



Report to: Development Services Committee

Report Date: November 20, 2012

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**SUBJECT:** Preliminary Report  
Kylemore Communities (West Village) Ltd.  
9 and 15 Stollery Pond Crescent  
Angus Glen West Village  
Applications for Zoning By-law Amendment and Site Plan  
Approval to permit two condominium apartment buildings  
File No.: ZA/SC 12 109301

**PREPARED BY:** Gary Sellars, Senior Planner, West District (ext. 2960)

**REVIEWED BY:** Ron Blake, Manager, West District (ext. 2600)

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**RECOMMENDATION:**

- 1) That the report entitled "Preliminary Report, Kylemore Communities (West Village) Ltd., 9 and 15 Stollery Pond Crescent, Angus Glen West Village, Applications for Zoning By-law Amendment and Site Plan Approval to permit two condominium apartment buildings, File No.: ZA/SC 12 109301", dated November 20, 2012, be received;
- 2) That a Public Meeting be held to consider the applications submitted by Kylemore Communities (West Village) Ltd. for Zoning By-law Amendment and Site Plan Approval for lands municipally known as 9 and 15 Stollery Pond Crescent.
- 3) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to provide preliminary information on the applications and to seek authorization to hold a statutory Public Meeting. This report contains general information in regards to applicable Official Plan or other policies as well as other issues, and the report should not be taken as Staff's opinion or recommendation on the applications.

**BACKGROUND:**

**Property and Area Context**

The subject lands consist of 1.3 hectares (3.2 acres) south of Major Mackenzie Drive, east of Angus Glen Boulevard within the Angus Glen West Village (Figure 1). A temporary stormwater management pond is located on the lands.

The surrounding context is as follows

- To the south and east is the Angus Glen Golf Club within the Bruce Creek valley
- To the west are vacant lands on which a public park will be constructed
- To the north, across Stollery Pond Crescent are vacant lands on which single detached residential dwellings will be constructed by the applicant

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**Official Plan and Zoning**

The Official Plan designates the subject lands Urban Residential. The Angus Glen Secondary Plan designates the lands Urban Residential - High Density. This designation permits row houses, stacked townhouses and apartments. The average net site density of all units in this designation is required to be within the range of 80 to 148 units per hectare (33 to 60 units per acre).

The subject lands are currently zoned Residential Four\*331(Hold 1) [R4\*331(H1)] and Open Space One (OS1) (10m environmental buffer) by By-law 177-96, as amended (Figure 2). The residential zoning only permits apartment dwellings, with a maximum number of 4 storeys. The applicant was granted minor variance approval by the Committee of Adjustment in September 2010 to increase the maximum number of storeys to 6. The (H1) Holding provision may be removed once servicing allocation has been granted for development of the lands and site plan approval has been issued.

**Proposal**

The applicant is proposing to construct two condominium apartment buildings linked by underground parking. One building is six storeys and the other building is eight storeys (Figures 4 and 5). The two buildings are comprised of a total of 175 units having a net site density of 133.6 units per hectare.

The applicant has applied for an amendment to Zoning By-law 177-96, as amended, to permit a height of 8 storeys.

**DISCUSSION:****Temporary stormwater management pond to be decommissioned**

The temporary stormwater management pond located on the subject lands will have to be decommissioned to the satisfaction of the Director of Engineering prior to any development proceeding.

**A 10m environmental buffer adjacent to the valley will be provided**

A 10m environmental buffer adjacent to the Bruce Creek valley will be provided. The buffer was previously zoned Open Space One (OS1) and is currently in private ownership. Staff will address the question of whether the buffer should be taken into public ownership.

**FINANCIAL CONSIDERATIONS:**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable

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**POTENTIAL BENEFITS OF APPROVAL OF THE PROPOSAL:**

- The urban fabric of the Angus Glen west village will continue towards completion and a new housing type (apartments) will be added to the village, broadening the range of housing types available in the community.

**ISSUES TO BE RESOLVED:**

No issues have been raised to date. Any issues, identified through the circulation and detailed review of the proposal, will be addressed in a final staff report to be presented to Committee at a later date, if required.

