

Refers Item No. 1
Public Hearing of April 9, 2013

MEMORANDUM

April 3, 2013

TO: Mayor and Council

COPY TO: Penny Ballem, City Manager
Lynda Graves, Administrative Manager
Sadhu Johnston, Deputy City Manager
Janice MacKenzie, City Clerk
Michael Magee, Chief of Staff to Mayor
Kevin Quinlan, Director, Policy and Communications
Mairi Welman, Director of Corporate Communications
Brian Jackson, General Manager of Planning and Development Services
Francie Connell, Director of Legal Services
Peter Judd, General Manager of Engineering Services
Kent Munro, Assistant Director of Planning - Current Planning Division

FROM: Matt Shillito, Assistant Director of Planning - Community Planning Division

SUBJECT: Norquay Village Neighbourhood Centre Plan Implementation - New Zoning District Schedules (multiple small houses/duplexes and rowhouses/stacked townhouses)

This memorandum recommends amendments to Appendix A and Appendix B of the Policy Report dated March 4, 2013, entitled "Norquay Village Neighbourhood Centre Plan Implementation - New Zoning District Schedules (multiple small houses/duplexes and rowhouses/stacked townhouses)", which would add a provision concerning dedication of land for lane purposes to the district schedules of the proposed new zoning districts.

RECOMMENDATION

THAT Appendix A and Appendix B to the Policy Report dated March 4, 2013, entitled "Norquay Village Neighbourhood Centre Plan Implementation - New Zoning District Schedules (multiple small houses/duplexes and rowhouses/stacked townhouses)", be amended to include the following:

"4.11 Dedication of Land for Lane Purposes

- 4.11.1 Where a site does not abut a lane, or abuts a lane which is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, shall be dedicated for lane purposes.
- 4.11.2 Where land is dedicated pursuant to section 4.11.1, it shall be deemed not to reduce the site area for the purpose of calculating floor space ratio."

Discussion

There are several blocks within the areas to be rezoned that are either lacking a lane or have only partial lanes. The housing types in the new districts require lanes to function properly. Including the above section 4.11 in the district schedules will allow the City to request lane dedications from new development where a lane is either lacking or is substandard in width. The section was missing from the draft regulations appended to the Policy Report due to an oversight.

The by-law posted for this item has been prepared with the amended wording, as outlined above, included within Schedule B to the by-law ("RT-11 and RT-11N Districts Schedule") and within Schedule C to the by-law ("RM-7 and RM-7N Districts Schedule").



Matt Shillito
Assistant Director of Planning
Community Planning Division