

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: February 26, 2024

SUBMITTED BY: Garrett Stevenson, Director, Development and Housing Approvals, 519-741-2200 ext. 7070

PREPARED BY: Eric Schneider, Senior Planner, 519-741-2200 ext. 7843

WARD(S) INVOLVED: Ward 5

DATE OF REPORT: February 12, 2024

REPORT NO.: DSD-2024-076

SUBJECT: Zoning By-law Amendment Application ZBA23/038/G/ES
186 Gehl Place
Kitchener Green Developments Inc.

RECOMMENDATION:

That Zoning By-law Amendment Application ZBA23/038/G/ES for Kitchener Green Developments Inc. be approved in the form shown in the 'Proposed By-law', and 'Map No. 1', attached to Report DSD-2024-076 as Attachment 'A'.

REPORT HIGHLIGHTS:

- The purpose of this report is to evaluate and provide a planning recommendation regarding the Zoning By-law Amendment Application for the subject lands located at 186 Gehl Place. It is planning staff's recommendation that the Zoning By-law Amendment Application be approved.
- The proposed Amendment supports the development of a draft approved subdivision with low and medium density residential lands, institutional lands, open space, and active park space.
- Community engagement included:
 - circulation of a preliminary notice letter to property owners and residents within 240 metres of the subject site;
 - installation of a large billboard notice sign on the properties;
 - Neighbourhood Meeting held on January 18, 2024;
 - postcard advising of the statutory public meeting was circulated to all property owners within 240 metres of the subject site, those who responded to the preliminary circulation; and those who attended the Neighbourhood Meetings;
 - notice of the public meeting was published in The Record on February 2, 2024.
- This report supports the delivery of core services.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

- This application was deemed complete on December 15, 2023. The Applicant can appeal this application for non-decision after March 14, 2024.

EXECUTIVE SUMMARY:

Planning Staff is recommending approval of the requested Zoning By-law Amendment Application to add special regulation provisions to the Zoning By-law on the lands to establish site specific development standards for the draft approved subdivision. Staff are recommending that the application be approved.

BACKGROUND:

The City of Kitchener has received an application for a Zoning By-law Amendment from Kitchener Green Developments Inc. to add special regulation provisions to the subject lands to establish site-specific development standards for the draft approved subdivision.

An application for Zoning By-law Amendment and Draft Plan of Subdivision were made for the subject lands in 2014 (ZC14/10/G/JVW and 30T-14201). A settlement for these applications was approved by the Local Planning Appeals Tribunal (now known as the Ontario Land Tribunal) on February 14, 2020. Kitchener Green Developments Inc. has since purchased the lands and is seeking to establish site-specific development standards to match the surrounding lands also owned by the applicant.

The lands are located in the Rosenberg Secondary Plan in the City's Official Plan. In the Rosenberg Land Use Plan (Map 22e) the subject lands contain the following land use designations:

- Low Rise Residential One
- Low Rise Residential Two
- Medium Rise Residential One
- Mixed Use One
- Neighbourhood Institutional
- Neighbourhood Park
- Open Space
- Natural Heritage Conservation
- Deferral Area

Site Context

The subject lands are addressed as 186 Gehl Place, and also described as Plan of Subdivision 30T-14201. The parcel has a lot width of approximately 166 metres on the south side of Bleams Road and is approximately 42 hectares in area. The site was formerly used as an aggregate pit, which has since been decommissioned. The draft plan of subdivision proposes new local roads and the extension of major collector roads Rosenberg Way and Amand Drive. Amand Drive is aligned with Donneworth Street to the north of Bleams Road and runs in a north-south direction. Rosenberg Way runs in an east-west direction and would connect the near-completed subdivision to the east (30T-08206) with the draft approved subdivision to the west (30T-18201).

