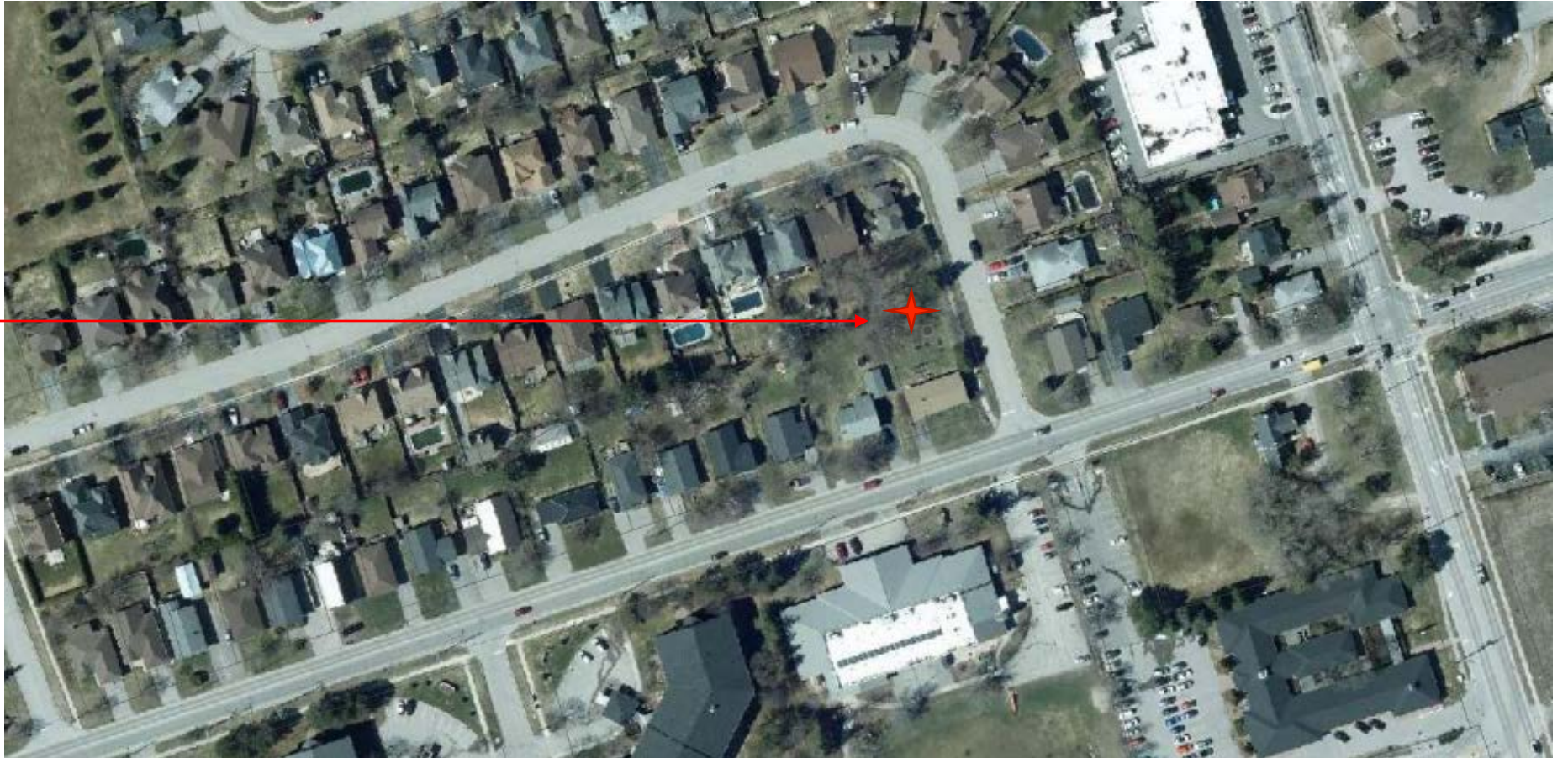


Zoning By-law Amendment Application

158 COLBORNE STREET WEST PLAN 2022-055

The Property



Source: City Website,
September 2022

THE PROPOSED BUILDING



FIGURE 3 - BUILDING MODEL PREPARED BY IMAGINEERS



SUMMARY OF AMENDMENTS

The ZBLA Application seeks to amend the current R2 zoning of the property, to a zoned permitting a high -density residential land use, summarized as follows:

- Reduce rear yard set-back;
- Reduce interior side yards, north and south limits (ends) of the proposed dwelling;
- Reduce minimum lot area per dwelling unit (from 360 square metres to 93 square metres of lot area per dwelling unit);
- Reduce site parking supply from two (2) spaces to one (1) space per dwelling unit; and
- Increase maximum lot coverage and the gross floor area as a percentage of lot area (interior dwelling units).

NEIGHBORHOOD



Dwelling, north of property



Front (east) of property

NEIGHBORHOOD



The property - north limit



East side of Walker Street

NEIGHBORHOOD



Walker Street



ZBLA sign post

NEIGHBORHOOD



**East side of Walker Street
(community mailbox)**



**View of development land
from northwest**

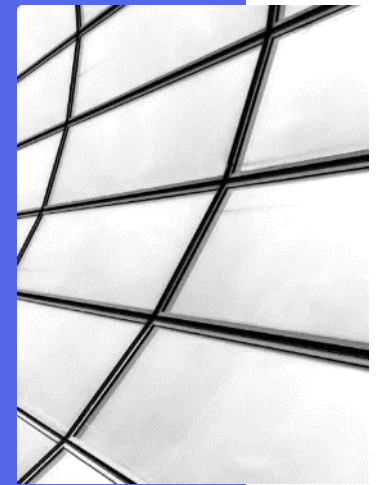


PLANNING ISSUES

- Overdevelopment;
- No regard for adjacent low density residential area;
- Impacts upon adjacent properties including removal of mature vegetation – trees;
- Not Conforming with Town of Lindsay Official Plan

PLANNING ISSUES CONTINUED....

- Not Consistent with the 2020 PPS;
- Not in Conformity with the 2020 Growth Plan; and
- Not Representative of Good Planning.





THANK YOU

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