

PB-30-18 COW April 3 2018  
File no.505-03/17,520-10/17,510-02/17

# **Statutory Public Meeting**

## **2100 Brant Street**

**Applications for Official Plan &  
Zoning By-law Amendments  
and Draft Plan of Subdivision**

# Development Site



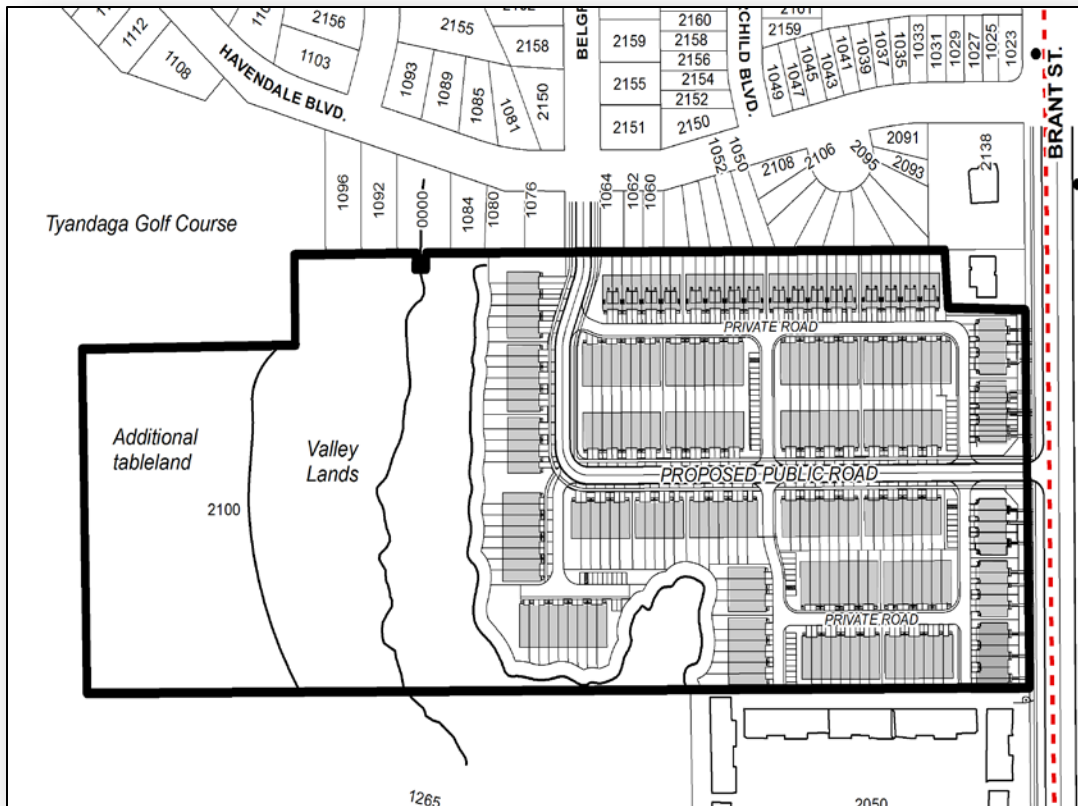
## Site and Surrounding Area:

- 2100 Brant Street
- West of Brant Street and south of Havendale Blvd
- Lands comprise of 11.1 hectares (27.2 acres). The net developable area is approximately 5.4 hectares (13 acres)

