

Pinehill Road Kemptville Lifestyles Ltd.

ZBA-16-22 / OPA-03-22

June 14, 2023



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- The proposed application is a concurrent application to amend the Official Plan and Zoning By-law at the subject property.
- The Official Plan Amendment would permit the site to be developed at a density of 149 units per gross hectare, whereas the current maximums established within the Official Plan are 60 units per gross hectare.
- The Zoning By-law Amendment would change the zoning on the property from Rural (RU) to Highway Commercial, Institutional and Residential with the holding symbol being used.
- The effect of these applications would be to allow construction of three

 (3) mixed use residential buildings and one (1) seniors care facility. In total, 490 units would be constructed over the four buildings
- 10% of residential units are proposed to be offered at affordable rates.
 This would be 34 total affordable units. The seniors care facility would include 150 units for this purpose.





- The Official Plan Amendment would also shift the boundary of the residential / highway commercial land use designations.
- The zoning amendment requests are currently to allow an increase in height to 28 metres (7 storeys), allow for shared loading, parking and amenity spaces amongst the buildings. An additional request is made to vary watercourse setbacks.
- Prior to the public meeting, but following publication deadlines for reports, the agent for the applicant requested an additional variance to required parking spaces. Staff has not had a chance to receive the formal request, nor to send for peer review.

Site Location

Pinehill / County Road 43 property

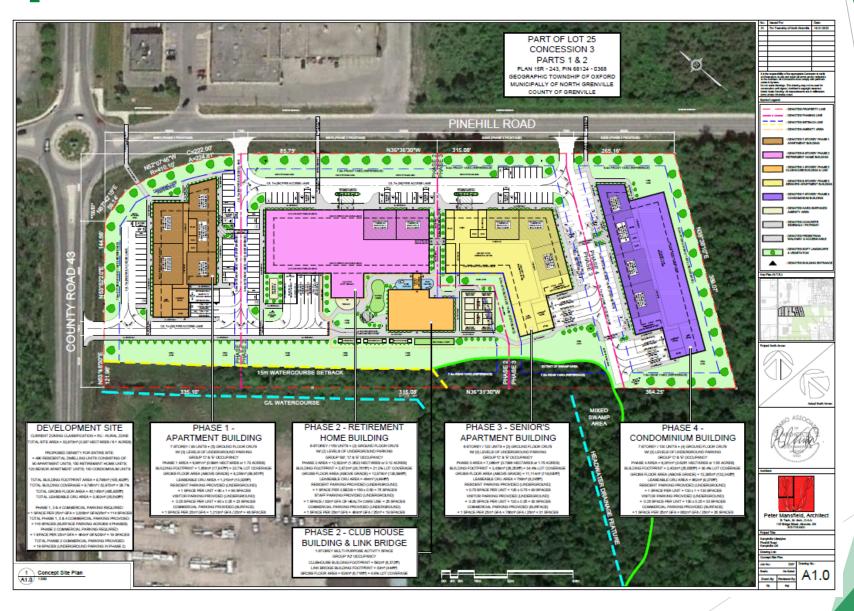


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Concept Plan



Source: UCLG Map Viewer



Parking Reduction request

Use	Current Required Rate	Current Required Spaces	Proposed Required Rate	Proposed Required Spaces
90 Unit Rental	1 Space/Unit - Resident	90 Resident	0.75 Spaces/Unit - Resident	68 Resident
Apartment	0.25 Space/Unit - Visitor	23 Visitor	0.10 Space/Unit - Visitor	9 Visitor
Dwelling	&	48 Commercial	&	48 Commercial
&	1 Space/25m ² GFA		1 Space/25m ² GFA	
1,210m²	Commercial	Total Spaces = 161	Commercial	Total Spaces = 125
Commercial				

