



REGULATORY SERVICES DIVISION - ZONING SECTION
ZONING AMENDMENT
COMMENT RESPONSE FORM

DATE: February 16, 2017

TO: Deborah Giannetta, Senior Planner
Planning and Regulatory Services

FROM: Karen Rae, Zoning Examiner

RE: **Comments for App. Nos.: D02-17003 (Zoning By-law Amendment)**
 Applicant: GOLDENVILLE DEVELOPMENT INC.
 Location: 39-97 Carrville Road
 Pt. Lots 134-139 and Pt. Lots 285-286, Plan 1960

COMMENTS:

I have reviewed the above noted application for a Zoning By-law Amendment against the Site Plan submitted with the application to permit a high density, mixed use residential/commercial development and offer the following comments:

- Section 1 – Frontage and Setbacks a) – The frontage along Carrville Road is approximately 170 metres, however the frontage requirement in the draft by-law is only for 39.7 metres.
- Section 1 – Frontage and Setbacks b) – None of the proposed buildings comply with the minimum setback requirements in the draft By-law. Please revise the By-law to accurately reflect the proposed building setbacks. In addition, setbacks in the By-law will have to be provided for the upper floors of the buildings that project beyond the ground floor.
- Section 1 – Landscaping a) – It is unclear if the 1.5 metre strip abutting Carrville Road is for road widening purposes. If so, that only leaves 1.8 metres of landscaping adjacent to Carrville Road, however, the draft by-law requires 3.0 metres.
- Section 1 – Parking a) – We require more detail on the unit sizes (1 or 2-bedroom) in the site statistics to confirm the required parking for same.
- Section 1 – Parking b) – No parking has been dedicated to non-residential (business and professional office?) uses in the site statistics.
- Section 1 – Parking c) – The minimum parking space size is not required to be included in this By-law, as a minimum size has been provided Town-wide in By-law 109-11.
- Section 1 – Bicycle Parking b) & c) – Please provide details in site statistics to confirm compliance.
- Section 1 – Loading a) – Please provide a minimum loading space size in the draft by-law.



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- General – There is no zone category provided for this by-law amendment. Please provide a zone category for the property to be rezoned to (ie: RM-10) in the draft by-law.
- General – Please provide for height exemptions for the rooftop mechanical penthouses.
- General – There are provisions provided in the draft by-law for any encroachments for balconies/canopies/etc.

Please resubmit a revised draft zoning by-law with the formal Site Plan application for further review.

"KAREN RAE"

K. Rae, Zoning Examiner

D02-17003-39-97CarrvilleRd