



STATUTORY PUBLIC MEETING

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT Urban Growth Inc. c/o Ledgemark Homes Inc. (LivGreen Condominiums)

3009 Elgin Mills Road East &
10731, 10737, 10743, & 10745 Victoria Square Boulevard (Ward 2)
File PLAN 24 160555

April 16, 2024



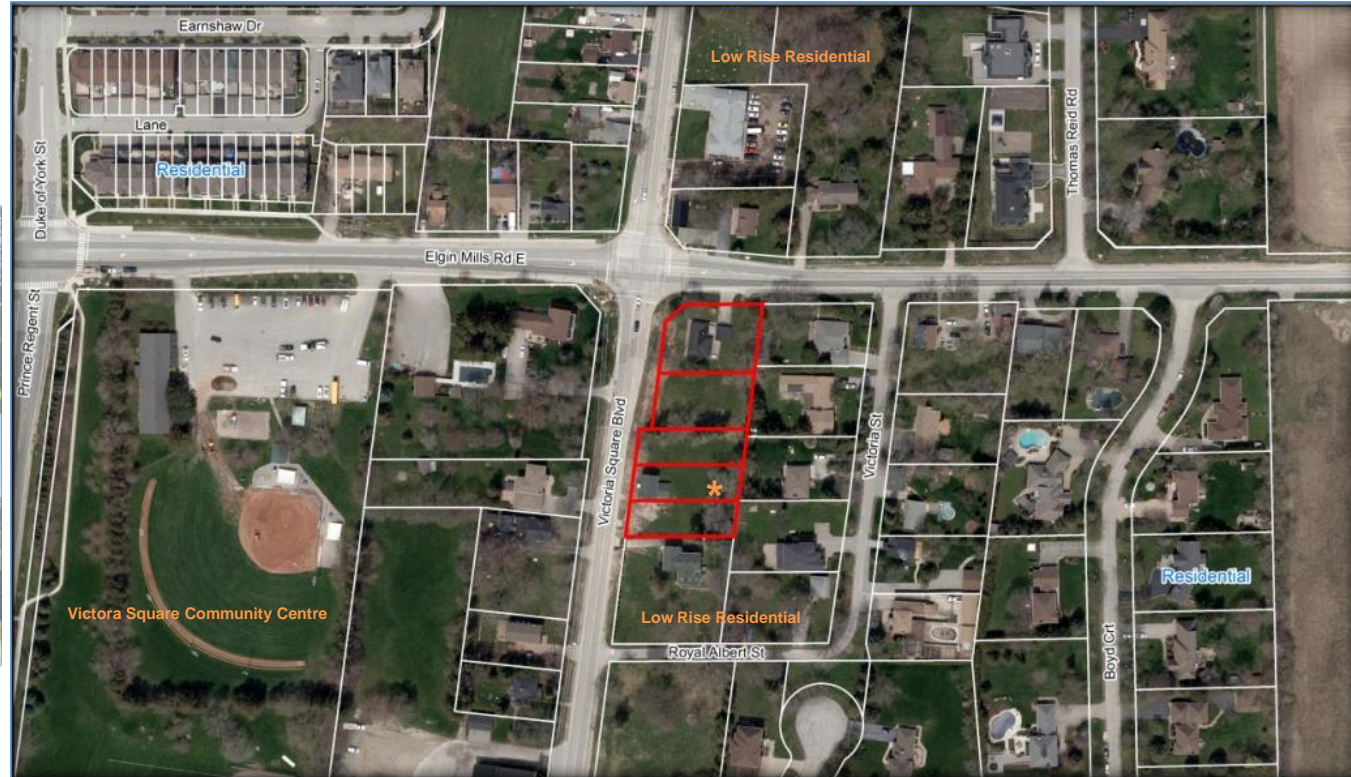
Area Context



- 0.34 ha (0.98 ac)
- Occupied by two detached dwellings, one is listed on the City's Heritage registry



Savage-Schell-Dennie House
(* 10737 Victoria Sq Blvd)

