

Public Meeting

July 29, 2024

Applications by Sunray Living Inc.

Proposed Official Plan Amendment (Town File: OP00324)
and Zoning By-law Amendment (Town File: Z00524)

Related Application: Draft Plan of Subdivision (Town File:
PS00224)



Overview

- Purpose of Public Meeting
- Planning application process
- Introduce the applications
- Present the subject lands and proposed development



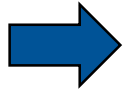
Purpose of Public Meeting

- A Public Meeting is required under the *Planning Act* for Official Plan Amendment and Zoning By-law Amendment Applications (related application: Draft Plan of Subdivision)
- Town staff are introducing the applicant's proposal to Council and the general public
- The purpose of the Public Meeting is to provide an opportunity to the public for sharing written comments and making oral submissions to Council



Planning Application Process

We are
Here



- Application Received
- Application Deemed Complete
- Notice of Complete Application and Public Meeting Circulated
- Public Meeting
- Staff and Agency Review
- Staff Recommendation to Council
- Council Decision
- Appeal Period



Proposal Overview

The proposed Official Plan Amendment, Zoning By-law Amendment and associated Draft Plan of Subdivision applications are to facilitate a residential development consisting of:

- **42 semi-detached dwelling units;**
- **322 townhouse/back-to-back townhouse dwelling units** (consisting of 154 3-storey back-to-back townhouse dwelling units, 78 3-storey standard townhouse dwelling units and 90 2-storey standard townhouse dwelling units);
- **146 apartment dwelling units** (two 6-storey apartment buildings, each consisting of 73 units);
- 1 public park block;
- 1 stormwater management pond block;
- 1 stormwater management channel block;
- 1 common element block (consisting of amenity areas, visitor parking areas and the internal condominium street network);
- 1 maintenance access block; and
- 2 cul-de-sac conveyance blocks (for expansion to the Robert Street South cul-de-sac)



Site Location & Statistics

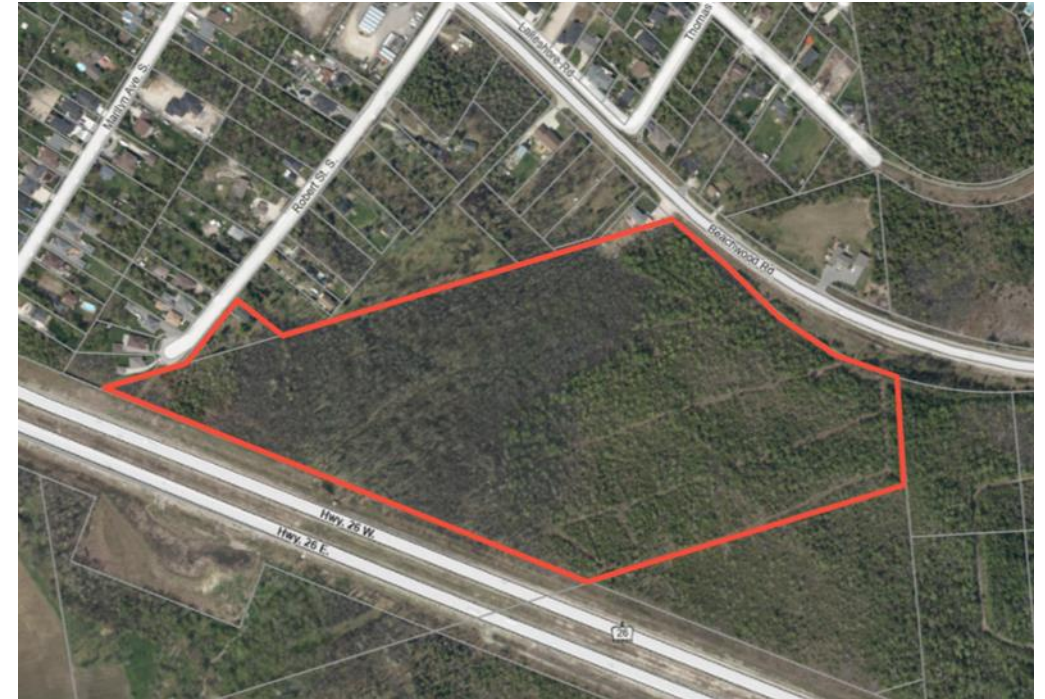
Lot Area: approx. 122,400 sq. m (12.24 ha)

Lot Frontage: approx. 240 m along Beachwood Road, approx. 465 m along Highway 26 and approx. 52 m along Robert Street South

Surrounding Uses:

- To north: Residential and Vacant lands
- To south: Vacant lands, Highway 26 and lands within Clearview Township (Environmental Protection lands and Agricultural lands)
- To east: Residential, Commercial and Vacant lands
- To west: Residential and Vacant lands

Municipal Address: 8859 Beachwood Road & 65 Robert Street South



Existing Official Plan Designation

Official Plan Designation: “Residential” and “Natural Heritage Category 1”

Permitted Uses in “Residential” include:

- Low Density Residential:
 - Detached, semi-detached and duplex dwellings to a maximum density of 20 units per net residential hectare.
- Medium Density Residential:
 - Semi-detached, linked semi-detached, duplexes, triplexes, fourplexes, linked and street townhouses and similar multiple dwellings at a density generally not exceeding 37 units per net residential hectare.

Permitted Uses in “Natural Heritage Category 1” include:

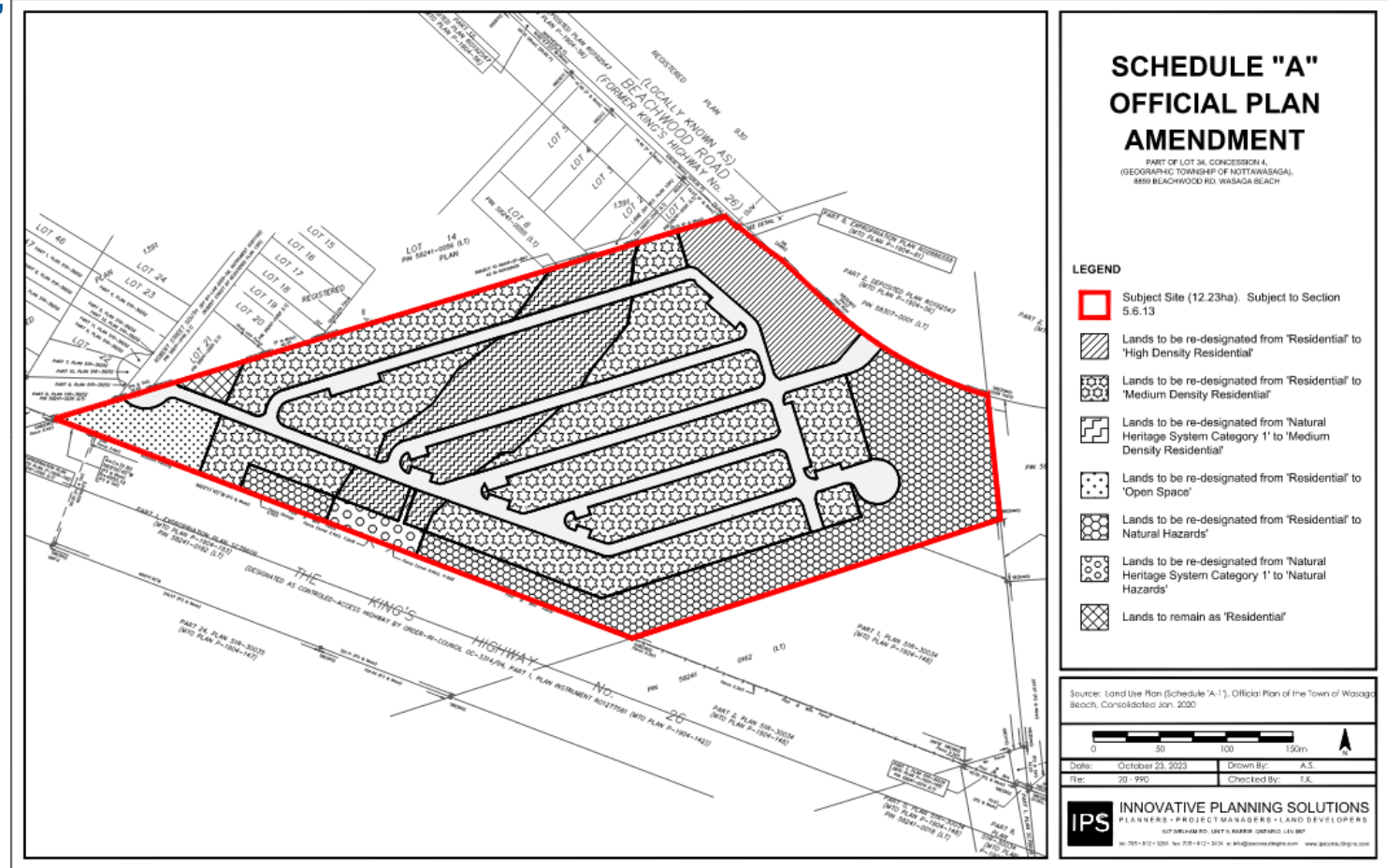
- Existing agricultural uses, forestry, passive outdoor recreation, public works/uses, scientific research and education and wildlife management activities compatible with the conservation and preservation of the natural flora and fauna.



Proposed Official Plan Amendment

The Proposed Official Plan Amendment requested by the Applicant would re-designate the subject lands from “Residential” and “Natural Heritage System Category 1” to “Residential”, “Medium Density Residential”, “High Density Residential”, “Open Space” and “Natural Hazards”.

- Further, the proposed Official Plan Amendment would:
 - Amend Schedule ‘D’ of the Town’s Official Plan to remove the “Natural Heritage System Category 1 and 2 lands” overlay on the subject property.
 - Establish new maximum density permissions within the medium and high density residential designations.
 - Permit medium density development west of 71st Street, where medium density development is generally discouraged as per Section 5.2.5.5 of the Town’s Official Plan.
 - Permit back-to-back townhouses within the Medium Density Residential designation.



Existing Zoning

Zoning of property:

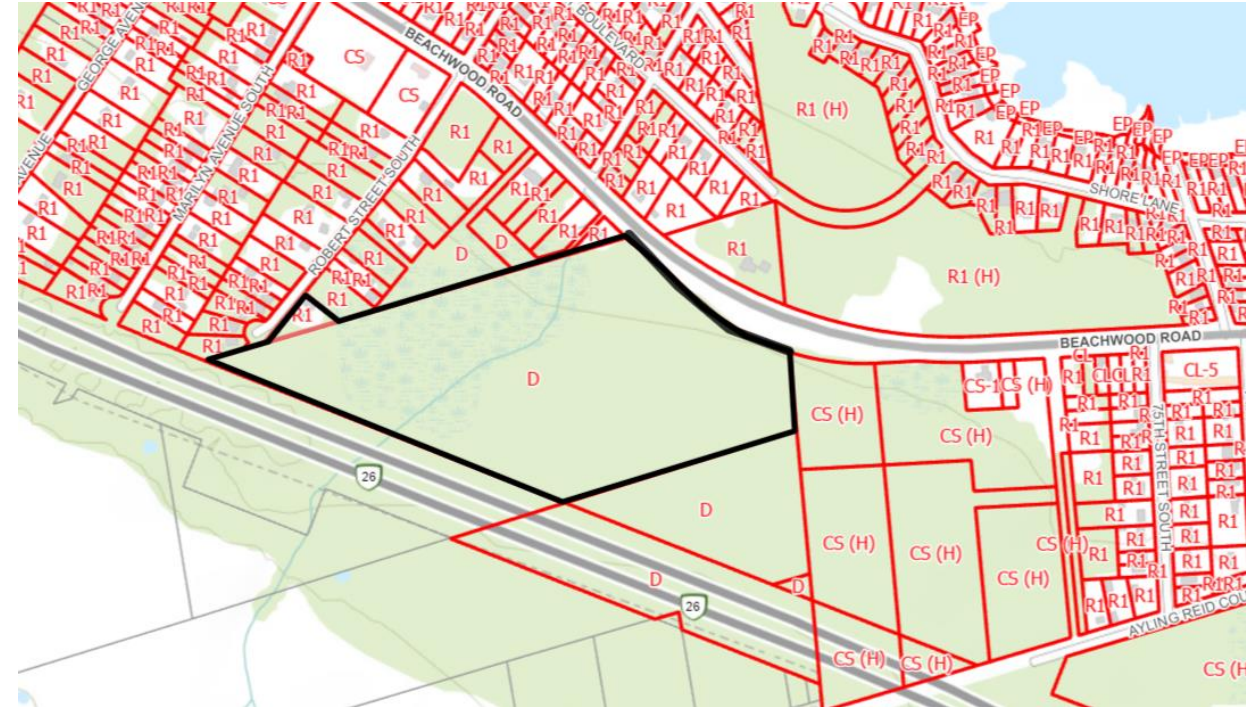
- “Development” (D)

Permitted Uses in the “Development” zone, include but are not limited to:

- Detached accessory dwelling unit, existing single detached dwelling unit, agricultural produce sales outlet, conservation use and wildlife sanctuary including a forestry use

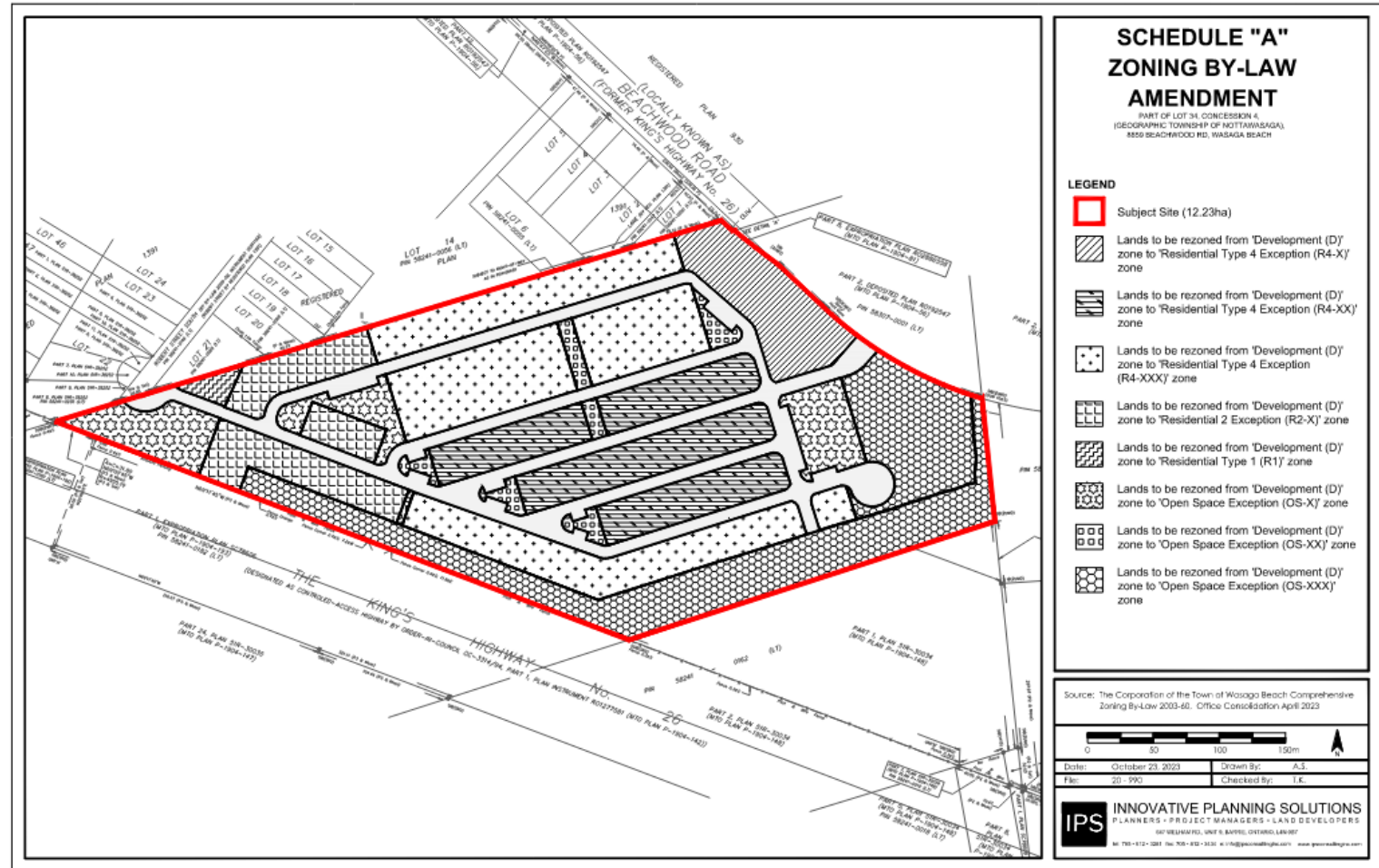
Surrounding Zone(s):

- “Residential Type 1” (R1) and “Residential Type 1 Hold” (R1H)
- “Development” (D)
- “Service Commercial” (CS), “Service Commercial Hold” (CSH) and “Service Commercial Exception 1” (CS-1)
- “Local Commercial” (CL) and “Local Commercial Exception 5” (CL-5)
- Environmental Protection and Agricultural lands in Township of Clearview



Proposed Zoning By-law Amendment

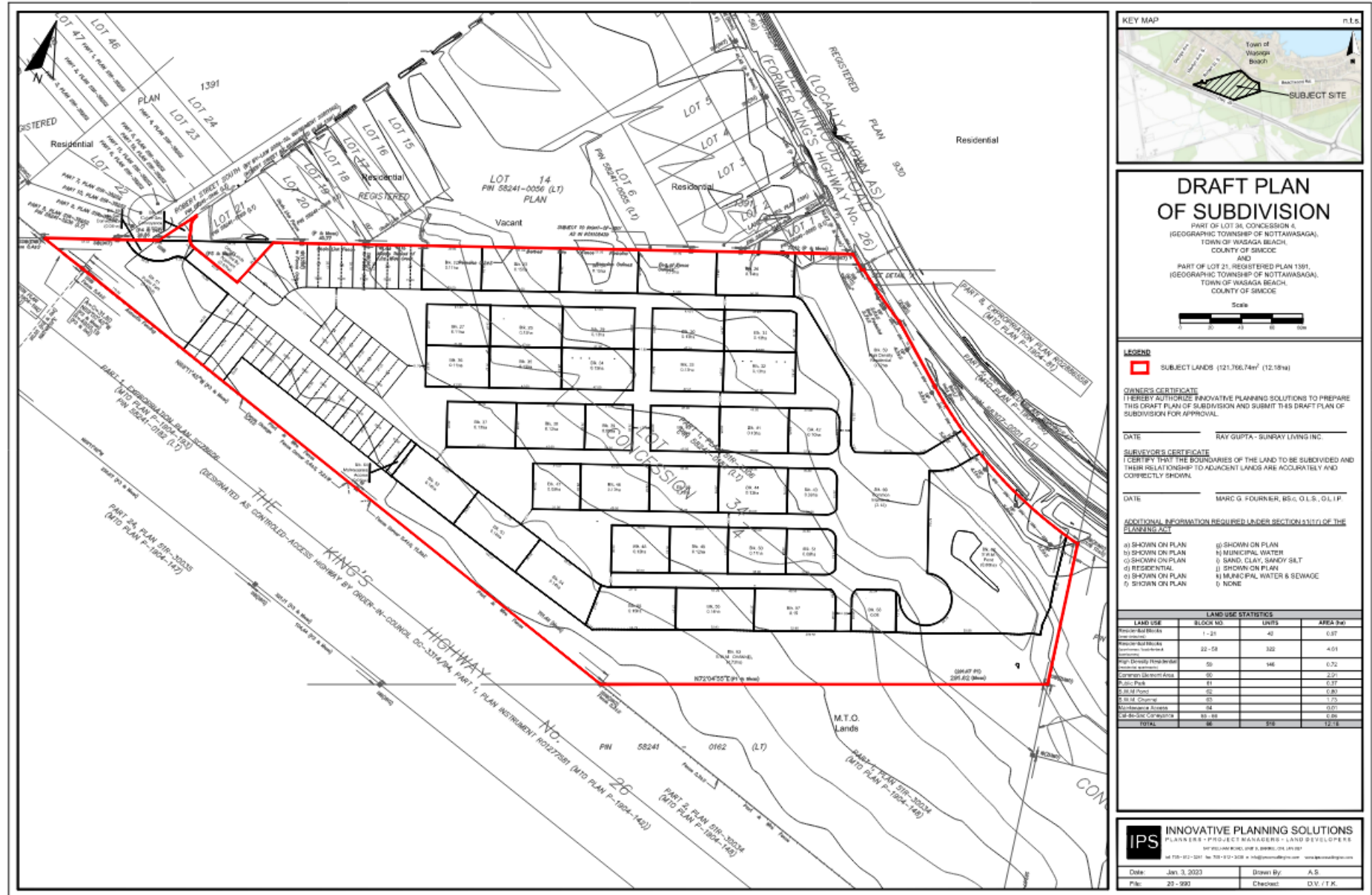
The proposed Zoning By-law Amendment would rezone the subject lands from the “Development” (D) Zone to the “Residential Type 1” (R1) Zone, “Residential Type 2 Exception” (R2-X) Zone, various “Residential Type 4 Exception” (R4-X) Zones reflective of the dwelling types and densities proposed and various “Open Space Exception” (OS-X) Zones. The proposed exception zones include a number of site-specific zoning standards, including but not limited to lot dimensions, setbacks, coverage, encroachments, building height, and parking requirements.



Other Applications - Overview

Draft Plan of Subdivision Application

File No. PS00224)



Concluding Remarks

- This Public Meeting is required by the *Planning Act*
- Town Staff are presenting the **applicant's proposal**
- A detailed review of the application(s) is ongoing, but **not yet completed**
- Staff will forward received comments to Council
- Staff will provide a recommendation report to Council at a later date



THANK YOU

To request additional information on this application, please send an email to:

Email: planning@wasagabeach.com

The webpage below contains all supporting materials pertaining to the proposed application

<https://bit.ly/456BzHn>

