



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Community Development

Topic: Proposed Revision to Draft Plan of Subdivision, Meadowlands North
(Zanderplan on behalf of 2057876 Ontario Inc.)

Purpose: To review proposed revisions to the Meadowlands North draft plan of subdivision. The application was made to the United Counties of Leeds and Grenville, as they are the approval authority for plans of subdivision. The Counties requests that the Township provide any comments, condition requests or condition amendment requests regarding the proposed revisions to the draft plan of subdivision.

Background: A Final Report has been prepared by Novatech to provide background information and recommendations.

The following documents are attached for Committee's review:

- Final Report prepared by Novatech September 30, 2021
 - 1-Background Report prepared June 30, 2021
 - (includes current and proposed draft plans)
 - 2-Applicant Comment Response
 - 3-2017 Draft Plan Conditions
- Agency Comments
 - CN Rail
 - South Nation Conservation Authority
 - United Counties of Leeds and Grenville
 - Bell
- Applicant Planning Brief prepared by Zanderplan Inc. May 16, 2021
- Design Renderings
- Minutes from Public Meeting, September 16, 2021

In the Final Report, Novatech recommends that the conditions of draft approval issued by the United Counties of Leeds and Grenville in 2017 should carry forward if the Township is in favour of the proposed subdivision application. Additional conditions may also be added at this time.

Policy Implications: Policy context is provided in the attached Final Report prepared by Novatech. The report notes that while the increased density and variety of housing

forms is generally found to be in conformity with the Township's Official Plan, servicing capacity allocation must first be confirmed before a decision is made on the application in order to be consistent with Provincial requirements for lot creation.

Discussion: The Counties have provided comments on the proposed revisions regarding affordable housing:

As the developer has indicated they are prepared to contribute to the supply of affordable housing via modest sizing of homes, it is suggested that the developer commit to/the Township require a certain percentage (the local Official Plan suggests 25%) of the homes having a maximum dwelling unit size, such that the dwelling construction and lot development costs meet the definition of affordability. The 2020 provincial guidelines for freehold ownership are that dwellings in Leeds Grenville should not exceed \$295,000.

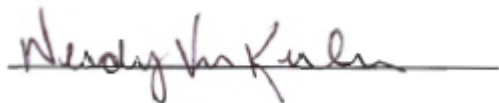
The applicant has provided comments on how the development intends to meet affordable housing goals:

The units in the subdivision will be designed such that secondary dwelling units could be accommodated within them, in order to increase opportunities for affordable housing units.

Further, the semi and townhouse units are proposed to be around 1000-1400 square feet in size, therefore bringing a lower price point than larger single family dwellings. These factors, along with the overall increase in density, will contribute to meeting the affordable housing targets set out in the Official Plan.

Financial Considerations: As per the Planning Fees Bylaw 2019-75, the Owner has entered into a review and processing agreement with the Township that allows the Township to recover costs associated with processing the revised application.

Recommendation: That Committee recommends that Council recommend in favour of the proposed revisions and that the Township conditions of draft approval remain generally consistent with the conditions issued in 2017.



Community Development Coordinator