

# 49 South Service Road

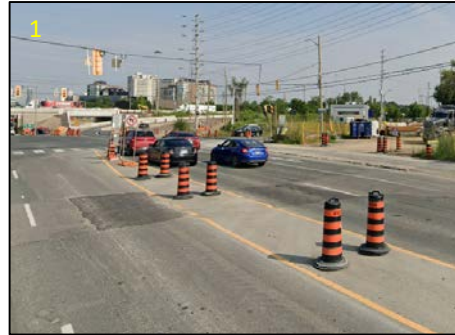
OZ/OPA 22-23 W1

Recommendation Report

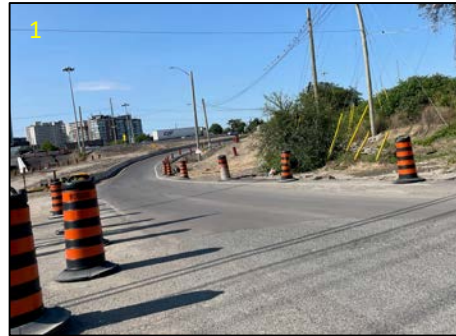
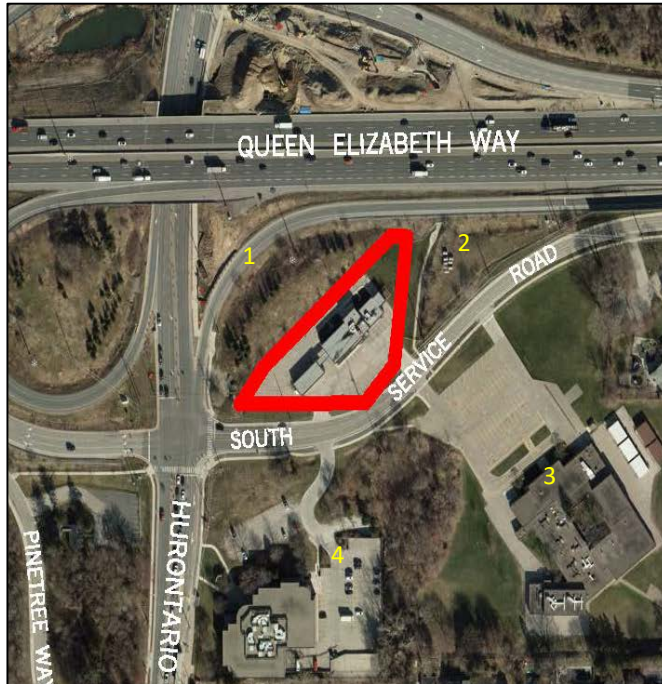
September 5, 2023

