

# FORMAL REPORT

<b>To:</b>	Mayor Stratthdee and Members of Council
<b>Prepared by:</b>	Mark Stone, Planner
<b>Date of Meeting:</b>	27 June 2017
<b>Subject:</b>	<b>DEV 16-2017 Application for Removal of Holding Symbols 201 James Street South</b>

## PURPOSE

The purpose of this report is to provide Council with a summary and recommendation as it pertains to the Application for the removal of holding symbols for 201 James Street South.

## RECOMMENDATIONS

THAT DEV 16-2017 Application for Removal of Holding Symbols for 201 James Street South report be received; and,

THAT Council enact Zoning By-law Z123-2017 to remove the Holding “-H” symbols from the property known as 201 James Street South.

## BACKGROUND

The subject property is located on the east side of James Street South, near the intersection with the Park Street road allowance, as shown on the Location / Aerial Map attached to this report. The approximately 2,042 m<sup>2</sup> property is irregular in shape and has a frontage of approximately 24.0 metres and a depth of approximately 67.7 metres. The owner of the subject property has submitted an Application for the removal of holding symbols to allow for proposed development to proceed. The property is currently used for residential purposes and is the site of one single detached dwelling.

In 2016, Council approved Zoning By-law Amendment Z117-2016 to change the zoning of the subject property from Residential Zone Two (R2-1) to Residential Zone Five with special provisions (R5-6) to permit development for multi-unit residential purposes in two phases. A copy of By-law Z117-2016 is attached to this report. Phase 1 involves the construction of a fourplex dwelling at the front, west part of the property and Phase 2 involves the demolition of the single detached dwelling and the construction of a sixplex dwelling resulting in a total of 10 residential units on the property at full build out.

By-law Z117-2016 also applied two holding provisions to the subject property. The first holding provision requires that the Owner enter into a site plan agreement with the Town prior to the construction of the fourplex dwelling. The second holding provision requires that the Owner enter into a revised site plan agreement with the Town and the existing dwelling be removed prior to the construction of the sixplex dwelling.

## REPORT

The owner of the property is proposing to proceed with Phases 1 and 2 concurrently and a site plan agreement is to be presented to Council at the June 27, 2017 meeting. If Council authorizes the Mayor and CAO/Clerk to enter into the site plan agreement, the conditions of both “-H” symbols will

be satisfied and Council will be in a position to consider enacting the proposed by-law (attached to this report) to remove both holding symbols.

## **FINANCIAL IMPLICATIONS**

None.

## **OTHERS CONSULTED**

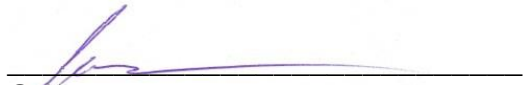
Susan Luckhardt, Planning Coordinator

## **ATTACHMENTS**

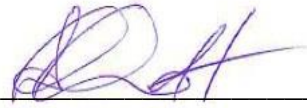
- 1) Location/Aerial Map
- 2) By-law Z117-2016

## **REVIEWED BY**

### **Recommended by the Department**

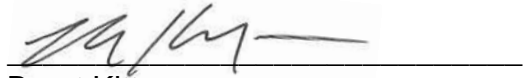


Grant Brouwer  
Director of Building and Development



Susan Luckhardt  
Planning Coordinator

### **Recommended by the CAO**



Brent Kittmer  
CAO / Clerk