

Planning & Development Committee

January 4, 2022

Site Plan Control Application

SP1-21-DN (D. Namisniak)

MHBC Planning c/o D. Aston

Losani Homes (Paris) Ltd

1067 Rest Acres Road (Riverview Highlands (Simply Grand II))

BLOCK 33 (2M-1968)



PLANNING & DEVELOPMENT COMMITTEE

| | |
|--------------------------|---|
| Application No: | SP1-21-DN (D. Namisniak) |
| Report No: | PA-21-342 |
| Application Type: | Site Plan Control Application |
| Location: | 1067 Rest Acres Road (Riverview Highlands (Simply Grand II)) BLOCK 33 (2M-1968) |
| Agent: | MHBC Planning c/o D. Aston |
| Applicant: | Losani Homes (Paris) Ltd |

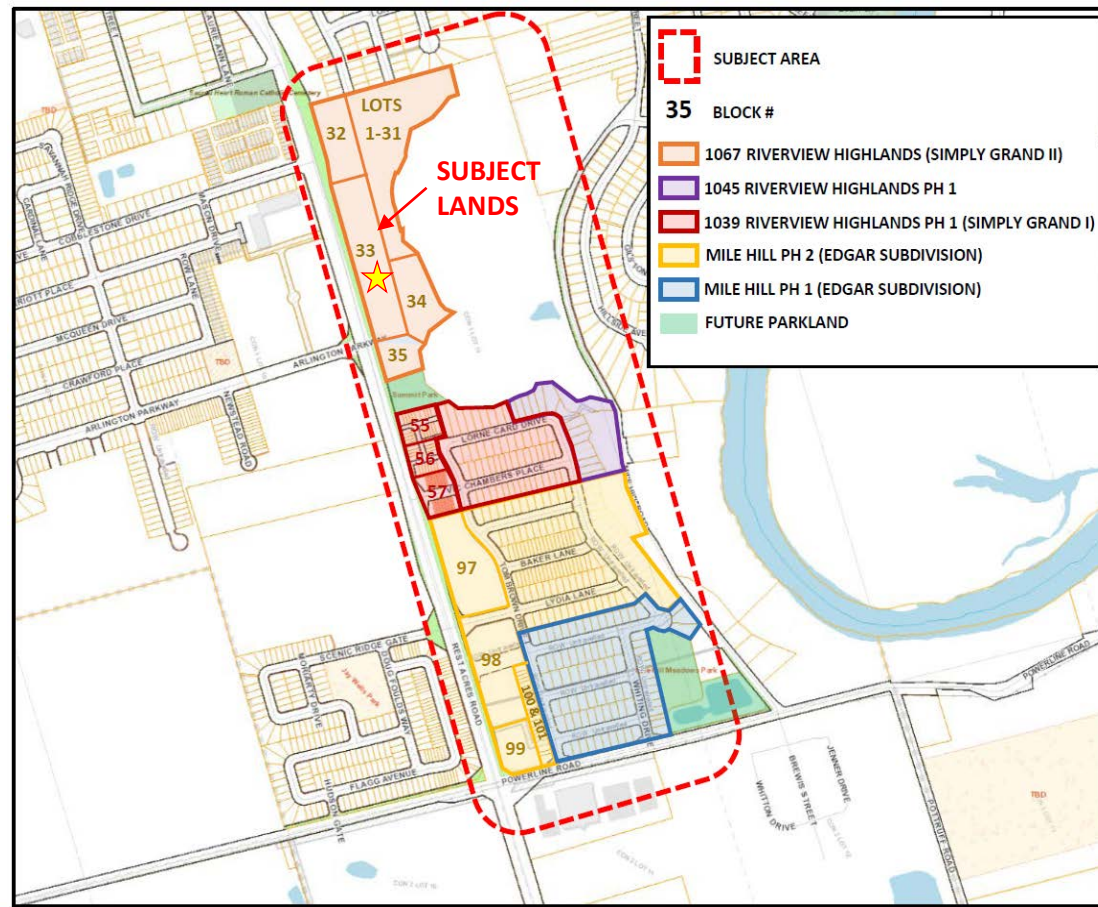


Staff Recommendation:

THAT the Site Plan Control Application **SP1-21-DN** proposing to develop the subject lands with a common element condominium consisting of 102 residential rowhouse units as presented, **BE APPROVED.**

Purpose / Background

- Presentation of a staff recommendation associated with development of **Block 33** (2M-1968) Riverview Highlands (Simply Grand II) via Site Plan Control Application **SP1-21-DN**
- At the direction of the Policy and Strategic Initiatives Committee provided on November 9, 2021 and endorsed by Council on November 23, 2021, requesting that Site Plan Approval for Blocks 32, 33, 34, 35, 97, 98, 99 in the Mile Hill Phase 2 Subdivision be “bumped up” for Council’s consideration.