Planning and Development Committee

# Location and Neighbourhood Context

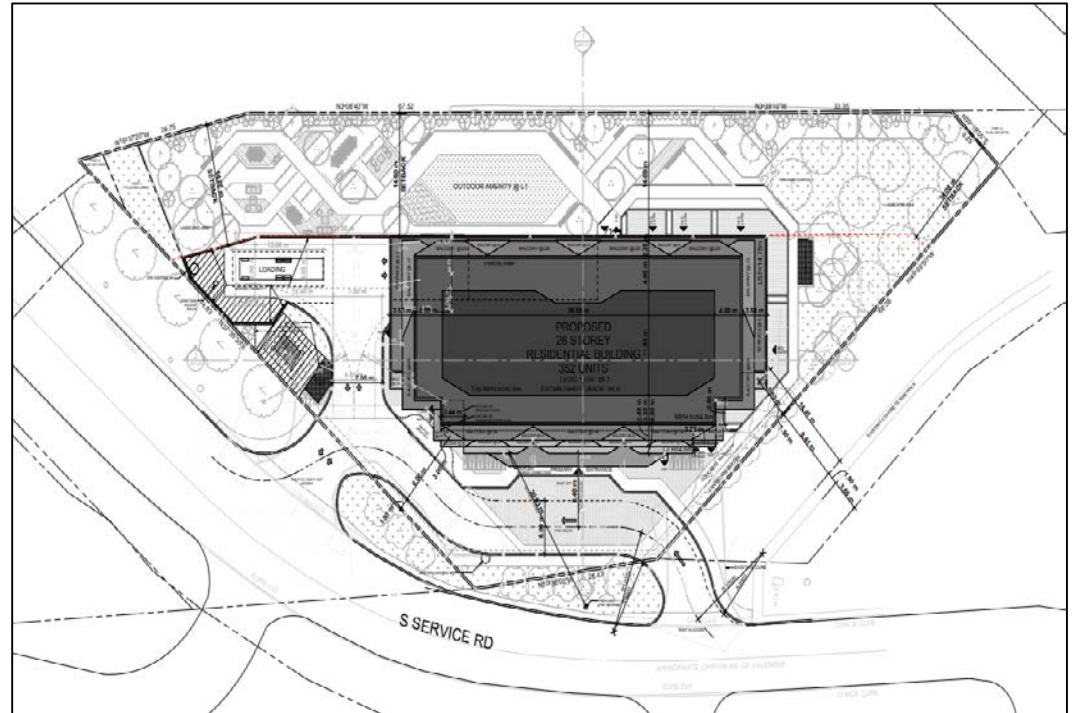


# Location and Adjacent Context



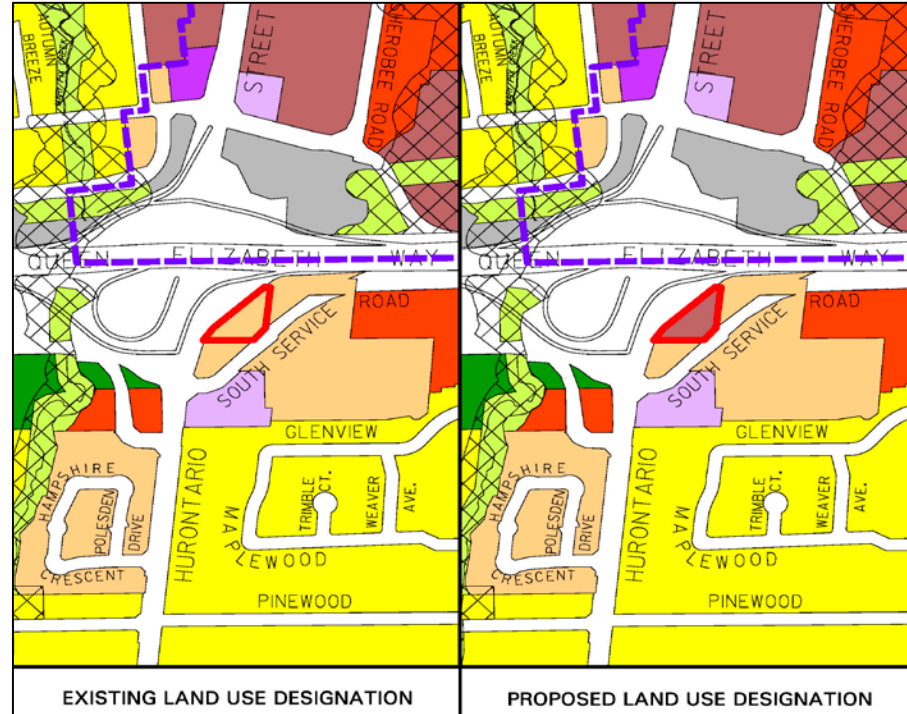
# Site Plan

- 26 storey apartment building
- 352 units
- 102 resident and 35 visitor spaces within 3 levels of underground parking
- Access on South Service Road
- Located within Ministry of Transportation's (MTO) Permit Control Area



# Official Plan

- Official Plan Amendment required to:
  - Change designation from Residential Low Density II to Residential High Density
  - Permit a maximum height of 26 storeys



