

# COUNCIL REPORT FORM



To	Mayor and Council & Colin Smith, Chief Administrative Officer Town of Riverview	Item
From	Kaitlyn Lacelle Urban Planner	Meeting Date
Date	March 11, 2019	
Subject	Application to amend the Zoning By-law at PID 05103080, Rosebank Crescent	
Length of presentation (if applicable)	10 minutes	

## ISSUE

Staff has received an application to rezone property at PID 05103080, Rosebank Crescent from R1 (Single Unit Dwelling) to R2 (Two Unit Dwelling).

The purpose of the rezoning is to accommodate the development of semi-detached dwellings.

## CURRENT STATUS

At the February 11, 2019 Regular Meeting, Riverview Town Council resolved that a public hearing be scheduled for March 11, 2019 for the consideration of objections to the proposed Zoning By-law Amendment 300-7-1 for PID 05103080.

The statutory notice of public hearing appeared in the newspapers on February 16, 2019 while the second notice was mailed out to properties located within 100 metres of the subject site on February 25, 2019.

As per the requirements of the Community Planning Act, Council also referred the Zoning By-law amendment to the Planning Advisory Committee (PAC) for its written views.

At its meeting of February 13, 2019 the Committee considered the proposed amendment and recommended that Council proceed with the rezoning process for Zoning By-law amendment 300-7-1 subject to a conditional zoning agreement including but not limited to the conditions noted in the recommendation below.

During the Planning Advisory Committee discussion, several members noted concern regarding the possibility of future development within the treed buffers on the south portion of the property (next to Whitehall Terrace). The recommended condition #5 requires that the treed buffer be maintained. Should Council approve this rezoning and enter into a conditional zoning agreement (including the proposed conditions), future changes to the agreement would be subject to a new rezoning application and approval by Council.

The Committee also noted concern regarding the lack of public consultation prior the PAC meeting. Staff explained the legislated process for a rezoning application, including the requirement for a Public Hearing after the PAC written views are received.

Since the Introduction and the PAC Meeting, the following updates have been made to the conditions in an effort to further clarify and strengthen the intent of the Conditional Zoning Agreement:

1. All semi-detached dwellings shall generally conform to the following design criteria:
  - a. Architectural detailing including but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, frieze and fascia boards shall be incorporated;
  - b. Architectural treatment shall be continued around the side of the building for corner units;



- c. Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;
  - d. Any exposed lumber on the front façade shall be painted or stained;
  - e. Any exposed foundation in excess of 1 metre shall be architecturally detailed, veneered with stone or brick, painted, stucco or an equivalent; and
  - f. A minimum 50% of the front elevation shall consist of masonry treatment or other similar product.
2. That a 5 metre treed buffer be maintained along the rear lot line of the western property boundary to screen the new lots from existing homes on McAllister Road, as shown on Schedule B; [Original Condition]
- That a 5 metre buffer be maintained along the rear lot line of the western property boundary including existing vegetation to be retained and cannot be used for development; [Updated Condition]
3. That the site drainage be designed to accommodate the 5 metre buffer referred to in Condition #2; [New Condition]
4. That notwithstanding Table 11.3 of Zoning By-law 300-7, semi-detached lots on the western property boundary must have a minimum lot frontage of 14.58 metres; [New Condition]
5. That a treed buffer be maintained between the existing Rosebank Crescent and the extension of Rosebank Crescent as shown on Schedule B;
6. That the lots located on the western portion of Rosebank (both sides of the street) be limited to one storey; and
7. That the development be carried out in substantial conformance with the plans and drawings submitted.

## DISCUSSION & ANALYSIS

### Background

The subject property is part of the Fairways community. The following timeline has been prepared to provide Council with a general understanding of the history of the overall Fairways development.

#### June 2003

A rezoning application was submitted to rezone a portion of the Moncton Golf and Country Club from PRI (Parks, Recreation and Institution) to RM (Residential Mix) to accommodate an integrated golf course community. The application was submitted by the Moncton Golf and Country Club to help finalize a development deal with Clayton Developments. Unfortunately, there was a right of way issue that became a barrier. The project was held up until such time as the Moncton Golf and Country Club could come to a suitable arrangement with this landowner. The land was rezoned to RM at that time; however the integrated golf course design was never implemented.

