

Planning & Development Committee
September 6, 2022

ZBA33-22-DN (D. Namisniak)

Veranda Property Investments c/o S. Allen
Sierra Construction Group c/o S. Cornwell
31 Willow Street, Paris



**PLANNING &
DEVELOPMENT
COMMITTEE**

Application No: ZBA33-22-DN (D. Namisniak)

Report No: RPT-0293-22

Application Type: Zoning By-law Amendment

Location: 31 Willow Street, Paris

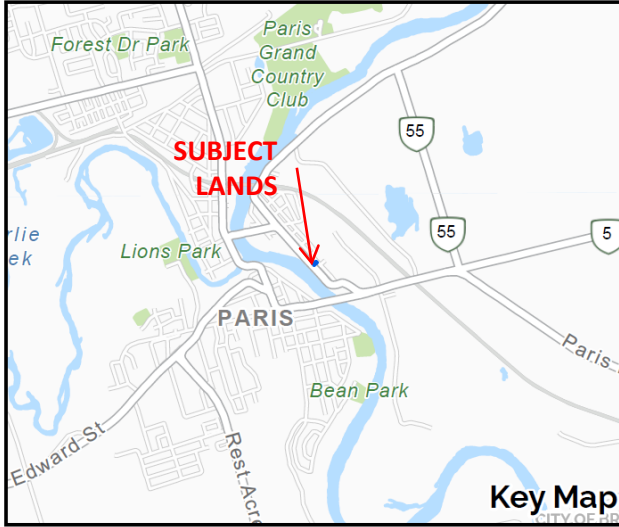
Agent: Sierra Construction Group c/o S. Cornwell

Owner/ Applicant: Veranda Property Investments c/o S. Allen

Staff Recommendation: ITEM BE RECEIVED
FOR INFORMATION PURPOSES ONLY.



Property Location



Total Area

Frontage: 20 metres (66 feet)

Depth: 37 metres (122 feet)

Area: 730 square metres (0.09 acres)

Existing Conditions:

- 3 Storey Building (Vacant)
- Previous Commercial uses

Surrounding Area:

- Mix of Residential housing types



Existing Conditions



Front of Existing Building



Rear of Existing Building



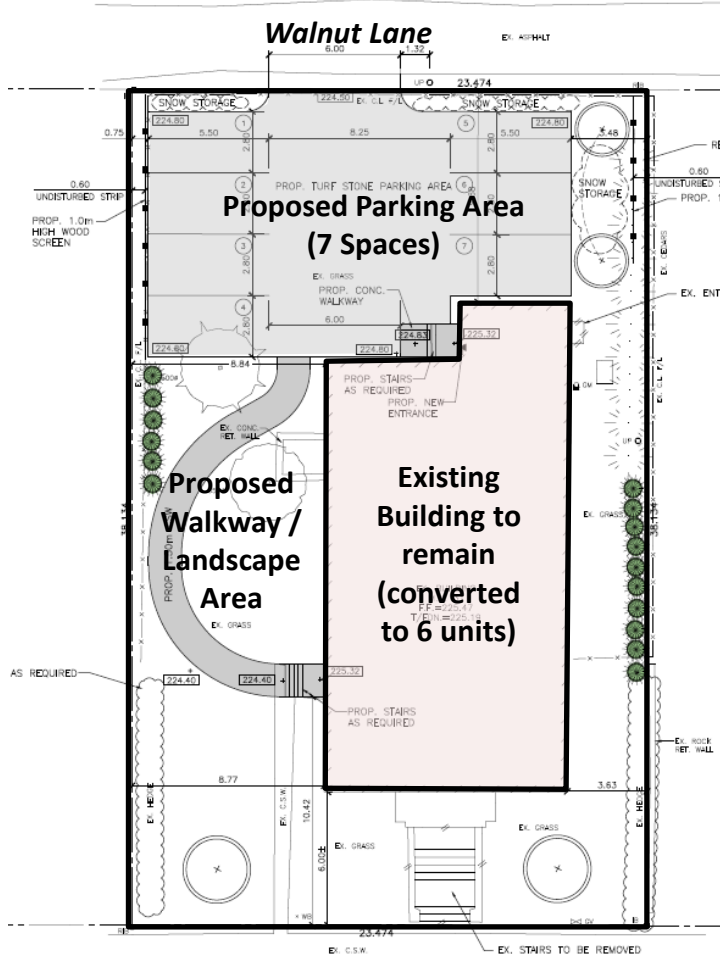
Zoning By-Law Amendment:

Change the zoning on the subject lands from Residential Singles and Semis (s-R2) to Residential Multiple Low Density (s-RM1-XX) with site specific provisions:

1. To permit a 'Dwelling, Apartment' as a permitted use and;
2. To permit a minimum number of required parking spaces of 7, where 12 spaces are required.

***All other provisions of the RM1 zone will Apply.**

- The application is required in order to facilitate the conversion of the existing structure into a 6- unit apartment building.
- Proposed Parking provides 1 Space / Unit + 1 Visitor Space.



Willow Street



Official Plan (2012)

Zoning By-Law 61-16



Current Land use Designation:
Urban Residential

Current Zoning Classification:
Special Policy Area (Floodplain)
Residential Singles and Semis (s-R2)



Next Steps

Public & Technical Circulation:

- Comments to be received from Internal / External Agencies & Public
- Further review and discussion between Applicant/ Agent and Staff

Report:

- Preparation of Planning Staff Report and Formal Recommendation

Further Notice of Formal Public Hearing Circulation:

- Notices will be circulated as required by the Planning Act (*120 metres*)
- Consideration/ Decision by Planning & Development Committee at a later date

Formal Public Hearing:

- Recommendation presentation presented by Applicant/ Agent and Staff
- Planning & Development Committee Consideration / Decision

Questions?

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