

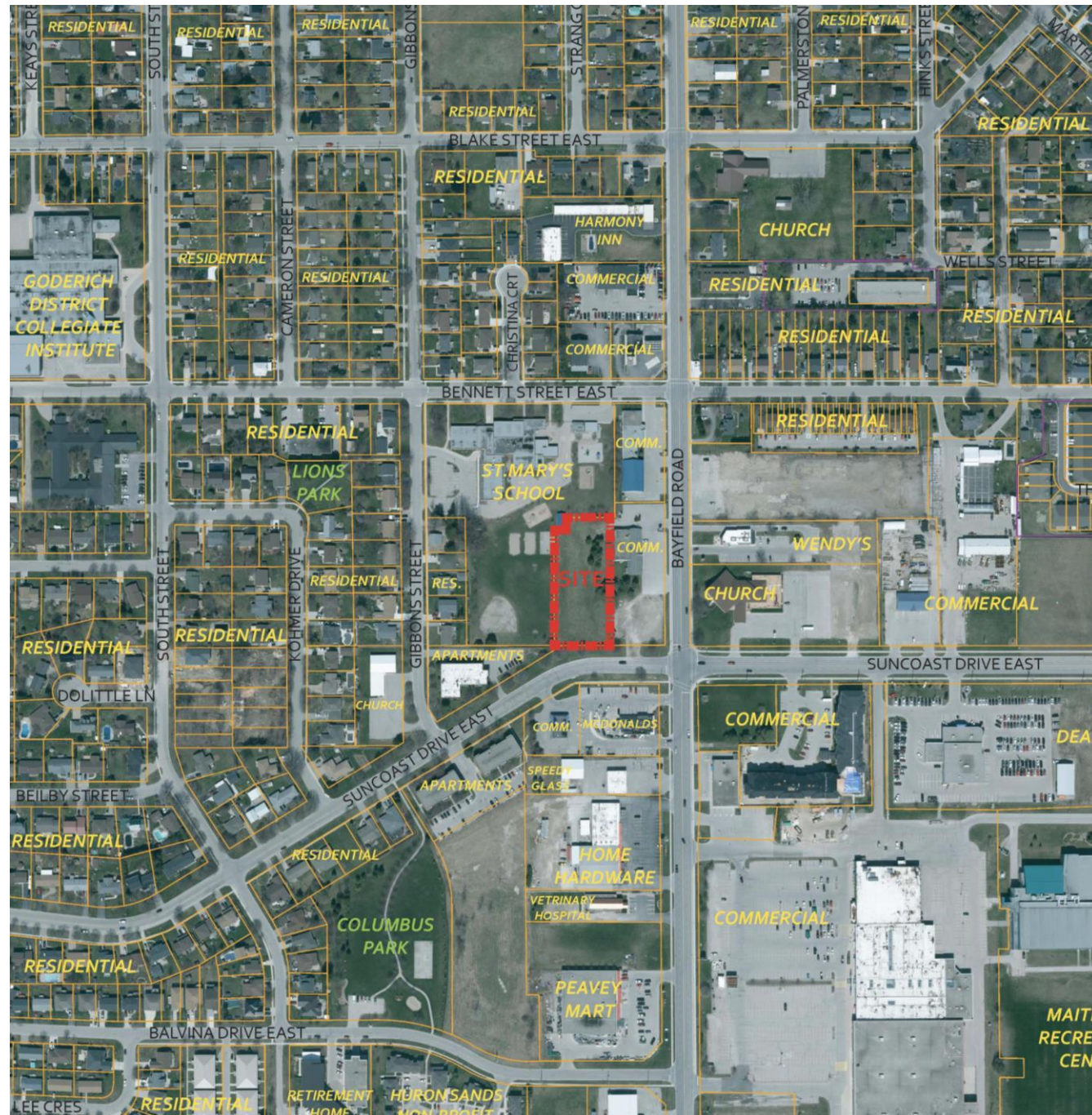


**Statutory Public Meeting  
February 24, 2025  
Zoning By-law Amendment**

Suncoast Drive  
Lexx Development Corporation



Site











## Planning Opinion - Height

To permit a maximum building height of six (6) storeys (*ZBL permits a max. building height of 5 storeys or 19m*):

- Additional building height to allow for a sixth floor (reducing building footprint, and increasing height to allow for moderate increase in parking)
- Additional height also to allow for stairs/exit door to the rooftop amenity area
- The building is oriented to the western portion of the Site, providing a physical separation to the proposed residential/commercial development to the east
- The Site is adjacent to a large open space area and does not abut either low or medium density residential uses, negating any impact on privacy and overlook

## Planning Opinion – Landscape Open Space

To permit 440 sq.m. of required landscaped open space to be outdoor rooftop amenity (*ZBL only permits grade landscaped open space*)

- Requirement is based on need to have outdoor space for residents, as well as ensuring there is pervious areas on a property to accommodate passive storm water infiltration
- Range of outdoor and indoor amenity areas proposed - indoor amenity room, outdoor amenity space, private balconies, and rooftop patio area. These provide a range of options throughout the seasons to be outside and/or have additional space to the individual dwelling units
- This meets the intent of providing amenity space for residents.
- Site Servicing Brief has demonstrated that both quality and quantity can be addressed for stormwater, with a portion of the required landscaped open space being accommodated on the roof