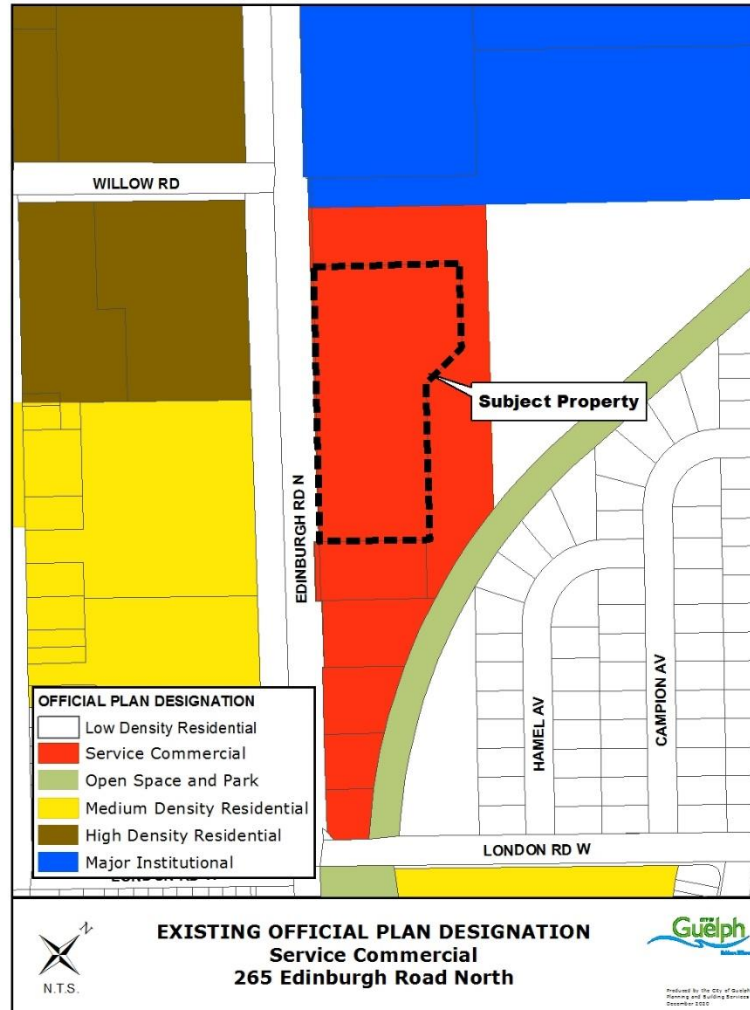
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February 8, 2021

