

Northwest Corner of Weston Road and Chatfield Drive

Belmont Properties

Application for Zoning By-law Amendment
File No.: Z.20.003

C16
COMMUNICATION
CW (Public Hearing) - July 7, 2020
Item # 3

1



- Subject Lands are located at NW corner of Weston Road and Chatfield Drive
- Block within Registered Plan of Subdivision
- +/-0.77 Hectares (+/-1.9 acres)
- Relatively flat
- Sparsely vegetated due to clearing and grading of subdivision
- Currently occupied by temporary sales offices
 - To be removed to facilitate proposed development
- North: existing residential townhouses
- East: Weston Road and existing stormwater management pond
- South: Chatfield Drive and future residential
- West: existing residential townhouses

Official Plan:

- **‘Low Rise Mixed Use’** designation
 - Maximum height of 4 storeys
 - Maximum density of 1.5 FSI
 - Permits mix of commercial and residential uses, including townhouses

No amendments to the Official Plan are required

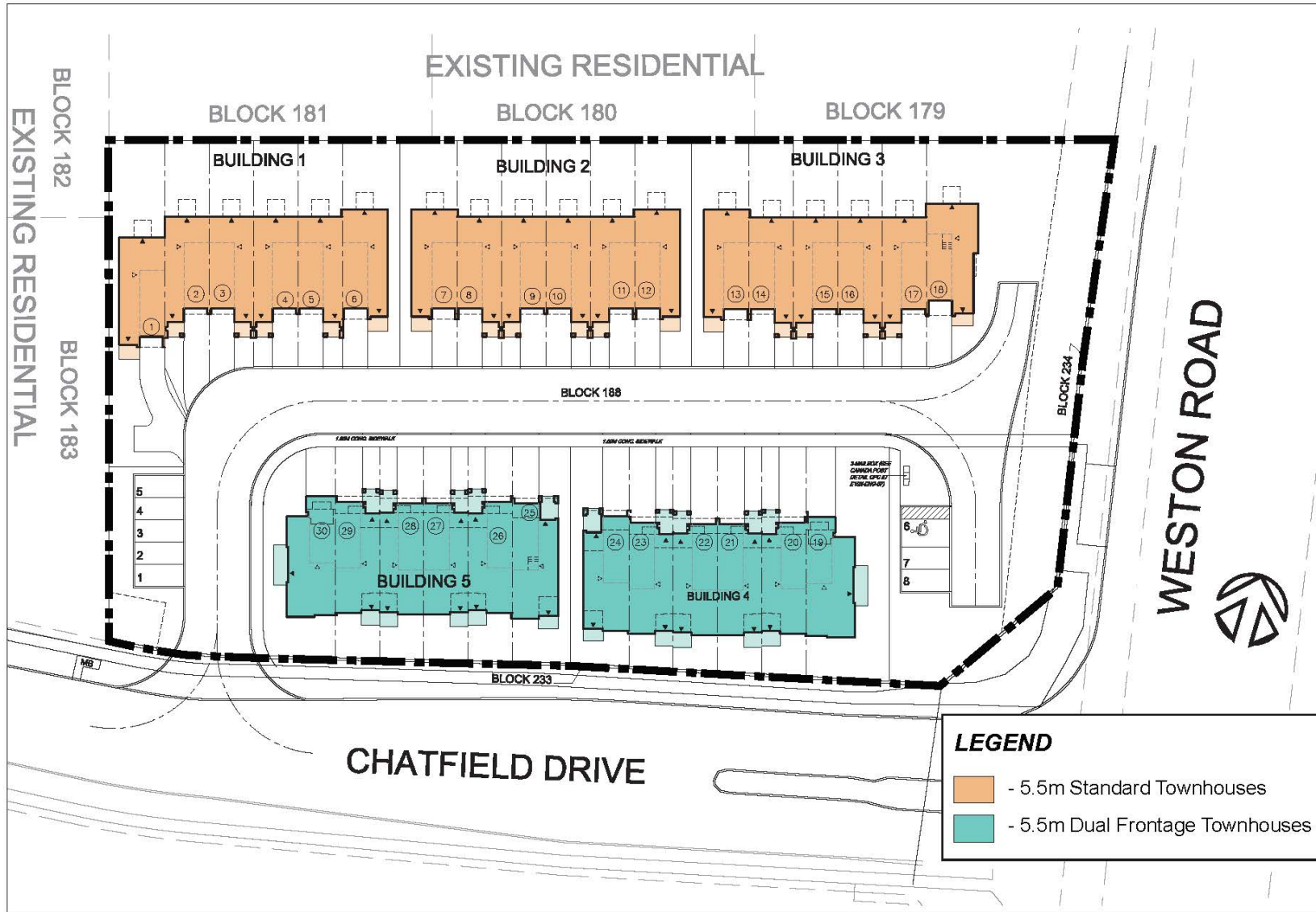
Current Zoning:

- **C3(H) – Local Commercial Zone** with Hold provision
 - Maximum height of 3 storeys
 - Permits Bank or Financial Institution; Business or Professional Office; Personal Service Shop; Pharmacy; Photography Studio; Retail Store; Video Store

**Amendment to Zoning By-law 1-88
required to permit proposed residential use**

PROPOSED SITE PLAN

5



- Total of 30 units on private road
- Minimum unit width of 5.5m
- 18 standard townhouses
- 12 dual frontage townhouses
- 2 parking spaces per unit
- 8 visitor parking spaces

- Reduced unit width from 6.0m to 5.5m
- Reduced minimum front and rear yards for dual frontage units
- Increased maximum building height from 11.0m to 12.0m
- Reduced minimum lot depth from 27m to 26m
- Permission for proposed townhouses to have frontage on private road
- Reduced landscaping requirements

PROPOSED ELEVATIONS

Dual Frontage Units



Proposed Dual Frontage Townhouses (prepared for Belmont by VA3) - FRONT ELEVATION



Proposed Dual Frontage Townhouses (prepared for Belmont by VA3) - REAR ELEVATION

PROPOSED ELEVATIONS

Standard Unit Elevations



Proposed Front-Loaded Townhouses (prepared for Belmont by VA3) - FRONT ELEVATION



Proposed Rear Upgrade
(Block 3)