

**CITY OF ORILLIA
NOTICE OF PUBLIC MEETING**

**RE: DRAFT PLAN OF SUBDIVISION, DRAFT PLAN OF CONDOMINIUM AND ZONING BY-LAW
AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the City of Orillia will hold an **Electronic** Public Meeting on **Monday, June 6th, 2022 at 1:00 p.m.** or as soon thereafter as the matter can be dealt with, to consider the following applications for Draft Plan of Subdivision, Draft Plan of Condominium and Zoning By-law Amendment Application:

Owner	Landen Homes 388 Inc.
Agent	Morgan Planning & Development Inc.
Application No's.	43T-21002, 43CD-21001 & D14-908
Subject Property	388 West Street North

The subject property is designated “Living Area – Intensification Area” in the City’s Official Plan and is currently zoned “Institutional Three (Major Institutional) Exception One (Holding Two)” (I3-1(H2)) in part, and “Residential Two – Intensification Area” (R2i) under the City’s Zoning By-law 2014-44, as amended.

PURPOSE AND EFFECT:

The purpose and effect of the proposed Draft Plan of Subdivision, Draft Plan of Common Elements Condominium and Zoning By-law Amendment is to permit a total of 36 Townhouses on a private road on the subject lands known municipally as 388 West Street North.

PROPOSAL:

These applications are for approval of the Landen Homes 388 Inc. subdivision which is proposed to contain 36, three-storey, back-to-back Condominium Townhomes which would be serviced by municipal water and sewer. Access to the subdivision is proposed from West Street North by way of a private road which would be created as part of a Common Elements Condominium under Application No. 43CD-21001.

To implement the proposed development, a Zoning By-law Amendment is required. The amendment is necessary to permit the proposed townhouse built form and to implement the site-specific zoning and building standards needed to facilitate the eventual construction of the development as proposed.



RELATED APPLICATIONS:

There are no related applications under the *Planning Act* in process which apply to the subject property.

INFORMATION AVAILABLE:

Additional information and material relating to the proposal is available for review on the City’s webpage at: www.orillia.ca/currentdevelopment or by scanning the QR code provided. For further information or to make an appointment with Planning staff, you may phone the general planning line at 705-325-1870 or email Jeff Duggan, Senior Planner, at jduggan@orillia.ca.

NOTIFICATION OF THE DECISION:

If you wish to be notified of the decision of Council of the Corporation of the City of Orillia in respect of the proposed Zoning By-law Amendment you must make a written request to the General Manager of Development Services and Engineering at the City of Orillia, 50 Andrew Street South, Suite 300, L3V 7T5 or email your request to planning@orillia.ca indicating the File Numbers 43T-21002, 43CD-21001 & D14-908.

PLEASE NOTE that due to the physical distancing requirements imposed during the current COVID 19 pandemic, this Public Meeting will be held **electronically**. **IF YOU INTEND TO PARTICIPATE IN THE ELECTRONIC PUBLIC MEETING** you are required to register with the Clerk’s Division (clerks@orillia.ca, 705-325-1311) by no later than noon on Friday, June 3, 2022. Upon registration, the necessary information required to join the meeting will be provided to you. Please note that access to a computer with an internet connection or phone connection is required to participate in the meeting. Written submissions prior to the meeting date are required from those parties intending to participate in the meeting, in order that your comments are on record in the event of any technical difficulties. Note that the Applicant and/or their Agent are not required to pre-register with the Clerk’s Division. Please

contact Jeff Duggan, Senior Planner, prior to the meeting date with any questions. Written submissions from any party may be forwarded by email to jduggan@orillia.ca or dropped off in the drop slot outside of City Hall, 50 Andrew Street South, Orillia, marked to the attention of Jeff Duggan, Senior Planner.

ANY PERSON OR AGENCY who is of the opinion that holding the hearing as an electronic hearing is likely to cause them significant prejudice, may make a submission to the Clerk's Division, in writing by delivery to the City drop slot or by email to clerks@orillia.ca on or before noon on Friday, June 3, 2022 and if City of Orillia Council is satisfied that holding the hearing as an electronic hearing is likely to cause the party significant prejudice then the hearing will be rescheduled as an oral hearing. If a person or agency does not make a submission to the Clerk's Division in this manner by noon on Friday, June 3, 2022, and the person or agency does not participate in the hearing in accordance with this Notice, then the Public Meeting may proceed without the party's participation and the party will not be entitled to any further notice in the proceeding.

