

STAFF REPORT PUBLIC MEETING OF PLANNING

DATE: June 28, 2021

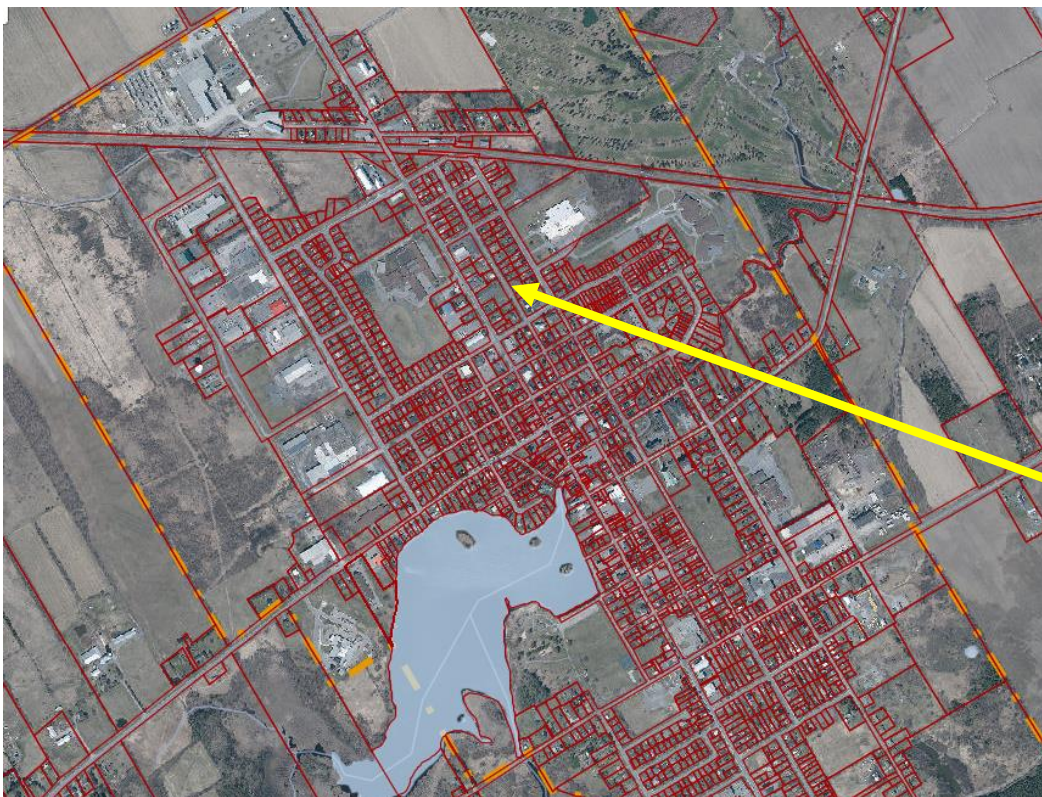
TO: Mayor and Council Members

FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: Zoning By-law Amendment No. Z-10-2021

