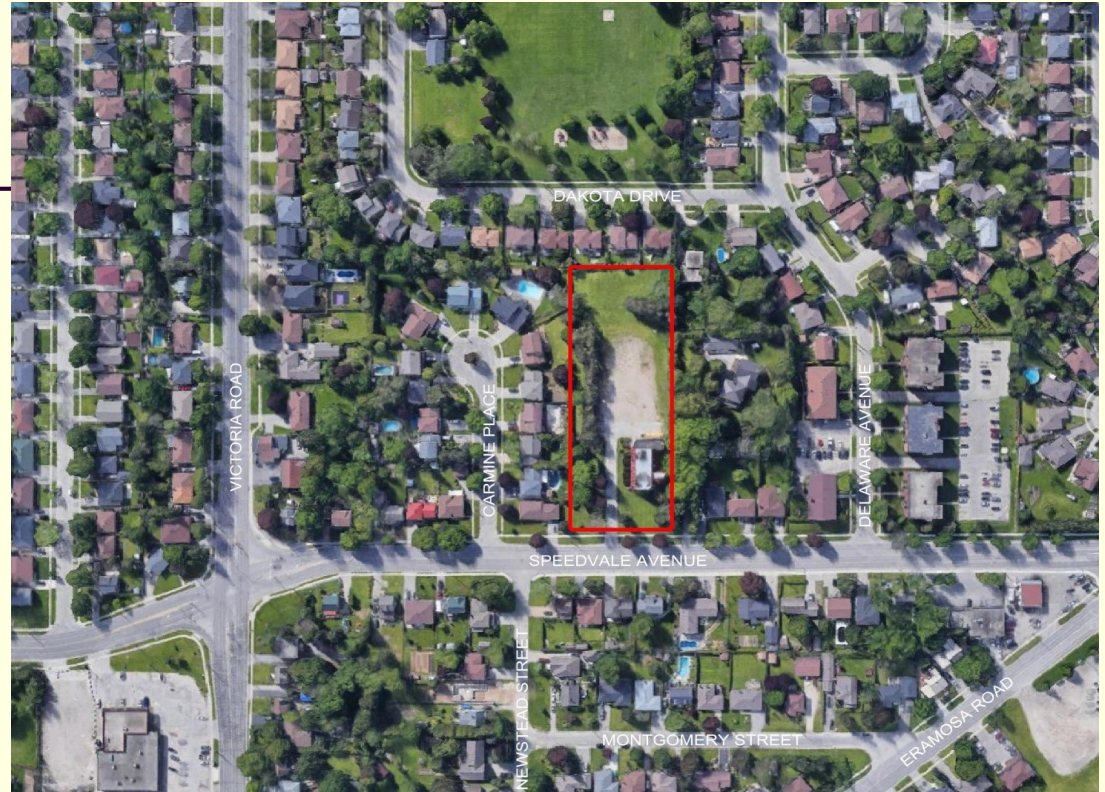


520 Speedvale Avenue East
Official Plan Amendment
Zoning Amendment
OZS20-006

Prepared on behalf of 2601265 Ontario Inc.

