

PLANNING COMMITTEE

OPA & ZBLA Applications

179-189 Catharine Street N

UHOPA-20-015

ZAC-20-027



IBI GROUP

Woven Quarter Properties Inc.

179-189 Catharine Street N

June 15, 2021

This is a statutory meeting under the Planning Act

The applications are for an Official Plan Amendment and Zoning By-law Amendment to permit a 49 unit multiple dwelling development proposal, consisting of 45 units in 3 proposed stacked/back-to-back townhouse blocks and 4 units in renovated semi-detached dwelling

Staff support the applications and recommend approval

We agree with staff recommendation and respectfully request Committee recommendation and Council approval, subject to a few minor revisions to the By-law

City-building Benefits of Development Proposal:

- **Low-rise, ground-oriented infill, purpose-built rental housing → Supports demand for the “missing middle”**
- **Retains and adaptively re-uses pre-confederation heritage dwelling**
- **High quality urban design addressing streetscape and public park**
- **Compatible built form with appropriate setbacks and stepbacks**

City-building Benefits of Development Proposal:

- **Multi-modal location: active transportation routes, public transit access, & 850m walk to West Harbour GO**
- **Provides underground parking with rates supportive of the multi-modal location**
- **High quality housing with diverse unit mix, good living space, and diverse amenity areas**
- **Replaces non-compatible commercial uses and remediates brownfield**

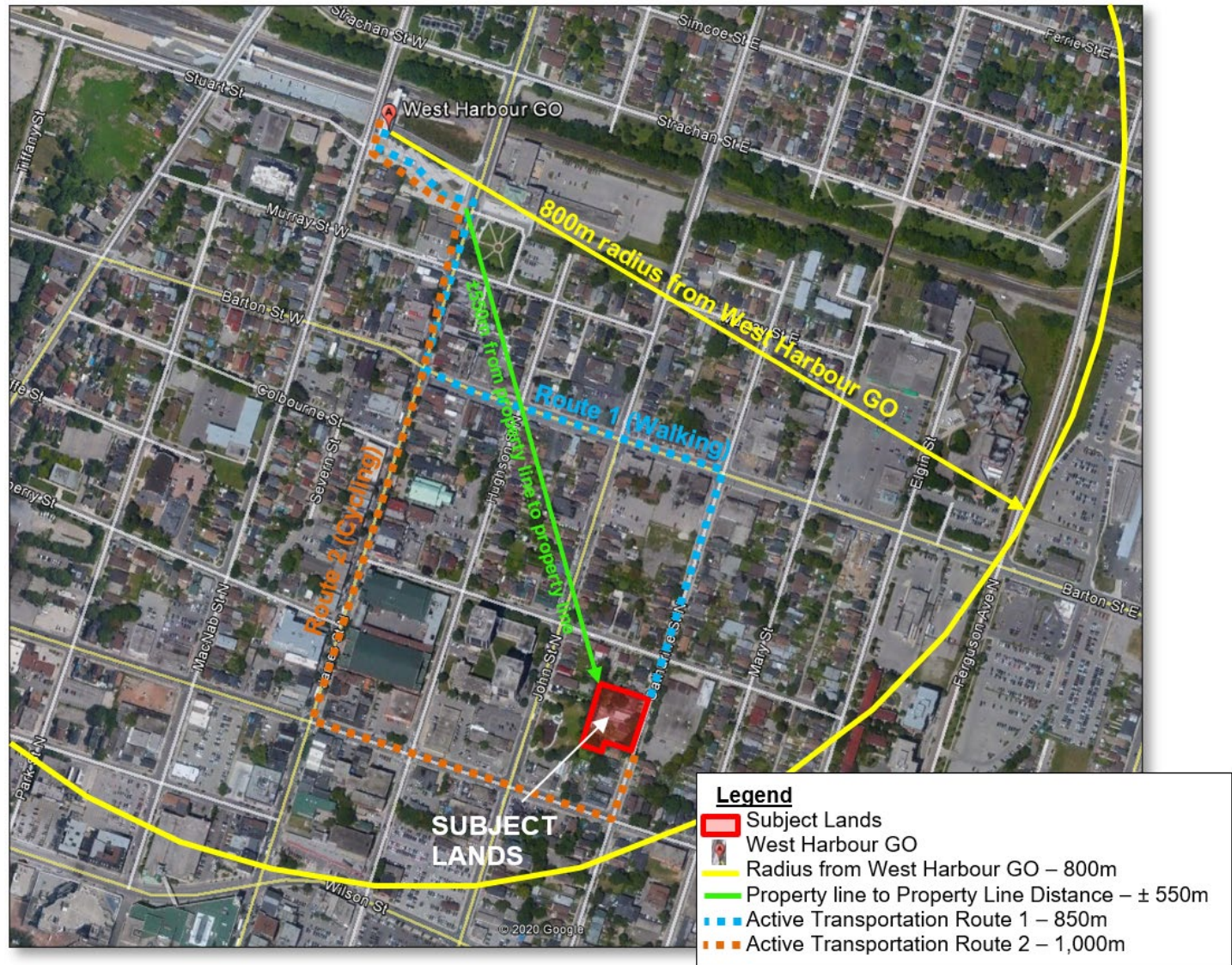
Subject Lands in context of the neighbourhood



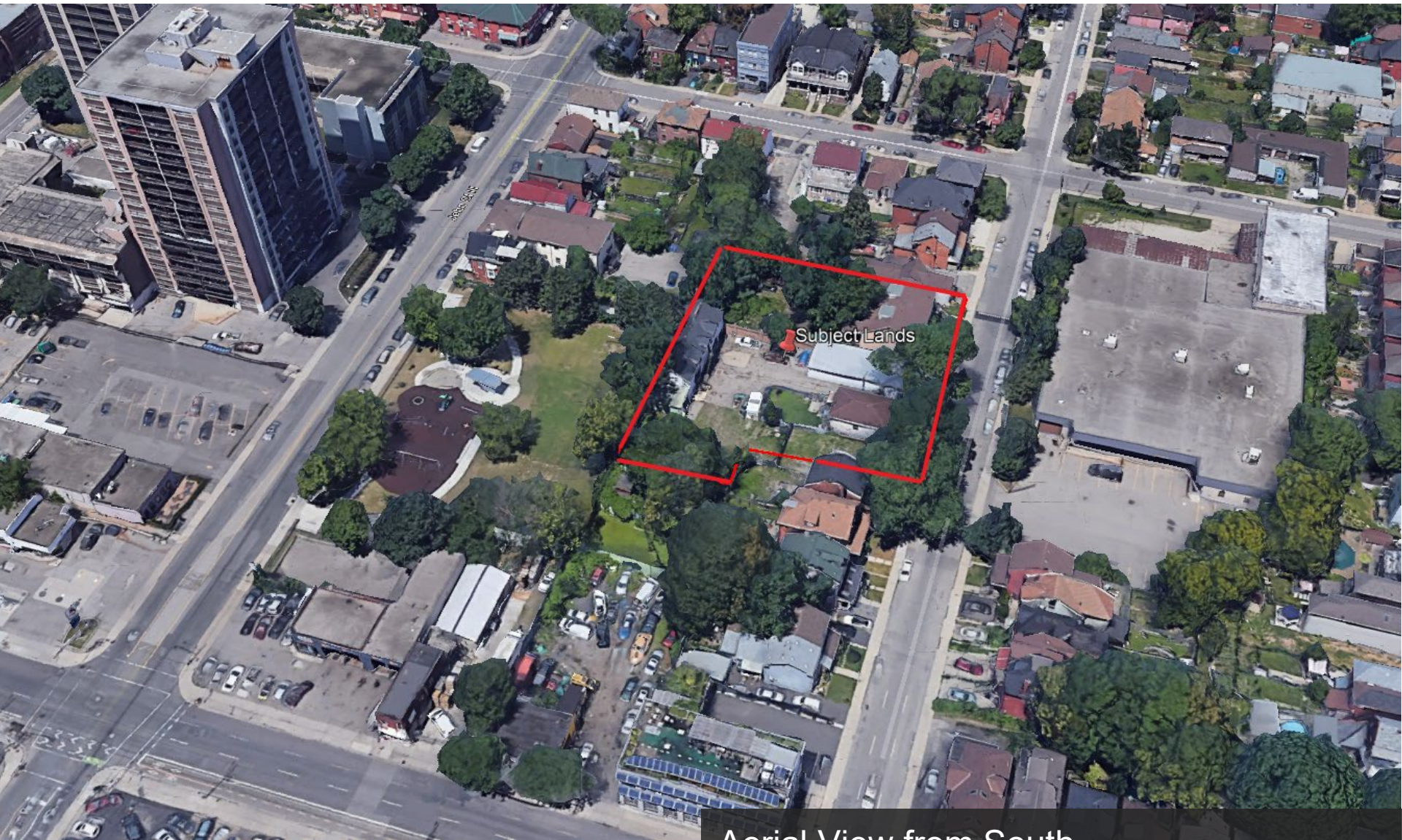
Subject Lands in context of immediate surroundings



