

# Recommendation Report

## Zoning By-law Amendment

**5219 Upper Middle Road, 2004 -2005**

**Georgina Court**

**Upper Middle Road Enclave Inc.  
(Bloomfield Developments Inc.)**

**File : 520-05/17**

**July 9, 2018**



## Development Site

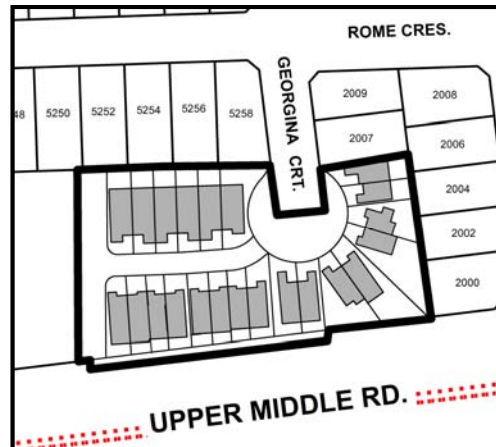


### Site and Surrounding Area:

- 5219 Upper Middle Road & 2004 – 2005 Georgina Court
- Between Upper Middle Road and Georgina Court
- Lands comprise 0.5 hectares (1.23 acres)



## Planning Application

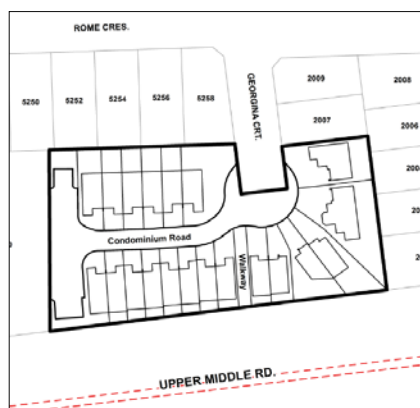


### Original Proposal:

- Zoning By-law amendment to permit:
  - 8 semi-detached residential units;
  - 14 townhouse units;
  - 5 visitor parking spaces



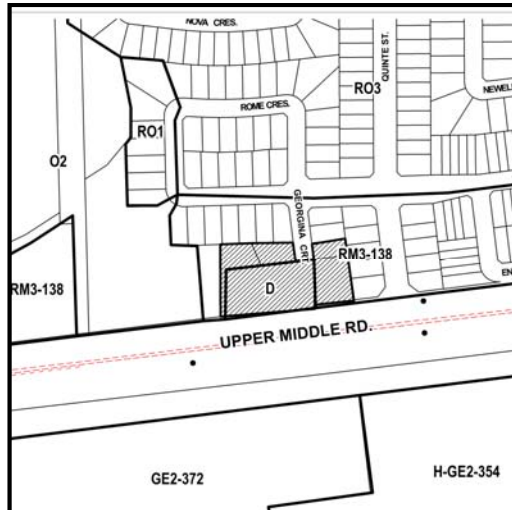
## Revised Planning Application



- 2 detached residential units replace 4 semi-detached residential units;
- 4 semi-detached residential units;
- Public pedestrian walkway between Georgina Court and Upper Middle Road;
- 14 townhouse units;
- Increased building setbacks to lots on Rome Crescent;
- Garden wall between visitor parking and stormwater facility to the west; and
- 4 visitor parking spaces.



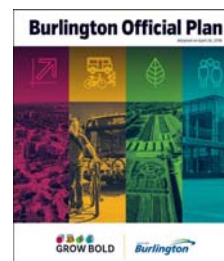
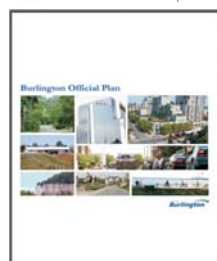
## Zoning



- 5219 Upper Middle Road – **'Development (D)'**
- 2004-2005 Georgina Court – **'Medium Density Residential (RM3-138)'**
- Application requesting relief from:
  - Min lot area;
  - Min lot width;
  - Min front yard setback ;
  - Min side yard setback;
  - Min rear yard;
  - Min visitor parking for townhouses.



## Policy Framework



## **Recommending Approval**

- Proposed development is consistent with Provincial, Regional and Municipal policy frameworks;
- Staff recommends approval of the revised application to amend the Zoning By-law, subject to the provisions outlined in Report PB-46-18.

