

PUBLIC MEETING

Monday July 12, 2021

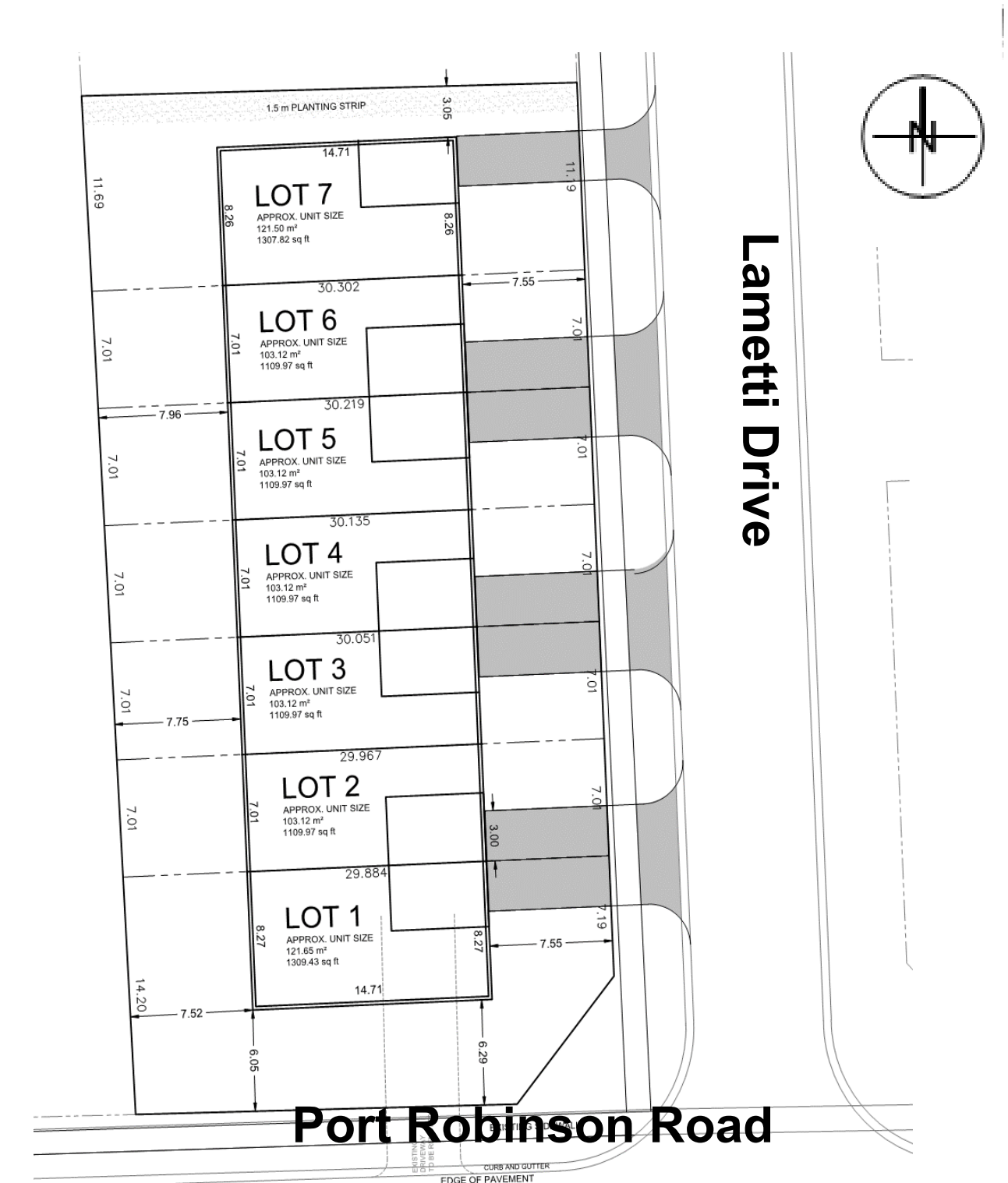
PROPOSED ZONING BY-LAW AMENDMENT AND MODIFICATION TO APPROVED DRAFT PLAN OF SUBDIVISION

