
East Urban Community Phase 3 Area: Community Design Plan, Secondary Plan, Master Servicing Study, Master Transportation Study, Mud Creek Cumulative Impact Study, Area Parks Plan and Official Plan Amendments

ACS2021-PIE-EDP-0002

Innes (2); Cumberland (19)

Report recommendations

- 1. That Planning Committee recommend Council approve:**
 - a. The East Urban Community Phase 3 Area Community Design Plan as outlined in this report and in Document 1;**
 - b. The East Urban Community Phase 3 Area Master Servicing Study, as outlined in Document 2;**
 - c. The East Urban Community Phase 3 Area Master Transportation Study, as outlined in Document 3;**
 - d. The East Urban Community Phase 3 Area, Area Parks Plan, as outlined in Document 4; and**
 - e. The Mud Creek Cumulative Impact Study Environmental Assessment final report as outlined in Document 5**
 - f. Official Plan Amendment XX, as outlined in Document 6, which comprises the new East Urban Community Secondary Plan.**
- 2. That Planning Committee receive and file the East Urban Community Phase 3 Consultation Report as provided in Document 7 of this report**
- 3. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral**

and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of February 24, 2021" subject to submissions received between the publication of this report and the time of Council's decision.

The following staff from the Planning, Infrastructure and Economic Development department provided a presentation and/or responded to questions:

- Robin van de Lande, Planner III
- Don Herweyer, Director, Economic Development & Long Range Planning
- John Lunney, Planner I
- Alain Miguelez, Manager, Policy Planning

The committee heard three delegations on this matter, as follows:

- Heather Buchanan, Bradley Estates Community Association, indicated that the Association represents Phase I and 2 of the East Urban Community and would like to ensure they are considered as part of the interconnected whole with these Phase 3 plans. She raised concerns about the recommendations from the Master Transportation Study, spoke to existing traffic gridlock on Innes, Mer Bleue and Renaud, which will be exacerbated with the additional homes and vehicles proposed in Phase 3, and recommended that Option 7 be explored as a primary solution to the traffic concerns. A copy of their slide presentation is held on file.
- Murray Chown, Novatech, representing the landowner of 2127 Mer Bleue Road, raised concerns that the approval of this Secondary Plan, designating these lands Employment, could have the effect of limiting development on these lands, rather than allowing for a mix of uses at a higher density, as proposed in the draft new Official Plan. However, he indicated that discussions with the Chair and staff prior to this meeting had provided him some assurance that these lands would be removed from, when the new Official Plan report is brought forward in the fall, so that the designation and policies of the new Official Plan would be in full force and effect (rather than those of the Secondary Plan).
- The primary landowner/project developer, Richcraft Homes, as represented by the following persons, was present in support and to answer questions: Julie

Carrara, Senior Planner, Fotenn Consultants; Fairouz Wahab, Manager Land Development, Richcraft; Arthur Gordon, Principal, Castleglenn Consultants; Laura Maxell, Client Project Manager, David Schaeffer Engineering Limited; Kelly Roberts, Principal & Senior Environmental Planner, Morrison Hershfield.

The following correspondence was provided to the committee coordinator between February 1 (the date the report was originally published to the City's website with the agenda for this meeting) and the time the matter was considered on February 11, 2021, a copy of which is held on file:

- Email dated February 2 from Pat Teolis, President, Chateaufort Community Association
- Email dated February 10 from Christine McCuaig, Q9 Planning & Design, for Smart Centres (Innes Shopping Centres Limited, 'ISCL')
- Email dated February 10 from Murray Chown, Novatech

Motion N° PLC 2021-37/2

Moved by Vice-chair G. Gower

WHEREAS the report East Urban Community Phase 3 Area: Community Design Plan, Secondary Plan, Master Servicing Study, Master Transportation Study, Mud Creek Cumulative Impact Study, Area Parks Plan and Official Plan Amendments (ACS2021-PIE-EDP-0002) seeks Council approval for the adoption of Phase 3 of the East Urban Community (EUC); and

WHEREAS developers have requested minor modifications to Document 6 of report since it was published to the public on January 29, 2021;

THEREFORE IT BE RESOLVED that Planning Committee approve that:

1) In Document 6, on page 14 of the Official Plan Amendment and Secondary Plan, Section 4.0, Policy 11:

a. the following be deleted:

“The City will require the execution of the Funding Agreement by each landowner and the execution of the Cost Sharing Agreement by each participating and affected landowner prior to the approval of any application by the landowner for rezoning, draft plan of

subdivision or condominium, conditional approval of a severance, or approval under site plan control. The City shall include as a condition of approval for all plans of subdivision and condominium, site plan and severance applications in the secondary plan area a condition requiring notification from the Trustee of the EUC Phase 3 Area Landowners Group that the owners are party to the relevant agreement(s) and have paid their share of any costs pursuant to the agreement(s).”; and

b. be replaced by:

“The City will require each owner to demonstrate that it has executed the Funding Agreement and any applicable Cost Sharing Agreement, or the other owner’s consent to the owner proceeding in advance of the Cost Sharing Agreement being executed, as a condition of approval for all draft plan of subdivision and condominium, site plan and severance applications in the secondary plan area. A development condition shall require notification from the Administrator of the EUC Phase 3 Area Landowners Group that the owner is party to the relevant agreement(s) and has paid their share of any costs pursuant to the agreement(s) prior to registration.”

2) In Document 6, on page 19 of the Official Plan Amendment and Secondary Plan, Section 6.0, Policy 3:

a. The following be deleted:

“Consistent with Official Plan Section 5.3.5 Cost Sharing Agreements, the City will require the execution of the Funding Agreement by each landowner and the execution of the Cost Sharing Agreement by each participating and affected landowner prior to the approval of any application by the landowner for draft plan of subdivision or condominium, conditional approval of a severance, or approval under site plan control. The City shall include as a condition of approval for all plans of subdivision and condominium, site plan and severance applications in the EUC Phase 3 Area requiring notification from the Trustee of the EUC Phase 3 Area Landowners Group that the owners are party to the relevant agreement(s) and have paid their share, if applicable, of any costs pursuant to the

agreement(s).”; and

b. be replaced by:

“Consistent with Official Plan Section 5.3.5 Cost Sharing Agreements, the City will require each owner to demonstrate that it has executed the Funding Agreement, and any applicable Cost Sharing Agreement, or the other owner’s consent to the owner proceeding in advance of the Cost Sharing Agreement being executed, as a condition of approval for all draft plan of subdivision and condominium, site plan and severance applications in the secondary plan area. A development condition shall require notification from the Administrator of the EUC Phase 3 Area Landowners Group that the owner is party to the relevant agreement(s) and has paid their share of any costs pursuant to the agreement(s) prior to registration.”

CARRIED

The committee CARRIED the report recommendations as amended by Motion 37/2.