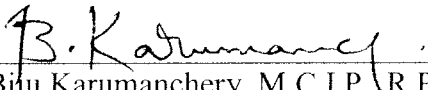
**ALIGNMENT WITH STRATEGIC PRIORITIES:**

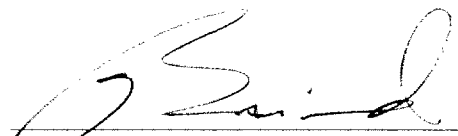
The Angus Glen West Village is currently being built out in an orderly fashion based on the availability of servicing allocation and in accordance with the Angus Glen Secondary Plan and Community Design Plan. This aligns with the strategic priority of growth management.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies and are currently under review. Requirements of the City and external agencies will be reflected in the Zoning By-law amendment and site plan approval conditions.

**RECOMMENDED BY:**

  
Biju Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager

  
Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

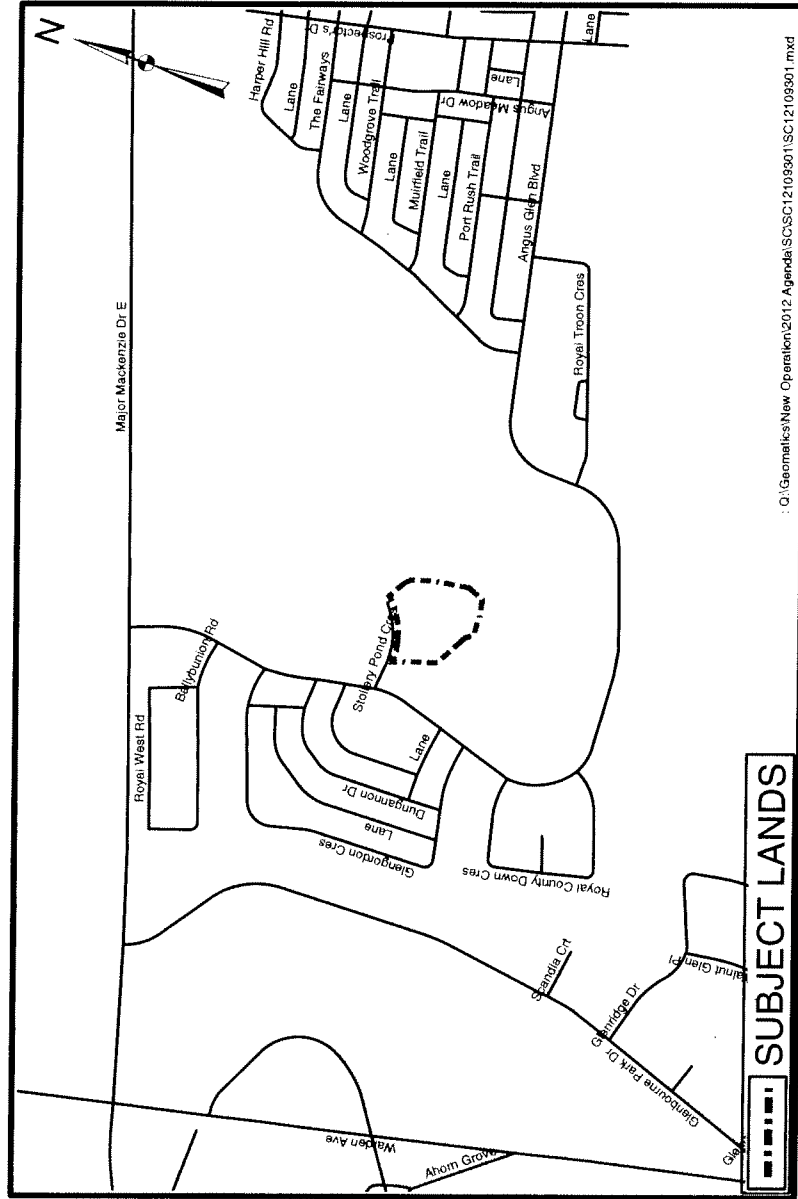
**ATTACHMENTS:**

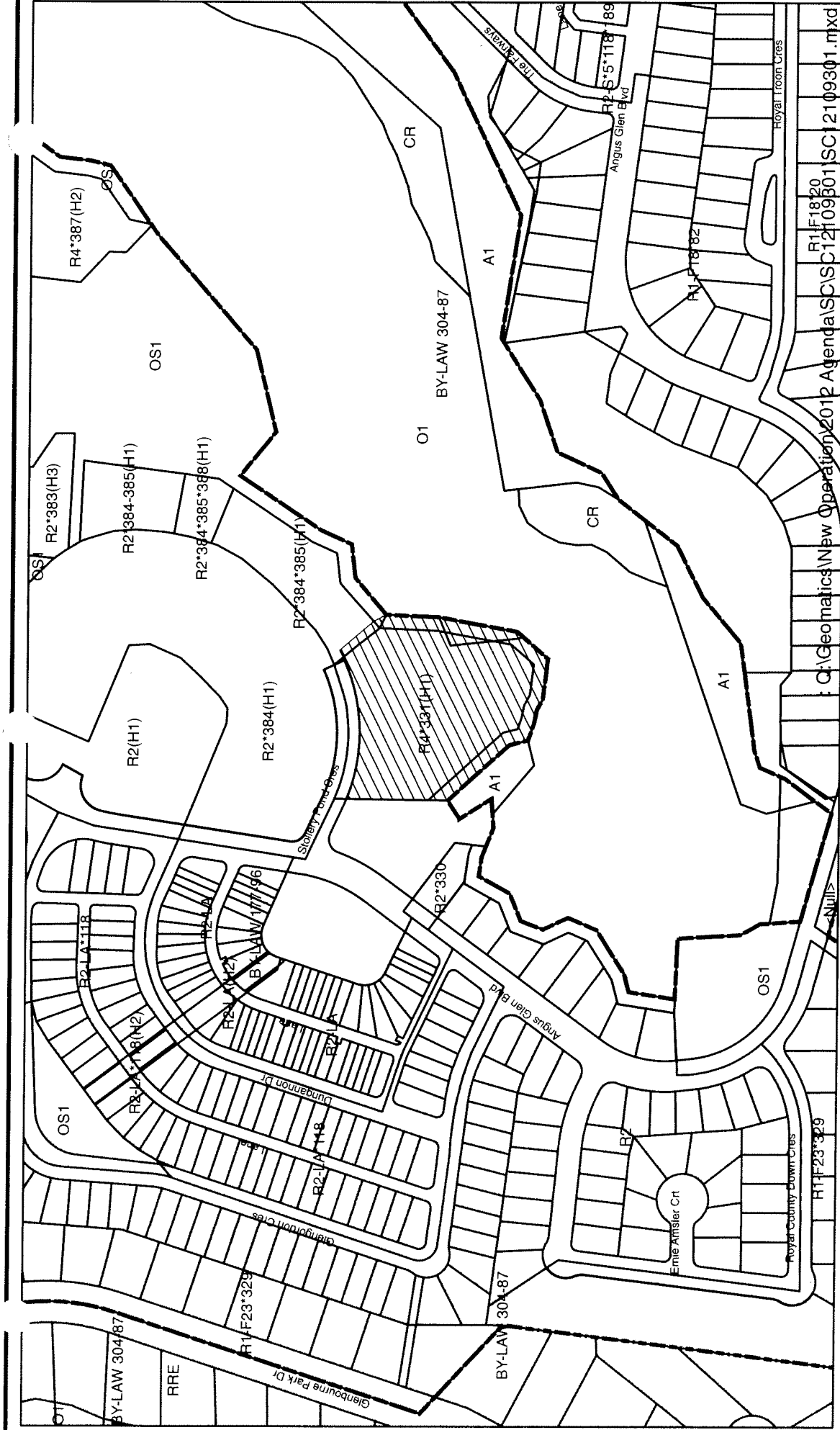
Figure 1 – Location Map  
Figure 2 – Area Context/Zoning  
Figure 3 – Air Photo  
Figure 4 – Proposed Site Plan  
Figure 5 – Proposed Building Elevations

**APPLICANT / AGENT:**

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Kylemore Communities (West Village) Ltd.  
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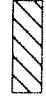


## AREA CONTEXT / ZONING

APPLICANT: KYLEMORE COMMUNITIES (WEST VILLAGE)LTD.

