

PUBLIC PARTICIPATION MEETING COMMENTS

3.2 PUBLIC PARTICIPATION MEETING – Application – 146 Exeter Road (OZ-9038)

- *(Councillor S. Turner with respect to the change from Medium Density Residential to Low Density Residential, recalling that there are no minimum densities in their zoning so often they do develop medium or high density as low density or medium density at the lower density rate than what is allowed within that Official Plan designation; wondering if there is actually a need in this circumstance to do the change to the Official Plan Amendment to change the density given that if it remained at Medium Density it would still allow for permissiveness to adapt the site plan as if it was moving forward.); N. Pasato, Senior Planner, responding that the Southwest Area Secondary Plan has minimums and maximums within each of the designations, in particular, the medium density requires a minimum of thirty units per hectare; this bank of homes would come in around twenty-four units per hectare so it is the kind of thing that does not quite allow it, the housing form is permitted under both designations, that type of development is permitted however, it is the minimum densities that were not being met; since they were looking at this as well, the rest of the medium density is pretty much taken up by the park and the stormwater management pond so really it is more just a reflection of what is there and applying the appropriate land use to that; (Councillor S. Turner thanking Ms. N. Pasato, Senior Planner, for her response; advising that he forgot for a second that this was the SouthWest Area Plan (SWAP) and SWAP had its own density policies with respect to that.)*