

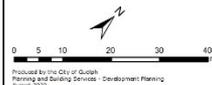
520 Speedvale Avenue East

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

File: OZS20-006

October 13, 2020

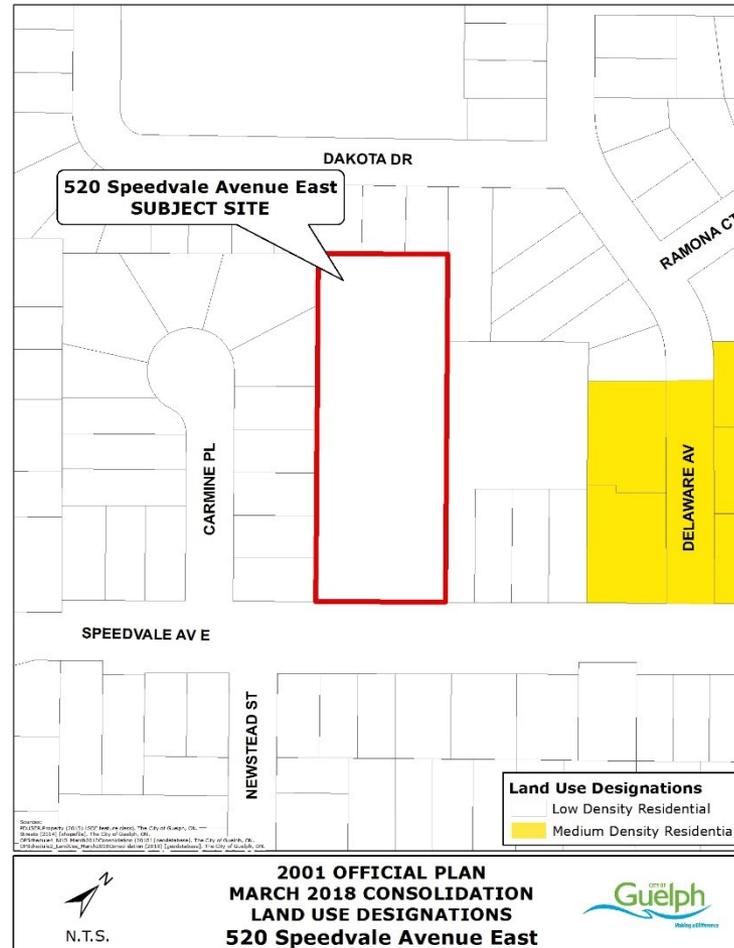
Location



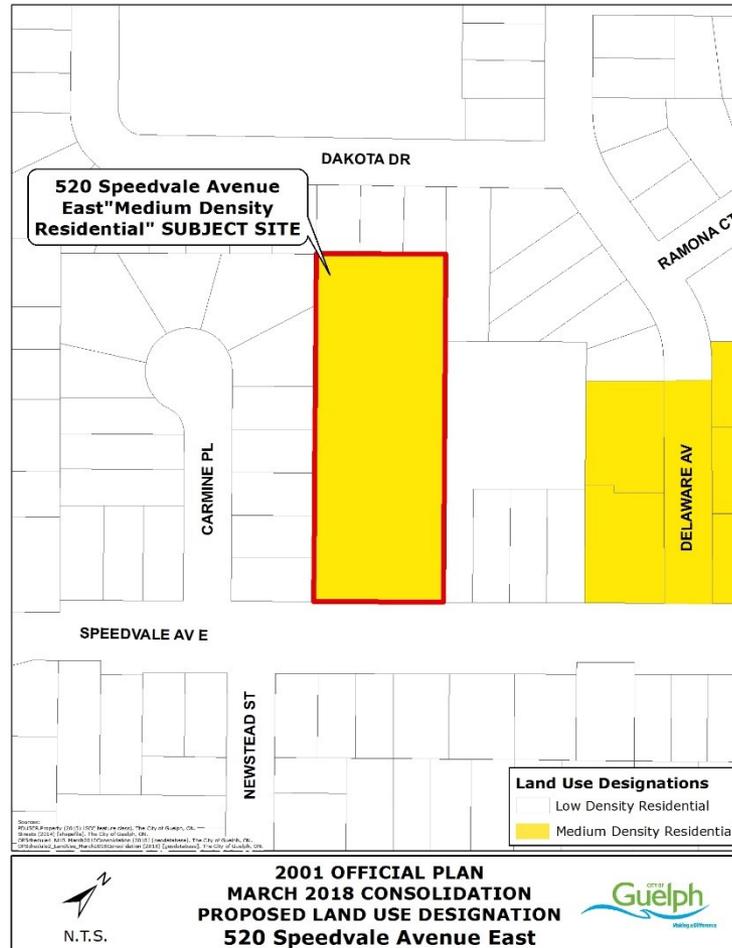
2019 ORTHOPHOTO
520 Speedvale Avenue East



