

# Public Hearing

**Amendment to a Development Agreement for a comprehensive neighbourhood development near J Jordan Road and Summer Street (PIDs 55354385, 55381798, 55008627)**

Laura Mosher, MCIP LPP  
Manager – Planning and Development Services  
April 2, 2024



MUNICIPALITY *of the*  
COUNTY *of* KINGS

# Approved Proposal

## - Phase 1

- 2 multi-unit dwellings, amenity building
- 140 units

## - Phase 2

- 4 multi-unit dwellings, 2 amenity buildings
- 280 multi-unit residential units
- 22 townhouse dwellings



# Proposed Amendment

- Amendment to existing Development Agreement regarding the overall built form of the approved multi-unit dwellings
- Applies only to Phase 2 of the development
- Reconfigure permitted residential units in 4 of the 6 approved multi-unit dwellings
- Re-allocate approved units into different built forms
- No increase in the number of residential units



# Options for Council

1. Approve the amendment to the development agreement
  - Changes to overall development would move forward
2. Refuse the amendment to the development agreement
  - Development may proceed in accordance with the approved development agreement





# Site Plan as submitted

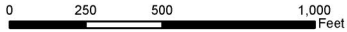


# Canning

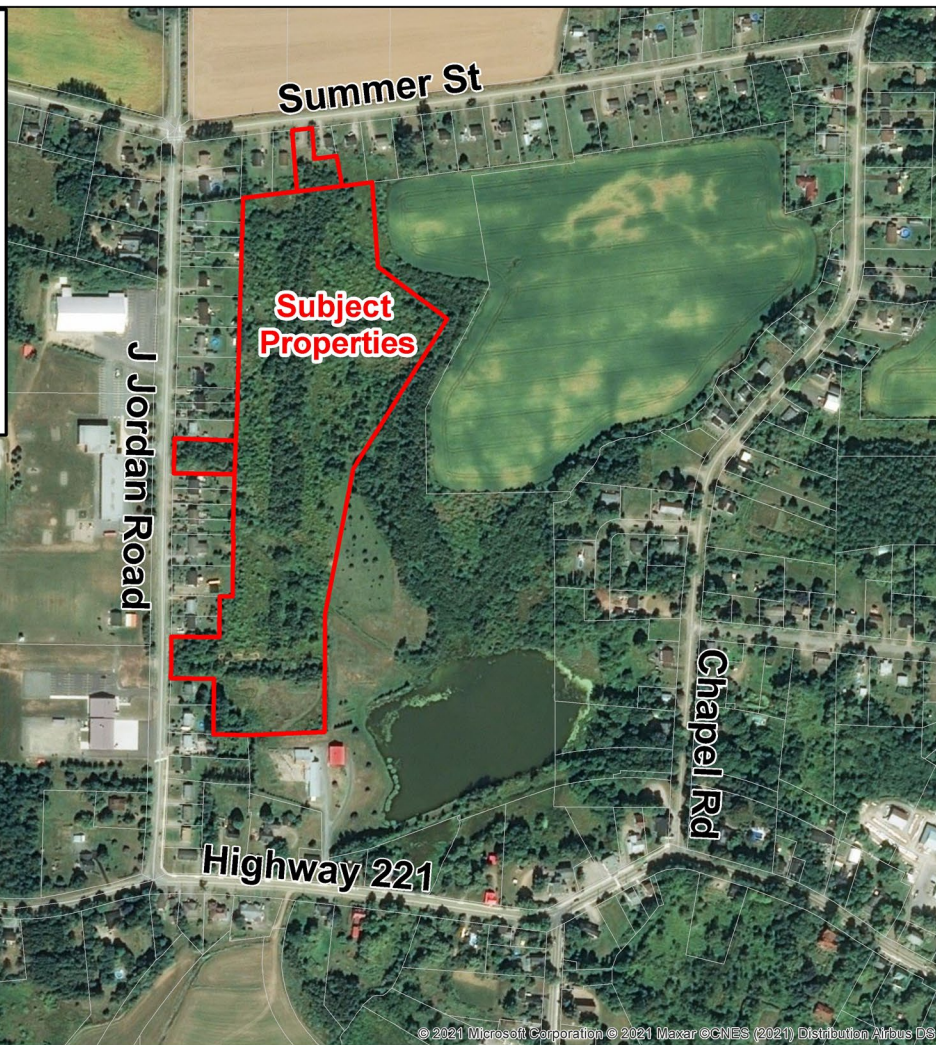
Noel Taiani  
Parsons Green  
Developments

Air Photo Map

File # 21-21



Source: Digital Property Records Database, NSGC (2021)



