



84 MCLENNAN'S BEACH ROAD

Council Meeting

Monday March 25, 2024

SGL
SOUTH GARDNER LAND

Presentation Outline

- **Site and Surroundings**
- **Policy Framework**
- **Official Plan Designations**
- **Original Submission**
- **What We Heard**
- **Summary of Revised Proposal**
- **Revisions in Response to What We Heard**

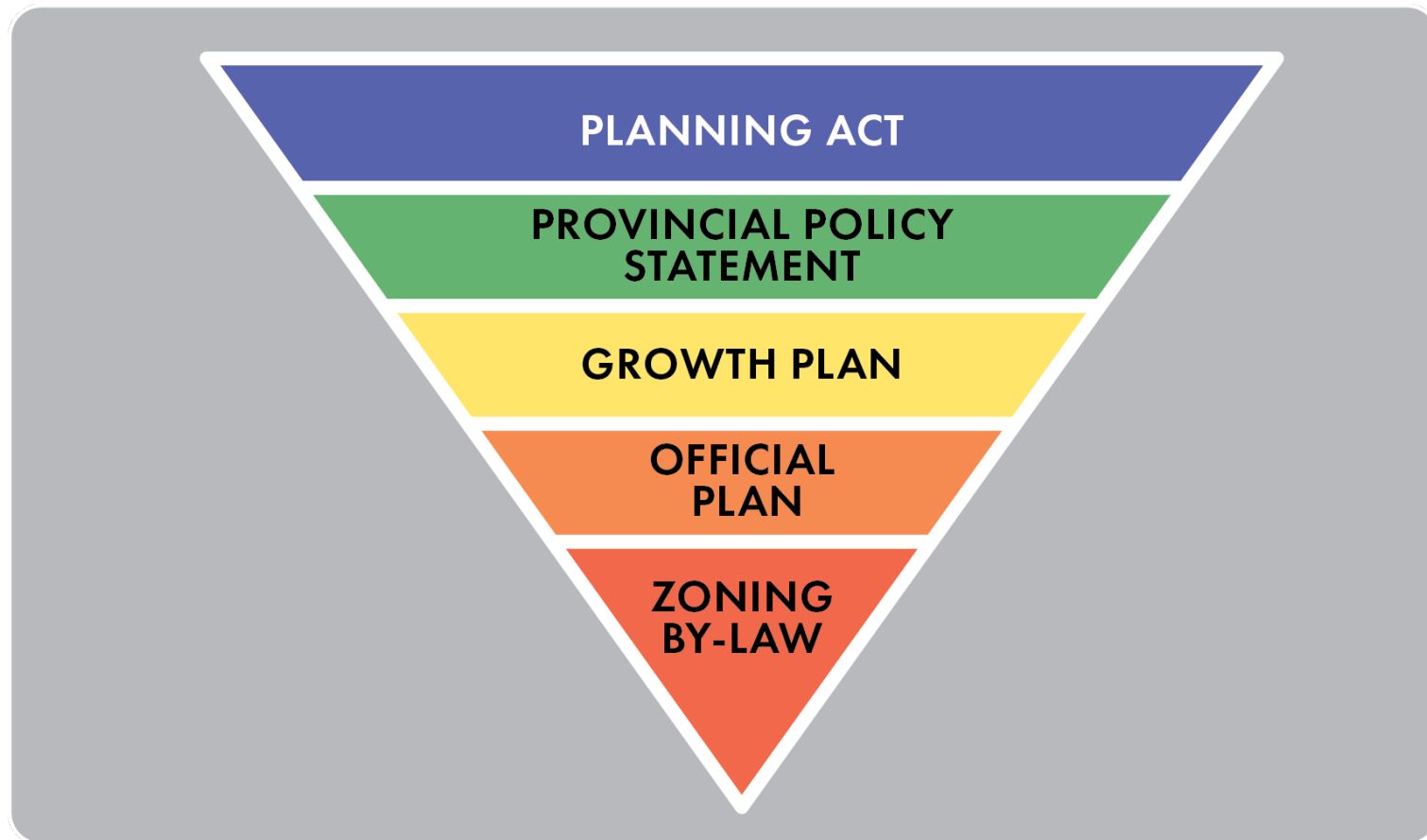
Site And Surroundings



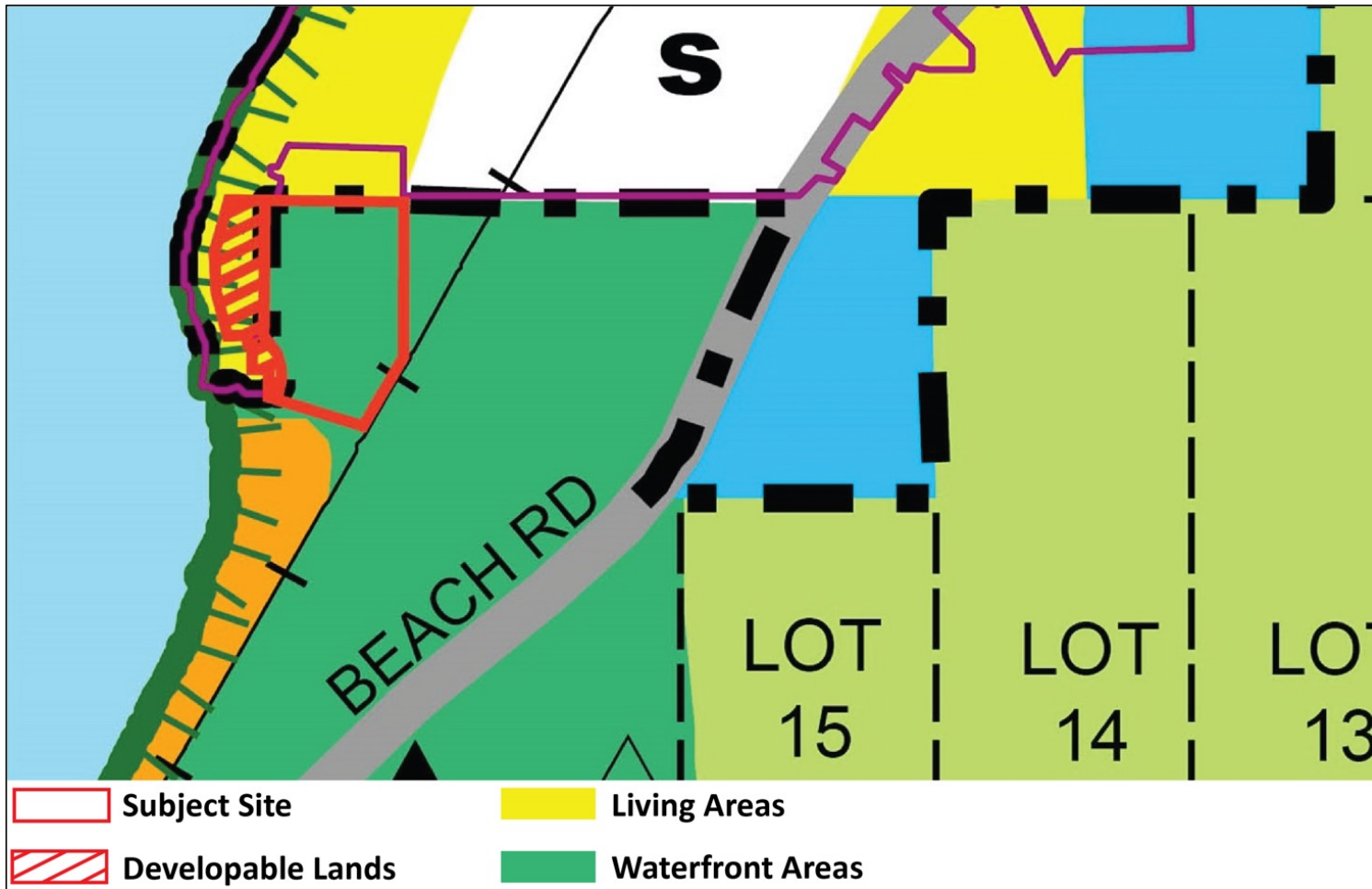
 Subject Site