ORAL AND WRITTEN SUBMISSIONS – APPEAL:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of Orillia to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the Council of the Corporation of the City of Orillia before the proposed Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a Public Meeting, or does not make a written submission to the Council of the Corporation of the City of Orillia before the proposed Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

POSTING REQUIREMENTS:

It is requested that this Notice of Public Meeting be posted in a location visible to all residents if there are seven or more residential units at this location.

Dated: May 5, 2022

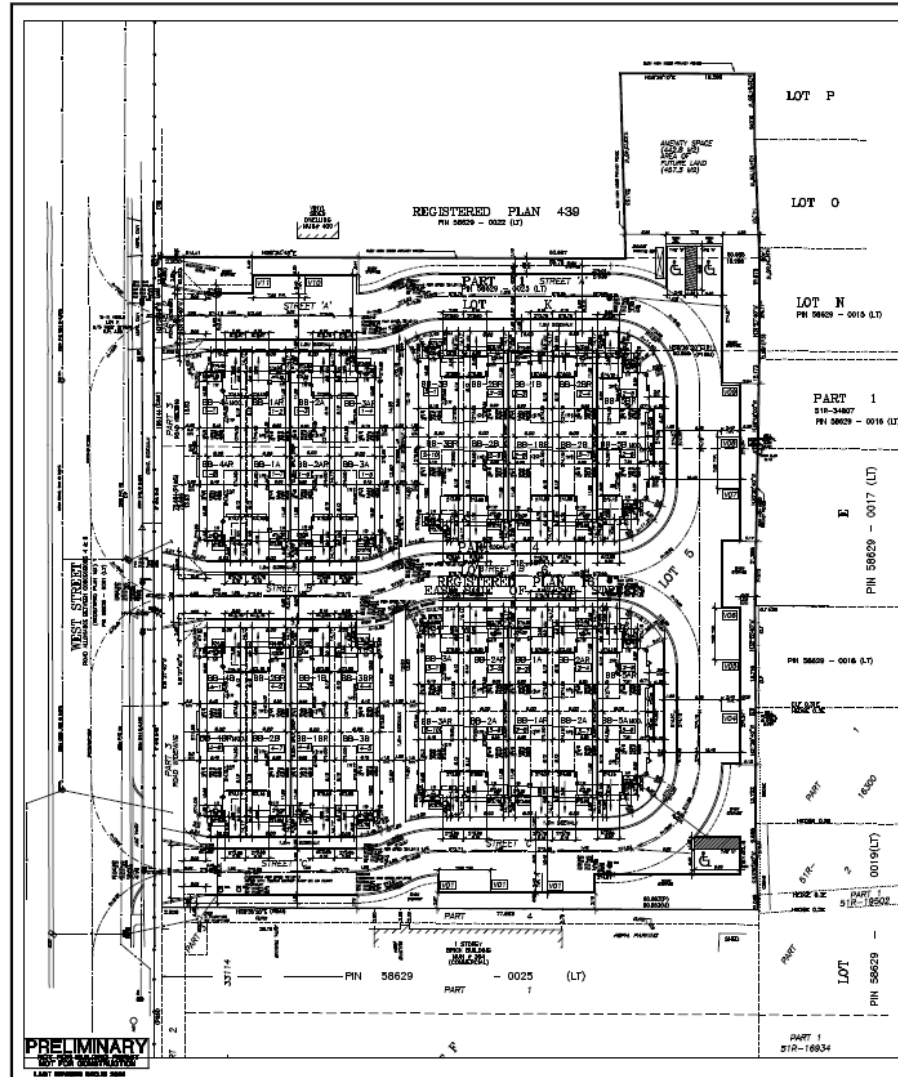
LOCATION MAP



APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

388 WEST STREET NORTH - PROPOSED SITE PLAN

PROPOSED SITE PLAN



SITE STATISTICS
BACK-TO-BACK TOWNHOUSE UNITS
 4-BR/3-1/2-BATH BACK-TO-BACK DWELLINGS WITH ROOF TOP TERRACE.
 36 TOTAL UNITS
 6.5A +/- 1780 SQ.FT. TO +/- 1900 SQ.FT.
 ZONE MATRIX

