

STAFF REPORT PUBLIC MEETING

DATE: September 13, 2021

TO: Mayor & Council Members

FROM: Kasia Olszewska, Planner

RE: **Site Plan Development Agreement 32-2021 Staff Report.docx**

Owner: Nadine and Ronald Theoret

Location: 77 St. George Street East, Alexandria, ON
CON 2 PT LOT 37 RP 14R5498; PART 1

Official Plan designation: Residential District

Zoning: Residential Fourth Density (R4)

Background: The lands are located in Alexandria on the north side of St. George St East. The lands have a frontage of 18m, a depth of 40m and an area of 77,620m² (0.19ac) (Figure 1).



Figure 1. Location of the lands in Alexandria.

The proposed development is a new one-storey apartment building with a GFA of 250.6m². Two apartment units are proposed on the ground floor and two in the basement. The building is proposed to be located at the rear portion of the lot. All units will be approximately 1300 square with each unit having a direct exit to the exterior at grade level.

A new asphalt driveway will be paved, along with 6 parking spaces, complying with the zoning by-law requirements. The building will have two entrances on the front (south) elevation, and one entrance each on the west and east elevations.

The applicant had a Minor Variance approved in April 2021 for reductions within the Residential Fourth Density zone provisions as follows:

- A reduction from the required 920m² in lot area to the proposed 776m²
- A reduction from the required 30m lot frontage to the proposed 18.16m
- A reduction from the required 4.5m interior yard setback to the proposed 2.32m
- A reduction from the required 9.0m rear yard setback to the proposed 2.44m, and
- A reduction from the required 35% landscape open space to the proposed (+/-) 20%



Figure 2. The subject lands have an area of 0.19ac.

- **Grading:** the portion of the lot where the building and parking is proposed is levelled to avoid ponding of water. A swale was created along the property lines for stormwater drainage, which will naturally drain to a catch basin on St George Street East.
- **Access:** access to the proposed development will be provided through an entrance onto Saint George Street East. There will be no traffic impact from the proposed development.
- **Emergency access:** the proposed building will be fully accessible to all emergency vehicles, as per the requirements of the Ontario Building Code and the Township Fire Department.
- **Parking:** parking requirements have been calculated based on parking requirements in Section 3.21 in the Zoning By-law, using the parking rate for residential dwellings (1.5 parking spaces per unit). A total number of 6 parking spaces will be provided to satisfy the Zoning By-law requirements.
- **Lighting:** the building will be lighted as per requirements in the Ontario Building for exits, parking, etc. The lighting will not cause nuisance on the neighbouring properties, as per Section 3.20 of the Zoning By-law.
- **Garbage:** the garbage will be brought at curb side, as per Township regulations.

- **Noise:** there are no noise concerns, as the use is residential and fully compatible with the adjacent residential and senior residence uses.

