



Zelinka Priamo Ltd.

LAND USE PLANNERS

M E M O

Date: September 22, 2020
To: Mike Corby, Senior Planner, Development Services
From: Ben McCauley, Zelinka Priamo Ltd.
Cc: Harry Froussios, Zelinka Priamo Ltd.
Subject: 101 Meadowlily Road South (39CD-20502/OZ-9192)

Zelinka Priamo Ltd. has been retained by the property owner of 129 Meadowlily Road South (Damas Development Inc. and CHAM Ltd.) to submit comments relating to the Draft Plan of Vacant Land Condominium, Official Plan Amendment, and Zoning By-Law Amendment at 101 Meadowlily Road South.

Our concerns are related to the proposed trail on the perimeter of the subject lands. Based on the attached Conceptual Site Plan that was submitted to Development Services, we would like to seek confirmation regarding how the proposed trail may connect and/or interface with 129 Meadowlily Road South. It is noted that there may be opportunities to connect the proposed trail at the southwest corner of the subject lands to 129 Meadowlily Road South.

We respectfully submit this letter to Development Services and request that further consideration be given to the location and/or configuration of the proposed trail, specifically how it relates to the lands at 129 Meadowlily Road South. If there is a presumption that this trail will functionally connect to 129 Meadowlily Road South, we believe this is premature without input from the property owner of 129 Meadowlily Road South. These lands are proposed for redevelopment and it is imperative Development Services is aware of this proposal prior to approving any future trail connections on the subject lands.

We will continue to monitor the progress of these applications and provide additional comments as necessary. We hope this provides a sufficient level of information for your current needs. If you have any questions, or require further information, please do not hesitate to contact the undersigned.

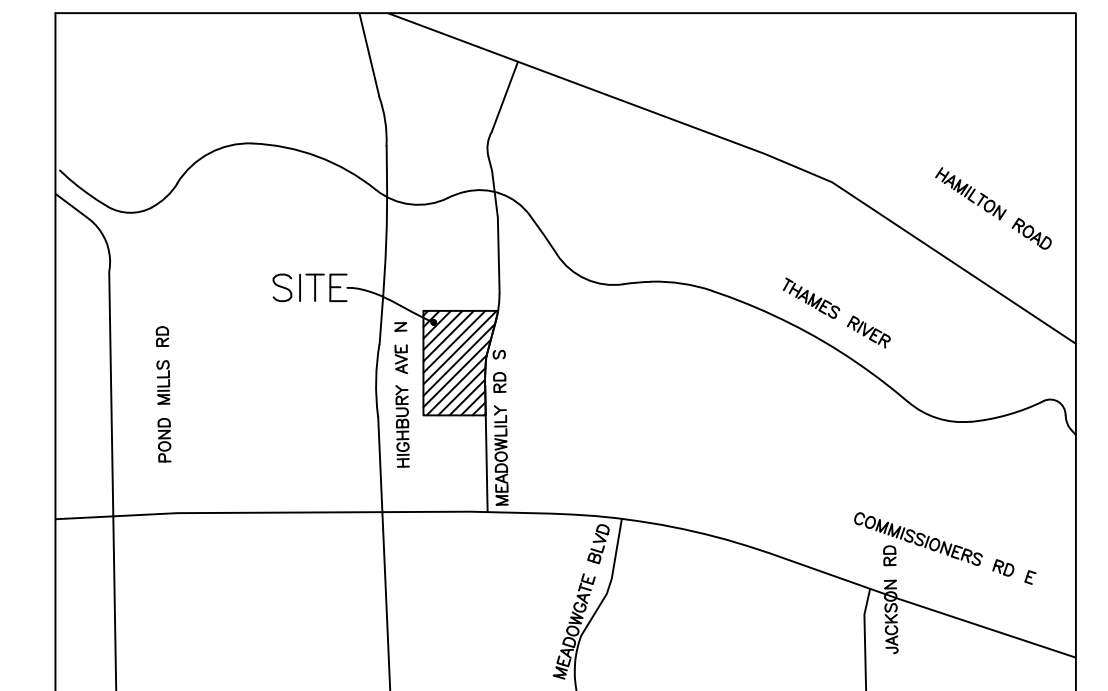
Yours very truly,

ZELINKA PRIAMO LTD.

