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To: Mayor and Members of Council

From: Melissa Morgan, Planner II

Date: March 29, 2019

**Re: Official Plan Amendment and Zoning By-law Amendment Applications for
1335-1355 Plains Road East
Files: 505-08/17 & 520-17/17**

Official Plan and Zoning By-law amendment applications for 1335-1355 Plains Road East were considered by the Planning and Development Committee on March 5, 2019. The staff recommendation to approve the applications contained in Report PB-15-19 was approved by Committee. At the Council meeting of March 25, 2019 a motion was passed to refer this item to the April 23, 2019 Council meeting to allow for further discussion with the community and applicant.

Since then, Councillor Kearns and Mayor Meed Ward have held discussions with the applicant and members of the public residing on Bonnie Court to the north of the subject lands.

The following changes to the applications are being proposed as a result of these discussions:

- Landscape Buffer reduced from 3 metres to 1.5 metres along the west side of the north property line (behind the standard townhouse units);
- Side Yard Setback abutting a residential (R3.1) zone reduced from 8 metres (including a 3 metre landscape buffer) to 7 metres (including a 1.5 metre landscape buffer) adjacent to standard townhouse units;
- Height of standard townhouse units to be reduced from 3 storeys with a maximum height of 10 metres to 2 storeys with a maximum height of 8.1 metres;
- Garages of standard townhouses to become single car garages, each having one occupant space inside the garage and one occupant space in the driveway.
- Onsite visitor parking to be reduced from 7 spaces with 4 dedicated spaces in the driveways of the standard units to 7 spaces in total for a common parking area.

A revised version of Zoning By-law 2020.406 has been prepared and attached to this memo to reflect the proposed changes should Council wish to approve them.