Existing Official Plan Land Use Designations



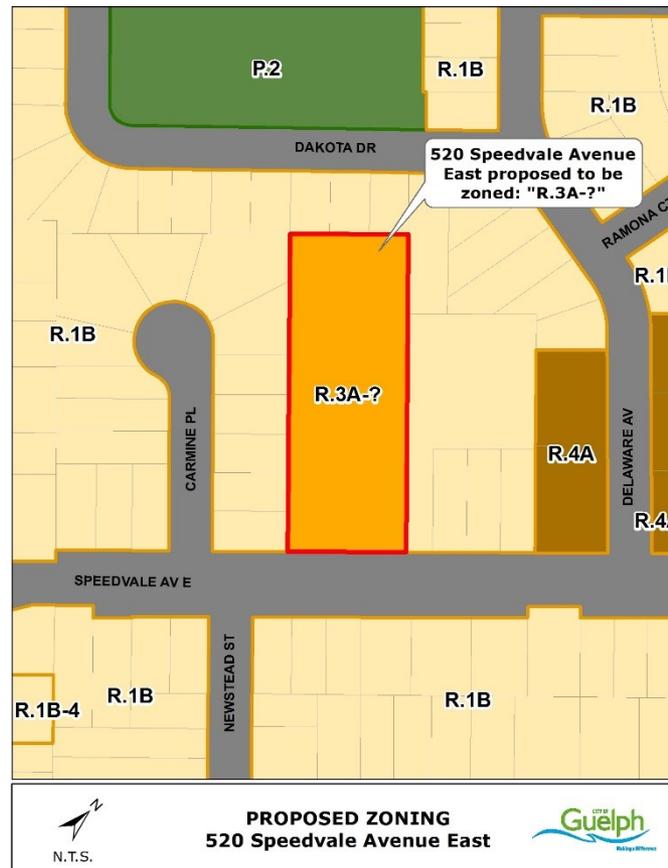
Proposed Official Plan Land Use Designations



Zoning

Current Zoning: I.1 (Institutional – Educational, Spiritual, and Other Services)

Proposed Zoning: R.3A -? (Specialized Residential Cluster Townhouse)



Requested Specialized Zoning Regulations (1 of 3)

- That in addition to the uses permitted within the R.3A zone, Back-to-Back townhouses shall also be permitted,
 - Further, for the purpose of the proposed R.3A-? zone, “Back-to-Back Townhouse” shall be defined as “a Building where each dwelling unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the dwelling unit from the outside accessed through the front yard, side yard or exterior side yard and does not have a rear yard”.
- To permit a minimum side yard of 5.5 metres, whereas a minimum side yard of 5.75 metres is required (half the building height of 11.5 metres);

Requested Specialized Zoning Regulations (2 of 3)

- To permit a minimum lot area per unit of 125 square metres, whereas a minimum lot area per unit of 150 square metres is required;
- To permit a minimum private amenity area for ground level units of 13 square metres per units, whereas a minimum private amenity area of 20 square metres is required;
- To not require a minimum depth for ground level private amenity areas, whereas a minimum depth of 4.5 metres (measured from the wall of the dwelling unit) is required;
- To not require minimum width for ground level private amenity areas, whereas a minimum width of 4.5 metres is required;
- To permit ground level private amenity areas within the front yard, whereas ground level private amenity areas are not permitted within the 6 metre front yard;

Requested Specialized Zoning Regulations (3 of 3)

- To permit ground level private amenity areas to face onto a public street (Speedvale Avenue East), whereas ground level private amenity areas cannot face onto a public street;
- That visitor parking be permitted in the front yard at a minimum 3 metre setback from the street line; whereas visitor parking is permitted in the front yard at a minimum setback of 6 metres from the street line;
- To permit parking spaces within a minimum 1 metre setback from the left side lot line, whereas a minimum 3 metre setback is required; and
- To permit a maximum net density of 80 units per hectare, whereas net density is limited to a maximum of 60 units per hectare.

Proposed Site Plan



Proposed Townhouse Rendering