VIVANT
MODERN LUXURY



BACKGROUND & INFORMATION

- Site is located on the north-west corner of Lametti Drive and Port Robinson Road (East Fonthill)
- Site has 33.17m (108.8 ft) lot frontage on Port Robinson Road and 53.43m (175.28 ft) lot frontage on Lametti Drive.
- Total site area of 1,809.19m² (0.18 hectares/0.44 acres).
- Site is surrounded by a mix of single and townhouse units.
- Site received Council approval in September 2019 for an amendment to the Zoning By-law (File No. AM-02-19) and Draft Plan of Subdivision (File No. 26T19-01-2019) for six (6) townhouse units (Martin's Nest).
- New owners took possession in late 2019 and decided to change the design and added one additional interior unit.



PROPOSAL & REQUESTED AMENDMENT

- Seven (7) street townhouse units with driveway access off Lametti Drive.
- Two-storey units with contemporary urban design that adheres to the Town’s East Fonthill Urban Design Guidelines.
- Current RM1-295 zone requires a lot area per unit of 230 m² (2,475.78 ft²) and with the additional unit, the requested lot area is to be reduced to 210 m² (2,260.42 ft²), a reduction of 20 m² (215.36 ft²) per unit (applies to units 2-6).
- Below provides the original/approved and the proposed lot frontages, lot depths, and lot areas.

