

# 265 Edinburgh Road North

Official Plan Amendment  
Zoning Bylaw Amendment

Public Meeting – February 8, 2021



# Site Location



265 Edinburgh Road North – OPA & ZBA  
Public Meeting – February 8, 2021

# Site

- 1.6 hectares (3.9 acres)
- Currently vacant
- Adjacent land uses vary and include institutional, commercial and residential



*Existing conditions of the Site, as seen from Edinburgh Road North.  
Source: Google Street View, 2019*



*Edinburgh Road North Streetscape with CN Railway on left and the Site on the right. Source: Google Street View, 2019*

# Proposed Official Plan and Zoning By-law Amendments

- Redesignate the Site from Service Commercial to Medium Density Residential
  - Site specific policies proposed:
    - To permit convenience commercial uses to a maximum of 440 m<sup>2</sup> (400 m<sup>2</sup> permitted in the Medium Density designation)
    - Maximum height of 7 storeys (6 permitted in the Medium Density designation)
- Rezone the Site from Service Commercial One Zone (SC.1) to a Specialized General Apartment Zone (R.4A)
  - Site specific regulations proposed:
    - Convenience commercial uses to be permitted
    - Side yard setback of 3.0 metres (13.1 required)
    - Minimum landscaped open space of 35.5% (40% required)
    - Maximum Floor Space Index of 1.01 (1.0 permitted)
    - Maximum angular plane of 49 degrees (45 degrees permitted)

# Supporting Studies

- Commercial Function Assessment – Ward Land Economics Inc.
- Functional Servicing and Stormwater Management Report – GM Blue Plan Engineering
- Traffic Impact Study – Trans-Plan Transportation Engineering
- Noise and Vibration Assessment – SLR Consulting Ltd.
- Planning Justification Report – GSP Group
- Urban Design Brief – GSP Group
- Phase One and Two Environmental Site Assessment – GeoPro Consulting Limited



# Proposed Development – Elevations



South Elevation (facing Edinburgh Road North)



East Elevation



North Elevation (facing Parking Area)



West Elevation

# Proposed Development – Elevations



South Elevation (facing Edinburgh Road North)



East Elevation

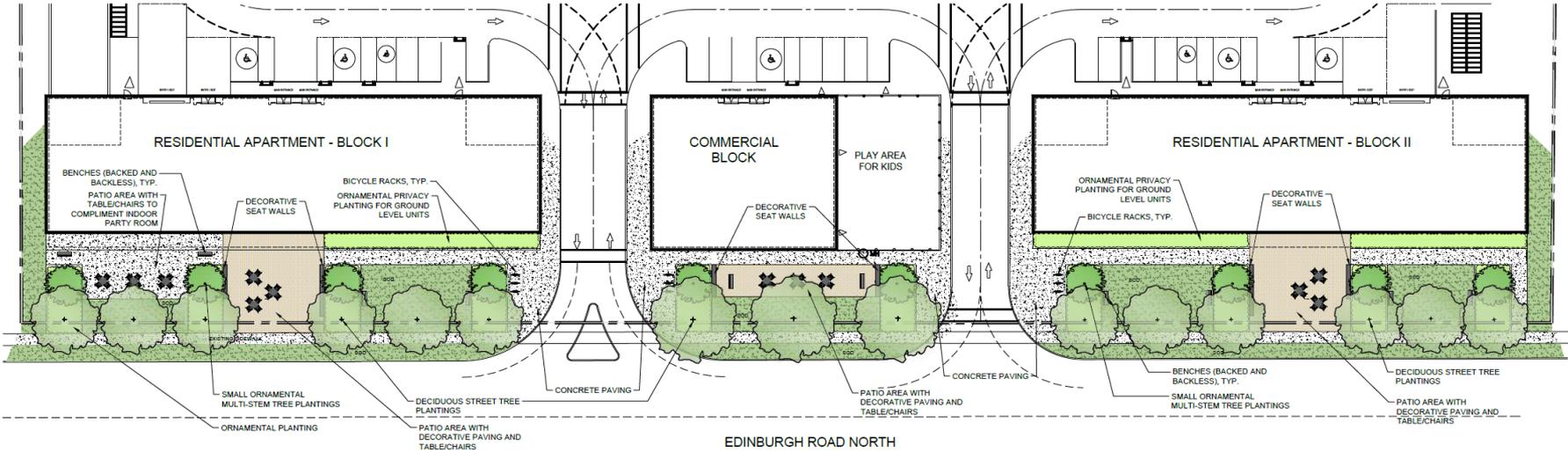


North Elevation (facing Parking Area)



West Elevation

# Streetscape Plan



# Questions/Comments

265 Edinburgh Road North – OPA & ZBA  
Public Meeting – February 8, 2021

