

Khanani Durham

September 19, 2023

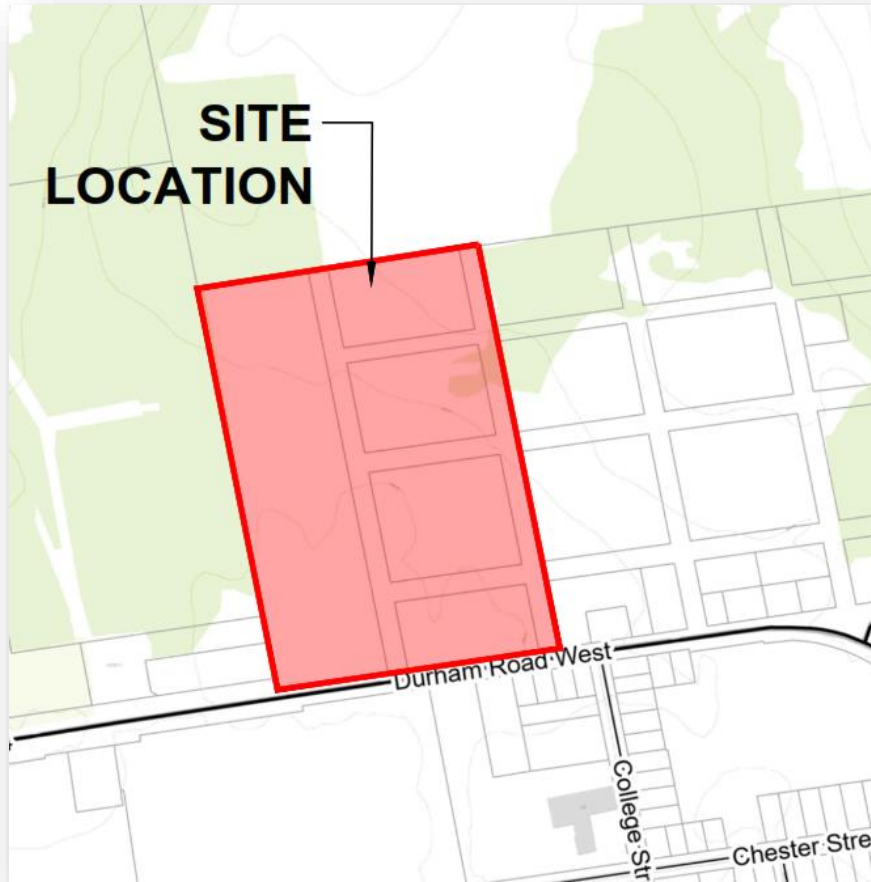
Krystin Rennie, MAES, MCIP, RPP



Public Meeting Purpose

- **Draft Plan of Subdivision**
 - 132 unit residential development
 - 65 single detached dwellings
 - 11 Townhouse Blocks (65 units)
- **Official Plan Amendment & Zoning By-Law Amendment**
 - Designate & rezone lands to implement the Plan of Subdivision

Site Location



- 563 Durham Road
- Park Lot 4,5,9,10,11 and 12; and Lots 61 to 68; and Lot 105 to 112; Part of Park Street, George Street, Hunter Street, Jackson Street, and John Street, Registered Plan 508
- Geographic Town Durham, Municipality of West Grey, Grey County.
- Located North of Durham Road West
 - Lot area 11.74 ha (29.01 acres)
 - Frontage 286.3 m
- Surrounding uses include residential, agricultural lands and natural environmental areas

Support Documents

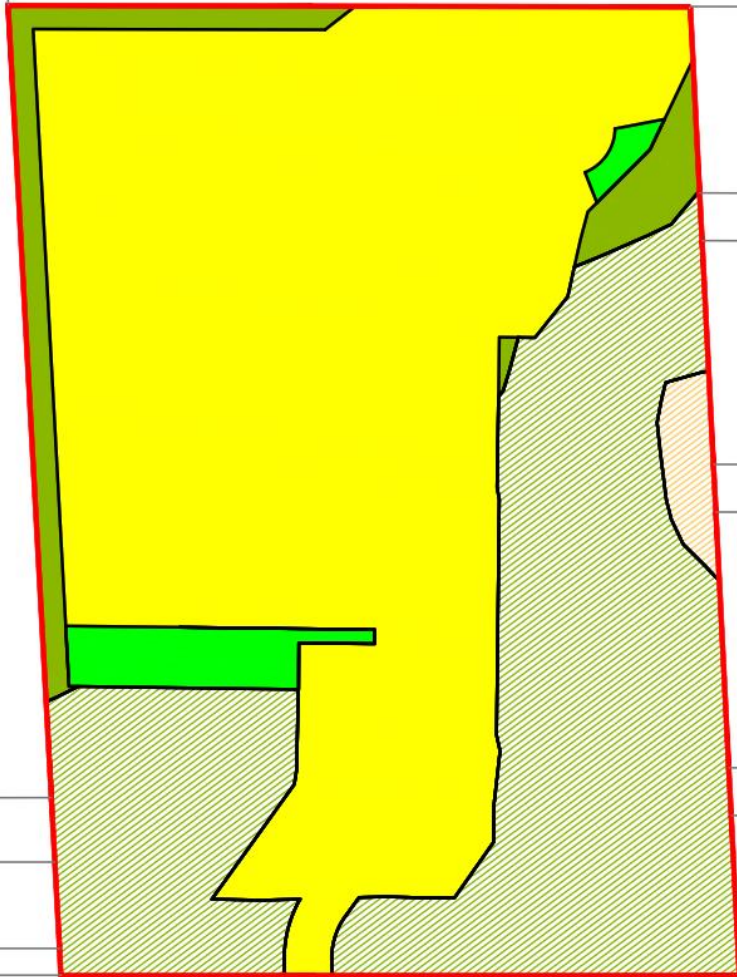
- Planning Justification Report
- Draft Plan of Subdivision
- Functional Servicing Report
- Stormwater Management Report
- Flood Plain Study
- Environmental Impact Study
- Traffic Impact Study
- Archaeological Assessment Stage 1 & 2