	R41 ZONE	PROPOSED
LOT AREA	6859.8M ² ± 457.3M ² = 7317.1M ²	
LOT COVERAGE (MAX.)	55% (OVERALL)	2556.2M ² (34.9%)
LANDSCAPED OPEN SPACE (MIN.)		2260.3M ² (30.8%)
LOT AREA (MIN.)	8500 PER UNIT	8500
LOT FRONTAGE (MIN.)	6.0M PER UNIT	6.0M
LOT COVERAGE (MAX.)	55% PER UNIT	51.7% PER UNIT (SITE SPECIFIC)
LANDSCAPED OPEN SPACE (MIN.)	30% PER UNIT	3.8% PER UNIT (SITE SPECIFIC)
FRONT YARD (MIN.)	2.5M	2.5M
REAR SIDE YARD (MIN.)	2.5M	2.5M
EXTERIOR SIDE YARD (MIN.)	2.5M	2.0M (SITE SPECIFIC)
REAR YARD (MIN.)	0.0M (SHARED MAIN HALL)	0.0M
BUILDING HEIGHT (MAX.)	11.0M	12.5M (TOP OF ROOF OF SECOND FLOOR) 14.5M (TOP OF BALCONY) 17.5M (TOP OF ROOF OF TERRACE) (SITE SPECIFIC)
NO. OF STANDARD PARKING SPACES	1.5 PER UNIT (54)	(1 DRIVEWAY SPACE + PRIVATE GARAGE SPACE PER UNIT)
NO. OF VISITOR PARKING SPACES	25% OF TOTAL REQUIRED	11 (DEDICATED SPACES) (SITE SPECIFIC)
NO. OF BARRIER FREE PARKING SPACES (13 TO 100)	ALL OF REQUIRED PARKING TO INCLUDE TYPE A AND TYPE B BARRIER-FREE PARKING SPACES (3)	(TYPE A BARRIER-FREE SPACE) (TYPE B BARRIER-FREE SPACE)
DIMENSIONS OF STANDARD PARKING SPACES	2.7M x 6.0M	2.7M x 6.0M
DIMENSIONS OF PARALLEL PARKING	2.4M x 7.0M	2.4M x 7.0M
BICYCLE PARKING	1 BICYCLE SPACE FOR EACH 10 MOTOR VEHICLE PARKING SPACES	6
WIDTH OF DRIVEWAY AT ROAD WHERE THE DRIVEWAY MEETS FUTURE ROAD WIDENING	7.5M (MIN.)	7.5M
LANDSCAPED BUFFER AREA (MIN. REQUIRED WIDTH)	2.0M ADJACENT TO SIDE AND REAR LOT LINES	1.0M (SOUTH LOT LINE) 0.5M (EAST LOT LINE) 2.0M (NORTH LOT LINE)
LANDSCAPED SCREENING STRIP (MIN. REQUIRED HEIGHT)	MAY BE IN FORM OF A FENCE OR HEDGE	2.0M
SCREEN STORAGE AREA (MIN.)	ALL AREA EQUIVALENT TO 2% OF TOTAL APPLICABLE AREAS ON SITE	464.2M ² (15.8%)
AMENITY AREA	TABLE 7.2 SUB 6 (f) COMMON OUTDOOR AMENITY AREAS ARE REQUIRED FOR TOWNHOUSES THAT ARE PART OF A PRIVATE COMPLEX.	442.8M ²
DRIVEWAY/PARKING AREA (MAX.)	SHALL NOT COVER MORE THAN ONE (1) PERCENT (1%)	21.7% (SITE SPECIFIC)

NOTE: ROAD WIDENING HAS BEEN TAKEN OUT OF THE LOT AS PER SURVEY AND OVERALL NUMBERS ARE BASED ON THE ASSUMPTION OF FUTURE LAND ACQUISITION. THEREFORE ALL INFORMATION IN THE ZONING MATRIX IS LESS THE ROAD WIDENING, BUT WITH THE ADDITION OF THE FUTURE LAND ACQUISITION.

