

STAFF REPORT PUBLIC MEETING OF PLANNING

June 26, 2023

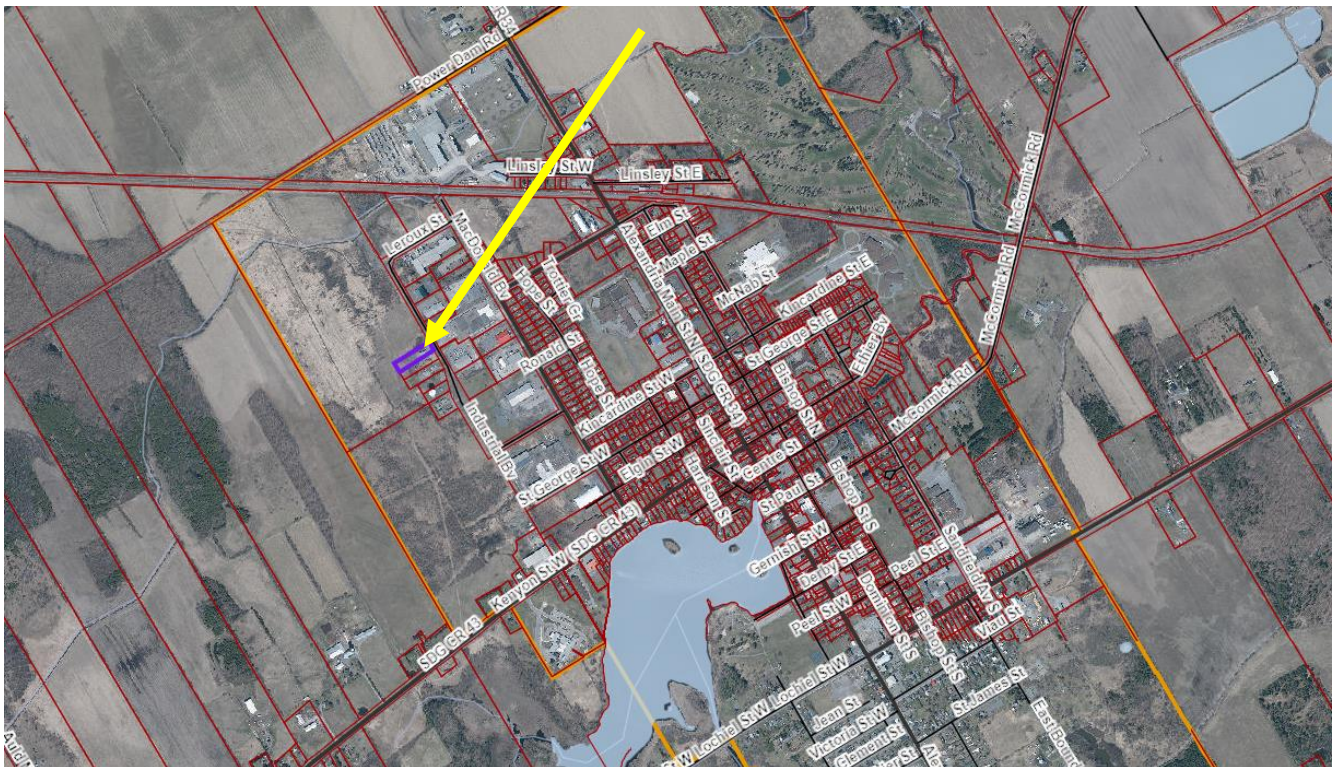
TO: Mayor and Council Members

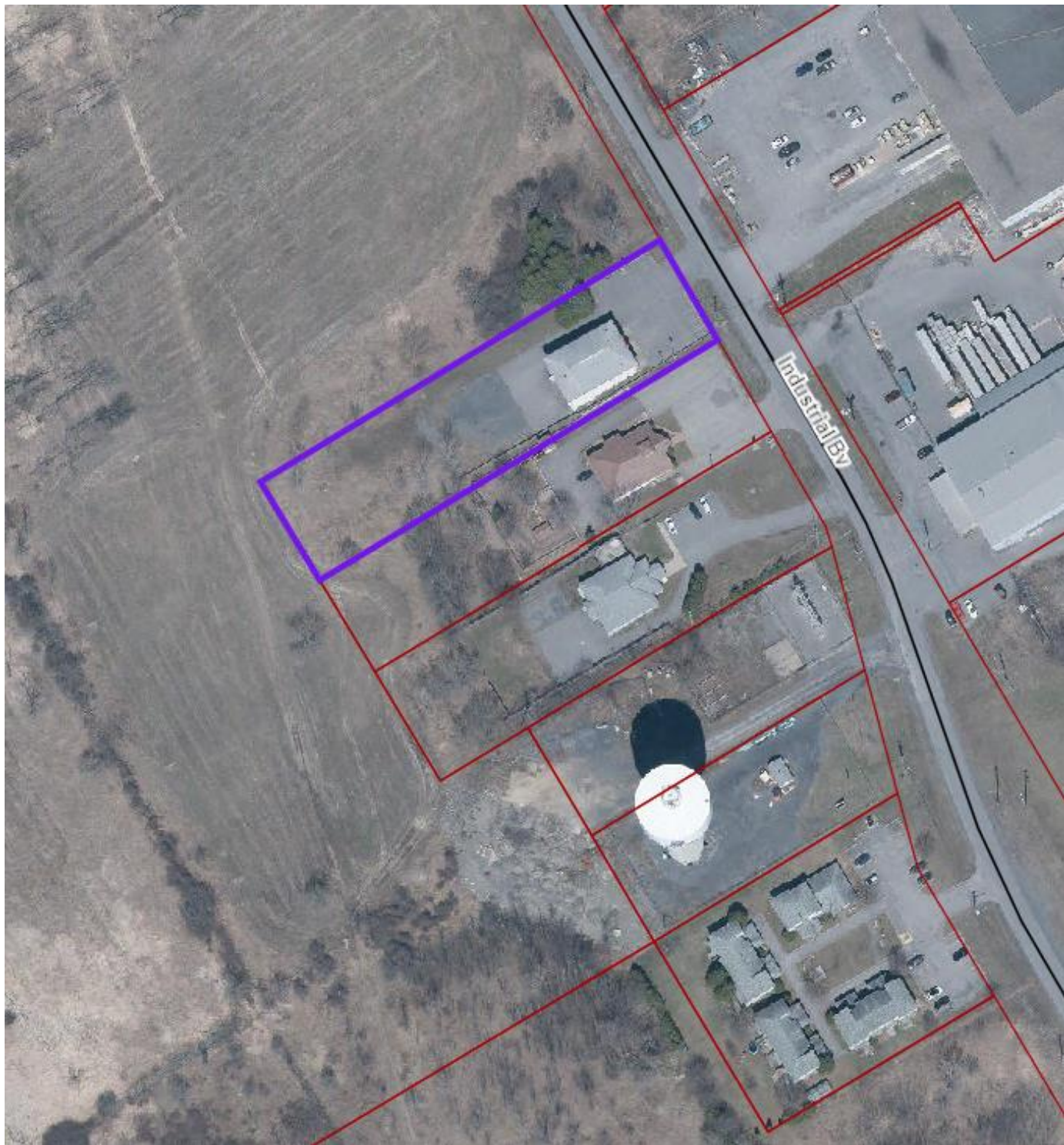
FROM: Jacob Rheaume, Director of Building, By-law & Planning

RE: Z-13-2023 Public Meeting Staff Report - Marc Delorme.docx

Owner: Marc DELORME

Location: 270 Industrial Boulevard, Alexandria, ON
Con 3 Part, Lot 2; RP14R3520, Part 1

