



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, March 28, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z22-0001

SUBJECT: Addendum Report to 1551 Sawyer Road Rezoning

BACKGROUND

Until very recently, the rezoning application Z22-0001 only included 1551 Sawyer Road and not the abutting property of 1559 Sawyer Road (Figure 1). However, the owners of 1559 Sawyer have now authorized McElhanney Ltd. to represent them in the rezoning of their property and to incorporate it into the existing application of Z22-0001.

COMMENTARY

The additional of 1559 Sawyer Road to Z22-0001 will provide a more comprehensive build-out as it incorporates this southwestern corner of the site as opposed to leaving it on its own. If Council has no object to adding this property to the existing application, they may wish to include this property in the 1st reading of Bylaw 2059.

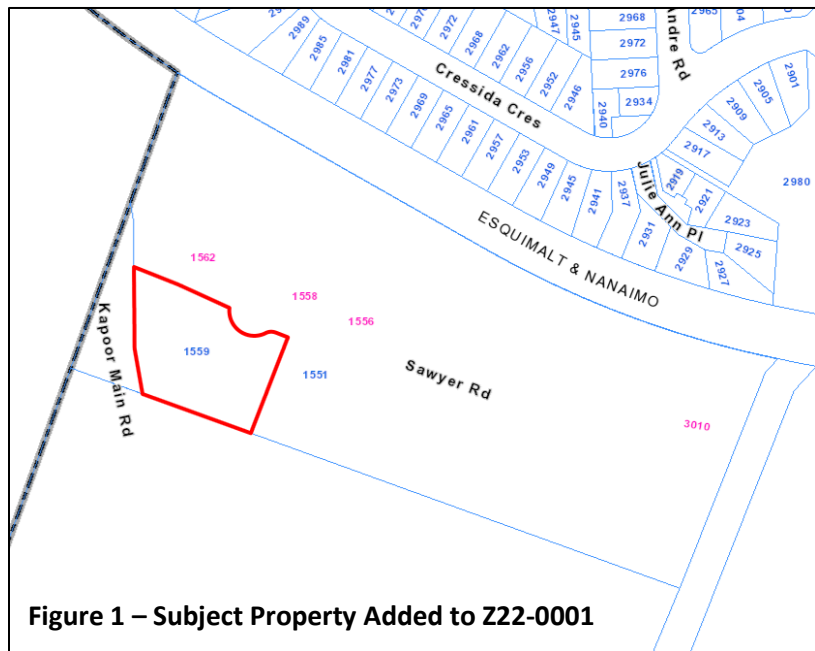


Figure 1 – Subject Property Added to Z22-0001

Additionally, there has been an expressed desire to retain a treed buffer on the eastern edge of 1551 Sawyer Road along Humpback Road, and to shift the pedestrian trail so it's located within this buffered area. If Council is supportive of this improvement, they may wish to request that the applicant retain a 10m buffer along Humpback Road and provide a pedestrian trail within this buffer area.

OPTIONS:

Option 1

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of 1st reading of Bylaw No. 2059 as amended, which includes 1559 Sawyer Road as part of the rezoning application for Z22-0001.
2. That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That the applicant retain a 10m wide treed buffer along the eastern boundary line along Humpback Road, and that a pedestrian trail be provided within this buffer, to the satisfaction of the Director of Engineering.

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council take no action at this time with respect to adding 1559 Sawyer Road to the rezoning application of Z22-0001.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer