



STATUTORY PUBLIC MEETING

Zoning By-law Amendment Application
28 and 32 Kirk Drive
PLAN 24 161084

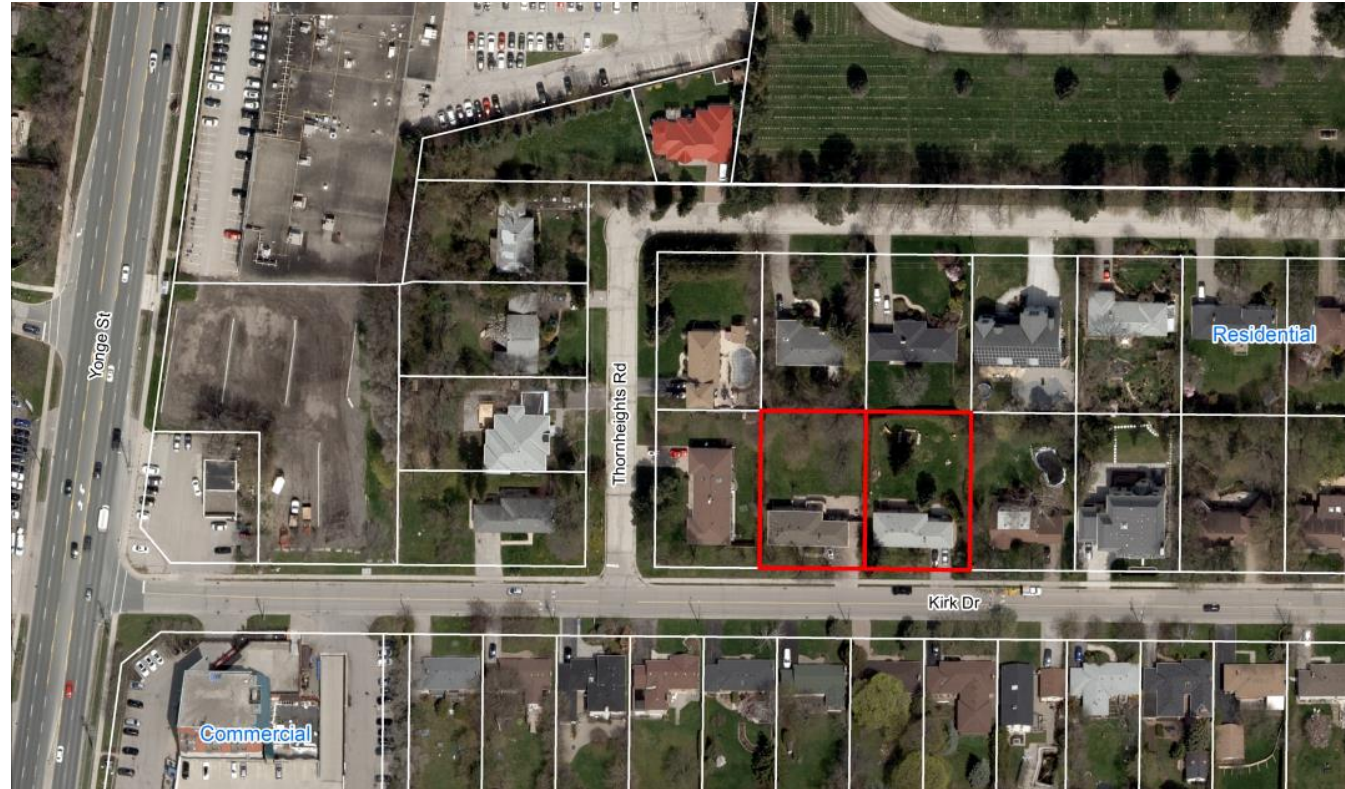
April 30, 2024



- 0.28 ha (0.69 ac)
- North of Royal Orchard Boulevard and east of Yonge Street

Surrounding Land Uses

- **North:** Existing single detached dwellings and Holy Cross Cemetery
- **East, South, and West:** Existing single detached dwellings



 Subject Lands



Proposal



| | |
|-------------------------|--|
| Total Lots/Units | 4 lots, each with a new single detached dwelling |
| Lot Frontage | 15.24 m (50 ft) minimum |
| Lot Area | 697.07 m ² (7,503.2 ft ²) minimum |
| Gross Floor Area | 391 m ² (4,208.7 ft ²) |
| Building Heights | 11 m (36.1 ft) maximum |
| Minimum Setbacks | Front - 9.05 m (29.68 ft) Rear - 17.92 m (58.8 ft) Sides - 1.52 m (5 ft) |



Applicant's Proposed Conceptual Site Plan



Official Plan Designation

- “Residential Low Rise”
- The designation provides for the proposed single detached dwellings



 Subject Lands



Current Zoning By-law 2150

- “Second Density Single Family Residential (R2A)” Zone

The Owner’s Zoning By-law Amendment proposes to:

- Rezone the subject lands to “Residential Two (R2)” under By-law 177-96, as amended.





