

Legislation Text

File #: 21-P-026, Version: 2

APPLICATIONS FOR A ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION - SUBMITTED BY THE JONES CONSULTING GROUP LTD. ON BEHALF OF MATTAMY HOMES - 620 LOCKHART ROAD (FILE: D30-012-2021) (WARD 9)

Ray Duhamel of The Jones Consulting Group advised that the purpose of the Public Meeting is to review the applications for a Zoning By-law Amendment and a Draft Plan of Subdivision for lands known municipally as 620 Lockhart Road.

Mr. Duhamel discussed slides concerning the following topics:

- An aerial photograph of the subject lands;
- The applications' alignment with Provincial Policy, Growth Plan and Lake Simcoe Protection Plan;
- The subject lands associated to the development phases of the City's Hewitt's Secondary Plan and Hewitt's Master Plan;
- The Conformity Review Plan;
- The studies completed in support of the applications;
- The Draft Plan of Subdivision;
- The Pedestrian Circulation Plan;
- Conceptual renderings of the proposed development; and
- The proposed Zoning By-law Amendment.

Michelle Banfield, Director of Development Services provided an update concerning the status of the applications. She advised that no neighbourhood meeting was required for this application and that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Ms. Banfield discussed the anticipated timelines for the staff report regarding the application.

VERBAL COMMENT(S):

Cathy Colebatch, 97 Cumberland Street asked a question of clarification as to the proposed number of single detached homes, townhomes and back-to-back townhomes. Mr. Duhamel confirmed the number of single detached, townhomes proposed for the development.

Ms. Colebatch discussed her concerns associated with the mix of housing, the loss of agricultural land for urban sprawl and not intensification with the number of single detached and townhomes. She noted her concerns on accessibility concerns for individuals with accessibility issues with the type of mixed housing.

Ms. Colebatch discussed the Tree Inventory Report associated to removal of trees, green space, and open park space. Ms. Colebatch questioned whether the single detached lots proposed in the application would allow for adequate space for detached accessory units.

WRITTEN COMMENT(S):

1. Correspondence from Hydro One dated October 14, 2021.