

January 12 Planning Committee

149 ½ Sherman Ave North



IBI GROUP

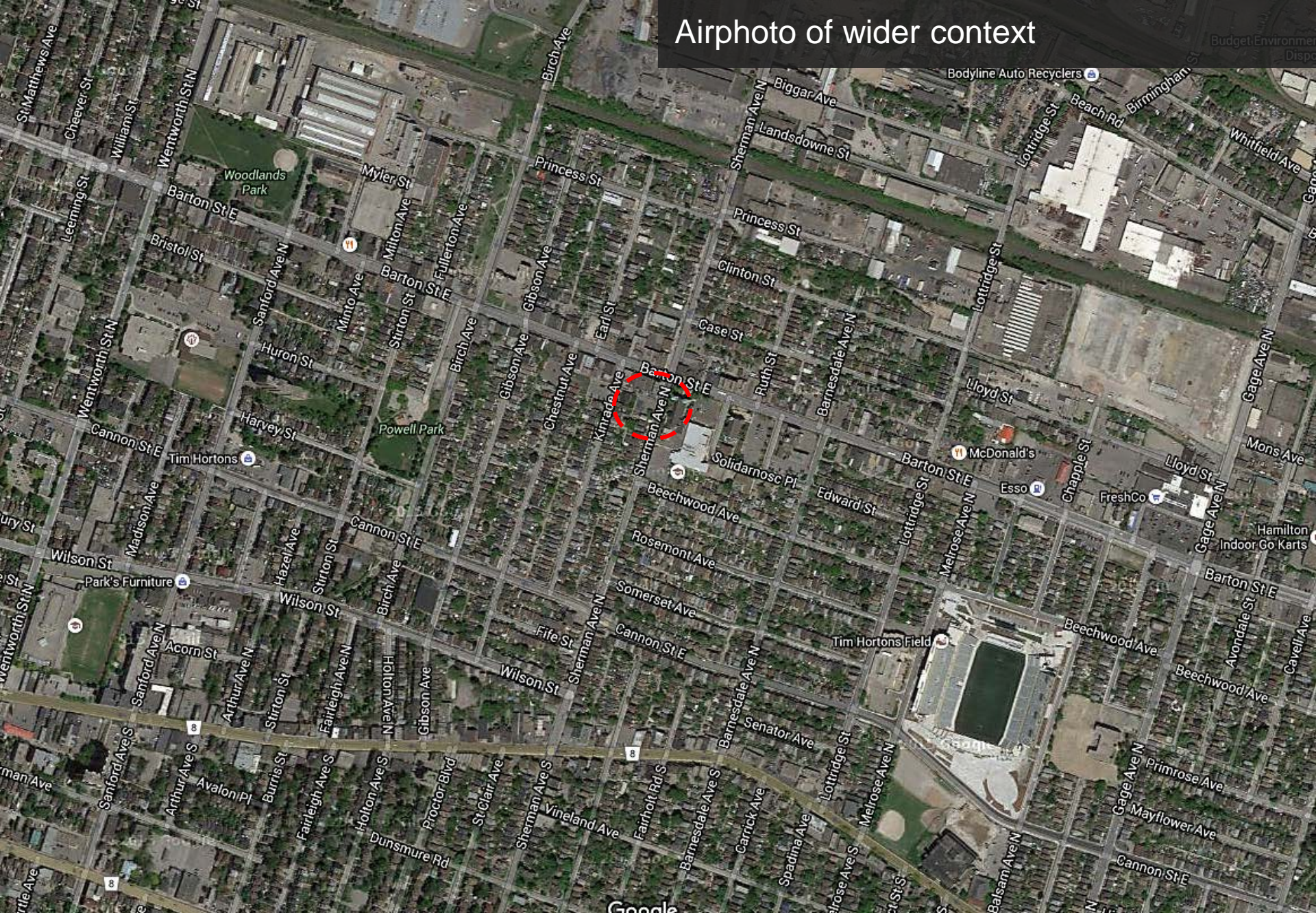
Habitat for Humanity

149 ½ Sherman Ave North

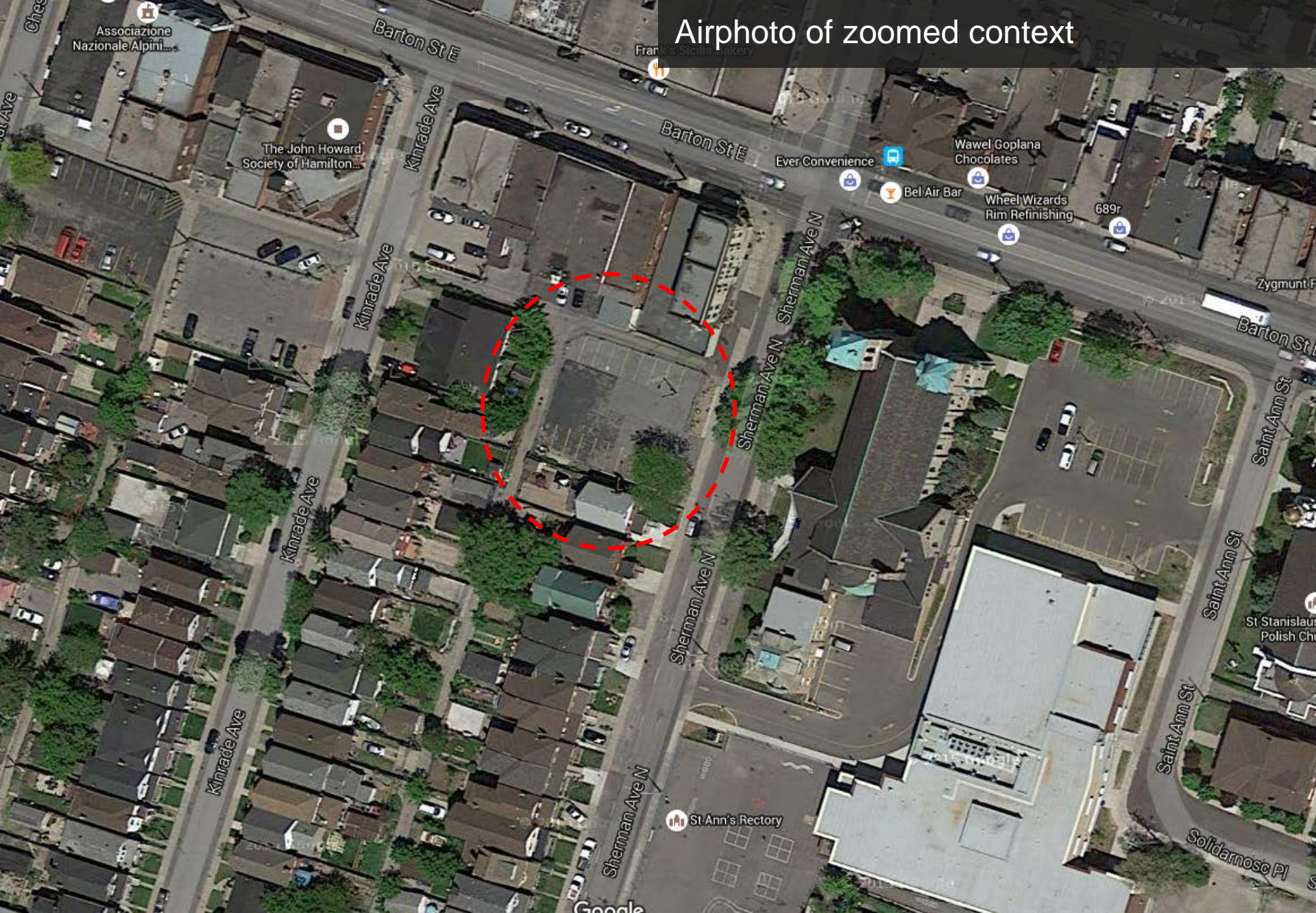
January 12, 2016

- **The proposed development at 149 ½ Sherman Ave North consists of five street townhouse units**
- **Formal Zoning By-law Amendment application submitted June 9, 2015**
- **Formal Official Plan Amendment application submitted October 22, 2015**
- **Staff report PED 16014 recommends approval of both applications**
- **I have read the staff report and concur with the recommendation**

