

## Legislation Details (With Text)

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<b>File #:</b>	23-G-265	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Staff Report	<b>Status:</b>		Carried	
<b>File created:</b>	10/27/2023	<b>In control:</b>		City Council	
<b>On agenda:</b>	11/22/2023	<b>Final action:</b>		11/22/2023	
<b>Title:</b>	ZONING BY-LAW AMENDMENT APPLICATION - 229 MCKAY ROAD WEST AND 980 VETERAN'S DRIVE (WARD 7)				

1. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc., on behalf of Watersand Construction Ltd., to rezone the lands known municipally as 229 McKay Road West and 980 Veteran's Drive from 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) and 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX) be approved.

2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated as 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) in Appendix "A" attached to Staff Report DEV061-23:

- a) Permit a minimum parking space width of 2.5 metres, whereas a minimum parking space width of 2.7 metres is required.
- b) That the provisions for the maximum width of a private garage door shall not apply to the street townhouse units adjacent a rear laneway, whereas the following is required:
  - i. Private garage doors are not permitted to exceed 60% of the lot width; and
  - ii. A maximum private garage door width of 2.7 metres is permitted for a lot less than 7 metres.
- c) Permit a minimum front yard setback of 1.5 metres adjacent to McKay Road West, whereas a minimum front yard setback of 3 metres is required; and,
- d) Require a minimum 0.5 metre wide permeable landscaped buffer area on both sides of any driveway or parking area of an interior street townhouse unit.

3. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated as 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX) in Appendix "A" attached to Staff Report DEV061-23:

- a) That a maximum lot coverage of 79%, inclusive of a street townhouse and any accessory buildings and structures shall be permitted, whereas a maximum lot coverage of 70% for a street townhouse and an additional 10% for accessory buildings and structures would be permitted;
- b) Permit a minimum parking space width of 2.5 metres, whereas a minimum parking space width of 2.7 metres is required;
- c) That the provisions for maximum width of a private garage door shall not apply to street townhouse units adjacent a rear laneway, whereas the following is required:
  - i. Private garage doors are not permitted to exceed 60% of the lot width; and

- ii. A maximum private garage door width of 2.7 metres is permitted for a lot less than 7 metres.
  - d) Permit a 1.2 metres setback for the accessory structures and buildings to a street line, whereas 2 metres is required; and
  - e) Require a minimum 0.5 metre wide permeable landscaped buffer area on both sides of any driveway or parking area of an interior townhouse unit.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV061-23.
5. That pursuant to Section 34 (17) of the Planning Act, no further public notification is required prior to the passing of this By-law. (DEV061-23) (File: D30-020-2023)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DEV061-23

Date	Ver.	Action By	Action	Result
11/22/2023	2	City Council	Adopted	
11/15/2023	1	General Committee	recommended for consideration of adoption (Section "B")	

**ZONING BY-LAW AMENDMENT APPLICATION - 229 MCKAY ROAD WEST AND 980 VETERAN'S DRIVE (WARD 7)**

1. That the Zoning By-law Amendment application submitted by KLM Planning Partners Inc., on behalf of Watersand Construction Ltd., to rezone the lands known municipally as 229 McKay Road West and 980 Veteran's Drive from 'Neighbourhood Residential' (R5) to 'Neighbourhood Residential with Special Provisions' (R5)(SP-WWW) and 'Neighbourhood Residential with Special Provisions' (R5)(SP-XXX) be approved.
2. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated as 'Neighbourhood Residential with Special Provisions' (R5) (SP-WWW) in Appendix "A" attached to Staff Report DEV061-23:
- a) Permit a minimum parking space width of 2.5 metres, whereas a minimum parking space width of 2.7 metres is required.
  - b) That the provisions for the maximum width of a private garage door shall not apply to the street townhouse units adjacent a rear laneway, whereas the following is required:
    - i. Private garage doors are not permitted to exceed 60% of the lot width; and
    - ii. A maximum private garage door width of 2.7 metres is permitted for a lot less than 7 metres.
  - c) Permit a minimum front yard setback of 1.5 metres adjacent to McKay Road West, whereas a minimum front yard setback of 3 metres is required; and,
  - d) Require a minimum 0.5 metre wide permeable landscaped buffer area on both sides of any

driveway or parking area of an interior street townhouse unit.

3. That the following site-specific provisions be referenced in the implementing Zoning By-law for the subject lands, as described and illustrated as 'Neighbourhood Residential with Special Provisions' (R5) (SP-XXX) in Appendix "A" attached to Staff Report DEV061-23:
  - a) That a maximum lot coverage of 79%, inclusive of a street townhouse and any accessory buildings and structures shall be permitted, whereas a maximum lot coverage of 70% for a street townhouse and an additional 10% for accessory buildings and structures would be permitted;
  - b) Permit a minimum parking space width of 2.5 metres, whereas a minimum parking space width of 2.7 metres is required;
  - c) That the provisions for maximum width of a private garage door shall not apply to street townhouse units adjacent a rear laneway, whereas the following is required:
    - i. Private garage doors are not permitted to exceed 60% of the lot width; and
    - ii. A maximum private garage door width of 2.7 metres is permitted for a lot less than 7 metres.
  - d) Permit a 1.2 metres setback for the accessory structures and buildings to a street line, whereas 2 metres is required; and
  - e) Require a minimum 0.5 metre wide permeable landscaped buffer area on both sides of any driveway or parking area of an interior townhouse unit.
4. That the written and oral submissions received relating to this application, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application as amended, including matters raised in those submissions and identified within Staff Report DEV061-23.
5. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law. (DEV061-23) (File: D30-020-2023)