



Report Committee of Adjustment

Filing Date: September 27, 2021

Hearing Date: October 26, 2021

File: A-2021-0227

**Owner/
Applicant:** Umbria Developers Inc.

Address: 12 Henderson Avenue

Ward: WARD 3

Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2021-0227 be deferred no later than the last meeting of February 2022.

Background:

Existing Zoning:

The property is zoned 'Residential Apartment A(H) (R4A(H) – 2997)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a maximum of 441 dwelling units whereas the by-law permits a maximum of 402 units;
2. To permit a maximum floor space index of 1.3 whereas the by-law permits a maximum floor space index of 1.2.

Current Situation:

The subject property has a site area of approximately 3.0 hectares (7.4 acres) and is proposed to be developed for townhouses and a 13-storey residential apartment building. The property was recently subject to an approved Zoning By-law Amendment application (C01W05.044) to rezone the lands from "Industrial One (M1)" to "Residential Apartment A – Section 2997 (R4A-2997)" allowing 402 stacked townhouses and/or apartment dwelling units. It is noted that community engagement including statutory public meetings were held in 2018 and 2019 for the now approved Zoning By-law

Amendment application. A related Site Plan Approval application (SPA 2021-0047) has been submitted in support of the first phase of the proposed 148 stacked townhouses with associated parking and amenity space. Umbria Developers Inc. are proposing to develop the second phase of development with a 13-storey residential apartment building consisting of 293 units, bringing the total proposed unit count to 441. The applicant is requesting two variances to allow an additional 39 dwelling units and a 0.1 increase to the total floor space index.

Staff have reviewed the submission materials including a Traffic Impact Study dated August 23, 2021. Transportation Planning staff have reviewed the study and have made comments to be addressed by the applicant. Staff recommend a deferral of the application to allow time for the applicant to provide an updated Traffic Impact Study and for staff to review and provide a recommendation.

Respectfully Submitted,

François Hémon-Morneau

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