



COMMUNICATION – C25
ITEM 6
Committee of the Whole (Public Meeting)
April 7, 2021

9291 Jane Street

Official Plan and Zoning By-law Amendment Application
File No: OP.20.017 and Z.20.044

PUBLIC MEETING

April 7, 2021



Presentation

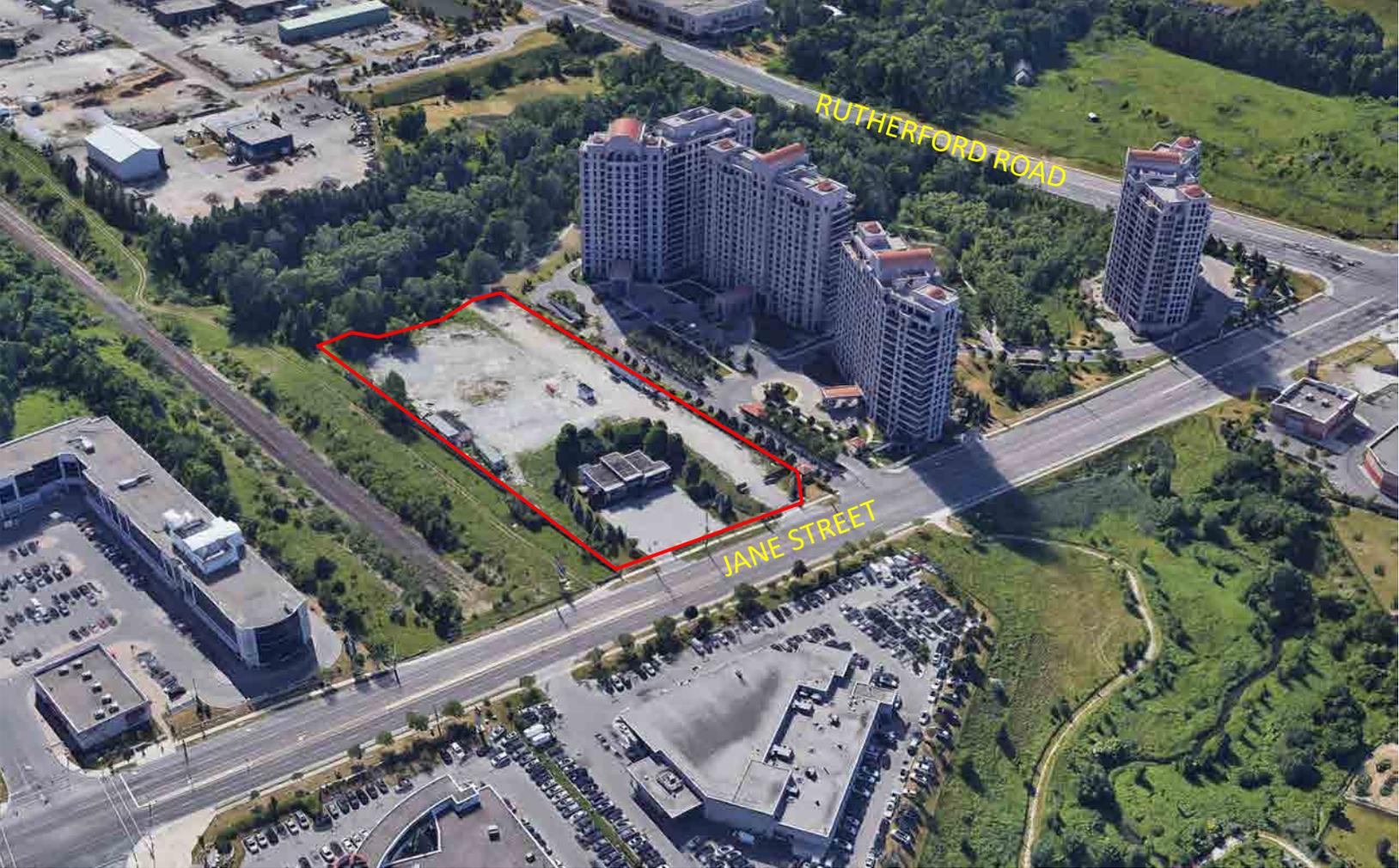
- Site Location and Context
- Existing Official Plan Designation and Zoning
- Proposed Official Plan and Zoning Amendment
- Proposed Development
- Provincial and Regional Policy Context
- Supporting Studies