		BLOCK 1									
		1-1	1-2	1-3	1-4	1-5	1-6	1-7	1-8	1-9	1-10
ZONE MATRIX		1-1	1-2	1-3	1-4	1-5	1-6	1-7	1-8	1-9	1-10
MODE TYPE		2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2
LOT AREA (M ²)		1124	1124	1124	1124	1124	1124	1124	1124	1124	1124
LOT FRONTAGE (M)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
LOT COVERAGE (%)		25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
LANDSCAPED OPEN SPACE (M ²)		281	281	281	281	281	281	281	281	281	281
FRONT YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
REAR SIDE YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
EXTERIOR SIDE YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
BUILDING HEIGHT (M) (OVERALL)		11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0

		BLOCK 2									
		2-1	2-2	2-3	2-4	2-5	2-6	2-7	2-8	2-9	2-10
ZONE MATRIX		2-1	2-2	2-3	2-4	2-5	2-6	2-7	2-8	2-9	2-10
MODE TYPE		2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2
LOT AREA (M ²)		1124	1124	1124	1124	1124	1124	1124	1124	1124	1124
LOT FRONTAGE (M)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
LOT COVERAGE (%)		25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
LANDSCAPED OPEN SPACE (M ²)		281	281	281	281	281	281	281	281	281	281
FRONT YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
REAR SIDE YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
EXTERIOR SIDE YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
BUILDING HEIGHT (M) (OVERALL)		11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0

		BLOCK 3									
		3-1	3-2	3-3	3-4	3-5	3-6	3-7	3-8	3-9	3-10
ZONE MATRIX		3-1	3-2	3-3	3-4	3-5	3-6	3-7	3-8	3-9	3-10
MODE TYPE		2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2
LOT AREA (M ²)		1124	1124	1124	1124	1124	1124	1124	1124	1124	1124
LOT FRONTAGE (M)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
LOT COVERAGE (%)		25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
LANDSCAPED OPEN SPACE (M ²)		281	281	281	281	281	281	281	281	281	281
FRONT YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
REAR SIDE YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
EXTERIOR SIDE YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
BUILDING HEIGHT (M) (OVERALL)		11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0

		BLOCK 4									
		4-1	4-2	4-3	4-4	4-5	4-6	4-7	4-8	4-9	4-10
ZONE MATRIX		4-1	4-2	4-3	4-4	4-5	4-6	4-7	4-8	4-9	4-10
MODE TYPE		2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2	2B-2
LOT AREA (M ²)		1124	1124	1124	1124	1124	1124	1124	1124	1124	1124
LOT FRONTAGE (M)		6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
LOT COVERAGE (%)		25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
LANDSCAPED OPEN SPACE (M ²)		281	281	281	281	281	281	281	281	281	281
FRONT YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
REAR SIDE YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
EXTERIOR SIDE YARD (M)		2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
BUILDING HEIGHT (M) (OVERALL)		11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0

AMERCAD

CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS ON THE JOB BEFORE PROCEEDING WITH WORK.

LOWER APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION.

ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF AMERCAD & ASSOCIATES INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

REVISIONS HOW TO BE SHOWN:

NO.	DATE	DESCRIPTION

2. (12.1.21) PERMITTED PER THE SERVICES
 1. (11.18.21) SITE GRADEN
 NO. DATE DESCRIPTION

REVISIONS

0° 00' 00" N

AMERCAD & ASSOCIATES INC.

Landen Homes

ONTARIO

3-STORY BACK-TO-BACK TOWNHOUSES

SITE PLAN
 388 WEST STREET NORTH

DRAWN BY: DATE: MPR. 2021
 CHECKED BY: DATE:
 SCALE: FILE: 3000-16-SITE
 1:500

PROJECT NO.: 2020-16 DRAWING NO.: SP-1