



# Application - Multi unit Residential on Lot 1-AC Commercial Street

## Revised Site Plan & Proposal (PID 55240048)

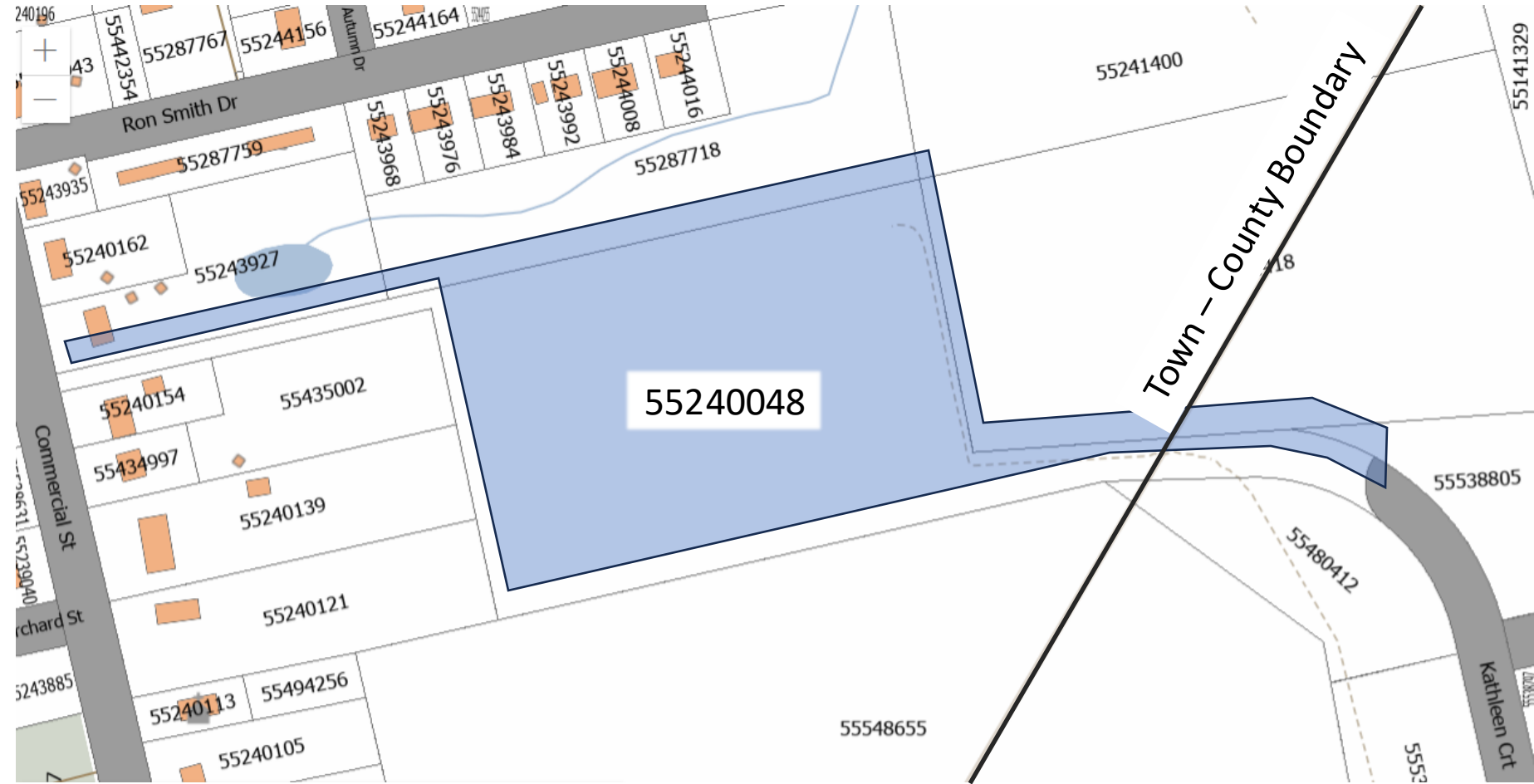
### PUBLIC HEARING

# Revised Application Background

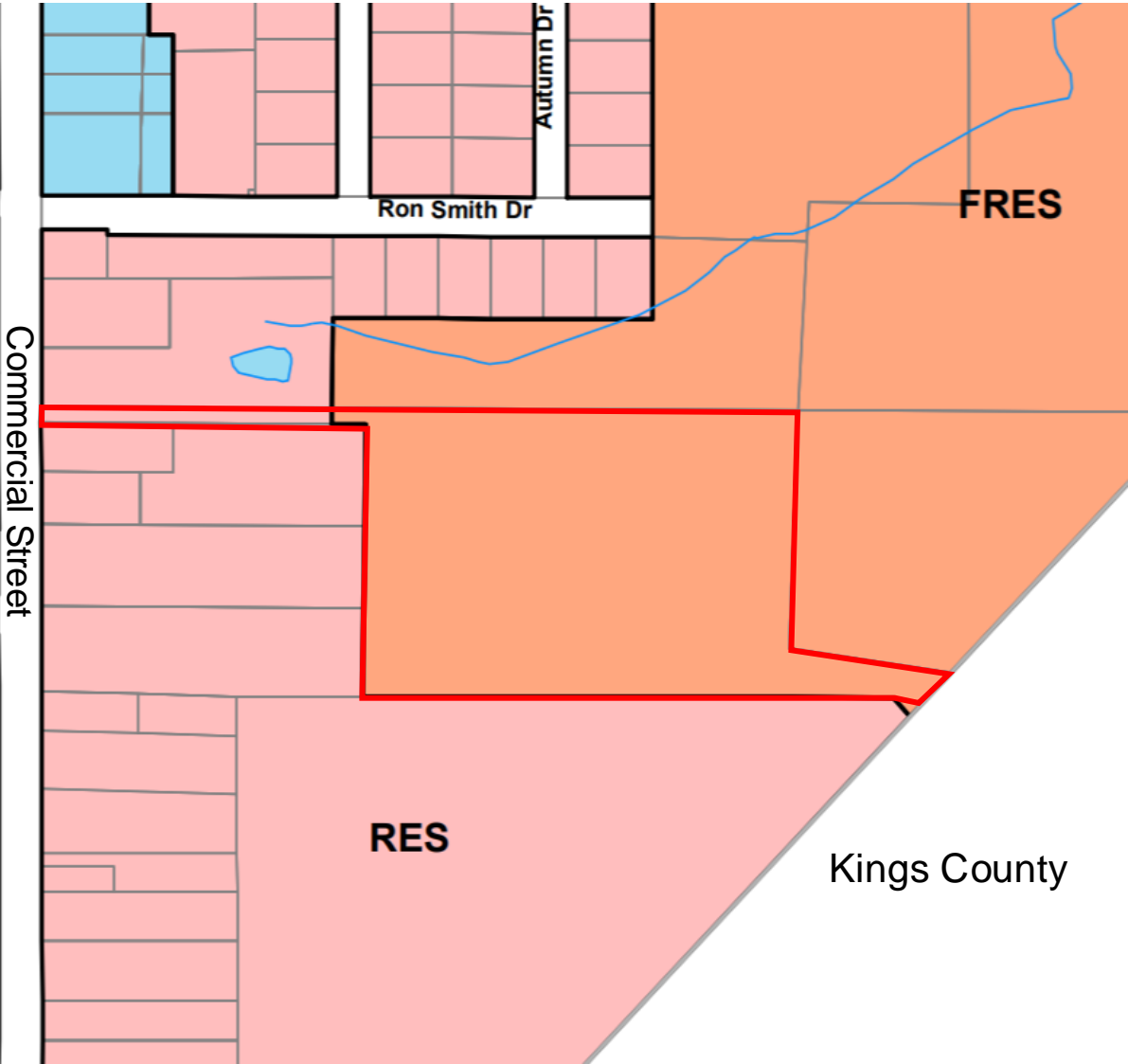
- July 15th, 2024 - Previous proposal reported to PAC.
- September 10th, 2024 - First Reading report to Council. Council gave first reading and forward the application to a public hearing.
- October 8th, 2024 - Public hearing advertisements were issued for a public hearing on October 8th, but it was cancelled.