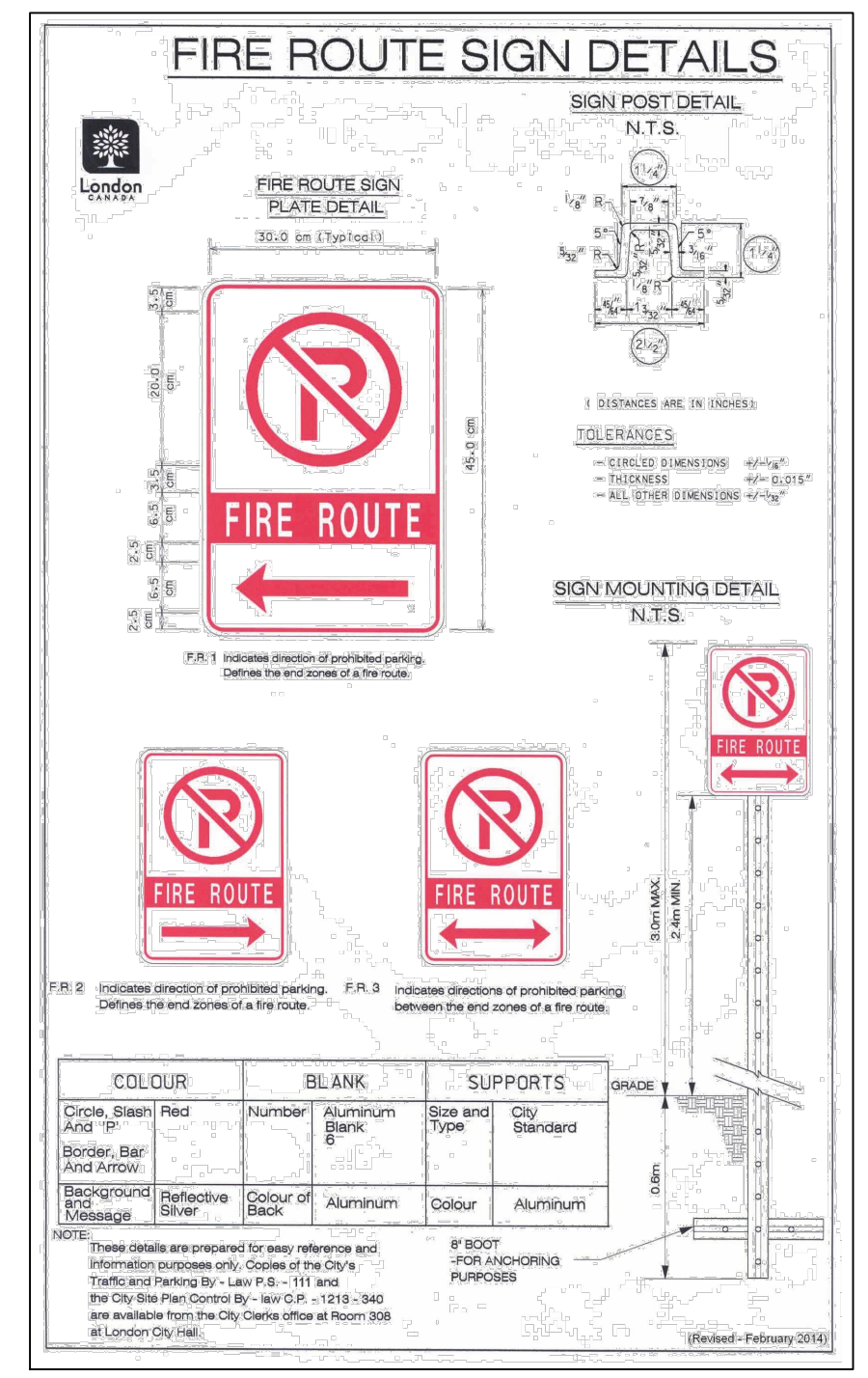
