



SUBJECT: RECOMMENDATION REPORT
Regency Property Inc., Application for Draft Plan of Subdivision to facilitate the creation of a townhouse block, a portion of a public road, and a public park at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8)
File PLAN 21 129900

PREPARED BY: Melissa Leung, MCIP, RPP, Senior Planner, Central District, ext. 2392

REVIEWED BY: Sabrina Bordone, MCIP, RPP, Manager, Central District, ext. 8230
Stephen Lue, MCIP, RPP, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the May 13, 2025, report titled, "RECOMMENDATION REPORT, Regency Property Inc., Application for Draft Plan of Subdivision to facilitate the creation of a townhouse block, a portion of a public road, and a public park at 7810, 7822, 7834, and 7846 McCowan Road (Ward 8), File PLAN 21 129900", be received;
- 2) THAT Draft Plan of Subdivision 19TM-21011 be approved in principle, subject to the conditions set out in Appendix 'A' of this report;
- 3) THAT the Director of Planning and Urban Design, or designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix 'A', as may be amended by the Director of Planning and Urban Design, or designate;
- 4) THAT Draft Plan Approval for Draft Plan of Subdivision 19TM-21011 will lapse after a period of three (3) years from the date of Council approval in the event that a Subdivision Agreement is not executed within that period;
- 5) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The report recommends approval of the Draft Plan of Subdivision application (the "Application") submitted by Bousfields Inc. (the "Agent"), on behalf of Regency Property Inc. (the current "Owner") to create a development block, a portion of a public road, and a portion of a public park to facilitate 133 townhouse units (the "Proposed Development") on the lands municipally known as 7810, 7822, 7834, and 7846 McCowan Road (the "Subject Lands"). Staff note that the in-force Official Plan and Zoning were approved on July 17, 2024, to permit the Proposed Development. Staff opine that the Application represents good planning, has regard to Section 51(24) of the Planning Act, and is in the public interest.

PROCESS TO DATE:

- October 6, 2021: Staff deemed the Zoning By-law Amendment and associated Draft Plan of Subdivision applications (PLAN 21 129900) complete
- February 3, 2022: The 120-day period set out in the Planning Act before the owner can appeal the Zoning By-law Amendment and associated Draft Plan of Subdivision applications to the

Ontario Land Tribunal (the “OLT”) for a non-decision ended; however, Stateview Homes (Nao Towns) Inc. (the “Previous Owner”) had been working with Staff to address the various matters related to the overall development

- February 7, 2022: The Development Services Committee (“DSC”) received the [Preliminary Report](#) for the Zoning By-law Amendment and Draft Plan of Subdivision applications
- October 19, 2022: Staff deemed the Official Plan Application (File PLAN 22 247284) complete
- January 23, 2023: the [Statutory Public Meeting](#) was held
- February 16, 2023: The 120-day period set out in the *Planning Act* before the owner can appeal the Official Plan Amendment application to the OLT for a non-decision ended
- May 2, 2023: The Previous Owner went into receivership - the Applications were put on hold
- February 28, 2024: the current Owner acquired the Subject Lands
- May 30, 2024: City Staff received revised conceptual plans for the Proposed Development, which includes 6 stacked townhouse units to be conveyed to the City
- July 16, 2024: The DSC received the [Recommendation Report](#) for the Official Plan and Zoning By-law Amendment applications
- July 17, 2024: Council adopted Official Plan Amendment No. 57 and enacted Amending By-laws 2024-157 and 2024-158
- March 12, 2025: Staff received the revised Draft Plan of Subdivision (Figure 4)

If the DSC approves the Application, then the planning process will include the following next steps:

- a) Issuance of Draft Plan Approval by Staff
- b) The Owner would be required to clear the finalized conditions of Draft Plan Approval, enter into a Subdivision Agreement with the City, and register the Draft Plan of Subdivision
- c) Continued review and processing of the associated Site Plan application (File SPC 21 144679)
- d) Submission of applications for Hold Removal, Part Lot Control, and Draft Plan of Condominium

BACKGROUND:

Location and Area Context

The 2.159 ha (5.334 ac) Subject Lands have approximately 163 m (535 ft) frontage along McCowan Road (see Figures 1 and 2) and are generally located on the northwest quadrant of McCowan Road and 14th Avenue. Figure 3 shows the surrounding land uses, including the lands to the south, which make up the remaining developable lands at the northwest quadrant of McCowan Road and 14th Avenue, as illustrated in Figure 2.