#### December 2011

Clayton Developments submitted a Secondary Plan in accordance with Policy 5.6.3 of the Municipal Plan which requires large undeveloped Residential Mix (RM) zoned lands to be master planned. Council accepted the proposed Secondary Plan for the Fairways development (see attached 2011 Master Plan). Council decided (by resolution) to proceed with the necessary subdivision and rezoning applications to implement this plan. This is not a legislative approval, but rather ensures that subsequent applications (rezoning, subdivision) are carried out in *substantial conformance* with the plan. It functions as a guide and vision for the overall development. Based on this plan, the subject property was consequently zoned R1 (Single Unit Dwelling).

#### January 2012

In order to implement the Secondary Plan accepted by Council in 2011, Clayton Developments submitted a rezoning application to rezone land on the north and south side of Gunningsville Boulevard from RM to R3 to accommodate multiple unit dwellings. The rezoning was approved by Council.

August 8, 2016

Clayton Developments submitted a rezoning application to “down zone” (decrease density) of a portion of the lands that were rezoned to R3 in 2016. Council approved the rezoning to rezone from R3 (Multiple Unit Dwelling Zone) to R2 (Two Unit Dwelling Zone) to accommodate the development of Summerdale Court with semi-detached dwellings.

December 2018 [Current Application]

Clayton Developments submitted a rezoning application to rezone Phase II of Rosebank Crescent from R1 (Single Unit Dwelling Zone) to R2 (Two Unit Dwelling Zone) to accommodate semi-detached dwellings.

Since 2011, several phases of the Fairways project have been developed including a mix of land uses and housing types in accordance with the overall Secondary Plan. The current rezoning proposal differs slightly from the original concept in that semi-detached dwellings are now being proposed for the northerly extension of Rosebank Crescent, whereas the 2011 Secondary Plan showed single unit dwellings. From a land use perspective, this is not a significant change as it remains a low density residential land use and is still compatible with surrounding land uses and the overall neighbourhood concept that was proposed. The rezoning would ultimately accommodate a different type of housing, but the overall density of this property will not increase significantly.

Today, the property is subject to the minimum lot requirements established for the R1 zone. Developers have the ability to provide larger lot sizes than required (as was the case with Phase I of Rosebank Crescent), however they are not obligated to do so. This means that under current zoning provisions (R1), the developer could build approximately 103 single unit dwellings without a rezoning and without Council’s approval. While this is more units than was conceptualized on the Secondary Plan (65 units), it fully meets the requirements of the R1 zone and therefore would be permitted as-of-right. The intent of the Secondary Plan is to guide the overall land use and development of the area, but it does not dictate specific details such as lot sizes – this is done through the Zoning By-law.

Overall, the total unit count in the entire Fairways development remains comparable with the original master plan. With this rezoning, there would be an additional 43 units total (in the entire Fairways community) when compared to the original master plan. While the number of semi-detached dwellings is higher today than in 2011, this is offset by the reduction in single units and multiple units. Therefore, the development’s density has remained consistent with the original concept. There is still a mix of residential typologies which was part of the original intent of the Secondary Plan. A full breakdown of units is provided in Table 1 below.

*Table 1: Number of Units by Unit Type*

Unit Type	Total Unit Count (previous – 2011)	Total Unit Count (proposed – 2019)
Single Unit Dwelling	150	83
Semi-Detached Dwelling	18	156
Multiple Unit Dwelling	234	206
TOTAL	402	445

**Proposal**

The subject lot is currently vacant and is 20 acres in size. It is surrounded by the Moncton Golf & Country Club to the north and east (zoned RM and PRI), and existing single unit residential development to the south and west (zoned R1).

The site is currently designated Residential on the Generalized Future Land Use Map contained within the Municipal Development Plan and is zoned R-1 Single Unit Dwelling in the Zoning By-law.

The applicant is proposing to develop the next residential phase of the Fairways project in accordance with the R-2 (Two Unit Dwelling) Zone. The proposal is to extend Rosebank Crescent and develop 110 semi-detached dwelling units. It is the applicant’s intention to develop single unit dwellings along Flagstone Court in the future. Locating semi-detached dwellings on the northern portion of Rosebank Crescent, rather than on Flagstone Court, allows more contiguous area to devote to this desirable land use and creates an identifiable community. Keeping the remainder of Flagstone as single unit dwellings is desirable as it is a cul-de-sac backing onto parkland which creates a different product altogether.

