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Taradale Land Use Redesignation- Bylaw304D2017

Presentation from Applicant

Your Worship and Members of Council, my name is Nancy Sanborn with B&A Planning Group. I am representing the applicant, Klair Custom Homes. The joint Taradale Outline Plan and Stage 1 Land Use Redesignation application is a result of a collaborative effort between the applicant and City Administration over the past 3 years. Since the initial EXPLORE report in December 2014, we have worked with various City departments and have had numerous discussions and meetings regarding proposed land uses, transportation and fire access, and servicing considerations.

The Taradale Outline Plan exemplifies strategic development in an area that was underutilized due to previous infrastructure conditions. The conversion of the former utility right-of-way to single-family units (identified in this application) and rowhouses (a future application) will provide additional housing choice within the community and will appropriately integrate with surrounding land uses.

The Stage 1 Land Use Redesignation area proposes single-family units that will utilize the existing road infrastructure of Tarington Place NE and the temporary turn-around. We have come forward with only a Stage 1 application at this time since this area will proceed immediately and independently from the adjacent landowner to the east. Our client has approached the adjacent landowner in 2014 and again in July 2016 to ask if they would participate in the Outline Plan process, however the landowner declined to be involved in the process. Therefore, over the last 2 years, B&A has worked through a number of options related to transportation and fire access and servicing layouts that would have allowed the entire Outline Plan Area to proceed on its own, separate from the adjacent landowner. Ultimately, however, it was determined by City Administration that shared servicing and transportation access through the extension of Tarington Place NE is the preferred solution, as shown in the current application today.

The future Stage 2 requires the extension of Tarington Place NE and will require further coordination with the landowner to the east. We have had an initial discussion with the landowner representative and will continue discussions with them, in coordination with City Administration's direction, on the extension of Tarington Place NE and the placement of services within the future road right-of-way. Approval of Stage 1 will initiate some development of the plan area while ongoing coordination between the landowners will determine the timing of a future land use application for Stage 2.

Chronology of communication with the adjacent landowner to the east:

- In December 2014, the EXPLORE report for this application noted the "unwillingness of the landowner to the east for submission of an application at this time". Our client approached the adjacent landowner to see if they would participate in an Outline Plan process and they declined to be part of the process. Therefore, the lands to the east were not included in this application.

- When the Taradale Outline Plan & Land Use Redesignation application was initially submitted to the City in December 2015, the City review process and comments warranted a meeting with the adjacent landowner. On June 16, 2016, a meeting was held with City Staff, our project team, and the landowner to the east. The Taradale application was explained and discussed with the adjacent landowner and they reiterated at this point that they did not want to be involved in this process.

- Through the City's external circulation process in March/April 2017, the adjacent landowners were circulated the proposed plan. We did not receive any formal comments from the adjacent landowners.

- Since June 2017, a number of attempts from City Administration and B&A Planning Group to communicate and meet with the adjacent landowner have been made.

- On September 5, 2017, a meeting was held with B&A, the landowner representative and the City's File Manager. This meeting was to discuss the future Stage 2 area and identify that further coordination between the two landowners would be required.

- As a result of these ongoing discussions, we have come forward with a Stage 1 Land Use application that may proceed separately from the adjacent landowner to the east. Stage 2 of the Outline Plan will require further coordination with the landowner to the east. We will continue discussions with the adjacent landowner, in coordination with the City, on the extension of Tarington Place NE and the placement of services within the future road right-of-way.

In closing, we would like to thank Administration for all of their work and collaboration and for finding a feasible solution to this challenging parcel.

We are available to answer any questions. Thank you.

TARADALE

OUTLINE PLAN and LAND USE REDESIGNATION

Outline Plan Statistics

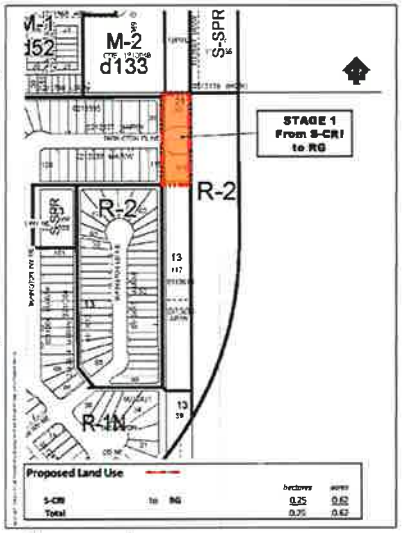
	# of units	hectares	acres
TOTAL AREA		0.91	2.25
STAGE 1 Residential Area		0.25	0.62
RG Single Family	6		
STAGE 2 Residential Area (Future)		0.66	1.63
Anticipated Row Houses	32		
Anticipated Single Family	3		
Road Areas			
Tarington Place NE (including existing turn-around)		0.07	0.17
Proposed Units		41	
Proposed Density		45.05	uph
		18.23	upa

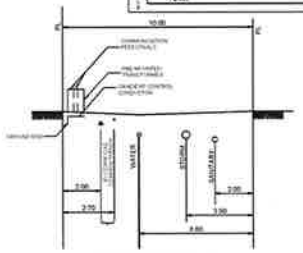
Legend:

- OUTLINE PLAN BOUNDARY
- STAGE 1 LAND USE BOUNDARY
- EXISTING BUS PAD LOCATION
- REGIONAL PATHWAY

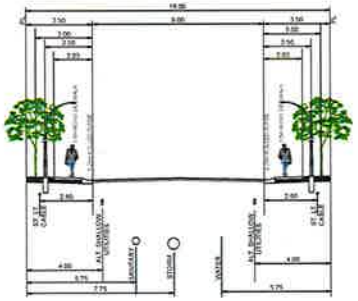
DEEP SERVICES - EXISTING
- STORM SEWER/MANHOLE
- SANITARY SEWER/MANHOLE
- WATER MAIN/HYDRANT

DEEP SERVICES - PROPOSED (FUTURE)
- STORM SEWER/MANHOLE
- SANITARY SEWER/MANHOLE
- WATER MAIN/HYDRANT





SECTION A-A
10m Lane



SECTION B-B
9m/16m Residential Street

Legal Discription

Plan 0212335, Block 13, Lot 116
Plan 0113613, Block 13, Lot 117
Plan 012431, Block 13,Lot 13

Municipal Address

103 Tarington Place NE
4 Tarington Landing NE
62 Tarington Landing NE

Prepared for:
KLAIR HOLDING INC
and
SHERGILL CONSULTING

Prepared by:
b&a

SCALE 1:2000

TARADALE
Stage1

PE 2014-0123	
REVISIONS	DATE
Plan Submission	December, 2015
DTR 1 comments	September, 2016
DTR 2 comments	April, 2017