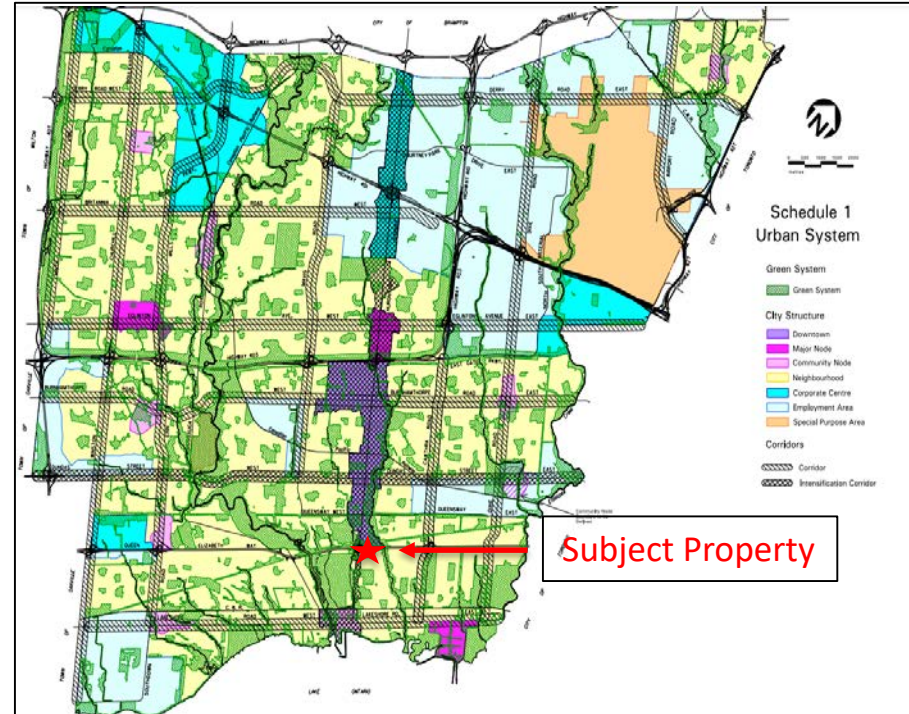


# Application Timeline

- November 2022 – Submission of applications
- February 7, 2023 – Community meeting
- March 27, 2023 – Public meeting and Information Report
  - No resident deputations
- April 2023 – Appeal to OLT due to non-decision
- September 8, 2023 – OLT Case Management Conference

# Evaluation

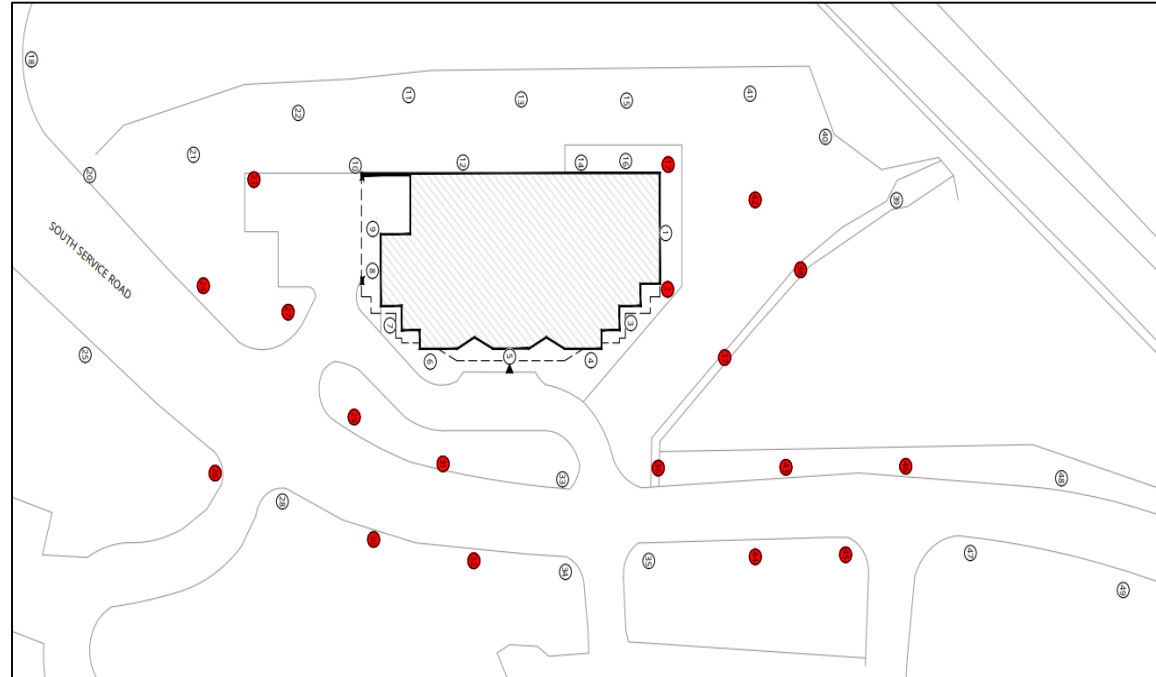
- The property is located within one of the City's strategic growth areas (Hurontario Intensification Corridor and the Mineola MTSA)
- The PPS and Growth Plan direct intensification in proximity to higher order transit
- Adequate infrastructure exists to accommodate growth
- Residential High Density designation is appropriate