Airphoto of wider context



Airphoto of zoomed context



View of site looking north-west from
Sherman Ave sidewalk



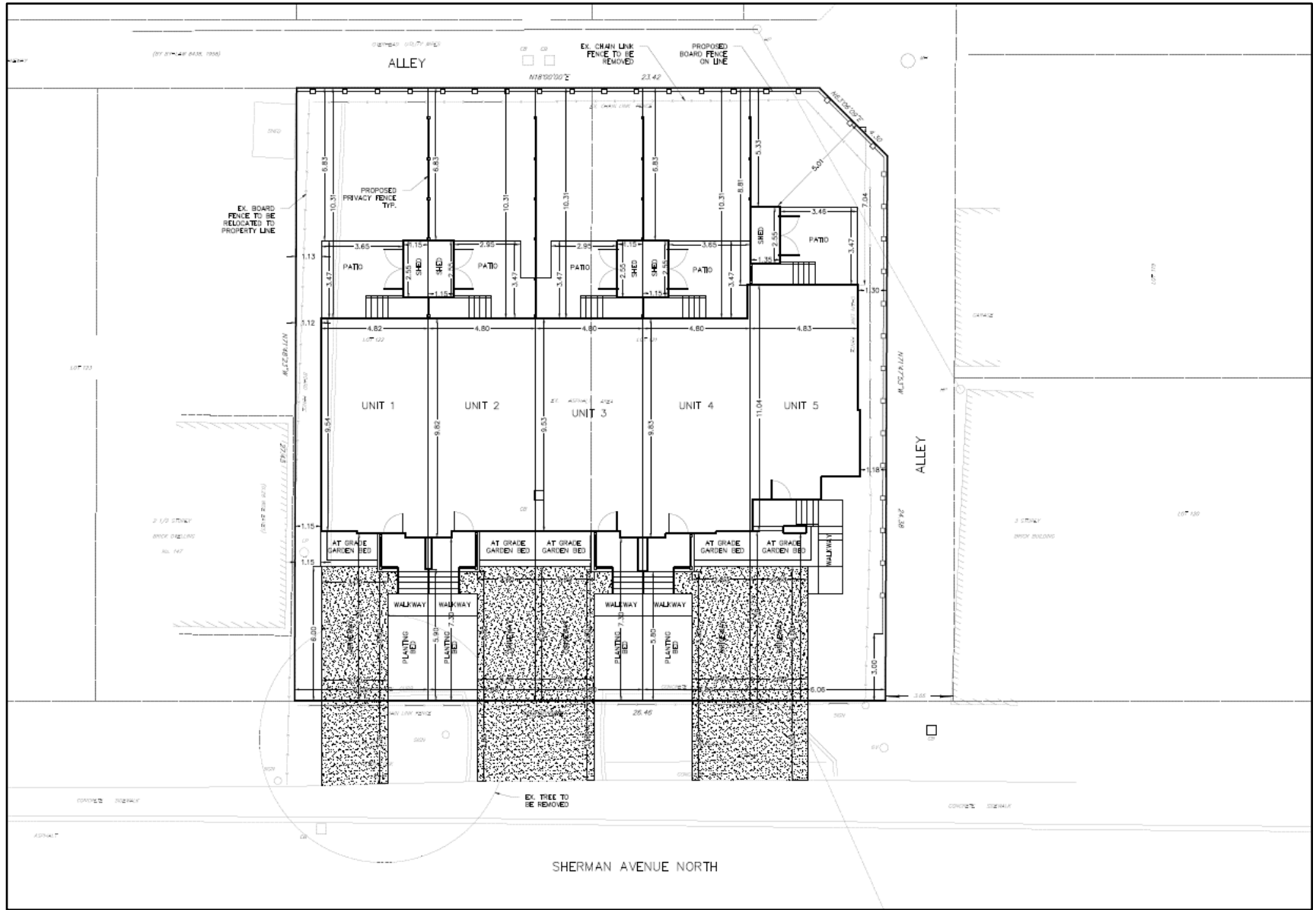
View of site looking south-west from Sherman Ave Sidewalk





View of site and adjacent alley







Dwellings on adjacent lots



Official Plan Amendment

- **Submitted after ZBLA application was reviewed**
- **Adjusts maximum density permitted for low density residential development**
- **Allows for minor increase in density on a site-specific basis**

Zoning By-law Amendment

- **Changes designation from “G-3 – Public Parking Lot” to “RT-30/S-1728-H – (Street Townhouse District) – Holding”**
- **Allows for street townhouse use**
- **Allows for compatible, affordable residential development**
- **Minor site-specific modifications for items such as lot area, building setbacks, parking size and location, and accessory structures**

Proposed applications should be recommended to Council for approval

- **Consistent with the 2014 Provincial Policy Statement**
- **Consistent with the Growth Plan for the Greater Golden Horseshoe**
- **Consistent with and conforms to the UHOP (with amendment for density)**
- **Compatible, compact and efficient development**
- **Provides affordable housing**

Thank you!