 Developable Lands

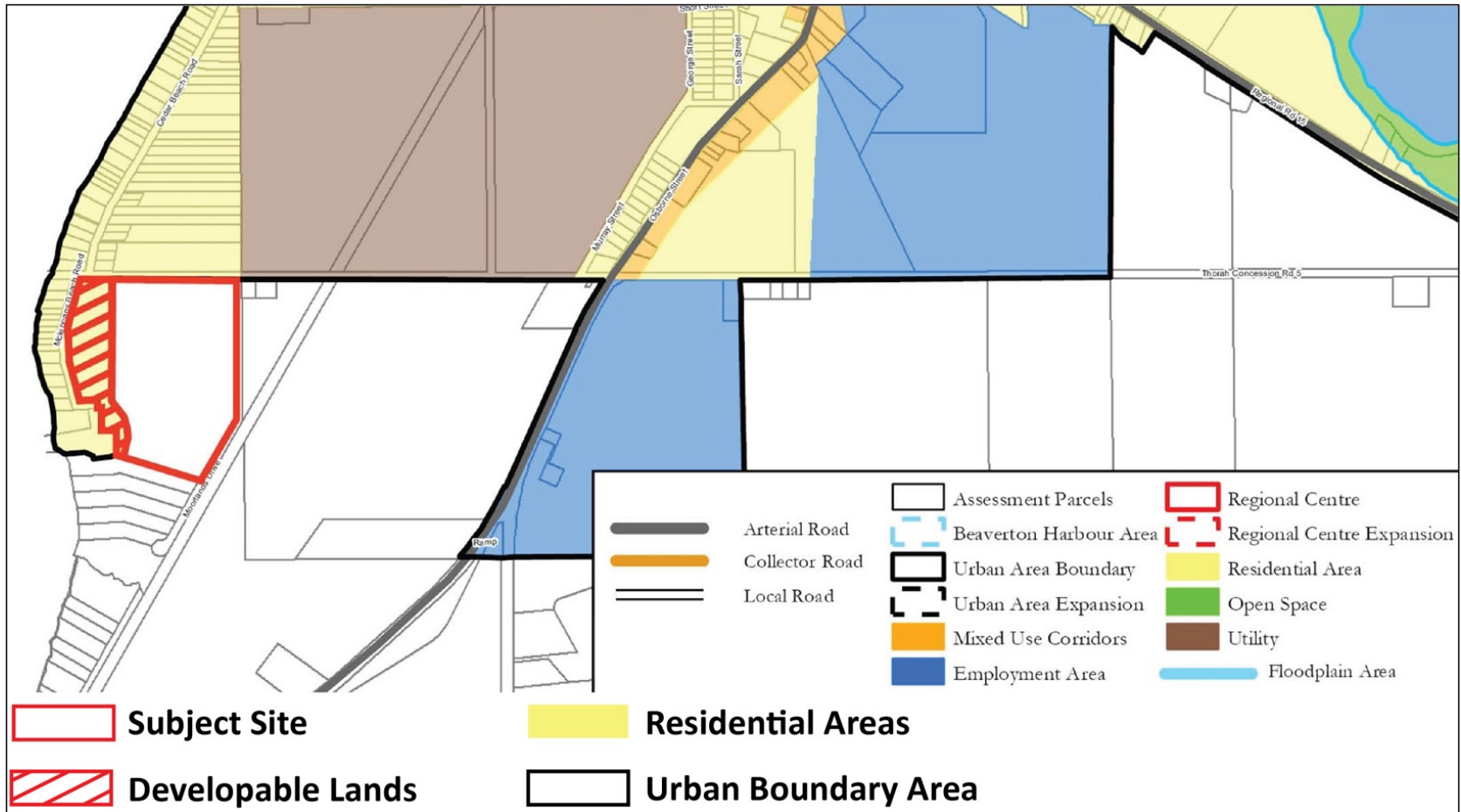
Policy Framework



Regional Official Plan Designations



Local Official Plan Designations



Original Submission

- 86 residential units:
 - Single Detached – 3 units – via private driveway
 - Semi-Detached – 34 units
 - Townhouse – 49 units
 - Rural Buffer Lot – 1 unit
- Density: 24.3 units per hectare
- Underground Pipe Drainage Solution with easement
- On-Street Parking for Visitors
- Off-set intersection at Concession Road 5

What We Heard

- Public Meeting (May 2022)
- Comments from Public, Township, Region, LSRCA and other agencies grouped into the following themes:
 - Municipal services, and drainage plan
 - Mix of building types, and density
 - Traffic, access, and parking
 - Park space, and trails
 - Compatibility
 - Preservation of Natural features and Buffers
- Multiple submissions made to address these comments