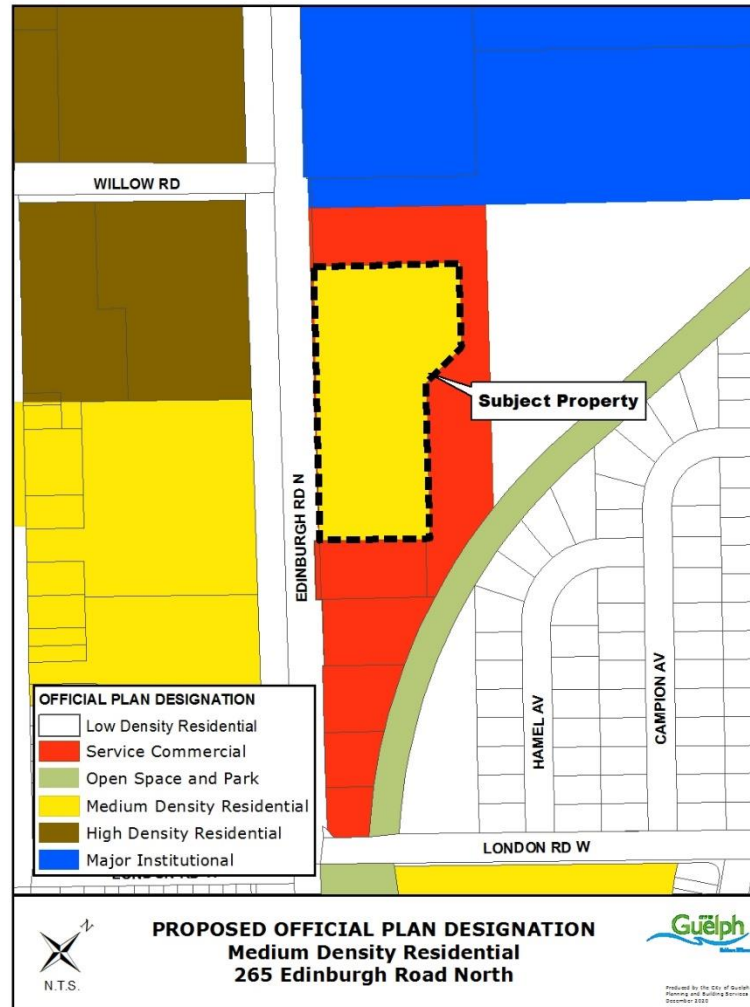
Location



Existing Official Plan Land Use Designation



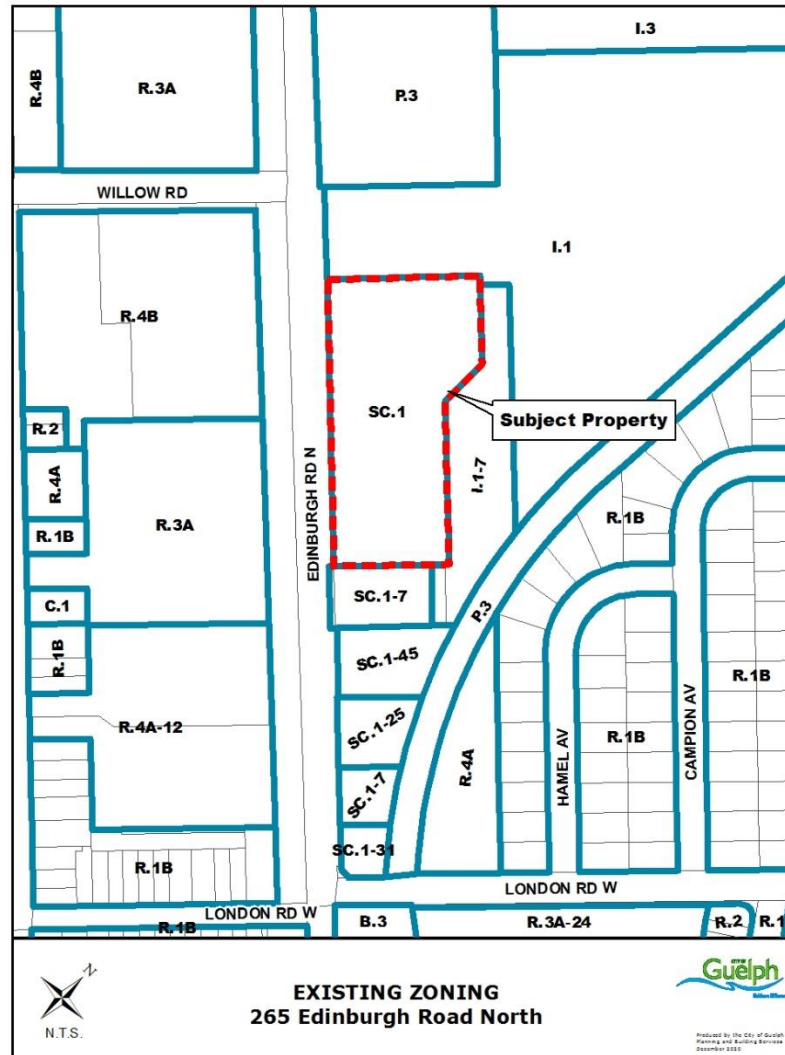
Proposed Official Plan Land Use Designation