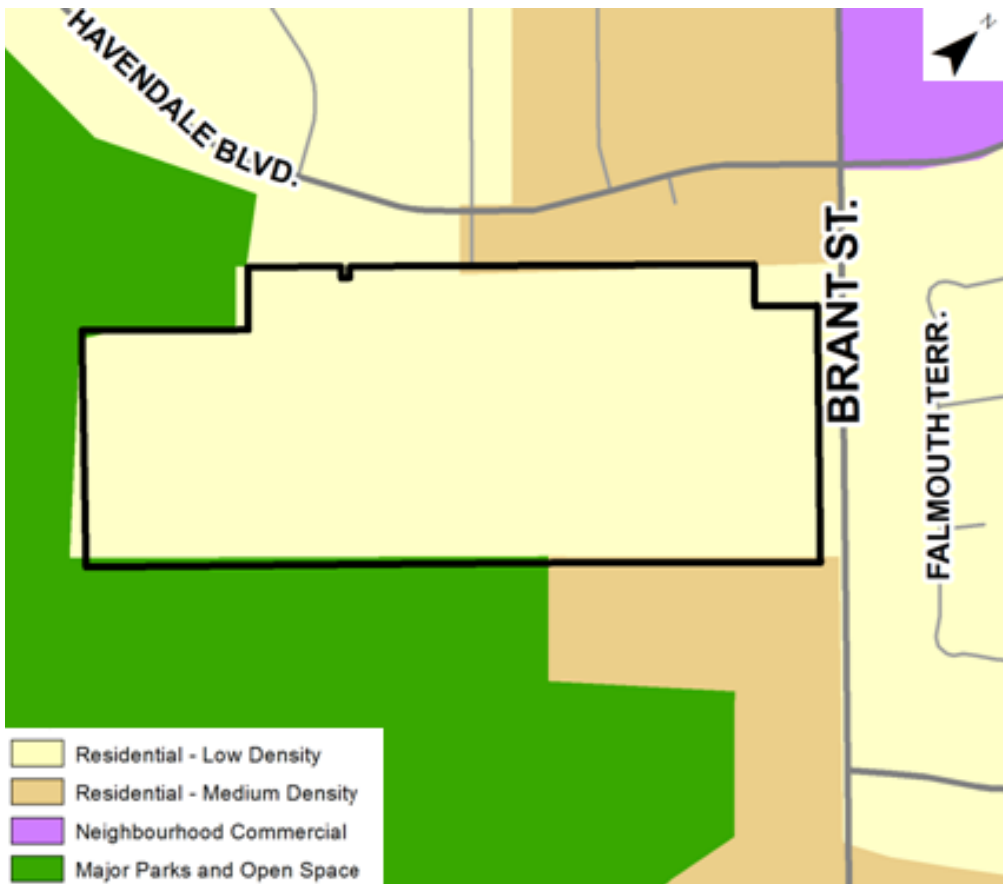
# Planning Application

## Proposal:

- Official Plan & Zoning By-law amendments to permit 233 residential townhouse units comprised of 27 dual frontage, 123 standard townhouses and 83 street townhouses
- Draft Plan of Subdivision to permit a proposed public road and development and open space blocks

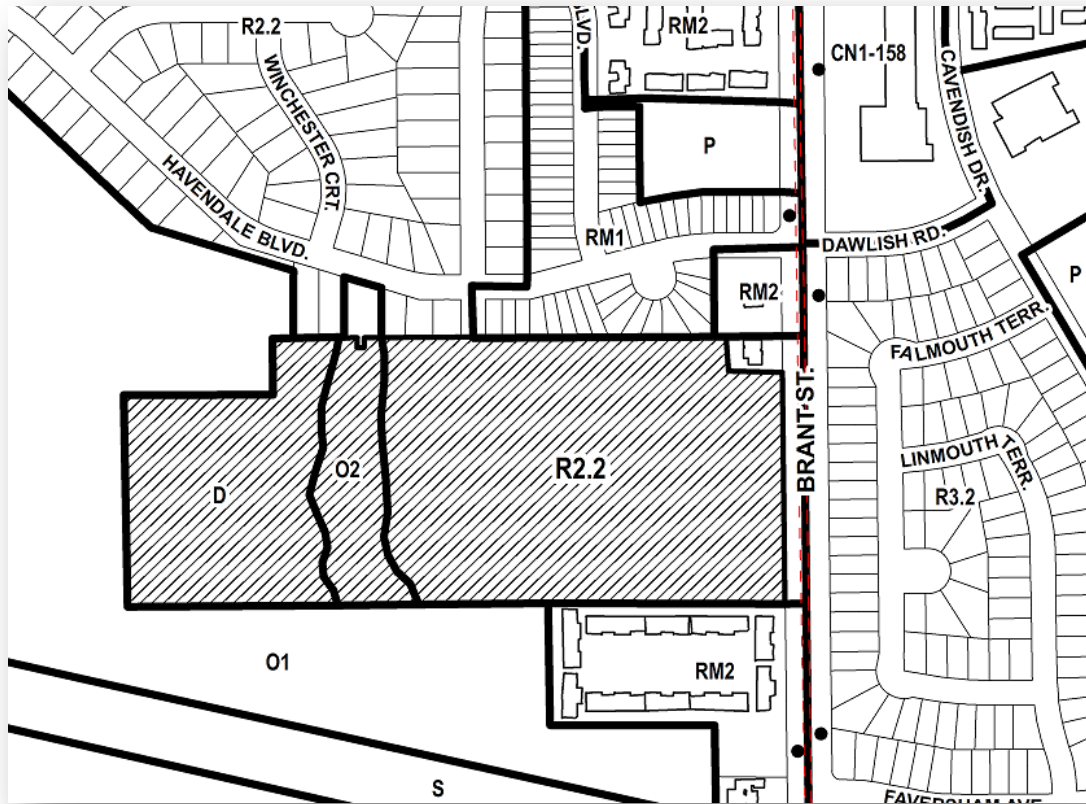


# Official Plan Designation



- Designated “Residential-Low Density” which permits single detached, semi-detached and other forms of ground oriented attached housing units (townhouses) with a density to a maximum of 25 units per net hectare.
- Application intended to change designation to “Residential – Medium Density” to allow 42 units per net hectare

# Zoning



- “Residential” (R2.2), “Open Space” (O2), and “Development (D) zone
- Application intended to rezone R2.2 to RM2 and RM5 to permit proposed townhouse development with site specific requirements to:
  - Increase height & density;
  - reduce minimum setbacks;
  - reduce minimum amenity and privacy area

# Application Info

- **Neighbourhood Meeting held on October 12, 2017**
  - Approximately 120 people attended;
  - Public comments attached as Appendix D to Report PB-30-18.
- **Next Steps**
  - Submission of revised reports from the applicant to address comments;
  - Detailed review and assessment of the revised technical information and proposed applications;
  - Recommendation Report to Council