Revised Proposal

Project Statistics

Density



63 Units
(plus 1 Rural Buffer Lot)

Development Density:
18.6 Units/Hectare

Housing Types



1 Rural Buffer Lot
21 Single Detached Units
6 Semi Detached Units
36 Townhouses Units

Lot Area



Total Area = 17.28
Hectares

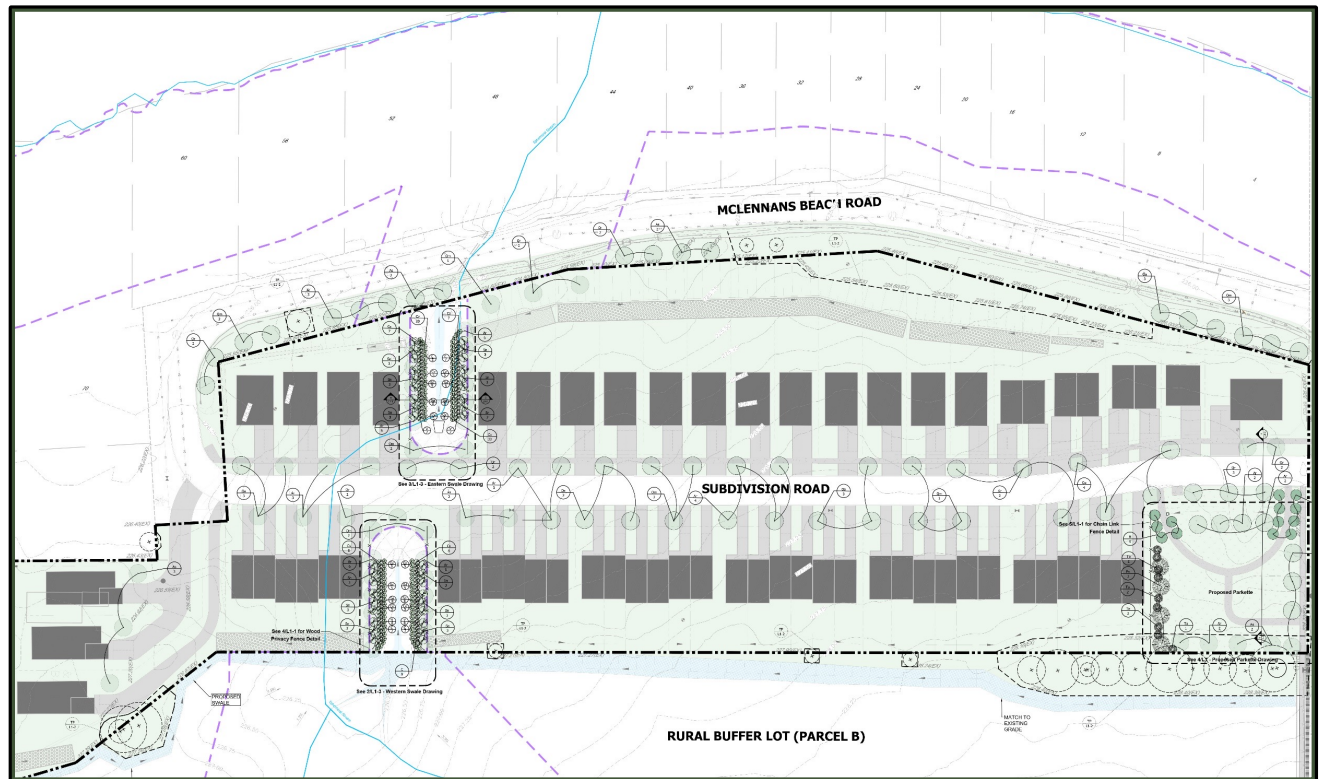
Developable = 3.38
Hectares

Greenbelt = 13.74 Hectares

Parking

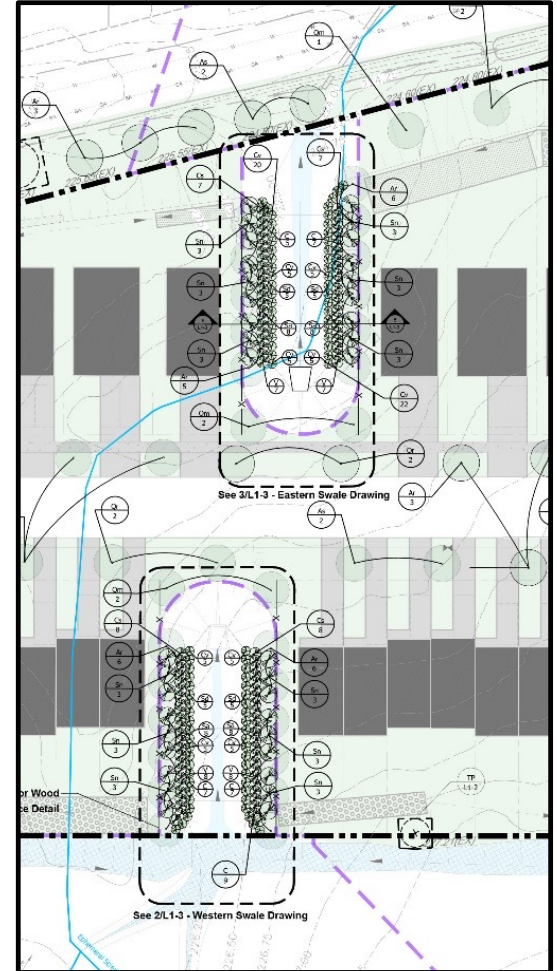