OPA AND ZBLA: 179 – 189 CATHARINE STREET NORTH



Proximity to West Harbour GO Station



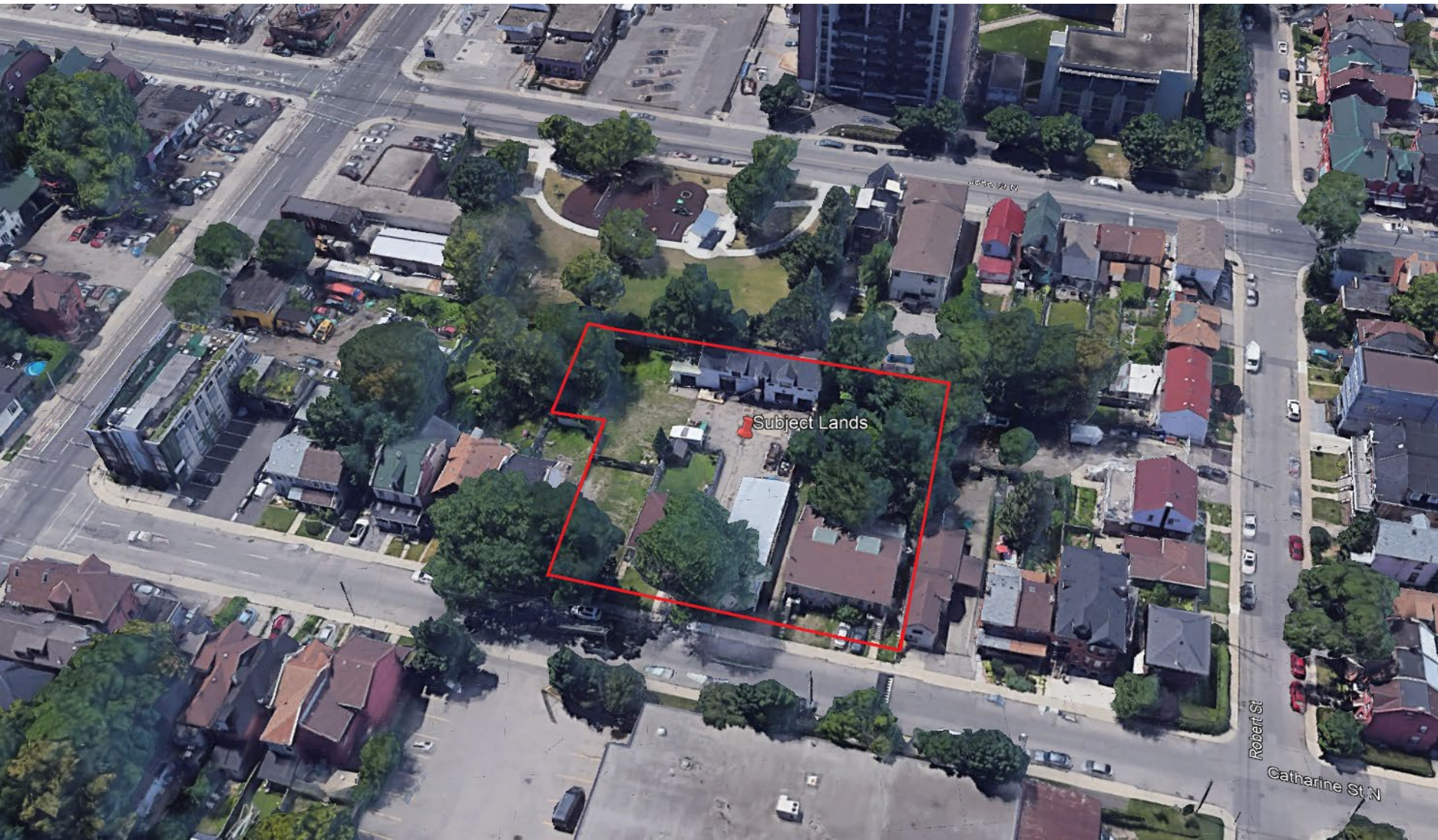
Aerial View from South



Aerial View from West



Aerial View from North



Aerial View From East



Aerial View Towards Downtown



Retained Pre-Confederation Heritage Dwelling



Existing Residential and Commercial Buildings to be Demolished

Planning Applications:

Amend	Current	Proposed
Official Plan Amendment: UHOPA-20-015		
Amend West Harbour (Setting Sail) Secondary Plan	Low Density 2 Residential	Medium Density Residential 1, Site Specific Policy Area
Zoning By-law Amendment: ZAC-20-027		
Zoning By-law No. 6593	L-mr-2 (Planned Development)	E-1/S-1809-H (Multiple Dwellings, Lodges, Clubs, etc. Modified, Holding)