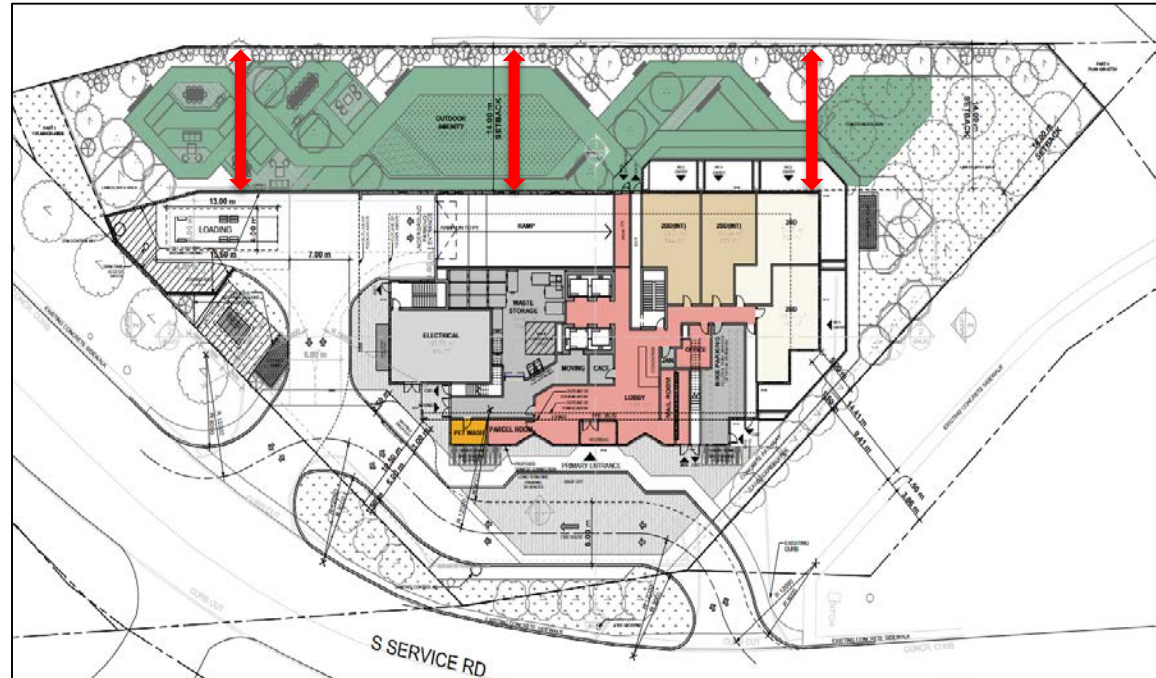
# Evaluation

- MOP requires proposals for tall buildings to demonstrate the mitigation of adverse wind impacts
- Safety exceedances confirmed in 18 locations
- A mitigation plan demonstrating the effectiveness of mitigation measures has not been received