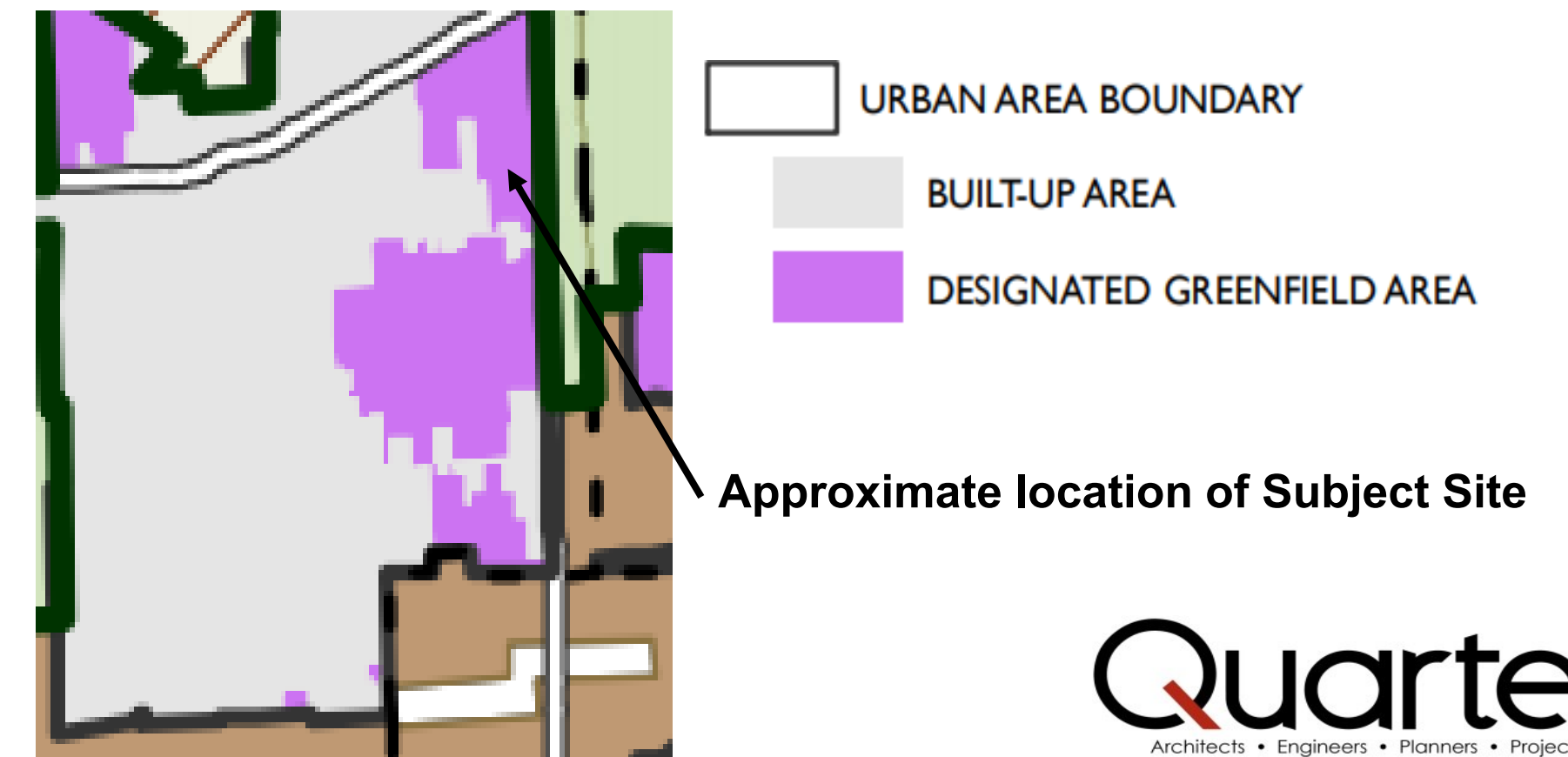
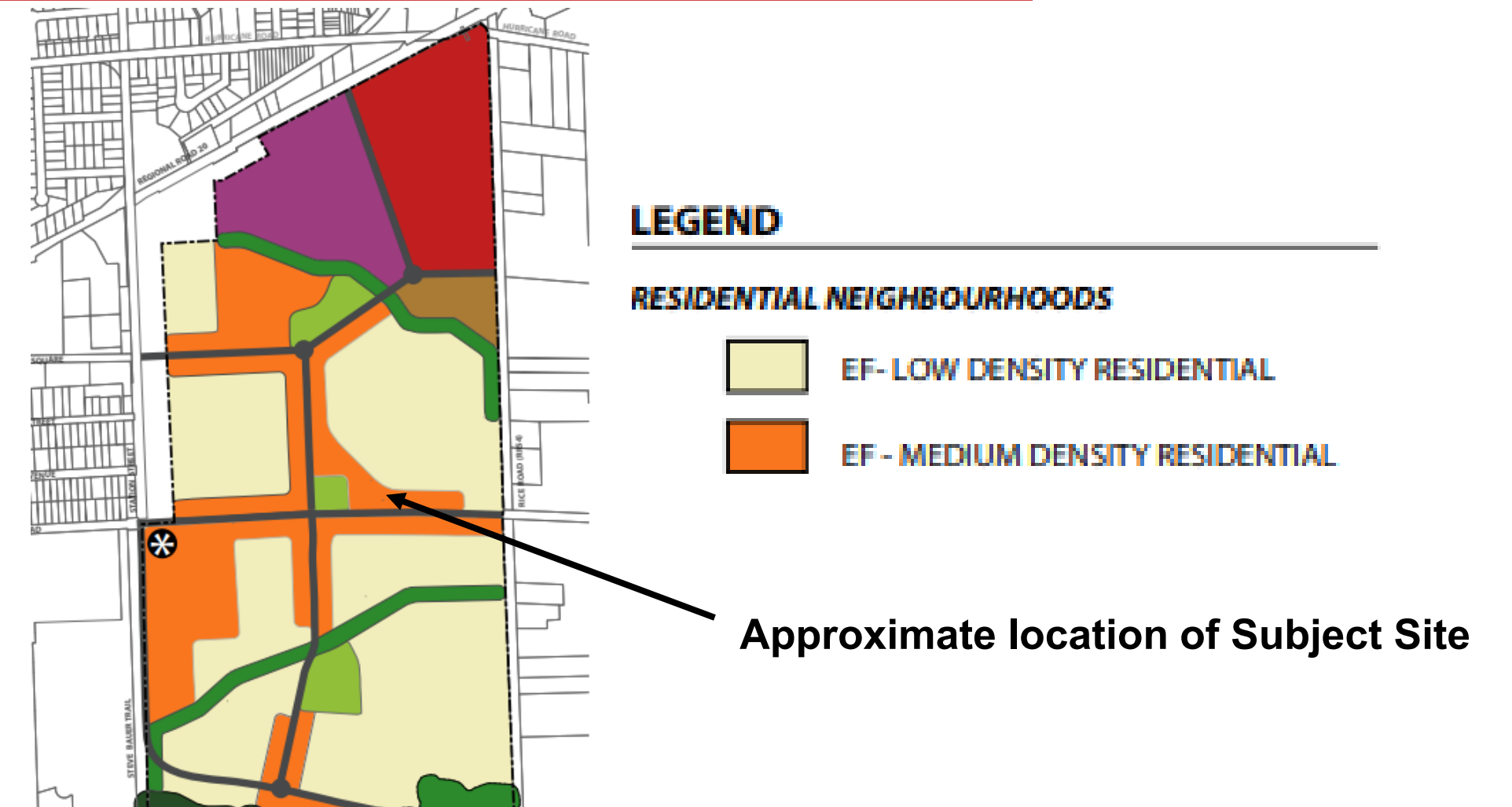
Draft Approved Plan – 6-units			
	Lot Frontage	Lot Depth	Lot Area
Lot 1	14.74 m	29.889 m	440.56 m ²
Lot 2	8.20 m	29.995 m	245.96 m ²
Lot 3	8.20 m	30.091 m	246.75 m ²
Lot 4	8.20 m	30.188 m	247.54 m ²
Lot 5	8.20 m	30.284 m	248.33 m ²
Lot 6	13.41 m	30.446 m	408.28 m ²

