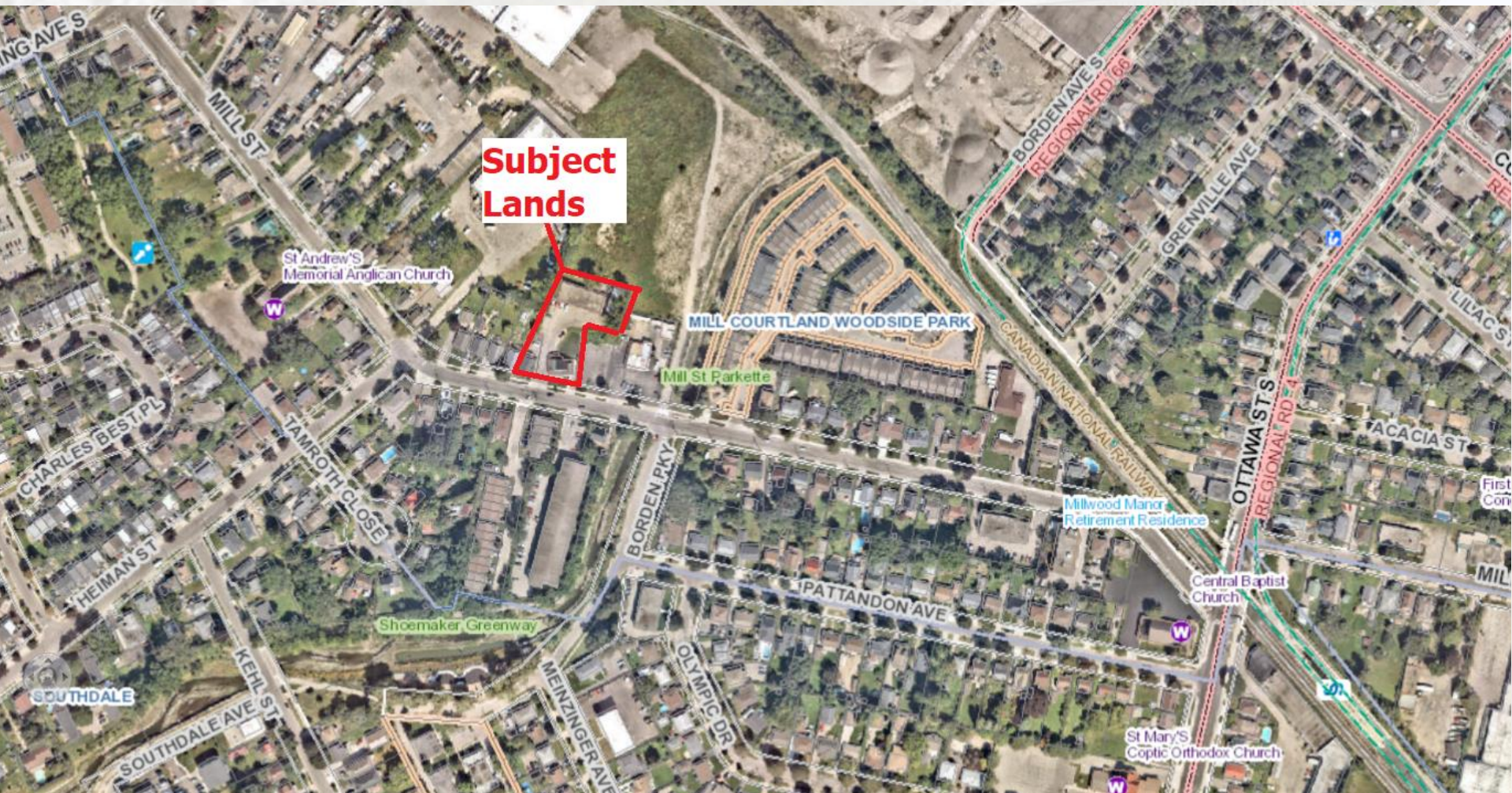


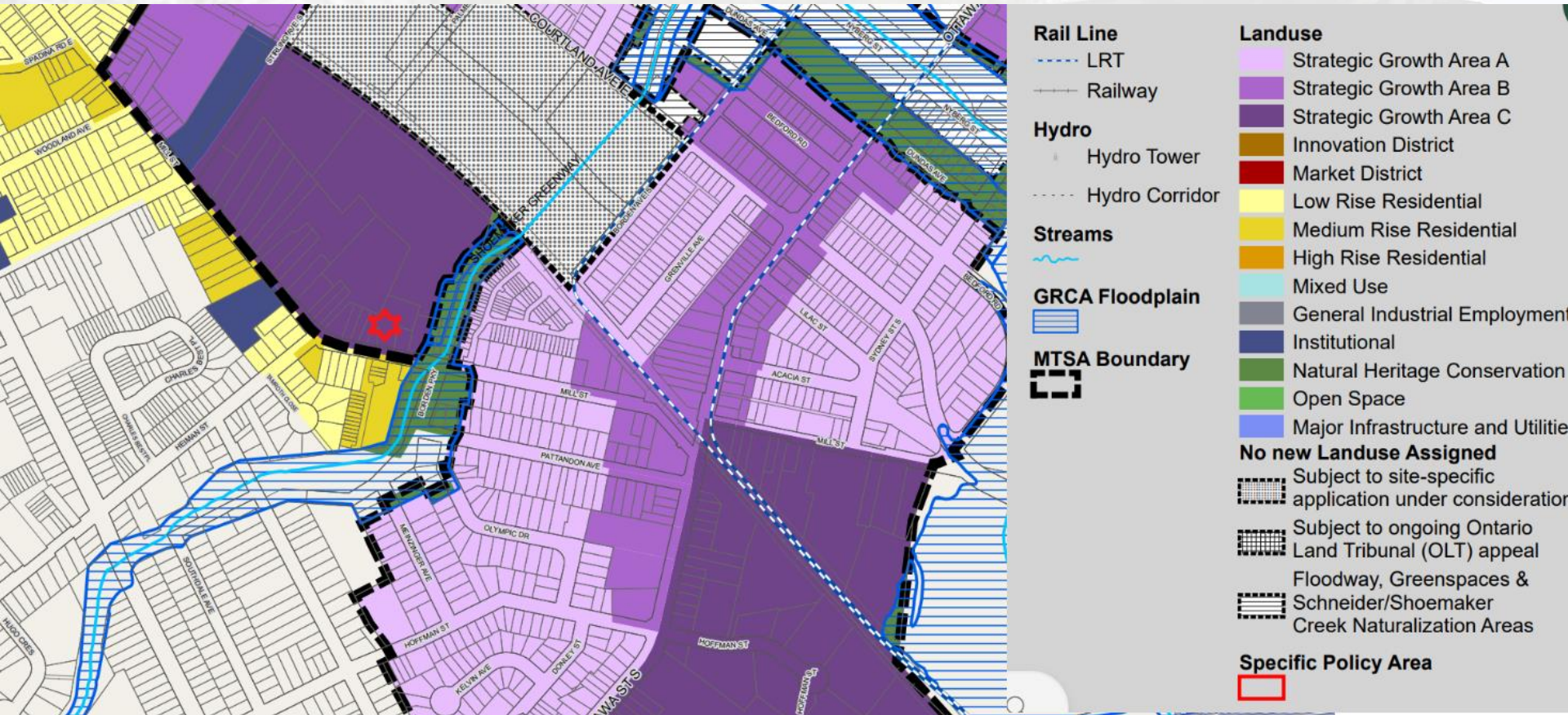
328-330 Mill Street
Zoning By-law Amendment Application ZBA24/017/M/CD
Owner: 1658194 Ontario Ltd.

