



Memorandum

TO: Mayor and Members of Council

FROM: Arvin Prasad, MCIP, RPP
Commissioner of Development Services

PREPARED BY: Deanna Schlosser, MCIP, RPP
Senior Planner, Central Planning District

DATE: May 30, 2023

RE: **Conditions of Draft Plan Approval
Stateview Homes (Nao Towns) Inc.
5112, 5122, and 5248 14th Avenue and 7768, 7778, 7788, and
7798 McCowan Road
File: PLAN 22 243251 (19TM-22011) (Ward 8)**

RECOMMENDATIONS

1. THAT the memorandum titled, “Conditions of Draft Plan Approval, Stateview Homes (Nao Towns) Inc., 5112, 5122, and 5248 14th Avenue and 7768, 7778, 7788, and 7798 McCowan Road, File: PLAN 22 243251 (19TM-22011) (Ward 8)”, be received;
2. THAT Draft Plan of Subdivision 19TM-22011 be approved, in principle, subject to the conditions set out in Appendix ‘A’ of this memorandum;
3. THAT the Director of Planning and Urban Design or designate, be the 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-22011 will lapse after a period of three years from the date of Council approval in the event that a Subdivision Agreement is not executed within that period;
5. THAT servicing allocation for 96 units be assigned to Draft Plan of Subdivision 19TM-22011;
6. THAT the City reserves the right to revoke or reallocate servicing allocation should the proposed development not proceed in a timely manner;
7. THAT York Region be advised that servicing allocation for 96 units has been granted; and
8. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND

Subject Lands and Area Context

The vacant 2.2 ha (5.4 ac) subject lands are located on the northwest corner of 14th Avenue and McCowan Road and are comprised of an assembly of seven former



properties municipally known as 5112, 5122, and 5248 14th Avenue and 7768, 7778, 7788, and 7798 McCowan Road, as shown on Figure 1 (the “Subject Lands”).

Immediately north of the Subject Lands are four contiguous properties, municipally known as 7810, 7822, 7834, and 7846 McCowan Road, which make up the remaining developable lands in the northwest quadrant of McCowan Road and 14th Avenue.

History of Previous Approvals

The Subject Lands were subject to a 2018 settlement hearing at the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) which approved the site-specific Official Plan and Zoning By-law Amendments that permits the 96-unit residential townhouse development and a portion of a future public park block. Staff endorsed the Site Plan Application for the Phase 1 Lands in November, 2021 (File SPC 20 122127).

Proposed Draft Plan of Subdivision

The Draft Plan of Subdivision application (the “Application”) seeks to create one development block and one road widening block to facilitate the development of 96 three-storey townhouse units (the “Proposal”), as shown in Figure 2. The Application is required to facilitate Part Lot Control exemption for the future townhouse units (common element condominium). Table 1 below provides more details on the Application:

Table 1: Proposed Draft Plan of Subdivision		
Land Use	Block Number(s)	Area (ha)
Development Block	1	2.195
Road Widening	2	0.116
TOTAL		2.311

Statutory Public Meeting and Public Input

As of April 25, 2023, the City received one letter of opposition to the Proposal. The letter of opposition expressed concerns over the decision to build townhouses and permitting road access onto 14th Avenue.

Staff note that the in-force Official Plan and Zoning on the Subject Lands permits the townhouse development, and that a Statutory Public Meeting is no longer required for approval. As of November 28, 2022, Bill 23 removed the statutory public meeting requirements for applications for approval of a draft plan of subdivision. Accordingly, the Application is being brought forward to Council at this time for final approval, subject to conditions noted in Appendix ‘A’.

CONCLUSION

Staff recommend approval of the Draft Plan of Subdivision subject to the conditions of draft plan approval listed in Appendix ‘A’- Draft Plan Conditions.



ATTACHMENTS

Figure 1: Location Map

Figure 2: Proposed Draft Plan of Subdivision

Appendix 'A': Draft Plan Conditions