  - The developer wants to revise the site plan by changing the access to the development from Kathleen Court to Commercial Street.
- November 26<sup>th</sup>, 2024 - Revised site plan submitted
- January 13<sup>th</sup>, 2025 - PAC Presentation about the revised site plan
- January 14<sup>th</sup>, 2025 - First Reading

# Property Description

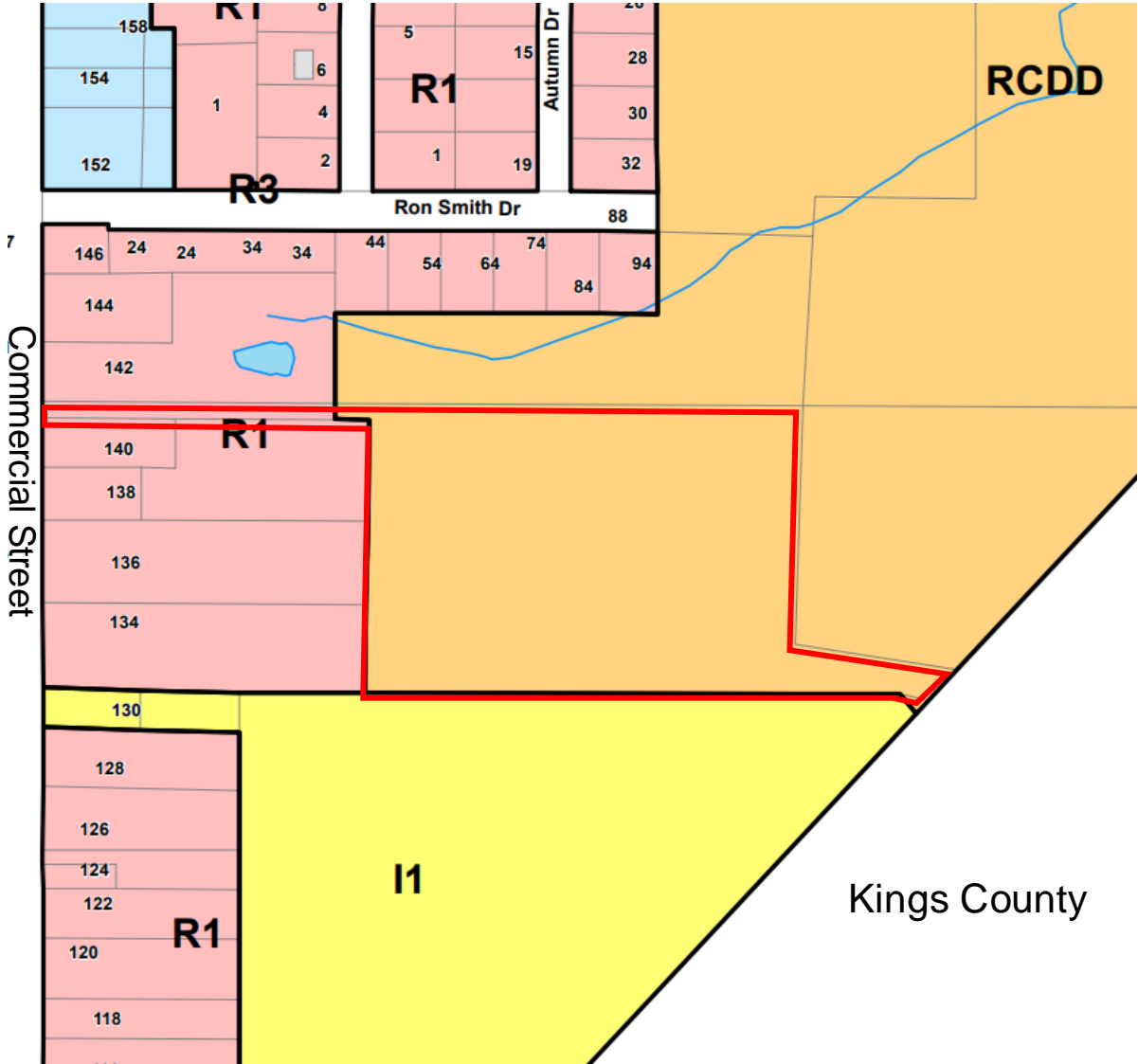
- PID 55240048
- Total area: 7.6 acres
- Designation: Residential & Future Residential
- Zoning: R1 & RCDD
- Surroundings: Grandview Manor, Residential, Commercial District, single-unit dwellings



