

14 Stevenson Street North

Public Meeting – Official Plan and Zoning By-law Amendment

14 Stevenson Street North
November 21, 2023

Introductions

Hamid Bahrami

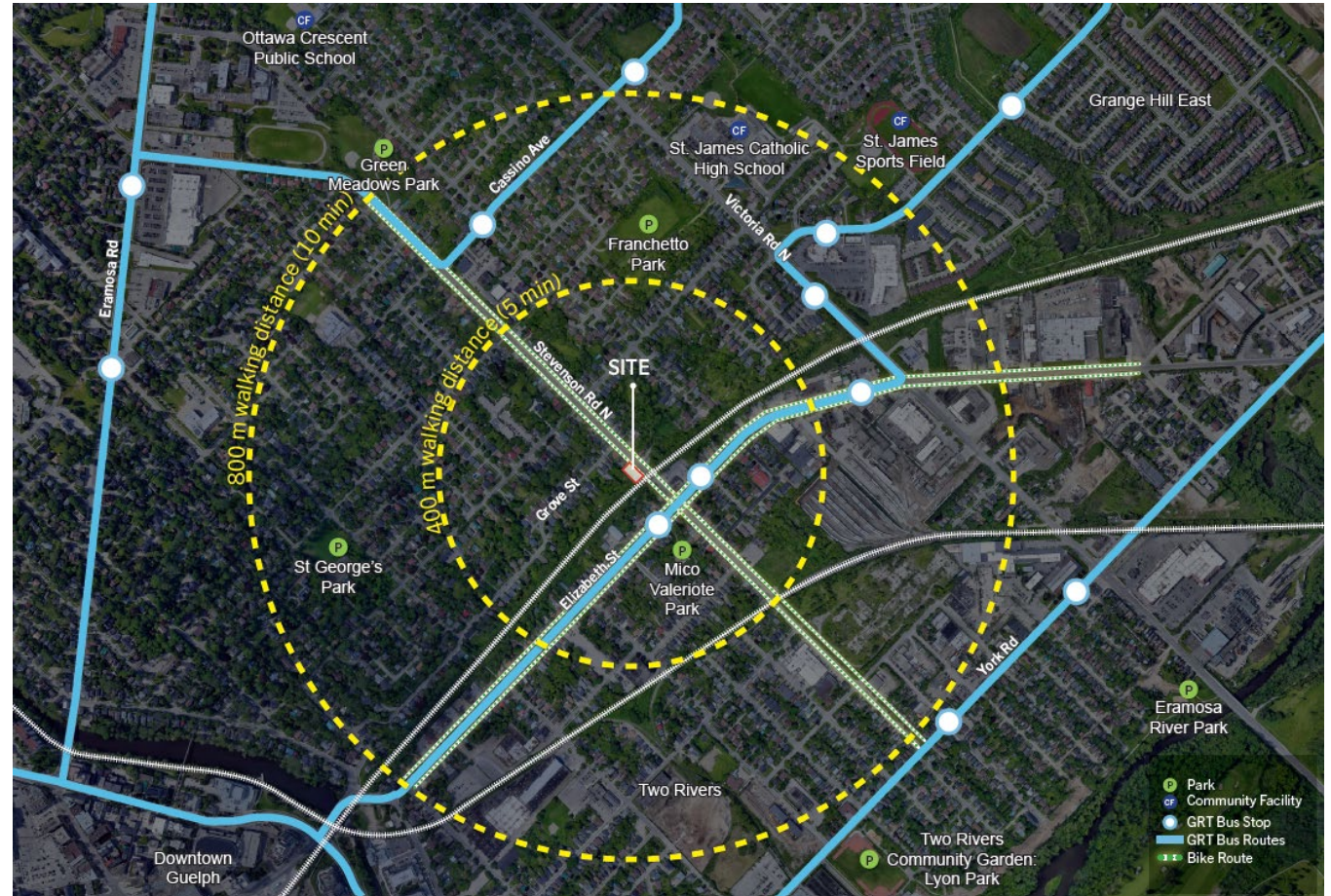
- Property Owner/Developer

Hugh Handy

- Land Use Planner, Vice President – GSP Group Inc.

