

Date: February 7th, 2022

Your Worship and Members of Council,

We would like to thank you for the opportunity to submit this letter for Council's consideration regarding the proposed rezoning of our property located at 7023 Irene Road. We would like to take this opportunity to respond to the correspondence received by neighbouring property owners and provide clarification regarding this rezoning application (RZ100723).

This property is designated as Neighbourhood Residential Future Land Use in the City's Official Community Plan (OCP). The Neighbourhood designation has policy (8.3.16 & 8.3.60) that encourages infill and redevelopment within existing neighbourhoods, supporting housing in the form of single family and two-unit (duplex) homes, which is our goal for this proposed land use change and future development. This property is also designated as infill in the OCP, which has policy (8.1.1) that encourages infill and redevelopment within infill and growth priority areas.

The intention of the proposed RS2 zone is to foster an urban lifestyle on properties larger than 500m². The lots for this property are proposed to range from approximately 957m² to 1080m² in size, which well exceeds the minimum lot size of 500m² required by the RS2 zone and is also similar to existing lot sizes in the area. In comparison, there are existing lots located on Irene Road which are approximately 908m² to 916m² in size. In addition, the proposed RS1 and RT1 zones both have the exact same height and yard setbacks as the surrounding RS1m zone, which would not have an impact on the form and character of the existing neighbourhood.

Like the RS2 zone, the proposed RT1 lot will also exceed the minimum required lot size of 325m² for two-unit housing. Currently, there are two RT1 zoned lots within the Irene Road and Tony Road Neighbourhoods, which meets OCP policy (8.3.60) of the Neighbourhood Residential designation to support two-unit housing "where the number of buildings is limited and in a dispersed manner". The same OCP policy indicates that two-unit housing should be designed to be asymmetrical, which will be achieved as we have indicated a Section 219 Covenant will be registered on the property to ensure this occurs.

To ensure that this property can handle its own drainage and will not affect neighbouring properties, a lot grading and drainage plan has been prepared by a Professional Engineer. Development on the subject property will not occur until the City is satisfied with the lot grading and drainage.

The proposed drainage plan for this property is to grade it from west to east, directing all runoff into the existing ditch along Irene Road. From the ditch, runoff would flow towards the Highway 16 West Frontage Road, into the piped storm network and then into the Westgate Storm Retention Pond.

It has been proposed that each lot could be separated by a drainage swale, to ensure that drainage would not cross the adjacent property line. The proposed swales separating each property would reduce the amount of runoff that currently reaches the existing swale on the north property line. The existing swale could be regraded to further ensure no damage is caused by stormwater runoff to the neighbouring property to the north (6975 Irene Road).

We would like to thank Melissa Nitz, Planner, as well as City Administration for their support and assistance of this application to date. We would also like to thank Your Worship and Council for your time and consideration of this application.

Sincerely,

Redacted

A black rectangular redaction box covering the signature area.

Jas Raju