



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1651**

FROM: C. KITSEMETRY, RPP, PLANNER

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
D. FRIARY, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH
MANAGEMENT (ACTING)
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING - ZONING BY-LAW AMENDMENT APPLICATION – 46, 50, 52
AND 56 PATTERSON ROAD AND PART LOT 30, PLAN 959, PART 1, PLAN 51R-
39651

DATE: MAY 28, 2018

The purpose of this Memorandum is to advise members of Council of a Public Meeting regarding an application for a Zoning By-law Amendment submitted by Innovative Planning Solutions on behalf of Farrage Developments Inc. for lands known municipally as 46, 50, 52 and 56 Patterson Road and Part Lot 30, Plan 959, Part 1, Plan 51R-39651. The Zoning By-law Amendment application was deemed complete on March 28, 2018.

The subject lands are designated as Residential in the City's Official Plan. The individual properties are intended to be consolidated into one development parcel of 0.74 hectares (1.82 acres) in size, generally located at the southwest corner of Patterson Road and Phillip Street. The proposed zoning change is from Residential Single Detached (R2) to Residential Multiple (RM2) to permit a 48 unit block cluster townhouse development with Special Provisions to allow for:

- reduced front and rear yard setbacks from 7m to 5m;
- reduced consolidated amenity space from 12m² per unit to 9.5m² per unit;
- increased gross floor area from 60% to 80.8%;
- increased density from 40 units per hectare to 65 units per hectare; and,
- tandem parking spaces.

Neighborhood Meeting

A neighborhood meeting was held on May 9, 2018. Approximately 15 members of the public were in attendance. Primary comments from the public included:

- Proposed height and loss of privacy;
- Proposed increase in density;
- Submission of a comprehensive neighbourhood plan;
- Potential issues with grading, drainage and high water table;
- Potential issues with both residential and industrial traffic;
- Noise impacts due to loss of tree buffer;
- Capacity of neighbourhood schools;
- Location of snow storage and fencing requirements;
- Concern with permissions for tandem parking; and,
- Reduction in property values.



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Planning and Land Use Matters Under Review

The subject applications are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Conformity with the City's Intensification Policies;
- Community impacts, including the introduction of higher density built-form into the existing neighbourhood, and the integration of this concept with potential redevelopment opportunities in this area;
- Proximity of the residential redevelopment to existing industrial uses;
- Analysis of the proposed built-form, general site design, and justification for the requested site specific zoning provisions; and,
- Opportunity and requirement for boundary and mature tree preservation.

Next Steps

Staff will continue to work with both the applicant and the residents in an attempt to address the feedback received and items raised through the public process, including any comments provided in response to the Public Meeting presentation. Addressing these items may require an amendment to the plans and reports submitted by the Applicant. A staff report to General Committee that will include, but not be limited to, analysis of the planning and land use matters and the comments received through the public consultation process, has been targeted for September 2018.

For more information, please contact Celeste Kitsemetry, Planner at ext. 4430.

APPENDIX "A"
Proposed Concept Plan