Property Location / Existing Conditions

Total

Frontage: 300 metres (Rest Acres & Court Drive)

Area: 1.96 hectares (4.8 acres)

Surrounding Land Uses:

North:

- Existing & Future Residential (*Court Dr. & Duagarrrd Ave*)

South:

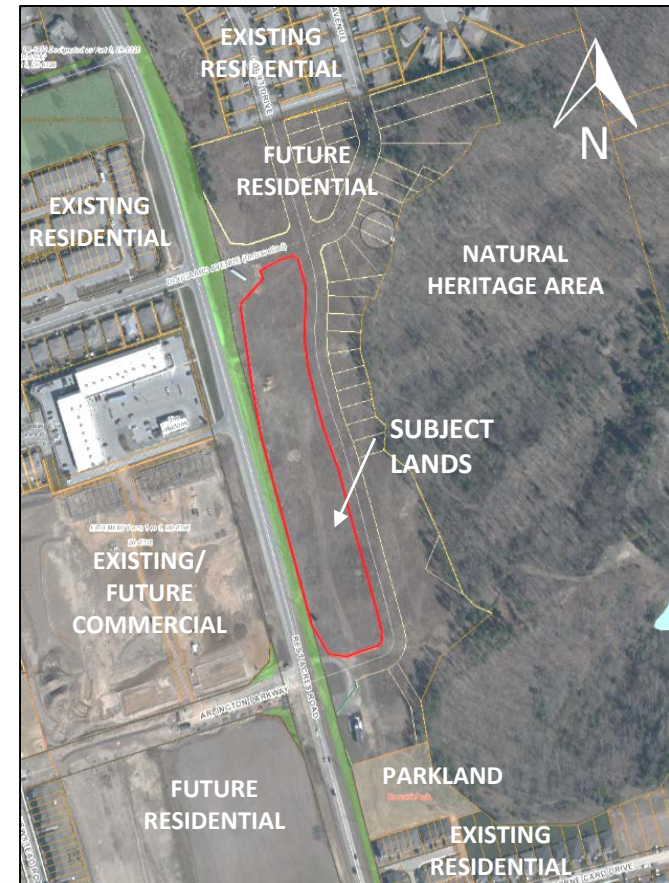
- Existing & Future Residential (*Tom Brown Dr. & Vic Chambers Pl.*)
- Future Commercial / Residential (*Blocks 34 & 35*)
- Parkland (*Summit Park*)

East:

- Future Residential / Natural Heritage Area (*Private Property / Mile Hill Rd*)

West:

Existing Commercial / Existing & Future Residential (Arlington Commons, Arlington Parkway, Cobblestone Dr.)



Current Official Plan (2012)

Primary Urban Settlement Area: Paris

Current Land use Designation: Urban Residential

Intent:

- Accommodate safe and well-designed neighbourhoods and to contribute to the creation of complete communities.

Permitted Uses:

- Variety of residential housing types and supportive neighbourhood commercial uses, in the form of low, medium or high density development



Zoning By-Law 61-16 (2016)

Current Zoning: Residential Multiple Second Density (RM2-31)

Permitted Uses:

- Dwelling - Fourplex, Rowhouse, Stacked townhouse, Street fronting townhouse

Site Specific Provisions:

- Lot Area, Front Yard Depth, Exterior Side Yard Depth, Interior Side Yard, Rear Yard, Lot Coverage, Building Height

