



MEMORANDUM

A handwritten signature in black ink, appearing to read 'Jim Baird', is written over the word 'Services' in the 'FROM' line.

FROM: Jim Baird, Commissioner of Development Services

TO: Kimberley Kitteringham, City Clerk

PREPARED BY: Michael Fry, Planner, Central District

REVIEWED BY: Biju Karumanchery, Senior Development Manager

DATE: November 12, 2013

RE: **Hold Removal By-law**
Jeff Pechenkov and Chris Pechenkovski
18 Lee Avenue
Planning File: ZA 13 115455

In 2012 the Committee of Adjustment approved a severance application for the property at 18 Lee Avenue (B/15/12) which allowed for the creation of three new residential lots (Figure 1).

As the site was zoned well before the severance of the property, the zone boundaries are not consistent with the new property boundaries established through the severance. The retained lot and one new lot front onto Lee Avenue and are zoned Suburban Residential Second Density – SUR2. Two new lots, at the rear of 18 Lee Avenue and fronting onto Alai Circle, are both split-zoned Suburban Residential Third Density (Hold) – (H)SUR3 and Suburban Residential Second Density – SUR2. The SUR2 zone applies to the rear of the two Alai Circle lots, outside of the proposed building envelope.

The Holding (H) provision only applies to the two new lots which front onto Alai Circle, and require that the Owner enter into a subdivision agreement prior to lifting the Hold.

Given the limited scope of the proposed development and the fact that no lands were proposed to be conveyed to the City, a condition of severance required the owner to enter into a Development Agreement, rather than the originally contemplated subdivision agreement, to secure the installation of municipal services for the three new lots and to secure tree protection measures and a grading and drainage plan.

The Owner has executed the development agreement, and as such, Planning Staff are satisfied that the conditions for removal of the Hold (H) provisions, as they apply to the two new lots fronting onto Alai Circle, have been met. Staff recommend that the Hold (H) provision be lifted.

Figure 1
Approved lot severance - B/15/12 (18 Lee Avenue)