Proposed New 7-units			
	Lot Frontage	Lot Depth	Lot Area
Lot 1	14.20 m	29.884 m	424.35 m ²
Lot 2	7.01 m	29.967 m	210.07 m ²
Lot 3	7.01 m	30.051 m	210.66 m ²
Lot 4	7.01 m	30.135 m	211.25 m ²
Lot 5	7.01 m	30.219 m	211.84 m ²
Lot 6	7.01 m	30.302 m	212.42 m ²
Lot 7	11.69 m	30.446 m	355.91 m ²



PLANNING POLICY ANALYSIS

- Official Plan Designation EF-Medium Density Residential and permits the townhouse units. An appropriate scale that is consistent with the goals and objectives of the East Fonthill urban design guidelines.
- Required density target for medium density residential is 20 to 60 units per hectare and the proposal is providing 39 units per hectare.
- Excellent opportunity for residential infill and intensification of an underutilized lot in the urban limits.
- Water and sanitary connection to existing infrastructure on Lametti Drive. Swales and catch basins on site to collect drainage and stormwater to outlet to storm sewers on Port Robinson Road and Lametti Drive.
- Proposal is consistent with the Provincial and Regional policies for residential intensification located in the settlement area, designed for a compact built form that provides a mix of housing.



NEXT STEPS

ZONING BY-LAW AMENDMENT

Statutory Public Meeting (July 2021)

- Provide Information about the proposal and respond to comments/issues/concerns

Committee/Council Meeting (Future Meeting)

- Town Staff present the Recommendation Report
- Council's deliberation

Notice of Decision is Released

20-day Appeal Period

MODIFICATION TO DRAFT PLAN OF SUBDIVISION

- Address agency comments
- Receive final approvals from the Town and Region and clear conditions
- Prepare Draft Plan Agreement
- Register the Agreement on title

BUILDING PERMIT AND CONSTRUCTION

- Apply for building permit
- Obtain building permits
- Start construction

Questions???

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