

Committee of Adjustment November 17, 2022

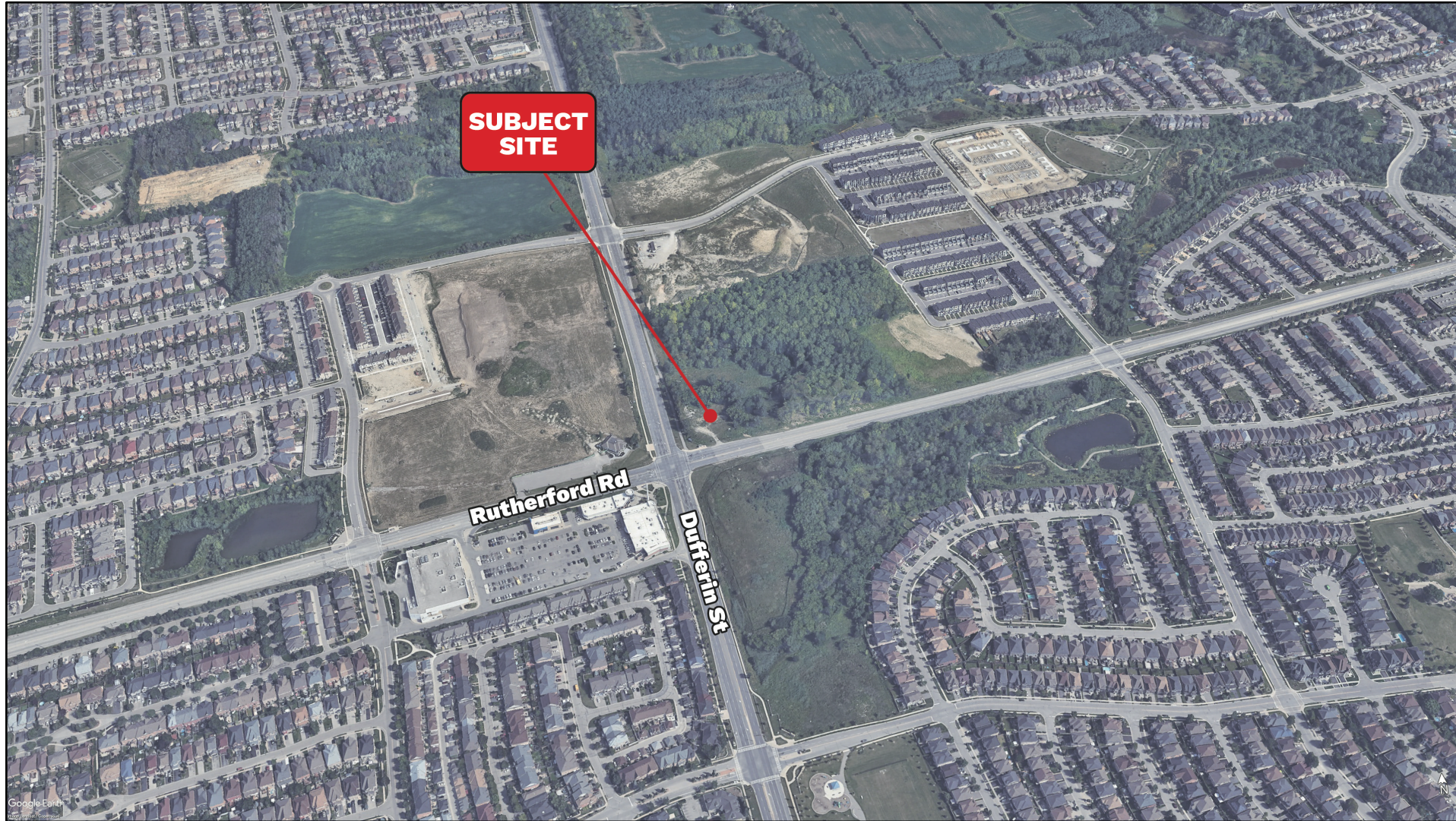
**1176 Rutherford Road
File: A209/22**



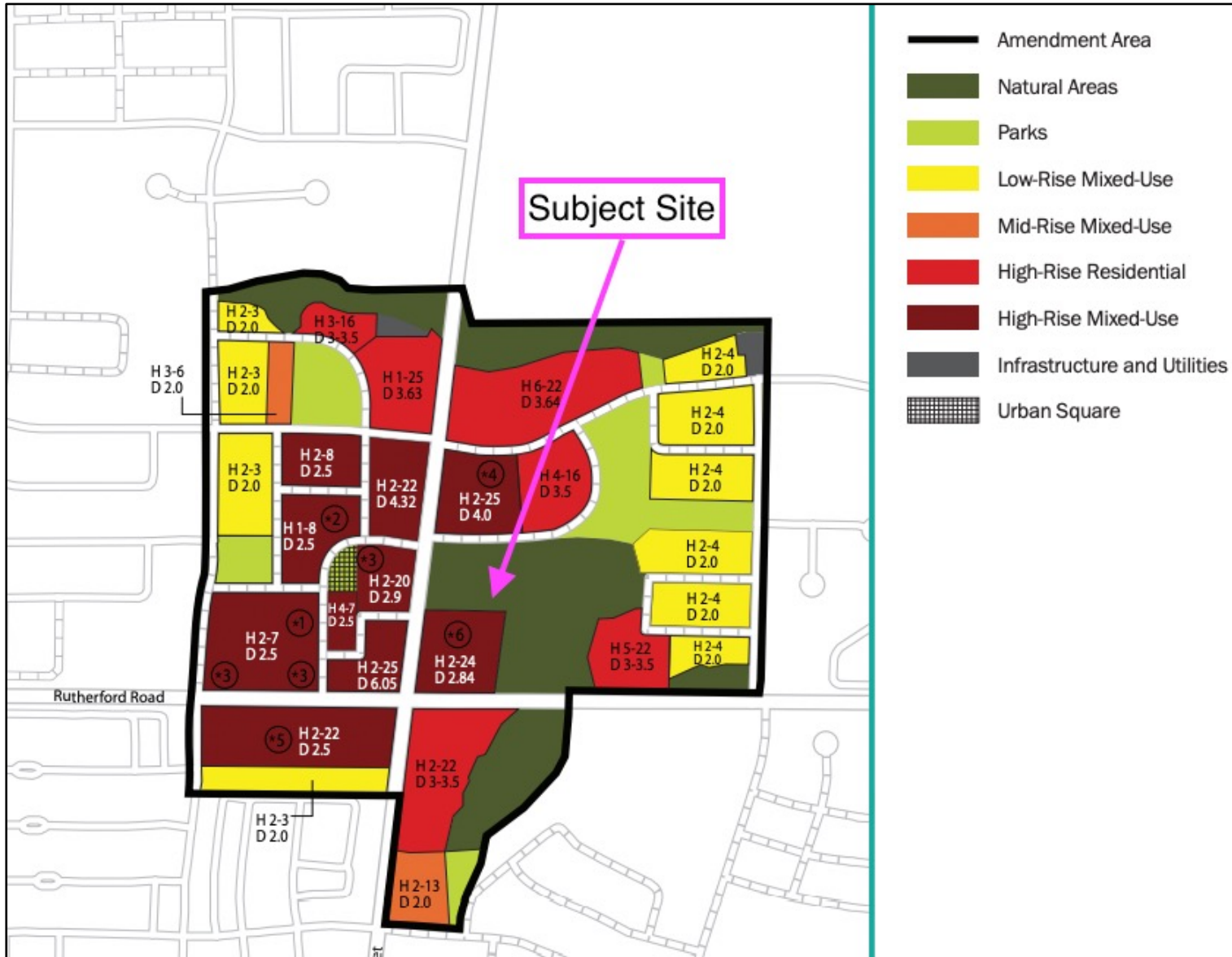
Presentation

- Site and Context
- Planning Framework
- Proposal
- Review of Variances

