

Planning Committee

Proposed Residential Development



IBI Group
New Horizon Development Group
15 Picardy Drive, Stoney Creek
June 5, 2018



Location Map



Air Photo



- BACK-TO-BACK TOWNHOUSES = 28 UNITS
- STANDARD TOWNHOUSES = 43 UNITS

- TOTAL UNITS = 71 UNITS**

Conceptual Site Plan



Conceptual Three-Storey Elevations

Development Issues:

- Traffic
- Height
- Compatibility with existing

Traffic

- Site is 35m from Highland Road/Picardy Drive
- Highland Road is a Collector Road
- Isaac Brock Dr extension to Upper Centennial Pkwy is pending
- Development is being phased (40/31)

Height

- Proposed development is 3 storeys in height (12.5m)
 - 11.0m permitted by Zoning By-law for lands to the South
 - 7.5m rear yard is maintained



Compatibility with Existing

- Moderate increase in density (Medium & Low to all Medium);
- Integrates with existing through gradual increase in site density (Rear yard to Rear Yard)
- Moderate increase in height to the adjacent lands
- 7.5m rear yard to single detached dwellings is maintained

PLANNING COMMITTEE