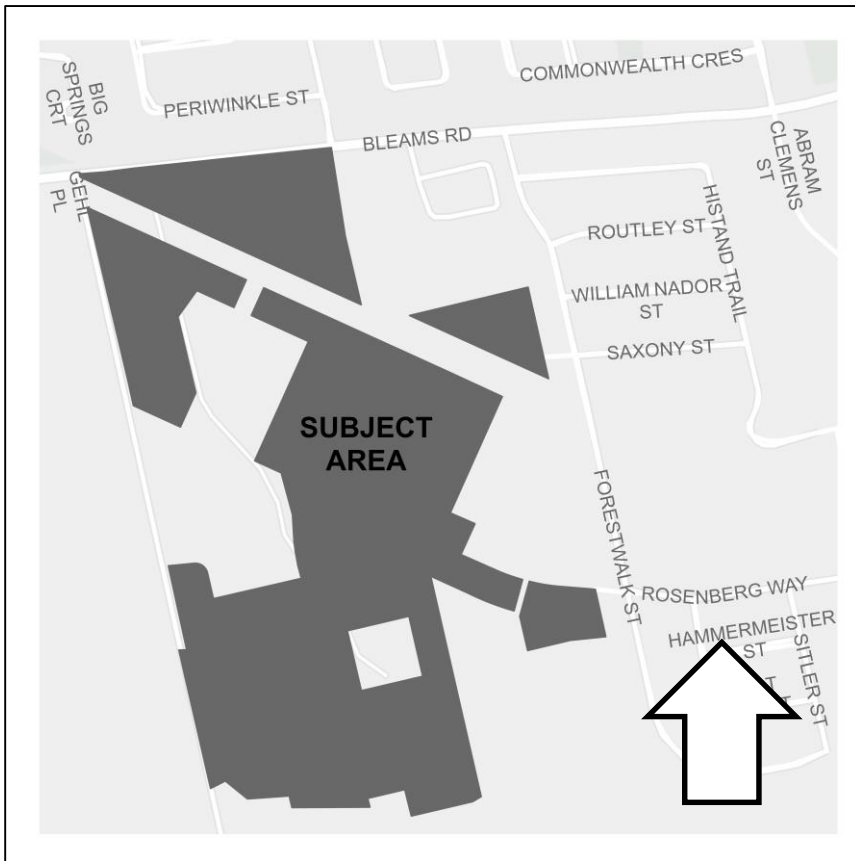


Figure 1 - Location Map: 186 Gehl Place (30T-14201)



Figure 2 - View of Subject Lands (from Bleams Road)

REPORT:

The applicant is proposing to develop the draft approved subdivision with the same orientation and street layout as approved. However, the applicant is seeking to add special regulation provisions to the subject lands to establish specific development standards. The development standards proposed will align with standards that exist in the approved subdivision to the west and southwest, also owned by the applicant. A minor modification to the draft approved subdivision is also under review to slightly adjust some lotting configurations. Minor modifications are delegated to the Director of Development and Housing Approvals and will follow Council's decision on this application.

Planning Analysis:

Planning Act, R.S.O. 1990, c. P.13 25.

Section 2 of the Planning Act establishes matters of provincial interest and states that the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) The adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
 - (i) Is well-designed,
 - (ii) Encourages a sense of place, and
 - (iii) Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

These matters of provincial interest are addressed and are implemented through the Provincial Policy Statement, 2020, as it directs how and where development is to occur. The City's Official Plan is the most important vehicle for the implementation of the Provincial Policy Statement, 2020 and to ensure Provincial policy is adhered to.

The Ministry of Municipal Affairs and Housing is proposing an integrated province-wide land use planning policy document, potentially replacing the Provincial Policy Statement and A Place to Grow: Growth plan for the Greater Golden Horseshoe, with a singular Provincial Planning Statement (PPS) which is in draft form and not in effect at the time this report was prepared.