Parking Provided:
140 Total spots



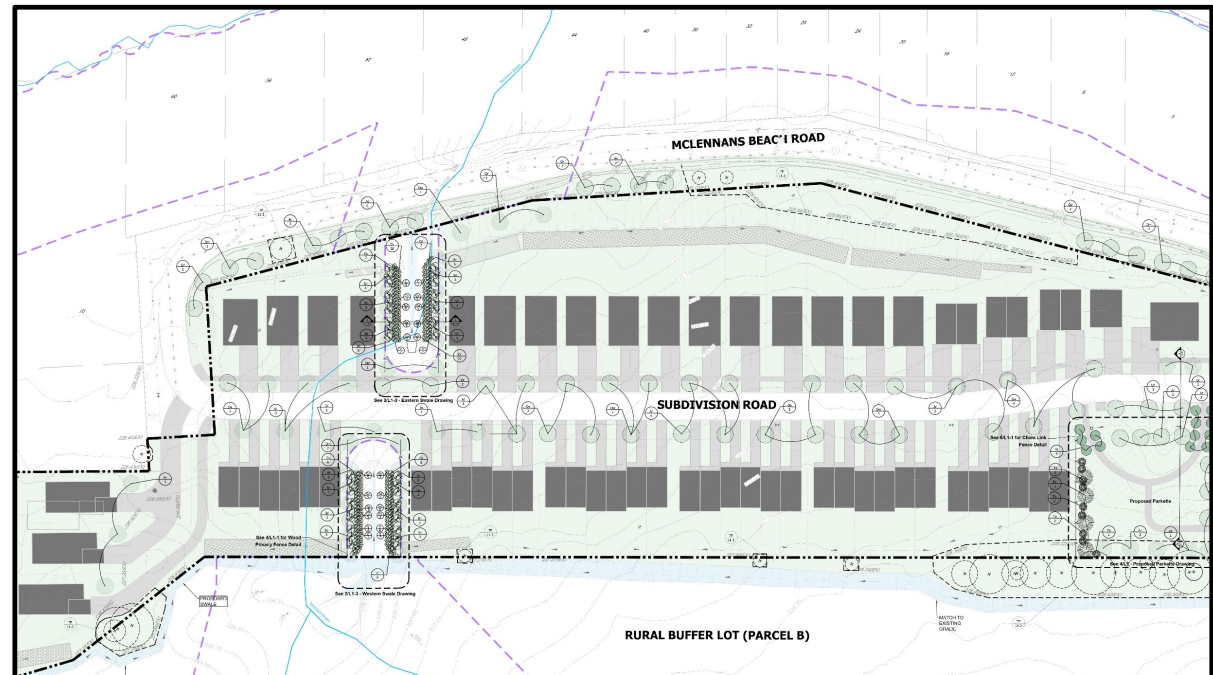
Municipal Services and Drainage Plan

- LSRCA determined water feature is ephemeral (only occurs as a result of rain)
- Open naturalized swale with a width of 16 metres
 - Native Plantings
- Maintains general path of water feature
- Maintains runoff from Rural Buffer Lot
- Reduces runoff from Subject Site
- Subdivision drained to Concession Road 5



