

## MEMORANDUM

To: Mayor and Members of Council

From: Jim Baird, Commissioner of Development Services  
Biju Karumanchery, Senior Development Manager

DATE: May 25, 2009

**RE: Lasseter Development Inc.  
Southwest corner of Major Mackenzie Dr and McCowan Rd  
ZA 08 107108 & SU 09 115161**

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### Recommendation

That a public meeting be held to consider the applications submitted by Lasseter Development Inc. for Zoning By-law Amendment and Draft Plan of Subdivision to permit a 250 unit townhouse development at the southwest corner of Major Mackenzie Drive and McCowan Road (Files ZA 08 107108 & SU 09 115161)

### Background

In January, 2008 the applicant applied for condominium approval and implementing zoning by-law amendment to permit a 277 unit common elements condominium townhouse project.

A public meeting was held on June 17, 2008 to consider the zoning by-law amendment application required to implement the proposed condominium plan.

Since that time staff and the applicant have agreed that the condominium concept should be abandoned and the project should be redesigned as a freehold townhouse development, to be created through a draft plan of subdivision.

The new plan now proposes to construct 250 freehold townhouse units, and also introduces an additional access into the development from Major Mackenzie Drive. The layout and road configuration of the development have not substantially changed.

Staff is recommending that a public meeting be held to consider the revised plan. A preliminary report on the new proposed development will be made available at the June 16, 2009 Development Services Committee meeting.