# Land Use Designation

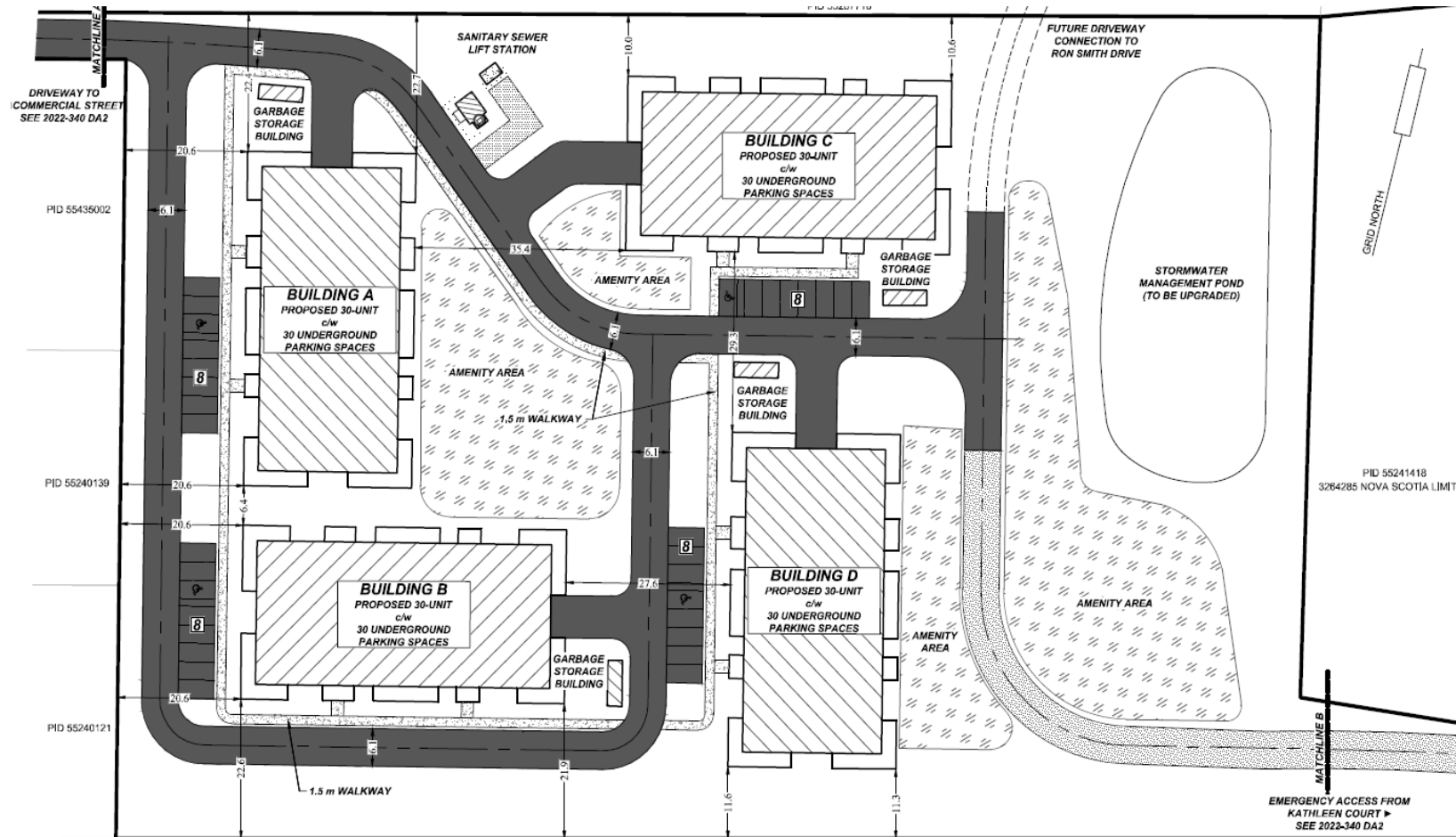
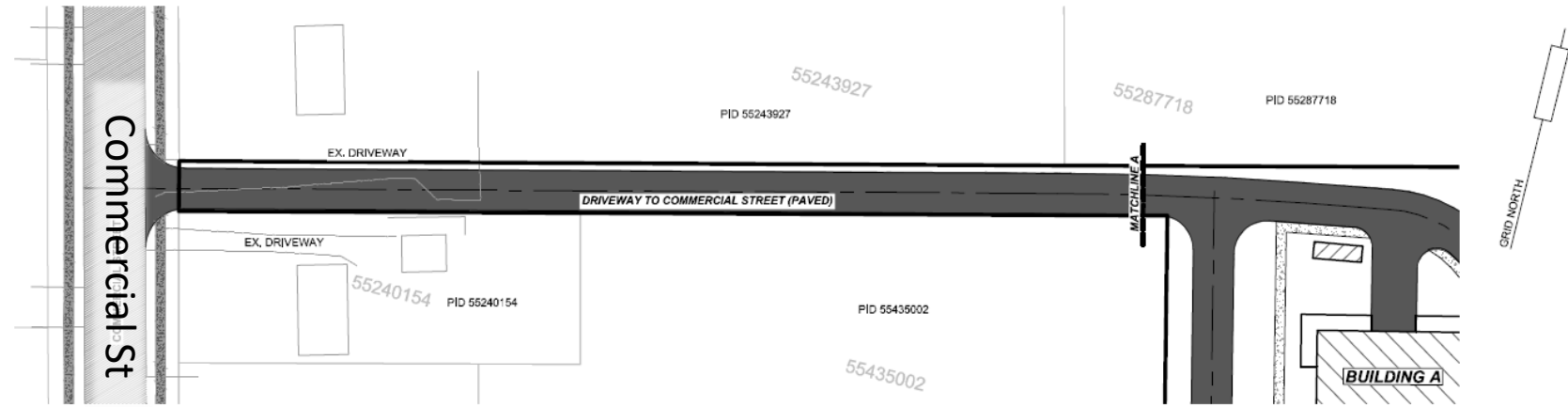