Provincial Policy Statement, 2020:

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets out principles to achieve “healthy, liveable and safe communities”. The PPS is supportive of efficient development patterns that optimize the use of land, resources, and public investment in infrastructure and public service facilities. Further, the PPS directs the development of new housing to locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs and promotes densities for new housing which efficiently uses land, resources, infrastructure, and public service facilities.

Section 3(5) of the Planning Act requires that a decision of the council of a municipality shall be consistent with the policy statement that are in effect on the date of decision and shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.

The PPS focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing,

including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel.

Policy 1.1.1 of the PPS states that, “Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

Policy 1.1.2 requires that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.

The PPS notes that settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets, and policy 1.1.3.1 states that settlement areas shall be the focus of growth and development. Policy 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which;

- a) efficiently use land and resources; and
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

Further, policy 1.1.3.2 states that land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated. Policy 1.1.3.3 requires that Planning authorities (such as the City of Kitchener) shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

The proposed Zoning By-law Amendment Application represents planned development that has been designed as a transit-oriented community that is walkable and meets Regional and Provincial objectives by accommodating a mix of housing types and densities and introducing new institutional uses. The proposal makes efficient use of the land through comprehensively planned development and that meet minimum density requirements, thus maximizing the recently constructed infrastructure which was installed to service this area. The plan provides for a range of residential housing types and densities that are in close proximity to planned Urban Greens and a large neighbourhood park. The lands are designated for residential development and the proposed plan of subdivision establishes an efficient development pattern that brings new residential and institutional uses to the Rosenberg community. Planning staff is of the opinion that the proposed application is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan)

Part of the Vision of the Greater Golden Horseshoe (GGH) is to ensure municipalities have sufficient housing supply that reflects market demand and what is needed in local communities. Two of the guiding principles of the Growth Plan are to prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability and to support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.

The Growth Plan directs Planning authorities in the Region of Waterloo to plan for a population of 923,000 people and 470,000 jobs by 2051. This would mean a population increase of approximately 299,070 in comparison to the Region's 2020 population of 623,930. The forecasted growth to the 2051 horizon is allocated to each municipality in the Region based on the following considerations: the vast majority of growth will be directed to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. As one of three cities in the Region, it can be expected that Kitchener will be allocated a significant amount of the additional population allocation.

The development of the subject lands are within the City's delineated Designated Greenfield Area. New development taking place in designated greenfield areas must be planned, designated, and zoned in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services.

The Growth Plan notes that complete communities should be designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. Complete communities support quality of life and human health by encouraging the use of active transportation and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food. Complete communities support climate change mitigation by increasing the modal share for transit and active transportation and by minimizing land consumption through building compact, mixed-use communities.

The subject lands are located within the City's Designated Greenfield Area, an area within the Settlement Boundary that is designated for growth. Policy 2.2.7.1 states that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities;
- b) supports active transportation; and
- c) encourages the integration and sustained viability of transit services.

Policy 2.2.7.2 requires that the minimum density target applicable to the designated greenfield area for Waterloo Region is not less than 50 residents and jobs combined per hectare. The minimum density for Kitchener's designated greenfield area, as required by Regional Official Plan policy 2.D.17 and Kitchener Official Plan policy 3.C.A.A14.a) is 55 residents and jobs combined per hectare.

The planned density of this development exceeds minimum density targets in the Rosenberg Secondary Plan. Up to a total of 1536 dwelling units are proposed. The total density will be determined at the final build out of the lands, depending on the scale and density of the multiple dwelling sites.

Planning staff are of the opinion that the proposed application conforms to the Growth Plan. The lands have been designated to permit residential, institutional, as well as a large

neighbourhood park, open space blocks, and an Urban Green. The application proposes a variety of multiple dwelling types including single-detached dwellings, street-fronting townhouses, cluster townhouses, back-to-back townhouse dwellings, as well as multiple dwellings. The extension of Rosenberg Way will connect lands from the east to the west and will complete the intended road network for this portion of the Rosenberg community.

