

Planning and Environment Committee File Z-8616 66 Byron Avenue East

August 22, 2016
Mr. Doug Lansink, Applicant
Mr. William Pol, MCIP, RPP
Pol Associates Inc.

Requested Action

Euclid Avenue R2-2(*) Recommendation plus:

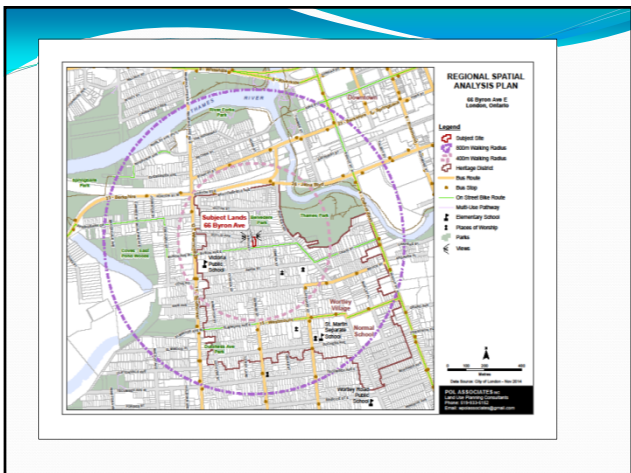
- Add a maximum of 3 bedrooms in place of 5

66 Byron Avenue R2-2(**) Recommendation plus:

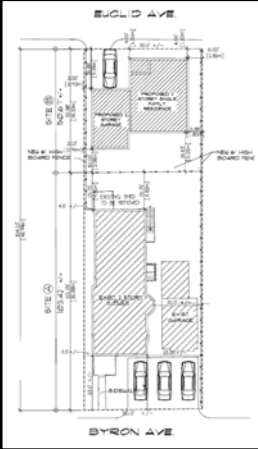
- Revise to 4 dwellings in place of 3
- Add a maximum of 6 bedrooms (existing)
- Add a maximum of 2 tandem spaces or a minimum 3 spaces one in tandem for 4 dwellings

Supporting Reasons

- Limits the residential intensity by bedrooms
- Maintains 6 bedrooms at 66 Byron
- Limits to 3 bedrooms on Euclid
- Retains a one bedroom affordable housing unit
- Consistent with the Provincial Policy Statement to minimize housing costs
- Conforms to the Official Plan encouraging affordable housing



Preferred Conceptual Site Plan: 66 Byron Avenue East and Euclid Avenue

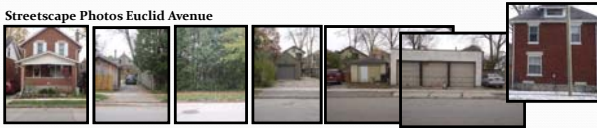


Streetscape Photos Byron Avenue East



64 72 Subject lands 66 68 70
North side view

Streetscape Photos Euclid Avenue



81 Euclid 74 Byron 72 Byron 70 Byron 68 Byron 66 Byron 2 Birch
Streetscape south side view



58 Euclid 60 Euclid 62 Euclid 64 Euclid 66 Euclid 68 Euclid 70 Euclid
Streetscape north side view

Conceptual Elevation: Euclid Avenue



Planning Summary

- Retain the existing 4 units and 6 bedrooms at 66 Byron Avenue
- Retain the heritage character of Byron Avenue

- Create one single detached dwelling on Euclid Avenue
- Consistent with the form and character of Euclid Avenue

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