Site Location

- 14 Stevenson Street North (the Site) is located on Stevenson Street North between Grove Street and the Metrolinx rail line.
- Nearby land uses include low density residential, neighbourhood commercial, and the Metrolinx rail track.
- Nearby amenities include several parks, small food store and convenience



The Site

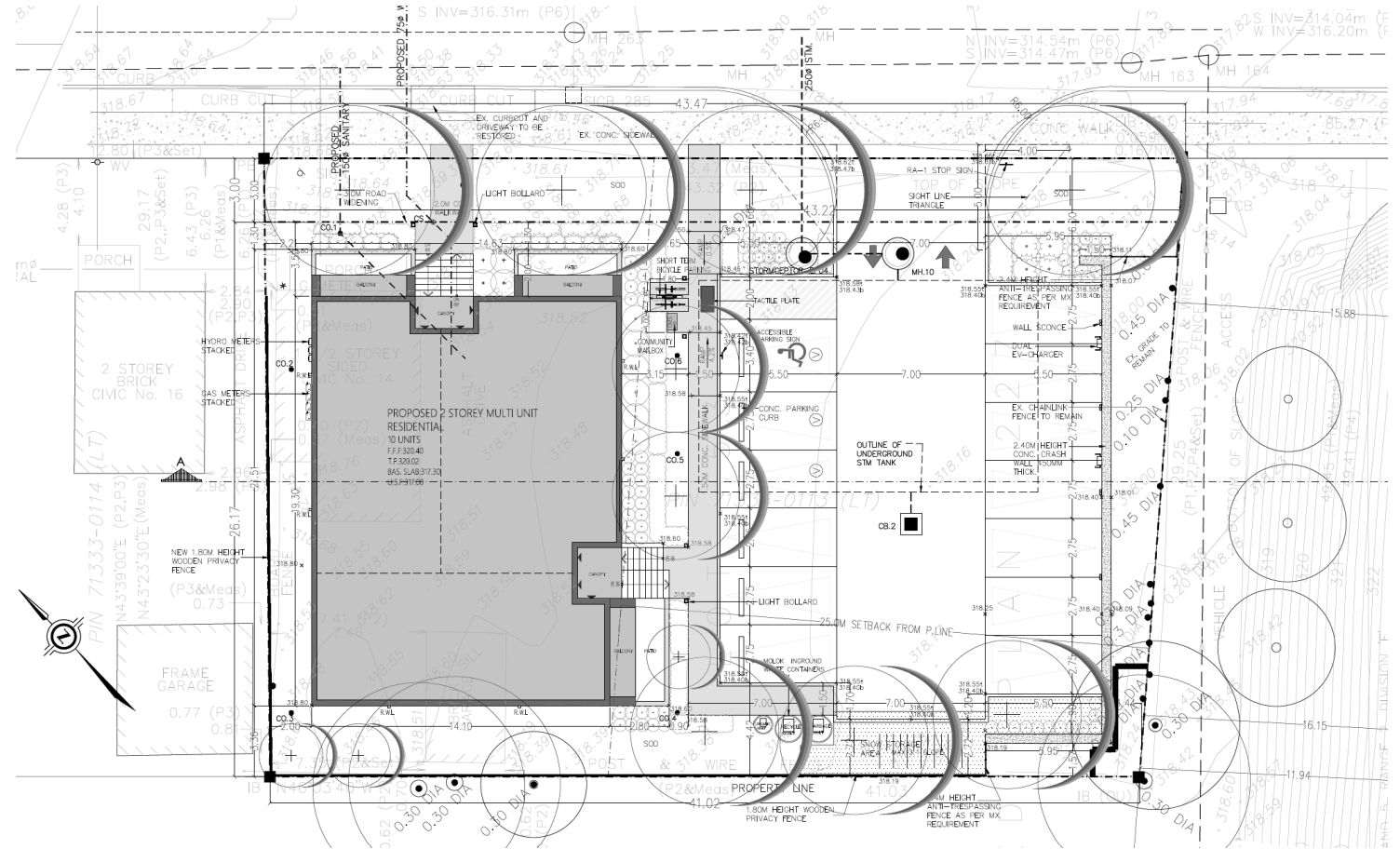
- The Site is approximately 0.123 hectares in area. With 43.47 m of frontage along Stevenson Street North.
- The site is currently occupied by a vacant single detached house and detached garage.
- The property has been unused since 2014



