

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE:** D14-1586

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: PUBLIC MEETING - ZONING BY-LAW AMENDMENT (424 AND 426 VETERANS DRIVE)

DATE: SEPTEMBER 14, 2015

The subject lands are designated Residential Area in the City's Official Plan and are zoned R1 by Zoning By-law 2009-141. The property is located within the Holly Planning Area on the west side of Veterans Drive, south of Harvie Road. The original submission proposed to rezone the lands to Multiple Residential First Density Second Suite Special Provision (RM1-SS-SP) to permit four (4) second suite dwellings (8 dwelling units) and Multiple Residential Dwelling Second Density Special Provision RM2 (SP) to allow for a four (4) unit, two storey walk up apartment development.

As a result of the comments received at the neighbourhood meeting and from staff, the applicant has revised their application to propose 4 (four) single detached residential lots fronting onto Whites Crescent and (1) two storey four plex building fronting onto Veterans Drive. The special provisions requested would include a reduced rear yard setback, lot area and frontage for the 4 single detached lots. The proposed four plex, which has now been shifted to the east along Veterans Drive, is requesting special provisions which include a reduced minimum front yard setback, a reduced landscaping strip along the north lot line, an increase in density and an exclusion of a 2m high tight board fence in the front yard setback. The original proposal had the parking located in the front yard along Veterans Drive and requested a special provision for a rear yard setback, which has now been eliminated as a result of the revised application. The proposed retained lands would also require an SP for a deficient lot area in the R1 zone.

The Primary planning/land use concerns at this time are:

- Boundary tree preservation and compensation;
- The special provisions related to the reduced setback backs and lot area;
- Impact to adjacent existing residential neighbourhood;
- Increased traffic and parking in the existing residential area on Whites Crescent.

The applicant did participate in a Neighbourhood Meeting on May 5 2015, in which members of the public provided concerns regarding:

- Existing tree removals/preservation and required compensation plantings;
- Increased traffic and parking to the existing area;
- Proposed building setbacks and form of development.

A detailed analysis of the application and recommendation will occur through a Staff Report to General Committee at a future date.



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