



# TA20-0012

# 1585 Springfield Road

Text Amendment



# Proposal

- ▶ To amend the Zoning Bylaw by changing the Development Regulations in the CD16 – Bingo and Gaming zone and replacing the CD16 – Bingo and Gaming Site Plan to reflect these changes.

# Development Process

Jan 17, 2020

Development Application Submitted

Staff Review & Circulation

Mar 5, 2020

Public Notification Received

Apr 6, 2020

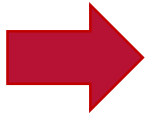
Initial Consideration

Public Hearing  
Second & Third Readings

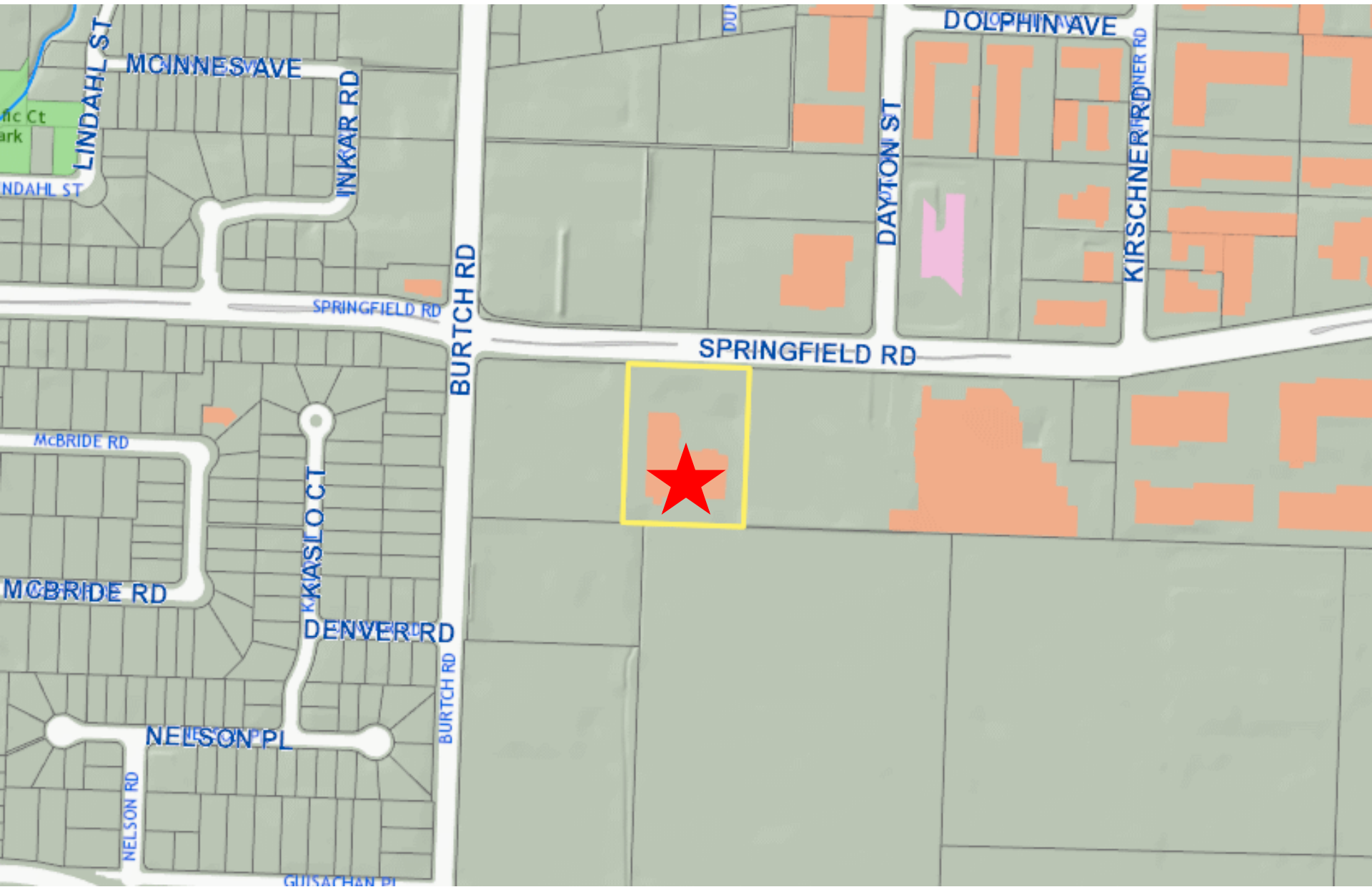
MOTI Approval, Final Reading

Building Permit

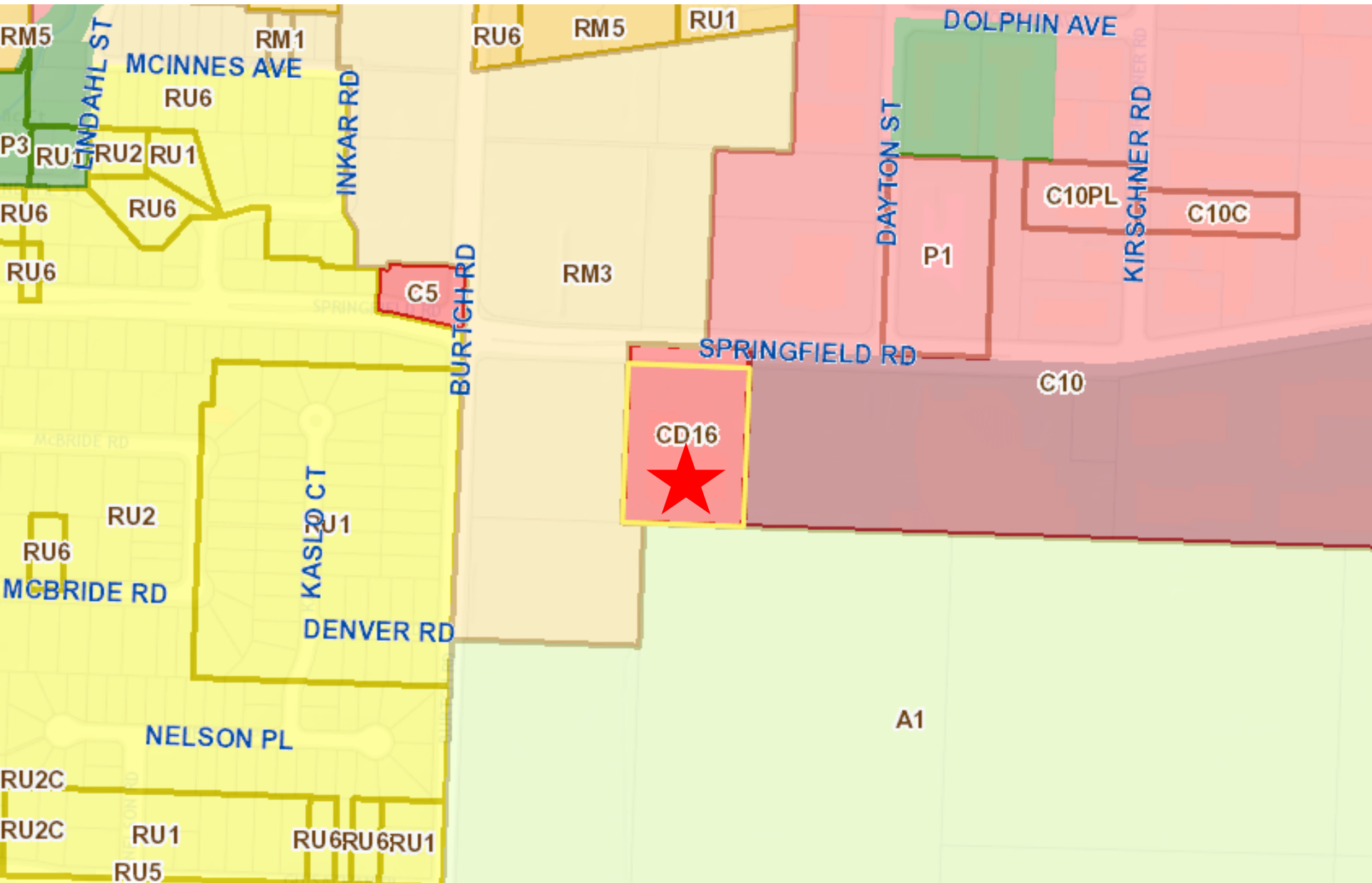
Council  
Approvals



# Context Map

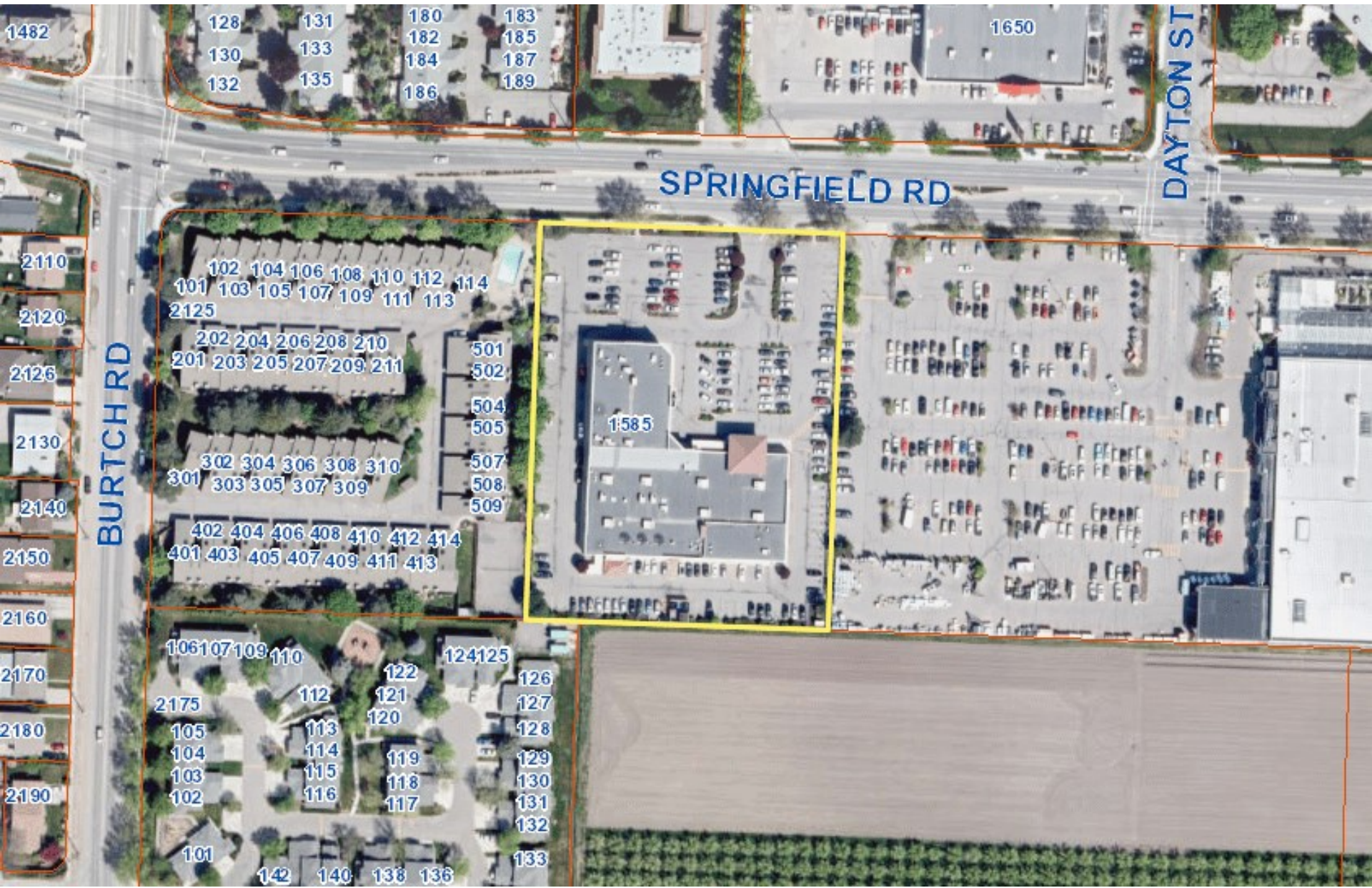


# Future Land Use / Zoning





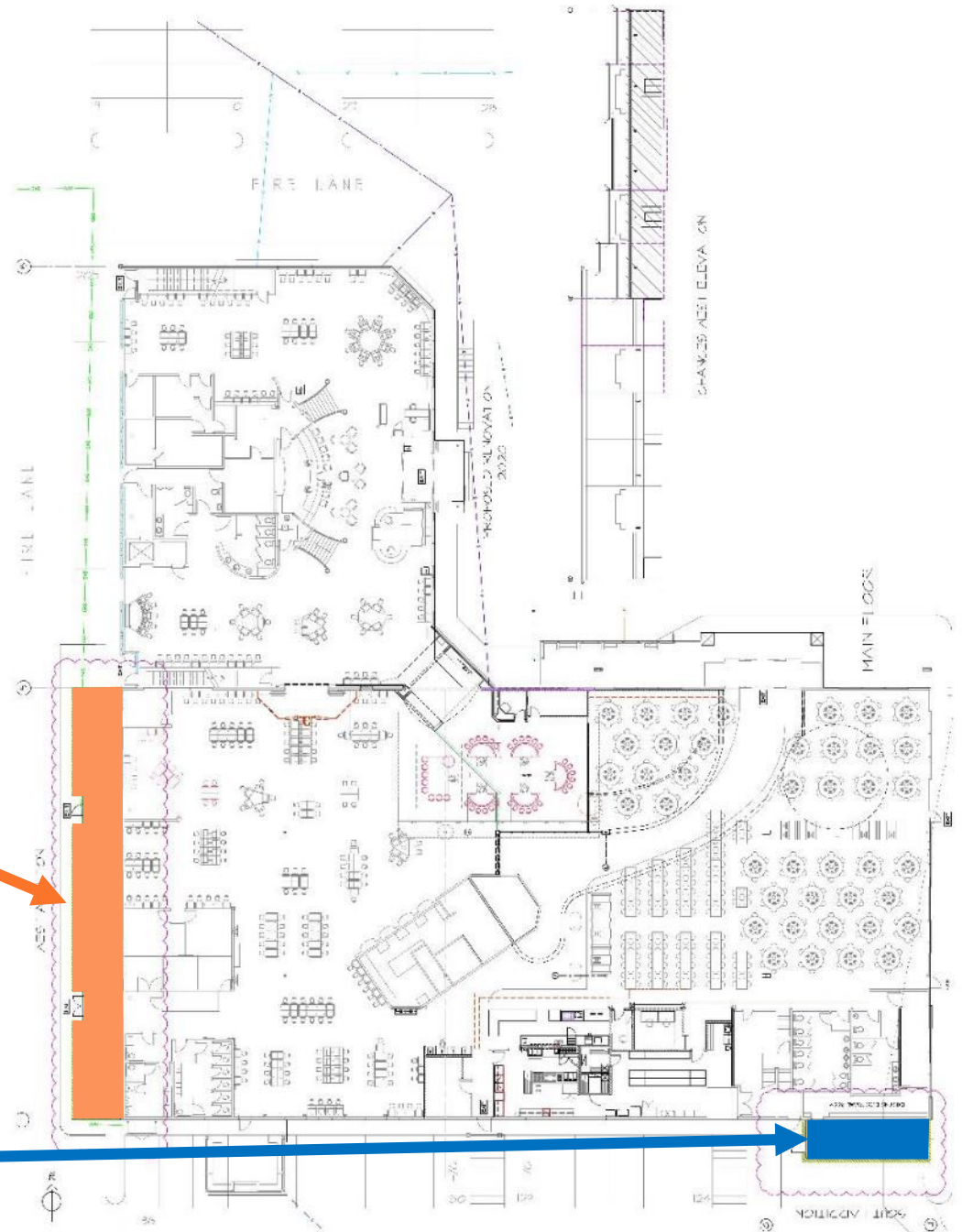
# Subject Property Map



# Project Details

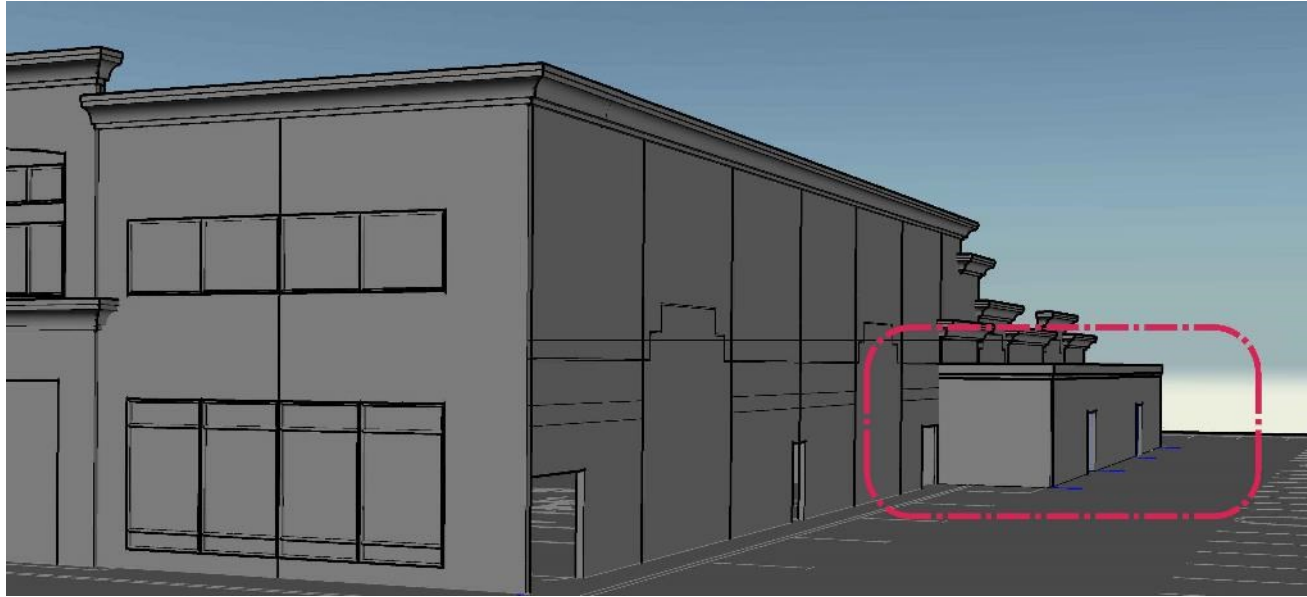
130.8 m<sup>2</sup> – West Addition

34.2 m<sup>2</sup> – South Addition



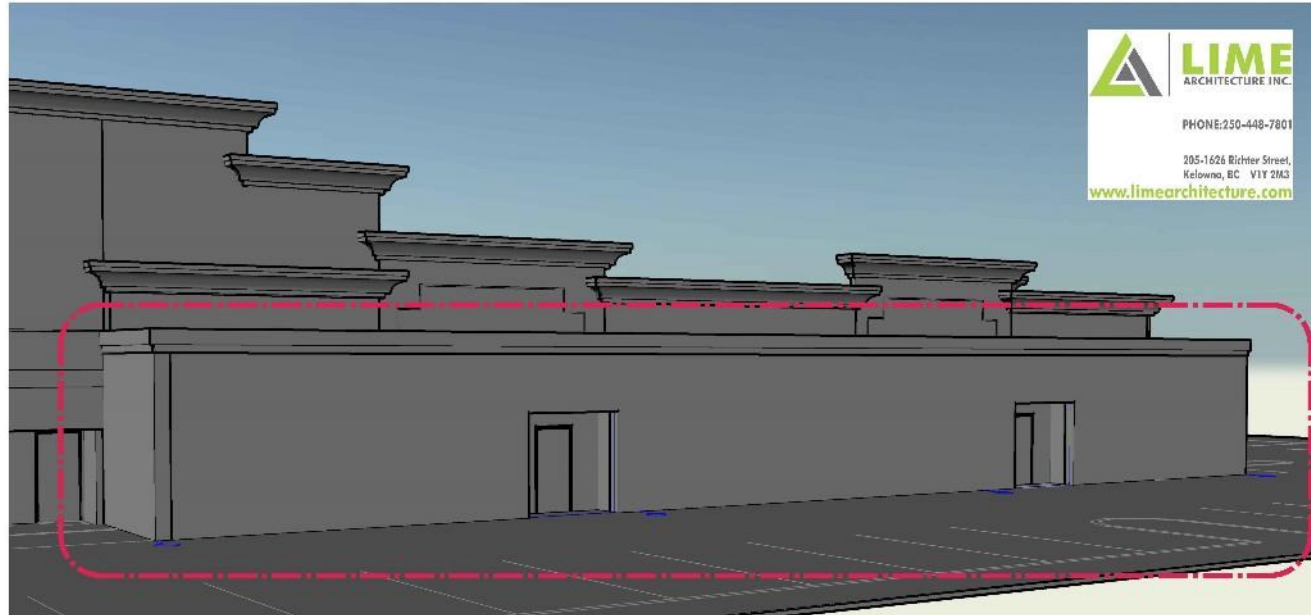


# Project Details



**South  
(Rear Yard)  
Addition  
Rendering**

**West  
(Side Yard)  
Addition  
Rendering**





# Text Amendments

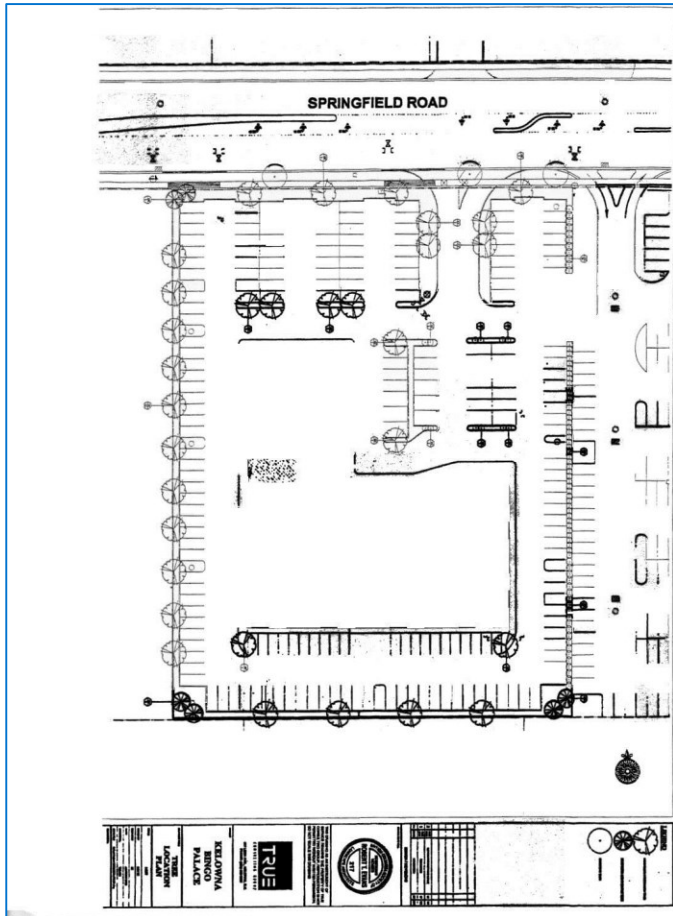
