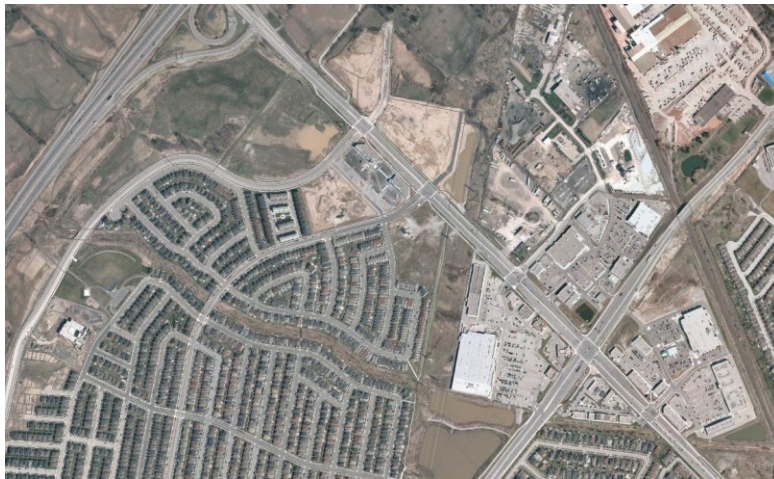


Official Plan & Zoning By-law Amendment Applications

Applicant: Adi Development Group Inc.
Address: 4853 Thomas Alton Blvd.
Files: 505-05/15 & 520-08/15
Date: December 13, 2016



Site & Context



Site & Context



Site & Context



Site & Context



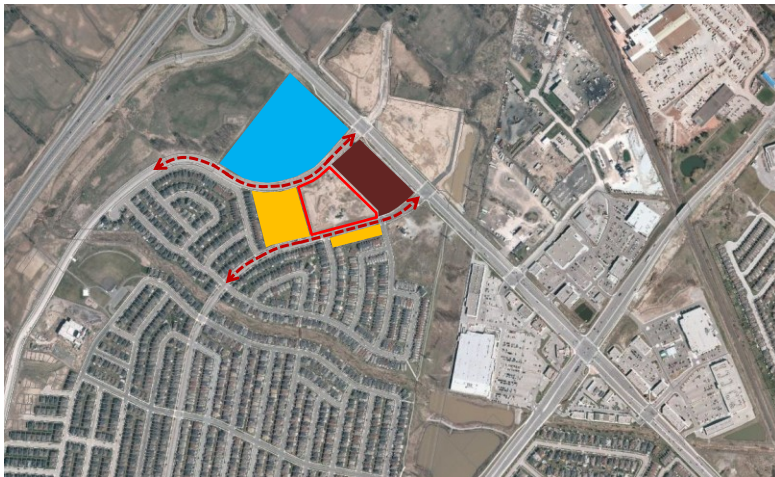
Site & Context



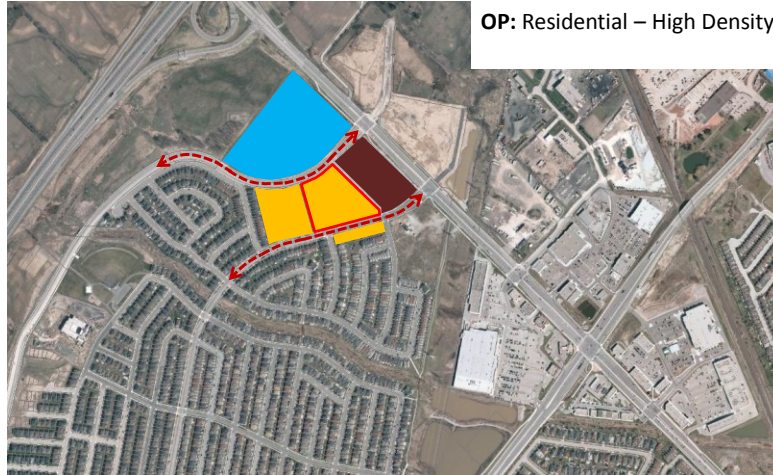
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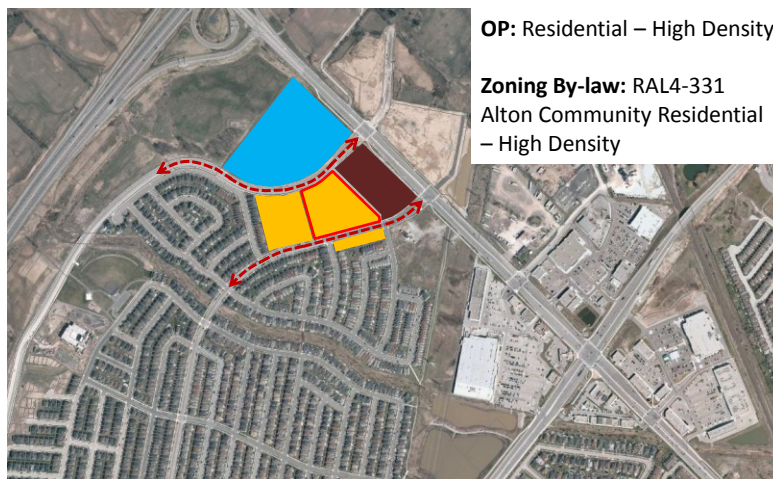
Site & Context