22.24 Acres

Vacant Land

3 access points  
2 off J Jordan  
Road  
1 off Summer  
Street



# Canning

Noel Taiani  
Parsons Green  
Developments

Zoning Map









File # 21-21

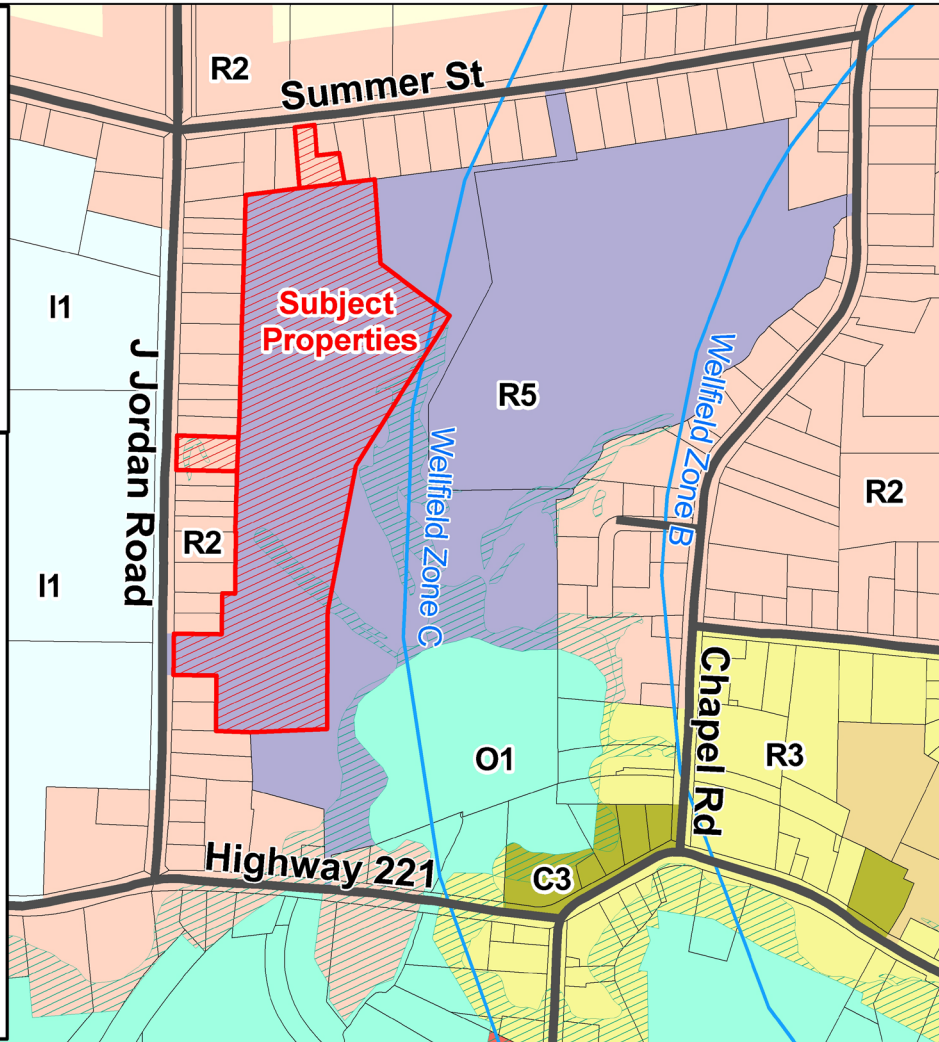


0 250 500 1,000 Feet

Source: Digital Property Records Database, NSGC (2021)

## Zoning

-  R5 - Comprehensive Neighbourhood Development
-  R2 - Residential One and Two Unit
-  R3 - Residential Mixed Density
-  C3 - Mixed Commercial Residential
-  I1 - Institutional
-  O1 - Environmental Constraints
-  Wellfield Zones
-  ESA - Environmentally Sensitive Area Overlay





# Policy Review

Policies 3.1.13 and 3.1.14 relate to proposals within the Comprehensive Neighbourhood Development (R5) Zone.

