



STATUTORY PUBLIC MEETING

ZONING BY-LAW AMENDMENT

Armstrong Planning & Project Management Cardea Homes

**3 Steele Valley Road (Ward 1)
File No: PLAN 23 120969**

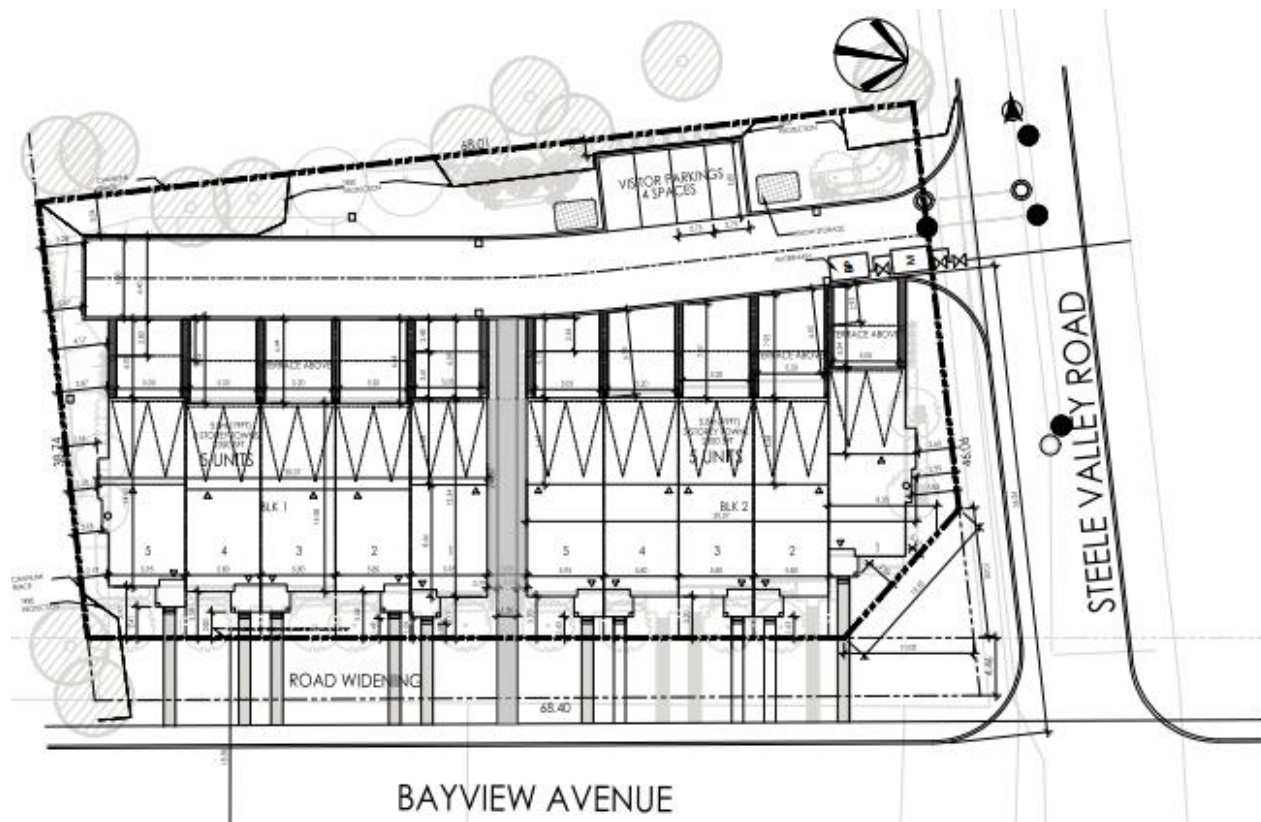
September 19, 2023



Proposed Site Layout



- 10 three-storey townhouse dwellings units
- Density: 0.77 FSI
- Vehicular Access off Steele Valley Road
- 20 residential parking spaces
- 4 visitor parking spaces





- “Residential Low Rise”
- Maximum 3-storey building height
- Permits townhouses (excludes back-to-back townhouses)
- Section 9.18.5 requires infill development respect and reflect the existing pattern and character of adjacent development