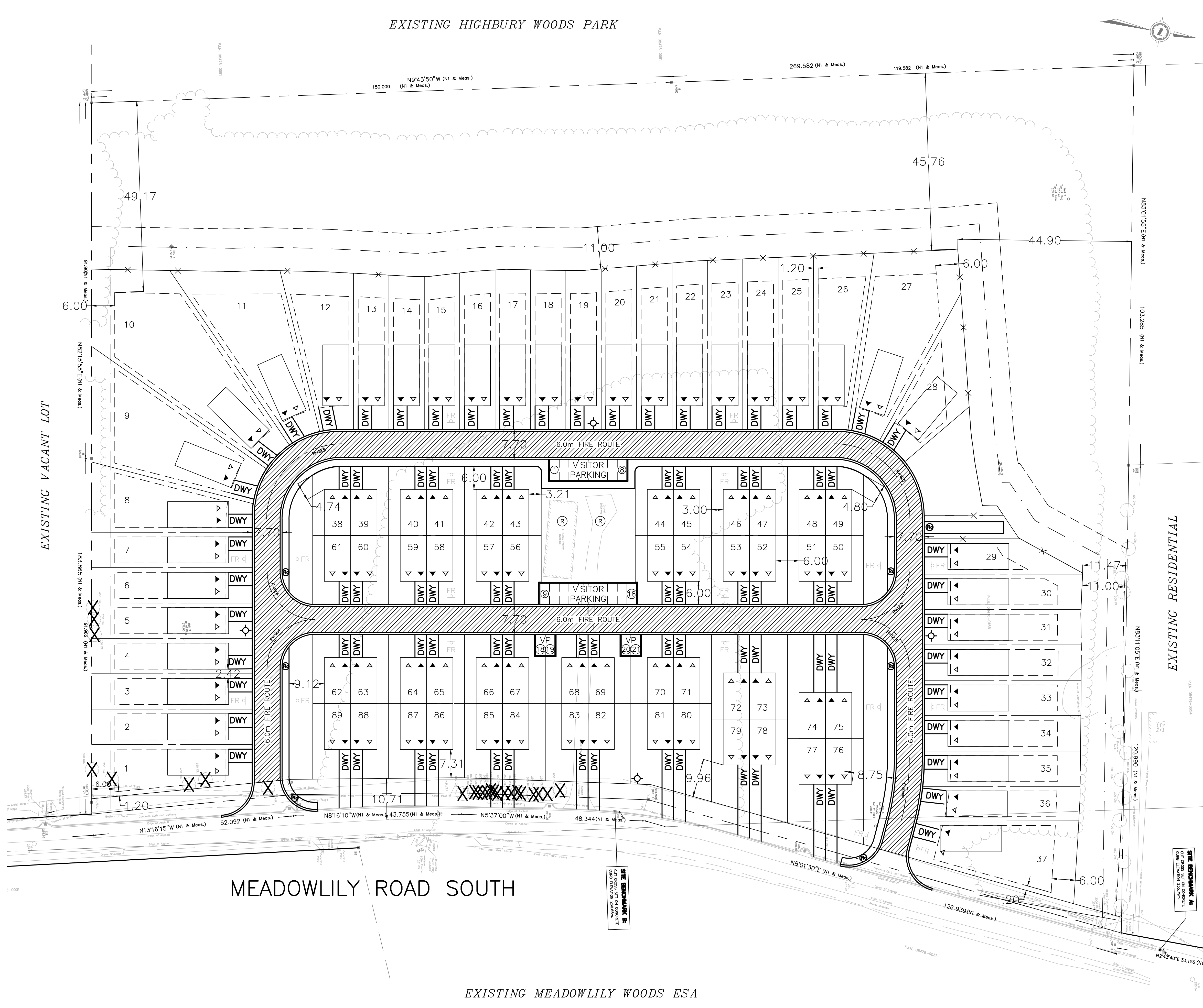
Ben McCauley, M.PL.
Planner