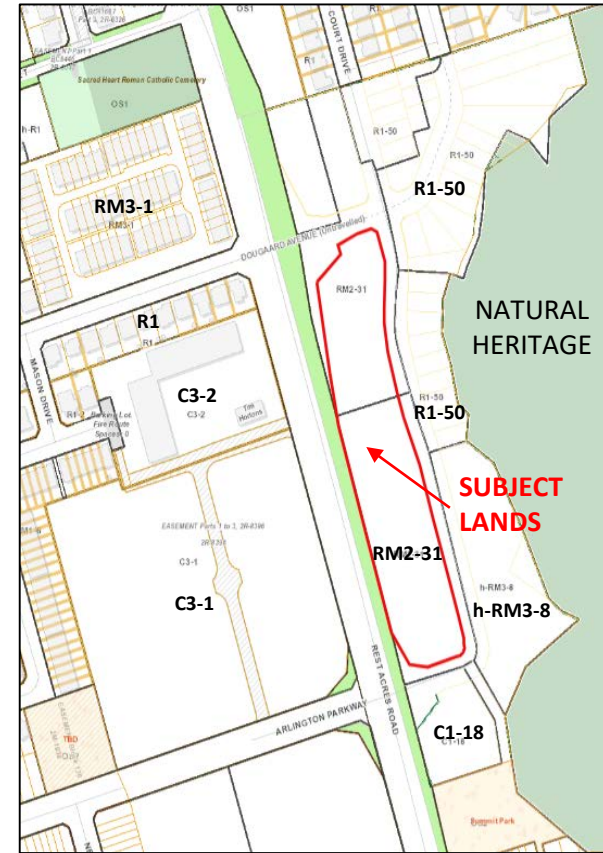
Additional Provisions:

- Zoning requirements such as setbacks and coverage to be assessed using external lot lines, viewing the lot as a whole.

**All other requirements of By-law shall apply.*

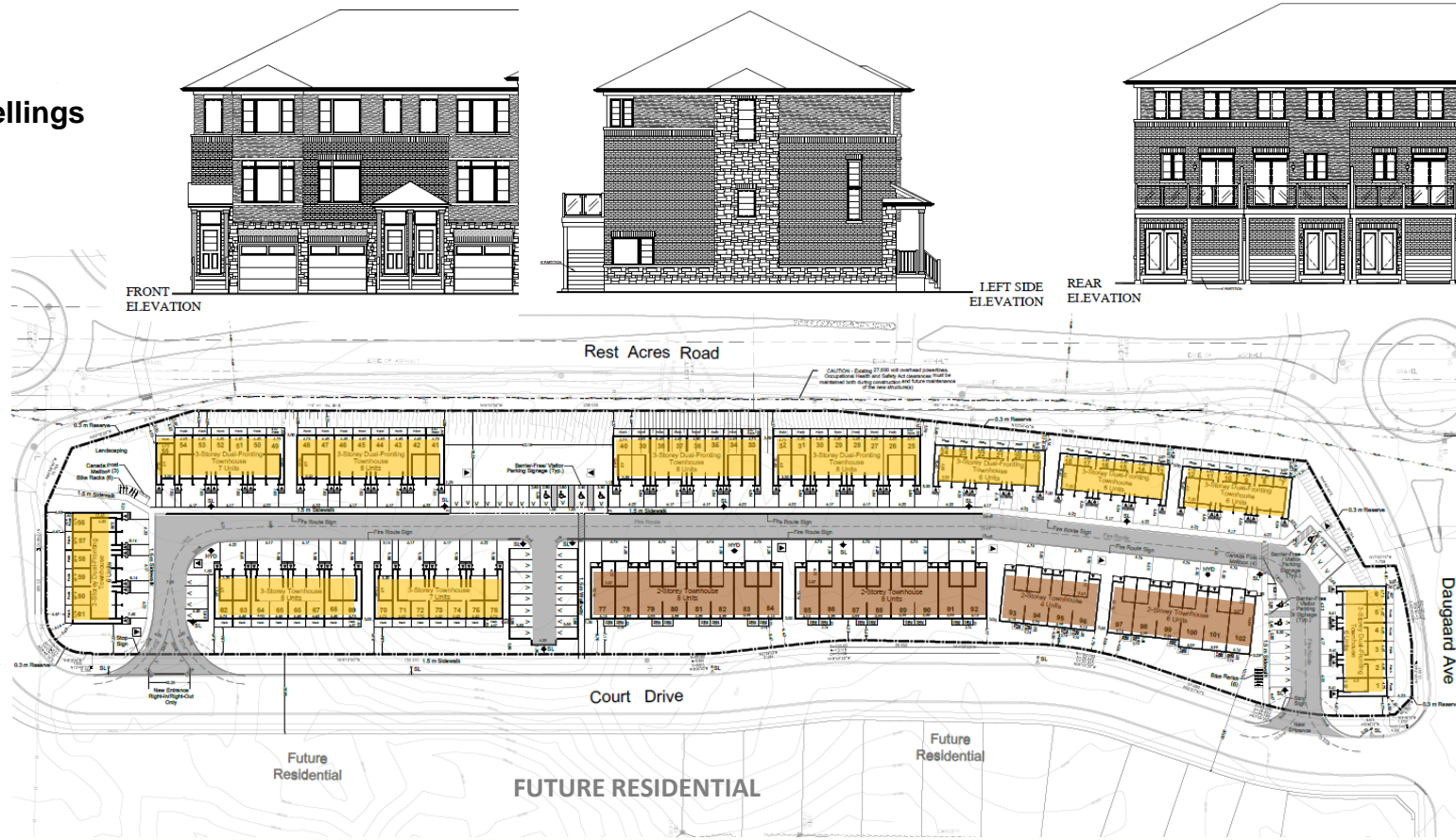
Parking Requirements:

- *2 spaces/unit + 0.35 visitor spaces/unit + barrier free*



Proposal

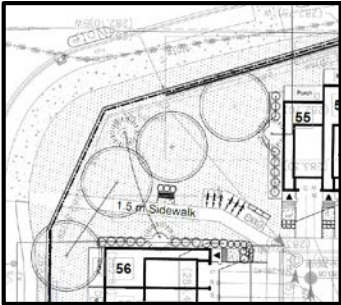
- 102 Rowhouse Dwellings
- 2 & 3 Storeys
- Private Road



Proposal

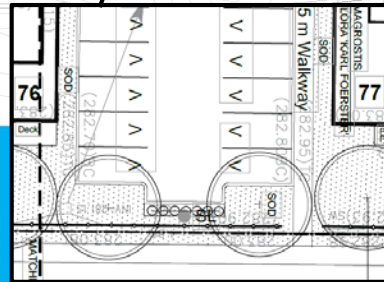
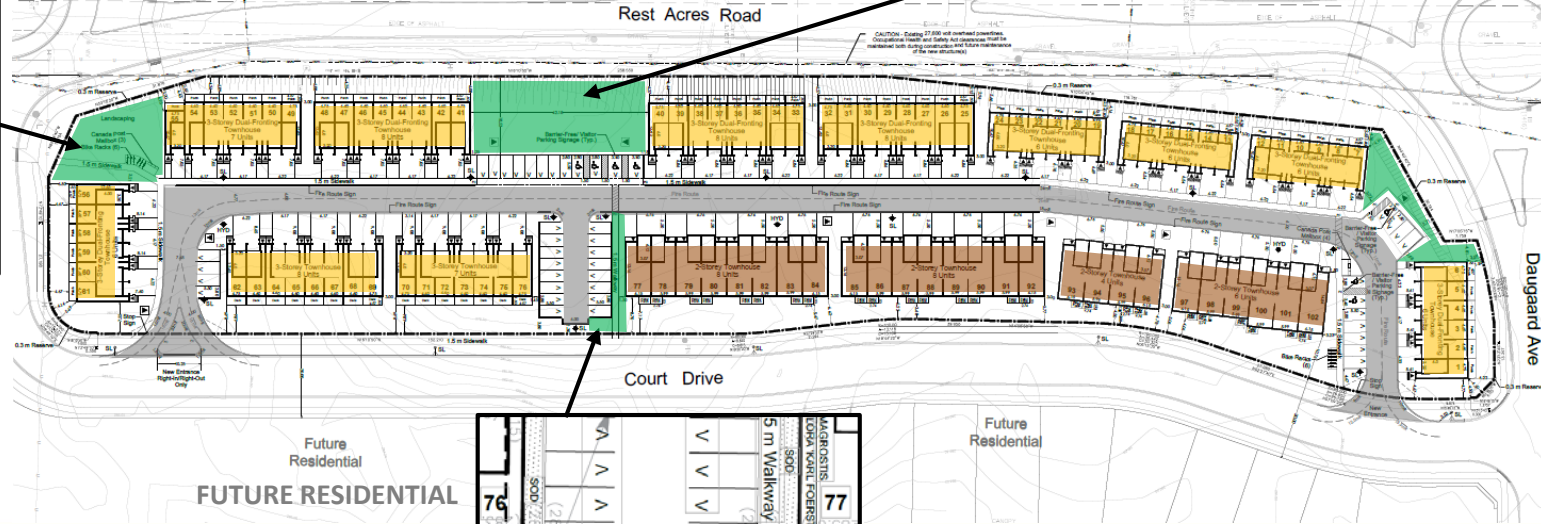
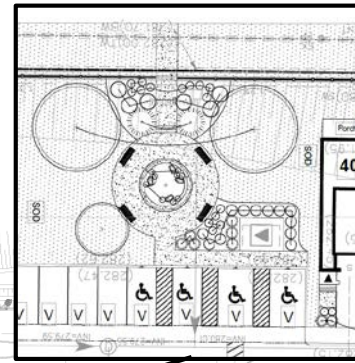
- Open Space / Amenity Areas

