

Zoning By-law Amendment

Public Planning Meeting

8 Kennedy Street East

Applicant: Stellar Homes Inc.
File Number: ZBA-2024-08
Date: February 18, 2025





Site Statistics

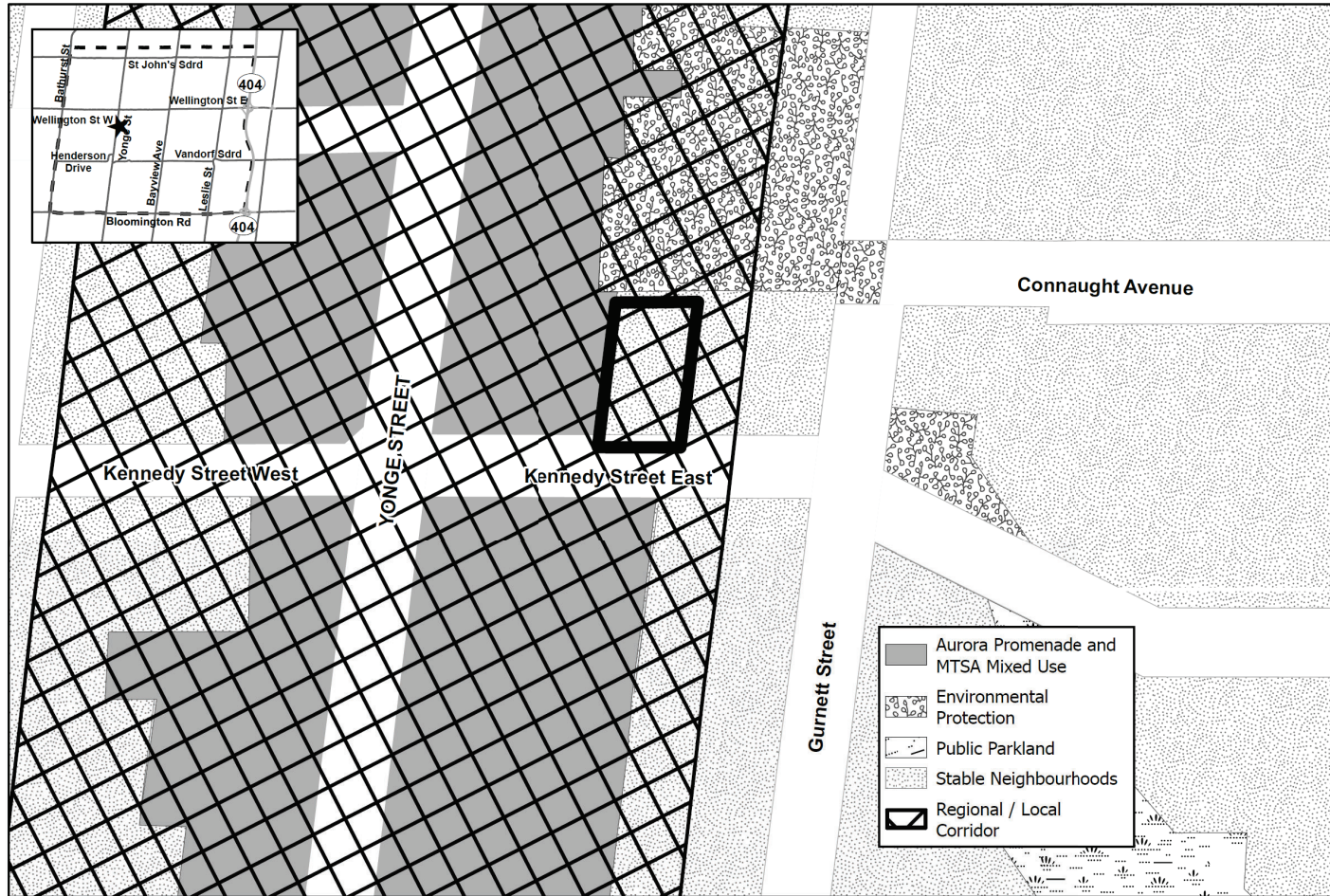
Lot Area:
1,200 m²
(129,16.7 ft²)

Lot frontage:
28.7 m
(94.16 ft)

Mix of uses in the
surrounding area
including low
density residential,
commercial,
retirement home