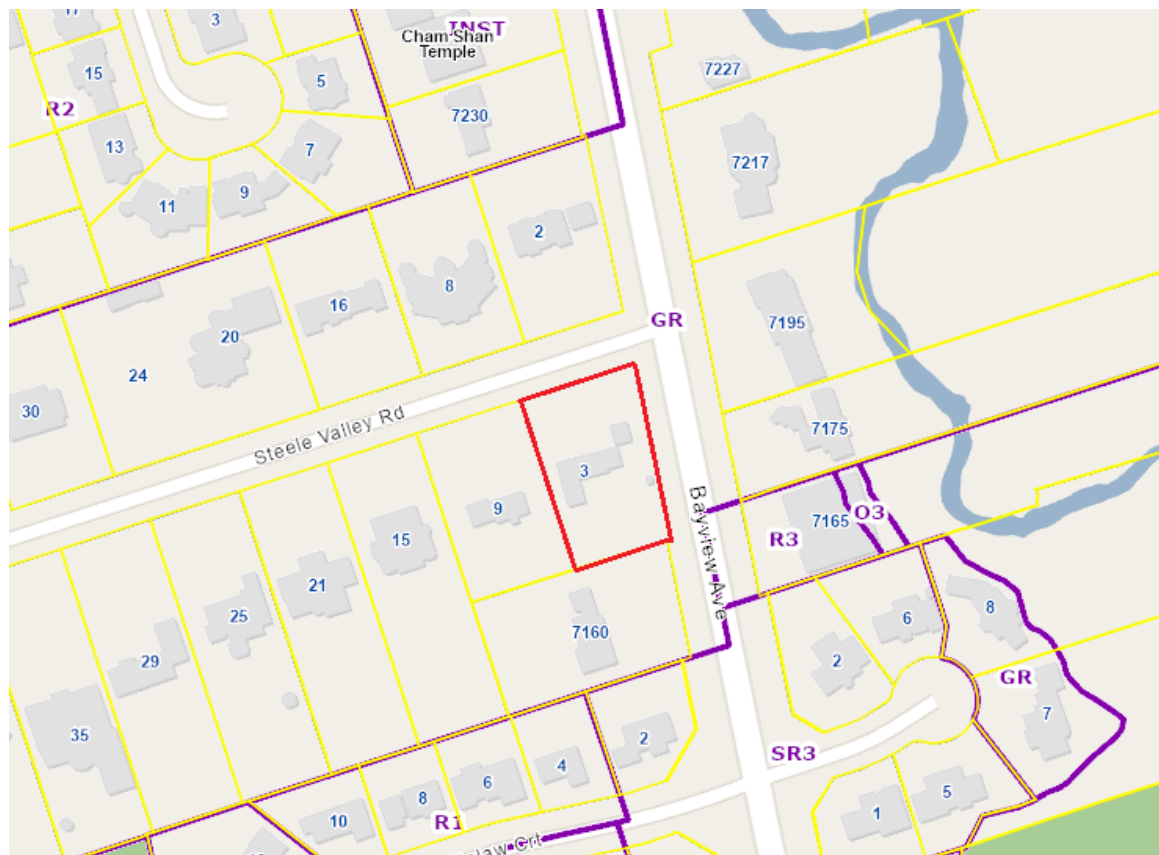


“Greenbelt Residential (GR)” (By-law 1767)

- Permits single detached dwellings

The Proposed Development requires an amendment to permit:

- A townhouse development
- Site-specific provisions (height, setbacks, and minimum lot area and frontage)





Outstanding Items and Next Steps



Staff will continue to review the Proposed Development with regard for:

- Examine height, density, built form, and land uses
- Evaluate compatibility with existing and planned developments
- Review amenity and parkland dedication requirements
- Review traffic impacts, access, parking, and pedestrian connections
- Assess technical studies
- Ensure compliance to any requirements of applicable external agencies (York Region)

Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC meeting

Applicant will provide a detailed presentation on the Proposed Development



Thank You