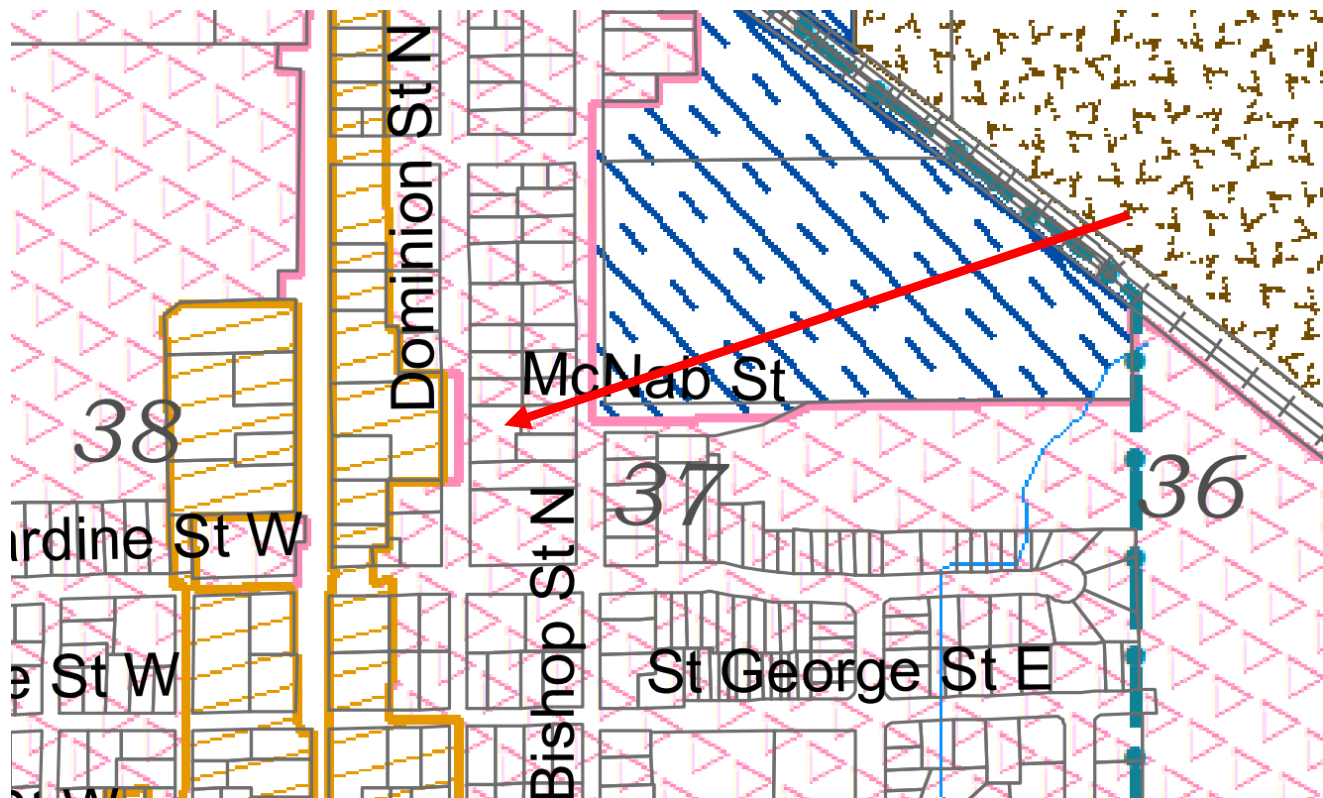
Owner: Guirges & Maria Slominska TAWADROOS

Location: Dominion Street North, Alexandria, ON
Plan 121 RCP Lot 17 & West Part Lot 19 - (Roll No. 0111 018 000 16300)





Official Plan designation: Urban Settlement Area (Alexandria) – Residential District














Zoning designation: Residential First Density (R1)



Purpose of application:

- to rezone the subject lands from Residential First Density (R1) to Residential Third Density (R3) to permit the construction of row house dwellings (4 units) on the subject lands, and
- to permit the reduction for the maximum lot coverage requirement in R3 zones from the required 35% maximum to the proposed 50% maximum.

Discussion: The subject land is (approximately) 128' of frontage x 118'-North/104'-South (approx. 0.33 acre) of irregular shape. The Planning Department has received a request from the applicant to rezone the property from Residential First Density (R1) to Residential Third Density (R3) to permit the potential construction of a 4-unit row-house building. The current R1 zoning designation only allows for single family dwellings to be developed. The lot is considered a "double lot" in width and could potentially be severed into 2 residential lots, but the owners prefer to construct a row-house type building.

Permitted Uses	R1 Single Family Group Home Access. Apartment		R3 Row House (8 max per building) Any R2 Any R1
Lot Area min (fully serviced lot)er	450m2		250m2 per unit
Lot Frontage	15m		6m per unit + Side Yards
Front Yard & Exterior Side Yard Depth min.	6m		7.5m
Interior Side Yard Depth min.	1.2 + 0.6m for each storey above first		3m
Rear Yard Depth min.	7.5m		7.5m
Dwelling Area (living) min.	74m2		65m2 per unit
Building Height max.	10.5m		10.5m
Lot Coverage max.	35%		35% - 50% max. requested part of Zoning By-law Amendment
Landscaped Open Space min.	n/a		35%
Dwellings per Lot	1		n/a

There are no detailed site plan or architectural plans done for the development at this time. The proposed building would have to be constructed as per all requirements of the Zoning By-law R3 designation such as setbacks, building height, parking, etc. The maximum lot coverage percentage increase is the only requirement that is being requested. The owner's plan is to build a 4-unit row-house building, 1 storey (plus basement), each having an attached garage, but the proposed Zoning Amendment does not include a Site Plan Control, which will be required for the development, but there are no additional restrictions imposed on the property, other than the R3 zone requirements listed in the table above.

