



August 17, 2022

Sent via Email

Ali Chapple, MCIP, RPP
Senior Planner
Development Services and Engineering Department
City of Orillia

RE: 600 Sundial Drive
Phase 2 and Phase 3 Development Proposal
Overview of Responses to Public Information Meeting

Ms. Chapple,

MORGAN Planning & Development Inc. (MP&D) coordinated a Public Information Meeting on behalf of the owner of 600 Sundial Drive (*Sundial Phases 2 and 3*). The meeting was held on Wednesday April 20, 2022. The purpose of the meeting was to review the development proposal and explain the purpose of the concurrent Official Plan Amendment and Zoning By-law Amendment applications.

During the meeting several questions and comments were raised by members of the public. The questions and comments are summarized within the attached Public Comments Tracking Chart. Included within the Public Comments Tracking Chart are responses to each of the questions and comments.

We note that follow up meeting was held with City staff on May 6, 2022. During this meeting, a number of items were brought forward by staff for consideration and confirmation by the development team.

Additionally, a modification to the submission was discussed to support future severance of the Phase 1-2 lands from the Phase 3 lands. A summary of these items and our responses are outlined below:

1. Proposed Modification to OPA and ZBA Submission to permit a potential future severance of Phases 1 & 2 lands from Phase 3.

Upon review of the City of Orillia Official Plan, it has been determined that the Official Plan Amendment application would require an additional notwithstanding clause to be added (proposed additional text in bold):

'Section 3.3.6.2 (c)

Special Exception Policy for lands legally described as Part of Lot 3 and 4, Concession 6, City of Orillia, County of Simcoe and known municipally as 600 Sundial Drive.

Notwithstanding Official Plan Section 3.3.6.4 (c), one (1) twelve (12) storey building and one (1) fourteen (14) storey building shall be permitted.

Notwithstanding Official Plan Sections 3.3.3.16 and 3.3.6.4(f) parking shall be permitted in the front yard.

Notwithstanding Official Plan Section 7.1.12.1.(a).(iv), access to the proposed severed lot will be provided via an access easement.

2. Parking Structure and Elevations

During the meeting with City staff, it was requested that additional information be provided regarding the proposed parking structures and the visual impact of those structures from Laclie Street.

As requested, we have included the existing elevation drawings submitted with the applications. Additionally, we have requested that additional elevations for the Phase 2 parking structure be completed. MP&D will provide these updated elevations to City staff as soon as they are completed.

3. Local Convenience within Proposed Development

During the meeting with City staff, an inquiry was made regarding the potential opportunity for small scale local convenience to be provided within the proposed development.

MP&D have discussed this with the owner/operator, who has indicated that the development does not propose any local convenience. This decision has been reached for the following reasons:

- The proposed Phase 2 building will have access to the existing kitchen/ meal plan as well as cleaning services that are provided currently within Phase 1 (Sundial Residence);
- It is anticipated that the majority of future residents of the Phase 3 building will access the property by vehicle, given the nature of the location of the subject lands; and,
- There is access to a bus route at the corner of Laclie and Hughes Road. Walkways will be maintained and provided to ensure pedestrian access to

municipal sidewalks in order to access public transit to local services and facilities.

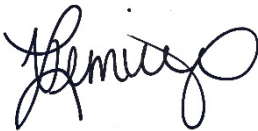
4. Neighbourhood Compatibility Study

A section has been added to the Planning Justification Report entitled 'Opinion of Land Use Compatibility'.

We trust that the information provided in this summary, together with the Public Comments Tracking Chart and the updated Planning Justification Report will now enable planning staff to schedule the statutory public meeting.

Please do not hesitate to reach out to our office for any additional information or clarification on the items within this submission.

Respectfully submitted,
MORGAN Planning & Development Inc.



Victoria Lemieux, MCIP RPP
Senior Planner



Josh Morgan, RPP
Principal Planner

cc. Anna Dankewich