

Statutory Public Meeting

Regarding a

Site Specific Zoning Amendment at 128 Harvey Street

July 6, 2020



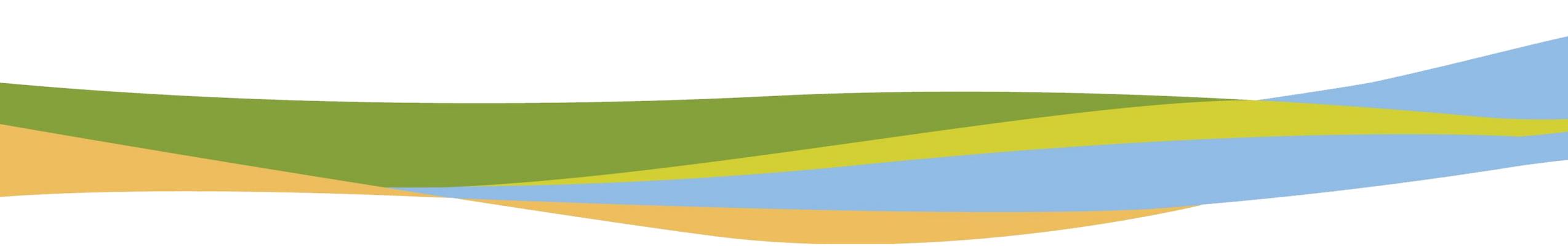
Lands affected: 929 square metre (10,000 square foot) vacant land at the westerly corner of Harvey Street and Medora Avenue





Official Plan Designation: Residential

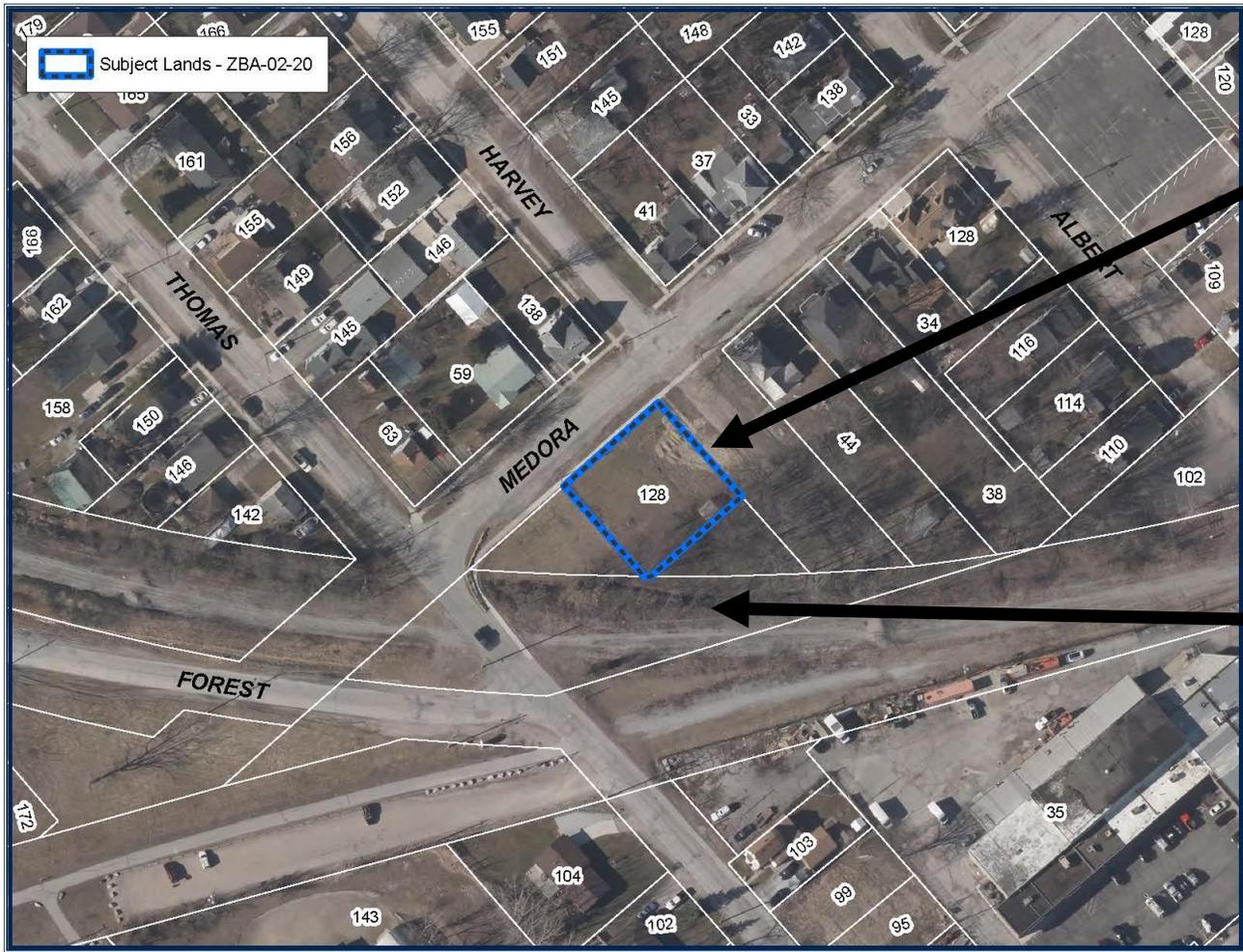
Existing zoning: R1.1, low density housing on urban lots