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Current Proposal

- 2 storeys
- 10 units
- Mix of 1 and 2-bedroom units, one 3-bedroom unit
- 13 parking spaces
- Waste and bicycle storage within the building



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Current Proposal

<i>Type of Unit</i>	<i>Sq M / Sq Ft</i>
Unit 1: 2-bedroom (Basement Floor Bungalow)	77.8 m ² / 838 ft ²
Unit 2: 2-bedroom (Basement Floor Bungalow)	86 m ² / 926 ft ²
Unit 3: 2-bedroom (Basement Floor Bungalow)	86 m ² / 926 ft ²
Unit 4: 2-bedroom (First Floor Bungalow)	72 m ² / 776 ft ²
Unit 5: 1-bedroom (First Floor Bungalow)	50 m ² / 540 ft ²
Unit 6: 1-bedroom (First Floor Bungalow)	45.5 m ² / 490 ft ²
Unit 7: 2-bedroom (First Floor Bungalow)	80 m ² / 861 ft ²
Unit 8: 2-bedroom (Second Floor 2-Storey)	83.6 m ² / 900 ft ²
Unit 9: 3-bedroom (Second Floor 2-Storey)	117.5 m ² / 1265 ft ²
Unit 10: 2-bedroom (Second Floor 2-Storey)	92 m ² / 991 ft ²
TOTAL	790.4 m² / 8,513 ft²

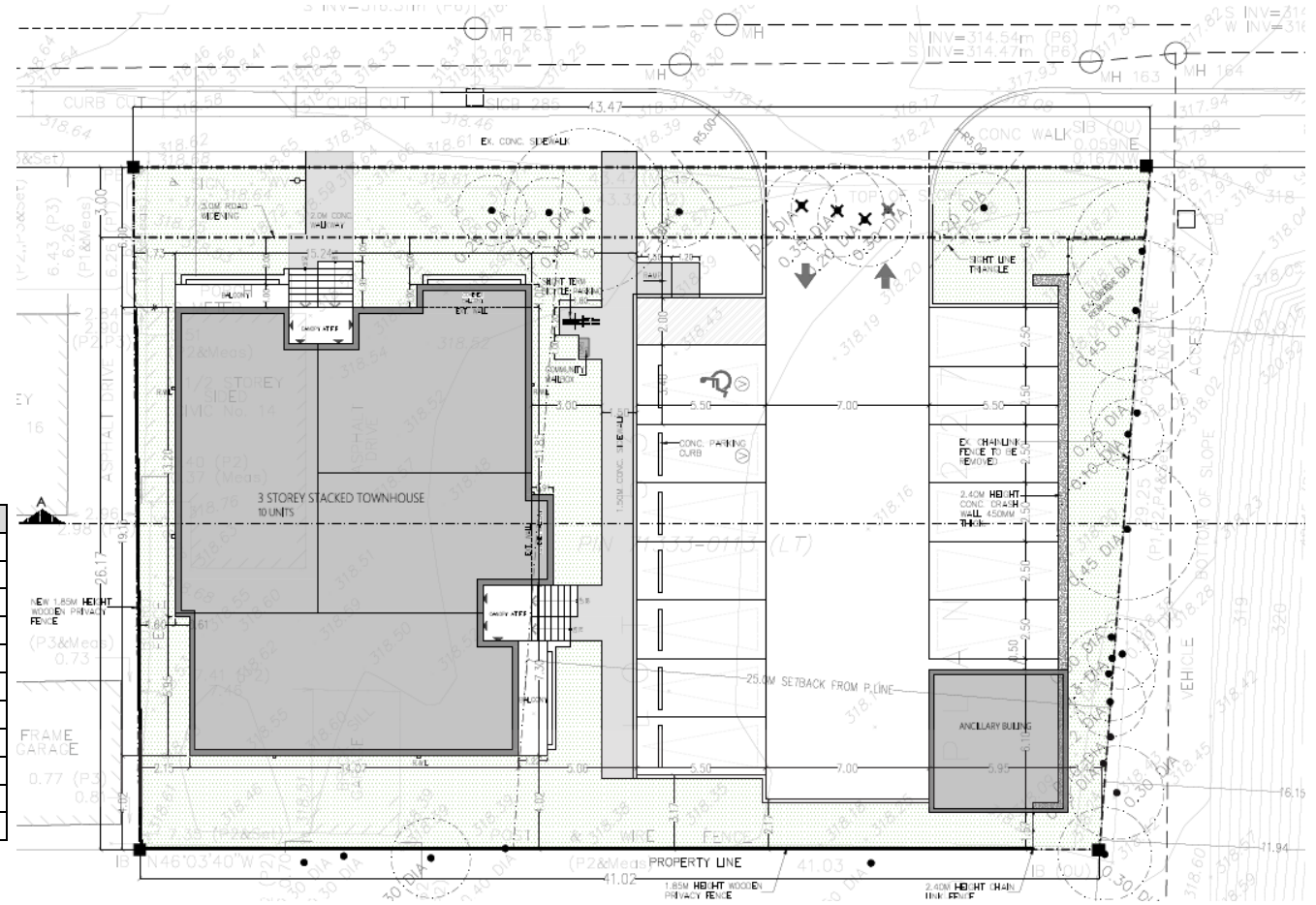
Proposed Official Plan and Zoning By-law Amendments