The Subject Lands are associated with the development located to the South

Immediately south of the Subject Lands are contiguous properties, municipally known as 7768, 7778, 7788, and 7798 McCowan Road, and 5112, 5122, and 5248 14th Avenue, which make up the remaining developable lands at the northwest quadrant of McCowan Road and 14th Avenue, as illustrated in Figure 2 (the “Phase 1 Lands”). The Phase 1 Lands received Site Plan Endorsement for a 96-unit residential townhouse development in November 2021 (File SPC 20 122127), and Draft Plan Approval on March 25, 2025 (File PLAN 22 243251).

The Proposed Development will be accessed by a future public cul-de-sac (Block 3)

To facilitate the creation of the townhouse lots through a future Part Lot Control application, the Draft Plan of Subdivision must be registered following the conditions being satisfactorily addressed (Appendix ‘A’). Table 1 below provides further details on the Application.

TABLE 1: The Proposed Development, as shown in Figures 4 and 5

Land Use:	Block Number	Area (ha)
Development Block	1	1.884 ha (4.654 ac)
Partial Park Block	2	0.218 ha (0.538 ac) ^{Note 1}
Partial Public Road	3	0.057 ha (0.141 ac) ^{Note 2}

Note 1: The total public park, when Block 2 is combined with the park block of the lands to the south, will be 0.518 ha (1.280 ac)

Note 2: The total public road block, when combined with the public road block of the lands to the south, will be 0.107 ha (0.264 ac)

Official Plan and Zoning By-law Amendment Applications Public Consultation

The January 23, 2023, statutory Public Meeting provided the public and interested persons and agencies an opportunity to comment on the Official Plan and Zoning By-law Amendment Applications. There were no written or oral submissions received at the Statutory Public Meeting. One written submission was received during the processing of the Application, inquiring about the ultimate location of the proposed connection to Dunnet Street. A condition has been included in Appendix 'A' requiring that the Owner coordinate with the landowners to the west on the design and construction of the access onto Dunnet Street.

DISCUSSION:

Matters raised by the DSC members have been addressed through Staff's Recommendation Report on the associated Official Plan and Zoning By-law Amendment applications presented to the DSC on July 16, 2024. Staff note that the in-force Official Plan and Zoning on the Subject Lands permits the Proposed Development. A statutory Public Meeting is not required for the approval of the Draft Plan of Subdivision, pursuant to the passing of Bill 23 on November 28, 2022, which removed the statutory public meeting requirements for draft plan of subdivision approval. Accordingly, the Application is being brought forward to Council at this time for approval, subject to conditions noted in Appendix 'A'.

CONCLUSION:

Staff reviewed the Application in accordance with the provisions of the Provincial, Regional, and Municipal plans and are satisfied that the Proposed Development has regard to Section 51(24) of the Planning Act, represents good planning and is in the public interest. Therefore, Staff recommend that the proposed Draft Plan of Subdivision be approved subject to the recommendations of this report and conditions in Appendix 'A'.

FINANCIAL CONSIDERATIONS:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application aligns with the City's strategic priorities in the context of growth management and municipal services to ensure safe and sustainable communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application was circulated to internal City departments and external agencies. The City and external agency requirements have been reflected in the conditions of Draft Plan of Subdivision approval (See Appendix 'A': Conditions of Draft Plan of Subdivision Approval).

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Aerial Photo and Context

Figure 3: Area Context and Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: Conceptual Site Plan

Appendix 'A': Conditions of Draft Plan of Subdivision Approval