

# FACT SHEET

## PROJECT AT 843 CHARTERSVILLE ROAD

### SUMMARY OF APPLICATION

Request to amend Zoning Bylaw Z-10 (2021) for a residential project on Chartersville Road.

#### PROPERTY IDENTIFICATION NUMBER (PID)

70405899, 00925610 (portion)

#### CURRENT LAND USE

Vacant

#### SIZE OF SITE

±13,220 m<sup>2</sup>

#### NUMBER OF PROPOSED DWELLINGS

Six multi-family dwellings

#### NUMBER OF PROPOSED UNITS

Six units per building

#### CURRENT ZONING

Residential Two-Family Dwelling (R2)

#### PERMITTED BY CURRENT ZONING?

The site in question is located at 843 Chartersville Road, on a parcel of land made up of two separate lots zoned R2.

The proposed project would include six buildings, each containing six units. The proposed buildings have a scale, shape, and façade similar to a semi-detached dwelling.

R2 zoning does not permit multi-family dwellings. However, the project may be considered through re-zoning under Section 59 of the Community Planning Act. This would require amending the Bylaw Z-10 (2021) zoning map to change the lots in question from Residential Two-Family Dwelling (R2) to Residential Housing Mixed (RHM).

#### VARIANCES REQUESTED?

Yes.

- The longest side of the buildings would not face the public street, so a variance would be required for all proposed buildings.
- The minimum lot frontage for a multi-family dwelling in an RHM zone is 40 metres, so a variance would be required for all proposed buildings.
- Access roads cannot be constructed within three (3) metres of a lot line.
- The amenity areas as proposed are shared, which is non-compliant. However, the total amenity area proposed across the six buildings does meet the minimum requirement.

#### PROCEDURE

January 26, 2026, Council Chambers, 7 p.m.

##### PUBLIC HEARING

Staff will present the project to City Council, and public objections and comments will be read publicly. No decisions will be made at this meeting.

February 18, 2026, Council Chambers, 6:30 p.m.

##### MEETING OF THE PLANNING ADVISORY COMMITTEE (PAC)

The PAC will issue recommendations regarding the project.

March 9, 2026, Council Chambers, 7 p.m.

##### PUBLIC MEETING OF CITY COUNCIL

Council will accept or reject the PAC recommendations. It will then determine whether the project goes ahead as proposed or conditions are imposed. Council may make a resolution at this meeting to accept or reject the project, or it may choose to wait until another meeting if it needs more information before making a decision.