Existing Official Plan (OP) Designation



Existing Zoning



Development Proposal

Dwelling Type	Original (September 2015)
Traditional Townhouse	21
Stacked Townhouse	160
Apartment	498
Back-to-Back Townhouse	12
TOTAL	691



Consultation

- Public Consultation
 - Neighbourhood Meeting December 1, 2015
 - Statutory Public Meeting February 16, 2016
 - We heard concerns respecting:
 - building height & density;
 - parking & traffic impacts; and
 - adequacy of private amenity area, servicing infrastructure and school capacity



Consultation

- Urban Design Consultant (Brook McIlroy)
 - Urban Design Workshop March 15, 2016
 - Key considerations:
 - distribution of density;
 - creating a stronger frontage on Thomas Alton Boulevard;
 - increase the size of the shared private outdoor amenity area;
 - creating a more efficient internal circulation network; and
 - providing appropriate separation distances between buildings as well as increased setbacks from adjacent properties.



Dev't Proposal & subseq. changes...

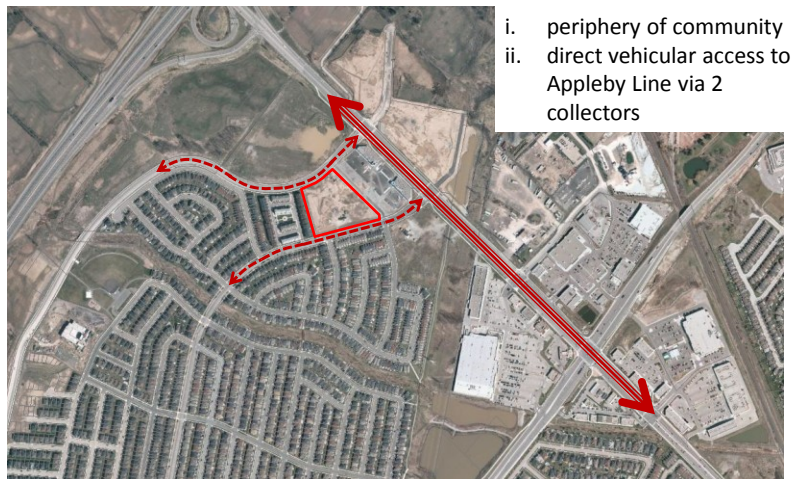
Dwelling Type	Original (September 2015)	Revised (April 2016)
Traditional Townhouse	21	21
Stacked Townhouse	160	170
Apartment	498	494
Back-to-Back Townhouse	12	0
TOTAL	691	685



