

Planning & Development Committee

December 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-0324-22

Application Type: Zoning By-law Amendment

Location: 31 Willow Street, Paris

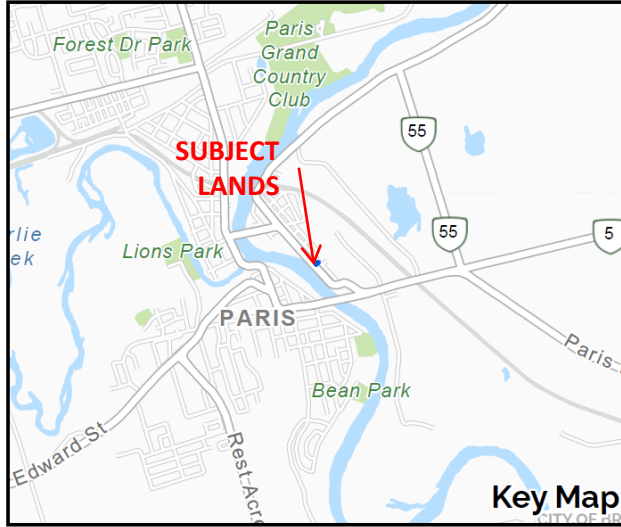
Agent: Sierra Construction Group c/o S. Cornwell

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

**Staff
Recommendation:** Approval



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

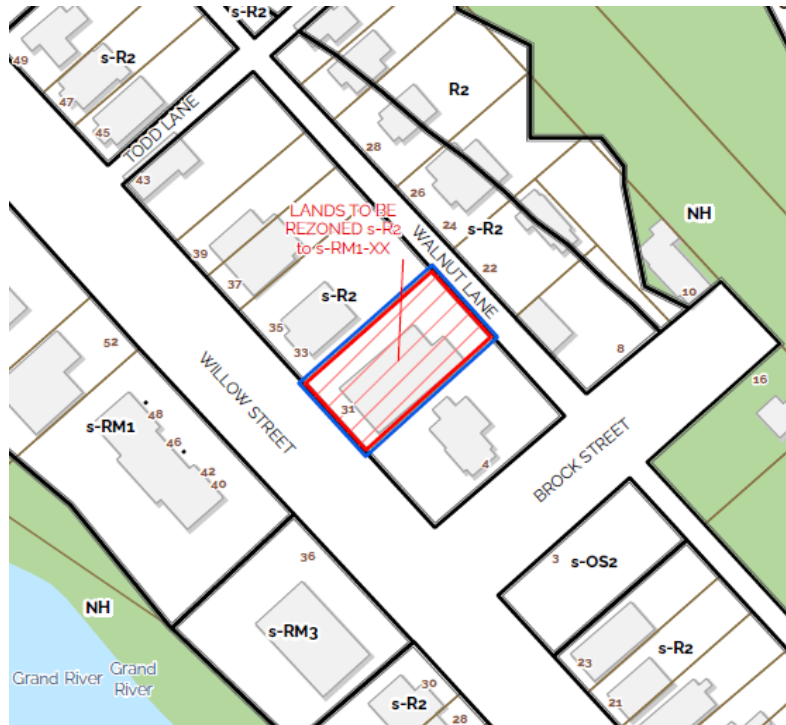


Official Plan (2012)