## 9 AND 15 STOLLERY POND CRESCENT

FILE No.SC/ZA12109301(GS)



## SUBJECT LANDS



DATE:10/15/12

FIGURE No. 2



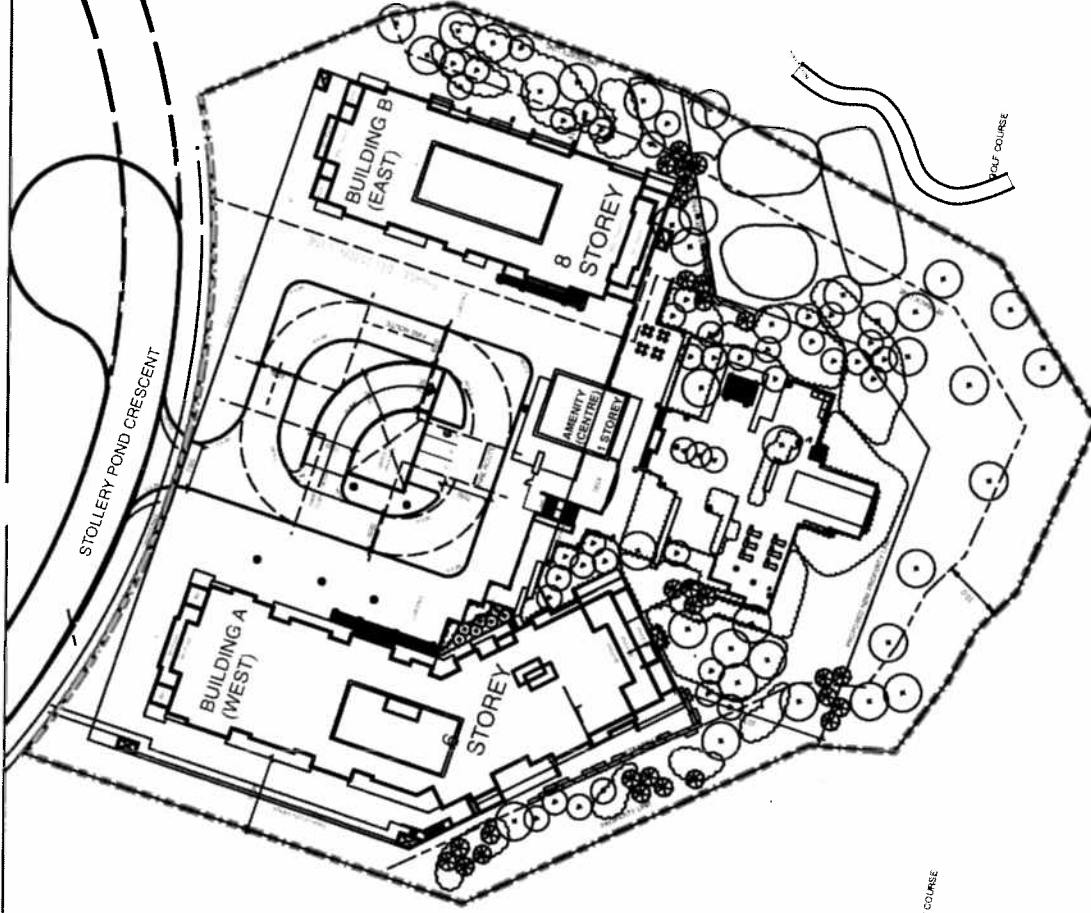
# AIR PHOTO 2011

APPLICANT: KYLEMORE COMMUNITIES (WEST VILLAGE)LTD.  
9 AND 15 STOLLERY POND CRESCENT

FILE No.SC/ZA12109301(GS)

--- SUBJECT LANDS





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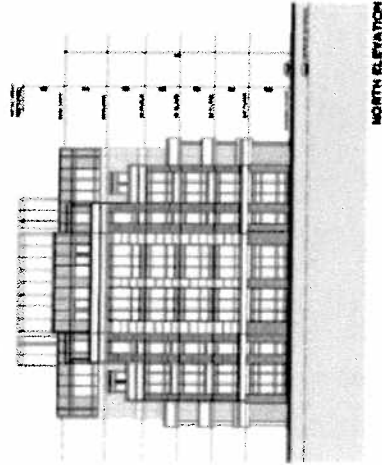
# SITE PLAN