Draft Plan of Subdivision






- Applicant is seeking planning approvals for a mixed-use residential development
- Total unit count of 132 units
 - 67 Town house units
 - 65 single detached lots
- Open Space and Parkland areas
- Access to the site from Durham Road West with a future road connection to the west
- Proposed density is 28 units/ha

Official Plan Amendment

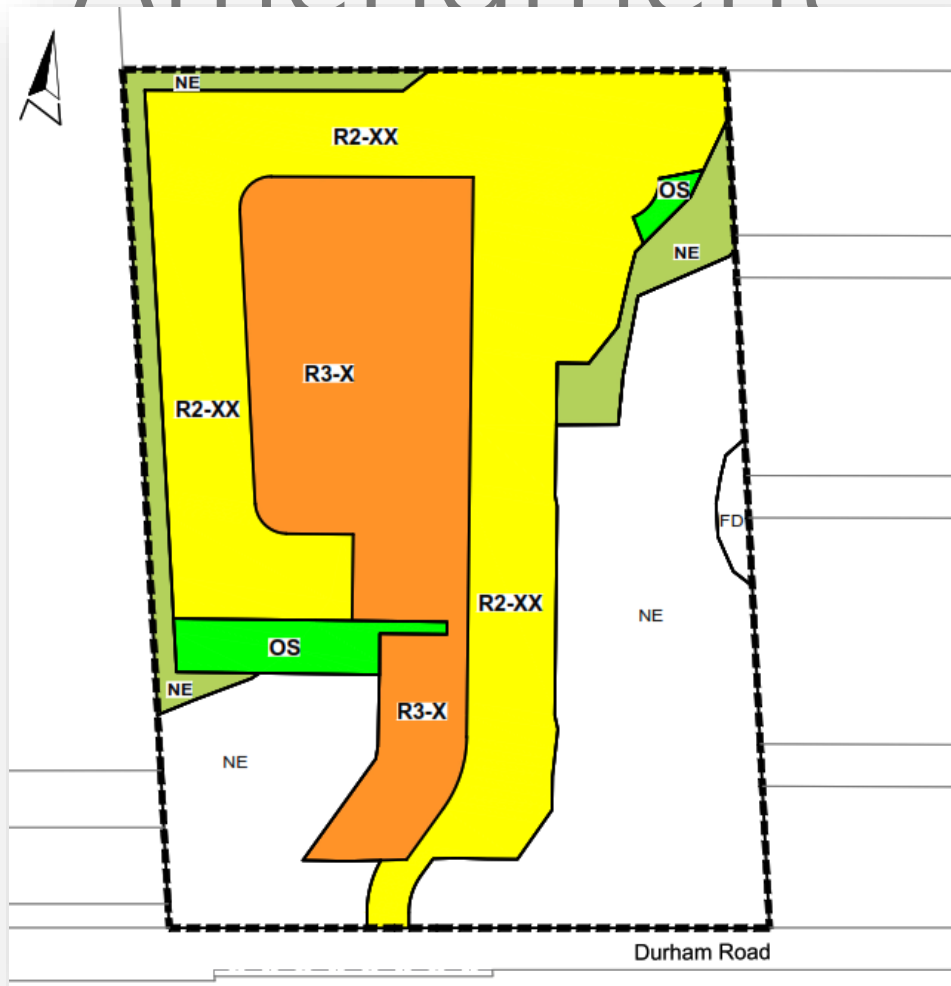


Durham Road

-  LANDS TO BE REDESIGNATED TO RESIDENTIAL
-  LANDS TO BE REDESIGNATED TO ENVIRONMENTAL PROTECTION
-  LANDS TO BE REDESIGNATED TO OPEN SPACE



Zoning By-Law Amendment



- Residential 2nd Density Exception (**R2-xx**)
- Residential 3rd Density Exception (**R3-x**)
- Open Space (**REC**)
- Natural Environment (**NE**)

Zoning By-Law Amendment

Residential Exception (R2x) Zone Provisions (Section 13.2.1)

Zone Standard		R2 Zone Provisions	Proposed Development
13.2.1.1	Min Lot Area	465 m ²	347.2 m ²
13.2.1.2	Min Lot Frontage	15 m	11.2 m
13.2.1.3	Min Front yard	7.6 m	6 m
13.2.1.4	Min Interior side yard	1.2 m – 1.8 m	1.2 m
13.2.1.5	Min Exterior side yard	7.6 m	5.0 m
13.2.1.6	Min Rear yard	7.6 m	6.0 m
13.2.1.7	Max Building Height	10.5 m	-
13.2.1.8	Max Lot Coverage	40%	-

Zoning By-Law Amendment

Residential Exception (R3x) Zone Provisions (Section 14.2.1)

Zone Standard		R2 Zone Provisions	Proposed Development
14.2.1.1	Min Lot Area	232 m ²	195 m ²
14.2.1.2	Min Lot Frontage	6.5m	
		14 m	6.0 m
14.2.1.3	Min Front yard	7.6m	6.0 m
14.2.1.4	Min Interior side yard	1.2 m – 1.8 m	1.2 m
14.2.1.5	Min Exterior side yard	7.6 m	4.5 m
14.2.1.6	Min Rear yard	7.6 m	6.0 m
14.2.1.7	Max Building Height	10.5 m	-





Questions