Current Land use Designation:
Urban Residential

Zoning By-Law 61-16



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

Existing Conditions



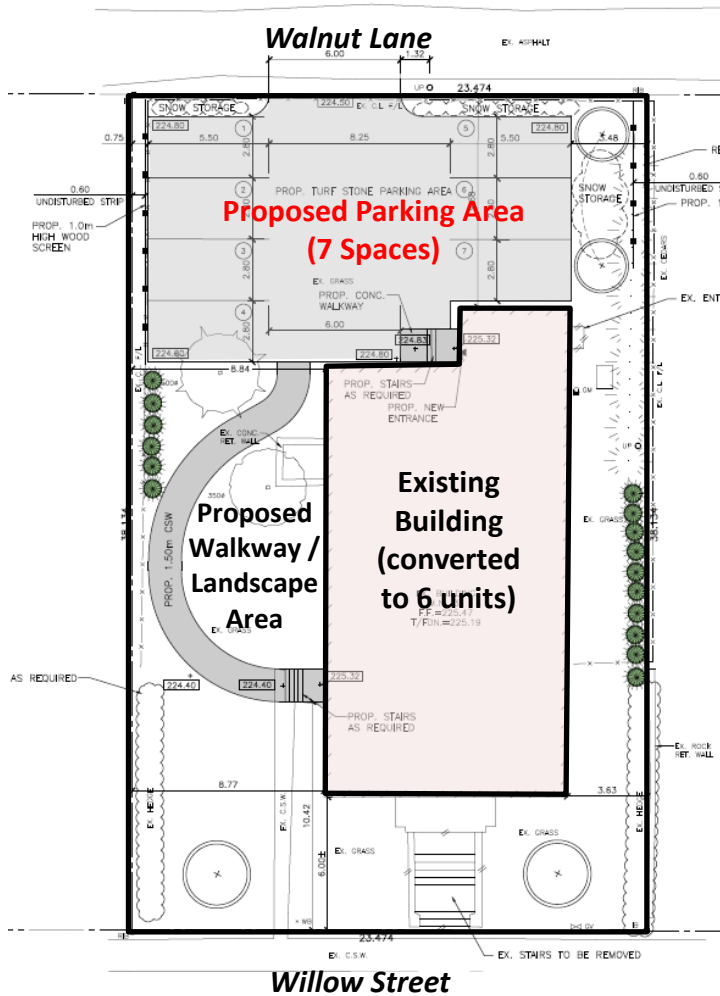
Front of Existing Building



Rear of Existing Building



Proposal Mapping



Previous Proposal (Sept 6)

Zoning By-Law Amendment:

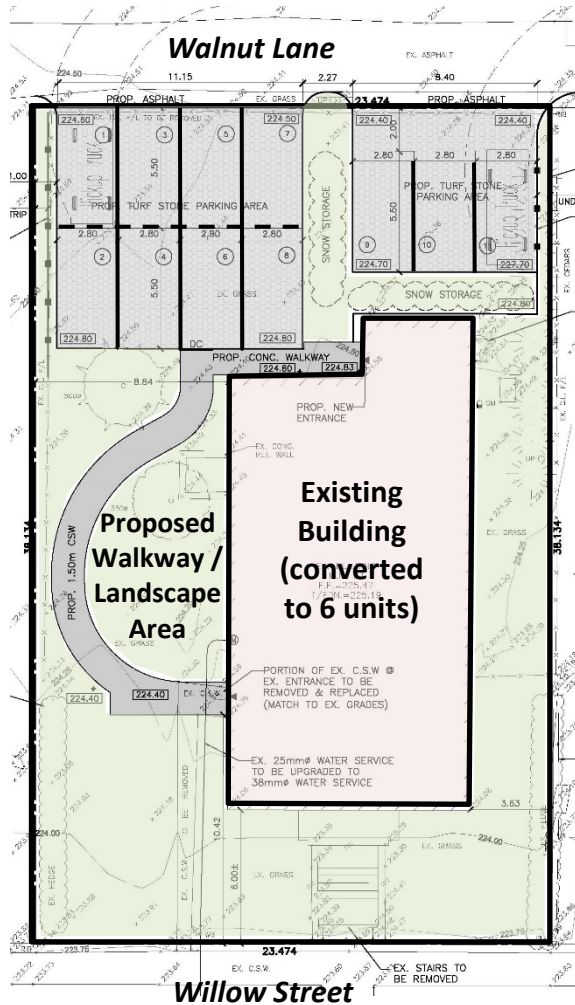
Change the zoning on the subject lands from Residential Singles and Semis (s-R2) to Residential Multiple Low Density (s-RM1-XX) with site specific provisions:

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.

- 1 Space / Unit + 1 Visitor Space.

Proposal Mapping



Revised Proposal (Dec 6)

Zoning By-Law Amendment:

1. To permit a **'Dwelling, Apartment'** as an additional permitted use in the Residential Multiple Low Density (RM1) zone;
2. To limit the maximum building height for a **'Dwelling, Apartment'** to 12 metres where 20 metres would be permitted.
3. To permit a maximum driveway width of 12 metres, where a maximum of 7.3 metres is permitted; and
4. To permit a minimum number of 'off-street' parking spaces required of 11 spaces, serving 6 **Dwelling units**, where a minimum of 13 'off-street' parking spaces are required.

- Conversion of existing 3-storey building to establish a 6 two-bedroom units.
- Each two Bedroom unit = 93 sq.m. (1000 sq.ft.)
- New Parking Area (11 Spaces)
- Landscape/ Buffering

Walnut Lane

EXISTING ASPHALT
PROPOSED ASPHALT
PROPOSED TURF STONE PARKING AREA
SNOW STORAGE
PROPOSED CONC. WALKWAY
PROPOSED NEW ENTRANCE
EX. CONC. FULL WALL
PORTION OF EX. C.S.W. @ EX. ENTRANCE TO BE REMOVED & REPLACED (WATCH TO EX. GRADES)
EX. 25mmØ WATER SERVICE TO BE UPGRADED TO 38mmØ WATER SERVICE
EX. STAIRS TO BE REMOVED

Existing Building (converted to 6 units)

Proposed Walkway / Landscape Area

Willow Street



Questions?

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Staff Recommendation: **Approval**