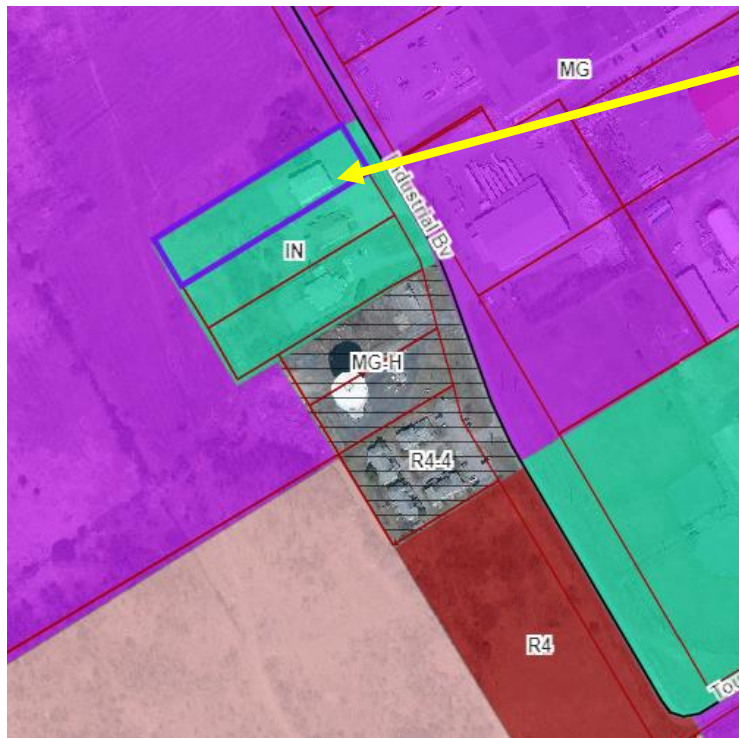




Official Plan designation: Employment District
currently being amendment to Residential District



Zoning designation: Institutional (IN)



Purpose of application:

To re-zone the property from Institutional (IN) to Residential Fourth Density (R4) to permit the conversion of an office building into an apartment building.