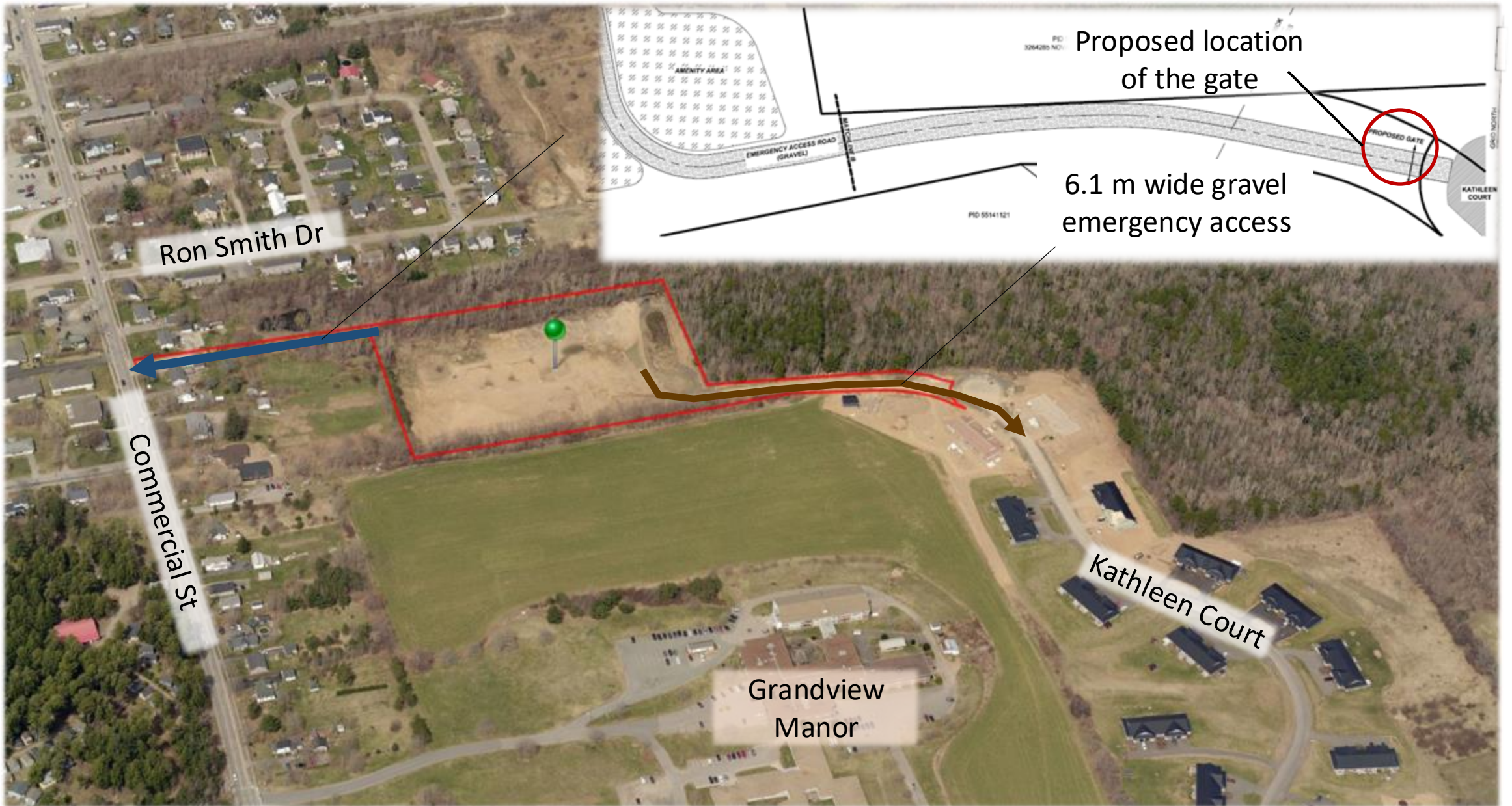
# Zoning



# Site Plan & Layout

- Four 30-unit buildings with underground parking.
- A paved 6.1m wide driveway connection to Commercial Street.
- A gravel emergency access to Kathleen Court