- Redesignate the Site from Low Density Residential to Medium Density Residential in the Official Plan
- Rezone the Site from R.1B to a Specialized R.4D-# in Zoning By-law 1995-14864
 - Site Specific Regulations proposed:
 - To permit a multiple residential attached dwelling
 - Side yard setback of 2 metres
 - Rear yard setback of 3 metres
 - Permit parking to be located within the front yard
- Rezone the Site from RL.1 to a Specialized RM.6-# in the Comprehensive Zoning By-law
 - Site Specific Regulations proposed:
 - Side yard setback of 2 metres
 - Rear yard setback of 3 metres
 - Permit a buffer strip of 3 metres
 - Private above-ground amenity area of 0m² for one unit
 - Private above-ground amenity area of 4m² for all other above-grade units
 - Permit a private amenity area for below-ground units to be a minimum of 8.6m²
 - Permit parking to be located within the front yard

Previous Design

- 3 storeys
- 1.6m side yard
- Ancillary building
- 2.5m wide parking spaces

Type of Unit	Sq M / Sq Ft
Unit 1: 2-bedroom (Basement Floor Bungalow)	77.8 m ² / 838 ft ²
Unit 2: 2-bedroom (Basement Floor Bungalow)	114.5 m ² / 1233 ft ²
Unit 3: 2-bedroom (Basement Floor Bungalow)	83.9 m ² / 903 ft ²
Unit 4: 2-bedroom (First Floor Bungalow)	72 m ² / 776 ft ²
Unit 5: 2-bedroom (First Floor Bungalow)	97.2 m ² / 1046 ft ²
Unit 6: 2-bedroom (First Floor Bungalow)	77.8 m ² / 838 ft ²
Unit 7: 4-bedroom (Second Floor 2-Storey)	161.5 m ² / 1738 ft ²
Unit 8: 3-bedroom (Second Floor 2-Storey)	123.8 m ² / 1332 ft ²
Unit 9: 2-bedroom (Second Floor 2-Storey)	122.7 m ² / 1320 ft ²
Unit 10: 4-bedroom (Second Floor 2-Storey)	173.8 m ² / 1871 ft ²
TOTAL	1,105 m² / 11,895 ft²