Here is a quick sketch of what the proposed building would look like, but not limited to:



The height of adjacent buildings varies from 1 to 2 storeys; however, the maximum height within current zoning, and within the proposed, and most of surrounding lands is 10.5m. The proposed 4-unit row-house building or any other development would have to comply with the requirement, therefore, will be approximately the same maximum height as a single detached house in the neighborhood.

A Site Plan Control Development Agreement will be required for the development if the 4-unit row-house residential building is developed. A future Site Plan Application shall include elevations and façade. This would also deal with parking, pedestrian safety, minor neighborhood character details, trees plantation, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc.

A tree preservation and landscaping plan could be required as part of a future Site Plan Application.

It is important to know that the owners, or any potential future owners are not limited, or obligated, to construct a row-house building. Should an owner decide to construct to a single-family dwelling or a semi-detached, for example, setbacks and all the zone requirements would apply for the applicable zoning density (R1 or R2) and a Site Plan Control Development Agreement may not be required. Residential Third Density (R3) zoning designation does allow for all R1 and R2 permitted uses.

The Township's Public Works Department did confirm that entrance permits could be granted for a row-house residential building, and that municipal services such as water and sanitary sewer connections could be accommodated. Civic numbers could also be issued as per the SDG civic number grid. Staff also reviewed the potential for increased cars to ensure no negative impacts are created with the development and no issues were brought up.

The Ontario Planning Act gives municipal Councils the authority to pass zoning by-laws, and make amendments to existing zoning by-laws, under Section 34 of the Act. The Planning Act also requires that in making planning decisions Council must have regard for matters of Provincial Interest. The Planning Act requires that Council's decisions must be consistent with the Provincial Policy Statement, and conform, or not conflict with, the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

Site pictures:



View of property



View of property



View from property, looking North on Dominion Street North



View from across property, looking North on Dominion Street North



View looking West, across from property. (White Rock Motel)



View from property, looking South on Dominion Street North



View from property, looking South on Dominion Street North

Provincial Policy Statement (2020)

The Provincial Policy Statement, also known as the “PPS”, provides policy directions on matters of provincial interest related to land use planning and development. It aims to provide for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

It should be noted that within the PPS framework, the subject property is considered to be within a settlement area (Alexandria). Within the PPS, Settlement Areas are those built-up areas where development is concentrated and have a mix of land uses and designated in an official plan for development over the long-term planning horizon. Settlement areas can be in urban or rural settings. Settlement areas shall be the focus of growth and development in the province.

Section 1.1.1 supports Healthy, livable and safe communities by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, accommodate an appropriate affordable and market-based range and mix of residential types, (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) and avoiding development and land use patterns which may cause environmental or public health and safety concerns.

Policy 1.1.3.2. - Land use patterns within “Settlement Areas” shall be based on densities and a mix of land uses which:

- 1. efficiently use land and resources, and*
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available.*

The proposed zoning amendment promotes the efficient use of land and is appropriate with the surroundings. It would also make efficient use of infrastructure such as the municipal water and wastewater services.

Within Section 1.1.3 Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently uses land and resources, appropriate infrastructure and public services, and supports active transportation. Appropriate municipal development standards should promote intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Policy 1.1.3.2 - A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

The conversion of the property from Residential First Density (R1) to Residential Third Density (R3) will potentially intensify the use on the subject lands.

SDG Counties Official Plan (2018)

The SDG Counties Official Plan Policy (Table 3.1) permits, promotes and encourages residential uses, including a full range of low, medium and high density housing types within the Urban Settlement (Alexandria) – Residential District. Within this designation single, semi-detached dwellings, townhouse, row-house and low-rise multiple units are permitted residential dwelling types.

The Official Plan contains a number of goals and strategic objectives; growth is the goal to direct most forms of development to areas where full municipal wastewater and water services are available and to support the efficient use of land in these areas. The strategic objective is to encourage infilling, intensification, and development in appropriate locations and with appropriate built form and design.

The Official Plan also seeks to protect and enhance the character of existing urban areas and the stability of existing and well-established residential neighborhoods by ensuring that development and redevelopment is compatible with the scale and density of existing development.

In conclusion, based on the criteria above, the proposed zoning amendment conforms to the relevant policies of the Official Plan, it is consistent with Provincial Policy Statement and with the intent and purpose of the United Counties of Stormont Dundas and Glengarry's Official Plan. It also promotes the efficient use of land and it is deemed appropriate for urban settlement areas, such as Alexandria.