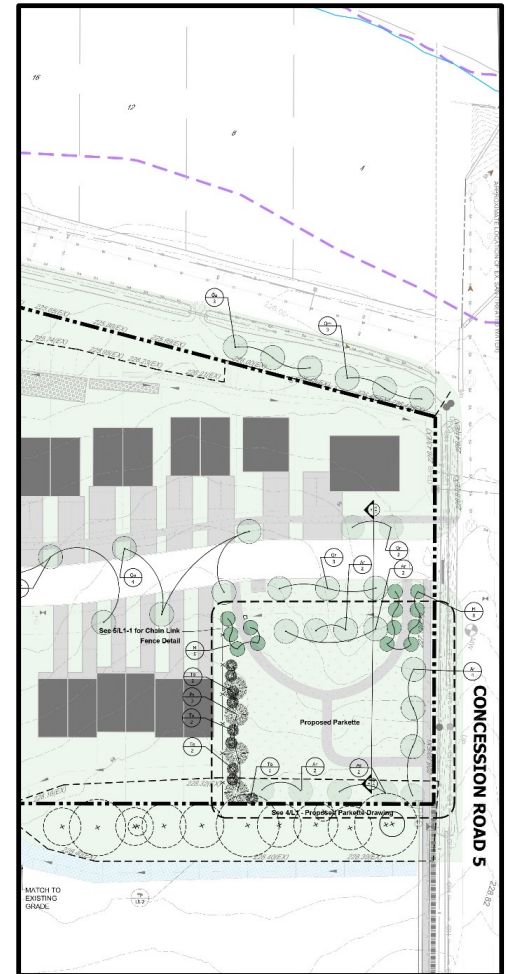
Mix of Building Types and Densities

- Revised Proposal for 63 units
 - 27% reduction from original
- Density: 18.6 units per hectare
- Focus on single detached dwellings
 - Single detached: 21 units (33%)
 - Semi-detached: 6 units (10%)
 - Townhouses: 36 units (57%)



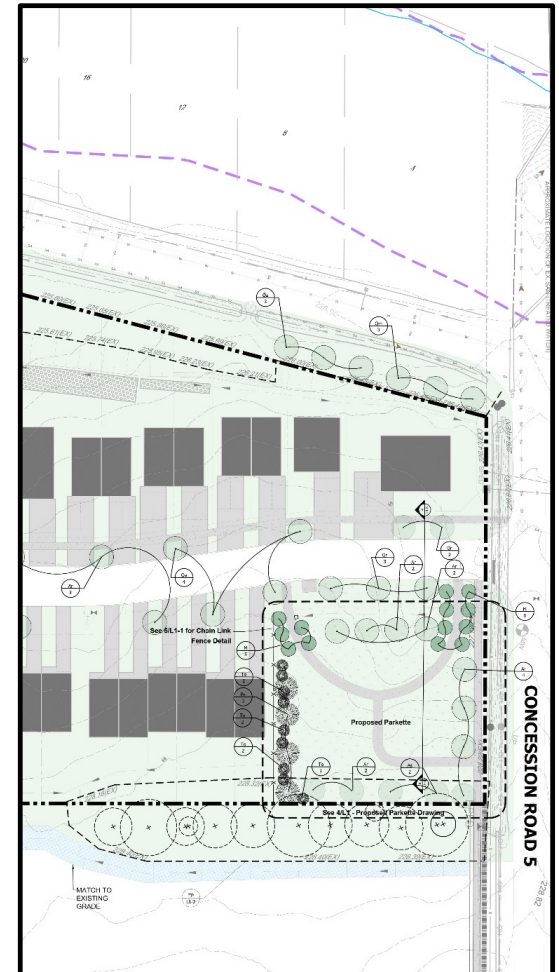
Traffic, Access, and Parking

- Revised intersection at Concession Road 5 – with stop signs and reduced offset
- 140 Off-street parking spaces provided
 - 3 parking spaces (2 driveway, and 1 garage) for each single and semi-detached dwelling
 - 2 parking spaces (1 driveway, and 1 garage) for each townhouse dwelling