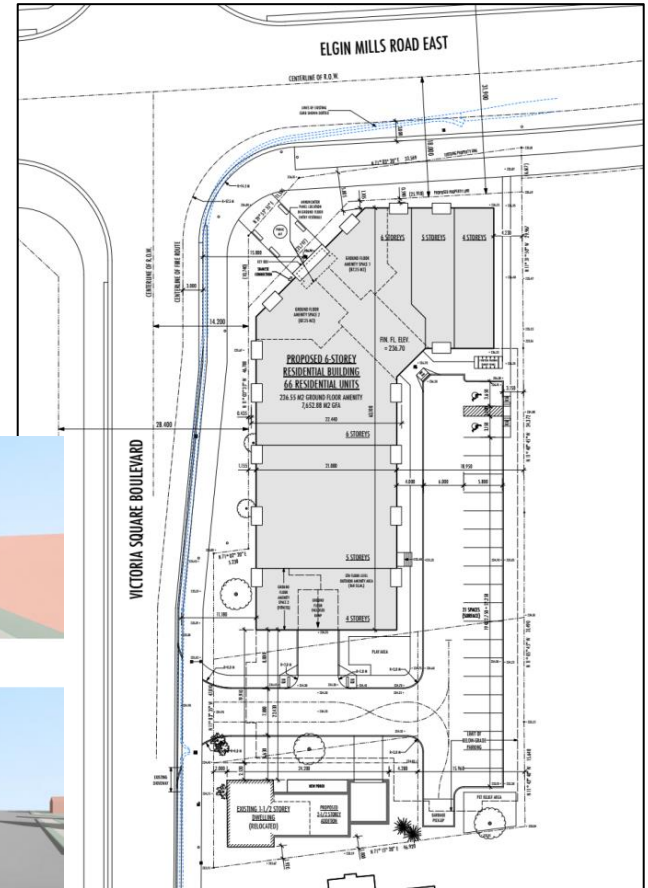




The Proposal



- 4 to 6 storeys residential building (tiered mid-rise)
- Re-location and building addition to “Savage-Schell-Dennie House”
- 67 units, residential area of 7,652 m²
- Private amenity area 334.5 m² (Indoor 174.5 m²; Outdoor: 160 m²)
- Density: 2.08 FSI
- Parking provided: 100 (including 17 visitor) spaces
- Bicycle parking provided: 46 (39 long-term and 7 short-term) spaces
- Access: one full move from Victoria Square Boulevard



NORTH ELEVATION (ELGIN MILLS ROAD)



VIEW FROM NORTH-WEST



VIEW FROM SOUTH-WEST



VIEW FROM SOUTH-EAST



VIEW FROM NORTH-EAST



Extract from Map 3
Land Use Schedule

- “Residential Low Rise”
- Subject to Area Specific Policy 9.5.9 that aims to protect the former “**Historic Village of Victoria Square**”, within Cathedral community
- ~2010 a Heritage Conservation District study and designation was **not** adopted
- Permits a detached dwelling and buildings associated with the place of worship/cemeteries
- 3009 Elgin Mills Road permits limited non-residential uses, including:
 - *office, medical office, or clinic, bake shop, retail or personal service uses, bed and breakfast establishment with a maximum of two units, private school, and institutional uses*



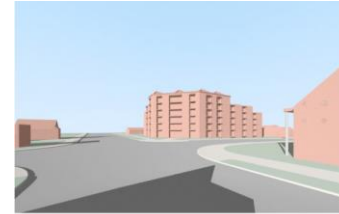
Historic Village of Victoria Square



Proposed Official Plan Amendment



- Re-designate to “Residential Mid Rise”
 - Permit a 6-storey maximum building height
 - Permit a density of 2.08 FSI



VIEW FROM NORTH-WEST



VIEW FROM SOUTH-WEST



VIEW FROM SOUTH-EAST



VIEW FROM NORTH-EAST





“Single-Family Rural Residential”

- Permits a single detached dwelling

The Proposal requires a Zoning By-law Amendment to permit:

- A residential mid-rise building
- Site-specific provisions (e.g., height, density, and setbacks)





Outstanding Items and Next Steps



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

- Examine height, density, and built form
- Evaluate compatibility with existing and planned developments
- Review amenity and parkland dedication requirements
- Review considering the Community Benefits Charges By-law
- Review traffic impacts, access, pedestrian connections, and required Elgin Mills Road East widening
- Assess technical studies, including further evaluation of the heritage dwelling (Savage-Schell-Dennie)
- Ensure compliance to any requirements of applicable external agencies (York Region, School Boards, Hydro One)