Surrounding Land Uses

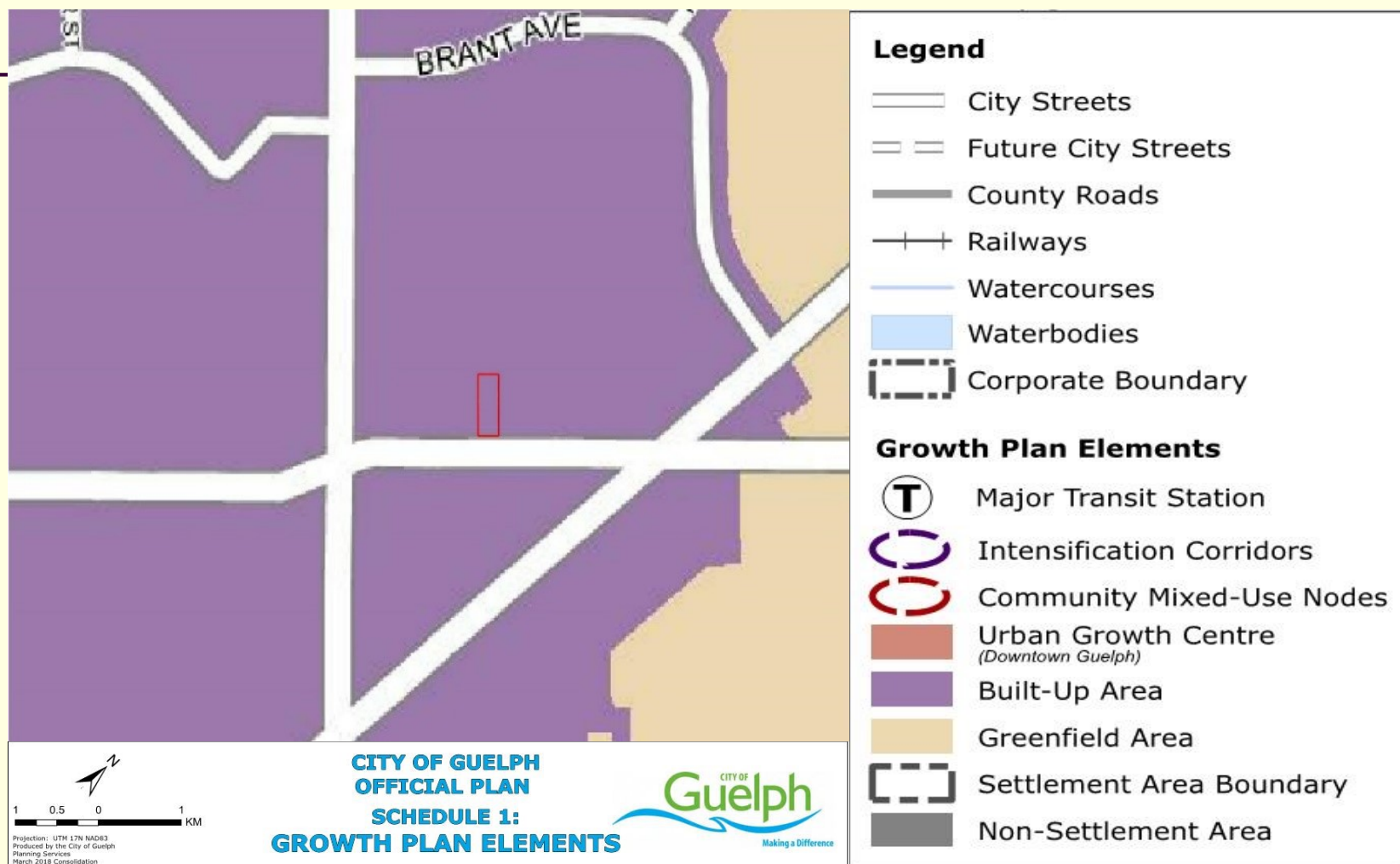
