

COMMUNICATION 131132

Received From: Niki Dwyer, RPP MCIP, Director of Development Services
Addressed To: Committee of the Whole
Date: November 10, 2020
Topic: DP3-01-2020, 35 Roe Street, Matrix Investment Group Ltd.
- Supplemental Report

BACKGROUND

This report relates to Communication 131076 dated June 9, 2020.

At the June 9, 2020 meeting of Committee of the Whole, staff presented an application for a Class III Development Permit for the property known municipally as 35 Roe Street. The owner, Matrix Investment Group Ltd, proposes to construct commercial condominiums on the property totalling **44 units** (previously 48 units) over **5,167.68m²** (previously 5,321.28m²) gross floor area.

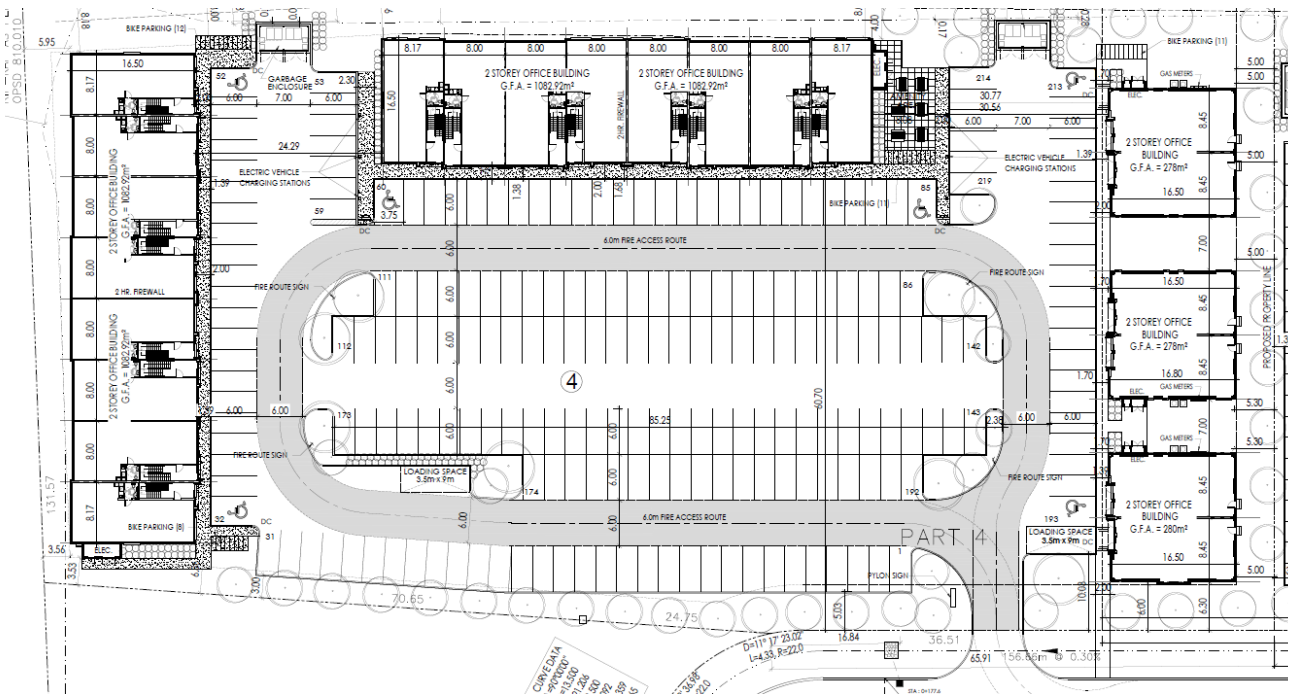
The proposal seeks relief from two (2) specific provisions of the Development Permit By-law:

- 1) Reduction in the required parking from 324 spaces to 220 spaces;
- 2) Recognition of a non-street fronting orientation of the buildings resulting from the shape and frontage of the subject lands.

Staff concluded that the application presented was in conformity with the intent and purpose of the Development Permit By-law, Official Plan and the general provisions for development in Settlement Areas of the Provincial Policy Statement. The report did however note that there were outstanding discussions with the Conservation Authority pertaining to the northern buildings' setback from the Hooper Street drain.

Council deferred making a decision on the application until the discussions respecting the drain setback concluded.

Figure 1 – Proposed Site Plan



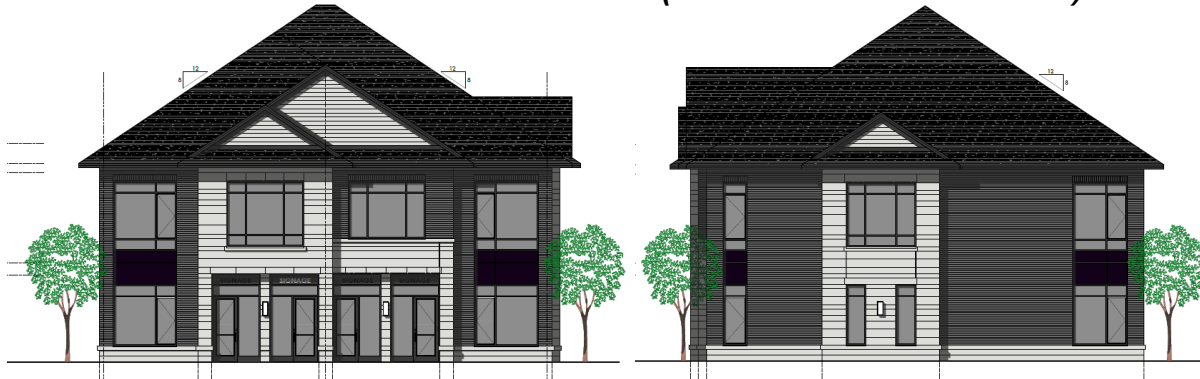
COMMENT

The applicant has submitted a revised submission to accommodate a 15m setback to the Hooper Street drain and have modified the original design from a three (3) building configuration to a five (5) building configuration. The gross floor area and number of total commercial units proposed reduces nominally to a total of 44 units. Elevations proposed also see a significant change as the proposed “four (4) unit” buildings are proposed to feature a pitched roof as opposed to the original flat-roofed “16 unit” buildings.

Figure 2 – 16-unit Commercial Condo Elevation



Figure 3 – 4-unit Commercial Condo Elevation (front and street elevations)



Staff are satisfied that the proposal continues to be supportable per the previous analysis and that the modified proposal has not resulted in any further non-conformity with the Development Permit By-law.

Having reviewed and assessed the proposal, staff are satisfied that the proposal complies with the provisions of the Provincial Policy Statement 2020, conforms to the policies of the Official Plan and satisfies the applicable sections of the Development Permit By-law 15-2015. As there are no outstanding or unaddressed comments and concerns raised by members of the public or applicable agencies, staff are satisfied that the proposal will not result in negative impacts within the local community.

STAFF RECOMMENDATION:

THAT the Committee approve application DP3-01-2020 for the construction of five (5) office condominium buildings containing 44 units and being 2-stories in height at 35 Roe Street.