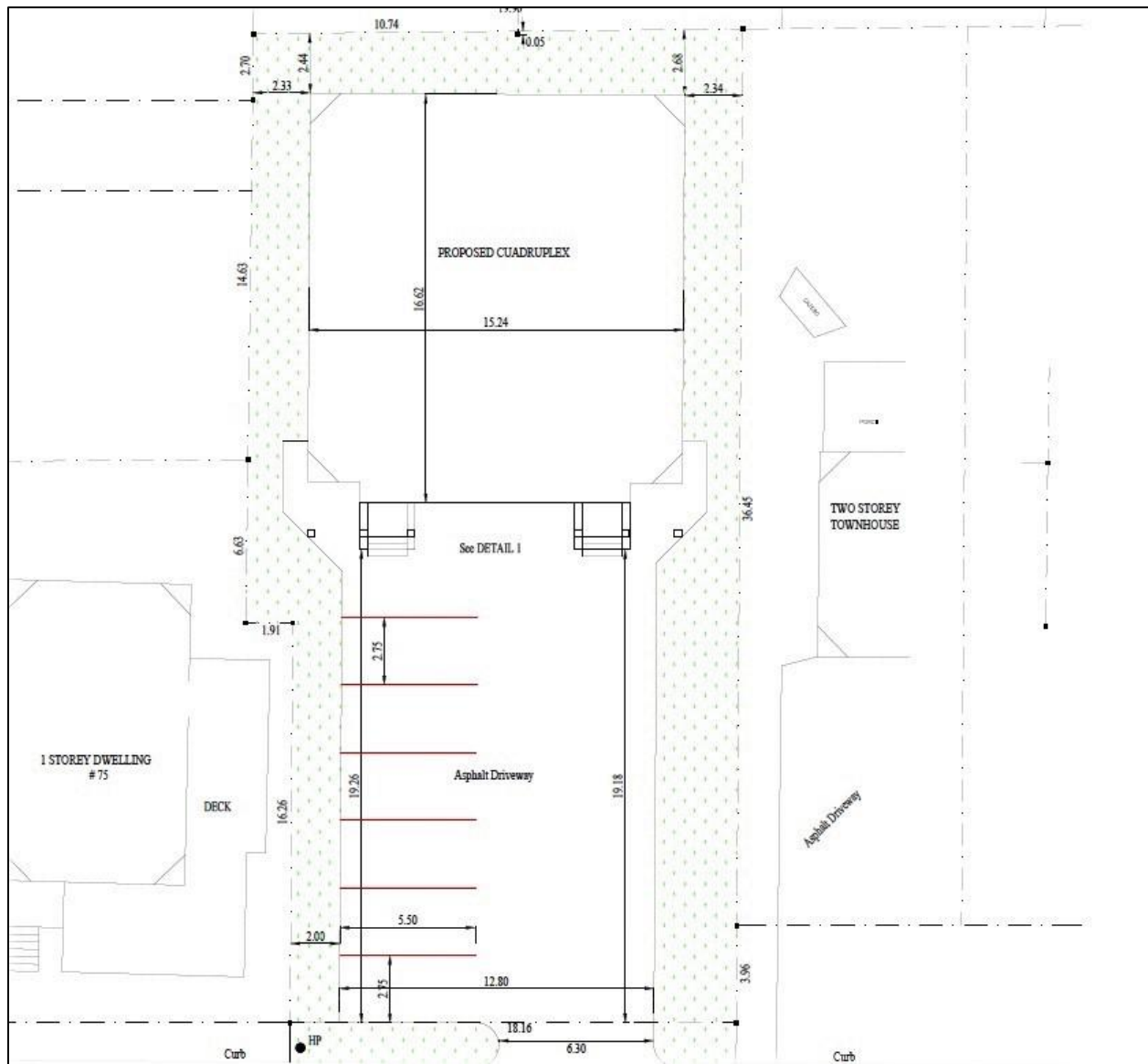


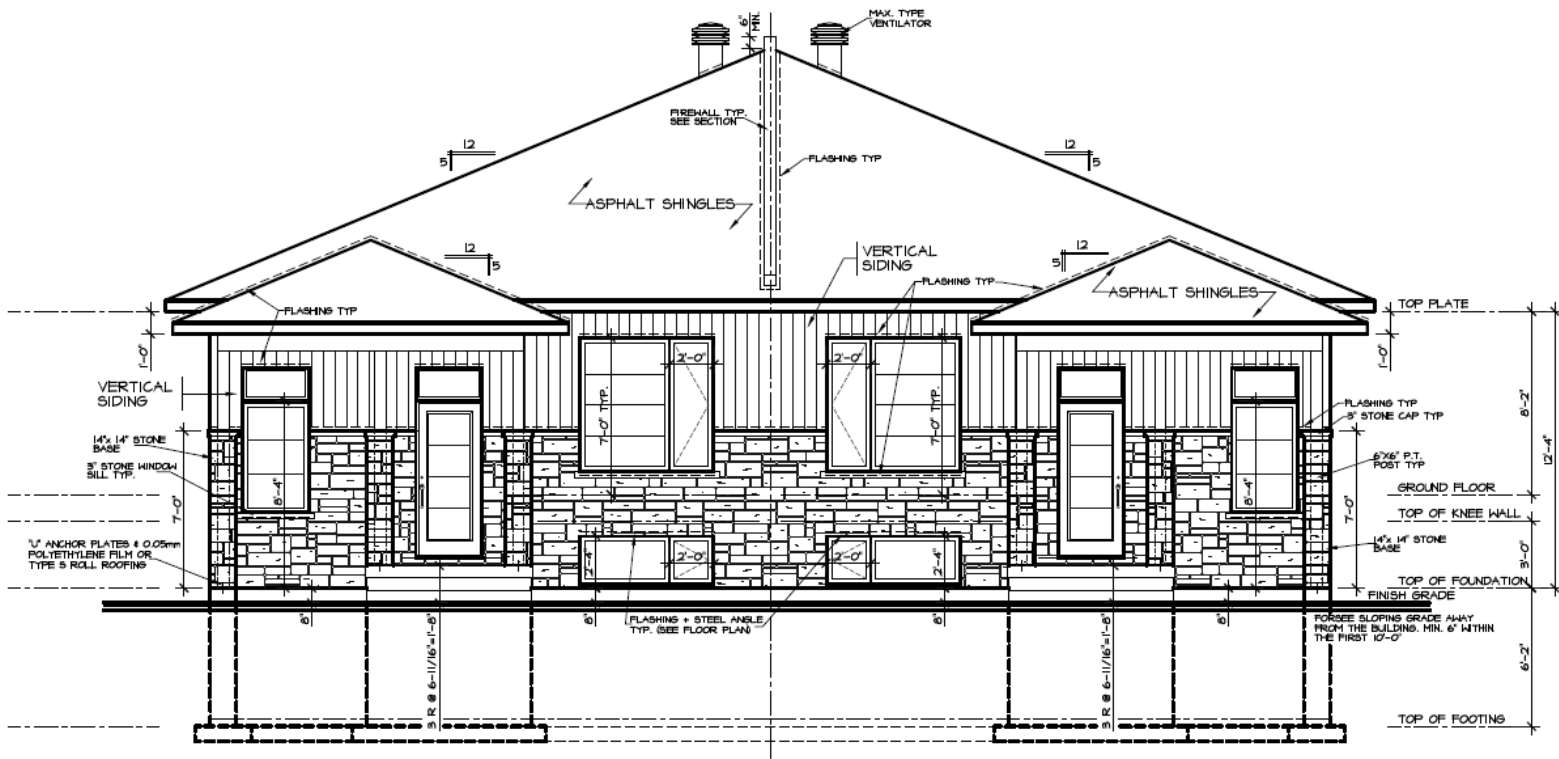
Figure 3. Proposed Site Plan.

- **Servicing:** the development will be serviced by municipal water and sanitary servicing. New servicing connections will be made on St. George Street East. Stormwater management has been addressed through the site plan process and is compliant with Township Public Works standards. Water, sanitary and stormwater servicing were approved by the Public Works Department.
- **Natural constraints:** there are no natural constraints on the subject lands or the vicinity.
- **Landscaping:** landscaping will be provided in the form of green open space around the proposed building.

- **Surrounding uses:** residential to the north (single family dwelling), east (two storey townhouse) and west (single family dwelling), and a retirement home to the south. The surrounding uses beyond the immediate vicinity are also residential uses in all directions.
- **Elevations:** The proposed elevations are shown in Figures 5a-d. The building cladding will be in the form of vertical vinyl siding, stone base siding. The roof will be made of asphalt shingles.



Figure 4. Site photo taken in April 2021.