APPLICANT: KYLEMORE COMMUNITIES (WEST VILLAGE)LTD.  
9 AND 15 STOLLERY POND CRESCENT

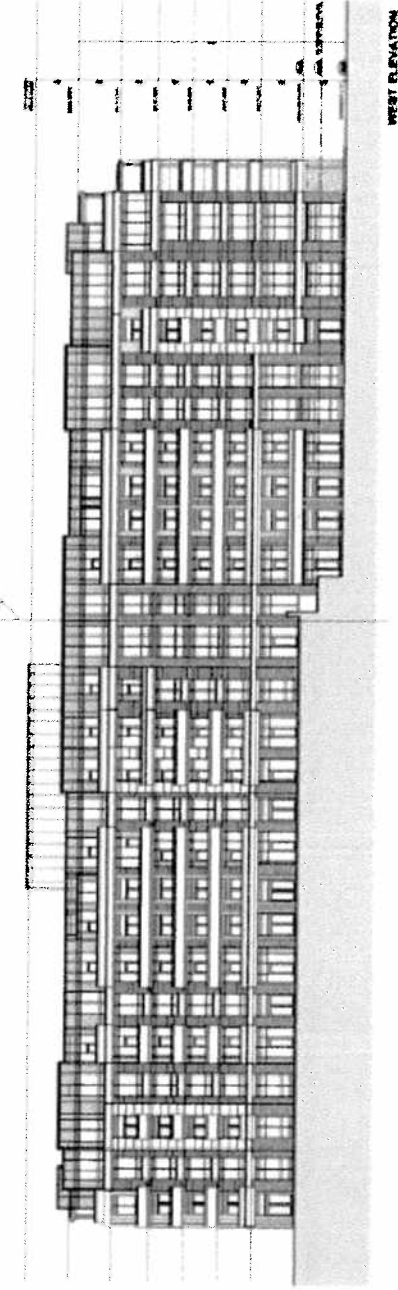
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--- SUBJECT LANDS

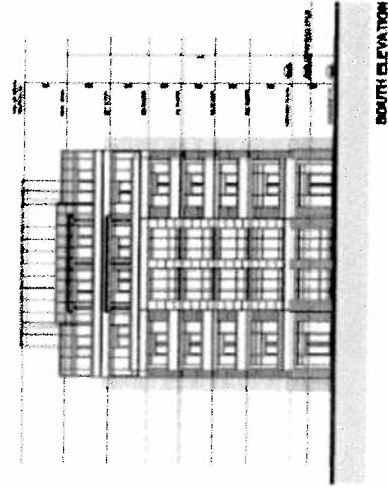




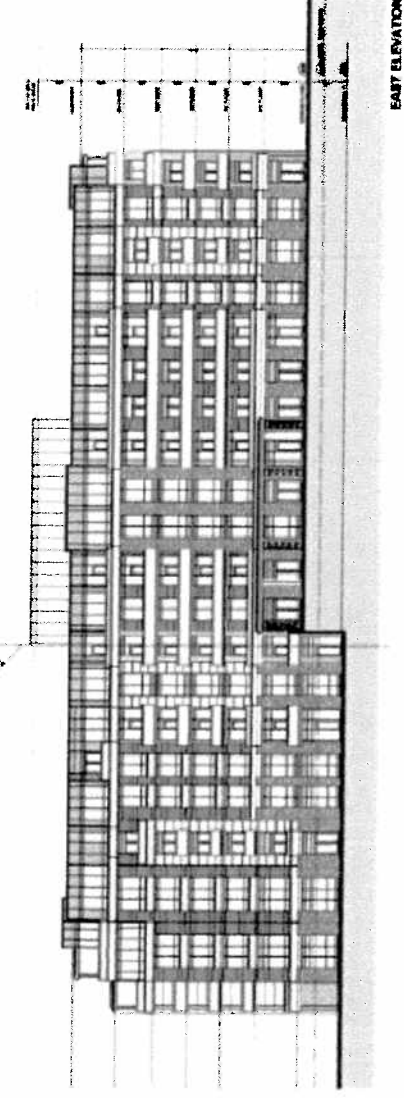
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