- Landscape Areas
- Benches
- Bike Racks
- Community Mail Box



- 3 Storey Units
- 2 Storey Units
- Open Space

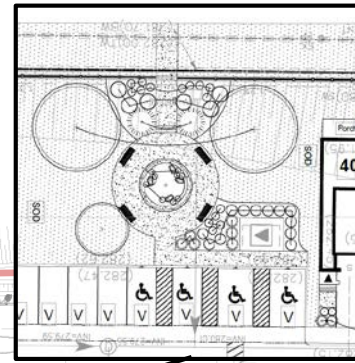
EXISTING / FUTURE COMMERCIAL
(ARLINGTON COMMONS)



Proposal

- Pedestrian Connectivity

EXISTING / FUTURE COMMERCIAL
(ARLINGTON COMMONS)



Rest Acres Road

Court Drive

FUTURE RESIDENTIAL

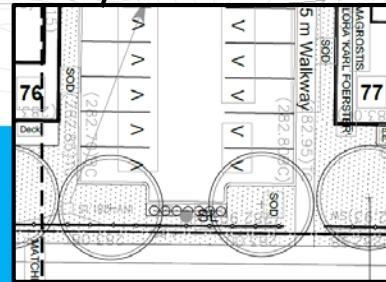
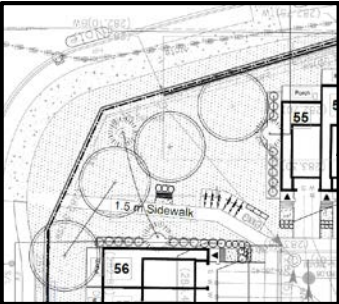
Future Residential

