



TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D14-1610 & D09-OPA61**

FROM: S. NAYLOR, M.E.S., M.C.I.P., R.P.P., DIRECTOR OF PLANNING & BUILDING SERVICES

NOTED: R. FORWARD, MBA, M.Sc., P. ENG. 
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER 
for

RE: OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT – 20, 30 & 40 MILLER DRIVE

DATE: JANUARY 9, 2017

A public meeting has been scheduled on January 9th, 2017 to consider an application for an Official Plan amendment and a Zoning By-law amendment for the subject lands municipally known as 20, 30 & 40 Miller Drive. They are located on the north side of Dunlop Street West, south of Edgehill Drive, on the west side of Miller Drive. The southernmost properties (20 & 30 Miller Drive) are designated Commercial and zoned General Commercial (C4), while the northernmost property (40 Miller Drive) is designated Residential and zoned Residential One (R1) by Zoning By-law 2009-141. The property known as 30 Miller Drive currently maintains an easement in favour of the abutting self-storage facility that acts as the primary access for the storage area.

The proposal is to redesignate and rezone portions of the subject lands, being 20 & 30 Miller Drive, to Residential and Multiple Family Dwelling RM2 (SP), respectively. The remaining portion of the subject lands, being 40 Miller Drive, is proposed to be rezoned to Multiple Family Dwelling RM2 (SP). The Special Provisions (SP) being sought by the applicant include permitting an increase in maximum height for Walk-Up Apartments from 10m to 17m, a reduction in the minimum front yard setback from 7m to 5m, a reduction in minimum rear yard setback from 7m to 5m, allowing a maximum density of 62 units/hectare, allowing an increased maximum gross floor area from 60% to 88%, a reduction in minimum secondary means of access from 7m to 5m, and permitting stand-alone commercial uses.

The primary planning/land use items being considered at this time are:

- Transition from medium density residential to low density residential;
- Pedestrian circulation;
- Wetland protection;
- Provision of affordable housing;
- Stormwater management; and
- Adequate landscaping.


A Neighbourhood Meeting was held on October 26th, 2016. There were 12 people from the public in attendance. Comments from the public included:

- Provision of sidewalks;
- Traffic impacts;
- Transit service improvements;
- Adequate parking;
- Dust and noise impacts from construction;
- Privacy on the north end;
- Appropriate lighting for amenity area; and

- Amenity area should be moved to northern boundary of property.

Planning staff are targeting early spring 2017 for the staff report to be brought forward for General Committee's consideration of the proposed Official Plan and Zoning By-law Amendments.

For more information, please contact Edward Terry, Planner at Ext. 5135.



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