

Recommendation Report

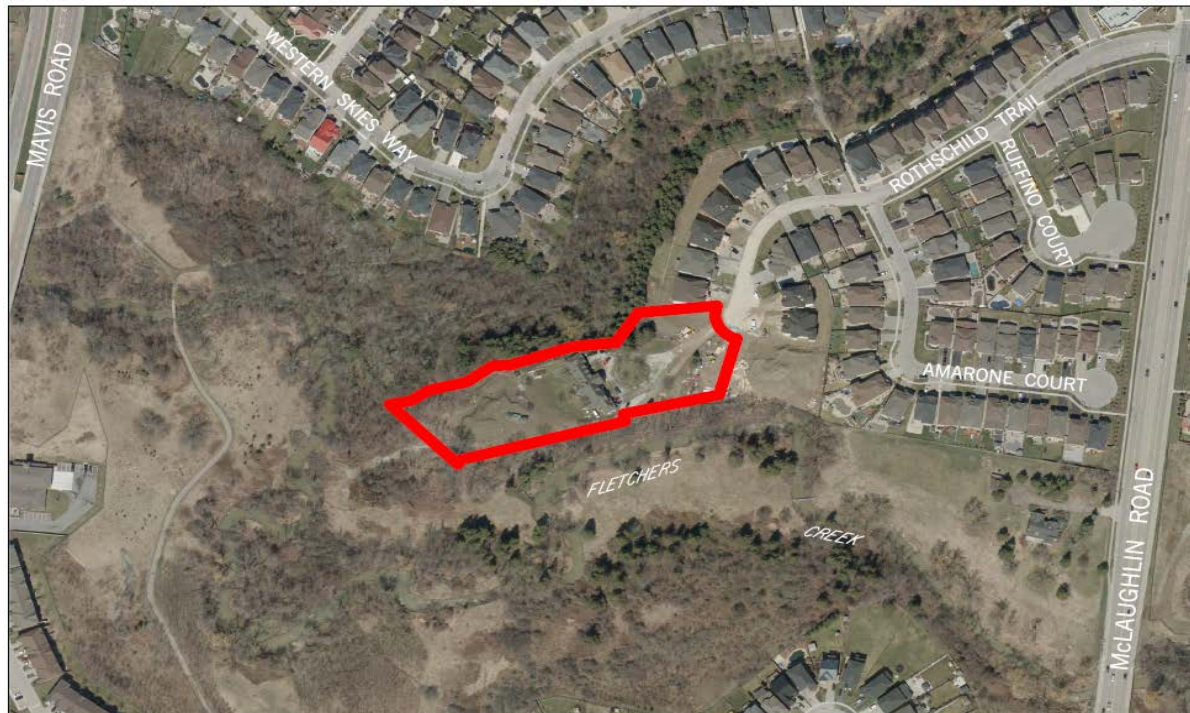
Official Plan Amendment and Rezoning Applications