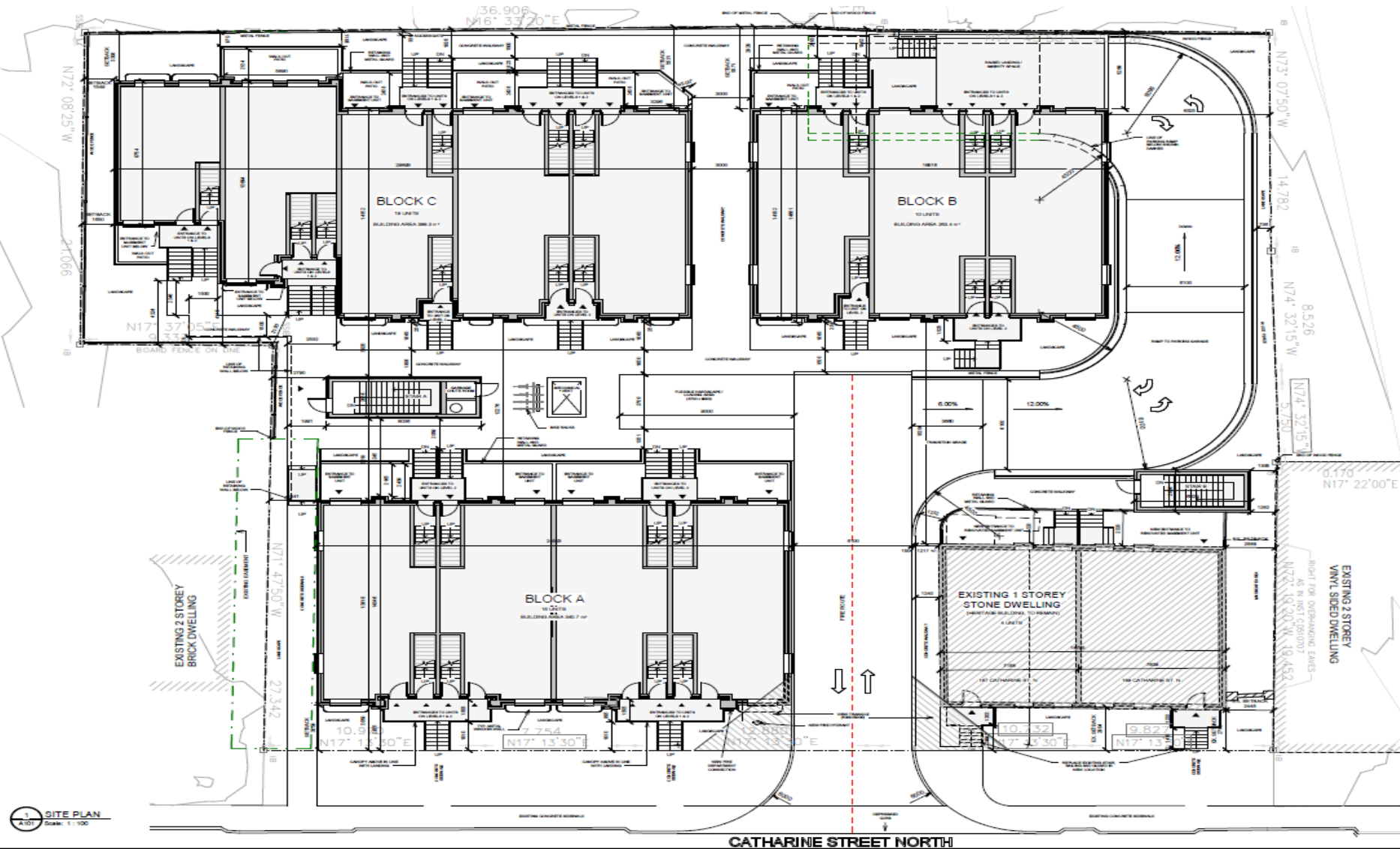
Proposed Development



Site and Development Stats:

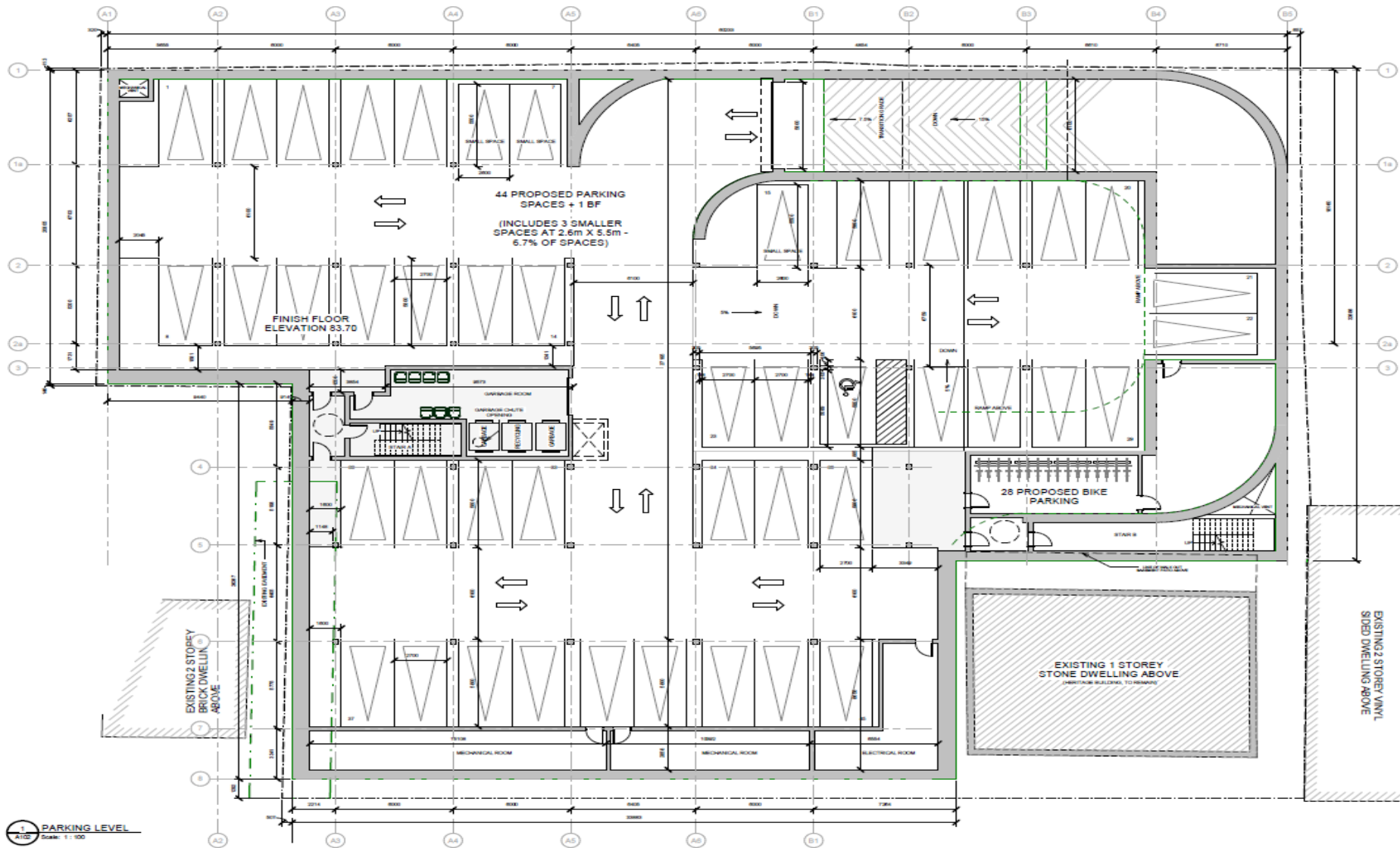
- **Total Site Area: Approx. 2732.17 m²**
- **Total Frontage: Approx. 52.16 m**
- **Total Unit Count: 45 units in 3 new stacked/back-to-back townhouse blocks, 4 units in renovated semi-detached heritage dwelling**
- **Building Height: 14.1 m**
- **Total Parking: 45 spaces, including 1 Barrier-Free**
- **Unit Types: Mix of 1 and 2 bedroom dwelling units, ranging in size of 78 m² – 83 m²**

OPA AND ZBLA: 179 – 189 CATHARINE STREET NORTH



Site Plan

OPA AND ZBLA: 179 – 189 CATHARINE STREET NORTH



Parking Level



View from North-East



View from South-West

Minor Requests for Modifications to Draft By-law:

- 1. Elimination of requirement for permeable paving in loading area in provision e)**
- 2. Reduction of loading space size to 6 m x 3 m in provision e)**
- 3. Clarification in zoning language for provision z) respecting side yard setback to porch and stairs**

Applications Should be Approved on basis of:

- **Proposal is consistent with and conforms to Provincial policies for intensification, housing supply, housing diversity, and cultural heritage conservation**
- **Proposal conforms to the Official Plan policies for intensification, housing, built form, and cultural heritage conservation**
- **Proposal is compatible with the context based on use, built form, height, density, setbacks, and stepbacks**

Thank You!