**Landscaping**

The applicant is proposing to retain existing vegetation at the southern portion of the site adjacent to Whitehall Terrace as shown in Figure 1 below in order to:



1. Create a vegetative buffer between the proposed semi-detached dwellings and abutting single unit dwellings on Whitehall Terrace, Rosebank Crescent and Country Club Road.
2. Create a distinct transition, delineating a change in use between the existing abutting single unit dwelling phase and the proposed semi-detached dwelling phase.

These vegetative buffers are proposed to remain under private ownership. They would basically be an extended side yard for either existing lots or the proposed lots. This is still being discussed between the developer and existing land owners. This will be added as a condition of the Conditional Zoning Agreement.



Figure 1: Existing vegetation to remain at the end of Whitehall Terrace

The applicant is also proposing to maintain a 5 metre buffer along the western property line where existing vegetation will be retained, as shown on Figure 2. This is similar to what was done on the existing Rosebank Crescent. This will help create privacy from existing residential homes on McAllister Road, as the buffer area cannot be used for development. This will be added as a condition to the Conditional Zoning Agreement.



Figure 2: View of western property line. Existing vegetation to remain within 5 metre buffer.

### Unit Types

The applicant is proposing two types of semi-detached lots (based on unit width):

- Type 1: unit width of 9.14 metres and lot frontage of 12.14 metres
- Type 2: unit width of 10.97 metres and lot frontage of 14.58 metres

All lots are intended to meet all of the requirements for semi-detached dwellings in the R-2 zone.

The lots on the western side of the subject property (highlighted in red below) will be limited to one storey (bungalow) and will have the general appearance as those shown in Schedule B.



The lots on the west side of Rosebank Crescent (shown in purple in Figure 3 below) will be the largest unit type and have 14.58 metres of frontage. It should be noted that the minimum lot frontage for a single unit dwelling (currently permitted) is 15 metres, so the proposed lot frontage is very similar to what could be done for a single unit dwelling. The difference is in the type of dwelling constructed (semi-detached vs. single detached). This will be added as a condition to the Conditional Zoning Agreement.



Figure 3: Concept plan showing largest unit type to be located along the western property boundary (purple) and dwellings to be limited to one storey (red).

The remaining lots in the development will not be restricted to one storey in order to provide flexibility and the ability to respond to market demand as the project develops over time. The two storey lots would have the general appearance as those shown in Schedule B. Nevertheless, all lots are intended to meet the maximum height requirement of 9 metres in the R-2 Zone.

### Transportation

The applicant submitted a Traffic Impact Statement to analyze what impact this rezoning would have on traffic. The report has been attached for Council's consideration. It concluded that the proposal would yield only a very small increase in site generated trips (4 in the morning peak hour and 3 in the evening peak hour) when compared to the original concept.

Even though there is expected to be minimal additional traffic by this change, the study made a general recommendation that traffic calming measures could be used to help control speeds along Rosebank. The applicant committed to implementing these measures should it be deemed beneficial and necessary by the Town's Engineering Department.

While the Town supports the applicant's efforts to address traffic concerns raised by existing residents, the Traffic Impact Statement clearly notes the change in zoning would have minimal impact on traffic volumes and has no influence on traffic speed. Implementing traffic control measures must be done in accordance with the Town's Traffic Calming Policy in order to ensure that the appropriate measures are considered fully, and the potential negative impacts are minimized. The policy provides guidelines, procedures and criteria for the initiation, investigation, and implementation of traffic calming measures within residential neighbourhoods in a fair and consistent manner. A copy of the Traffic Calming Policy has been attached for Council's consideration. Following the established guidelines (listed below) will maximize the effectiveness of traffic calming while building community acceptance and support for final recommendations.

- Be considered only after education or enforcement efforts have failed to produce the desired results;
- Be considered when there is a demonstrated safety, speed or short-cutting traffic concern and acceptable alternative measures have been exhausted;
- Include consideration as to whether an area-wide plan versus a street-specific plan is more suitable: an area wide plan should be considered if a street-specific plan would likely result in displacement of traffic onto adjacent streets;
- Not impede non-motorized, alternative modes of transportation and be designed to ensure pedestrian and cycling traffic is unaffected;

- Not impede Emergency and Transit services access unless alternate measures are agreed upon;
- Maintain reasonable automobile access to Town roadways;
- Only be installed after engineering staff has investigated existing traffic conditions and the necessary approvals have been received;
- Be monitored; follow-up studies will be completed to assess effectiveness and the results may be communicated to the community and Council.

