



BUILDING DIVISION - ZONING SECTION
**ZONING AMENDMENT
COMMENT RESPONSE FORM**

DATE: October 25, 2024
TO: Samantha Yeung, - Planner II
FROM: Jessica Wong, Zoning Examiner
RE: Comments for App. Nos.: ZBLA-24-0008 (Zoning By-law Amendment)
Applicant: InDesign Homes
Location: 13049 Bathurst Street
PLAN M807 PT LOT 21 RP 65R37031 PART 1

COMMENTS:

I have reviewed the draft By-law for the above noted 9 street townhouses, it appears that the proposed development is common element condominium, however the proposed by-law does not appear to be written for that type of development. Applicant to work with the Planning Division to draft a by-law that is appropriate for this type of development. However, please see below for the following preliminary comments:

- Street townhouses are already listed as a permitted use in the RM1 zone.
- Applicant to include lot frontage for all units on the site plan and site statistics to confirm compliance.
- The flankage yard setbacks are deficient.
- The minimum required flankage yard for a dwelling unit is 6.2 m if the flankage yard abuts an arterial road.
- Applicant to dimension height as per by-law definition to confirm compliance.
- Applicant to provide front yard landscaping calculations.
- Further comments will be provided upon receiving a more finalized version of the draft by-law

“Jessica Wong”

Jessica Wong, Zoning Examiner

ZBLA-24-0008 – 13049 Bathurst Street