



MUNICIPAL PLANNING COMMISSION

Concept Plan Amendment Application – Willows Neighbourhood

Recommendation of the Commission

That at the time of the public hearing, City Council consider Administration's recommendation that proposed amendments to the Willows Neighbourhood Concept Plan, Bylaw No. 9700, the Official Community Plan, 2020, and Bylaw No. 8770, Zoning Bylaw, 2009, as outlined in the May 30, 2023 report of the Community Services Division report, be approved.

History

The Municipal Planning Commission, at its meeting held on May 30, 2023, considered a report of the Community Services Division dated May 30, 2023 and a letter submitting comments from Ravi Ravichander, Wentworth at the Willows Condominium regarding the above.

The Commission also received presentations from the following speakers:

- Brad Zurevinski, Dream Development
- Mary-Lynn Charlton, Martin Charlton Communications
- Trevor Forrest
- Kerry Hataley

During consideration of the matter, the Commission was further informed that Dream engaged in extensive consultation with residents, which included holding 14 meetings and 10 informal meetings. In addition, it was clarified that there is no retail development included in the application besides the Hotel and Spa and existing Clubhouse, and that speed limit reductions are recommended for Lorne Avenue and access to the Willows. The Administration also noted that every neighbourhood throughout the City has a mix of fee-simple and condo units, and that the proposed density of the Willows Neighbourhood would remain under the density target as outlined in the Official Community Plan.

Attachment

1. May 2, 2023 letter from Ravi Ravichander, Wentworth at the Willows Condominium