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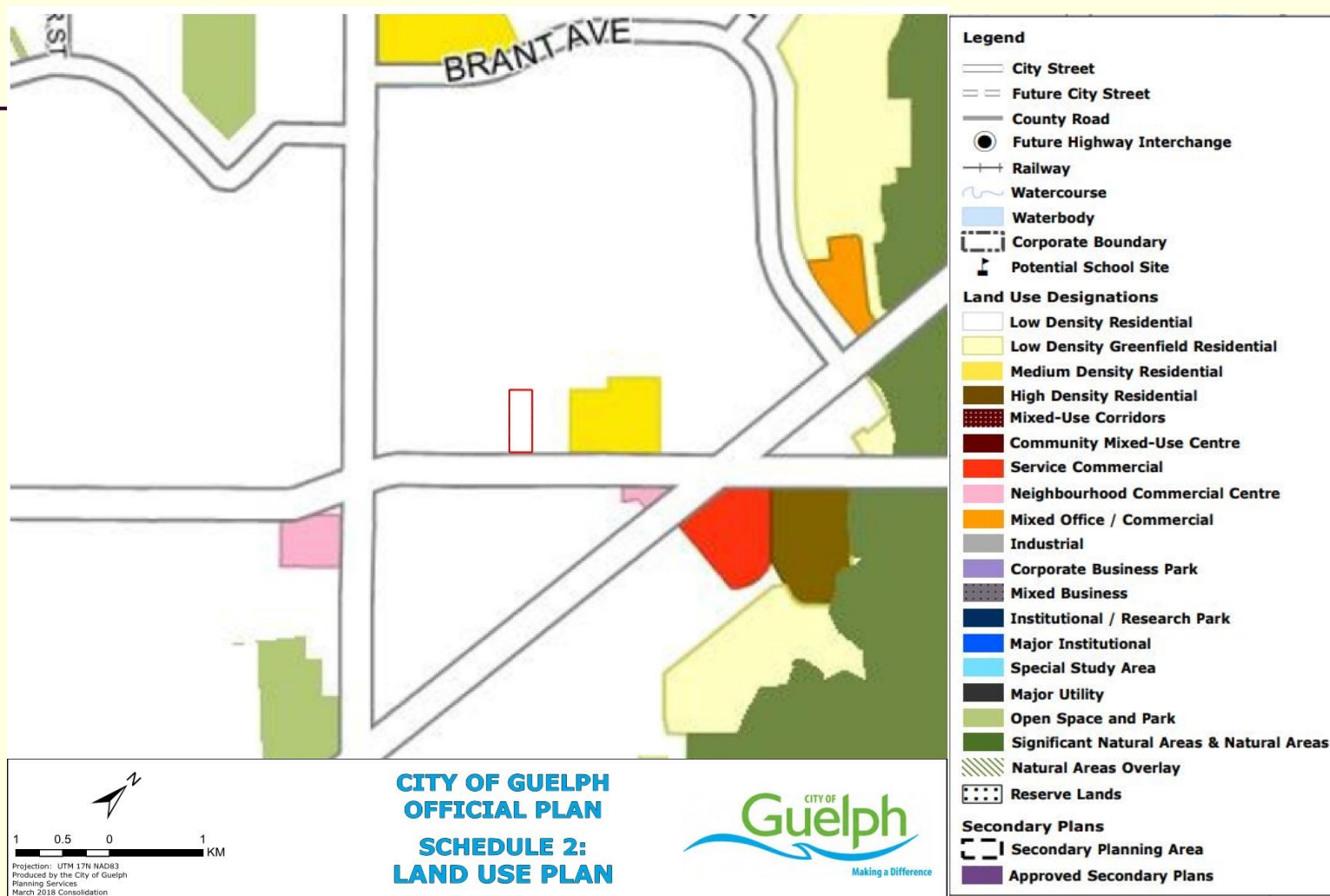
Built-Up Area



