

Development Services Public Meeting Minutes

Meeting Number: 5
March 19, 2024, 7:00 PM - 9:00 PM
Live streamed

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| Roll Call | Deputy Mayor Michael Chan Regional Councillor Jim Jones Regional Councillor Joe Li Regional Councillor Alan Ho Councillor Ritch Lau | Councillor Reid McAlpine Councillor Karen Rea Councillor Andrew Keyes Councillor Amanda Collucci Councillor Juanita Nathan |
| Regrets | Mayor Frank Scarpitti Councillor Keith Irish | Councillor Isa Lee |
| Staff | Sabrina Bordone, Manager, Development, Central District Laura Gold, Council/Committee Coordinator | Stephen Lue, Senior Manager, Development Melissa Leung, Senior Planner |

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1. CALL TO ORDER

The Development Services Committee convened with Regional Councillor Joe Li in the Chair at 7:05 PM.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. DEPUTATIONS

There were no deputations.

4. REPORTS

4.1 PUBLIC MEETING INFORMATION REPORT, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A

**49-UNIT TOWNHOUSE DEVELOPMENT AT 4038 AND 4052 HIGHWAY
7 EAST, WARD 3, FILE NO. PLAN 23 146079 (10.3, 10.5)**

The Public Meeting this date was to consider applications submitted by Scardred 7 Company Ltd.

The Committee Clerk advised that 1,240 notices were mailed on February 28, 2024, and a Public Meeting sign was posted on February 20, 2024. There was one written submission received regarding this proposal.

Stephen Lue, Senior Manager, Development, introduced the item.

Melissa Leung, Senior Planner, gave a presentation regarding the proposal, the location, surrounding uses and outstanding issues.

Chris Pereira, Planning Consultant for the Applicant, provided a presentation on the proposed development.

There were no deputations with respect to the applications.

The Committee provided the following feedback on the proposed development:

- Expressed concern that the development proposal does not include enough visitors parking, which may lead to parking issues in the adjacent mature community.
- Suggested having more variety in the height of the townhouses to make the design more interesting.
- Noted that the garages need to be large enough for a car to be able to fit inside.

Mr. Pereira advised that the development proposals include 134 parking spaces for 49 units, and an additional nine visitors parking spaces. He further noted that several units will have double car garages and can accommodate up to four parking spaces per unit.

Staff also advised that the Applicant is proposing a visitor parking rate of 0.18 spaces per dwelling unit, which is a rate accepted by Transportation Planning Staff. Staff further clarified that 18 of the proposed units will have four parking spaces each. The Transportation Study submitted by the Applicant indicated that visitor demands of these units can be accommodated within their own driveways and that the visitor parking will primarily serve the remaining 31 units.

Members of Council requested this item be sent directly to a future Council meeting.

Moved by Regional Councillor Jim Jones
 Seconded by Councillor Juanita Nathan

1. **That the written submission by Tracy Yang be received; and,**
2. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Applications for Official Plan and Zoning By-law Amendment to permit a 49-unit townhouse development at 4038 and 4052 Highway 7 East, Ward 3, File No. PLAN 23 146079”, be received; and,
3. That the Record of the Public Meeting held on March 19, 2024 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received; and,
4. That the applications by Scardred 7 Company Ltd. for a proposed Official Plan and Zoning By-law Amendment (PLAN 23 146079) be approved and the draft implementing Official Plan Amendment and Zoning By-law Amendment be finalized and enacted without further notice; and further,
5. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6. ADJOURNMENT

Moved by Regional Councillor Jim Jones
 Seconded by Councillor Andrew Keyes

That the Development Services Public Meeting adjourned at 7:30 PM.

Carried