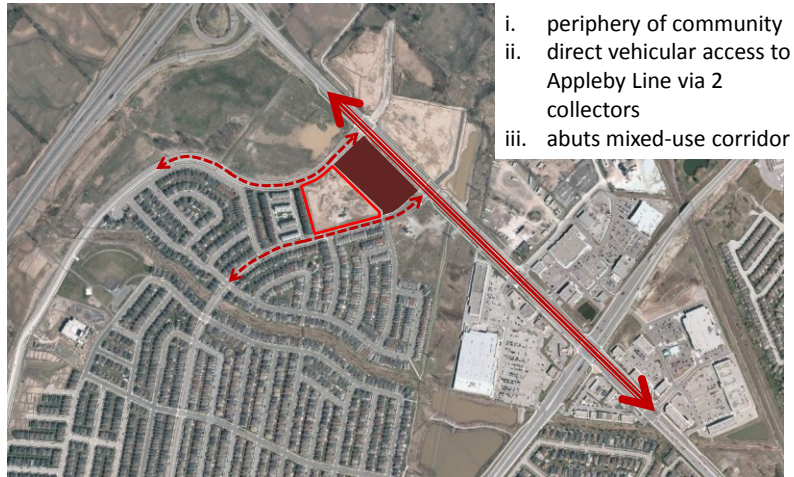
Evaluation Criteria



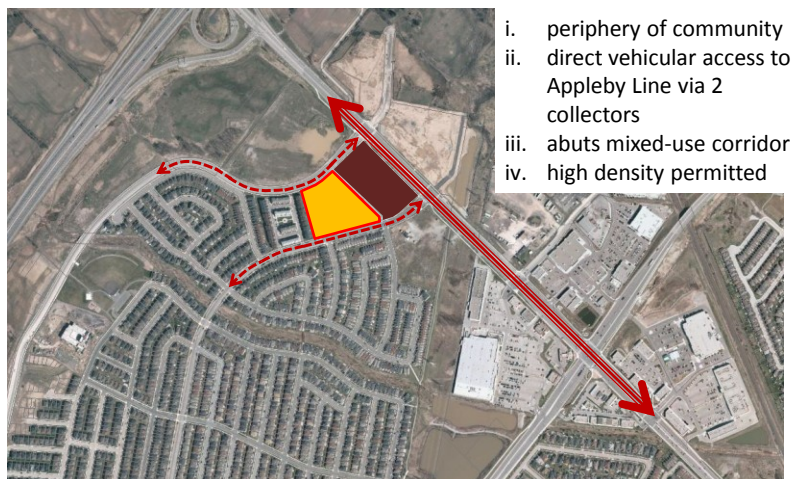
Evaluation Criteria



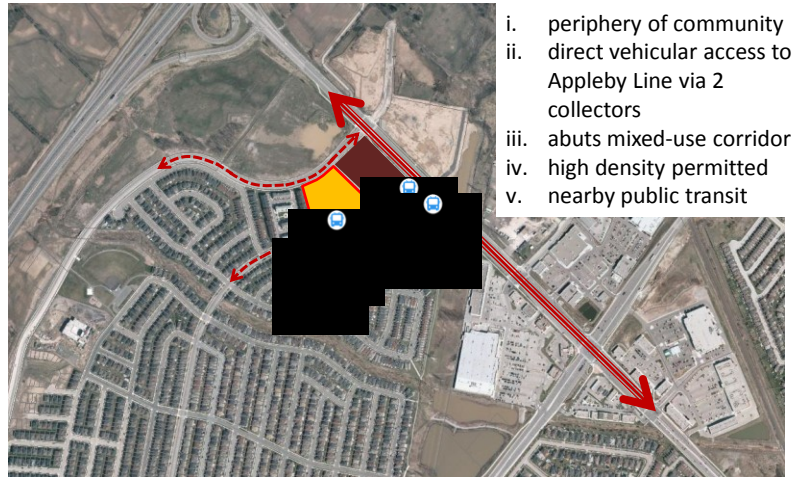
Evaluation Criteria



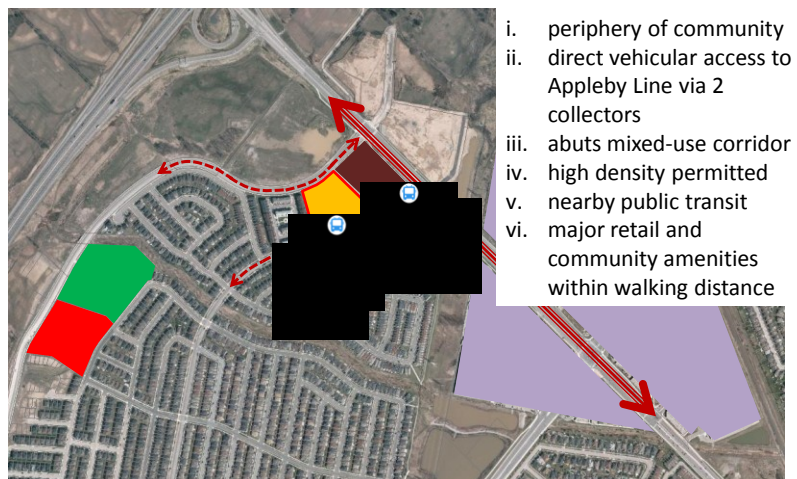
Evaluation Criteria



Evaluation Criteria



Evaluation Criteria



Merits of Proposal

- Consistent with PPS;
- Conforms to the Growth Plan:
 - compact and efficient form of development
 - mix of housing choices
- Adequate municipal services, parkland, schools;
- Off-street parking supportable with TDM; and
- Increased traffic flows can be accommodated.



Consultation

- Public Consultation
 - Public Meeting July 11, 2016
 - Staff presented a design based modified recommendation;
 - Directed to prepare the implementing by-laws for the Official Plan and Zoning By-law Amendments for further consideration.



Design Principles

- Principle 1:** Achieve compatibility in terms of height and density with the adjacent townhouses to the west of the site.
- Principle 2:** Provide an urban form of development along Thomas Alton Boulevard.
- Principle 3:** Provide open space on the site.
- Principle 4:** Use the podium of the higher density housing to frame the open space on the site.
- Principle 5:** Implement tall building best practices.
- Principle 6:** Provide appropriate transitions between buildings.
- Principle 7:** Provide access points to Palladium Way and Thomas Alton Boulevard.



Dev't Proposal & subseq. changes...

Dwelling Type	Original (September 2015)	Revised (April 2016)	Present (September 2016)
Traditional Townhouse	21	21	21
Stacked Townhouse	160	170	150
Apartment	498	494	441
Back-to-Back Townhouse	12	0	0
TOTAL	691	685	612



Recommendation

- Approve the Official Plan and Zoning By-law Amendments, as modified, contained in Appendices 7 and 8, respectively, of Report PB-74-16, to permit a residential intensification at 4853 Thomas Alton Boulevard.

