



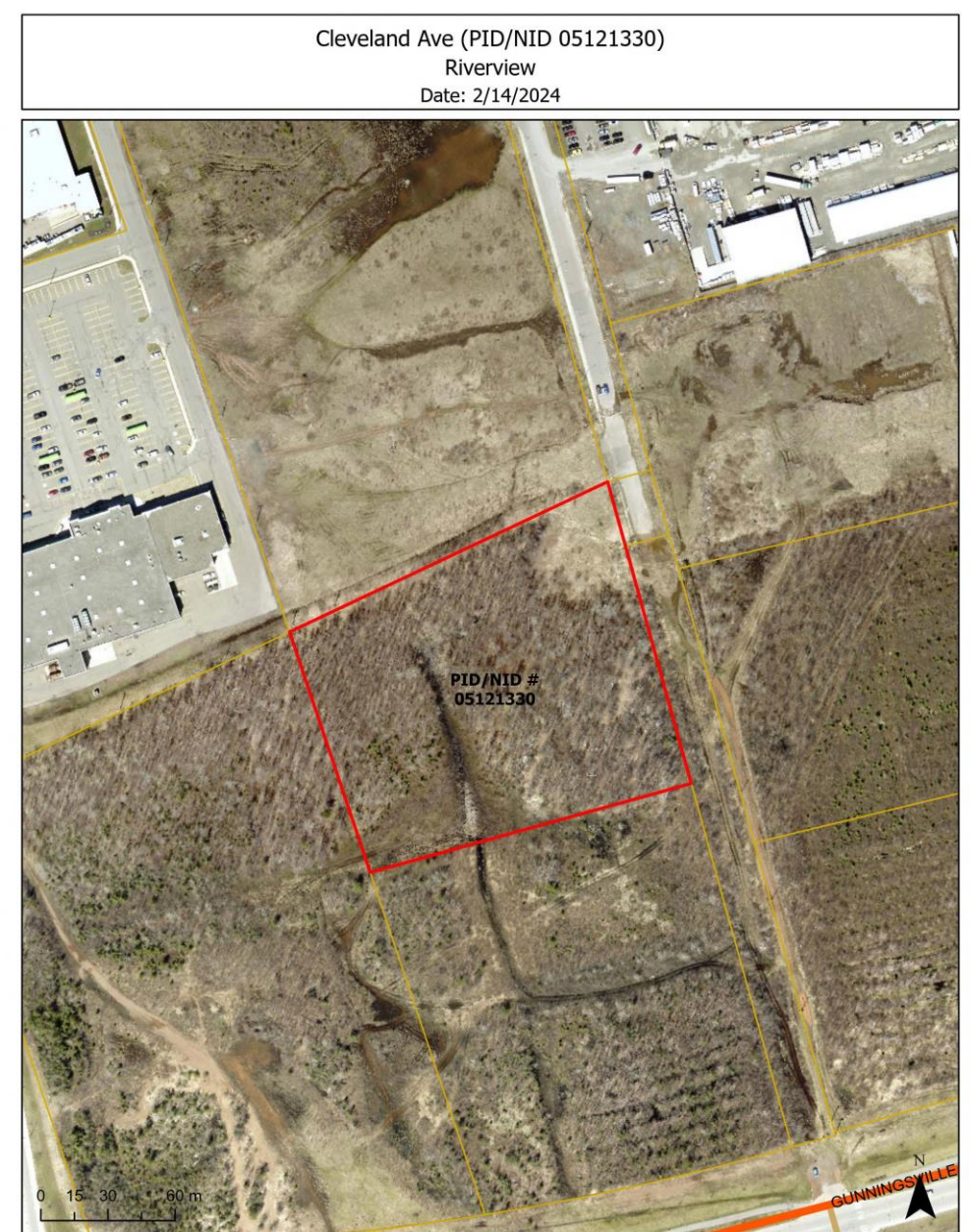
Rezoning – Cleveland Ave

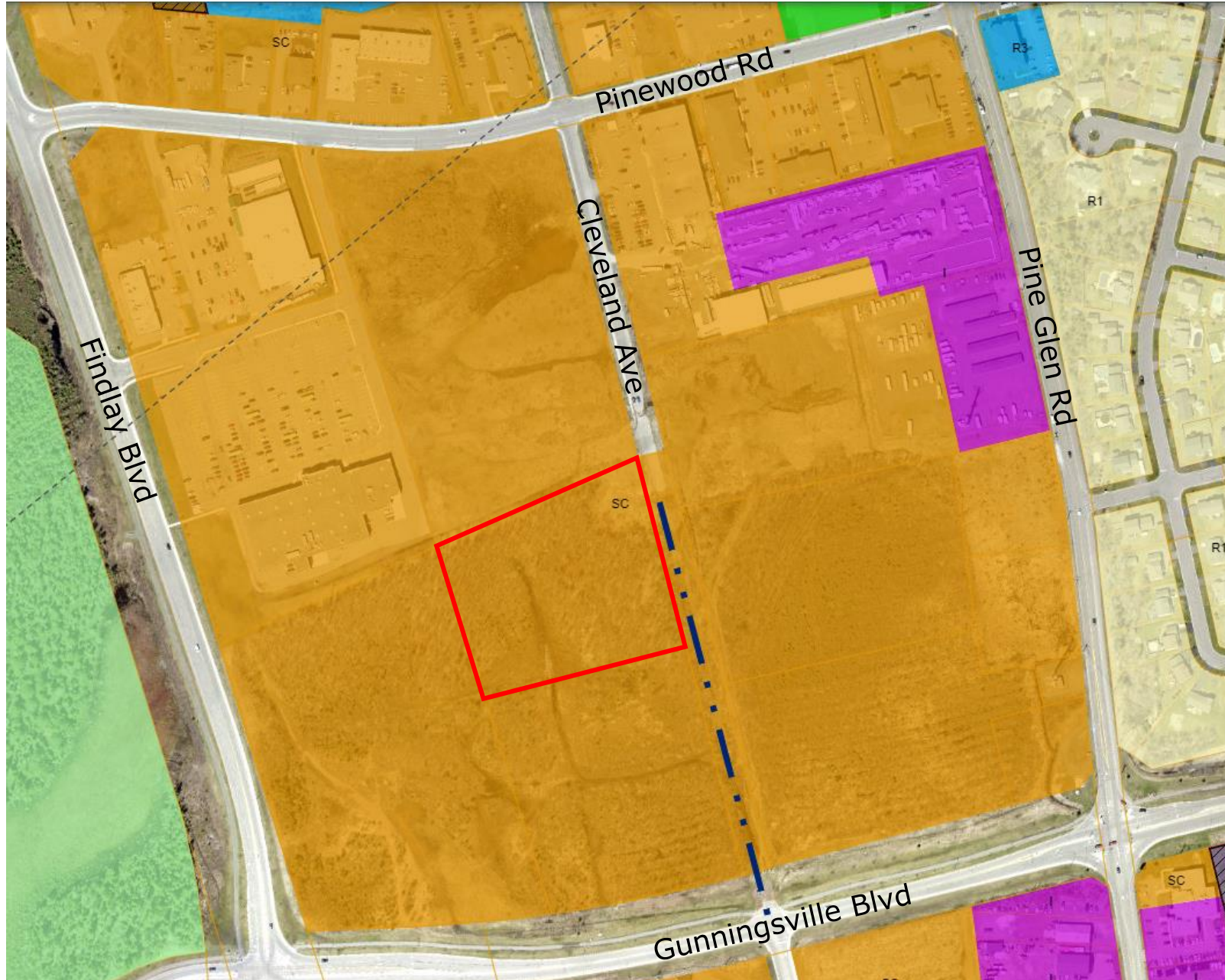
Zoning By-law Amendment 300-7-15

Presented to the
Riverview Committee of the Whole

By Kirk Brewer
March 25, 2024

The proposal is to rezone PID 05121330 from Suburban Commercial to Commercial Mix for the purpose of two six-storey multi-unit residential buildings.





- Cleveland Ave built 2022
- New Kent store built 2023
- Increased residential development in surrounding area (rowhouse and medium-to-large apartments)



Developing Beautiful Complete Neighbourhoods

Policy 5.1.3 In order to maintain a high standard of development and well-integrated neighbourhoods, it shall be the intention of Council to consider higher density residential developments subject to terms and conditions and design standards contained within the zoning by-laws.