Regional Official Plan

The subject lands are within the Urban Designated Greenfield Area established in the Regional Official Plan. The ROP requires that areas serving primarily a residential function will meet or exceed a minimum density of 55 residents and jobs combined per hectare on lands not subject to a plan of subdivision application as of June 16, 2006.

The ROP policies require new communities to have sidewalks, community trails and bicycle pathways that provide linkages within the neighbourhood and to other neighbourhoods, transit stops, employment areas, school sites, food destinations, and community facilities.

Regional Planning have provided comment on the proposed application, but overall have no objections to the proposed applications.

This future neighbourhood will contribute to the completion of the Rosenberg community. The City's Development Manual will ensure that the lands are appropriately developed to City and Regional standards.

Official Plan

The vision of the City's Official Plan states *"Together we will build an innovative, vibrant, attractive, safe, complete and healthy community contributing to an exceptional quality of life."* A complete community creates and provides access to a mix of land uses including a full range and mix of housing types. A complete community also supports the use of public transit and active transportation, enabling residents to meet most of their daily needs within a short distance of their homes. Planning for a complete community will aid in reducing the cost of infrastructure and servicing, encourage the use of public transit and active modes of transportation, promote social interaction, and foster a sense of community.

Housing

Policy 4.1.1 states a housing objective of the City is to provide for an appropriate range, variety and mix of housing types and styles, densities, tenure and affordability to satisfy the varying housing needs of our community through all stages of life. Policy 4.C.1.12 notes the City favours a land use pattern which mixes and disperses a full range of housing types and styles both across the city as a whole and within neighbourhoods. Policy 4.C.1.1 states that the City will maintain at all times the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development. The proposed land use designations and proposed zoning permit a range of housing options throughout the community.

Rosenberg Secondary Plan

Community structure elements and land use designations have been approved for these lands in the Rosenberg Secondary Plan, which is still part of the City's 1994 Official Plan. Rosenberg is a planned complete community where people can walk or cycle to school, shop, and work. This neighbourhood follows the "five-minute walk principle" design and has been designed to be connected to the surrounding area, including the communities to the east which are approved and under construction, and the lands to the west which have been approved in 2022.

Community Structure

The proposed applications conform to the objectives of the community structure elements in the Rosenberg Secondary Plan. Non-residential uses are clustered at the centre of the neighbourhood, meaning that this focal point (neighbourhood park and schools) is within a 5 minute walk to residents in the community. Rosenberg Way and Amand Drive are planned to maximize the streetscape and are prioritized over other local streets. Built form and active uses will frame these streets to support active transportation including walking and cycling. In addition to the centrally located neighbourhood park, an Urban Green, open space, and woodland areas are located at the south of the subdivision with planned walking trails.

Parks and Open Space

A neighbourhood park and an urban green are planned and required in accordance with the provisions of the Planning Act and the City's Parkland Dedication Policy. As per Policy 13.10.2.2.2.2, this neighbourhood will include a neighbourhood park which will be centrally located generally within the 5 minute walk model, in addition to the urban green.

In addition to the proposed public park areas, private amenity/recreation space will be provided through the site plan approval process for the multiple dwelling blocks, in accordance with the guidelines in the City's Urban Design Manual. Additionally, the City will be dedicated Open Space lands that do not count towards the required parkland dedication land area calculations.

Policy 13.10.2.8.2.12 states that potential Multi-use Pathways/Trails are conceptually shown on Map 22c) Transportation Networks and final alignments will be subject to further technical review and may change without an amendment to the Secondary Plan. Policy 13.10.3.5.1.2 permits minor changes to the size and location of Neighbourhood Parks without an amendment to the Secondary Plan. Further, Policy 13.10.3.5.2.1 states that the specific size, location and design of Urban Greens will be further defined at the development application stage and minor changes to the size and location may be permitted without an amendment to this plan.

