

FILE: D14-1650 & D12-446

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

PREPARED BY: C. McLAREN, RPP, SENIOR PLANNER

FROM: A. MILLER, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES

NOTED: A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATIONS – 152 & 156 MILLER DRIVE (PARK CITY INC.)

DATE: JUNE 24, 2019

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Innovative Planning Solutions on behalf of Park City Inc., for the lands known municipally as 152 and 156 Miller Drive.

The subject property consists of approximately 1.3 hectares (3.3 acres) of land, located on the west side of Miller Drive, south of Edgehill Drive, within the Edgehill Drive Planning Area.



File #: D14-1650

Address: 152-156 Miller Drive

 SUBJECT PROPERTY



The subject lands are designated Residential in accordance with the City's Official Plan and are zoned Residential Single Detached Dwelling First Density (R1) in accordance with the City's Comprehensive Zoning By-law 2009-141.

In April of 2018, the original Zoning By-law Amendment application for the subject lands was received which proposed to amend the current zoning of the property to Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP) to permit the development of 4 semi-detached residential units and 71 block townhouse units over the subject lands (see Appendix 'A').

Neighbourhood Meeting

A neighborhood meeting was held on May 15, 2018. Approximately 50 members of the public were in attendance. Primary comments from the public included:

- Concerns with the proposed increase in height and density and reduced building setbacks;
- Impact on existing boundary trees (removals/preservation);
- Loss of privacy and the location/height of privacy fencing;
- Insufficient parking for the proposed development;
- Proposed tenure – rental versus condominium;
- Reduction in property values for existing residential properties in the neighbourhood;
- Ability for local schools to accommodate students generated from the proposed development;
- Increased traffic generated by the proposed development and its impact on surrounding roadways;
- Impact on existing infrastructure (i.e. municipal watermain and existing septic systems on adjacent residential properties);
- Concern with snow storage/removal;
- Potential lighting impacts on adjacent residential properties;
- Impact of the proposed development on the adjacent wetland;
- Concerns about whether the existing soils/water table would support the proposed development; and
- Consideration of existing infrastructure improvements (i.e. provision of sidewalk extensions along Miller Drive and Edgehill Drive) being completed prior to any additional development being permitted in the area.

In an attempt to address the staff/agency comments received through the initial technical review process and the concerns expressed by area residents at the Neighbourhood Meeting, a revised Zoning By-law Amendment application and Draft Plan of Subdivision application was submitted in April of 2019. The owner is now applying to amend the current zoning of the property to Residential Single Detached Dwelling Fourth Density with Special Provisions (R4)(SP) and Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP) to permit the development of 43 single detached residential units with a total density of 30 units per hectare over the subject lands. The Special Provisions (SP) relate to the following:

- an increase to the maximum permitted building height of 11.5m over the property, whereas 10m would be permitted;
- a reduced lot area of 250.5m² for the proposed R4 lots, whereas 335m² would be required;
- a reduced rear yard setback of 5.3m associated with the proposed R4 lots, whereas 7m would be required;
- a reduced lot frontage of 10.2m associated with the proposed RM2 block, whereas 21m would be required;
- a reduction to the minimum required setback to an secondary means of access of 5.3m associated with the proposed RM2 block; whereas 7m would be required; and

- removal of the provision related to maximum Gross Floor Area (GFA) for the proposed RM2 block; whereas a maximum GFA of 60% would be permitted.

If approved, the proposed Draft Plan of Subdivision would result in the creation of four (4) single detached residential lots fronting Miller drive and one (1) block that would be further subdivided through a subsequent Plan of Condominium to create 39 additional single detached residential lots on a private roadway (see Appendix 'B').

Planning and Land Use Matters Under Review

The applications, as submitted by the applicant in April 2019, are currently undergoing a detailed technical review. The primary planning and land use matters being considered include:

- Conformity with the City's Intensification Policies;
- The height and density of the proposed development;
- The site specific zoning provision being requested;
- Boundary and mature tree preservation;
- The efficient use of land and resources that optimize the use of existing servicing infrastructure; and,
- The impact of the form of development on adjacent single detached residential properties in the neighbourhood.

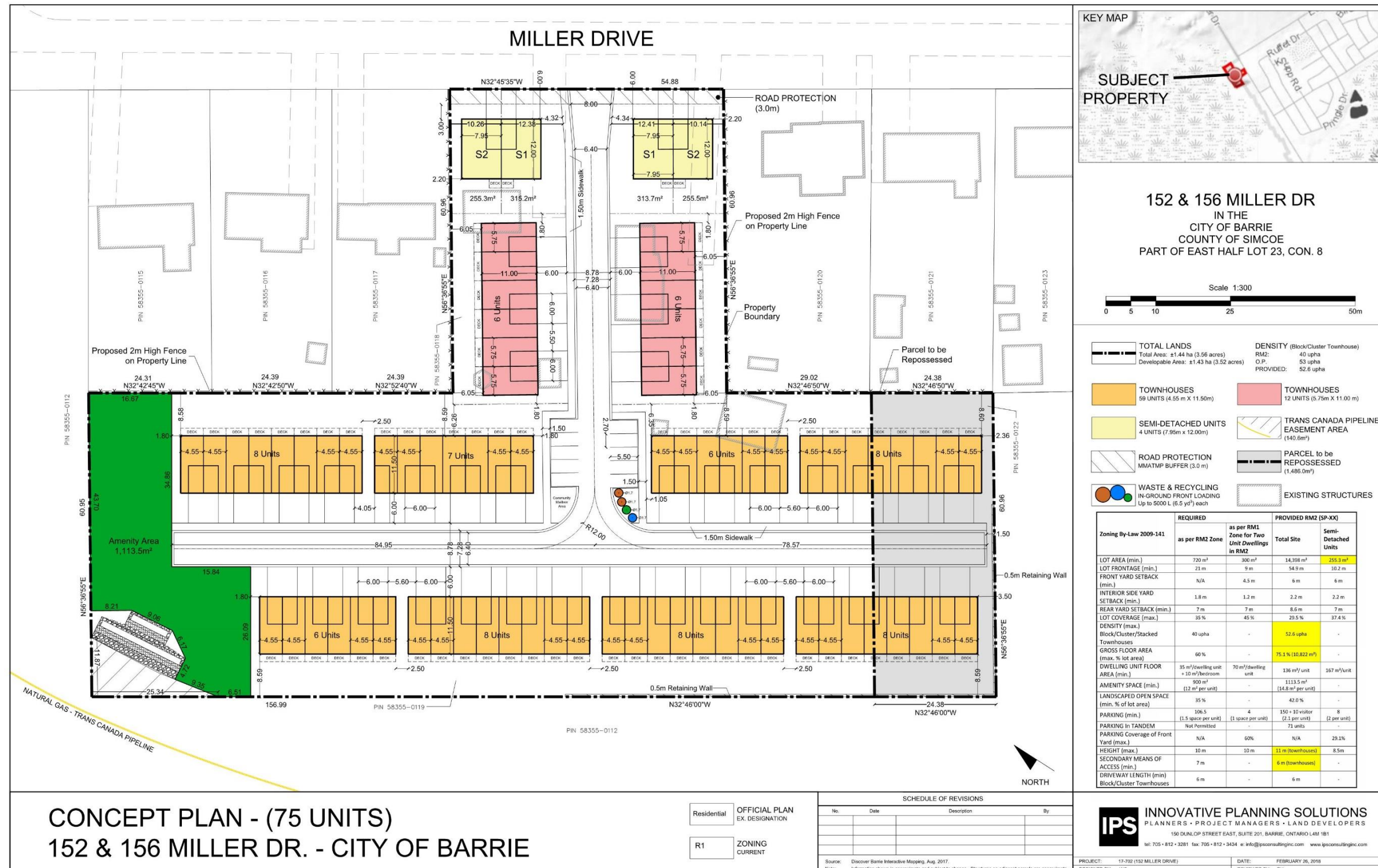
Next Steps

Staff will continue to work with the applicant and their consulting team to address any feedback received through the public consultation process, as well as any comments raised through the analysis of these applications by technical staff and our agency partners. These items may require revisions or updates to the plans and reports submitted in support of these applications. A staff report providing a recommendation to General Committee on the proposed Zoning By-law Amendment application is anticipated to be brought forward in the fall of 2019. Should Council approve this application, Draft Plan of Subdivision approval could be issued shortly thereafter.

For more information, please contact Carlissa McLaren, Senior Planner, at 705-739-4220 ext. 4719 or Carlissa.mclaren@barrie.ca.

APPENDIX 'A'

Original Concept Site Plan – 75 units (April 2018)



APPENDIX 'B'

Amended Concept Site Plan – 43 units (April 2019)