Use	Current Required Rate	Current Required Spaces	C3-28 Required Rate	C3-28 Required Spaces	Proposed Required Rate	Proposed Required Spaces
150 Unit Retirement Home with 600m² GFA for Medical, Health & Personal Service & 464m² Commercial	1 Space/ 2 Beds & 1 Space/25m² GFA (Commercial) & 1 space/30m² GFA (health care use)	75 Retirement/ Care 19 Commercial 25 Healthcare Total Spaces = 119	1 Space/ 4 Beds *Care Home Rate 1 Space/ 2 Beds *Retirement Unit & 1 Space/25m² GFA (Commercial)*	25 Spaces 25 Spaces 19 Commercial Total Spaces = 69	1 Space/ 4 Beds + 1 Space per 100m² GFA for Medical, Health, or Personal Service & 1 Space/25m² GFA (Commercial)	38 Retirement/ Care Units 6 GFA for Medical, Health, or Personal Service 19 Commercial Total Spaces = 63

Department: Planning and Development

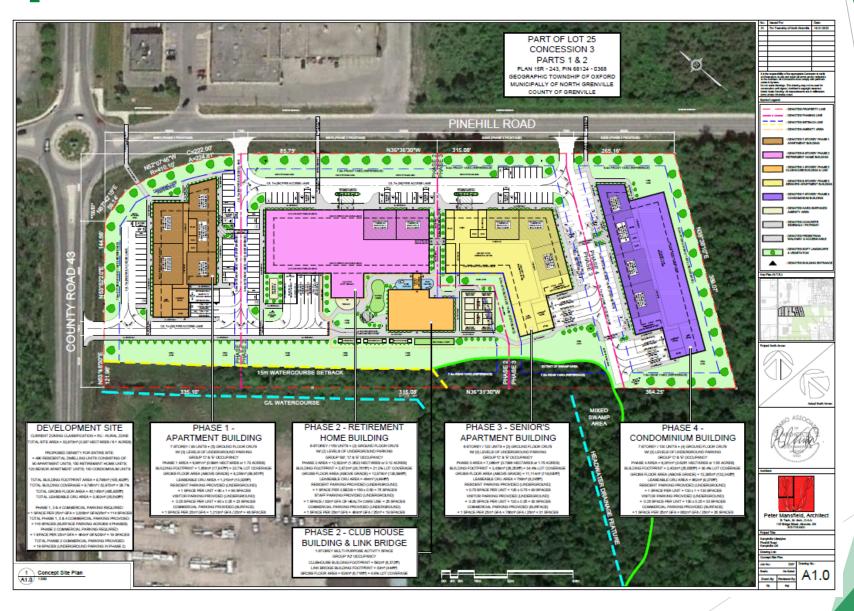
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- Senior residents of the rental apartment dwelling (Phase 1) and residents
 of the retirement home (Phase 2) will have access to a privately provided
 shuttle service.
- Senior residents of the rental apartment dwelling (Phase 1) and residents
 of the retirement home (Phase 2) will have access to a privately provided
 shared electric vehicle.
- Surface parking spaces would be able to be shared across phases of the development.
- "Overall, they make a pretty good case here for the parking reductions being asked for – they appear to be reflective of the anticipated use, local provisions for similar developments, and there's a solid suite of TDM measures to support it."

Concept Plan



Source: UCLG Map Viewer





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- ► THAT Council approves Official Plan Amendment OPA-02-2022 for the lands located at the corner of Pinehill Road and County Road 43, Part Lot 25, Concession 3, Parts 1 & 2 on Reference Plan 243, geographic Township of Oxford-on-Rideau, now The Municipality of North Grenville to realign the boundary between Highway Commercial and Residential land use designations and to allow an overall density of 149 units per hectare.
- ▶ AND FURTHER that Council approves ZBA-16-22 to re-zone the subject lands from Rural (RU) to Highway Commercial (C3-34-h), Institutional (I-9-h) and Residential Fourth Density (R4-17-h & R4-18-h) and to vary zone standards to permit the development of up to 490 residential dwellings with ground floor commercial.





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