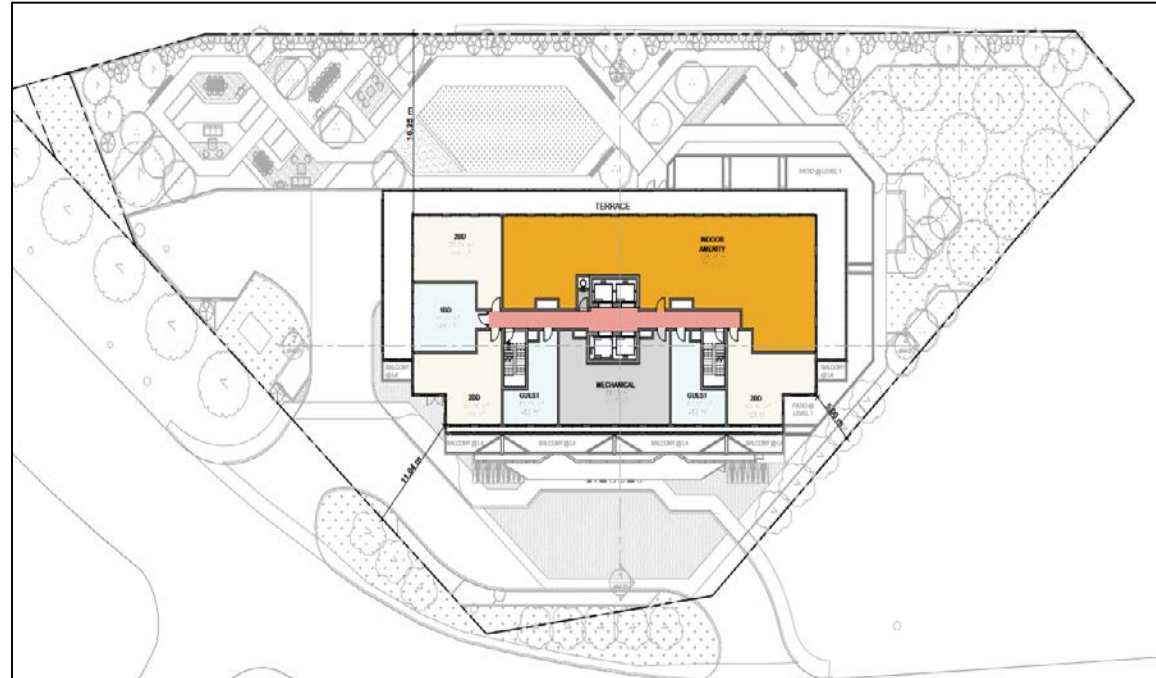
# Evaluation

- Buildings, structures and essential site features including zoning by-law requirements must be setback a minimum of 14 m from the MTO's identified limit
- The outdoor amenity area and patios related to ground floor units are located within the 14 m setback
- The MTO has confirmed that the proposed development does not comply with their requirements



# Evaluation

- Zoning By-law 0225-2007 requires an amenity area rate of 5.6 m<sup>2</sup>/unit for the RA zone
- Excluding the outdoor amenity area, the proposed amenity area rate is 1.0 m<sup>2</sup>/unit
- Additional amenity area, designed for physical comfort and safety, should be provided to accommodate the future residents



# Evaluation

- Additional outstanding items which require further information/modifications include:
- **Improved landscape buffers along South Service Road**
- **Updated Parking Utilization Study**
- **Updated Traffic Impact Study**



# Recommendation

- Premature to recommend approval
- Direction is required given the OLT appeal and September 8 Case Management Conference
- Planning staff recommend refusal at this time however, are open to continuing to work with the applicant to resolve/narrow outstanding issues

# Thank You