Zoning change proposed:

To permit one (1) *semi-detached dwelling* with:

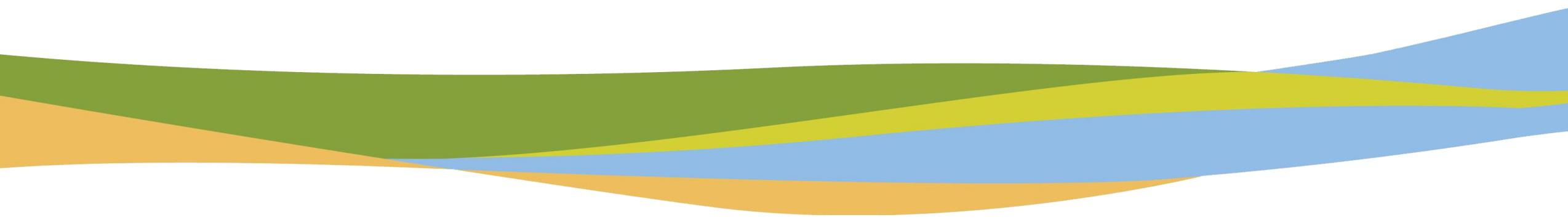
- a 1.2 metre (4 foot) setback from the exterior side lot line facing Harvey Street; and,
- A 7.5 metre (25 foot) setback from the main residential building and the railway Right of Way (ROW)



Exterior Lot line

Railway ROW

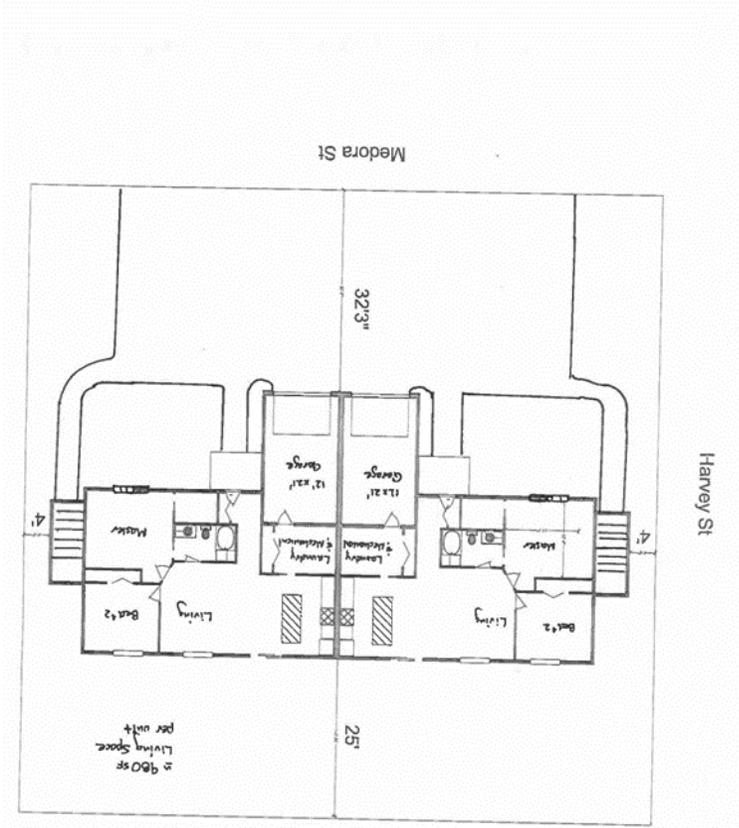
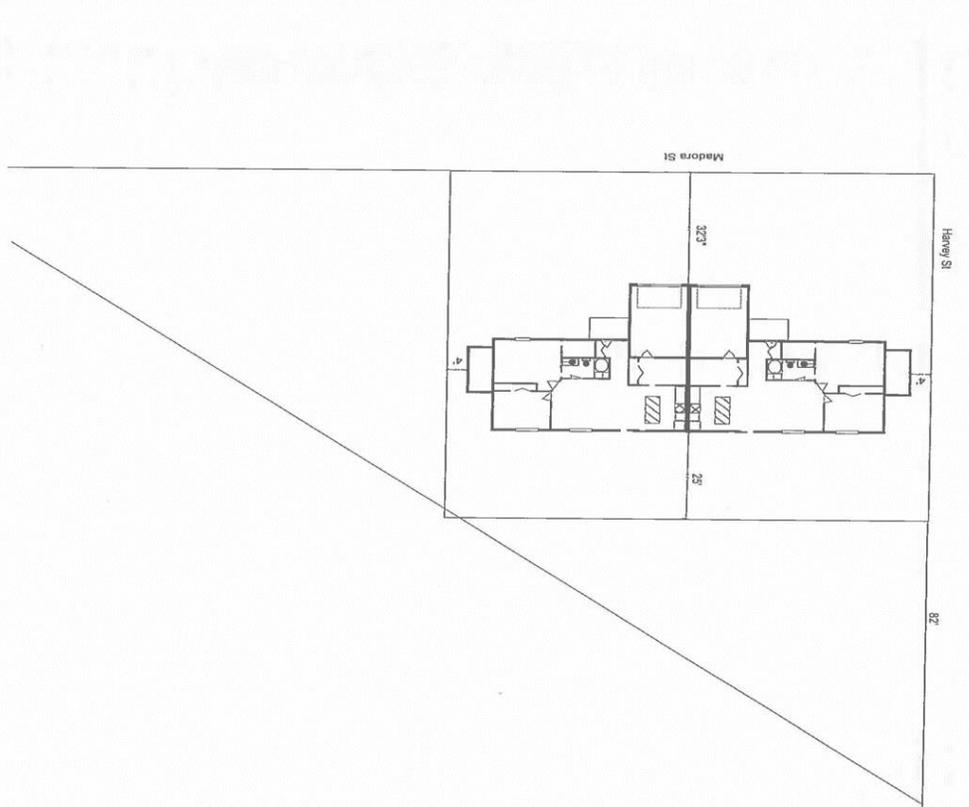


