



Townhouse Development at 740 10th St W

Zoning By-law Amendment No. 40

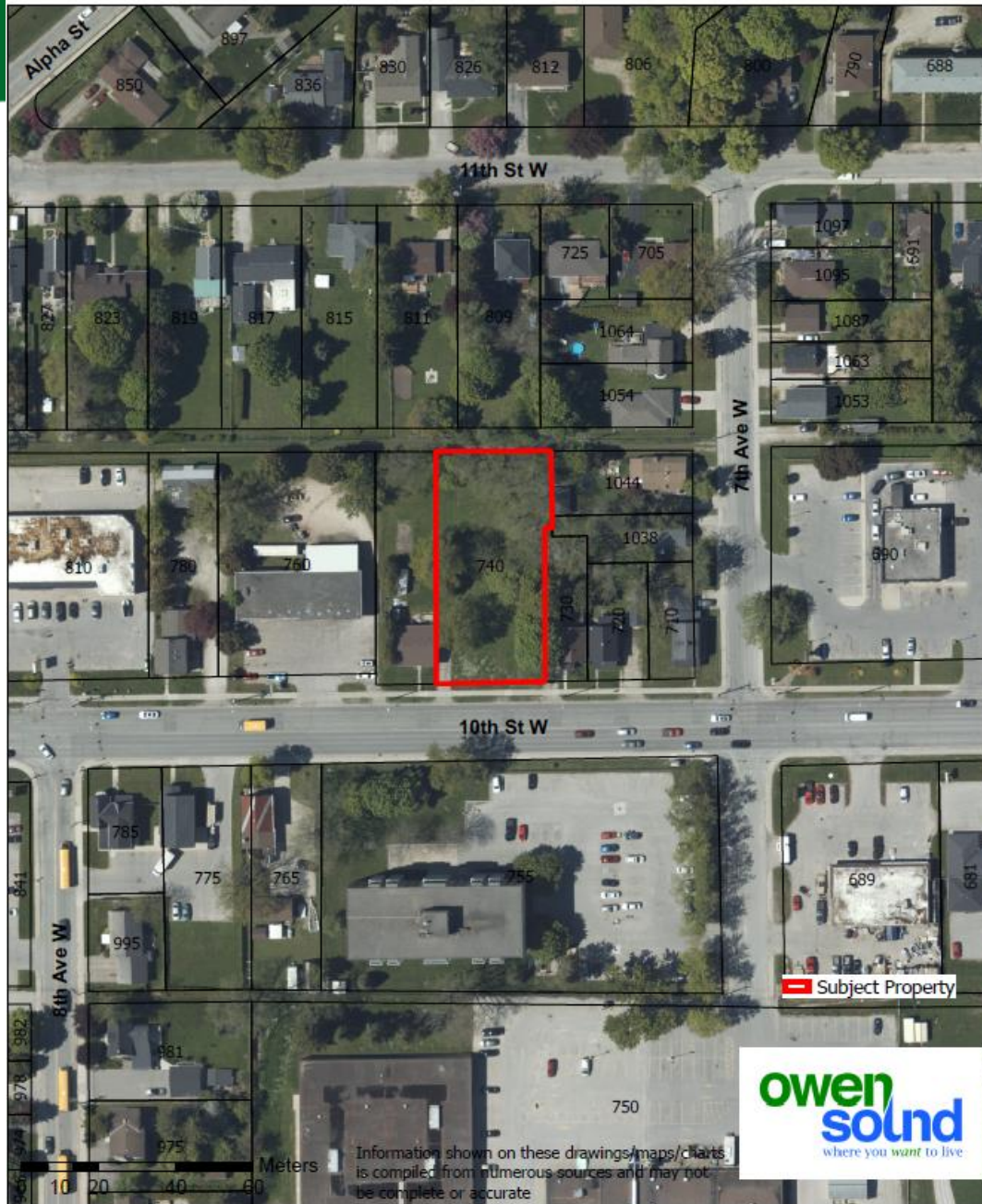
City Council
