

# Planning & Development Committee

September 6, 2022

## Site Plan Control Application

**SP14-21-DN (D. Namisniak)**

MHBC Planning c/o D. Aston

Losani Homes (Paris) Ltd

Mile Hill Phase II – Edgar Subdivision

BLOCK 97 (2M-1956)



# PLANNING & DEVELOPMENT COMMITTEE



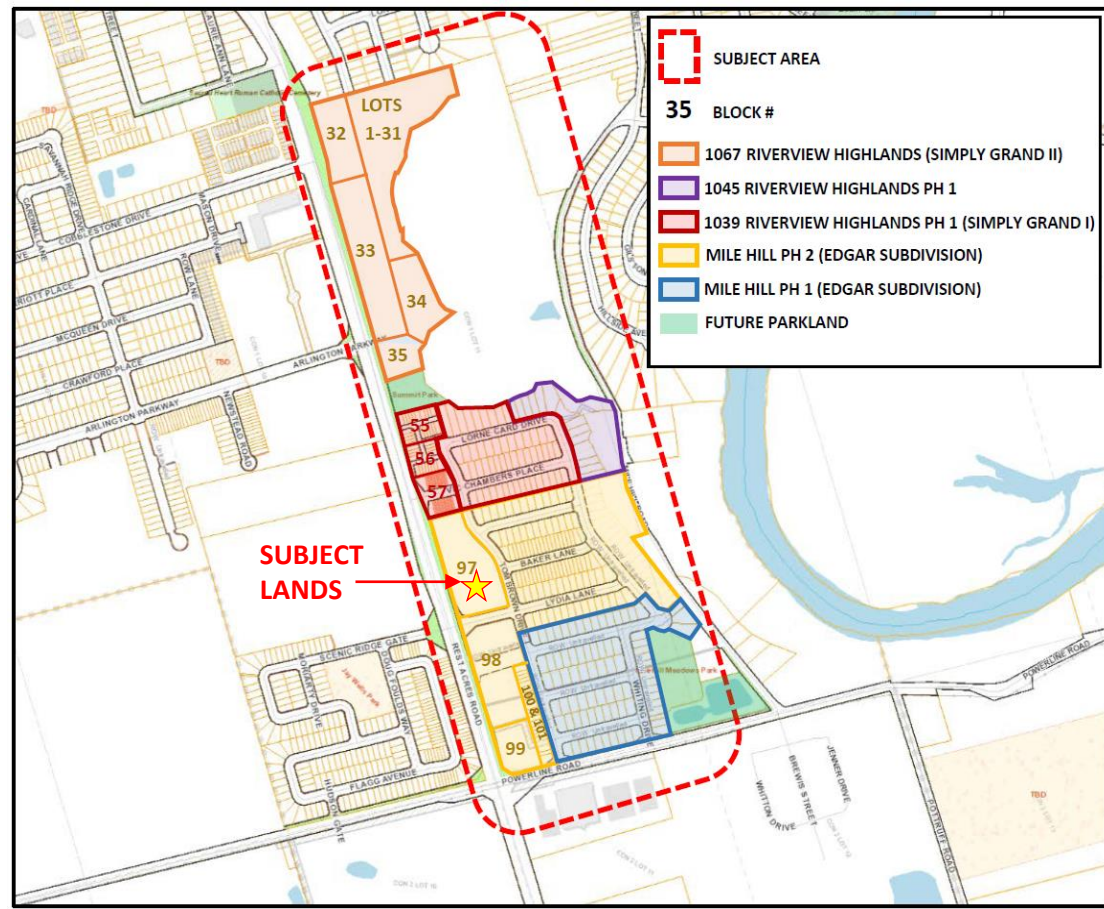
<b>Application No:</b>	<b>SP14-21-DN (D. Namisniak)</b>
<b>Report No:</b>	RPT-21-324
<b>Application Type:</b>	Site Plan Control Application
<b>Location:</b>	Mile Hill Phase II – Edgar Subdivision BLOCK 97 (2M-1956)
<b>Agent:</b>	MHBC Planning c/o D. Aston
<b>Applicant:</b>	Losani Homes (Paris) Ltd

## Staff Recommendation:

THAT the Site Plan Control Application **SP14-21-DN** proposing to develop the subject lands with a common element condominium consisting of 101 3-storey residential row-house units, **BE APPROVED.**

# Purpose / Background

- Presentation of a staff recommendation associated with development of **Block 97** (2M-1956) Mile Hill Phase II – Edgar Subdivision via Site Plan Control Application **SP14-21-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:** 200 metres (305 feet) (Rest Acres & Tom Brown Drive)

**Depth:** 98 metres (230 feet)

**Area:** 1.76 hectares (4.43 acres)

## Surrounding Land Uses:

### **North:**

- Existing Residential (*Vic Chambers Place*)

### **South:**

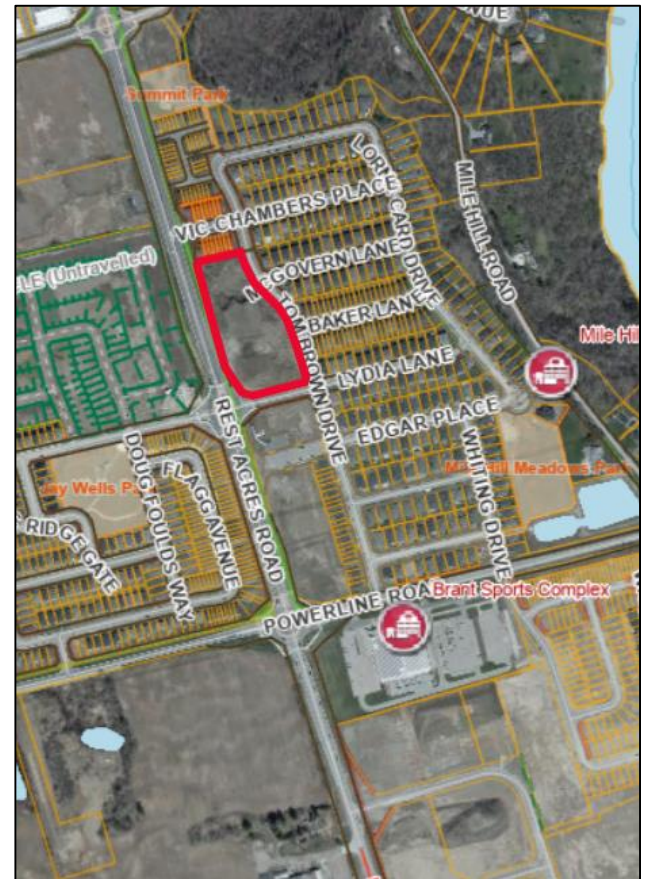
- Existing & Future Residential (*Tom Brown Dr. & Lydia Drive*)
- Future Commercial / Residential (*Blocks 98 & 99*)

### **East:**

- Existing Residential

### **West:**

- Existing Future Residential (*Arlington Parkway & Scenic Ridge*)



# Current Official Plan (2012)

**Primary Urban Settlement Area:** Paris

**Current Land use Designation:** Mixed Use/ 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 (RM2-29)

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 + 0.25 visitor spaces/unit + barrier free*





# Proposal: Key Themes



FRONT ELEVATION



REAR ELEVATION

- 101 Rowhouse Dwellings
  - 3 Storeys
  - Private Road
-  3 Storey Units
-  Private Roadway




# Proposal: Key Themes

## - Open Space / Amenity Areas

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

 3 Storey Units

 Private Roadway

 Open Space

REST ACRES ROAD

Proposed Property, 2014  
Site located near West 1st and  
15th Street. The site is a residential  
block at Project.

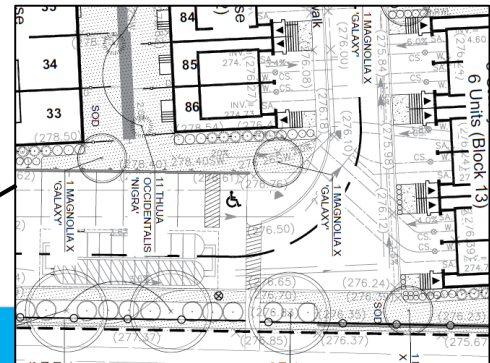
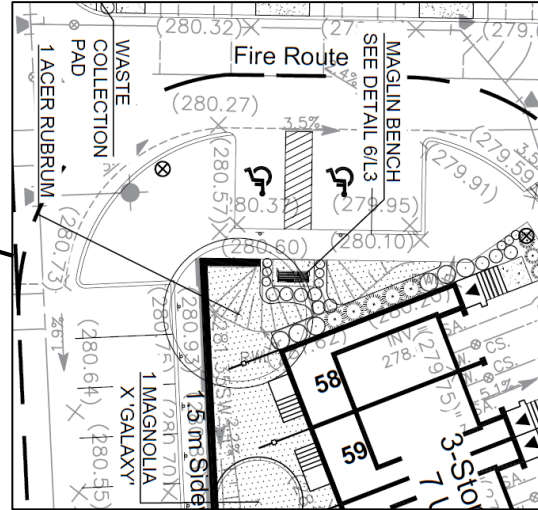
0.3m Reserve

McC

TOM BROWN DRIVE

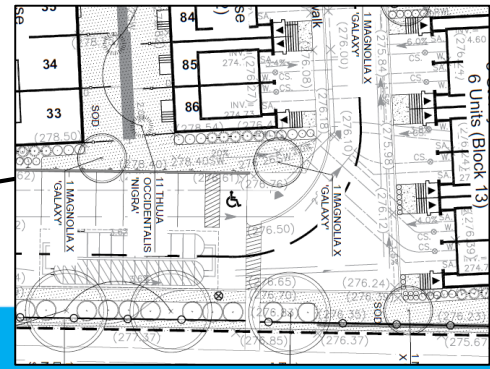
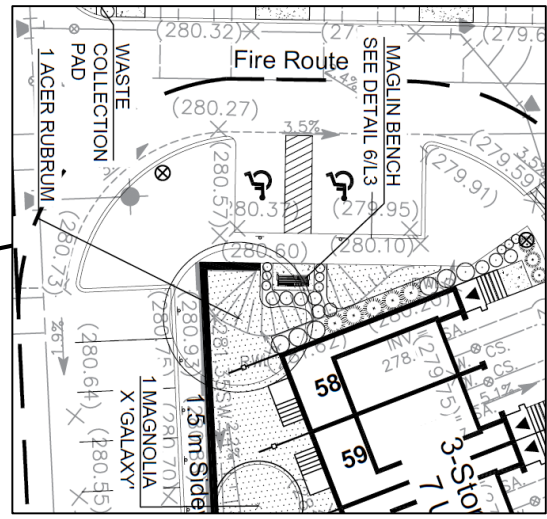
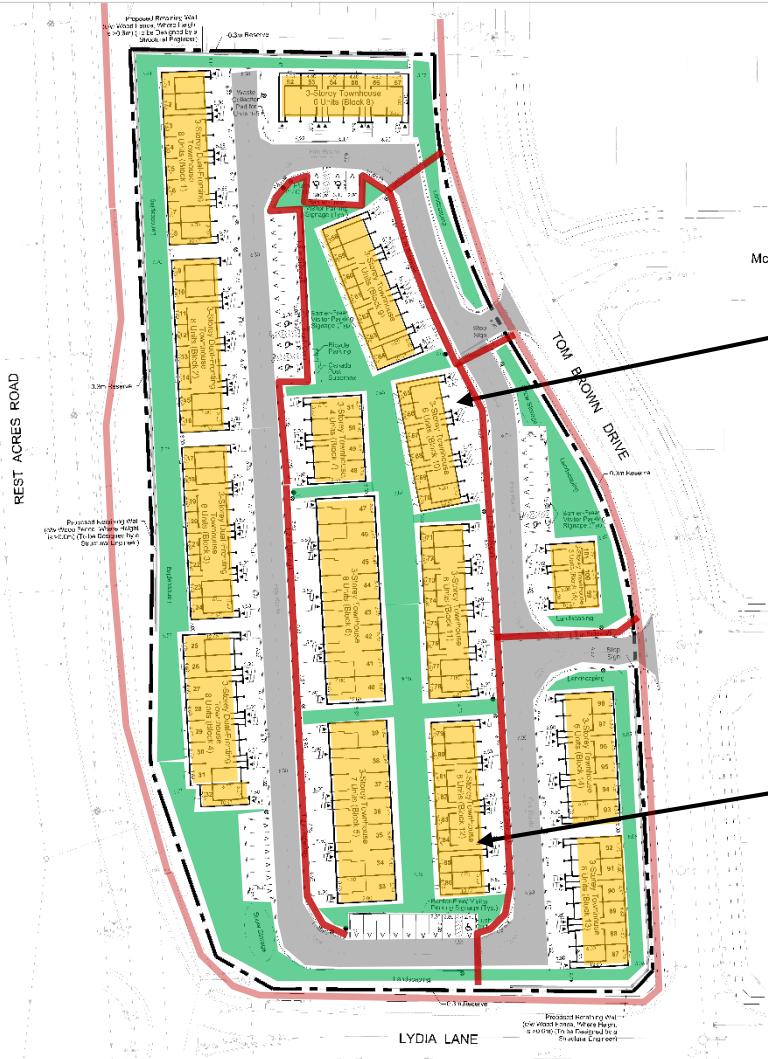
LYDIA LANE

Proposed hierarchy and  
Site visited on 10/10/14. All use Plans,  
to include the use of the  
Private Street






# Proposal: Key Themes





## - Pedestrian Connectivity

 3 Storey Units

 Private Road

 Open Space

 Internal Pedestrian Connections







 External Pedestrian Connections

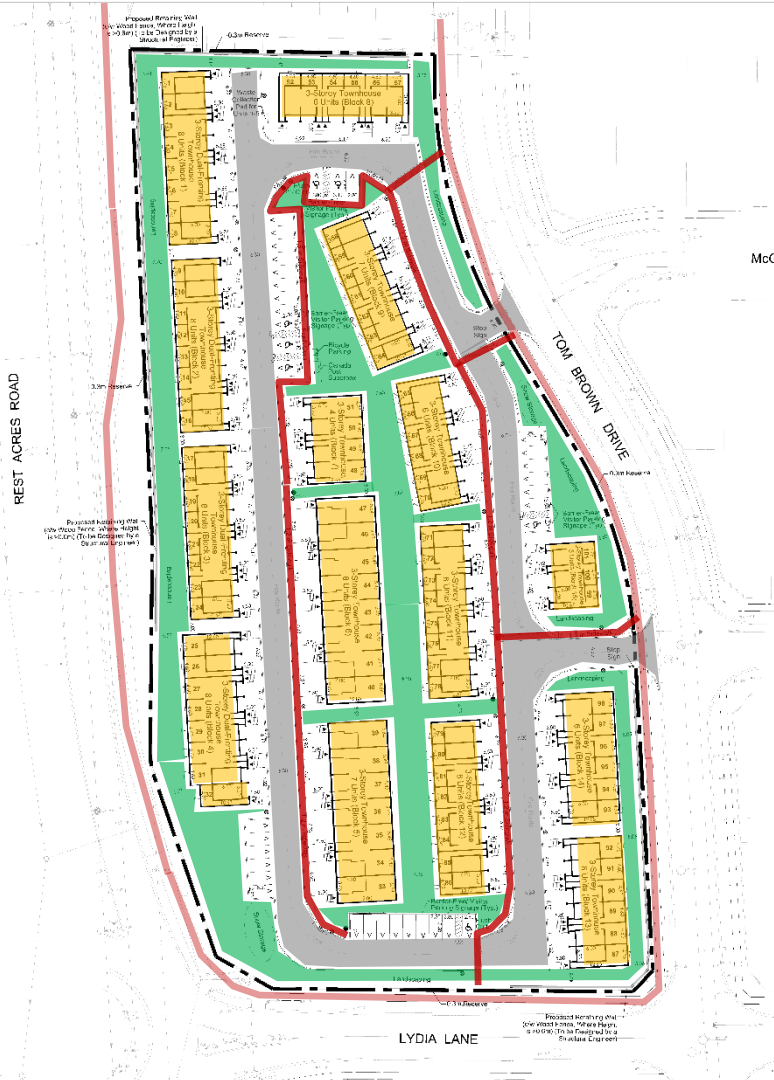


# Proposal: Key Themes

Parking Requirements			
Type	Zoning By-Law 61-16)	Required	Provided
Private	<b>2 spaces/unit</b> (101 units x 2)	202	<b>202</b>
Visitor	<b>+ 0.25 spaces/unit</b> (202 x 0.25)	25.2 (26)	<b>29</b>
Barrier Free	<b>+2% +2 of req.</b> (228 x 0.02 +2)	6.5 (7)	<b>7</b>
		235	<b>238</b>

## - Parking







-  3 Storey Units
-  Private Road
-  Open Space
-  Visitor Parking
-  Internal Pedestrian Connections
-  External Pedestrian Connections



# Proposal: Next Steps

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



-  3 Storey Units
-  Private Road
-  Open Space
-  Visitor Parking
-  Internal Pedestrian Connections
-  External Pedestrian Connections

# Questions?

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