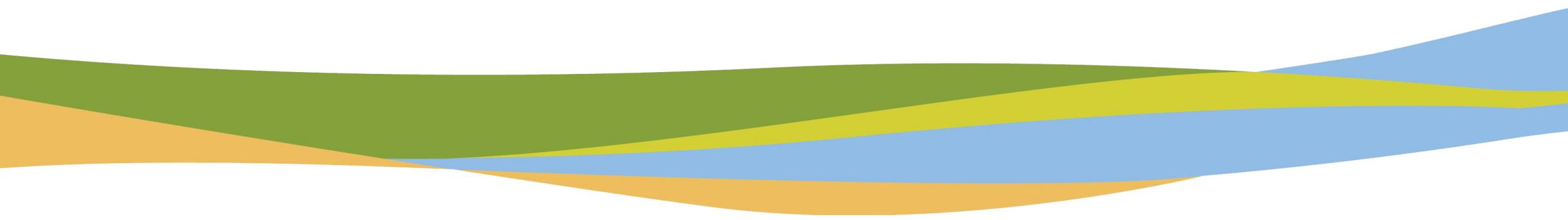


Current regulations:

- 1) Minimum distance between exterior side lot line and nearest wall of main building shall be 4.5 metres (15 feet)
- 2) Minimum separation of 30 metres (99 feet) between a railway right of way and a residential main building

Site Plan of the Proposal:





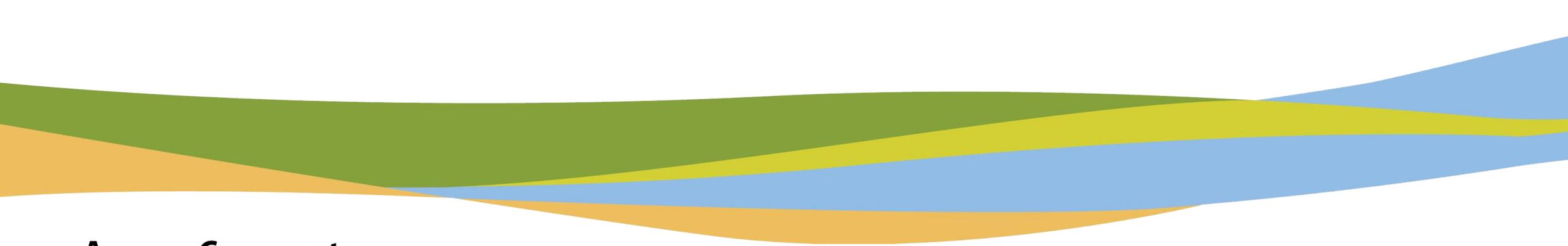
Other Considerations:

One (1) second dwelling unit is an additional permitted use in each semi-detached dwelling unit



Purpose of Meeting:

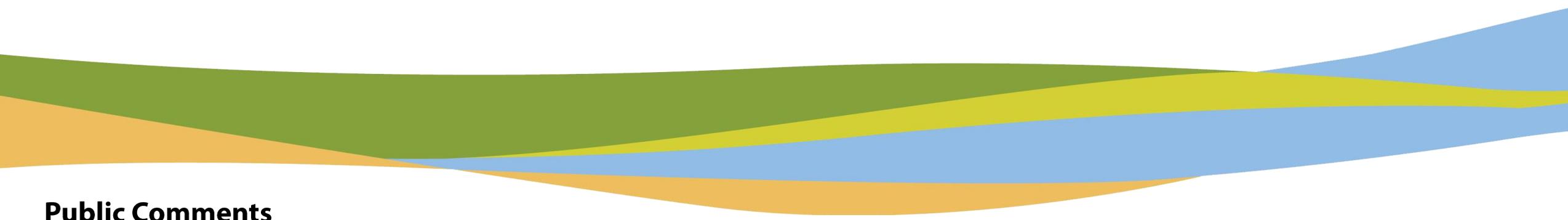
At this statutory public meeting, Council hears representations from the public in regard to the merits and concerns related to the application for site specific zoning amendment. Council does not make a decision at this time.



Agency Comments

No objections:

- Essex Region Conservation Authority (ERCA)
- Department of Infrastructure Services
- Chief Building Official
- CN Rail



Public Comments

One (1) objection within 214 metres of the subject property:

“I have been a resident of Harvey Street for the past 33 years.

I have enjoyed , on my many walks , watching the display of wildlife residing in the wood lot behind this property. A large group of renters will destroy the natural habit that exists there. People will disrupt their natural habitat.

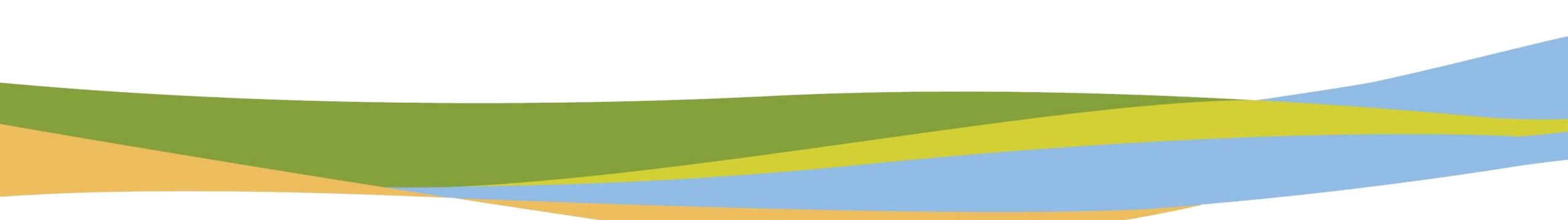
The number of vehicles, at this point , no one knows how many vehicles will have to park somewhere along Harvey Street and Medora Avenue West.

The situation already exists with numerous vehicles parking along Medora Street now which causes difficulty in making a left hand turn from Harvey Street.

Additional vehicles will impair vision exiting Thomas , from the railroad tracks, onto Medora .

Many children enjoy riding their bikes down the curve from Thomas Street to Medora Street. When they come down the street and there is parked cars along the street It will impair their vision and possibly cause an accident.

Will our existing old storm sewer be able to handle the excessive water absorbent loss from the green space?”



Next Steps:

1. A report to Council and Bylaw have been prepared for Council's adoption on the July 6 Regular Council agenda.
2. Should Council not endorse this development proposal or request an amendment to the proposed Bylaw, the By-law can be defeated or the decision deferred until amendments are made.
3. If Bylaw is approved, notice of approval will be sent to the applicant and all persons requesting to be notified of the decision
4. A 20 day public appeal period takes effect.

Proposed Bylaw Passage

50. For the lands comprising in combination Lots 23 and 25 on Registered Plan 249, the following provisions shall apply:

- i. Additional permitted main use: one (1) semi-detached dwelling subject to the regulations of subsection 14.1, R1.1 district
- ii. And, for the lands comprising Lots 23 and 25 on Registered Plan 249, a minimum exterior side yard width of 1.2 metres (4 foot)
- iii. And, for a main dwelling on Lots 23 and 25 on Registered Plan 249, a 7.5 metre (25 foot) setback from the railway right of way
- iv. And the following accessory uses: any use accessory to the main use.

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