



MEMORANDUM

To: Mayor and Members of Council

From: Biju Karumanchery, Acting-Commissioner, Development Services

Prepared by: Rick Cefaratti, Senior Planner, West District

Date: June 21, 2021

Re: Nascent Sher (9704 McCowan) Inc., Request for the assignment of additional servicing allocation for a mixed use mid rise development at 9704 McCowan Road, File No. SC 18 174837 (Ward 6)

RECOMMENDATION:

- 1) That the memorandum titled “Memorandum, Nascent Sher (9704 McCowan) Inc., request for the assignment of additional servicing allocation for a mixed use mid rise development at 9704 McCowan Road, File No. SC 18 174837 (Ward 6)” be received;
- 2) That servicing allocation assigned to the subject development be increased from one hundred and twelve (112) dwelling units to one hundred and thirty one (131) dwelling units;
- 3) That the City reserves the right to revoke or reallocate servicing allocation should the proposed development not proceed in a timely manner; and,
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

9704 McCowan Road (subject property) which has an approximate area of 0.43 ha. (1.06 ac.), is located on the west side of McCowan Road within Berczy Village (see Figure 1 – Location Map and Figure 2 – Air Photo). An existing dwelling on the property has historically been used as a chiropractic office. To the north of the subject property is a private school (Radiant Montessori School), and to the south is a gas station, that contains a retail store and a car wash facility (Esso and Circle K). Located to the east across McCowan Road is a townhouse development. Located to the west is a six (6) storey residential building (Emery the Essential).

In June of 2019, Nascent Sher (9704 McCowan) Inc., received Council approval of amendments to the Official Plan and Zoning By-law, and endorsement in principle of the associated site plan application to permit a mixed use mid rise development on the subject lands. In addition, Site Plan approval authority was delegated to the Director of Planning and Urban Design and

servicing allocation for 112 dwelling units was assigned to the proposed development. The previous proposal included:

- An eight (8) storey mixed use apartment building that fronts onto McCowan Road;
- Three five (5) storey residential apartment buildings, at the rear of the subject property, all framing an internal courtyard;
- a total Gross Floor Area (GFA) for both commercial and residential uses of approximately 11,922 m² (128,327 ft²);
- a site density of 3.0 FSI;
- a total of 112 residential units;

REVISED PROPOSAL:

A revised proposal was received and circulated in April of 2021. The overall layout of the revised proposal, as shown in Figures 3 and 4 – Site Plan and Renderings, generally remains the same as the original proposal endorsed in principle, except for the following changes:

- The five (5) storey apartment building on the west side of the property facing the internal courtyard has been replaced by a two (2) storey amenity pavilion building;
- The total Gross Floor Area of for residential uses and commercial uses has been reduced to 11,450 m² (123,247 ft²);
- The proposed site density has been reduced to 2.7 FSI;
- The total number of residential units has increased from 112 to 131 resulting in an additional 19 units;

Building Height Have Not increased

Staff further note that the proposed building heights of the eight (8) storey and five (5) storey buildings mentioned above have not increased and will comply with the zoning by-law.

Additional Servicing Allocation Required

The revised proposal requires the assignment of additional servicing allocation to facilitate the development of 131 residential units.

The increase in total number of dwelling units is due, in part, to a reduction in the average size of the proposed dwelling units. The owner has reduced the average unit sizes from 79.43 m² (855 ft²) to 70.51 m² (759 ft²) within the eight (8) storey building, and from 121.70 m² (1,310 ft²) to 88.53 m² (953 ft²) within the five (5) storey buildings. However, the proposal will continue to provide a mix 1, 2 and 3 bedroom dwelling units. The above mentioned reduction in total GFA and overall site density is also attributed to these changes in unit sizes. The increase to 131 units complies with the zoning by-law.

Transportation Impacts Minimal

The City's Transportation Staff has reviewed the updated Transportation Impact Study, which was submitted in support of the revised proposal. Staff concurs with the updated Study's findings

that the forecasted minor increase in trip generation from the proposed increase from 112 to 131 in dwelling units can be accommodated on the external road network.

CONCLUSION:

The revised mixed use mid-rise apartment development proposal is appropriate and the overall massing and layout is consistent with the original proposal. Consequently, Staff recommends that servicing allocation assigned to the subject development be increased from one hundred and twelve (112) dwelling units to one hundred and thirty one (131) dwelling units.