

**CITY OF ORILLIA
NOTICE OF PUBLIC MEETING
RE: OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the City of Orillia deemed the following applications to amend the City's Official Plan and Zoning By-law 2014-44 "Complete" applications under Subsections 22 and 34 of the *Planning Act* on the 25th day of February 2022.

TAKE NOTICE that the Council of the Corporation of the City of Orillia will hold a Public Meeting (in person) on **December 7th, 2022 at 2:30pm**, or as soon thereafter as the matter can be dealt with, in the Council Chamber, Orillia City Centre, 50 Andrew Street South, to consider the following Applications:

Owner	2440536 Ontario Inc.
Agent	MORGAN Planning and Development
Application No.(s)	D09-206 and D14-907
Subject Property	600 Sundial Drive

The subject property is designated "Living Area – Intensification Area" in the City's Official Plan and is currently zoned "Mixed Use Intensification Exception One" (C4i-1) and "Mixed Use Intensification Exception Six" (C4i- 6) under the City's Zoning By-law 2014-44, as amended.

PURPOSE AND EFFECT:

The purpose of the proposed Official Plan Amendment is to permit an increase in maximum permitted height and to permit a severed lot to be created which does not have direct access from an improved public road. The purpose of the Zoning By-law Amendment is to recognize an increase in maximum permitted height and permit a reduction in the required parking standards.

The effect of the amendments will permit the development of two (2) new Apartment Dwellings on the Phase 2 and 3 portions of the subject lands with heights of twelve (12) storeys and fourteen (14) storeys, respectively with an associated reduction in required parking standards.

PROPOSAL:

It is proposed that on the Phase 2 lands a single twelve (12) storey Apartment Dwelling be constructed with 146 units focused on seniors living and attached to the existing retirement home via the two (2) storey amenity building. The Phase 2 development will include 146 parking spaces (associated parking areas include enclosed parking and unenclosed parking spaces). This portion of the development includes one loading space and shared amenity areas.

The Phase 3 lands would consist of a new single fourteen (14) storey Apartment Dwelling, with 132 residential units and not proposed to be attached to the other buildings on site. The Phase 3 development will provide 165 parking spaces (associated parking areas include enclosed parking and unenclosed parking spaces). This portion of the development includes one loading space and associated indoor and outdoor amenity areas.

Access will be provided from the existing Sundial Drive entrance and a new entrance to be constructed from Lacie Street.

RELATED APPLICATIONS:

Approval of these applications will require additional application for Site Plan Approval (not yet filed with the City).

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 Ali Chapple, Senior Planner, at achapple@orillia.ca or Anna Dankewich, Intermediate Planner at adankewich@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 Number D09-206 and D14-907.

PLEASE NOTE that this Public Meeting will be held in person. Please contact members of the Planning Division prior to the meeting date with any questions regarding the proposal. Written submissions from any party may be forwarded by email to achapple@orillia.ca or adankewich@orillia.ca or dropped off in the drop slot outside of City Hall, 50 Andrew Street South, Orillia, clearly marked regarding “600 Sundial Drive – Public Meeting – Planning Division”.

ORAL AND WRITTEN SUBMISSIONS – APPEAL:

LOCATION MAP

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 Local Planning Appeal 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 Local Planning Appeal 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: November 10, 2022

**APPLICATION FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT D09- 206 AND D14-907
600 SUNDIAL DRIVE
PROPOSED SITE PLAN AND ELEVATIONS**