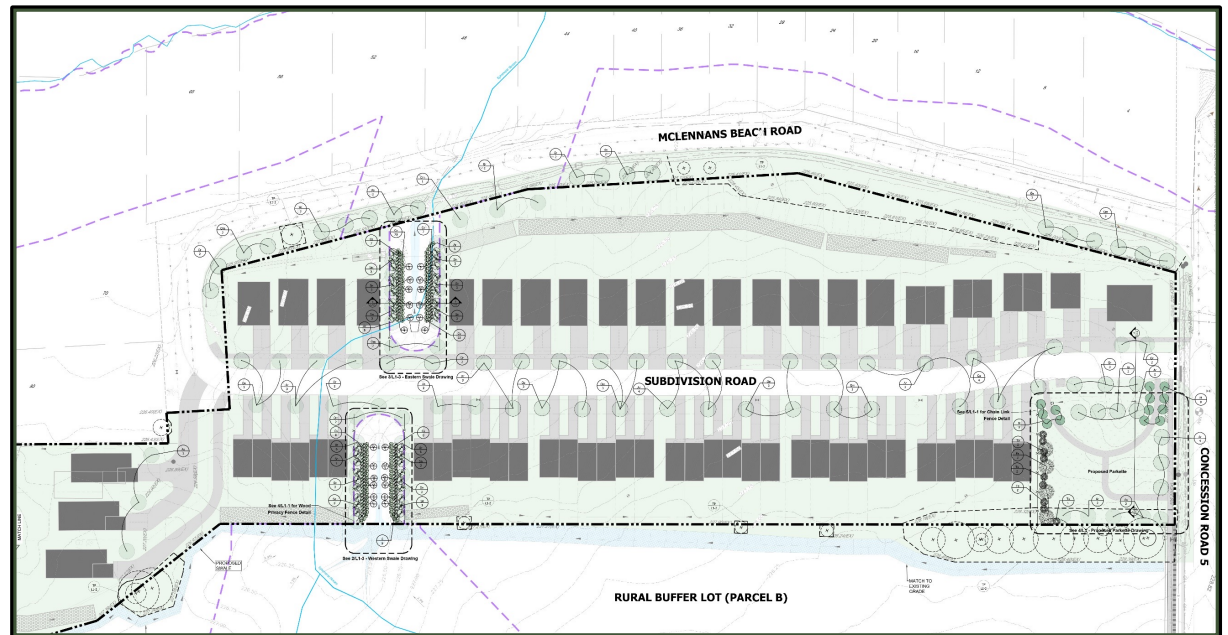
Park Space and Trails

- **Parkette**
 - 0.44 acres (5% of developable area)
 - Sited in collaboration with Township staff
 - Functions as a gateway to the neighbourhood
- **Sidewalk** along west side of proposed Subdivision Road
- **New Trail** along Concession Road 5 in the Rural Buffer Lot
 - Provides a connection to the existing trail at Moorlands Drive and Concession Road 5



