

135-161 Jackson Ave. and 136 Brentwood Ave.

Official Plan Amendment Application

OPA24/002/J/BB

Zoning By-law Amendment Application

ZBA24/002/J/BB

Owner: **Sanjiv Shukla**

Planning & Strategic Initiatives Committee

April 22, 2024

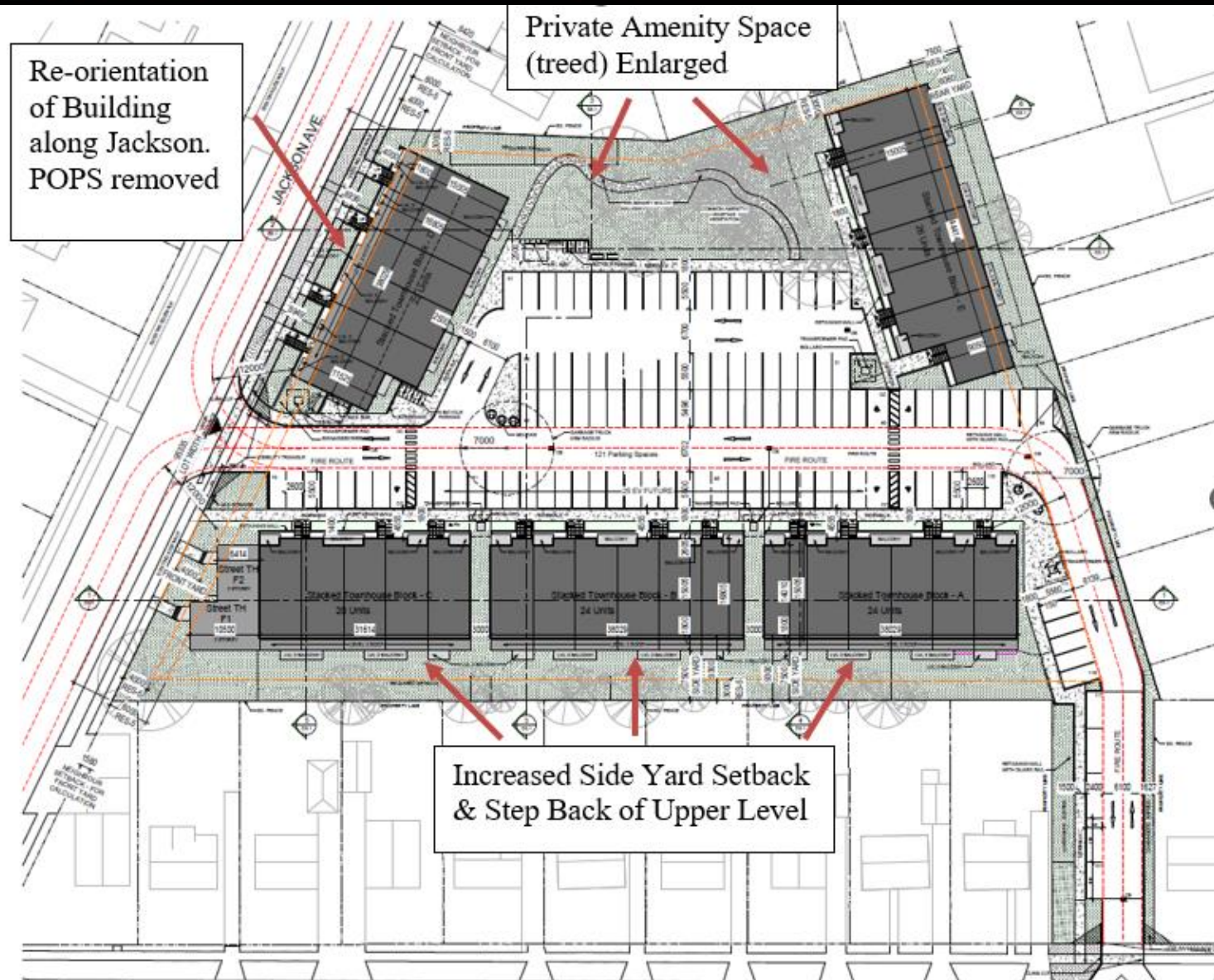
Site Context



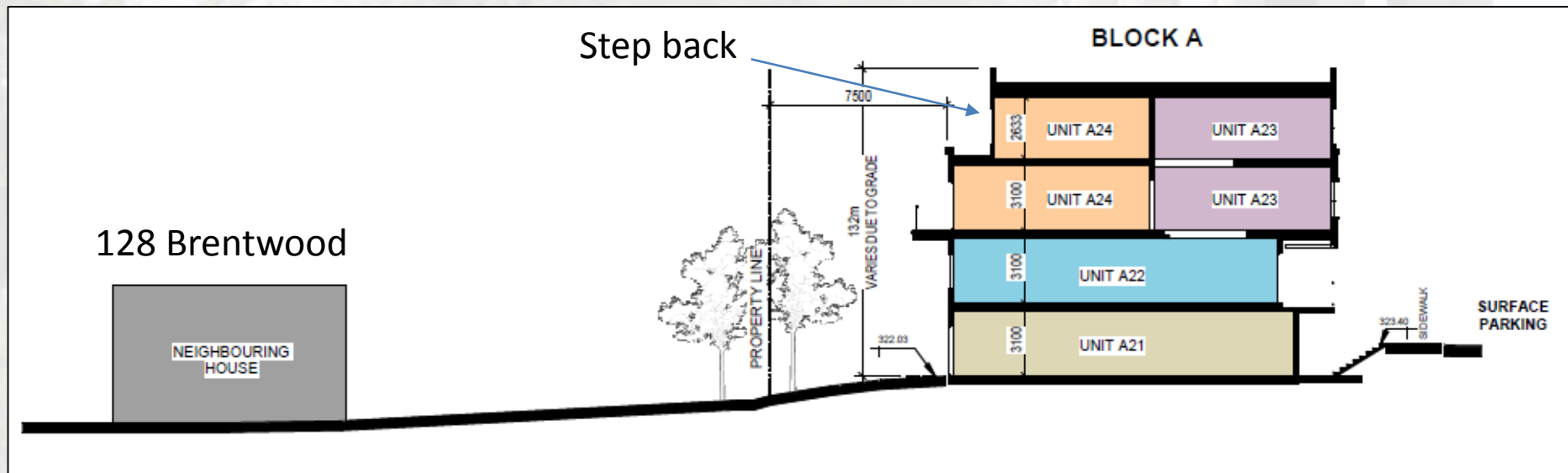
Initial Conceptual Site Plan



Revised Conceptual Site Plan



Revised Conceptual Site Plan

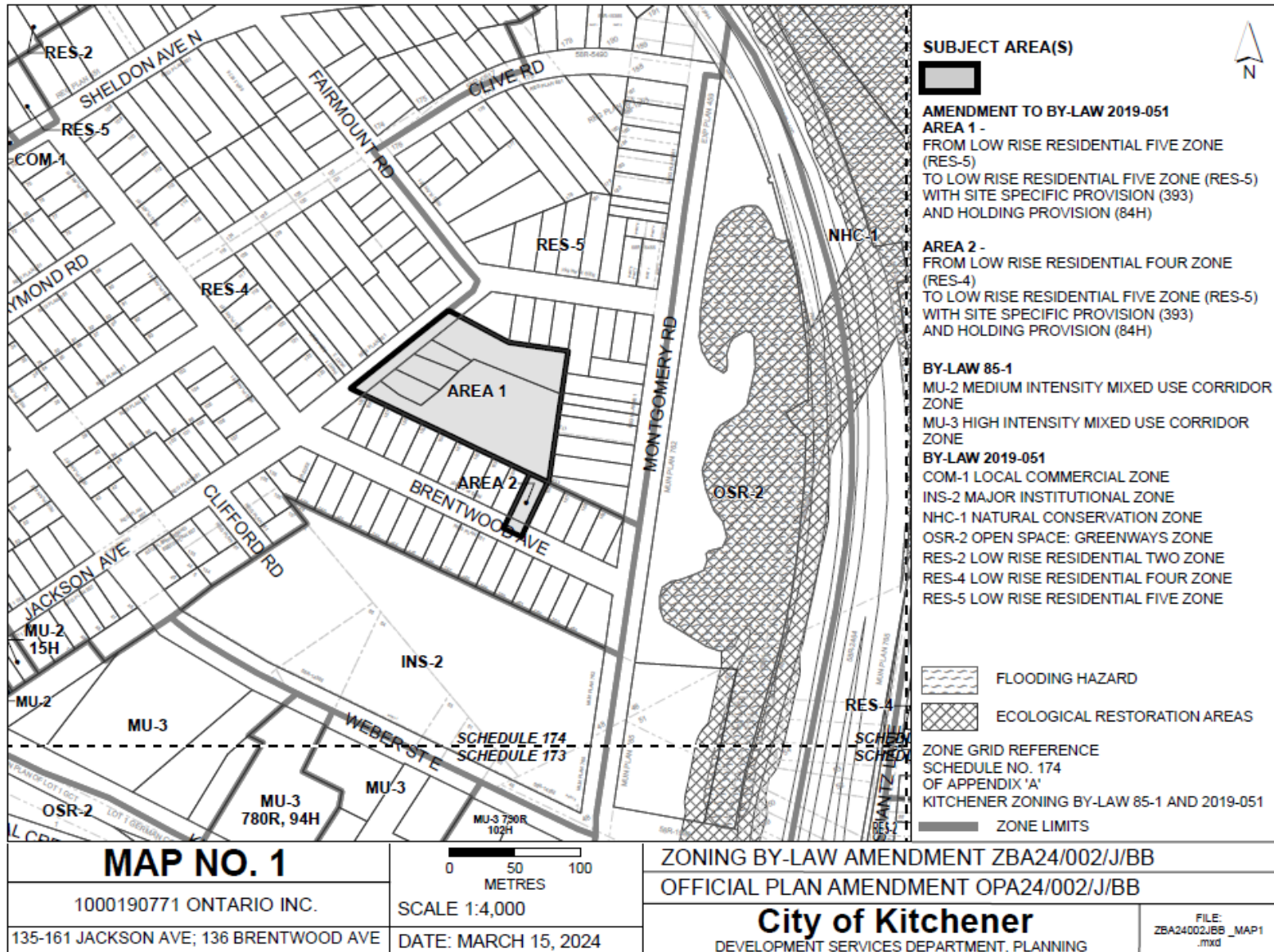


Official Plan Amendment



- To add Site Specific Policy Area to the Low Rise Residential land use designation that would:
 - Allow for a building height of 12.5 metres and a maximum Floor Space Ratio (FSR) of 1.0

Proposed Zoning By-law 2019-051



Opportunity



- Facilitate a compact, compatible, 'missing middle' low rise development within an established neighbourhood.
- Support the development 118 residential units, with high quality living space, to contribute to the City's inventory.
- Improved design and design measures with public input and Council decision.
- Consistent with Provincial, Regional and City policy direction.

Highlights and Conclusion



- Recommending approval of the applications to amend the Official Plan and change Zoning By-law from 'RES-4' and 'RES-5' in By-law 2019-051 to 'RES-5 with (393) and 84H'.
- Site Specific provision (393) will permit:
 - A Building max. height of 12.5m (highest grade) and 13.7m (lowest grade);
 - A Floor Space Ratio of 1.0;
 - A minimum expanded side yard setback along Brentwood of 7.5m;
 - A minimum rear yard setback of 6.0 metres; and
 - A minimum of 1.02 parking spaces per dwelling unit.
- Holding Provision 84 will require final approval of the Noise Study by the Region and will have to be lifted, prior to development.
- The Official Plan and Zoning By-law Amendments demonstrate good planning principles and is consistent with Provincial, Regional and City planning policies.