Outstanding Items and Next Steps



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

- Examination of whether the built form proposed is appropriate
- Evaluation of the compatibility with existing and planned development within the surrounding area
- Assess technical studies

Committee may refer the Application back to Staff

- Continue to work with the Applicant then prepare a Recommendation Report for the May 7, 2024 DSC date

Applicant will provide a detailed presentation on the Proposed Development



Thank you



Grey - 16 Kirk Drive

- 10.7 m (35.1 ft) to 10.9 m (35.76 ft)

Blue

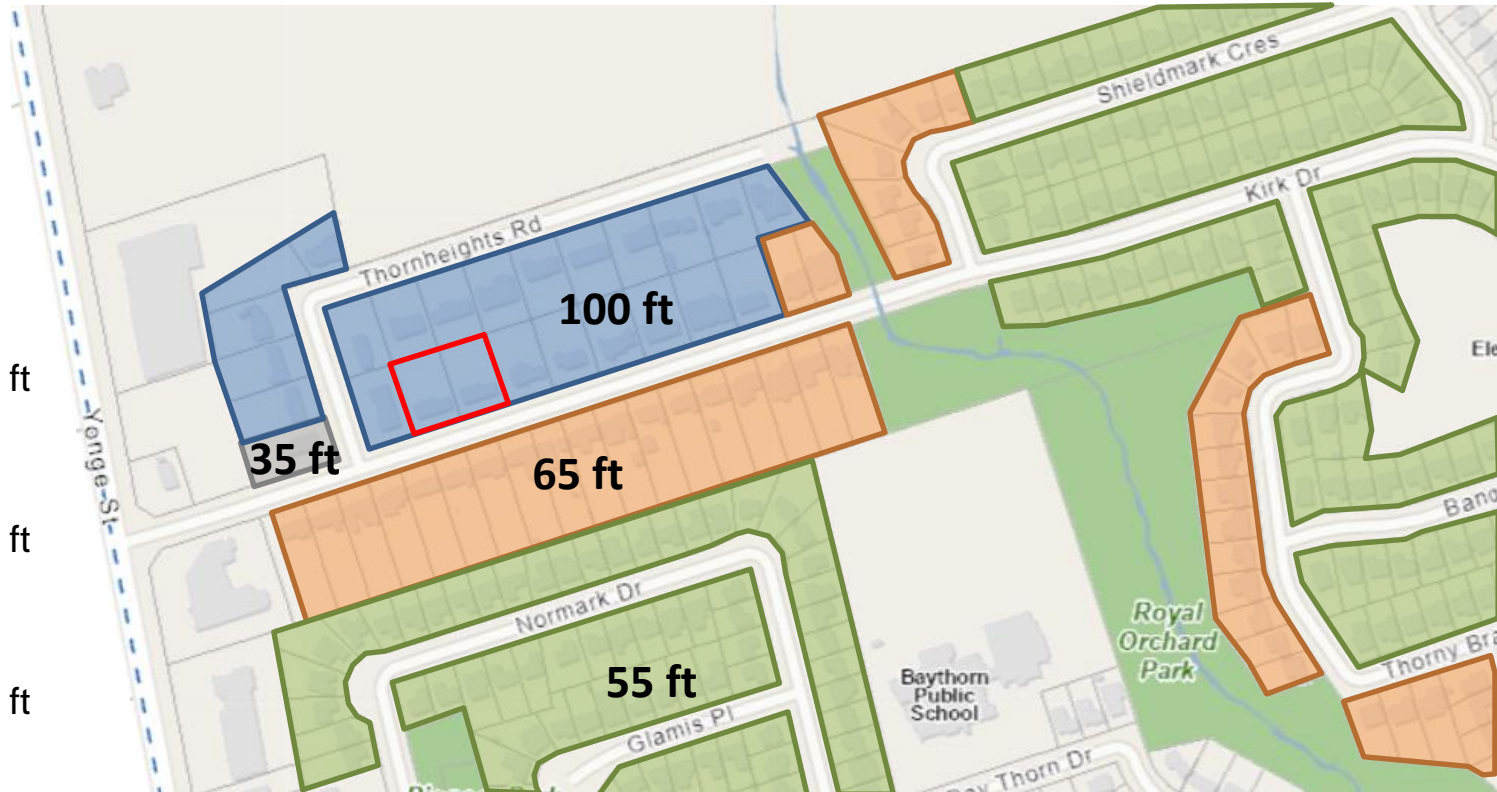
- 100 ft provided
- By-law requires 65 ft

Orange

- 65 ft provided
- By-law requires 65 ft

Green

- 55 ft provided
- By-law requires 55 ft





16 Kirk Drive



- Zoning By-law Amendment application approved in March, 2023

Site Statistics

- 5 single detached dwellings
- Frontages of 10.7 m (35.1 ft) to 10.9 m (35.76 ft)
- Side yards of 1.2 m (3.94 ft) to 3.8 m (12.47 ft)
- Front yard – 5 m (16.4 ft)
- Rear yard – 7.5 m (24.6 ft)