Ron Smith Dr

Commercial St

Grandview Manor

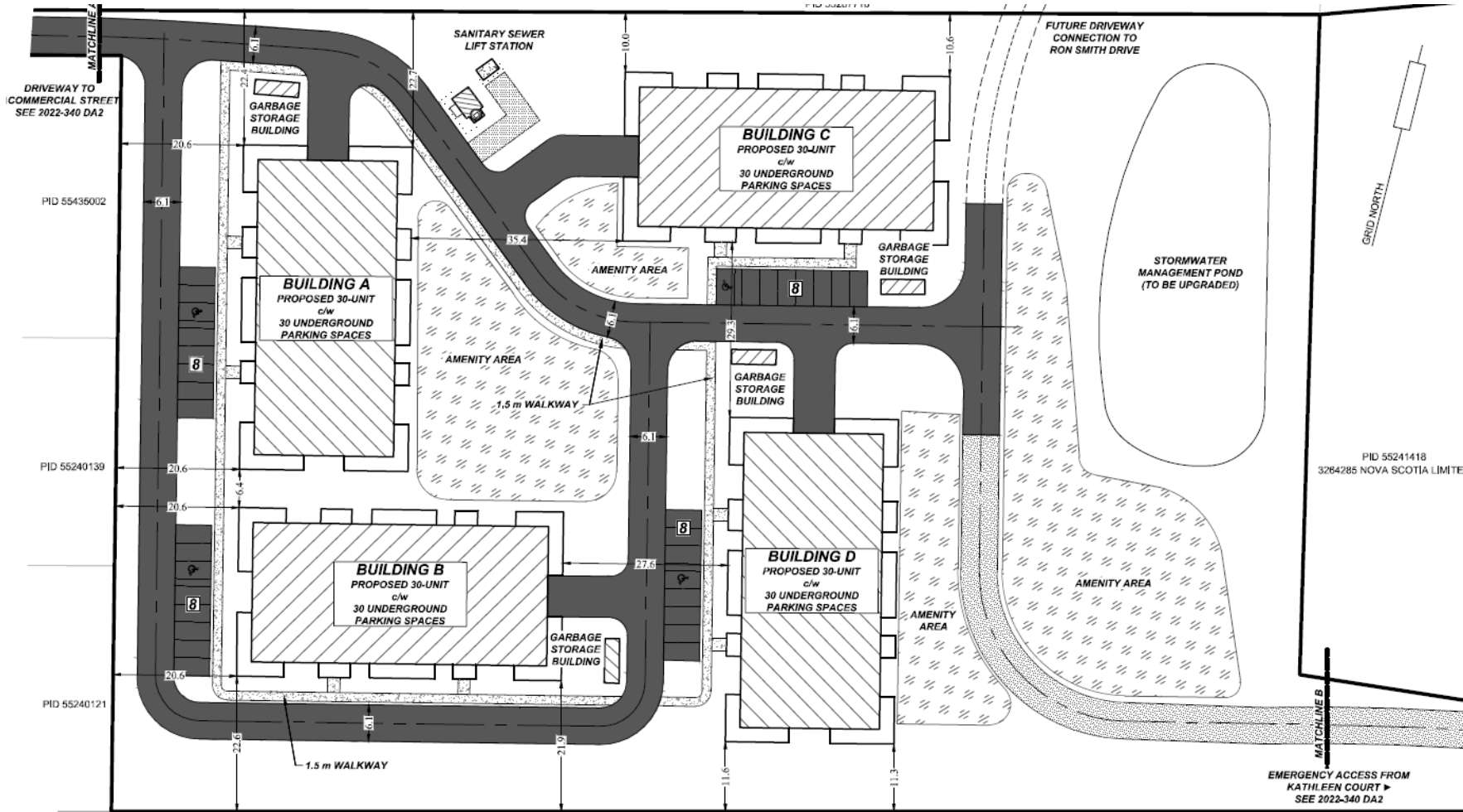
Kathleen Court

Proposed location of the gate

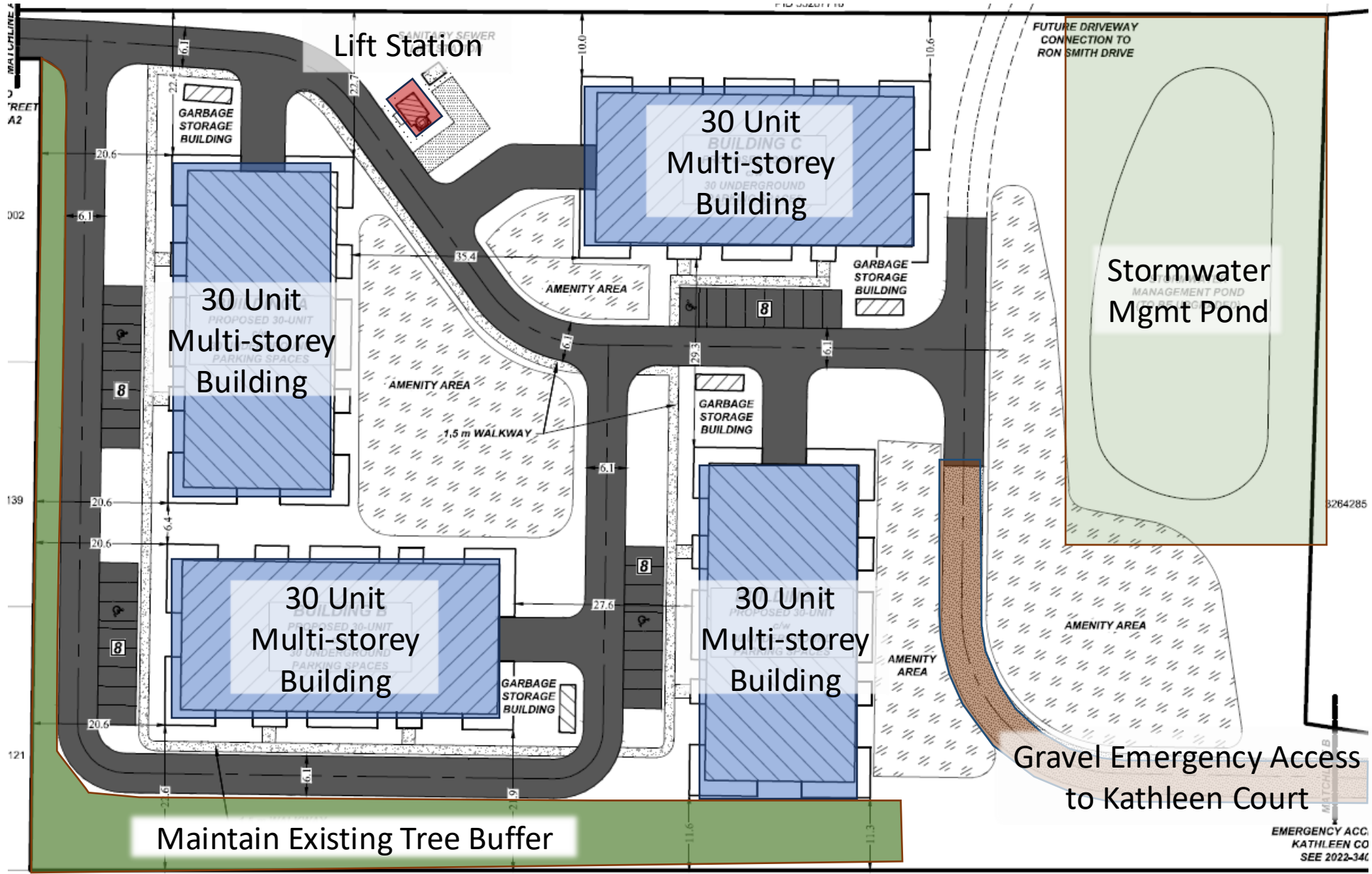
6.1 m wide gravel emergency access

# The Request

- Construct 120 units in four multi-storey buildings.
- Each building is up to three stories and 40 ft maximum height
- Density: 15.79 units per acre.
- 152 Surface & Underground parking spaces.



Surface Parking	7 per building
Accessible Parking	1 per building
Underground Parking	30 per building
Amenity Area	3,806 sqm (12% of the lot)





# Concept Elevation

## Multi-unit Buildings:

- One- & Two-Bedroom Units with private balcony
- Shared laundry facilities
- Underground parking
- Elevator



# Policies

- **Policy R3** - It shall be the intention of Council to create a Future Residential Generalized Future Land Use Designation on the Generalized Future Land Use Map and promote new comprehensively planned residential development as municipal infrastructure can be extended to service these lands
- **Policy R9** – Council shall give consideration to the following criteria when reviewing applications for the development :

(a) Generally compatible with existing dwellings

(b) Design and site is consistent with adjacent existing dwellings:

- Building Mass
- Relationship to and setback from street
- Roofline Heights and Orientations
- Building Height
- Placement and Proportions of windows and door openings
- Location of on-site parking
- Landscaping