Planning & Strategic Initiatives Committee
September 16, 2024

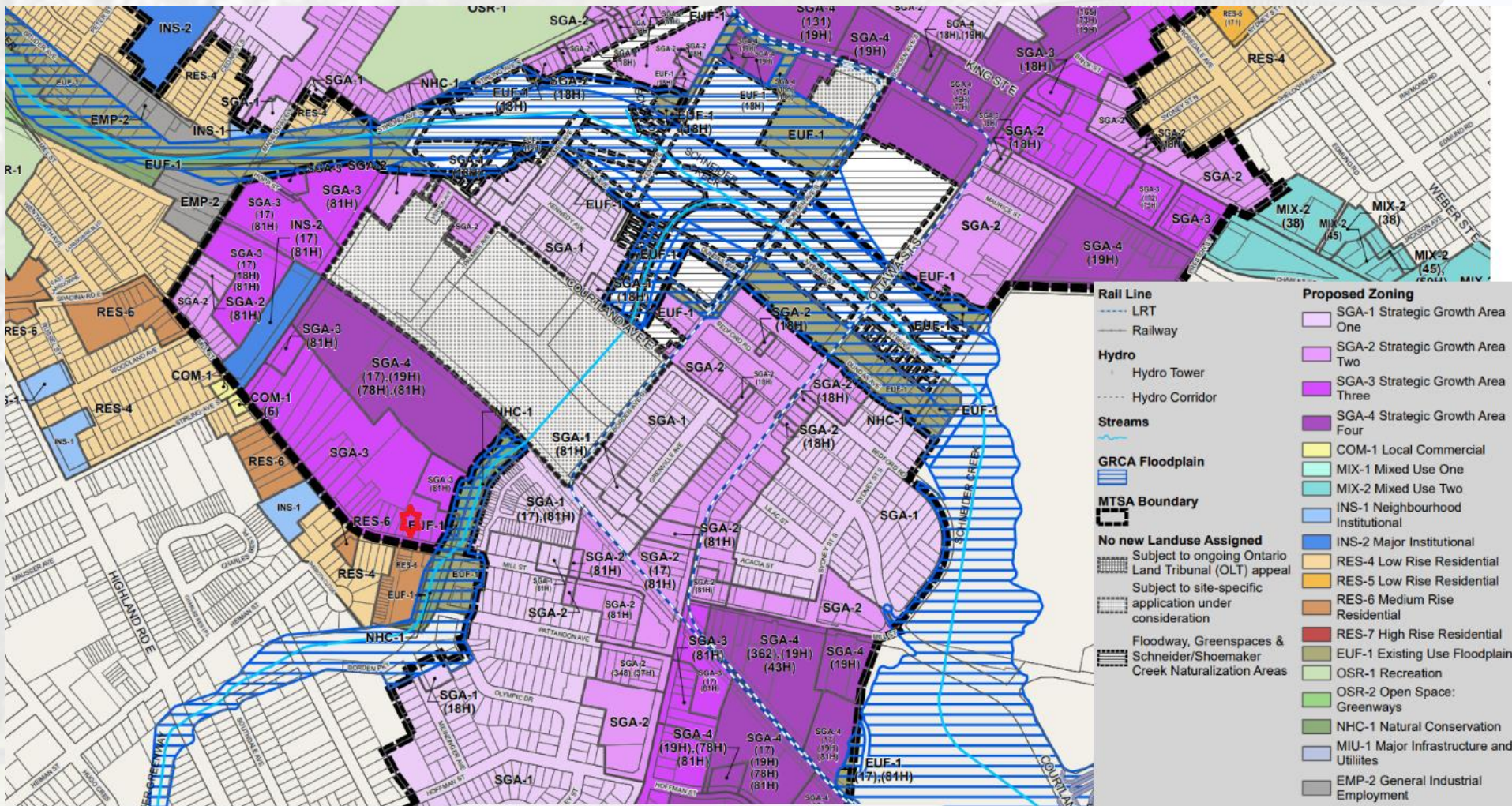
Site Context



Existing Planning Framework



Existing Planning Framework



Proposed Zoning By-law Amendment



Proposed Zoning By-law Amendment:

Add a new Site-Specific Provision to allow for; a reduction in bicycle parking to permit a Class A bicycle parking ratio of 0.535 Class A spaces per dwelling until; an increase in maximum building length of 60.45 metres and a reduction in lot width and in building setbacks in the rear, front and side as follows:

For Entire Building:

1. Reduce the minimum front, rear and westerly interior side yard setbacks from 3.0 metres to 1.0 metre.
2. Reduce a portion of the easterly interior side yard setback from 3 metres to 1.0 metre to accommodate a portion of the parking garage structure.

For Storeys 7-12

3. Reduce the minimum front yard setback from 6.0 metres to 3.3 metres.
4. Permit a maximum building length of 60.45 metres whereas a maximum building length of 60.0 metres is permitted.
5. Reduce the minimum physical distance from 6 metres to 4.9 metres to the east lot line and 5.4 metres to the north lot line.

For Storeys 13-18

6. Reduce the minimum front yard setback for storeys 13-17 from 6.0 metres to 3.3 metres.
7. Permit a maximum building length of 60.45 metres for storeys 13-15 whereas a maximum building length of 54.0 metres is permitted.
8. Reduce the minimum physical distance from 9 metres to 6.0 metres for storeys 13-17 and 7.0 metres for storey 18 to the west lot line, 5.4 metres for storeys 13-17 to the north lot line and 4.9 metres to the east lot line.

For Storeys 19-20

9. Reduce the minimum lot width from 42.0 metres to 38.63 metres.
10. Reduce the minimum physical distance from 12 metres to 4.9 metres to the east lot line and 7.0 metres to the west lot line.

Conceptual Building Elevation



330 MILL STREET



Highlights and Conclusion



- Staff are recommending Refusal of the and Zoning By-law Amendment application as adequate justification has not been provided, the requested reductions do not meet the new SGA land use policies in the Official Plan, and many of the requested zoning regulation amendment are not needed if the building was designed to meet the regulations.