## ► Amend Development Regulations

Development Regulation	CD16 Zone	Proposed
Max. Site Coverage	25%	26 %
Min. Side Yard	15.0 m	14.0 m
Min. Rear Yard	21.0 m	18.0 m

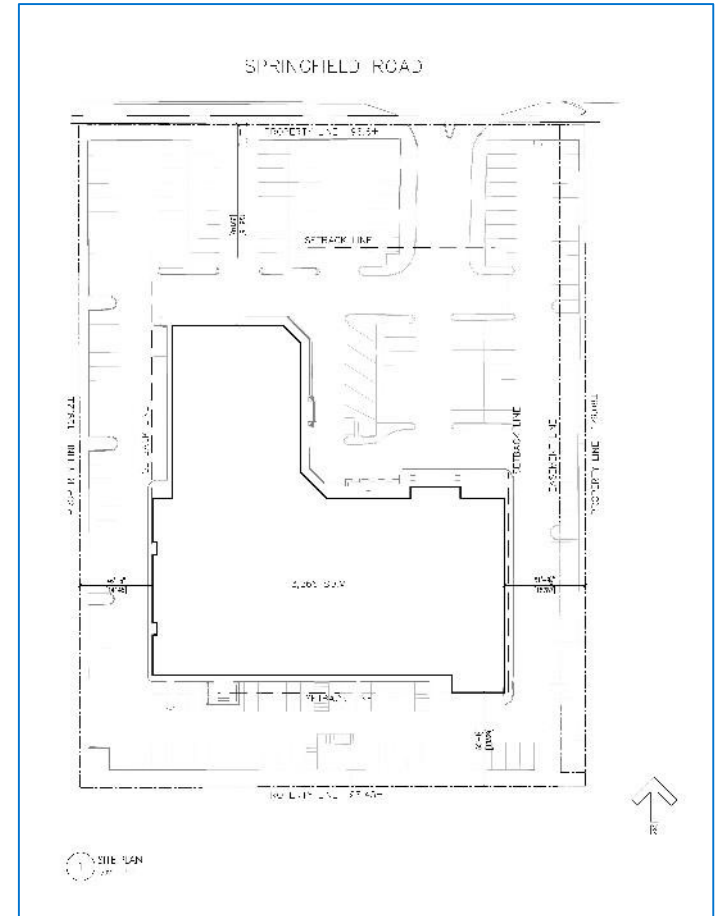
## ► Replace Site Plan

- Development on the site must be in accordance with the site plan included in the Zone.

# Site Plan



Existing



Proposed

# Future Development

- ▶ Staff understand the applicants have further development plans
  - ▶ Will require additional development applications
  - ▶ Anticipate to significantly change CD16 Zone
  - ▶ Substantial change to existing building form and scale
- ▶ Applicant is still working through their preferred design and development plans

# Staff recommendation

- ▶ Staff recommend **support** of the proposed Text Amendments
- ▶ Recommend the Bylaw be forwarded to Public Hearing





## *Conclusion of Staff Remarks*