Site and Context

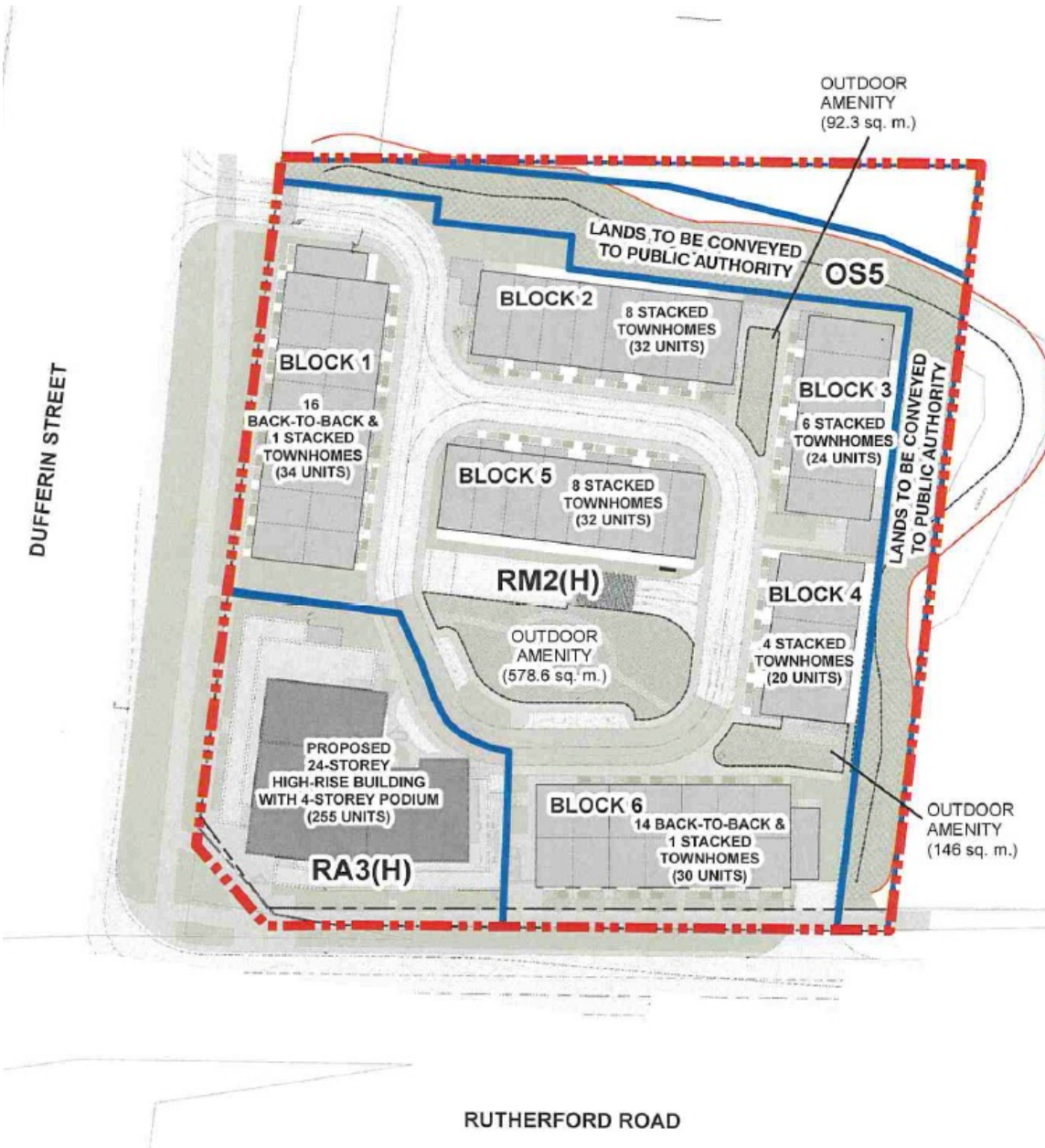


Planning Framework – Official Plan



- VOP2010
- Carrville Centre Secondary Plan
- *High-Rise Mixed-Use*
- Permits 24 storeys and 2.84 FSI

Planning Framework - Zoning



- By-law 01-2021
 - Future Development Zone FD
 - Environmental Protection Zone EP-ORM
 - Exception 1104
- By-law 1-88
 - Residential Apartment Zone RA3(H)
 - Multiple Residential Zone RM2(H)
 - Open Space Environmental Protection Zone
 - Exception 9(1485)