Built Form and Streetscapes

A variety of built form typologies are planned for this community, including single detached, townhouses, back-to-back townhouses, and multiple dwellings. Amand Drive is a gateway into the community and will be framed with built form that will collectively establish a sense of place and neighbourhood character.

Further careful consideration of the streetscape will be undertaken for each street fronting townhouse, multiple dwelling, mixed-use, and institutional block at the site planning stage to ensure the built form and streetscape envisioned for Rosenberg is realized in this neighbourhood.

Policy 13.10.2.8.2.6 states that an East-West Major Collector Road that is parallel to Bleams Road be provided (Rosenberg Way).

Transportation Choice

Neighbourhoods in Rosenberg are planned to promote walkability, to create efficient and interconnected circulation routes, to achieve transit-supportive development, and to provide for a transportation network that is based on a modified grid pattern with short walkable blocks within 450 metres of transit service.

Communities' design must have consideration of all forms of travel including walking, cycling, public transit and the automobile. To support active transportation, non-residential uses must be appropriately located so that automobile reliance is not necessary to meet the recreational, shopping or employment needs of daily life of the residents of the Rosenberg Community. Further, cycling and pedestrian systems must be well integrated with the existing trail network outside of the community.

Rosenberg Way, and Amand Drive have been identified as potential transit routes. As such, the majority of multi-residential, park, and institutional uses have been planned to front these streets to provide easy access to the public transportation system. Rosenberg Way is planned as a secondary bike route and primary priority street. Trail and walkway blocks are located through the community to support the modified grid street pattern to reduce travel time for pedestrian and active transportation modes.

Proposed Zoning By-law Amendment

The Zoning By-law Amendment proposes to establish specific development standards to a portion of the lands within the draft approved subdivision.

The proposed site-specific development standards will be implemented in the form of establishing new Special Regulation Provisions in the current Zoning By-law 85-1. The development standard match and align with similar provisions that exist within the zoning on the lands to the west, subdivisions 30T-18201 and 30T-18202, also owned by the applicant. Special Regulations Provisions are also requested for porch locations, setbacks, parking spaces, heights, Floor Space Ratio (FSR), garage facades, driveway locations, among others.

Planning staff are recommending the following zoning for the subject lands as follows:

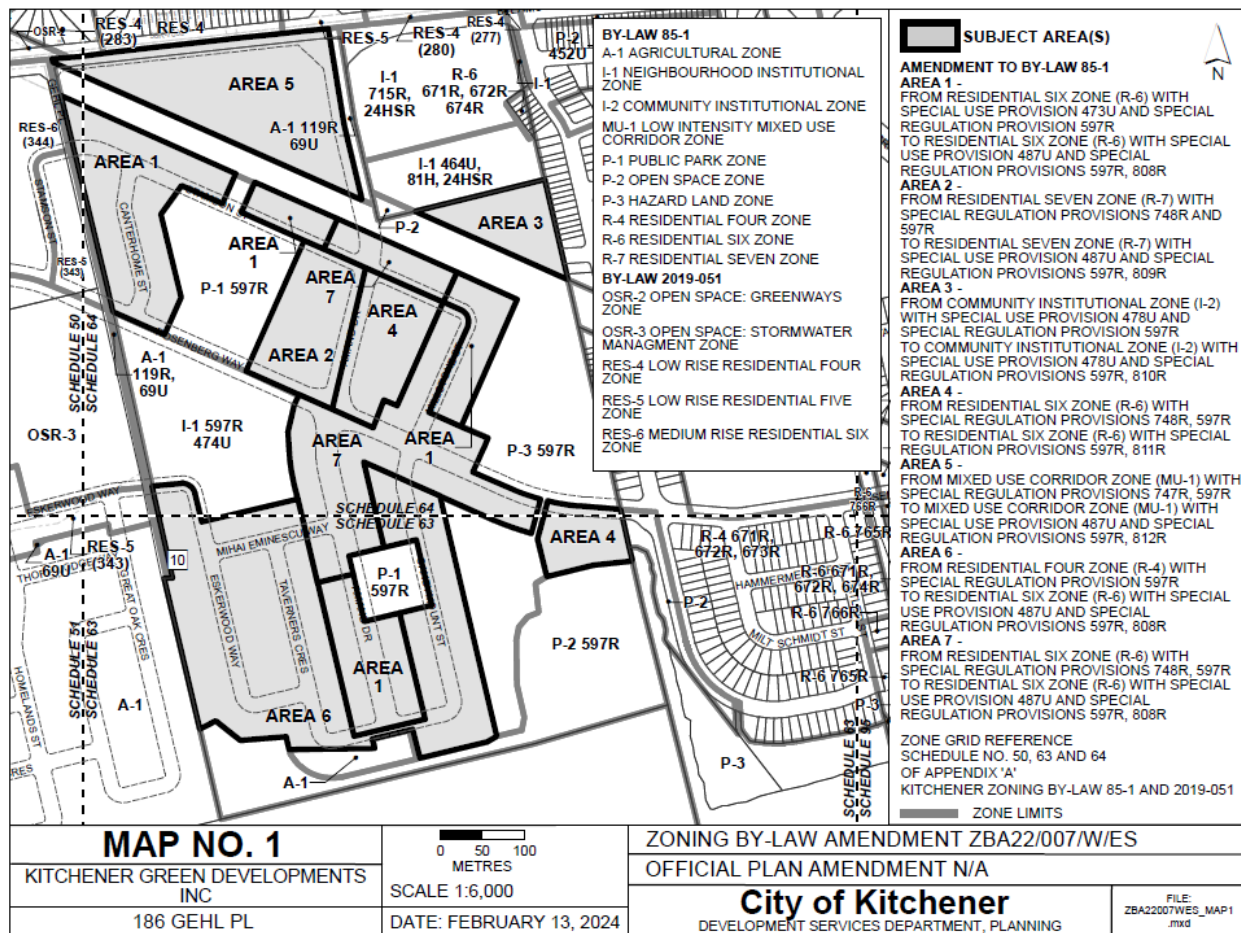


Figure 3: Proposed Zoning Map

Area 1

From Residential Six Zone (R-6) with Special Use Provision 473U and Special Regulation Provision 597R to Residential Six Zone (R-6) with Special Use Provision 487U, Special Regulation Provision 597R, and Special Regulation Provisions 808R.

Area 2

From Residential Seven Zone (R-7) with Special Regulation Provisions 748R and 597R, to Residential Seven Zone (R-7) with Special Use Provision 487U, Special Regulation 597R, and Special Regulation Provision 809R.

Area 3

From Community Institutional Zone (I-2) with Special Use Provision 478U and Special Regulation Provision 597R to Community Institutional Zone (I-2) with Special Use Provision 478U, Special Regulation Provision 597R, and Special Regulation Provision 810R.

Area 4

From Residential Six Zone (R-6) with Special Regulation Provision 748R and 597R to Residential Six Zone (R-6) with Special Regulation Provision 597R and Special Regulation Provision 811R.

Area 5

From Mixed Use Corridor Zone (MU-1) with Special Regulation Provisions 747R and 597R to Mixed Use Corridor Zone (MU-1) with Special Use Provision 487U, Special Regulation Provision 597R and Special Regulation Provision 812R.

Area 6

From Residential Four Zone (R-4) with Special Regulation Provision 597R to Residential Six Zone (R-6) with Special Use Provision 487U, Special Regulation Provision 597R, and Special Regulation Provision 808R.

Area 7

From Residential Six Zone (R-6) with Special Regulation Provisions 748R and 597R to Residential Six Zone (R-6) with Special Use Provision 487U, Special Regulation Provision 597 R and Special Regulation Provision 808R.

Special Use Provision 487U permits “live-work townhouse” units on the subject lands.

Special Regulation Provision 597R prohibits geothermal wells to protect sensitive groundwater areas.