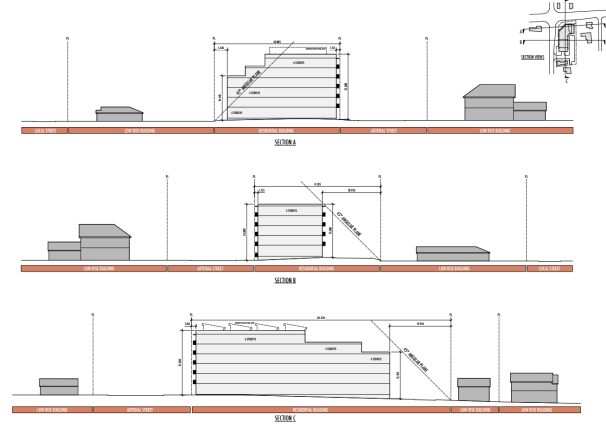
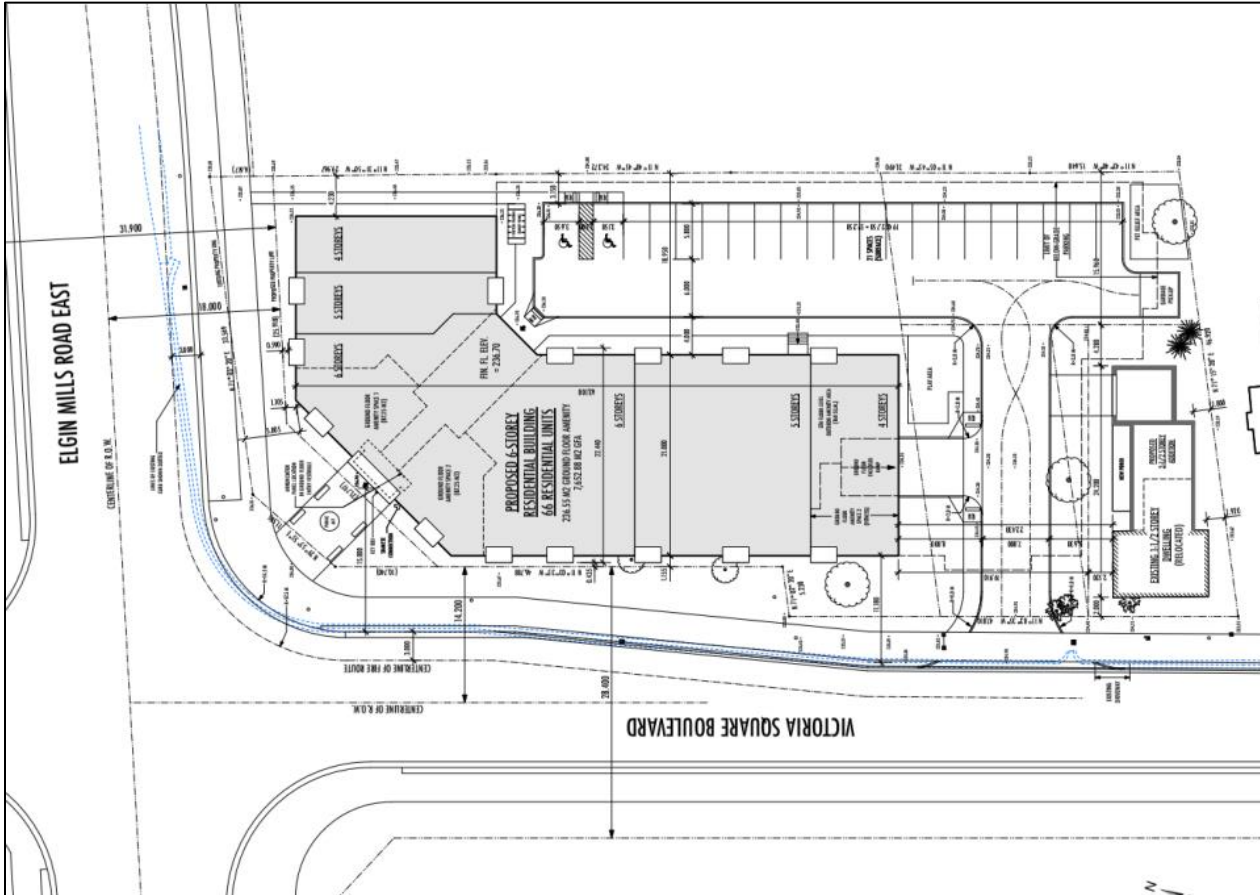
Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC meeting that meets the Bill 109 Timelines