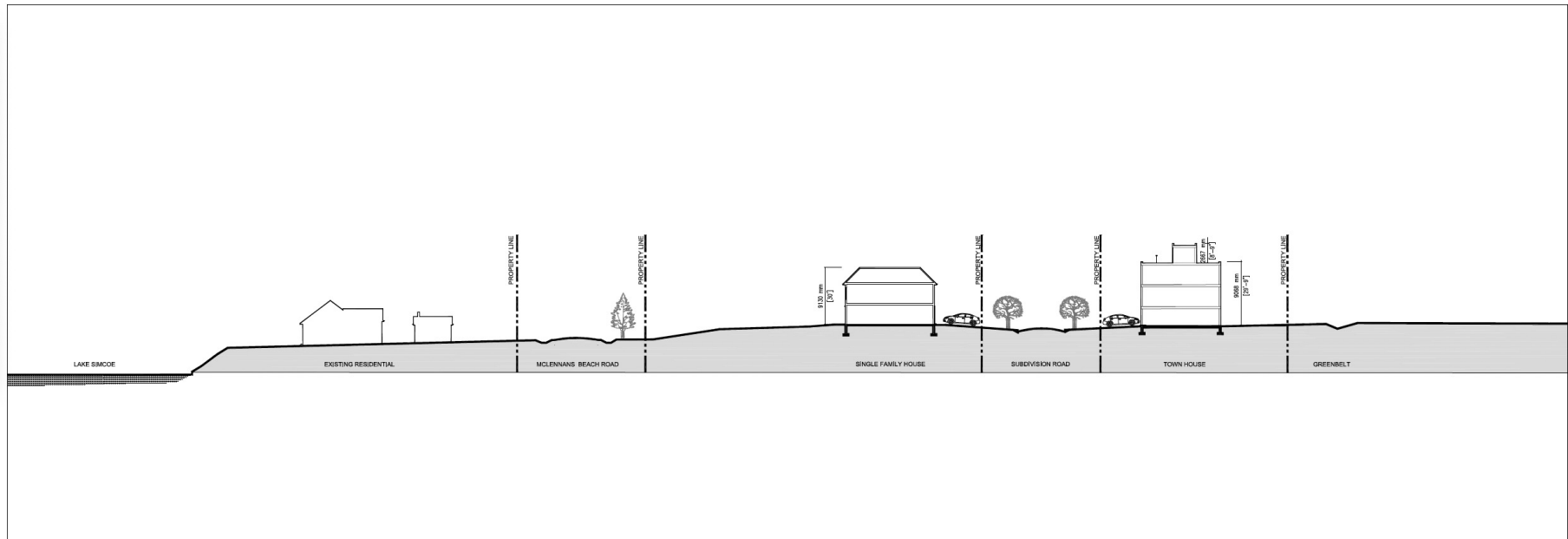
Compatibility

- Appropriate Density (conforms to Official Plan)
- Transition from existing residential, to single and semi-detached dwellings, to Townhouses
- Compatible lot widths and frontages
- Compatible setbacks



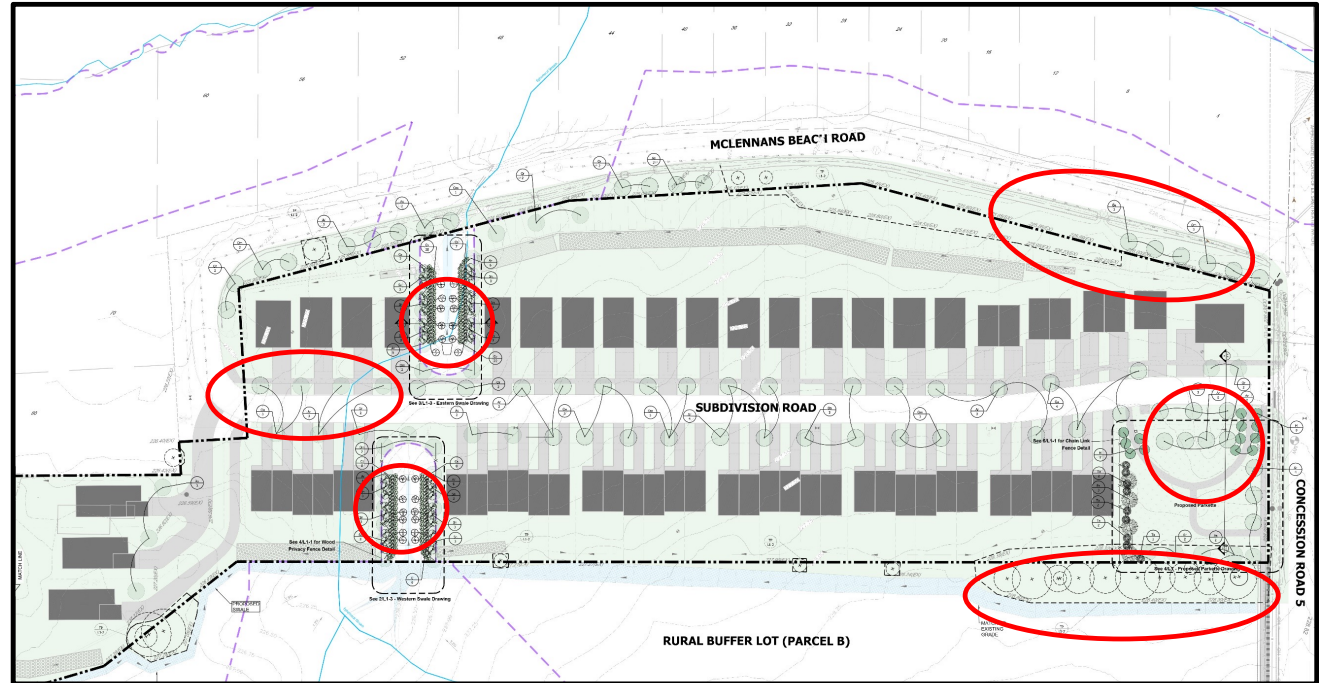
Compatibility

- Transition in height



Preservation of Natural Features and New Plantings

- Naturalized Swale
- New street tree plantings
- Parkette Planting
- Natural Buffer preserved along 84 Mclennan's Beach Road



Thank You

SGL
Sustainable Growth
Leadership