Site Location and Context



Site Location and Context



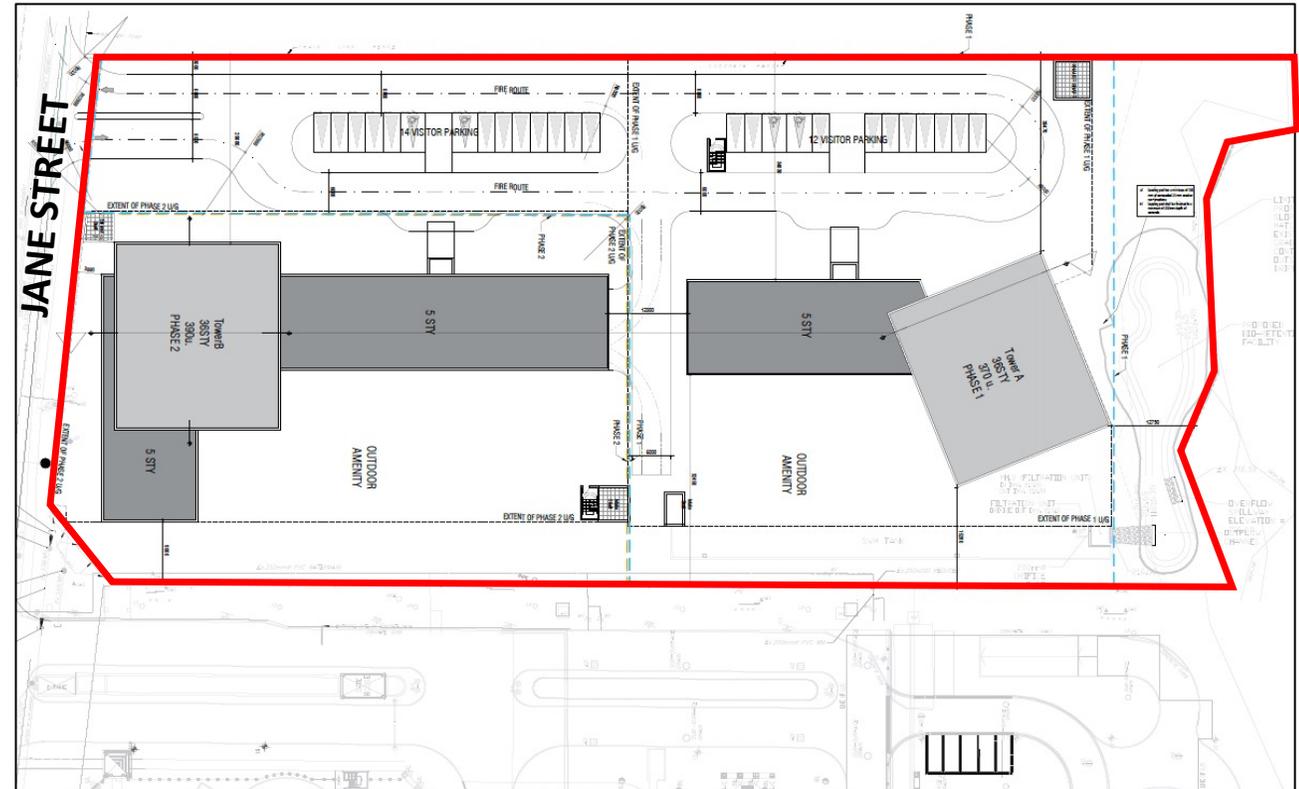
Existing Official Plan Designation & Zoning

Official Plan Designation:

- High Density Residential/Commercial
- Maximum density: 200 units per hectare
- Maximum FSI: 2.7
- Maximum height: 16 storeys (ST)
- Minimum northern property line setback: 115.5 m

