

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.3 PUBLIC PARTICIPATION MEETING – Application – Summerside Subdivision – 2910 to 3229 Turner Crescent (Phase 12B)

- Andrea McCreery, Stantec Consulting, on behalf of the applicant – expressing appreciation to the Planning staff for their continued support and coordination on this file; advising that the subject site is comprised of lands within the Summerside subdivision where it was draft approved in February, 2008; indicating that draft approval was granted to include single detached lots and street fronting townhouse units; stating that Greengate, the applicant, purchased these lands in 2013 and has worked on completing phase 1, this includes finishing a portion of Asima Drive and registering and building the east half of the approved draft plan; indicating that the original design of the approved subdivision was established by the previous land owner; advising that the purpose of the proposed redline revision and Zoning By-law Amendment is to accommodate current market trends and to maintain Greengates builder's product; asking Council to approve this application with one minor revision to staff's recommendation and the requested revision applies to both Blocks 63 and 66 which are highlighted in blue on the screen; stating that shown on the screen is Block 63; pointing out that the existing R4 zoning permits a minimum frontage of 5.5 metres for street fronting freehold townhouse units; indicating that the applicant is proposing a frontage of 6.4 metres on Blocks 63 and 66; noting that the 6.4 metre frontage is shown in the blue hashed line; advising that Planning staff are recommending a frontage of 6.7 metres which is shown in red, approximately only a foot greater than what is being proposed; understanding this recommendation is with regard to servicing but there has been no discussion on how this number has been come to; showing an image of Block 66, which shows a 0.3 metre increase, again in red, with the proposed 6.4 metre frontage in blue; to increase by 0.3 metres from the requested, this will change the building product, a redesign which will increase the cost to build the homes which the home buyers will then have to compensate for; existing towns highlighted in blue, on the east side are the same as the town on the west side; indicating that on the east side of subdivision these towns are fully serviced with no issue and maintain a 6.4 metre frontage; stating that they have now received site plan approval, undergone City Engineering reviews which have been acceptable to this point of the 6.4 metre frontage; the applicant has also successfully serviced and built townhouses with a 6 metre frontage; existing zoning permits a frontage of 5.5 metres; showing Block 50 of the east side; noting this is the site plan approval showing the maintained 6.4 metre frontage; showing Block 53 on the east side which has received site plan approval and also maintains the 6.0 metre frontage with servicing; stating that any minor change in the proposed frontage would require a change in the building product which increases the cost of the townhouses and will be a cost burden to the homeowner; indicating that the applicant wishes to maintain the character of the subdivision and to provide an attainable housing product for homebuyers; requesting Council accept the application as supported and recommended by Planning staff with a minor amendment to staff's recommendation to accept a 6.4 metre frontage on Blocks 63 and 66 consistent with the zoning. (See attached presentation.)