Future Residential

Daugard Ave

Existing Residential

Commercial



3 Storey Units

2 Storey Units

Open Space

Internal Pedestrian Connections

External Pedestrian Connections

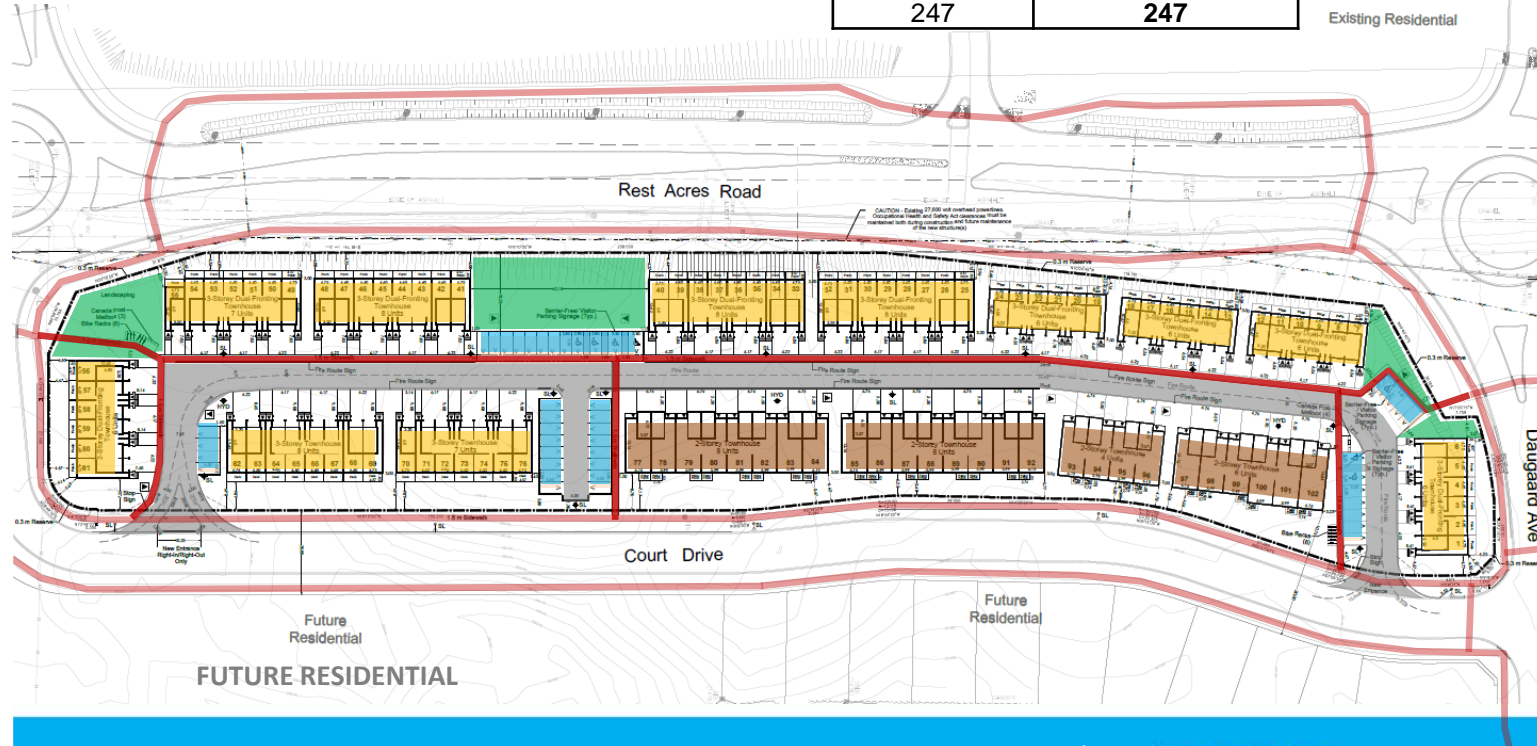


COUNTY OF
Brant Simply Grand

Proposal

- Parking

| Parking Requirements | | | |
|----------------------|---------------------------------|-----------|----------|
| Type | Zoning By-Law 61-16) | Required | Provided |
| Private | 2 spaces/unit (102 units x 2) | 204 | 204 |
| Visitor | + 0.35 spaces/unit (102 x 0.35) | 35.7 (36) | 36 |
| Barrier Free | 2% +2 spaces (240 x 0.02 +2) | 6.8 (7) | 7 |
| | | 247 | 247 |