# Policies

- **Policy R13** – It shall be the intention of Council to include in the Land Use By-Law a Residential Comprehensive Development District (RCDD) Zone. This zone shall permit a variety of residential types including low, medium, and high-density residential uses within comprehensively planned development. This zone will be applied to vacant lands within the Future Residential Generalized Future Land Use Designation. Development within the Residential Comprehensive Development District will be considered only by Development Agreement. When considering approval of a Development Agreement for lands within the Residential Comprehensive Development District Zone Council shall give consideration to:

(a) The provision for and integration of trunk wastewater and storm water into the existing municipal systems

(b) The provision for and integration of collector and local road systems into the existing municipal road network

(c) Criteria contained in Policy IM7

## **The general enabling policies of IM7:**

- Intent of By-law
- Not premature or inappropriate
- Reduce conflict between development
- Suitability and development costs
- Having adequate buffering
- Development does not obstruct natural drainage channels or watercourses

# Policy R13 Analysis - Wastewater Management

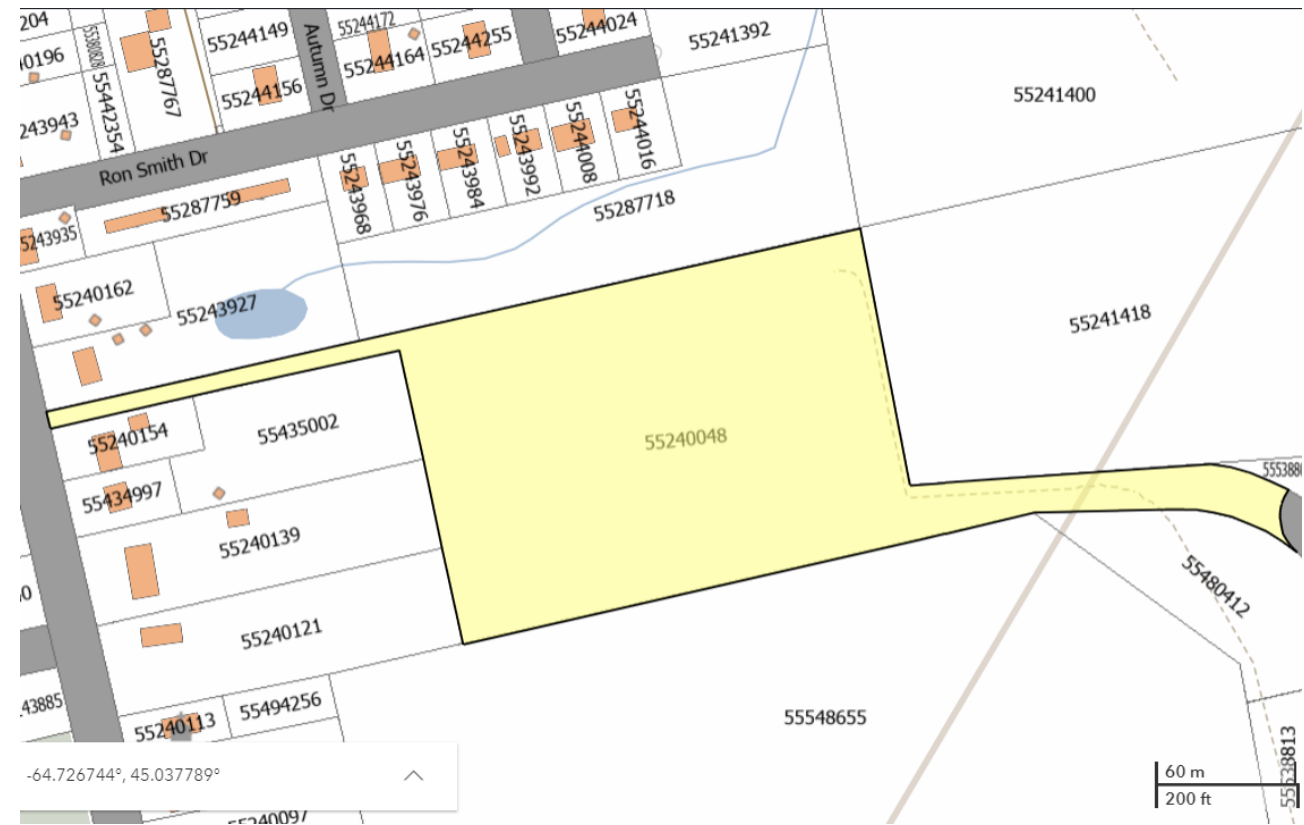
- Town's current wastewater facility is adequate
- Lift station
  - Applicant to install to service Subject Property
  - Council showed willingness to take ownership once tentative subdivision is approved
  - Applicant responsible for operation and maintenance costs until final plan of subdivision

