



memorandum

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Item #	6
Report No.	32 (cw)
Council - June 25/13	

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

DATE: JUNE 20, 2013

**SUBJECT: COMMUNICATION – COUNCIL MEETING, JUNE 25, 2013
ITEM #6, COMMITTEE OF THE WHOLE – JUNE 18, 2013
SITE DEVELOPMENT FILE DA.12.049
BRENT & LOIS PEEBLES
WARD 2 – VICINITY OF REGIONAL ROAD #27 AND SIMMONS STREET**

Recommendation

The Commissioner of Planning recommends:

1. THAT the final site plan and landscape plan include additional wood privacy fencing and a revised tree planting scheme along the north lot line, in the manner identified in this Communication.

Background

On June 18, 2013, the Committee of the Whole resolved the following:

“THAT consideration of this matter be deferred to the Council meeting of June 25, 2013, to allow the applicant to meet as soon as possible with the local Councillor, interested local residents, and staff as appropriate, to discuss arrangements regarding parking, times of operation, etc., to be incorporated into a site development agreement and be to the reasonable satisfaction of all parties.”

On June 19, 2013, a meeting was held at City Hall at 4 pm and attended by the Local Ward 2 Councillor, Development Planning and Development/Transportation Engineering staff, the applicant and his representatives, and area residents, to discuss site plan issues with regard to the development proposal for a place of worship on Simmons Street. The following transpired at the meeting:

- The applicant has agreed to construct a 1.8 m high wood privacy fence along the north property line abutting the neighbour to the north. The 1.8 m high privacy fence will be constructed from the rear property line to the furthest point of the house closest to the street, with the remainder of the wood fence being 1.2 m high to the front lot line; and,
- The applicant has agreed to revise the landscaping plan such that the 6 proposed coniferous trees at the northeast corner of the site will be separated. Three of the proposed trees will be moved west adjacent to the neighbour's rear back patio and 3 trees will remain adjacent to the neighbour's front yard patio.

Conclusion

The meeting concluded with only the above matters to be addressed by the applicant, and no further issues to be resolved, which was to the satisfaction of all individuals present at the meeting. Should Council concur, the final site plan and landscape plan will be revised to include the additional wood privacy fencing and a revised tree planting scheme along the north lot line, as agreed to by the parties present at the community meeting held on June 19, 2013, in the manner identified in this Communication.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a horizontal line extending to the right.

JOHN MACKENZIE
Commissioner of Planning

Copy to: Barbara Cribbitt, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning

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