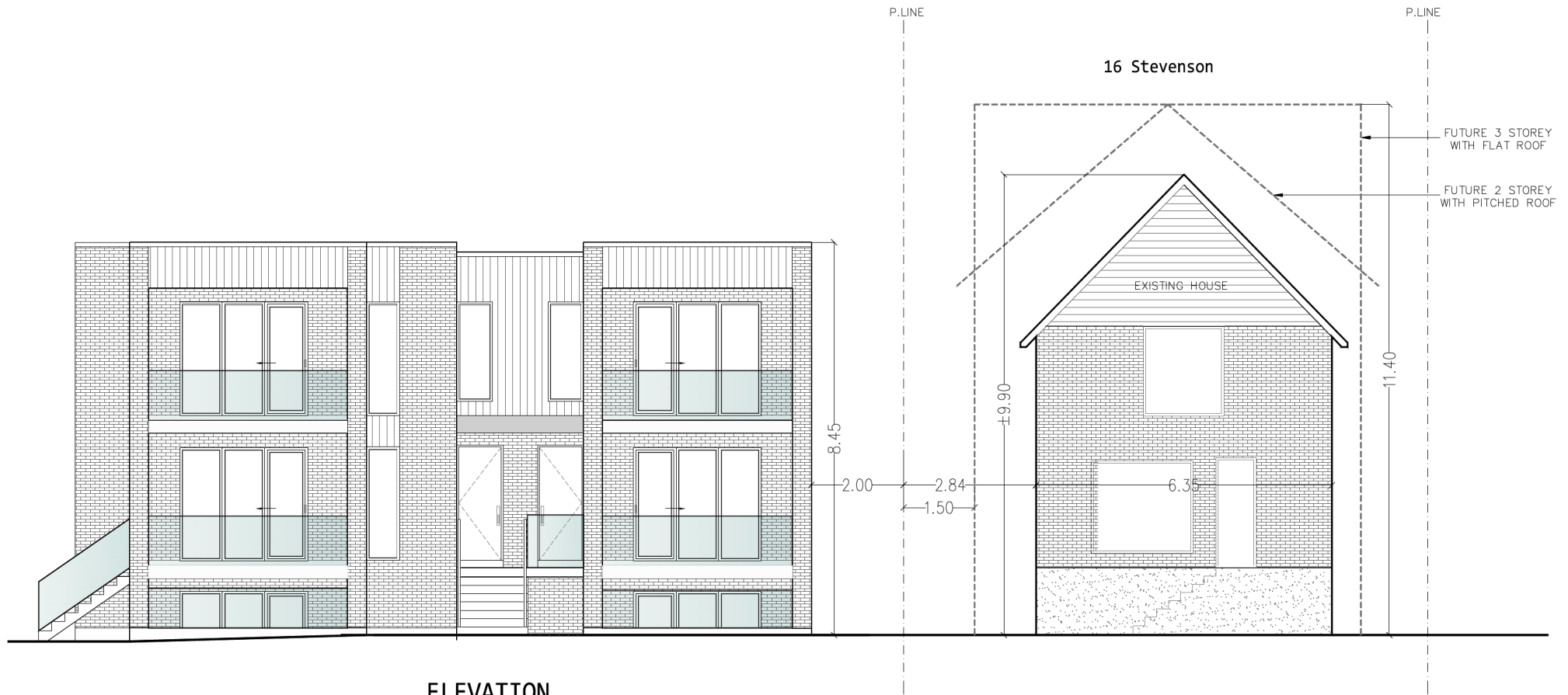
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Public Neighbourhood Meeting

What we heard from staff and neighbours:

- Building height
- Side yard setback
- Parking space dimensions
- Parking needs for large family-sized units