# Policy R13 Analysis

- Stormwater Management
  - Master drainage plan approved by Town Engineer required upon permitting
  - Changes to the retention pond will require County's approval
    - The County currently has an easement to the drainage from Kathleen Court
- Road connectivity
  - A traffic study is required prior to the issuing of the development permit for the 61<sup>st</sup> dwelling unit. TIS submitted January 14<sup>th</sup> and it has not been reviewed.
  - If Ron Smith Drive extends to within 50 ft of the property in the future, the private driveway will become an emergency access. The main access point shall be to Ron Smith Drive

# Policy IM7 Analysis

- Compatibility with existing development
  - Nearest residence is over 50 m/164 ft away
  - Distance to Commercial Street: over 155 m / 509 ft
  - Distance to Ron Smith Drive: over 90 m / 295 ft
  - Maintain existing tree buffer. Added landscaping to provide further buffering



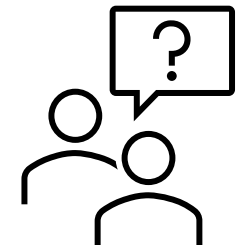
# Policy IM7 Analysis

- Groundwater
  - Groundwater Servicing Study completed on May 15<sup>th</sup>, 2023
    - Concludes aquifer has high quality water
    - Direct recharge will not reach maximum capacity
    - No immediate threat of the cumulative drawdown to water supplies nearby
- School Capacity
  - 68% utilization rate, capable of meeting the need.
- Parking
  - Minimum parking ratio at 1.25 spot per unit.

# Public Input from PIM

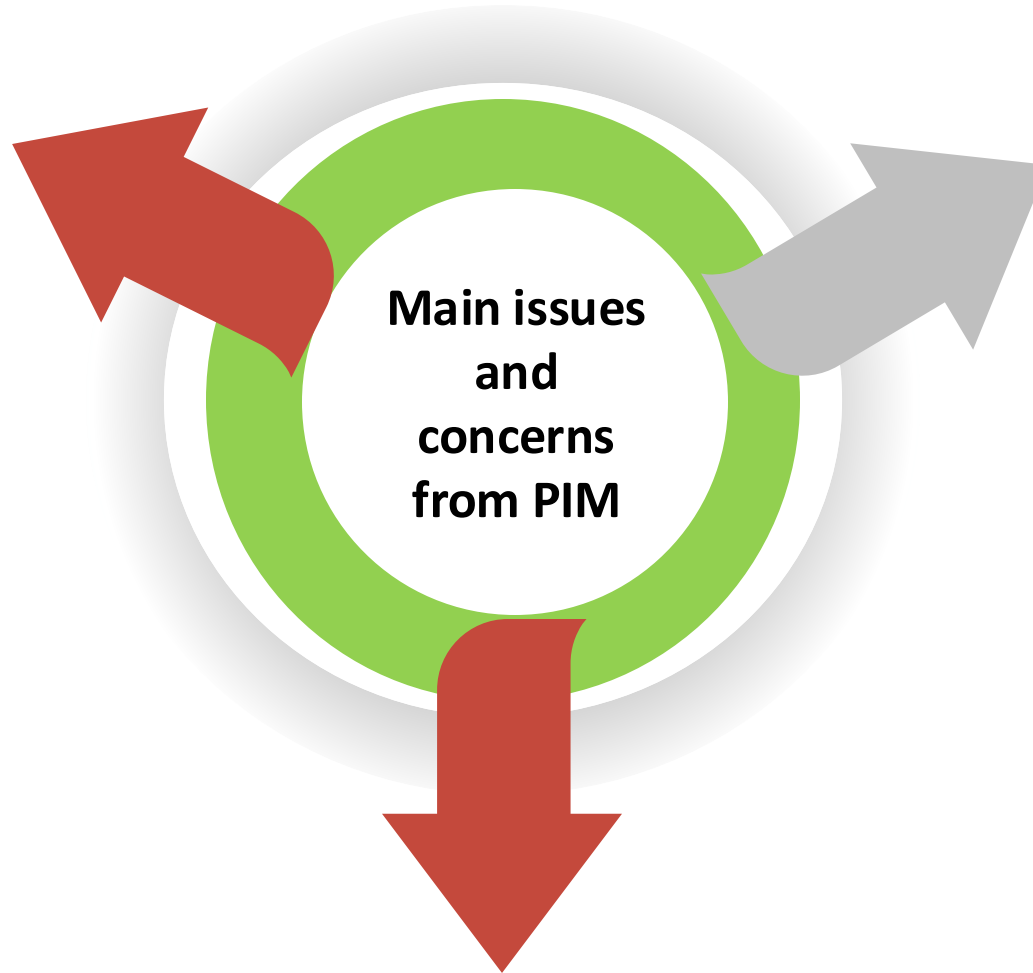


- PIM Held on June 7<sup>th</sup>, 2022
- Approximately 52 people attended the PIM.
  - Another PIM was held the same night, additional public input.
- A notification letter was sent to all property owners within 100 meters.





