



STATUTORY PUBLIC MEETING

**Official Plan and Zoning By-law Amendment Applications
4038 and 4052 Highway 7 E (Ward 3)**

**Scardred 7 Company Limited
c/o M. Behar Planning & Design Limited (Chris Pereira)**

File PLAN 23 146079

March 19, 2024



Area Context

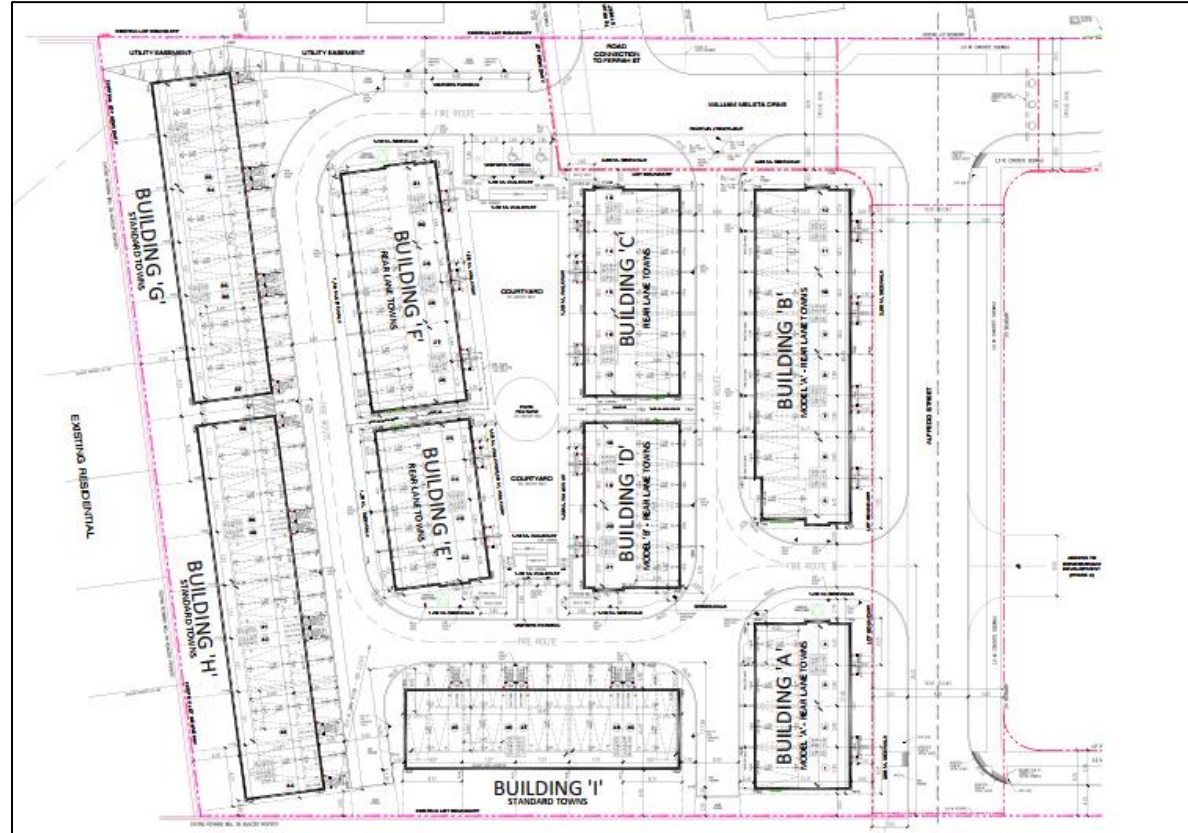


- 2.42 ha (5.98 ac)
 - only northern 1.03 ha (2.55 ac) subject to the applications
- Currently vacant / serves as overflow parking
- **North:** Residential (singles)
- **East:** Residential (singles), car dealerships
- **South:** Commercial and mixed-use
- **West:** Residential (townhouses)