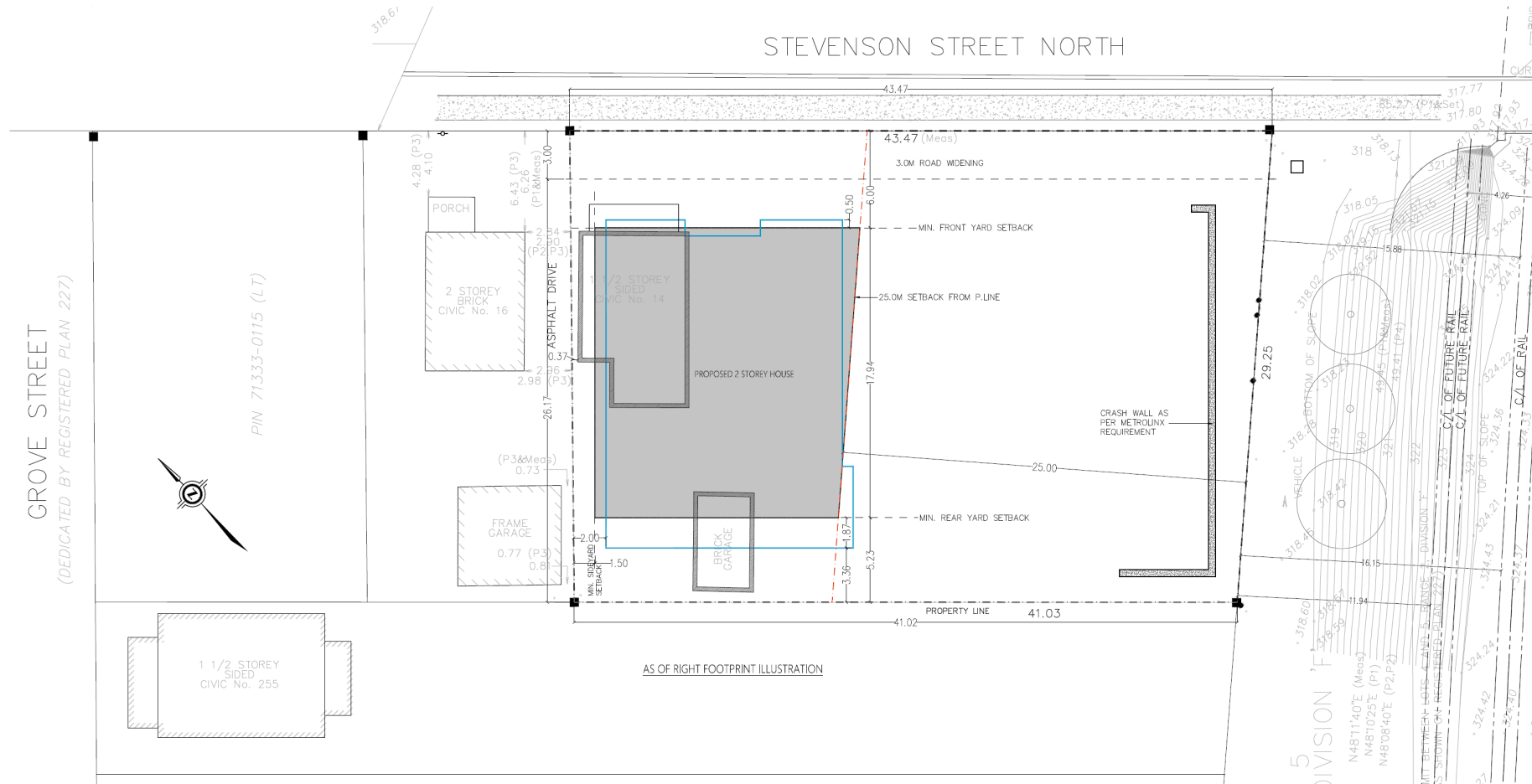
Elevation Context



ELEVATION

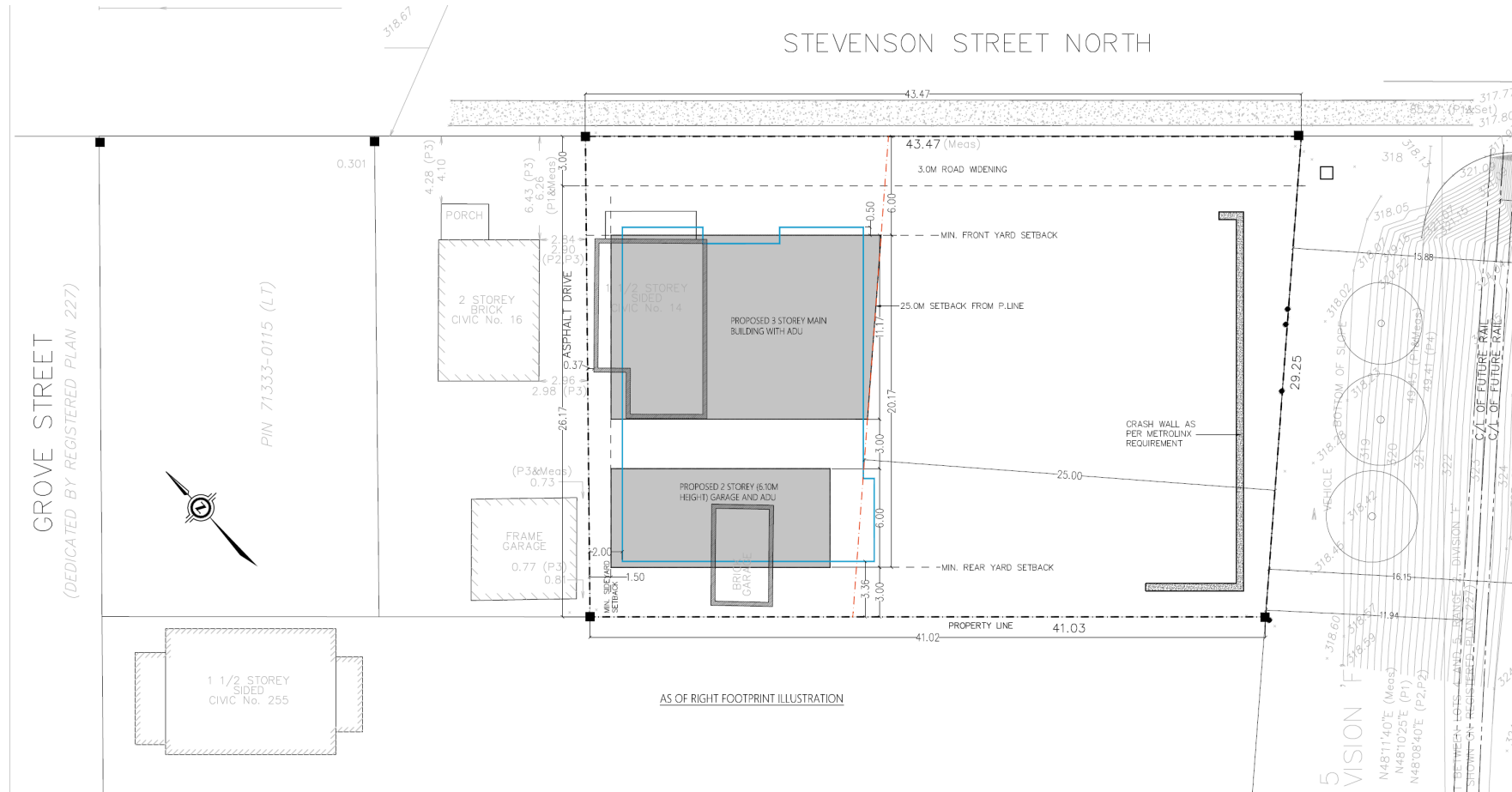
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As-of-Right Context



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As-of-Right Context



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Proposed Development – Elevations



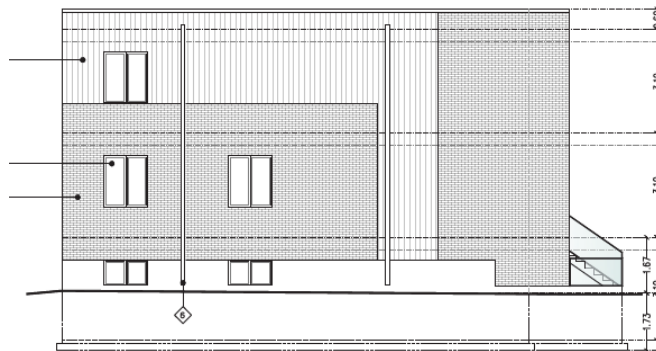
FRONT ELEVATION

Front Elevation

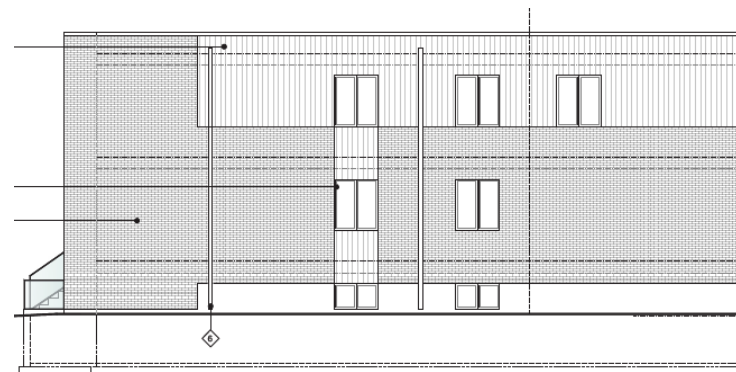


SOUTH ELEVATION

South Elevation



West Elevation



North Elevation

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Proposed Development – Conceptual Renderings



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Question and Answer

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