Concern about the increased traffic: noise, pedestrian safety, congestion at the right of way



Unclear how the property was going to be serviced

How will the development affect the water supply

# Draft Development Agreement Summary

- Private driveway connection to Commercial St. Main access point change to Ron Smith Drive if future extension is built.
- Provide Master Drainage & Servicing Plan acceptable to the Development Officer.
- The Development Officer shall permit subdivision without road frontage for lots that contain public infrastructure. Any lot created without public road frontage shall require an access easement to the specifications required by the Town.

# Draft Development Agreement Summary

- A maximum of 120 residential units in four buildings up to three stories & 12.12 m / 40 ft
- Permitted uses, setback, and lot requirements comply with R-3 regulations
- Minimum parking ratio at 1.25 space per unit
- Minimum of 10% open space
- Landscape buffering at parking lot and driveway: coniferous trees of a minimum height of 1.2 meters (4 feet) at planting and shall be placed no further than 6.1 meters (20 feet) apart.

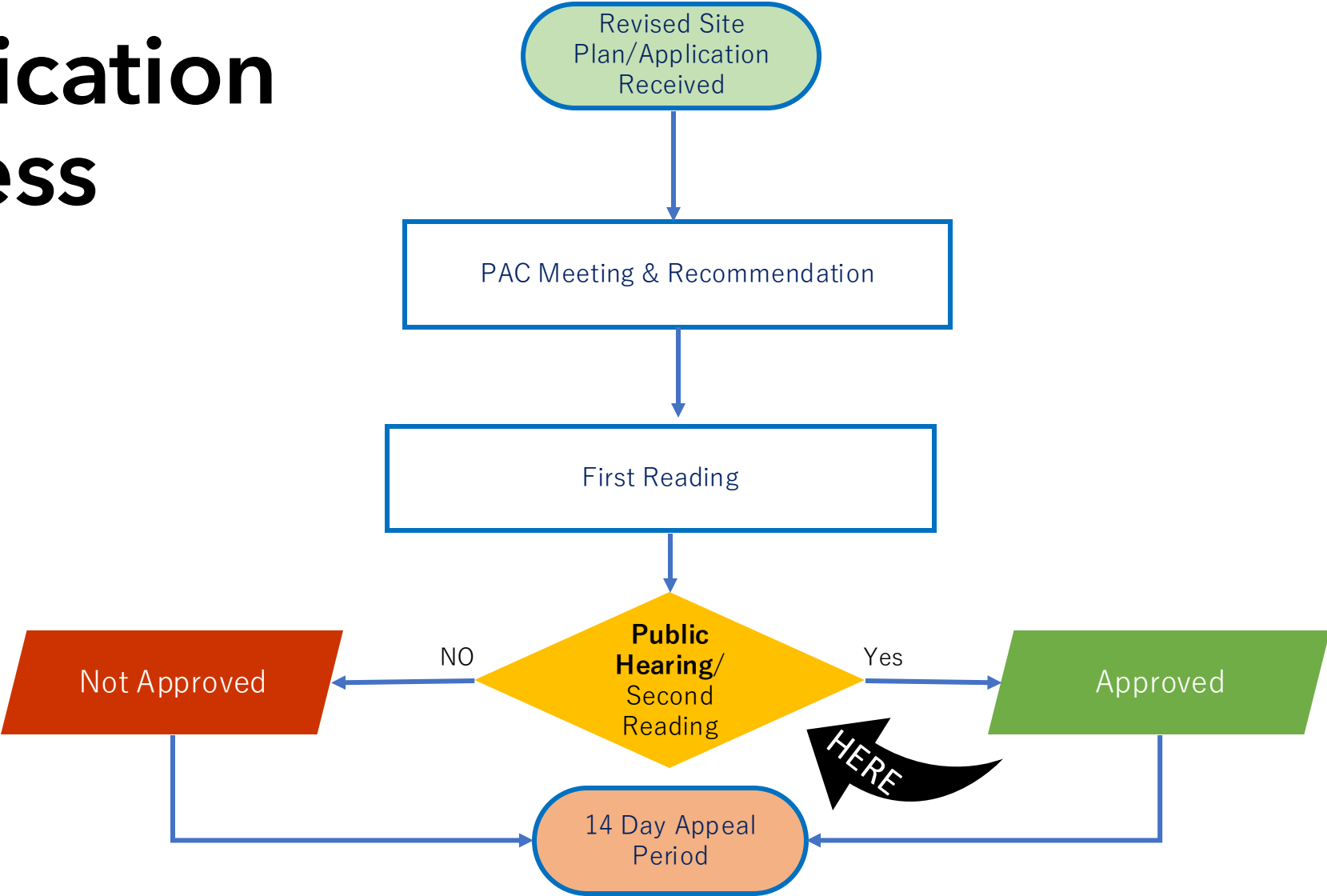
# Draft Development Agreement Summary - Changes from PAC

- Traffic calming and signage along private drive
- Enable subdivision to create a public street
- Require a gate at Kathleen Court emergency access

# Changes since First Reading (changes shown in red)

- Reduced side yard setback for Building C to 10 meters.
- Allow for subdivision subject to the subdivision bylaw or as varied by the development agreement.

# Application Process



November 26th, 2024

January 13th, 2025

January 14th, 2025

February 13th, 2025