FRONT ELEVATION

Figure 5a. Proposed south elevation (front)

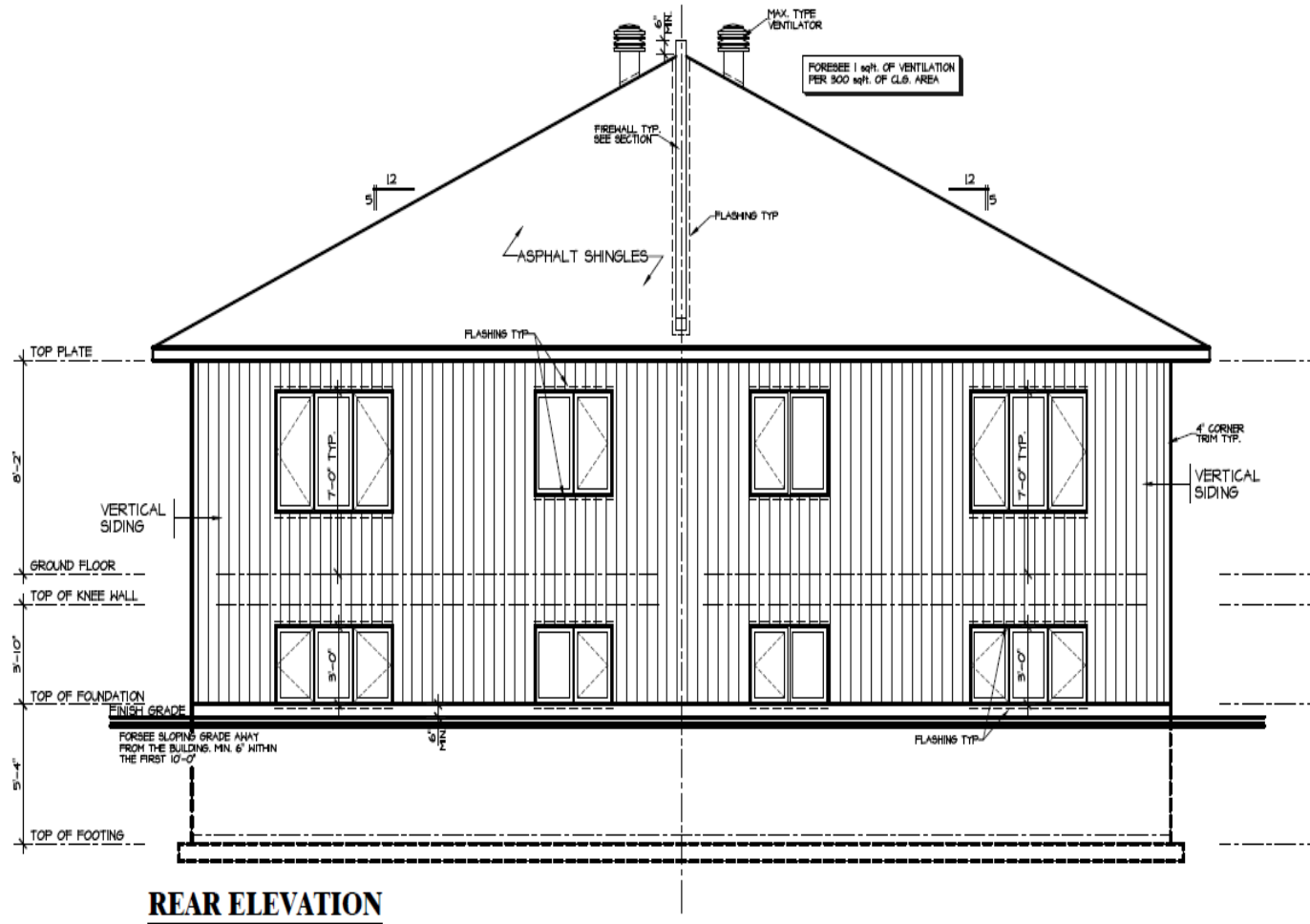


Figure 5b. Proposed north elevation (rear).

