

Recommendation Report

**490-492 Brock Avenue &
1298 Ontario Street**

**Applications for Official Plan &
Zoning By-law Amendments**

Files : 505-02/17 & 520-08/17



Development Site

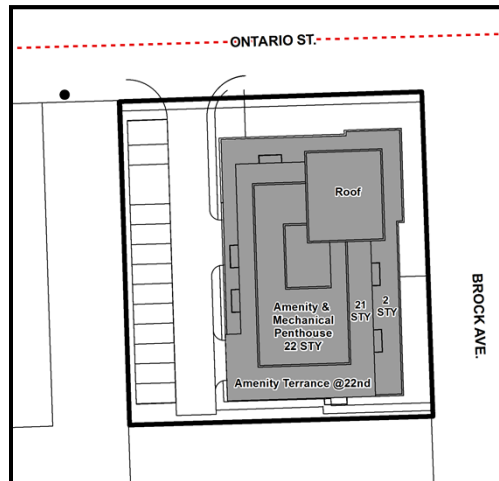


Site and Surrounding Area:

- 490-492 Brock Ave & 1298 Ontario St
- Southwest corner of Brock Ave and Ontario St.
- Lands comprise 0.22 hectares (0.55 acres)



Planning Application

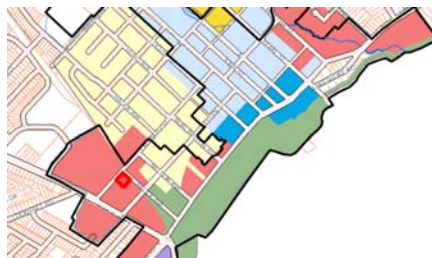


Original Proposal:

- Official Plan & Zoning By-law amendments to permit:
 - 22-storey mixed use building;
 - Commercial / retail use at grade;
 - 170 residential units;
 - 4 levels of underground parking with 185 parking spaces.



Official Plan and Zoning By-law



Existing Land Use Designation

'Downtown Mixed Use Centre' in the City's 'Downtown Urban Growth Centre'

Downtown Residential Medium and/or High Density'

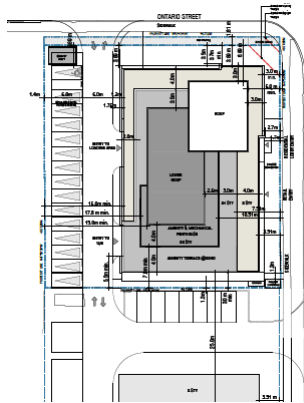


Existing Zoning

- Downtown High Density Residential (H-DRH)'



Revised Planning Application



- Additional accesses secured to Brock Avenue and Elgin Street
- Reduced number of residential units from 170 to 160
- Reduced maximum density from 773 uph to 751 uph
- Increased number of parking spaces from 185 to 203
- Increased overall amenity space
- Relocated commercial/retail space to Brock Street
- Increased the percentage of larger units
- Changes to architectural design

Proposed Amendments for Revised Plan

- **Official Plan Amendment**
 - Proposal to increase the maximum density
- **Zoning By-law Amendment**
 - Proposal requires following zoning relief:
 - Allow ground floor commercial/retail uses;
 - Setbacks;
 - Maximum building height and density;
 - Minimum amenity area;
 - Encroachments permitted for entrance canopies;
 - Non-residential parking spaces to be shared.

Policy Framework



Recommending Approval

- Revised development is consistent with Provincial, Regional and Municipal policy frameworks;
- Staff recommends approval of the revised applications to amend the Official Plan and Zoning By-law, subject to the conditions outlined in Report PB-16-18.