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**TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL**

**PREPARED BY: A. GAMEIRO, B.E.S., PLANNER**

**FROM: A. BOURRIE, RPP  
DIRECTOR OF PLANNING AND BUILDING SERVICES**

**NOTED: A. BOURRIE, RPP  
ACTING GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH  
MANAGEMENT  
  
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING - ZONING BY-LAW AMENDMENT (FILE: D14-1664)  
440 VETERAN'S DRIVE AND 104 WHITE CRESCENT**

**DATE: APRIL 15, 2019**

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**OVERVIEW:**

The purpose of this Memorandum is to advise members of City Council of a Public Meeting for an application for a Zoning By-law Amendment submitted by 'Innovative Planning Solutions Inc.' on behalf of 'Michler Holdings Inc.' for lands known municipally as 440 Veteran's Drive and 104 White Crescent.

The subject lands, shown in Appendix 'A': Site Location Map, are located on the west side of Veteran's Drive, north of Touchette Drive and east of White Crescent with a combined area of 2,105 square metres (0.21 hectares) and 41.7 metres (136.8 feet) of frontage on Veteran's Drive. The subject property is currently vacant and is located in a residential area with a variety of lot sizes and residential land uses.

The subject property is designated 'Residential' in the City's Official Plan and is zoned 'Residential Single Detached Dwelling Fourth Density' (R4) and 'Residential Multiple Dwelling Second Density – Townhouse' (RM2-TH) in Zoning By-law 2009-141, as amended. The applicant is proposing to amend the zoning of the subject property to 'Residential Multiple Dwelling Second Density – Special' (RM2)(SP-XXX) with site-specific provisions to permit the development of eight (8) townhouse units in one (1) block fronting onto Veteran's Drive, as identified in Appendix 'B': Site Plan and Elevation Plans. The applicant is seeking the following site-specific zoning provisions to facilitate the proposed development:

- A front yard setback of 3.4 metres to the main building, whereas a minimum front yard setback of 7 metres is required;
- A front yard setback of 2 metres to a porch, whereas a minimum front yard setback of 3 metres to a porch is required;
- A building height of 12 metres, whereas a maximum building height of 10 metres is permitted; and,
- To permit tandem parking (one space in the driveway and one in the garage), whereas tandem parking in multi-residential developments is not permitted.

**BACKGROUND:**

The subject application was submitted to the City on December 21<sup>st</sup>, 2018 and was deemed complete on January 18<sup>th</sup>, 2019. A public notice was sent out to all property owners within 120 metres of the subject property on February 14, 2019, in accordance with the *Planning Act*. The application has also been circulated to all applicable City Departments and external agencies for review and comment.

A Neighbourhood Meeting was held on March 12<sup>th</sup>, 2019 regarding the subject application, whereby ten (10) members of the public were in attendance. Primary comments from the public included:

- Concerns that the proposed development may exacerbate an existing drainage problem on adjacent lots located on Touchette Drive and White Crescent. Specifically, residents noted that the grade of adjacent lots is lower than that of the subject lands, which results in water pooling in the rear yards;
- A desire and need to preserve trees in the area, particularly shared boundary trees located along the rear and side lot lines;
- A loss of privacy on adjacent lots as a result of the building height and density being proposed on the subject lands. Residents identified a need to provide buffer planting and fencing along the side and rear lot lines to preserve privacy on adjacent residential lots;
- Concern that the layout of the proposed development does not meet the minimum operational standards of the City's Fire and Emergency Services Department;
- Ensuring that waste, recycling and organics are properly managed and stored within the main building or an accessory enclosure on the site, so as to avoid the outdoor storage of waste in the proposed amenity area;
- Concerns that the proposed development may result in increased traffic and on-street parking, and impact pedestrian safety on White Crescent;
- Ensuring that outdoor lighting on the site does not spill-over onto adjacent residential lots; and,
- Disappointment as residents were under the impression that the subject lands were to be developed as parkland.

**PLANNING AND LAND USE MATTERS UNDER REVIEW:**

The application is currently undergoing a detailed review by Planning staff and the City's Technical Review Team. A detailed analysis of the application will be provided at a later date when a staff report is brought forward for General Committee's consideration. The primary planning and land use matters being considered at this time include:

- The appropriateness of the site-specific zoning provisions being requested for the property and compatibility with the surrounding neighbourhood;
- Site servicing, grading and drainage;
- Protection and preservation of shared boundary trees;
- Design and configuration of the proposed site access on White Crescent;
- Potential impacts on traffic, parking and pedestrian safety in the area; and,
- Operational requirements of the Fire and Emergency Services Department.

All comments received during the technical review process, as well as comments provided at the Neighbourhood and Public Meetings will be included and addressed in the Planning staff report that is brought forward for General Committee's consideration of the application.

