

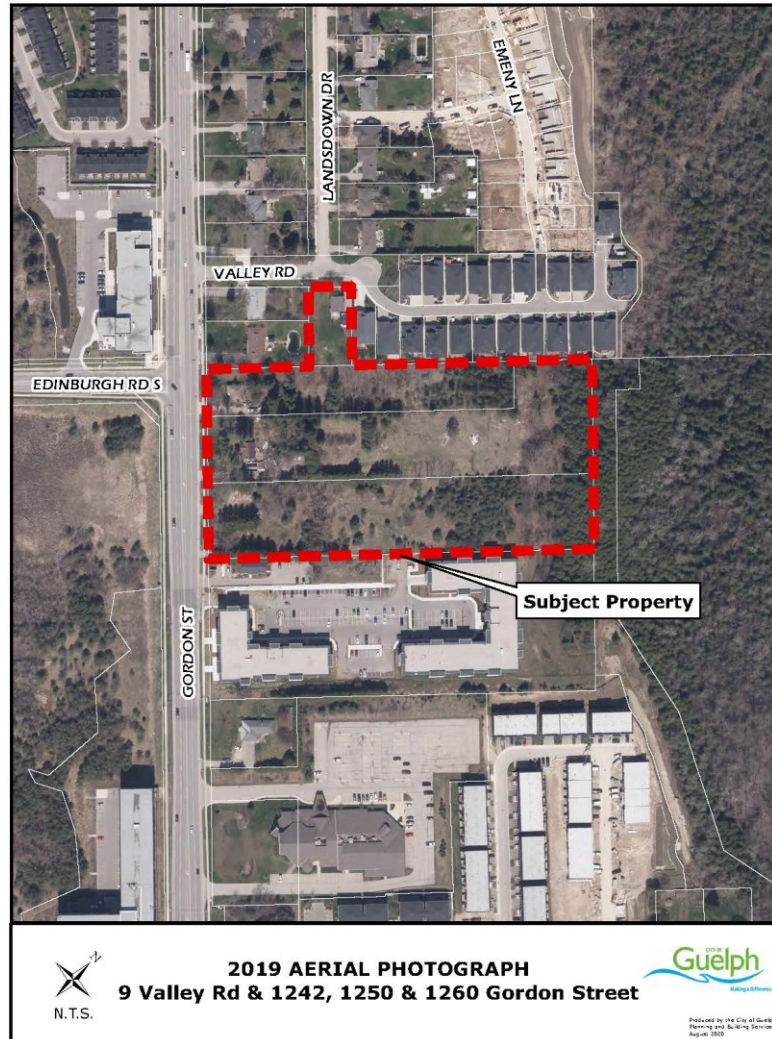
1242-1260 Gordon Street and 9 Valley Road

