

Legislation Text

File #: 20-A-085, Version: 1

DEPUTATION BY A REPRESENTATIVE(S) OF INNOVATIVE PLANNING SOLUTIONS AND SEAN MASON HOMES CONCERNING MOTION 20-P-033, ZONING BY-LAW AMENDMENT APPLICATION - SEAN MASON HOMES (VETERAN'S LANE) INC. - 339 VETERAN'S DRIVE, 341 VETERAN'S LANE AND 19 MONTSERRAND STREET (WARD 6).

Darren Vella provided a Deputation concerning 339 Veterans Drive, 341 Veterans Lane and 19 Montserrand Street. He discussed the two provisions included with the proposed Zoning By-law Amendment in paragraph 2. k) and l) of motion 20-P-033, specifically related to the parking requirements for the subject site for both the proposed apartment building and the townhouse dwellings parking ratio. He advised that the applicant would like to see amendments to these paragraphs in order to add additional flexibility through the design stage related to the underground parking structure and the opportunity to provide some more affordable housing units on the property.

Mr. Vella discussed slides concerning the following topics:

- The proposed amendments to motion 20-P-033, paragraph 2. k) and l); and
- The conceptual site plan for the application associated to the apartment building underground structure.

Mr. Vella explained the costs associated to the underground parking structure, and asked that a slight modification to allow for some of the residential parking spaces associated to the apartment building be included on the surface. He advised that this will allow for more affordable housing units. Mr. Vella also noted that the requested amendment provides for more flexibility on the building site and the changing circumstances experienced with COVID-19 in order to prevent further delays with the project. Mr. Vella also noted for the total parking spaces related to the townhouse units along the block fronting Veteran's Drive. He requested for additional flexibility to not increase the number of units for the townhouses in order to allow for the ability of second suites.

Members of Council asked a number of questions to Mr. Vella and received responses.