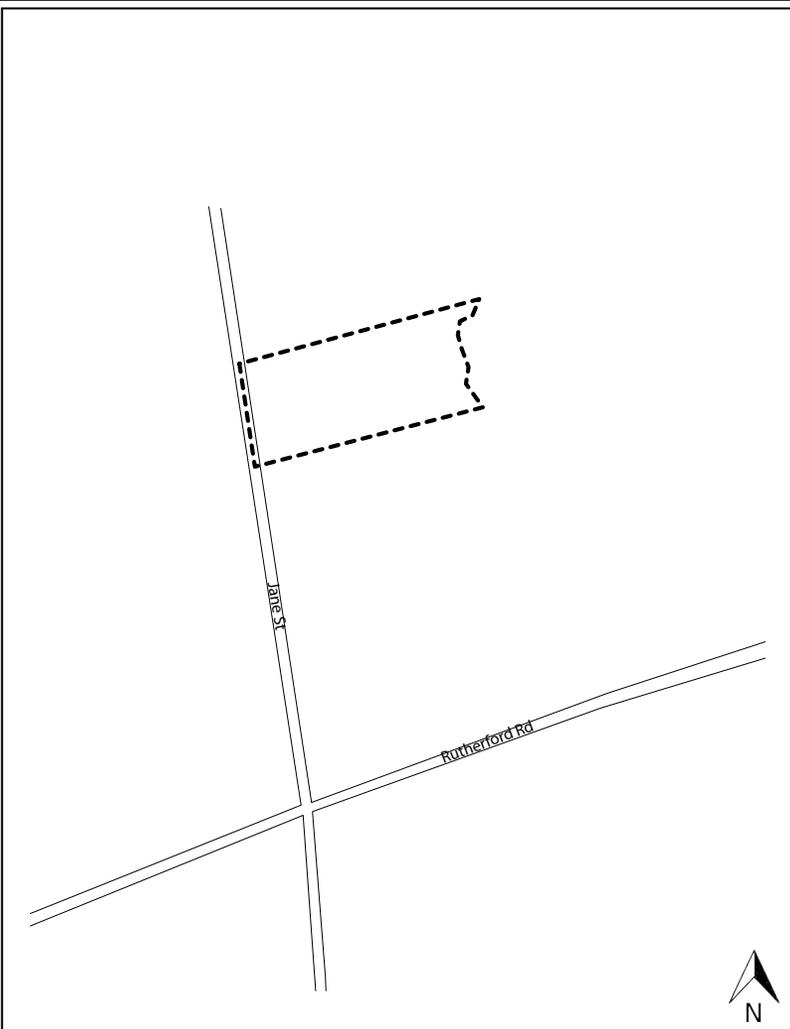
Zoning:

- Restricted Commercial - C1(H)



Proposed Official Plan Amendment

- Official Plan Amendment Application
 - Re-designate lands:
 - From “High Density Residential/Commercial”
 - To “High-Rise Residential”
 - Maximum height: 36 storeys
 - Maximum FSI: 4.2



LAND SUBJECT TO AMENDMENT No. 

THIS IS SCHEDULE '1'
TO OFFICIAL PLAN AMENDMENT NO.
ADOPTED THE _____ DAY OF _____, 2020

FILE No's
RELATED FILES:
LOCATION:
APPLICANT:

SIGNING OFFICERS

MAYOR

CLERK

Proposed Zoning By-law Amendment

- Zoning By-law Amendment Application
 - Re-zone lands
 - From “Restricted Commercial - C1(H)”
 - To “Residential Apartment Zone – RA3”
 - Increase maximum height to 114.4 metres (36 storeys), including mechanical penthouse
 - Maximum Residential FSI = 4.2 (61,457 sq²)
 - Other standards, such as minimum requirements for vehicular / bicycle parking spaces

The site plan shows a rectangular parcel of land labeled 'RA3' bounded by a dashed line. The parcel is situated between Jane St (a vertical street) and Rutherford Rd (a diagonal street). A north arrow is located in the bottom right corner of the plan area.

SCHEDULE '1'
TO BY-LAW _____ - 2020
PASSED THE ____ DAY OF _____, 2020

SUBJECT LANDS

FILE NO:
RELATED FILE:
LOCATION:
APPLICANT:

SIGNING OFFICERS

MAYOR

CLERK

Proposed Development

Building Height

- Two 36-storey towers

of Units

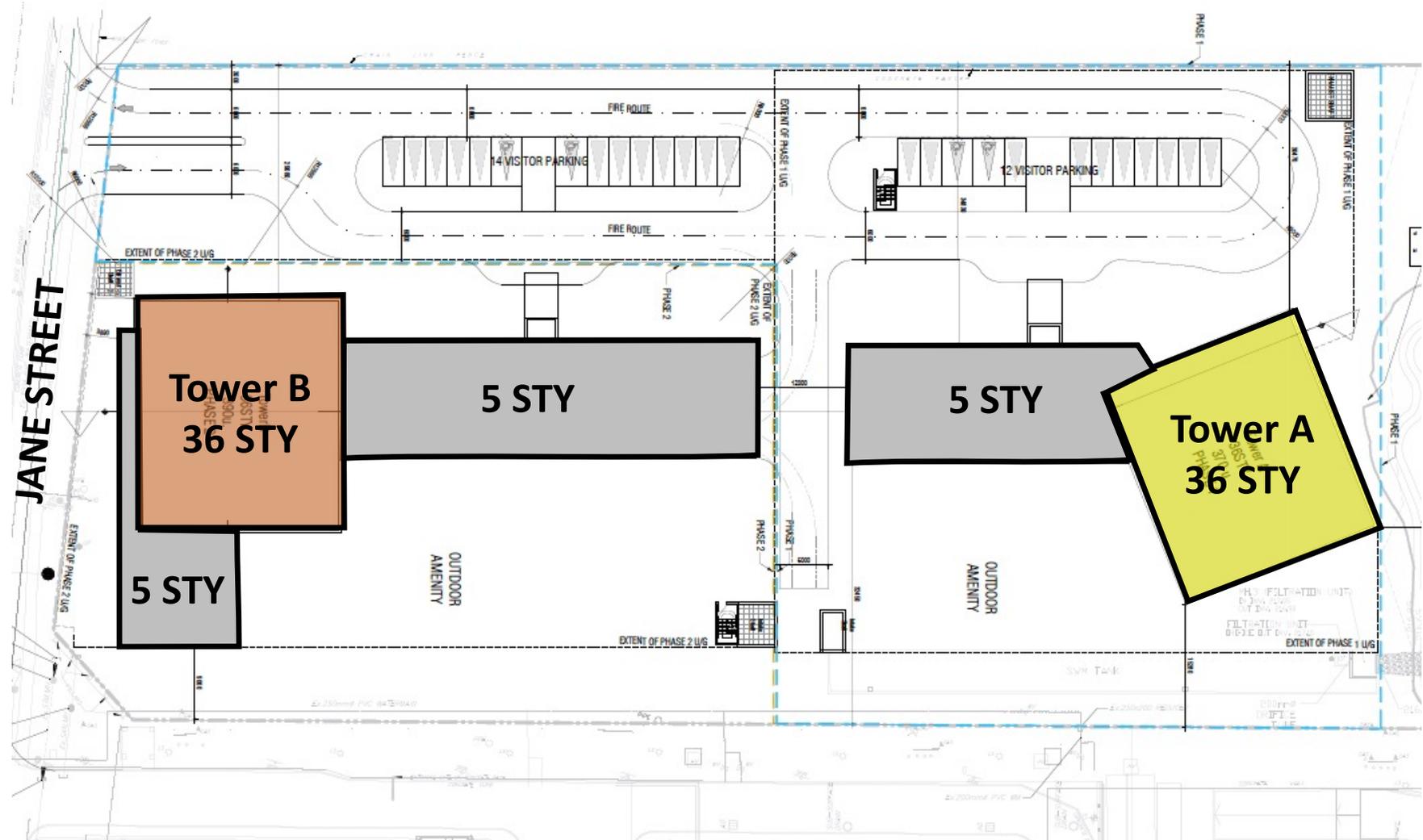
- 370 (Tower A)
- 390 (Tower B)
- Total: 760

