



INTERNAL MEMORANDUM

To: Regional Planning Committee

From: Mayor Young

Date: February 1, 2005

Subject: OPA 122 – Sharon Community Plan

Permission for Single Detached Units in the MDR

Regional Planning staff continue to recommend that singles be removed from the list of housing types permitted in the MDR

- Issue of local subdivision design and the Town's attempt to provide a better mix and transition of housing types and avoid the creation of isolated enclaves of MDR housing
- Precedent in King City (OPA 54) approved by Region with overlay MDR designation and singles permitted
- The objective of the overlay designation is to provide a greater degree of flexibility in terms of subdivision design and the provision of MDR forms of housing
- The purpose of the modifications is to provide more certainty for range of housing types while providing for the integration and wider mix and transition of housing types while respecting surrounding land uses

Policy Modification Approach to Be Finalized by Regional & Town Staff and Incorporated into the Notice of Decision of OPA 122

1. continue to allowing for the option to permit single detached units in the MDR designated areas subject to a maximum 10% of MDR units
2. Permission for townhouse units in the LDR subject to the community design objectives of this Plan and the Region of York Official Plan as it relates to meeting objectives for housing balance and mix. The identification of townhouse locations shall consider locational criteria such as proximity to schools, open space areas, parks, collector roads, transit facilities and areas in proximity to the MDR designation.

The approaches identified above would allow for singles in the MDR and townhouse forms in the LDR in order to provide flexibility in subdivision design and allow for a wider range of housing throughout as opposed to a harder edge transition between the two designations (MDR and LDR). This would bring the built form closer to the intent of the policy as adopted by Council and address the housing range objective of the Region.