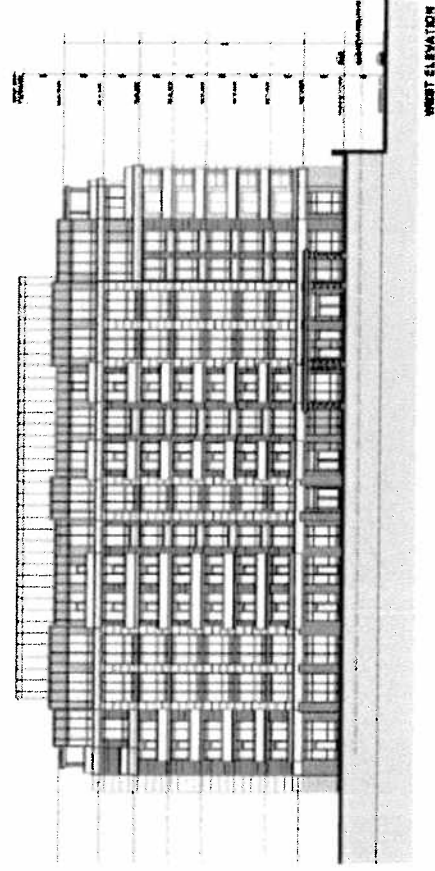
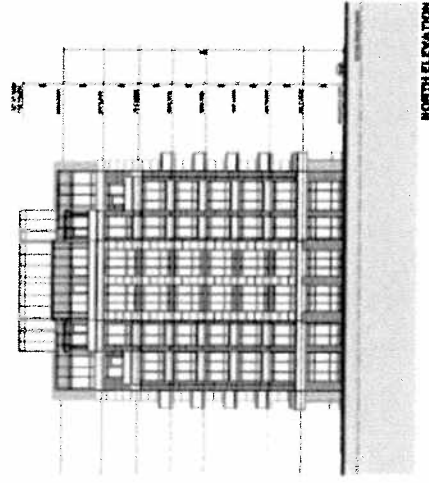
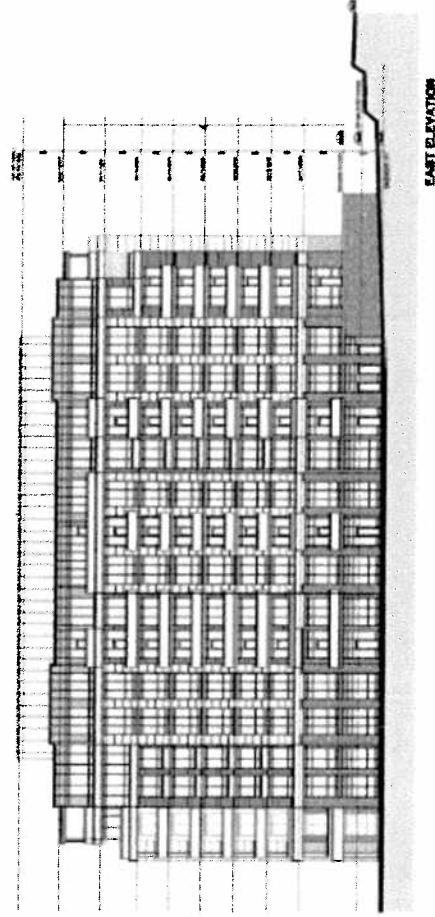
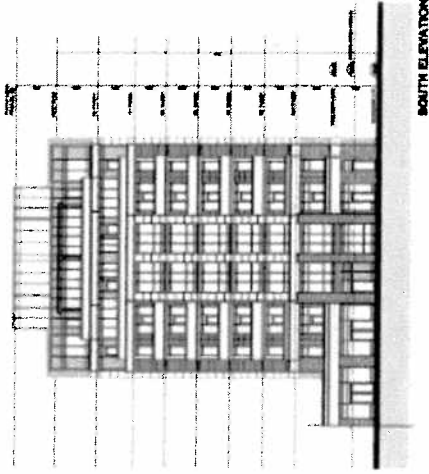
EAST ELEVATION

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# BUILDING 'A' ELEVATIONS

APPLICANT: KYLEMORE COMMUNITIES (WEST VILLAGE)LTD.  
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FILE No.SC/ZA12109301(GS)



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# BUILDING 'B' ELEVATIONS

APPLICANT: KYLEMORE COMMUNITIES (WEST VILLAGE)LTD.  
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