### **Design Criteria**

Design criteria will be incorporated into the Conditional Zoning Agreement to ensure a quality design and streetscape within the development. This criteria is based on existing developer covenants throughout the Fairways project. Specifically, all semi-detached developments must generally conform to the following:

- Architectural detailing shall be incorporated including but limited to: lintels, pediments, pilasters, columns, porticos, overhangs, corner boards, frieze, fascia boards;
- Architectural treatment shall be continued around the side of the building for corner units;
- Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;
- Any exposed lumber on the front façade of any semi-detached dwelling shall be painted or stained;
- Any exposed foundation in excess of 1 metre (3.28 feet) shall be architecturally detailed, veneered with stone or brick, painted, stucco or an equivalent;
- A minimum 50% of the front elevations shall consist of masonry treatment or other similar product.

### **Public Feedback**

The applicant hosted a public open house on February 28, 2019. This was an opportunity for residents to review material boards, ask questions, and provide comments and feedback on the proposal. Staff was also present to discuss the rezoning application. Overall, feedback was divided into two main categories. One group of people is very excited about this proposal and are interested in purchasing one of the proposed lots should the rezoning be approved. They are looking specifically for this type of housing product development. The other group of people is opposed to the rezoning for the reasons summarized below. The majority of these people live in existing single unit dwellings on Rosebank Crescent, Spruce Garden Court and McAllister Road.

The following concerns were identified at the public information session as well as within the written objections that have been received to date. A summary has been prepared to outline the main concerns.

When looking at impacts, it is imperative that we analyze the increase from what could be there (103 single unit dwellings) versus what is being proposed (110 semi-detached dwellings). We cannot look at the increase from the current state (vacant lot), because the subject property is zoned for residential development. It is not a greenspace, even though it may have been enjoyed as such for many years and has created a false perception.

### **Traffic, Noise and Privacy**

- The increase in units is going from 103 to 110 (7 additional units). Therefore, the additional noise and additional loss of privacy are not significant.
- The trip generation study compared the traffic generation volumes between the conceptual plan from 2011 (65 units) and the current proposal (110 units). The study concluded that the change will yield only a small increase in site generated trips (4 two-way trips in the morning and 3 two-way trips during the evening), and these added trips are not expected to impact the area roads or intersections.

### **Decreased Property Values**

- Representatives from Service New Brunswick (SNB) were consulted to determine how property values are assessed. It was explained that values are based on whether or not people want to live in the neighbourhood and how much people are willing to pay to be there. Elements such as well landscaped yards, houses that are maintained, updated and taken care of, and pride of ownership all increase property values.
- Several studies have been done to analyze this common assumption (that property values will decrease as a result of rezoning to accommodate a different residential typology) and did not find a negative impact on surrounding property values.



#### Increased Density

- The current zoning (R1) would permit a density of 5.15 units / acre (103 single unit dwellings)
- The density for the proposed development (R2) is 5.5 units / acre (110 semi-detached dwellings)
- Therefore, the difference in density is negligible and certainly not double.

#### Change from Original Concept

- The original concept proposed through the Secondary Plan in 2011 did contemplate single unit dwellings in this area. However, the change to large semi-detached dwellings maintains the intent of a low density residential neighbourhood and is therefore in substantial conformance with the original concept and vision for the area. On the other, if the rezoning proposal was to accommodate a high density (e.g. several large apartment buildings) or commercial land use (e.g. restaurant, retail), this would be viewed as substantially different from the original concept and would be reviewed accordingly on those merits. However, in this particular case, the land use will still be low density residential, even though a different type of housing product is being proposed.
- Any dispute regarding existing restrictive covenants would be between Clayton and subdivision residents. The Town assumes no legal obligations or liabilities in following the rezoning application process.

#### Buffers

- The NB Power Easement is on the existing lots on McAllister and is maintained accordingly.
- Within the buffer, existing vegetation will be retained and the area cannot be used for development.
- Careful consideration was given to ensure there was adequate lot depth provided to accommodate the 5 metre buffer, drainage features and a usable backyard.
- The existing vegetation will be retained within this 5 metre buffer.