ben.m@zpplan.com | 519-282-0435

EXISTING Highbury Woods Park



KEY PLAN
SCALE - N.T.S.



SITE DATA

GROSS SITE AREA	50562m ²
BUILDING AREA (EXISTING)	5.06 ha
(PROPOSED)	147m ²
ASPHALT AREA	8150m ²
	16404m ²

ITEM	SFD		TOWNS	
	REQUIREMENTS	PROPOSED	REQUIREMENTS	PROPOSED
1. ZONES	R6-5(*)	R6-5(*)	R6-5(*)	R6-5(*)
2. PERMITTED USES	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1	SEE NOTE 1
3. LOT AREA (MINIMUM)	300 m ²	302 m ²	-	-
4. FRONTAGE (MINIMUM)	9.75 m	271 m	271 m	271 m
5. FRONT YARD - MAIN BUILDING (MINIMUM)	4.5 m	2.0 m	4.5 m	6.0 m
6. FRONT YARD - GARAGE (MINIMUM)	6.0 m	2.0 m	6.0 m	6.0 m
7. EXTERIOR SIDE YARD SETBACK (MINIMUM)	1.2 m	3.0 m	6.0 m	6.0 m
8. INTERIOR SIDE YARD SETBACK (MINIMUM)	1.2 m	3.0 m	1.2 m	3.0 m
9. REAR YARD SETBACK (MINIMUM)	6.0 m	0.0 m	6.0 m	0.0 m
10. LANDSCAPED OPEN SPACE (MINIMUM)	30%	30%	>30%	>30%
11. LOT COVERAGE (MAXIMUM)	45%	50%	60%	45%
12. HEIGHT (MAXIMUM)	12.0 m	12.0 m	12.0 m	12.0 m
13. DENSITY (MAXIMUM)	1 SFD/LOT	35 UPH	1 SFD/LOT	35 UPH

- NOTES
- PERMITTED USES FOR R6-5 ZONING IS AS FOLLOWS:
 - a) SINGLE DETACHED DWELLING
 - b) SEMI-DETACHED DWELLING
 - c) DUPLEX DWELLING
 - d) TRIPLEX DWELLING
 - e) TOWNHOUSE DWELLING
 - f) STACKED TOWNHOUSE DWELLING
 - g) APARTMENT BUILDINGS
 - h) FOURPLEX DWELLING

SITE PLAN LEGEND

- | | | |
|---------------|------|----------------------------------|
| BLOCK NUMBER | ⊙ | FIRE HYDRANT |
| UNIT NUMBER | ⊛ | LIGHT STANDARD |
| SIDEWALK RAMP | — | SILT FENCE/TREE PROTECTION FENCE |
| TO BE REMOVED | ▷ | UNIT ENTRANCE / FIRE ENTRANCE |
| TREE REMOVAL | ✕ | SECONDARY ENTRANCE / EXIT DOORS |
| | FR 1 | FIRE ROUTE / SIGN |

SITE BENCHMARK:
OBJECT = CUT CROSS SET ON CONCRETE CURB (BENCHMARK A)
ELEVATION = 255.79

- NOTE:**
- GARBAGE AND RECYCLING TO BE STORED WITHIN BUILDINGS UNTIL COLLECTION DAY.
 - BEARINGS SHOWN ARE FROM SURVEY.
 - ROAD DIMENSIONS ARE TO BACK OF CURB.
 - FOR MORE INFORMATION ON MEADOWLILY ROAD SOUTH, SEE UPGRADE PLANS.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT	CONSULTANT OR DIVISION
					DESIGN LLS	1	SITE PLAN APPROVAL	2019-12-20	DILLON	
					DRAWN BY LLS					
					CHECKED JDU					
					APPROVED					
					DATE 2019-12-19					

ENGINEER'S STAMP

DRAFT

NOT FOR CONSTRUCTION

SCALE

SCALE - 1 : 500

TITLE

MEADOWLILY ROAD SOUTH

MEADOWLILY ROAD SOUTH SITE PLAN LAYOUT

PROJECT No. 19-9554

SHEET No. 1

PLAN FILE No.

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