

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

**FROM: M. SNOW, PLANNER - ZONING**

**NOTED: M. BANFIELD, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES**

**A. BOURRIE, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT**

**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT APPLICATION – 263 EDGEHILL DRIVE (DEREK BURKE)**

**DATE: SEPTEMBER 23, 2019**

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding an application for a Zoning By-law Amendment submitted by Goodreid Planning Group on behalf of Derek Burke for the lands known municipally as 263 Edgehill Drive. The applications were deemed complete on May 29, 2019.

The subject lands are designated Residential in accordance with the City's Official Plan and zoned Residential Single Detached Second Density (R2) by Zoning By-law 2009-141.

The property is approximately 0.14 hectares in size with 30 metres of frontage on Edgehill Drive. The adjacent lands are generally surrounded by established low density residential development.

The proposed Zoning By-law Amendment is intended to legalize the existing conditions of the site which is a four unit dwelling. The concept plan provided (Appendix "A") shows that there are no changes proposed to the site or structure. The application was submitted as a result of ongoing enforcement due to the number of residential dwelling units currently on site. There are currently active legal proceedings between Mr. Burke and the Municipality in regards to the additional residential units on the subject lands.



The applicant is requesting a zoning amendment to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP-XXX) to permit and recognize the existing four (4) unit dwelling. The special provisions to the RM2 zone relate to:

- a decrease in parking from 1.5 spaces per unit, to 1 space per unit;
- a reduced rear yard setback of 0.0m for accessory structures;
- the requirement to delineate the parking spaces on site;
- a reduction in the number of barrier-free spaces from 1 space to 0 spaces;
- the requirement to provide full curbing between hard and soft landscaping, and;
- a reduced parking aisle width from 6.4m to 5.4m.



## PLANNING AND BUILDING SERVICES MEMORANDUM

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### Neighbourhood Meeting

A Neighbourhood Meeting were held on July 9, 2019 at Lampman Lane Community Centre. At the neighbourhood meeting, there was 2 attendees, the homeowner and the agent. A presentation was provided by the agent and there were no concerns raised from the attendees.

### Planning and Land Use Matters Under Review

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

- change in the total amount of units permitted on the subject lands;
- community impacts and integration with existing surrounding development by legalizing the existing number of residential units;
- the appropriateness of the requested zone of RM2; and,
- the appropriateness of the special provisions requested.

### Next Steps

Staff will continue to work with the applicant to address any feedback received through the public consultation process, as well as those comments raised through the analysis of these applications by staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report to General Committee is anticipated to be brought forward in the fall of 2019.

For more information, please contact Madeline Snow, Planner- Zoning at ext. 4378.

Appendix "A"

CONCEPT PLAN