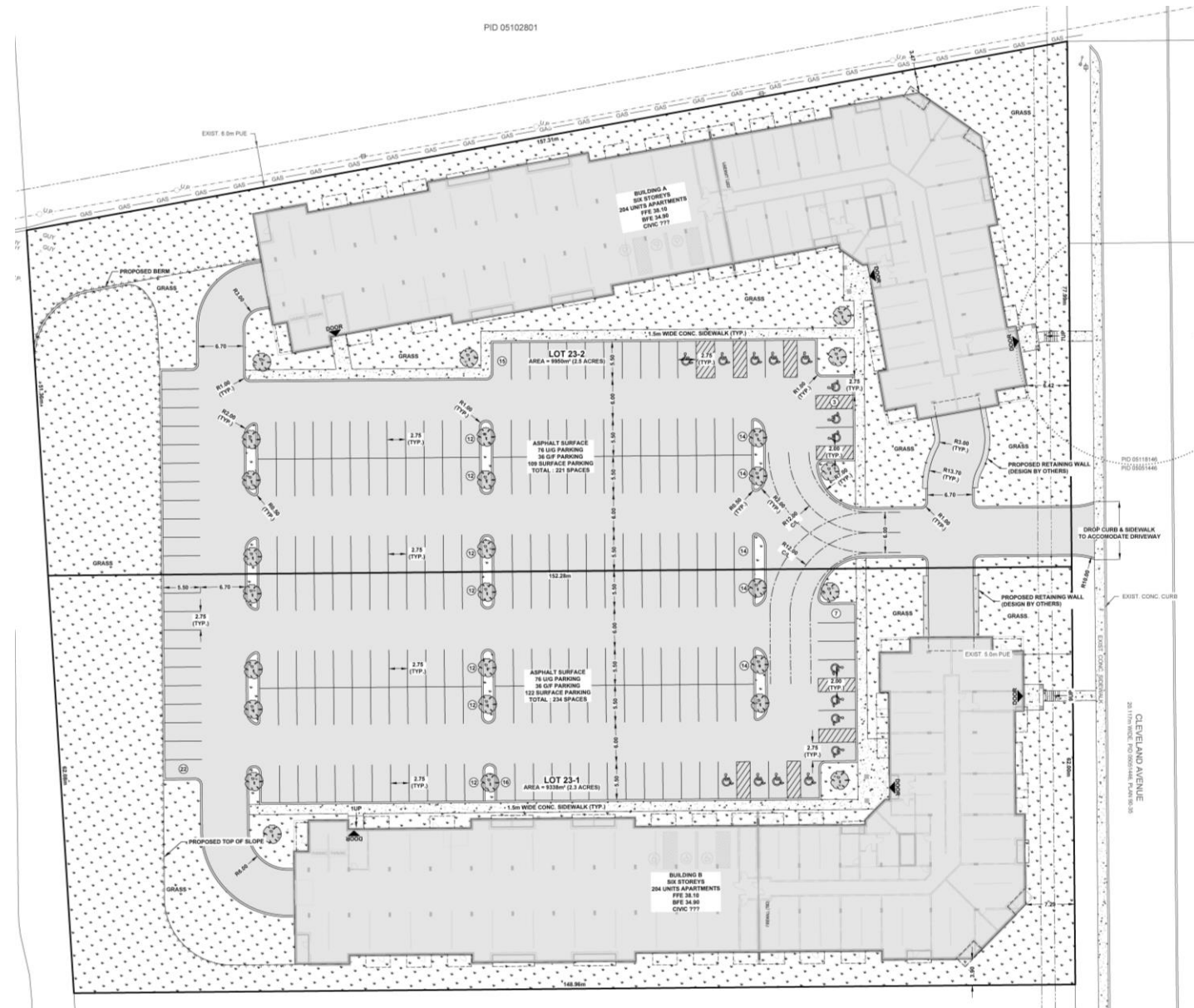
Policy 5.1.6 It shall be the intention of Council, in considering demographic changes, to provide for a range of housing types and densities by the establishment of a sufficient range and number of residential designations and zones. As a general guideline, the following densities shall apply:

(d) ... it shall be the intention of Council to permit density beyond 30 units per acre in certain areas of the Town where underground or at grade parking lots are proposed. These areas are located along or in proximity of major arterials or major intersections, adjacent to major commercial nodes and are well separated from low density areas, such as single unit and two unit dwelling zones.

Policy 7.2.1 Within the Commercial Designation, it shall be the intention of Council to establish a Commercial Mix (CM) Zone, to accommodate a range of land uses on greenfield sites along Bridgedale Boulevard and Gunningsville Boulevard and at major street intersections.

Policy 7.2.2 Within the Commercial Mix (CM) Zone, Council shall create special zoning provisions to achieve a quality urban streetscape treatment, reduced building setbacks, controlled on-site parking location from the Boulevard, minimum architectural control, and similar controls to attain a proper urban character.

- **Lot size:** ~5 acres
- **CM permitted density:** N/A
- **Proposed density:** 404 units (85/acre)
- **Minimum landscape buffer:** 3m wide
- **Proposed landscape buffer:** minimum 3m – variance requested to reduce landscaping to the north
- **Proposed parking:** 231 surface, 224 underground (505 required, 455 provided) – variance requested





1 NORTH ELEVATION

1/16" = 1'-0"



2 CLEVELAND AVE - EAST ELEVATION

1/16" = 1'-0"



3 WEST ELEVATION

1/16" = 1'-0"



SOUTH ELEVATION

Height variance required

- **Maximum permitted height (CM Zone)** – 18m (six storeys)
- **Proposed height:** ~21m (six storeys)



Proposal – Renderings 



Proposal – Renderings 



Proposal - Renderings 

- Project reviewed by Development Review Committee (Planning, Corporate, Parks, Engineering, Fire Protection)
 - No major concerns or comments raised
- Engineering – Traffic Impact Study
 - Traffic study requested for intersections at Whitepine, Findlay, Pinewood, and Gunningsville
- Engineering – Servicing

Resolution

- To set the date of the public presentation and public hearing
- To seek the written views of PAC on the proposed by-law

Public Notice

- Public notice will be posted on the Town's website
- Property owners within 100m will receive written notification

- Resolution from Council – April 9, 2024
- Views of PAC – May 8, 2024
- Public Hearing/1st reading – June 11, 2024
- 2nd and 3rd Reading – July 8, 2024