

## Appendix C – Previous Approvals

### Previous Approvals:

- **Background Rezoning in 2014:**  
In 2014, the broader parcel containing the subject lands was rezoned from R4 to RM3 S.4.1.299. The specific provision was to allow a 32-unit apartment building.
- **Parcel Severance in 2017:**  
In 2017, applications to sever the broader parcel were submitted and subsequently approved with conditions, for the creation of 17 separate lots.
- **Lot Creation Progress in May 2019:**  
By May 2019, the consent process for creating individual lots had progressed, with 15 out of the 17 lots finalized, with issuance of consent certificates. The consent for the 214 and 216 Union Street N. property was not finalized and remained as one parcel.
- **Site Plan Approval and Interpretation Challenges May 2019:**  
In May 2019, a site plan was approved for a development including 13 townhomes along Duke St. and one semi-detached dwelling along Anne St. The 214 and 216 Union St. N. property was not included in the final approved site plan. Staff made the interpretation that all buildings on the site plan were townhomes.
- **Building Permits in 2020 – Anne Street properties:**  
In 2020, a building permit was issued for a semi-detached dwelling at 229-231 Anne Street.
- **Consent Application in 2020 and Lapsed Approval:**  
A consent application was submitted in 2020 to sever the 214 and 216 Union St. N. property into two separate lots. The application was approved with conditions, and subsequently lapsed as the conditions were not satisfied.
- **Building Permits in 2023 – Union Street property:**  
In 2023, a building permit was issued for a semi-detached dwelling at 214-216 Union St. N.

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- Resolution in 2023:

In 2023, a consent application was filed again for the 214 and 216 Union Street N. property. At this stage, staff noted that a semi-detached dwelling was not permitted in the RM3 zone. To ensure zoning compliance, the consent application was approved with a condition that the property be rezoned to permit the semi-detached dwelling at 214 and 216 Union Street N. Given a similar compliance interpretation was made for 229 and 231 Anne Street, these properties were also included in the City-initiated Zoning By-law Amendment to rezone the lands from RM3 to RM4 with site specific provision to address the reduced lot frontage and legalize the existing semi-detached dwellings.