



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1603**

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 

RE: ZONING BY-LAW AMENDMENT – 295 CUNDLES ROAD EAST

DATE: MAY 16, 2016

The subject lands are designated General Commercial Area within the City's Official Plan and are zoned General Commercial C4 (SP-382 & SP-383) by Zoning By-law 2009-141. The current zoning permits a mixed use building with ground floor commercial and residential units on upper floors.

The proposed rezoning would remove the requirement for the ground floor commercial component to allow for the construction of 2-6 storey free standing condominium apartment buildings.

The primary planning/land use items being considered at this time are:

- Driveway access from Cundles Road and the distance separation from the main access at Pacific Avenue;
- The appropriateness of removing the requirement for ground floor commercial and the reorientation of the parking area and how this affects the master planning of the larger site;
- Drainage and grading impacts on adjacent properties;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure.

A Neighbourhood Meeting was held on April 12, 2016. There were 26 people from the public in attendance. Comments from the public included:

- Separation distance between the apartment building and the adjacent commercial development;
- Driveway access from Cundles Road;
- The demographic of the purchasers targeted for the condominium development;
- Concerns expressed about drainage from the site and impacts on adjacent residential development on the north side of Cundles Road;
- Concerns expressed about the piping of the watercourse feature at the westerly boundary of the site.

Planning staff are targeting June 20, 2016 for the staff report to be brought forward for General Committee's consideration of the proposed Zoning By-law Amendment.


S. Naylor, M.C.I.P., R.P.P.
Director of Planning Services