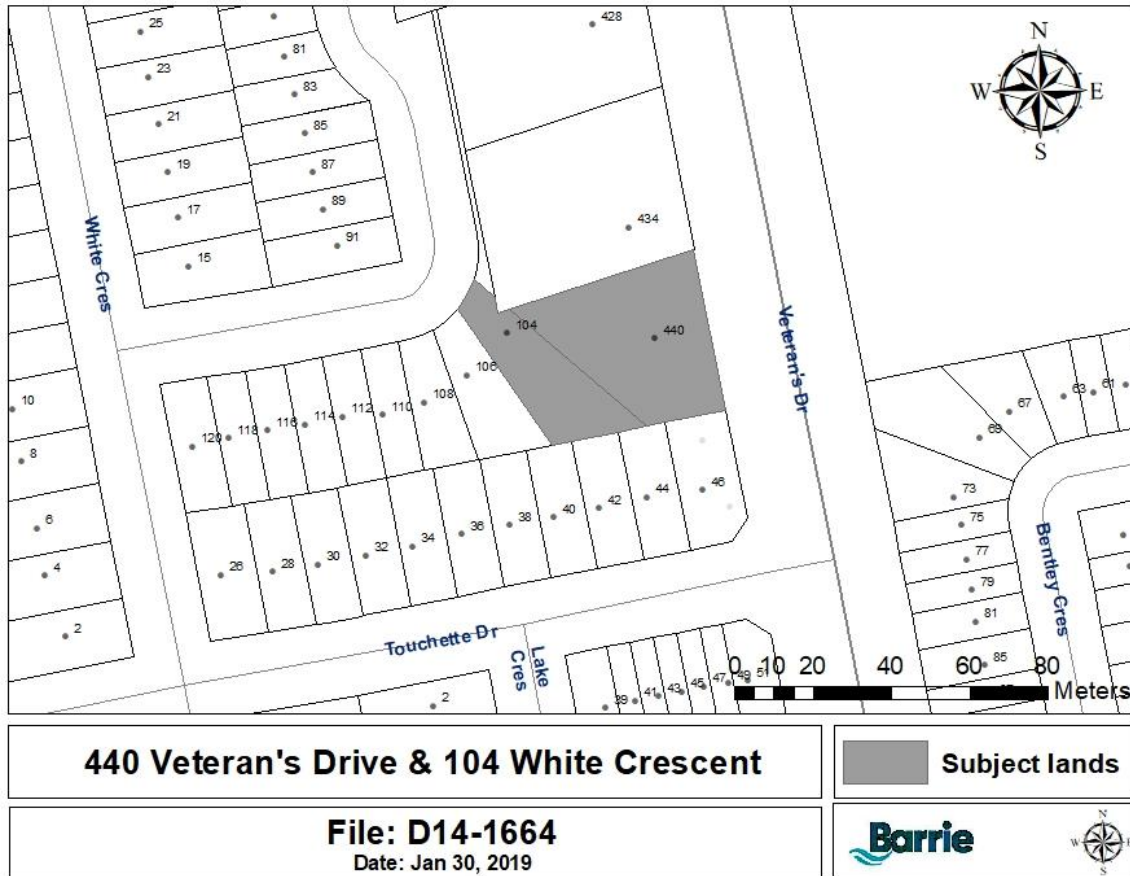
**NEXT STEPS:**

Planning staff are targeting June 2019 for a staff report to be brought forward to General Committee.

If you have any questions, please contact the Planning File Manager, Andrew Gameiro at 705-739-4220 extension 5038.

Appendix 'A'

Site Location Map



## Site Plan and Elevation Plans

## Site Plan



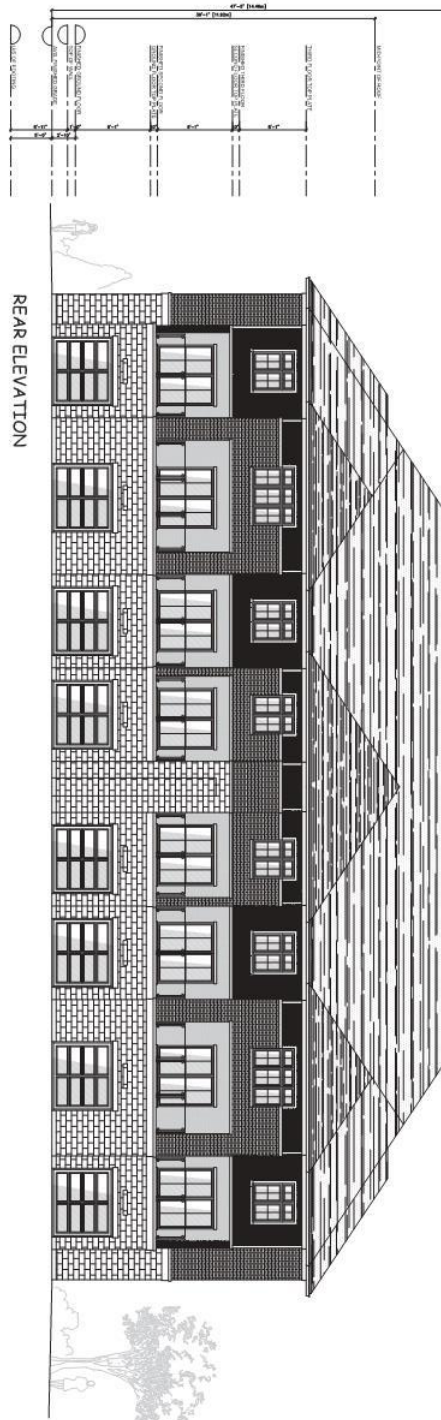
## Elevation Plans





# 440 Veterans Dr.

## Concept 1



## ARTISTS' IMPRESSION