

Committee of the Whole

24 Alfred Street Development

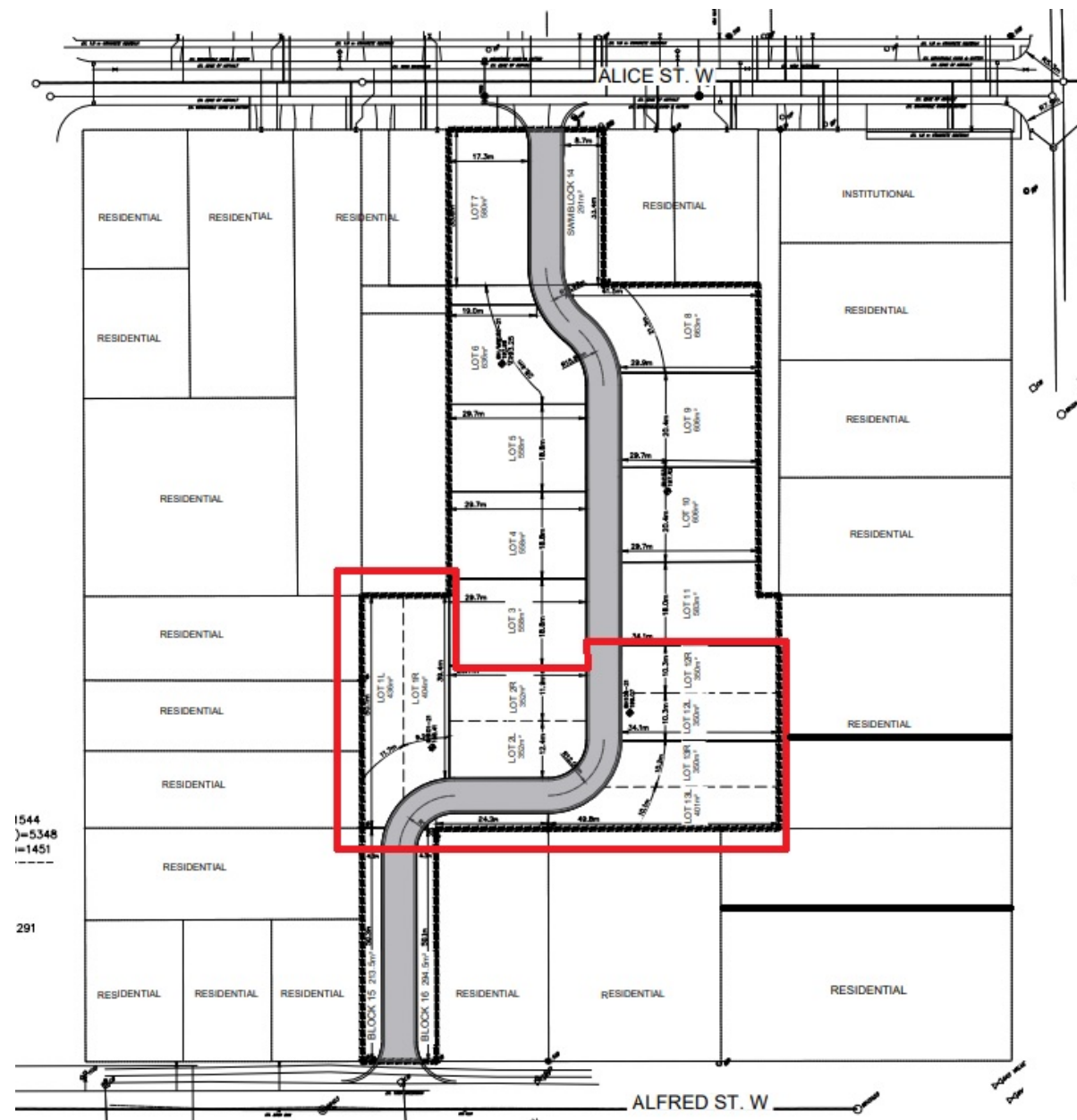
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Original Proposal and Density Distribution

- The original proposal included a 17-unit Plan of Subdivision consisting of 9 detached units, and 8 semi-detached units, for a total of 17 dwelling units
- At 20.48 units per hectare the prior density met Grey County density requirements (Section 3.5.5)
- Residence were supportive of in-fill development but concerned about many aspects of the development including density, conformity with the neighbourhood and privacy

Original Proposal and Density Distribution



New Proposal and Density Distribution

- The new application proposes the development of a 19-unit Plan of Subdivision consisting of 7 lots for detached units, and 6 lots for semi-detached units, for a total of 19 dwelling units
- New density of 22.9 units per gross hectare, exceeds Grey County's Official Plan minimum requirement of 20 units per gross hectare (Section 3.5.5)

New Proposal and Density Distribution



New Proposal Changed Density Location

- Places higher density development in exterior of the development.
- Semi-detached are now weighted towards Bruce street exclusively.
- 12 semi-detached units will now back onto 5 existing single detached dwellings.

High Density Misplaced



Density Backing onto Existing Houses

- Creates decreased privacy for existing residential dwellings
- Rear windows and yards of each existing dwelling will now face 2 to 3 residential units
- Proposed detached units in subdivision back out onto sides of properties, not directly into someone's house

Reversing Density Location



Reverse Option

- Places higher density development in interior of the development or the side of rear yard lands.
 - Not facing directly into the back of someone's house.
- Creates more harmonious flow with existing dwellings.
- Increased compatibility in terms of scale and density for Bruce Street
- Creates 8 detached units, potential for 9-10 higher density units in interior
 - 10 higher density units creates density of 21.69 units per gross hectare, exceeds Grey County's Official Plan minimum requirement of 20 units per gross hectare (Section 3.5.5).
 - Higher density than initial proposal.

Select Option B: Modify Existing Plan

- Recognize the progress that the New Subdivision Draft has made
- Work with the R1-1 zoning provisions
- Flip the Density Position