



## Memorandum

Planning and Development Services

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**Prepared for:** Council-in-Committee

**Meeting Date:** Monday, February 12, 2024

**Title: Clarification Regarding the Proposed Number of Townhouse Dwellings for the 315 and 0-350 Garrison Road Proposed Draft Plan of Subdivision**

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During the Council meeting on January 29, 2024, Council deferred [Report PDS-04-2024](#) and requested clarification on the number of townhouse dwellings that are proposed as part of the approved Draft Plan of Common Elements Condominium and the proposed Draft Plan of Subdivision for 315 and 0-350 Garrison Road. Planning staff hereby submit the following background information for review.

The original submission for 315 and 0-350 Garrison Road proposed 37 townhouse dwellings. Following the Public Meeting for the application on August 8, 2022, the Plan of Common Elements Condominium was revised and the number of townhouse dwellings was reduced to 36. On December 12, 2022, Council approved the recommendations of [Report PDS-79-2022](#) recommending approval of a Plan of Common Elements Condominium for 36 townhouse dwellings. A copy of the Plan of Common Elements Condominium is attached as **Appendix 1**. Minutes from the December 12, 2022 meeting are attached as **Appendix 2**.

On May 8, 2023, a complete application for Site Plan Control for the proposed development was submitted to Planning and Development Services. The Site Plan contained 36 townhouse dwellings in accordance with the draft approved Plan of Common Elements Condominium. A copy of the most recent Site Plan is attached as **Appendix 3**. The Site Plan Control process for this proposal is nearing completion with the expectation that the Town will execute the site plan agreement in spring of 2024.

The proposed Draft of Subdivision contains 7 blocks. Blocks 1 through 6 contain a combined total of 36 townhouse dwellings. Block 7 contains the Common Elements Condominium. The proposed Draft Plan of Subdivision is consistent with the Plan of Common Elements Condominium and the Site Plan for 315 and 0-350 Garrison Road.

All of which is respectfully submitted,

Prepared by:  
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Intermediate Development Planner

Submitted by:  
Mark Iamarino, MCIP, RPP  
Manager, Development Approvals

Attach:    **Appendix 1** - Draft Plan of Common Elements Condominium for 315 and 0-350  
              Garrison Road  
              **Appendix 2** - Minutes from the December 12, 2022 Council Meeting  
              **Appendix 3** - Site Plan for 315 and 0-350 Garrison Road