Di Blasio Corporation

**6620 Rothschild Trail
OZ 19/010 W11**

**Planning and Development Committee
October 4, 2021**

Subject Lands



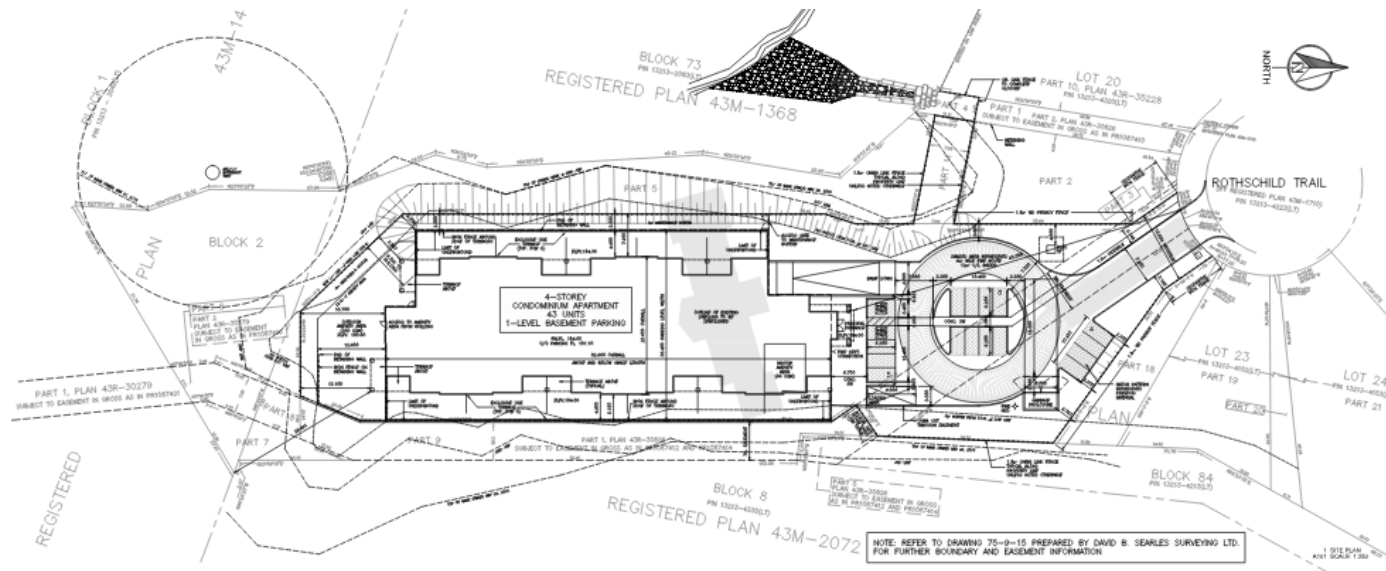
Site Context



Image of site from end of
Rothschild Trail cul-de-sac



Image of site including abutting
residential along Rothschild Trail



Elevations



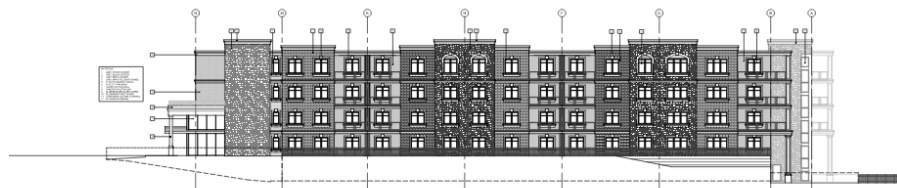
1.1 SOUTH ELEVATION
AND SCALE 1/8"



1.2 NORTH ELEVATION
AND SCALE 1/8"



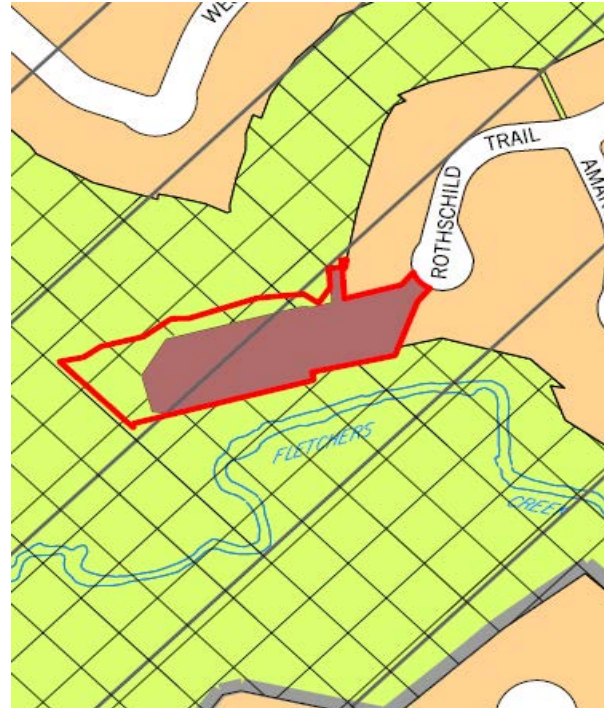
1.3 WEST ELEVATION
AND SCALE 1/8"



1.4 EAST ELEVATION
AND SCALE 1/8"

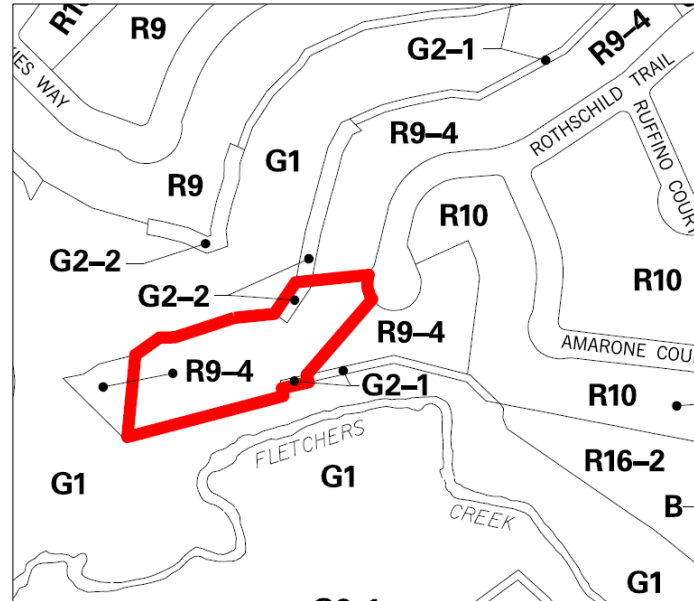
Official Plan

Official Plan Amendment from **Residential Low Density II** which permits detached, semi-detached and townhomes and **Greenlands** which protects the natural area to **Residential High Density** which permits an apartment and **Greenlands** which protects the natural area.



Zoning By-law

Zoning By-law from **R9-4** (Detached Dwellings – Garage Control Lots) which permits a detached dwelling and **G2-2** (Greenlands) which is a natural protection area to **RA1-11** (Apartments) which will permit a four storey apartment building and **G1** (Greenlands) which will protect the natural area.



Evaluation

- The proposal is sensitive and respects the existing or planned character and scale of development.
- The proposal continues the existing detached dwelling lotting fabric along the frontage of Rothschild Trail.
- The proposal provides for a variety of housing needs and utilizes an existing large residential lot.
- The proposed development is compatible in built form and scale to the surrounding area as the lower grade of the site reduces the visual impacts of the apartment on existing neighbouring properties and is setback from Rothschild Trail by approximately 60 metres (197 ft.).

Recommendation

- The proposed official plan amendment and rezoning are acceptable from a planning standpoint and should be approved
- That the applicant agrees to satisfy all the requirements of the City and any other external agency concerned with the development
- That the By-law be passed within 18 months
- That the applicant be permitted to apply for minor variances provided there are no increases to height or density