**Statutory Public Meeting for Proposed Draft
Plan of Subdivision, Official Plan
Amendment and Zoning By-law Amendment**

File: OZS20-004 and 23T-20001

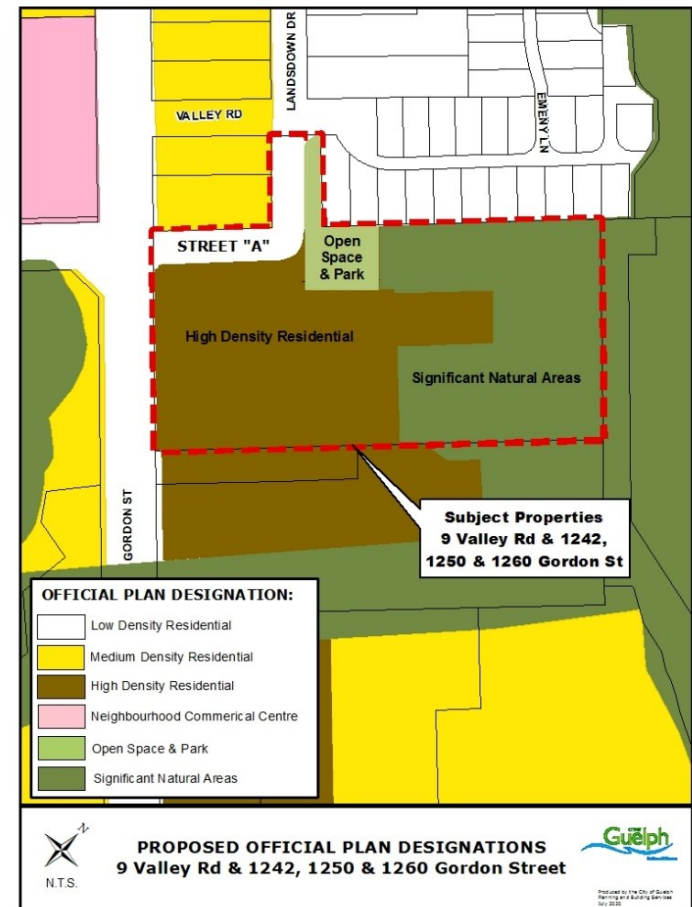
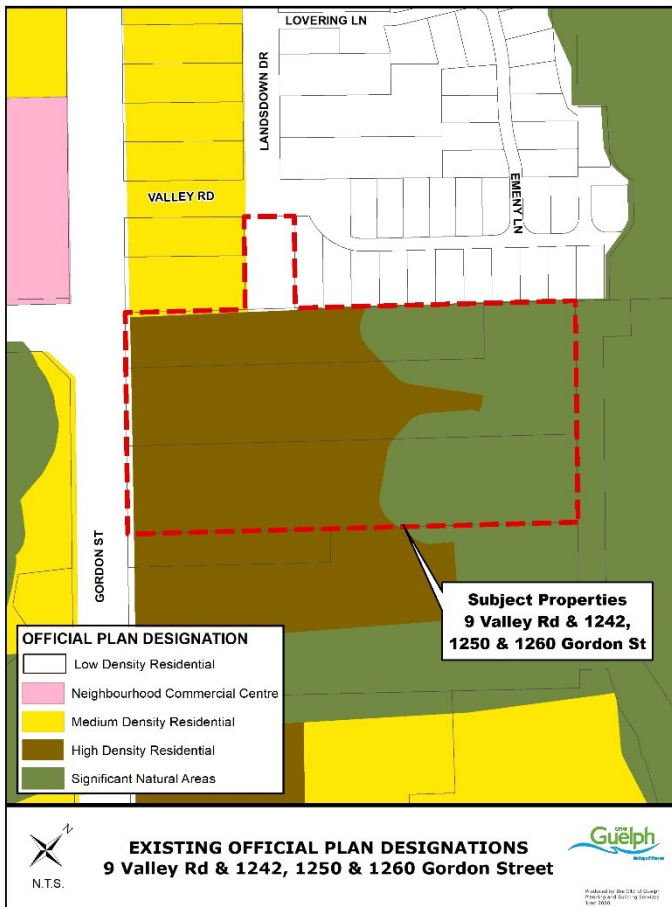
September 14, 2020