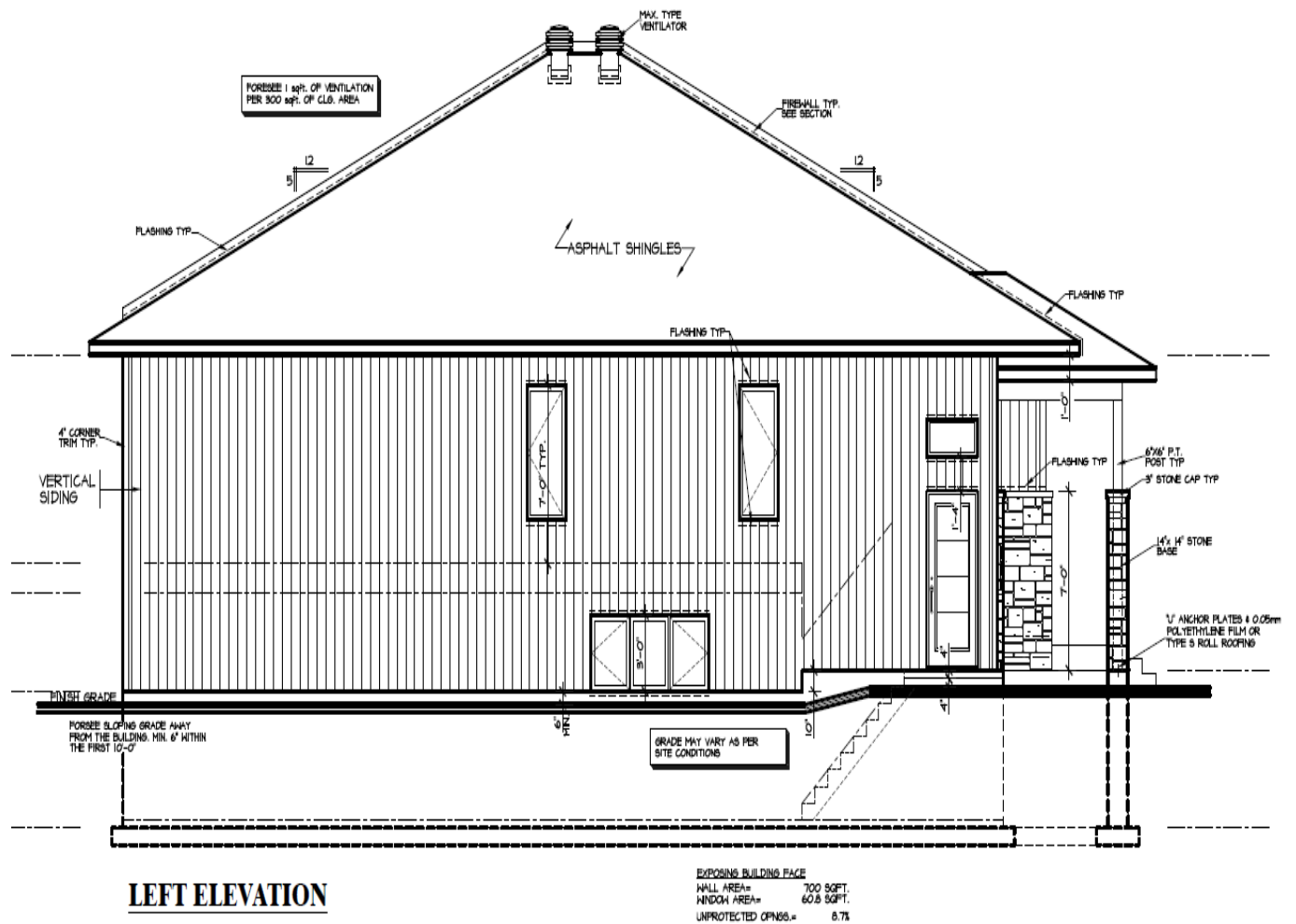
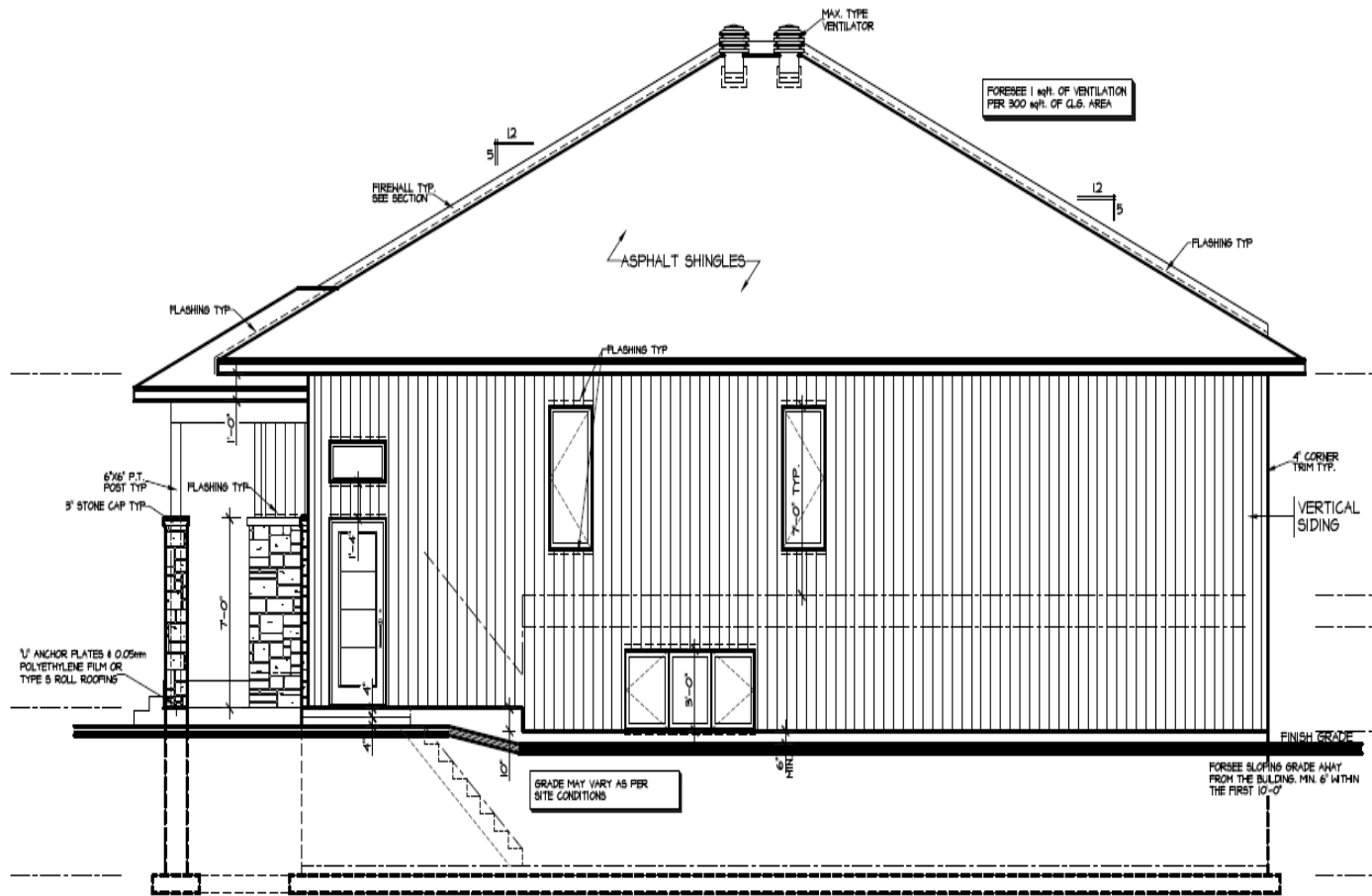


Figure 5c. Proposed east elevation (left).



RIGHT ELEVATION

Figure 5d. Proposed west elevation (right).

In conclusion, the proposed development has been designed to conform with municipal and provincial guidelines along with site specific constraints and criteria. The applicant submitted the required site plan, drainage plan, ground elevations and storm drainage plan as required for Site Plan Development Control. The proposed development conforms to the required regulations and is compatible with the adjacent residential and senior residence uses.