#### Neighbourhood Appeal / Character

- Unfortunately, there is a preconceived perception of what semi-detached development looks like. It is important to note that just because something is different, does not mean that it will “lessen” or “change” the quality of a neighbourhood. From a planning perspective, complete communities with a variety of housing products actually increase the quality of a neighbourhood.
- The Town’s Zoning By-law does not, and cannot, regulate whether a neighbourhood is considered “executive” or not. The Zoning By-law establishes minimum lot requirements that must be met in each zone for each type of land use. Within those confines, it is left up to the private landowner / developer how they choose to build and market their products.
- Through this rezoning, Council is able to require design standards and significant green space which would not otherwise be possible under the current R1 zoning. Therefore, it can be argued that the preservation of this greenspace and imposition of design standards, through the rezoning, actually increases the neighbourhood appeal, character and amenities.

#### Lot Prices

- The Town does not regulate land costs. Land pricing is strictly between the land owner and land purchaser.

### **MUNICIPAL DEVELOPMENT PLAN**

The proposed development is consistent with applicable policies contained within the Town’s Municipal Development Plan. The development incorporates smart growth principles by introducing more housing choice into a residential neighbourhood that complements surrounding uses and enhances the neighbourhood integrity.

The Municipal Plan provides urban design standards for new developments. The proposed development meets the applicable principles identified in Section 5.3 including:

- It proposes to introduce more housing choice into an existing residential neighbourhood to accommodate a wider range of residents who are in different family and economic situations;
- The development respects its context by introducing buildings that are of similar height, size and bulk to existing adjacent residential uses; and
- It will provide a pleasant streetscape through the inclusion of street trees and sidewalks.

Policy 5.5.3 of the Municipal Plan enables Council to consider rezoning the subject property to R-2 subject to specific criteria.

**a) The siting of the proposed structure with the adjacent residential buildings.**

The proposed semi-detached residential dwellings comply with all siting requirements (setbacks) of the R-2 zone. The setback requirements of the R-2 zone are the same as the R-1 zone, so the siting of the proposed semi-detached dwellings will be consistent with adjacent single unit dwellings.

**b) The location and access to off-street parking and the design of the parking lot layout.**

Off-street parking will be provided in the form of private driveways for each residential unit, similar to surrounding existing residential uses. There will be no off-street parking lots.

**c) Provisions for the preservation of the existing landscape by minimizing tree and soil removal.**

The proposal intends to maintain existing vegetation at the southern portion of the site adjacent to Whitehall Terrace. Existing vegetation within the rear yards of each semi-detached dwelling lot is proposed to be preserved in an effort to maintain privacy of existing and new homes.

**d) Provisions for adequate site grading in respect of the impact on neighbouring properties.**

The site is proposed to be adequately graded while also maintaining vegetation in rear yards as much as possible in order to minimize impact on neighbouring properties. A Lot Grading & Drainage Plan must be submitted and approved by the Town's Engineering Department before a building permit can be issued.

**e) The design of the proposed development in terms of building height, setback, and roof type and pitch.**

The semi-detached dwellings are proposed to be one-storey in height along the western portion of the property. This is less than the maximum allowable height within the R2-zone and R-1 zone and will be compatible with surrounding residential uses.

The proposed semi-detached dwellings comply with all the setback requirements of the R-2 zone. The setback requirements are the same as the setback requirements of the R-1 zone applied to existing surrounding residential uses and therefore new homes will be compatible with existing ones.

The semi-detached dwellings are proposed to have the same aesthetic, including roof type and pitch, as other residential dwellings within the Fairways development.

**f) The availability and adequacy of municipal services.**

The subject site is within the urban growth boundary and adequate municipal service is available for the proposed development.

Chapter 5 of the Municipal Plan describes the increasing proportion of lone-parent families and seniors in the Town of Riverview, putting pressure on the Town to diversify housing stock. The plan also intends to protect the character of existing residential neighbourhoods which are predominantly made up of single unit dwellings.

The applicant recognizes the demand for more diverse housing within their own Fairways development. The project includes certain phases that are made up of single unit dwellings (i.e. the existing Rosebank Crescent), and others that are made up of semi-detached dwellings (i.e. Summerdale Court). The phases containing semi-detached dwelling lots are being sold and homes are being built at a much more rapid rate than the phases containing single unit dwellings. Although Summerdale Court was developed after Rosebank Crescent, over 90% of that phase has been sold, whereas only 40% of the Rosebank Crescent phase has been sold.