Location

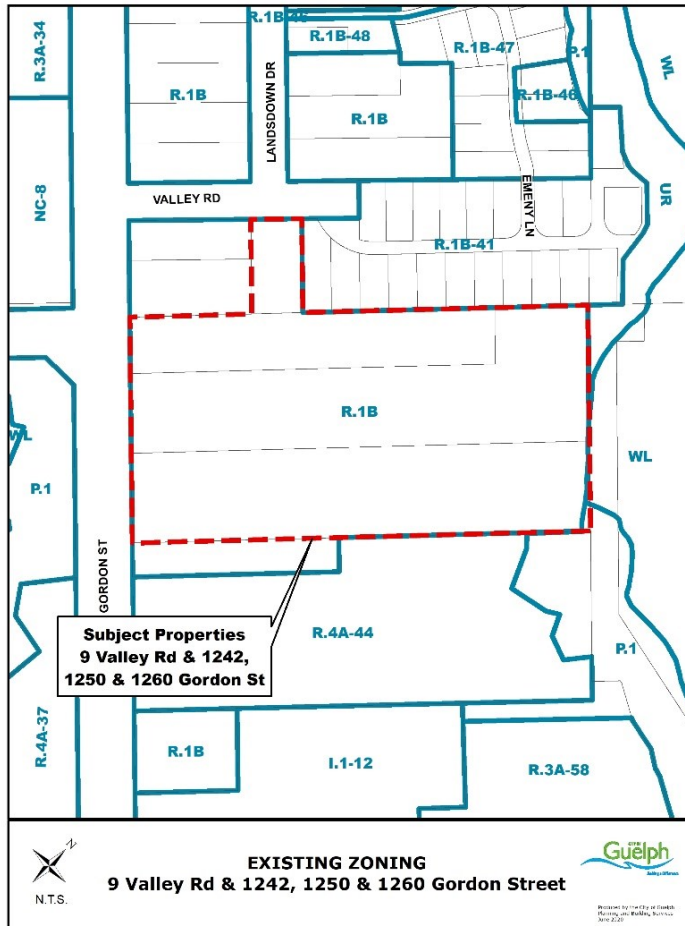


Existing Official Plan Land Use Designations

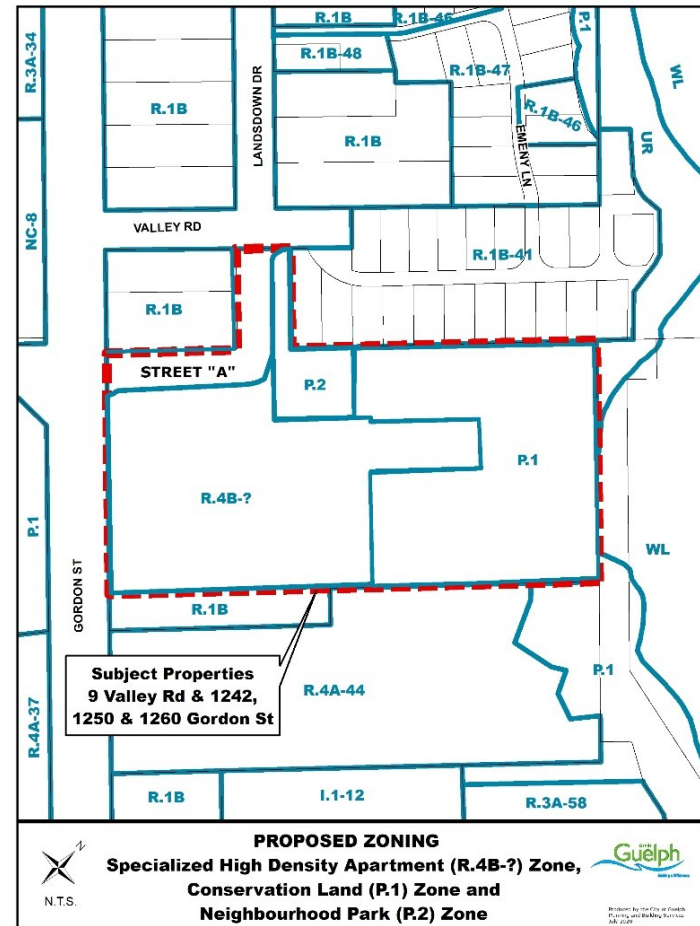
Proposed Official Plan Land Use Designations



Existing Zoning



Proposed Zoning



Requested Specialized Zoning Regulations

- To permit a maximum density of 271 units per hectare, whereas a maximum of 150 units per hectare is permitted;
- To permit a minimum front yard setback of 0.8 metres, whereas a minimum front yard setback of 6 metres is required;
- To permit a minimum exterior side yard setback of 1.2 metres, whereas a minimum exterior side yard setback of 6 metres is required;
- To permit a minimum side yard setback of 2.4 metres, whereas a minimum side yard setback of 20.74 metres is required;
- To permit a minimum rear yard of 18.4 metres, whereas a minimum rear yard of 20.7 metres is required;
- To permit a maximum building height of 12 storeys, whereas a maximum building height of 10 storeys is permitted;
- To permit a minimum distance between buildings with windows to habitable rooms of 24.3 metres, whereas a minimum of 43.08 metres is required;
- To permit a minimum common amenity area of 3,642 square metres, whereas a minimum common amenity area of 7,740 square metres is required;
- To permit a minimum of 57 surface visitor parking spaces above grade, whereas a minimum of 96 visitor parking spaces are required above grade;

Requested Specialized Zoning Regulations (continued)

- To permit the underground parking spaces to be provided under the municipal park block, whereas parking spaces are required to be located a minimum of 3 metres from any lot line;
- To permit a minimum underground parking space dimension of 2.74 metres by 5.48 metres, whereas a minimum underground parking space dimension of 3 metres by 6 metres is required;
- To permit a minimum exterior parking space dimension of 2.74 metres by 5.48 metres, whereas a minimum exterior parking space dimension of 2.75 metres by 5.5 metres is required;
- To permit the angular plane from a park to be 77 degrees, whereas a maximum angular plane of 40 degrees is permitted;
- To permit the angular plane from Gordon Street for Building 1 to be 60 degrees, whereas a maximum angular plane of 45 degrees is permitted;
- To permit the angular plane for Building 1 to Street "A" to be 71 degrees, whereas a maximum angular plane of 45 degrees is permitted;
- To permit a building within the 9 metre corner sight line triangle, whereas a building is not permitted within the 9 metre corner sight line triangle; and,
- To permit a maximum floor space index of 3.59, whereas a maximum floor space index of 1.5 is permitted.