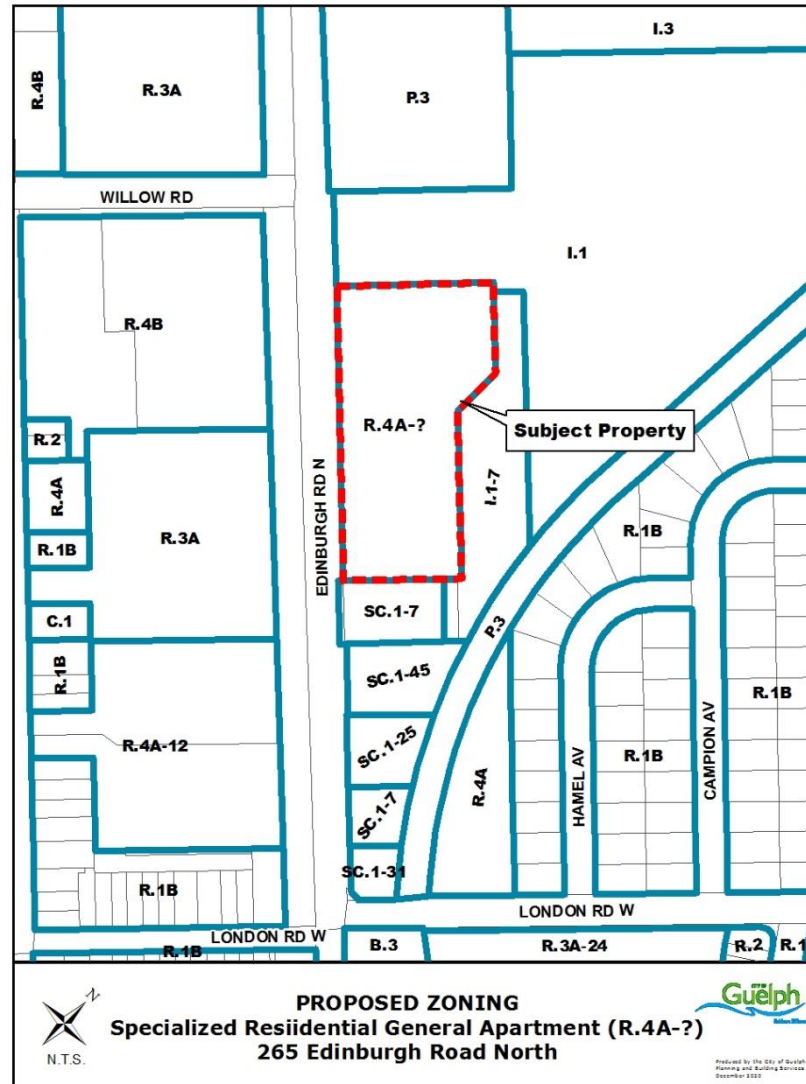
Requested Site-Specific Official Plan Policies:

1. To increase the maximum height for apartment buildings from the current maximum of 6 storeys to 7 storeys.
2. To permit convenience commercial uses on the subject lands up to a maximum gross floor area of 440 square metres.

Existing Zoning



Proposed Zoning



Requested Specialized Zoning Regulations (1 of 2)

- That in addition to the uses permitted within the R.4A zone, the following uses also be permitted:
 - Day Care Centre;
 - Convenience Store;
 - Personal Service Establishment;
 - Restaurant;
 - Florist;
 - Bake Shop; and
 - Artisan Studio.

Requested Specialized Zoning Regulations (2 of 2)

- To permit a minimum side yard of 3.0 metres, whereas a minimum side yard of 13.11 metres is required (one half the building height of 26.22 metres);
- To permit a minimum landscaped open space of 35.5% of the lot area (5,660.40 square metres), whereas a minimum landscaped open space of 40% of the lot area (6,459 square metres) is required;
- To permit a maximum floor space index (FSI) of 1.01, whereas a maximum FSI of 1.0 is required; and
- To permit a maximum angular plane to Edinburgh Road North (centreline) of 49 degrees, whereas the angular plane to the centreline of Edinburgh Road is 45 degrees.

Proposed Site Plan



Conceptual Building Elevations