November 7, 2022

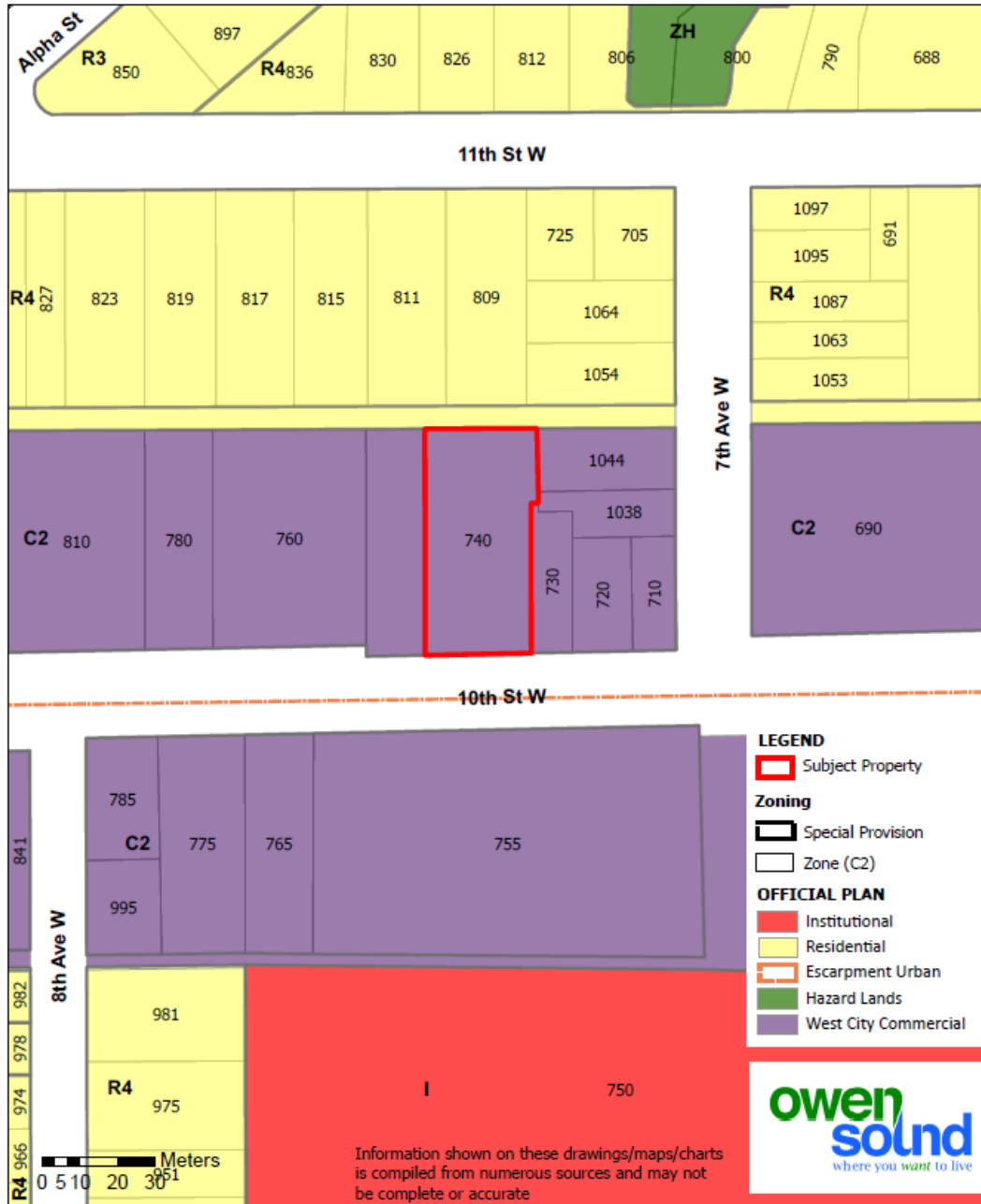
740 10th
Street West





Subject Lands





Policy Framework

Official Plan:

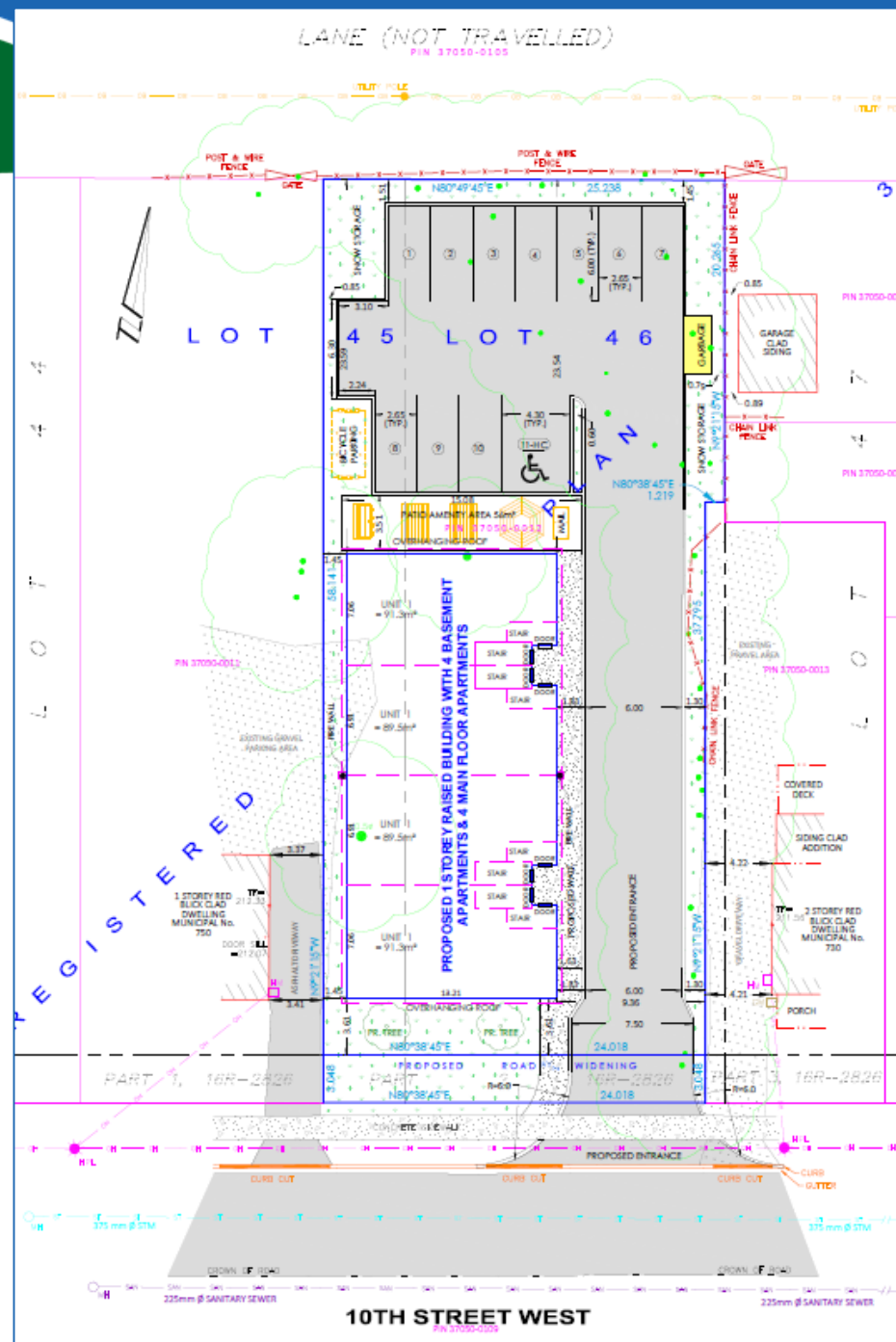
West City Commercial

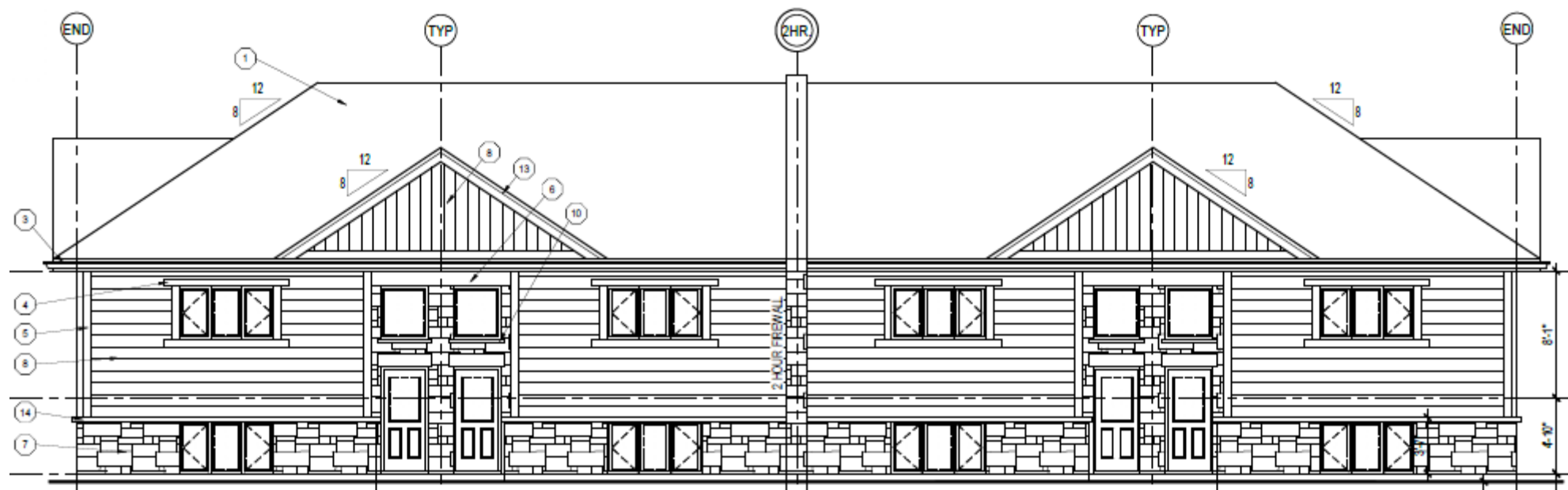
Zoning:

‘Retail Commercial’ (C2)

Purpose & Effect

- The purpose of the application is to permit an eight-unit stacked cluster townhouse development on the subject lands.
- The effect of the application is to add site-specific zone provisions applying to the subject lands in order to add 'Dwelling, Stacked Cluster Townhouse' as a permitted use and permit a reduced minimum 'Lot Frontage' of 24 metres (where 25 metres are required) and a reduced minimum 'Lot Area' (total development parcel) of 1,347 square metres (where 1600 square metres are required).





Complete Application

- The applicant has submitted a complete application, including:
 - Site Plan
 - Planning Justification Report with Draft By-law

The Process So Far

Date	Step	Days
September 14, 2022	Submission of Complete Application & Fees	1
October 04, 2022	Letter of Complete Application to applicant	21
	Request for Comments for City staff and agency	
October 14, 2022	Notice of Complete Application and Public Meeting was given to the public via posting on the subject property and mailed information to landowners within 120 m of the subject property	31
November 07, 2022	Technical Report to Council & Public Meeting	55

Final review and consideration of public comments to inform:

Date	Step
December 12, 2022	Zoning By-law Amendment Recommendation Report & Enacting Zoning By-law

Comments or Questions?