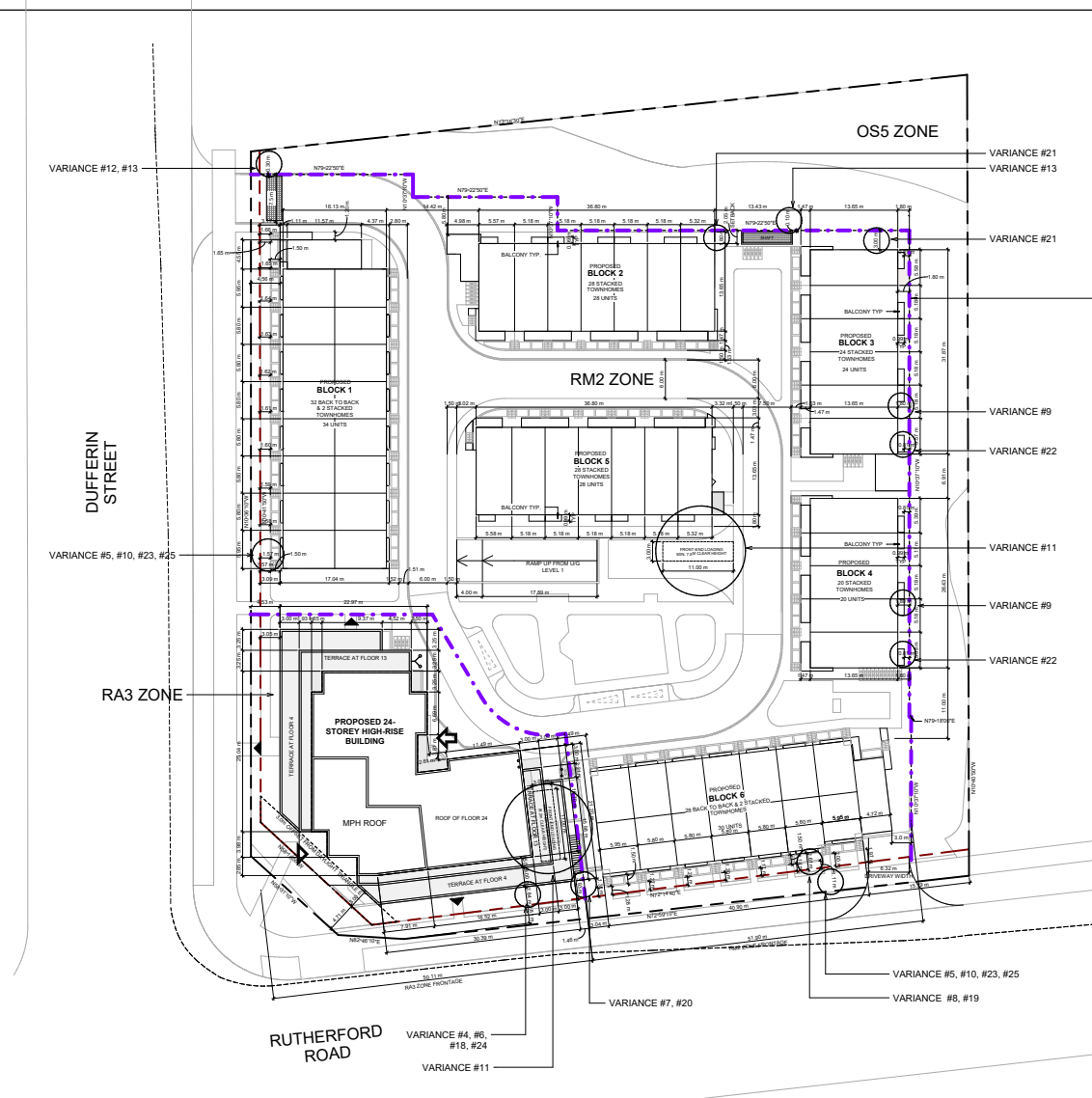
Proposal



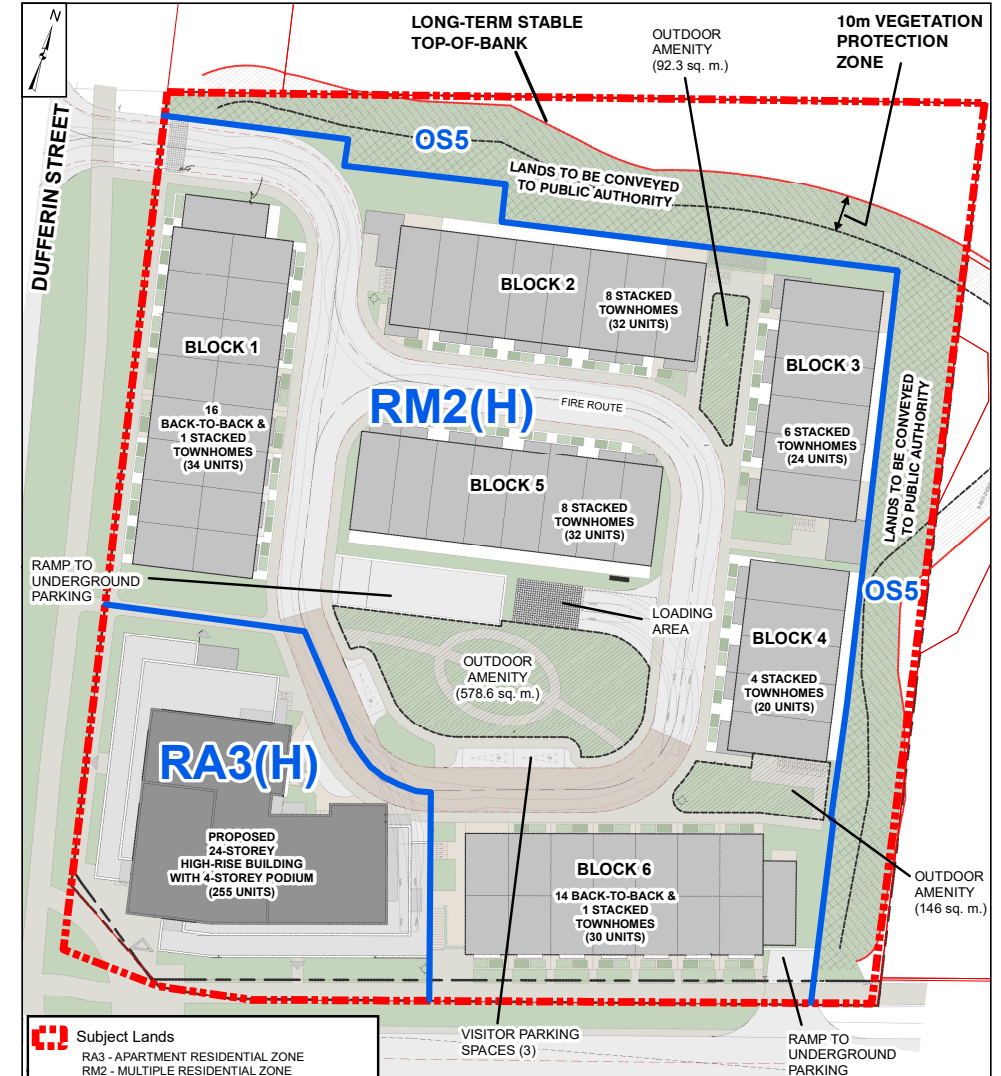
AERIAL PERSPECTIVE LOOKING NORTH-WEST

Units	243 Tower 164 Townhouse ----- 407 Total
Residential GFA	35,483 sq.m.
Height	24 storeys
Vehicular Parking	530 spaces
Bicycle Parking	254 spaces

Proposal



Simplified Site Plan (CofA)



Council Approval (Rezoning, SPA)

Review of Variances

- Site-specific by-law permits a 24-storey tower and 6 townhouse blocks on the site
- Rezoning and Site Plan approved by Council in October 2019 prior to adoption of new City-wide Zoning By-law (October 2021)
- Minor changes to design, but overall proposal has not changed
- Several zoning deficiencies were identified through detailed review during Site Plan process
- Survey update also triggered additional zoning deficiencies
- This minor variance application intends to rectify these issues and can be seen as a “housekeeping” exercise

Review of Variances

Housekeeping Items	Variances to New City-wide Zoning By-law 01-2021 Only	Survey Update
Items that should have been included in original site-specific by-law	Variances to both by-laws requested now that 01-2021 is adopted by Council. Certain items that complied with 1-88 now need to be considered in 01-2021.	Property line adjustment from survey update increased Rutherford right-of-way. Created reduced setbacks.
Variances: 2, 3, 10, 16, 17, 21, 22, 23, 25	Variances: 1, 5, 9, 11, 12, 13, 14, 15	Variances: 4, 6, 7, 8, 18, 19, 20, 24

Review of Variances

Four Tests

- Meets intent and purpose of Official Plan
- Meets intent and purpose of Zoning By-law
- Is desirable for the appropriate development or use of the land, building or structure
- Is minor

Thank you!