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Low Density Residential



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Low Density Residential

9.3.2 Low Density Residential

This designation applies to residential areas within the built-up area of the city which are currently predominantly low-density in character. The predominant land use in this designation shall be residential.

Permitted Uses

1. The following uses may be permitted subject to the applicable provisions of this Plan:
 - i) detached, semi-detached and duplex dwellings; and
 - ii) **multiple unit residential buildings, such as townhouses** and apartments.

Height and Density

The built-up area is intended to provide for development that is compatible with existing neighbourhoods while also accommodating appropriate intensification to meet the overall intensification target for the built-up area as set out in Chapter 3. The following height and density policies apply within this designation:

2. The **maximum height shall be three (3) storeys.**
3. The **maximum net density is 35 units per hectare** and not less than a minimum net density of 15 units per hectare.”

Existing Zoning



Specialized Use provisions for the Stacked Townhouse R.3A-__ Zone;

- That in addition to the uses permitted within the R.3A Zone, Back-to-Back townhouses also be permitted as an additional Permitted Use.
- For the purposes of the R.3A-__ Zone “Back-to-Back Townhouse”: means 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.

Specialized Zoning regulations for the Stacked Townhouse R.3A-__ Zone;

- That a Minimum Side Yard of **5.5 m** be permitted, where **5.75 m** is required.
- That a Minimum Lot Area per Unit of **125 m²** be permitted, where **150 m²** is required.
- That a Ground Level Private Amenity Area have a Minimum Area of **13 m²**, where **20 m²** is required.
- That a Ground Level Private Amenity Area not be required to have a Minimum depth from the wall of the dwelling unit where the zoning by-law requires a Minimum depth of 4.5 m
- That a Ground Level Private Amenity Area not be required to have a Minimum width where the zoning by-law requires a Minimum width of 4.5 m
- That a Ground Level Private Amenity Area be permitted in the 6 m Front Yard.
- That a Ground Level Private Amenity Area be permitted to face onto a public street where the zoning by-law does not permit a Ground Level Private Amenity Area to face onto a public street.
- That visitor parking be permitted in a Front Yard a minimum of **3 m** from the Street Line, where **6 m** is permitted.
- To permit a **1 m** setback for parking from a lot line where, **3 m** is required.
- That the Maximum Density of **80 units per hectare** be permitted where **60 units per hectare** is permitted.

Concept Plan



CARMINE PLACE

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SPEEDVALE AVENUE EAST

Parking

The proposed development for the subject property consists of 64 back-to-back stacked townhouses.

The Zoning By-law requires that 64 parking spaces be provided.

A total of 84 parking spaces are proposed to be provided.
(20 more parking spaces than are required)

13 of these parking spaces are allocated as visitor parking spaces.

No specialized zoning regulations are being requested related to the number of parking spaces provided.

The proposal is in compliance with and exceeds the parking regulations related to the number of parking spaces required by the zoning by-law.

Common Amenity Area

The Zoning By-law requires 640 m² of Common Amenity Area for 64 units.

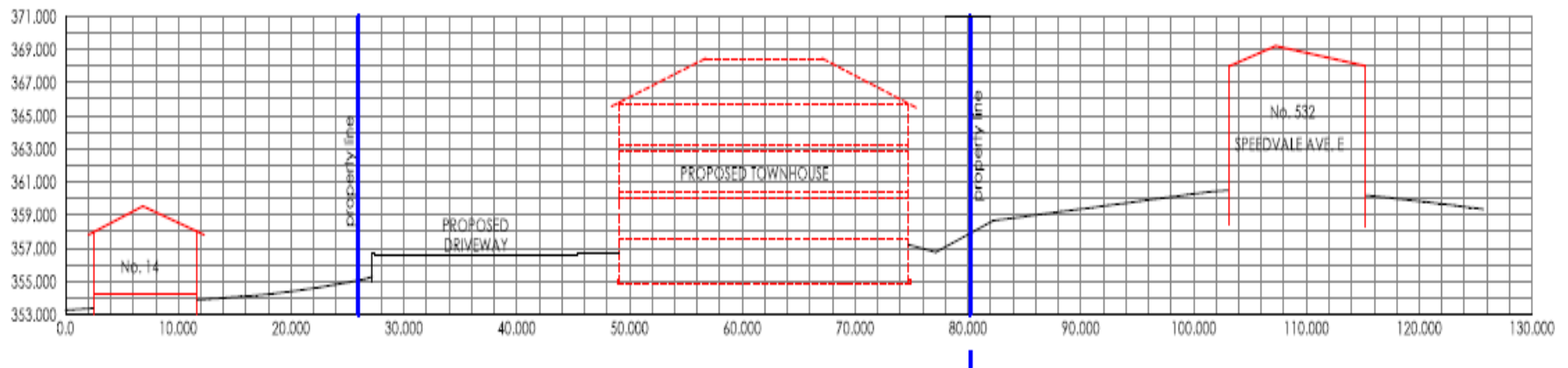
Minimum of 10 m² of Common Amenity Area per dwelling.

The Common Amenity Area is proposed to have a total area of 1,069 m² which exceeds the requirement of the zoning by-law.

Cross-section



SECTION C - C



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Van Harten Surveying

Proposed Building Elevations



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Proposed Building Elevations



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