In response to this demand for alternative housing choice, the applicant is proposing to rezone the subject property and develop it in a manner that compliments and enhances the Council Report Form



neighbourhood while responding to market demand for this housing product. The proposed semi-detached dwellings address the need for more affordable and age friendly housing choice that caters to a more diverse segment of the population, all the while maintaining compatibility with its surrounding context.

**ZONING BY-LAW**

Provided this rezoning is accepted by Council, all development will be subject to the Zoning By-law regulations.

**CONCLUSION**

When it comes to dealing with large scale developments, change is inevitable. As large tracts of land take a considerable amount of time to develop, it is quite normal that they need to adapt to changing markets. It is important to ensure that the overall intent of the Secondary Plan for this area is respected, and that the proposal meets the Municipal Plan policies. From a land use perspective, this is a minor change to the overall concept and will still offer a good mix of residential typologies while maintaining a low density residential character and respecting existing residential development.

The current R1 zoning would allow approximately 103 single unit dwellings to be constructed today without any approval required from Council. The current proposal seeks to accommodate 110 semi-detached dwellings, a housing product that is in demand and meets the objectives and policies in the Town's Municipal Plan. This represents a change of only 7 additional units, and does not create any land use conflicts.

This rezoning is an opportunity to carefully and thoughtfully design a residential community with the use of design standards and preservation of green space. This creates a high quality product and enhances the neighbourhood while achieving the Town's objective of diversifying housing stock while protecting the character of existing residential neighbourhoods which are predominantly made up of single unit dwellings.

**INTERDEPARTMENTAL REVIEW**

The rezoning was reviewed by the Development Review team and no major issues were identified.

**RECOMMENDATION**

The Planning Advisory Committee recommends that Riverview Town Council proceed with the amendment process for Zoning By-law 300-7-1, subject to the following terms and conditions:

1. All semi-detached dwellings shall generally conform to the following design criteria:
  - a. Architectural detailing including but not limited to lintels, pediments, pilasters, columns, porticos, overhangs, cornerboards, frieze and fascia boards shall be incorporated;
  - b. Architectural treatment shall be continued around the side of the building for corner units;
  - c. Propane tanks and electrical transformers and all other exterior utility boxes shall be located and secured in accordance with the applicable approval agencies. These facilities shall be screened by means of opaque fencing, structural walls or suitable landscaping;
  - d. Any exposed lumber on the front façade shall be painted or stained;
  - e. Any exposed foundation in excess of 1 metre shall be architecturally detailed, veneered with stone or brick, painted, stucco or an equivalent; and
  - f. A minimum 50% of the front elevation shall consist of masonry treatment or other similar product.
2. That a 5 metre buffer be maintained along the rear lot line of the western property boundary including existing vegetation to be retained and cannot be used for development.
3. That the site drainage be designed to accommodate the 5 metre buffer referred to in Condition #2.
4. That notwithstanding Table 11.3 of Zoning By-law 300-7, semi-detached lots on the western property boundary must have a minimum lot frontage of 14.58 metres.
5. That a treed buffer be maintained between the existing Rosebank Crescent and the extension of Rosebank Crescent as shown on Schedule B;
6. That the lots located on the western portion of Rosebank (both sides of the street) be limited to one storey;

7. That the development be carried out in substantial conformance with the plans and drawings submitted.

**ALTERNATIVES**

- That Council table the request for additional information; or
- That Council deny the request.

**RISK ANALYSIS**

N/A

**CONSIDERATIONS / ENJEUX**

**Financial** N/A

**Environmental** N/A

**Public Consultation** First notice of the Public Hearing was published in the newspapers on February 23, 2019. Second notice of the Public Hearing was by mail to owners of properties within 100 metres of the subject site as per requirements of the Community Planning Act. (February 25, 2019)

- Attachments**
- Area Map
  - Aerial Location Map
  - Master Plan (2011)
  - Master Plan (2018)
  - Schedule B (Concept Plan, Site Plans, Dwelling Types)
  - Traffic Impact Statement
  - Traffic Calming Policy (2015)
  - Letter from Applicant regarding Public Feedback
  - Zoning By-law amendment 300-7-1 and Schedule A-1
  - Draft Conditional Zoning Agreement



Kaitlyn Lacelle  
Urban Planner, Urban Planning



Gordon Locke  
Deputy Director, Urban Planning