

Refers Item No. 7
Public Hearing of March 15, 2011

MEMORANDUM

March 1, 2011

TO: Mayor Robertson and Councillors

COPY TO: P. Ballem, City Manager
S.A. Johnston, Deputy City Manager
M. Coulson, City Clerk
M. Welman, Director of Corporate Communications
W. Stewart, Assistant Director, Corporate Communications
D. McLellan, General Manager of Community Services
B. Toderian, Director of Planning
F. Connell, Director of Legal Services
P. Judd, General Manager of Engineering Services

FROM: K. Munro, Assistant Director of Planning - Current Planning Division

SUBJECT: 2803 West 41st Avenue – CD-1 Text Amendment

This memorandum recommends an amendment to Appendix A of the Policy Report dated February 3, 2011, entitled "CD-1 Text Amendment – 2803 West 41st Avenue". Appendix A of the report presents a draft By-law for the text amendment that is the subject of this application. During the preparation of the draft By-law, but prior to the posting of the By-law, an error in the draft regulations pertaining to setbacks was corrected.

The text below shows the minor changes between the draft By-law provisions as presented in Appendix A of the referral report and how they now appear in the draft By-law in the Public Hearing agenda package. Deleted text is crossed out, and added text is in italics. No Council action is required as the posted By-law is correct.

RECOMMENDATION

THAT Appendix A to the referral report dated February 3, 2011, entitled "CD-1 Text Amendment – 2803 West 41st Avenue" be amended as follows:

- 6.1 The setbacks of buildings at or above grade must be at least:
- (a) ~~6.0~~ *6.5* m from the south property line, except that a porte-cochere up to 7.0 m in height may be permitted in the required setback;
 - (b) ~~4.0~~ *5.0* m from the west property line;

(c) 7.3 m from the east property line, and

(d) 10.7 m to the north property line.

DISCUSSION

Approval of the above recommendation will correct errors made in the preparation of the draft by-law. The posted By-law has been prepared with the amended wording as outlined in this memorandum.



Kent Munro
Assistant Director of Planning
Current Planning Division

KM/KH/ws