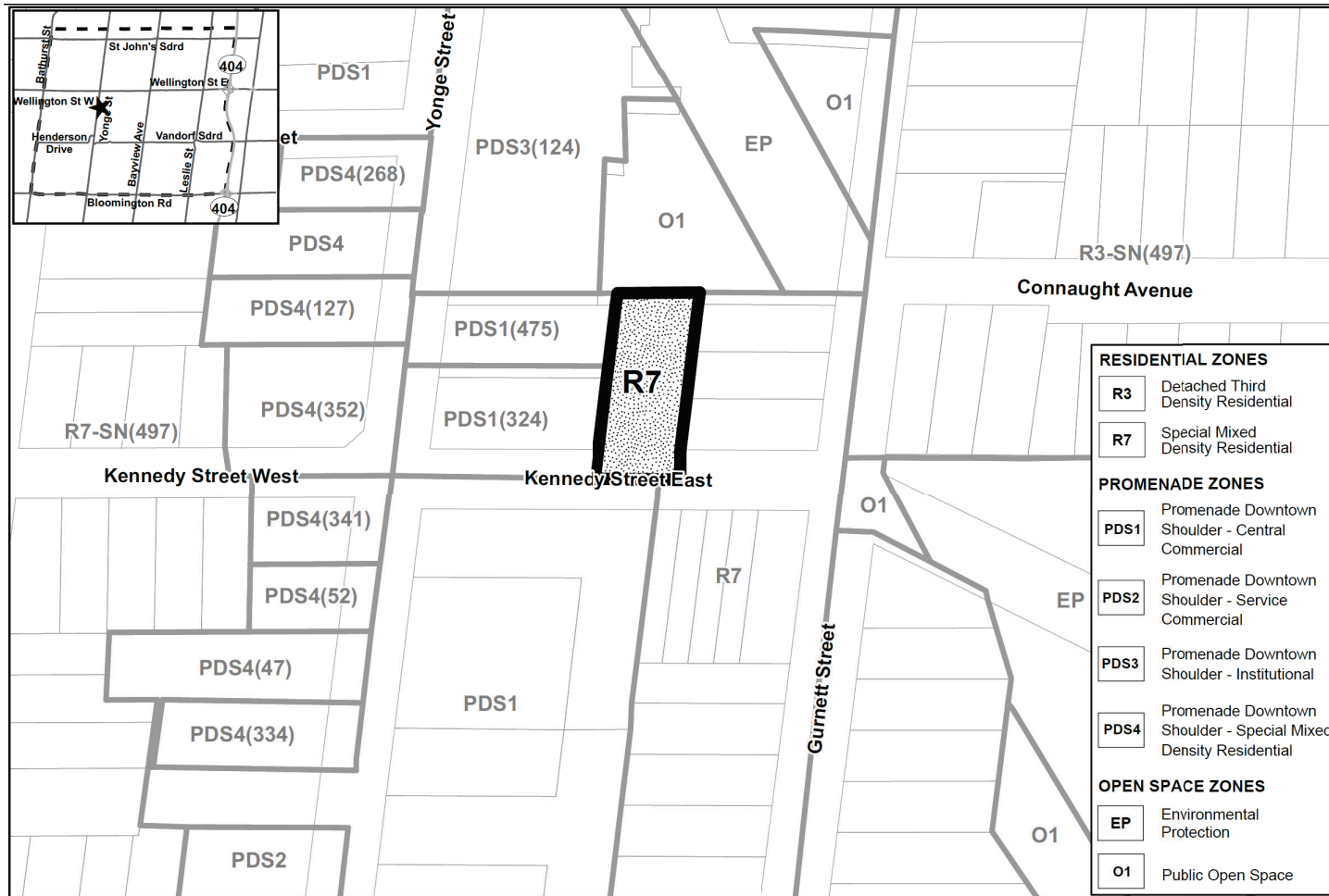


SUBJECT LANDS

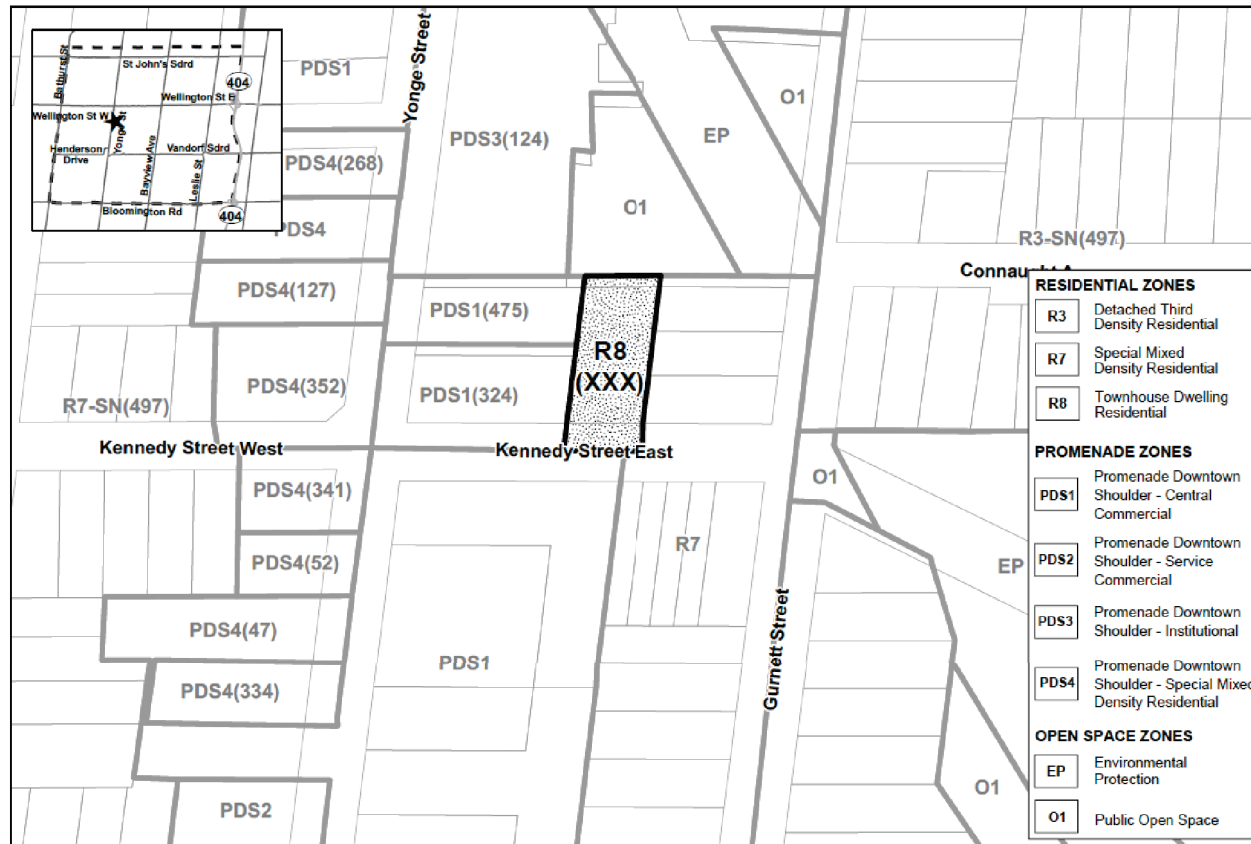


Stable Neighbourhoods Designation

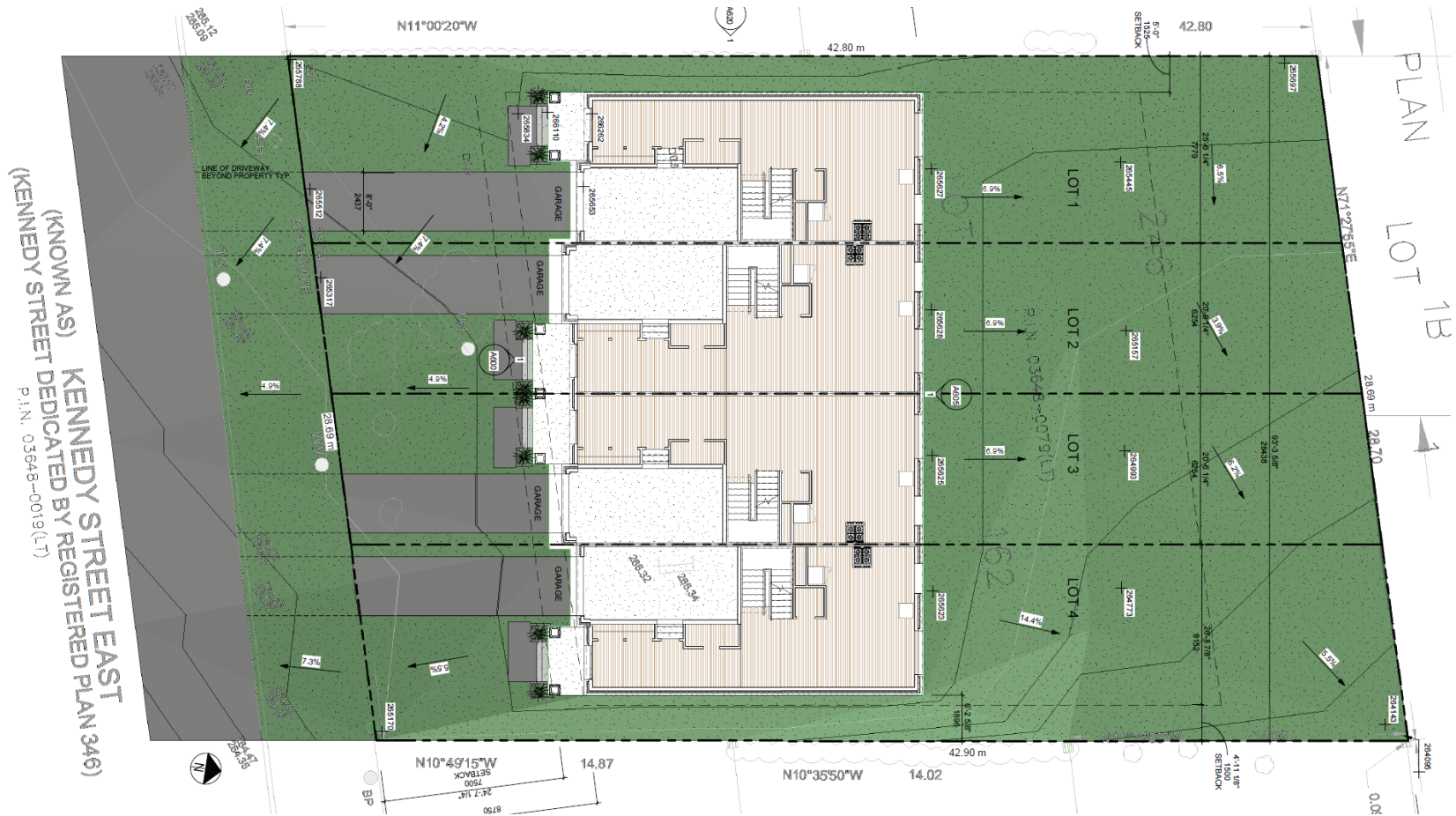
- Townhouse is a permitted use



- Special Mixed Density Residential (R7) Zone
- Permits for low density residential uses including single detached, semi-detached, duplex and triplex dwellings



- Rezone to Townhouse Dwelling Residential Exception (R8-XXX)
- Amend development standards on lot frontage and parking requirements



- 4 townhouse units with GFA ranging from 238 to 350 m²
- Each unit contains a front porch, garage, and front and rear yard space



- 9.9 metres in height, 2 parking spaces are provided per unit (one via garage and one via driveway)



A further review of the proposed applications has been undertaken by Town departments and public agencies. Following matters to be addressed:

- **Availability of servicing allocation**
- **Revised engineering submissions addressing staff comments related to drainage and servicing**
- **Submission of a Cultural Heritage Evaluation report to justify delisting (demolition) of the listed heritage property, future heritage committee meeting required**
- **Comments to be received at this Public Planning Meeting**



**Questions and responses provided at the December 17, 2024
CIM:**

Access to townhouse unit

**Access to each unit is provided via individual driveway on
Kennedy Street East**

Urban Design

**Urban design of the project will be reviewed in accordance
with stable neighbourhood policies in the Town Official Plan,
ensuring delivery of quality design and architectural
treatment**


Future application

**A future consent application is required to divide the property
line (shared walls of the building) of the townhouse units, this
will occur when the foundation of the building is completed**



Following review of comments received and revisions necessary, a recommendation report will be prepared for a future Committee of the Whole Meeting for Council's consideration.

All interested parties will be notified of any updates relating to the subject application.



Following tonight's meeting,
questions and comments on this file
may be directed to:

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