

Development Services Public Meeting Minutes

Meeting Number: 2
January 23, 2023, 7:00 PM - 9:00 PM
Live streamed

Roll Call	Mayor Frank Scarpitti Deputy Mayor Michael Chan Regional Councillor Jim Jones Councillor Alan Ho Councillor Keith Irish Councillor Ritch Lau	Councillor Reid McAlpine Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan Councillor Isa Lee Councillor Karen Rea
Regrets	Regional Councillor Joe Li	
Staff	Frank Clarizio, Director, Engineering Sabrina Bordone, Manager, Development - Central District Deanna Schlosser, Senior Planner, Central District	Stephen Lue, Senior Development Manager Erica Alligood, Committee and Election Coordinator Laura Gold, Council/Committee Coordinator

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1. CALL TO ORDER

The Development Service Public Meeting convened at 7:01 PM with Councillor Keith Irish presiding as Acting Chair.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

There were no deputations

4. REPORTS

4.1 STATEVIEW HOMES (NAO TOWNS) INC. - 7810, 7822, 7834, AND 7846 MCCOWAN ROAD [APPLICATIONS FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION TO PERMIT A TOTAL OF 84, 3-STOREY TOWNHOUSE UNITS (COMPRISED OF 27 REAR LOADED UNITS, 17 TRADITIONAL UNITS, 40 BACK-TO-BACK STACKED UNITS) AND A 0.237 HA (0.588 AC) PARTIAL PUBLIC PARK BLOCK INTENDED TO CONNECT WITH THE PHASE 1 LANDS FOR A TOTAL PUBLIC PARK, WHEN COMBINED WITH PHASE 1, OF 0.538 HA (1.329 AC)] (WARD 8) (10.3, 10.5, and 10.7)

The Public Meeting this date was to consider applications submitted by Stateview Homes (Nao Towns) Inc. to develop the subject lands with 84 condominium townhouse units consisting of 44, 3-storey traditional and rear lane townhouses and 40, 3-storey back-to-back stacked townhouses, along with a partial public park block.

The Committee Clerk advised that 141 notices were mailed on December 30, 2022 and Public Meeting signs were posted on December 20, 2022. There were no written submissions received regarding this proposal.

Stephen Lue, Senior Development Manager, introduced the item.

Deanna Schlosser, Senior Planner, Central District, gave a presentation regarding the proposal, the location, surrounding uses, and outstanding issues/next steps.

Claire Ricker, Bousfields Inc., provided a presentation on the proposed development.

There were no comments from the audience with respect to the applications.

The Committee discussed the following relative to the proposed development:

- Questioned if Phase 1 or 2 of the proposed development will have a vehicular connection to the existing community to the west;
- Questioned if Phase 1 and 2 will have a vehicular connection;
- Discussed the design of the back-to-back stacked townhouses, and the shared front entrance to the units;
- Questioned if the proposed development will be able to be accessed from McCowan Road via a signalized intersection;
- Questioned the number of parking spaces per back-to-back stacked townhouse unit;

- Questioned if the garages of the back-to-back stacked townhouses are internally divided;
- Questioned if there will be room for trees along the laneway;
- Suggested that the back-to-back stacked townhouses may be a more attainable to perspective buyers;
- Questioned if the back-to-back stacked townhouses would be part of a condominium corporation, and if yes, what would be included as common elements;
- Suggested that attention needs to be given to the garage side elevations of the back-to-back stacked townhouses which face the front yards of the other proposed townhouses.

Sabrina Bordone, Manager, Development - Central District, clarified that there would be no vehicular connection to the existing community to the west of the proposed development, and that Phase 1 and 2 of the development will be connected via a public roundabout and private condominium roads. Ms. Bordone explained that residents will be able to access the proposed development via a signalized intersection at McCowan Road. Ms. Bordone further advised that residents will also have right-in, right-out access to 14th Avenue from the Phase 1 development.

Ms. Ricker clarified that the back-to-back stacked townhouses will have two parking spaces per unit, one in the garage and one outside. The garage will be shared by the two back-to-back stacked townhouse units possibly with a divider (Ricker to confirm with Architect). Ms. Ricker advised that the two units will also share a second entrance, and that the number of bedrooms per unit has yet to be determined. Ms. Ricker noted that a landscape architect has also been hired to incorporate greenery into the proposed development. Ms. Ricker confirmed that the back-to-back stacked townhouses will be part of a common element corporation, and that the traditional townhouses will be freehold.

Stephen Lue advised that the park will be conveyed to the City and that the buffer between the proposed development and the CN Railway line will be maintained under the condominium corporation.

Nicole Sampogna, Stateview Homes, confirmed that the front yard of the townhouses facing the public roads and the park will be maintained by the condominium corporation.

Moved by Mayor Frank Scarpitti
Seconded by Councillor Isa Lee

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Applications for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision to permit 84 residential units comprised of a mix of three-storey and stacked back-to-back townhouse units, and a public park at 7810, 7822, 7834, and 7846 McCowan Road, File Numbers PLAN 22 247284 (Official Plan Amendment) and PLAN 21 129900 (Zoning By-law Amendment and Draft Plan of Subdivision)”, be received.
2. That the Record of the Public Meeting held on January 23, 2023 with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications, be received.
3. That the applications by Stateview Homes (Nao Towns) Inc. for a proposed Official Plan Amendment (PLAN 22 247284) and Zoning By-law Amendment, and Draft Plan of Subdivision applications (PLAN 21 129900), be referred back to staff for a report and a recommendation.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5. ADJOURNMENT

Moved by Councillor Alan Ho

Seconded by Councillor Andrew Keyes

That the Development Services Public Meeting adjourn at 7:52 PM.

Carried