Policy 3.1.14 enables Council to include lands that are not located in the R5 Zone provided:

- The lands abut the zone and,
- the lands assist in protecting the natural environment, improve transportation linkages



# Policy Review

## Policy 3.1.13 – Criteria for Consideration

- (a) Uses are consistent with those of the Residential designation, community and recreation facilities and small scale commercial uses*
- (b) Mix of housing types*
- (c) Minimum density of 4 units per acre*
- (d) Neutral or positive impact on Municipal finances*
- (e) Includes appropriate phasing to minimize the creation of vacant parcels*
- (f) Results in efficient public infrastructure*
- (g) Encourages active transportation through the inclusion of infrastructure*



# Policy Review

## Policy 3.1.13 – Criteria for Consideration, continued

- h. Incorporates low impact stormwater management approaches to protect the environment*
- i. Provides a 100 foot buffer between R5 and A1*
- j. Requires a 10 per cent open space contribution*
- k. Utilizes alternative road and lot standards*
- l. Provides vehicular and pedestrian linkages*
- m. Complements existing and planned development*
- n. Meets the general criteria contained in policy 5.3.7*



# Policy Review

## MPS Policy 5.3.7

- *Proposal is in keeping with the intent of the MPS*
- *Financial impact on the Municipality*
- *Land use compatibility*
- *Adequacy and proximity of school, recreation and community facilities*
- *Creation of traffic hazards or congestion*
- *Adequacy of fire protection*
- *Adequacy of sewer and water services*



# Policy Review

## MPS Policy 5.3.7

- *Potential for flooding or serious drainage problems*
- *Negative impacts on wellfields or other groundwater supplies*
- *Pollution including soil erosion, siltation of watercourses*
- *Negative impacts on lake water quality or wetlands*
- *Negative impacts on neighbouring farming operations*
- *Suitability of site: grades, soils, geological conditions, location of watercourses, marshes, bogs, swamps and proximity to utility ROWs*



# Summary – DA Amendment



multi-unit

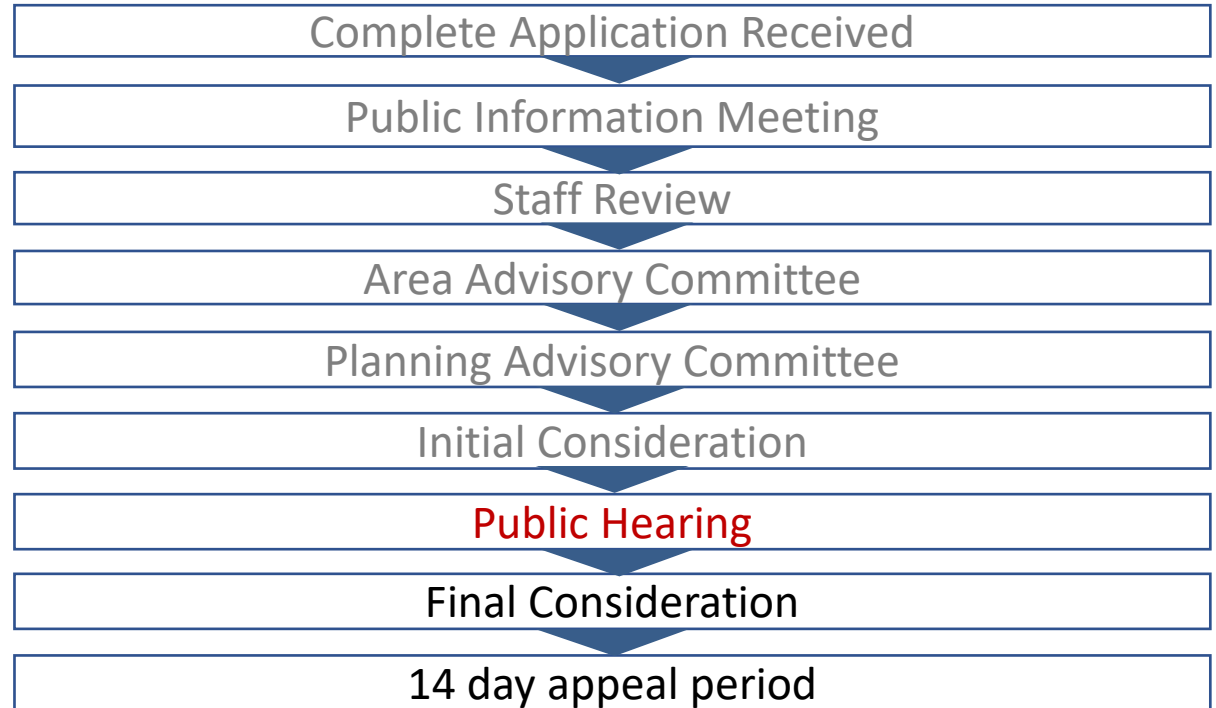
through a



# Development Agreement Process

56 letters were sent to neighbouring property owners.

Advertisements in the Chronicle Herald on March 19<sup>th</sup> and 26<sup>th</sup>.



# Comments from the Public