Applicant will provide a detailed presentation on the Proposed Development



The Proposal



VIEW FROM NORTH-WEST



VIEW FROM SOUTH-WEST



VIEW FROM SOUTH-EAST



VIEW FROM NORTH-EAST



VIEW FROM NORTH-WEST



VIEW FROM SOUTH-WEST

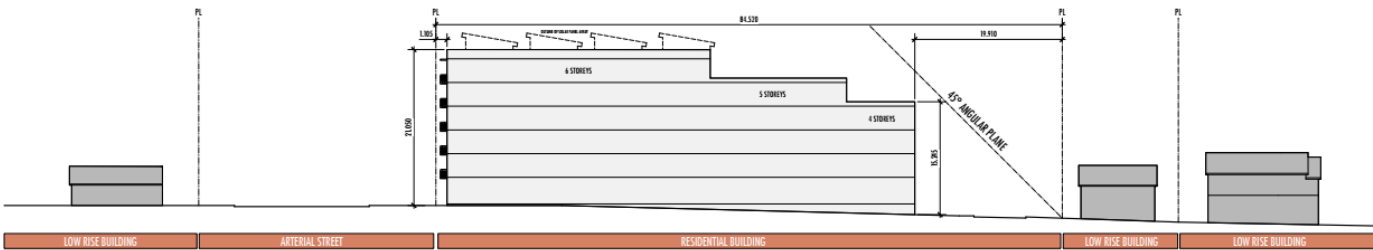
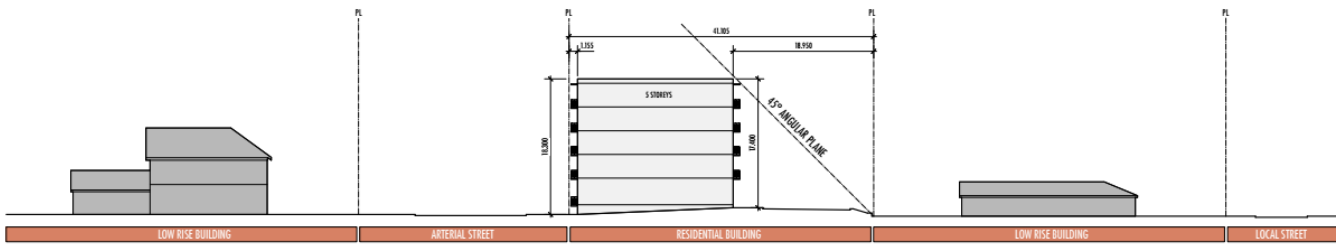
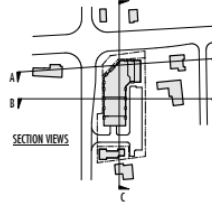
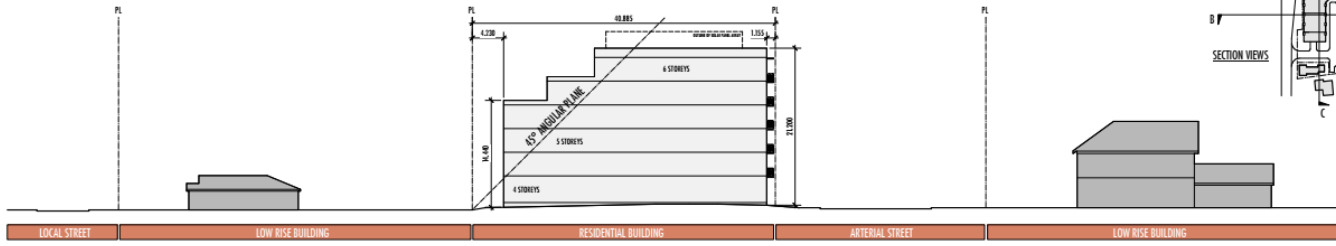
THANK YOU



VIEW FROM SOUTH-EAST



VIEW FROM NORTH-EAST





MARCH 21ST



9:18 AM



11:18 AM



1:18 PM



3:18 PM



5:18 PM

JUNE 21ST



9:18 AM



11:18 AM



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SEPTEMBER 21ST



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DECEMBER 21ST



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KHAM



Cathedral Site Specific Area



Subject Lands are within the
“**Historic Village of Victoria Square**”

- Aimed to preserve the former historic Victoria Square hamlet
- A Heritage Conservation District study and designation (2010) was not adopted
- Hamlet is not a heritage district and none of the lots are designated under the *Ontario Heritage Act*