Special Regulation Provisions 808-812R create site-specific development standards including terrace and porch projections, lot width, building height, yard setbacks, lot coverage, etc.

Staff have considered the proposed Special Use and Special Regulation Provisions and are of the opinion that they are appropriate for the draft approved plan of subdivision.

Department and Agency Comments:

Circulation of the Zoning By-law Amendment Application was undertaken in December 2023 to all applicable City departments and other review authorities. Copies of the comments are found in Attachment ‘C’ of this report.

The following Reports and Studies were considered as part of this proposed Zoning By-law Amendment Application:

Civil Engineering Opinion Letter

Prepared by: MTE Consultants, October 25, 2023

Planning Summary Letter

Prepared by: SGL Planning and Design Inc., October 27, 2023

Draft Zoning By-law Amendment and Zoning Map

Prepared by: SGL Planning and Design Inc., December 13, 2023

WHAT WE HEARD



The City received 1 written comment



A City-led Neighbourhood Meetings held on January 18, 2024, and approximately 10 different users logged on



611 households (occupants and property owners) were circulated and notified

Community Input & Staff Responses

Staff received one written response from a resident with respect to the proposed development (Attachment 'D'). A Neighbourhood Meeting was held on January 18, 2024. A summary of what we heard, and staff responses are noted below.

What We Heard	Staff Comment
What is the timing for the development of the homes?	The applicant responded that there is still likely 2 years of civil engineering work- installing services such as water pipes and stormwater management infrastructure, as well as constructing new roads. Therefore homes would likely not be built for 2.5-3 years.
There is limited capacity for recreation programs in the area, this will increase the issue.	RBJ Schlegel Park is a new park space and provides recreation programs for this area in southwest Kitchener. A neighbourhood park is included within this proposed subdivision.

Planning Conclusions

In considering the foregoing, staff are supportive of the proposed Zoning By-law Amendment to permit 186 Gehl Place to be developed with low to medium density uses within the draft approved subdivision. Staff is of the opinion that the subject application is consistent with policies of the Provincial Policy Statement, conforms to Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Kitchener Official Plan and represents good planning. It is recommended that the application be approved.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget - *Bill 109, More Homes for Everyone Act, 2022* introduced a requirement for a municipality to refund planning application fees if a decision is not made within a prescribed timeframe. Decisions on Zoning By-law Amendments are required within 90 days to retain planning application fees, for applications received after July 1, 2023. A decision must be made by Council prior to March 14, 2024, or the Planning Division must issue an application fee refund of \$12,800.00, being 50% of the \$25,600.00 Major Zoning By-law Amendment Application fee. The Planning Division does not have a funding source or budget for refunding planning application fees

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Council / Committee meeting. A large notice sign was posted on the property and information regarding the application was posted to the City’s website in December 2023. Following the initial circulation referenced below, an additional postcard advising of the statutory public meeting was circulated to all residents and property owners within 240 metres of the subject lands. Notice of the Statutory Public Meeting was also posted in The Record on February 2, 2024. (a copy of the Notice may be found in Attachment ‘B’).

CONSULT – The proposed Zoning By-law Amendment Application was circulated to residents and property owners within 240 metres of the subject lands on December 20, 2023. Staff received one written response from a member of the public.

PREVIOUS REPORTS/AUTHORITIES:

- Planning Act, R.S.O. 1990, c. P.13
- Growth Plan, 2020
- Provincial Policy Statement, 2020
- Region of Waterloo Official Plan
- City of Kitchener Official Plan, 1994
- City of Kitchener Zoning By-law 85-1

REVIEWED BY: Malone-Wright, Tina - Manager, Development Approvals

APPROVED BY: Readman, Justin - General Manager, Development Services

ATTACHMENTS:

- Attachment A - Proposed By-law and Map No. 1
- Attachment B - Newspaper Notice
- Attachment C - Department and Agency Comments
- Attachment D - Neighbourhood Comments