3 Storey Units

2 Storey Units

Open Space

Visitor Parking

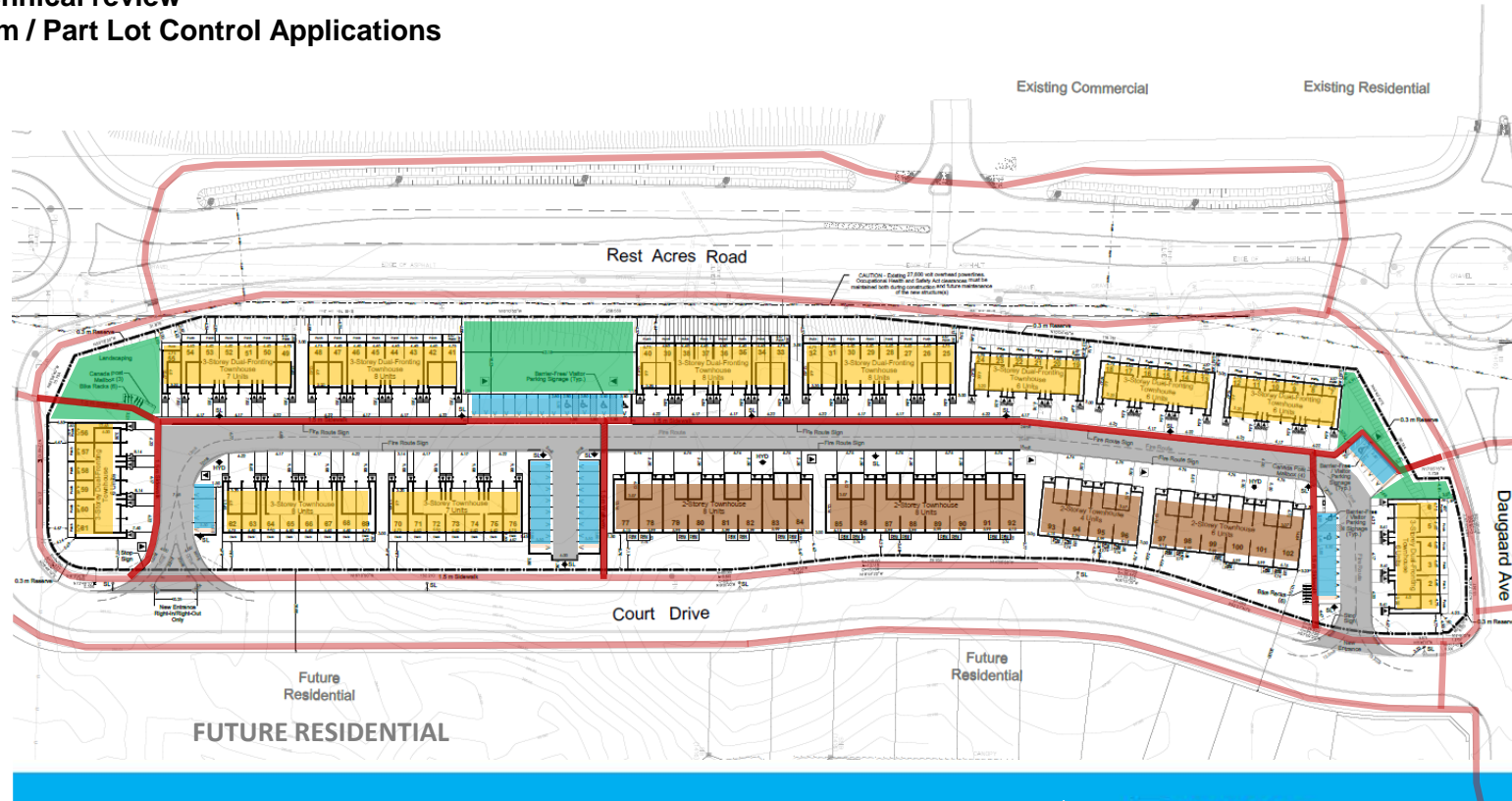
Internal Pedestrian Connections

External Pedestrian Connections



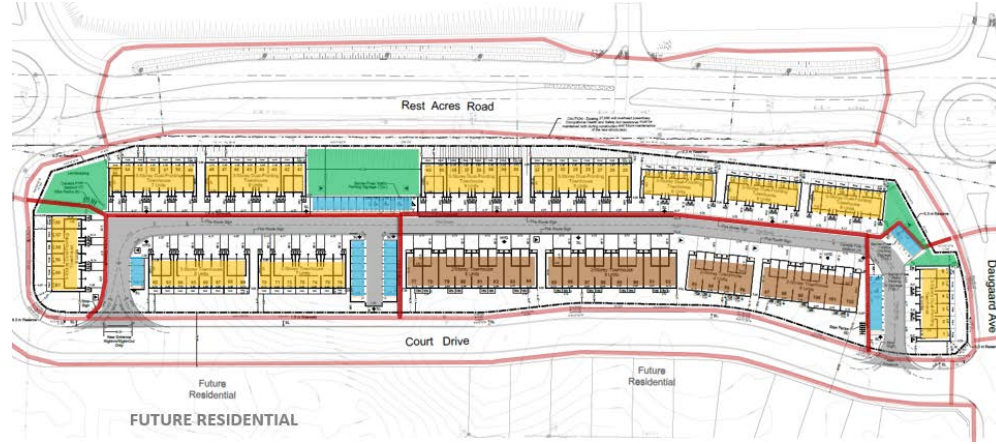
Proposal

- Internal/ external technical review
- Plan of Condominium / Part Lot Control Applications



Questions?

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