The Proposal

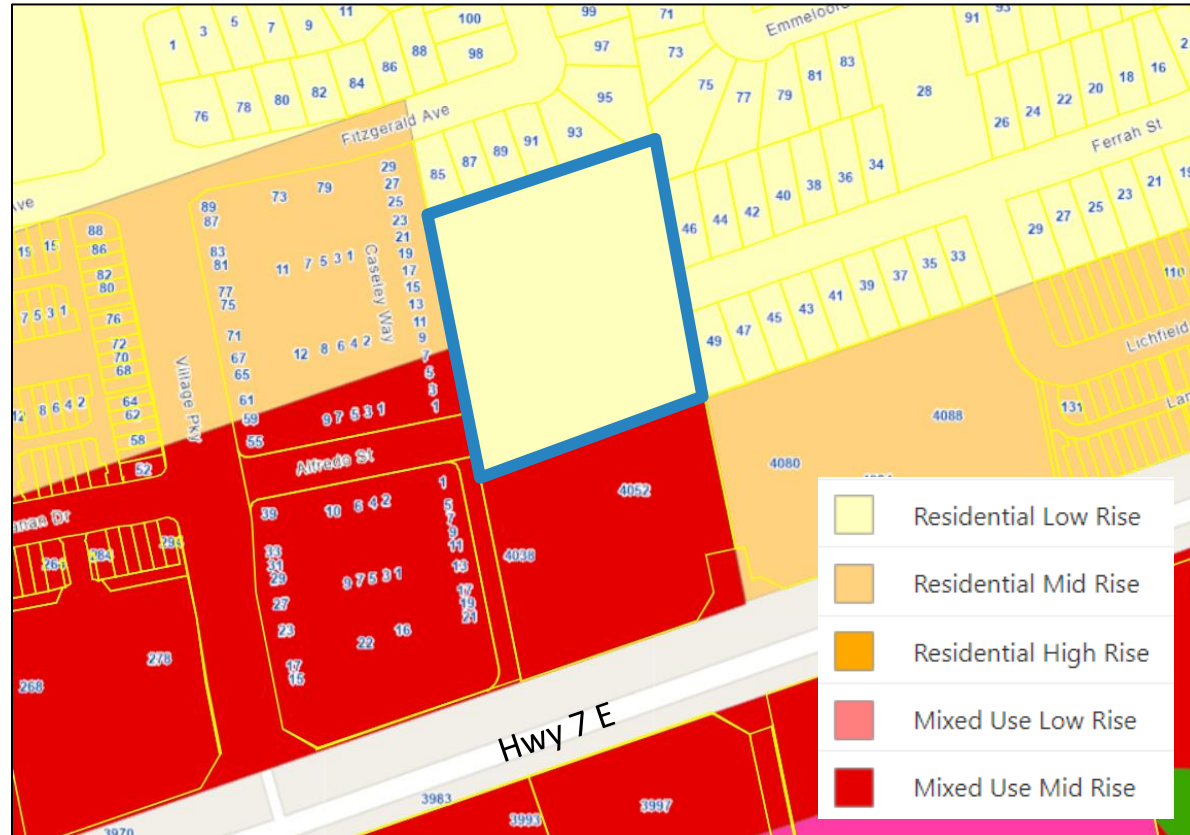


- **49-unit** townhouse development
- **134 parking spaces**
 - 2 spaces per unit
 - 9 visitors parking
 - 2 accessible spaces





Required OP Amendment



Highway 7 / Village Parkway Corridor (Section 9.19.9)

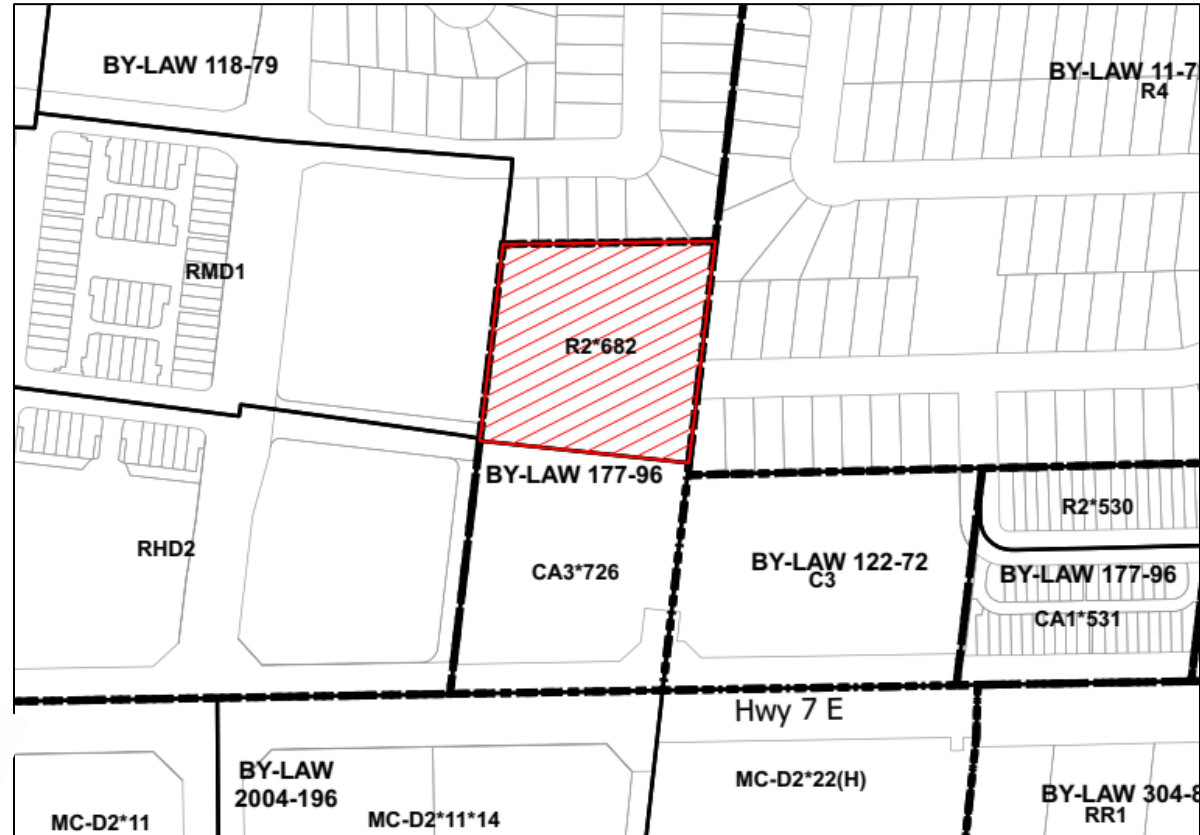
- Residential Low Rise
- Restricted to single detached dwellings

The Owner submitted an OPA to permit townhouse dwellings





Required Zoning Amendment



By-law 177-96 - R2*682

- restricted to single detached dwelling

The Owner submitted an amendment to permit the following:

- Townhouse dwellings
- Maximum number of units
- Density
- Lot coverage
- Maximum height
- Minimum setbacks



Staff will continue to review the Proposal

- In the context of the existing policy framework
- Review the technical studies submitted in support of the Proposal
- Having regard for density and building heights, surrounding land uses, and municipal servicing
- Traffic impacts, road network, access, parking and transportation demand management

Committee may refer the OPA and ZBA applications back to Staff

- Staff to prepare a Recommendation Report for a future DSC, **OR**
- The Applications be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted without further notice.

Applicant will provide a detailed presentation on the Proposal



Thank You



Current vs. Previous Proposal