of Parking Spaces

- 923 spaces

of Bicycle Parking Spaces

- 476 spaces



Proposed Development – Perspectives



VIEW LOOKING SOUTHEAST

Proposed Development - Perspectives



VIEW LOOKING NORTHEAST

Proposed Development - Perspectives



VIEW LOOKING NORTHWEST

Proposed Development - Perspectives



VIEW LOOKING SOUTHWEST

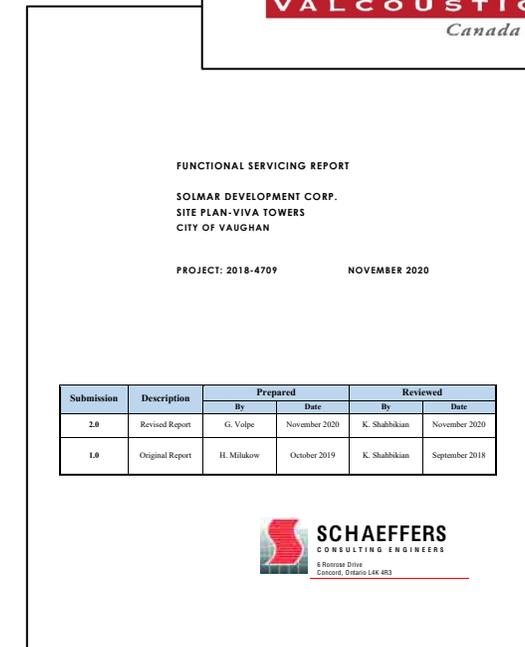
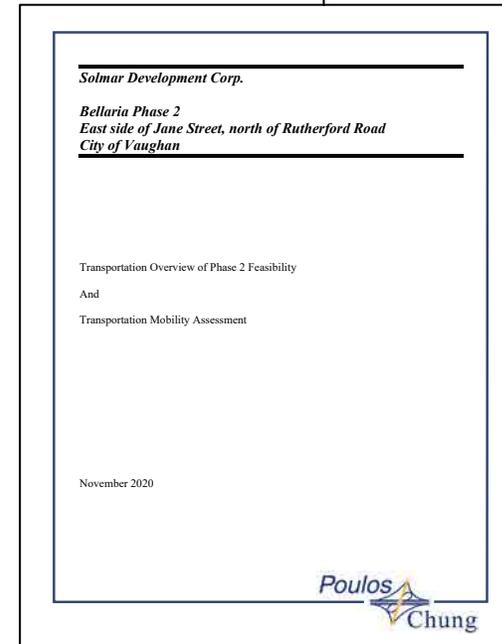
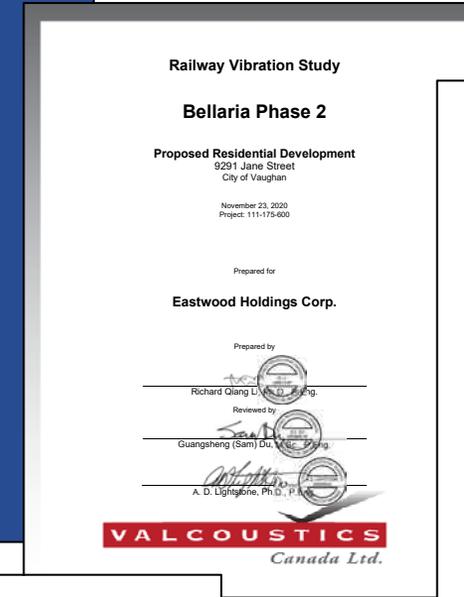
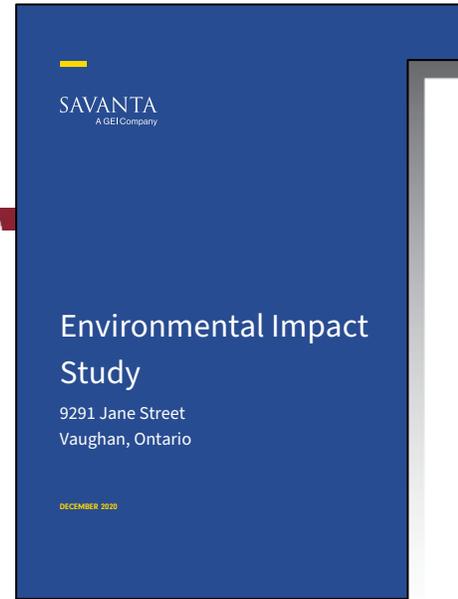
Policy Context

The proposal is consistent with / conforms to Provincial and Regional policies:

- ✓ Supports the development of healthy, accessible and safe communities;
- ✓ Represents an efficient use of land and infrastructure;
- ✓ Provides a mix of housing options and unit types;
- ✓ Represents intensification along a Regional Corridor;
- ✓ Mitigates noise impacts and upholds the viability of the rail corridor; and
- ✓ Promote complete communities and transit accessibility.

Supporting Studies

- Environmental Impact Study
- Environmental Noise Assessment
- Railway Vibration Study
- Transportation Impact Study
- Functional Servicing Report
- Archaeological Stage 1 & 2 Assessments
- Environmental Site Assessment Phase 1 & 2
- Hydrogeological Assessment
- Geotechnical Investigation
- Arborist Report
- Urban Design Brief
- Community Services and Facilities Study



Thank You