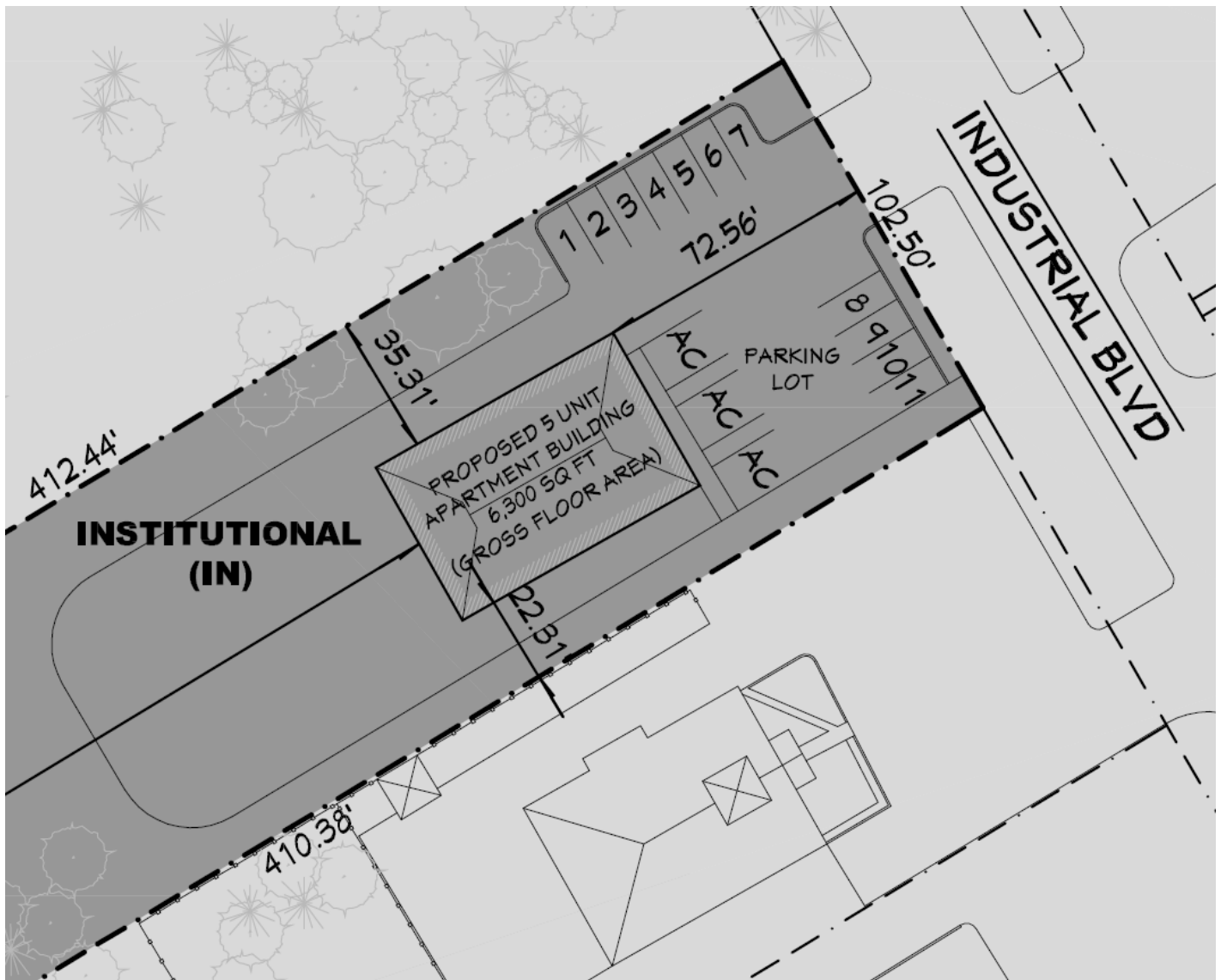
Discussion: the subject lands have frontage of approximately 101.8' on Industrial Boulevard and a depth of 411.1', with an area of 0.96 ac. The Planning Department received a request from the applicant to rezone the property from Institutional (IN) to Residential Fourth Density (R4) to permit the conversion of an office building into an apartment building.

The industrial park in Alexandria contains a number of industrial uses, along with residential, recreational, and institutional uses along the southern edge. The owner of 270 Industrial Boulevard has been trying to lease or sell his building for office/institutional uses for a significant amount of time, but has not been successful to date. The owner looked into applying for an Official Plan Amendment to redesignate the lands to permit residential uses, but was unable to find a planning consultant to justify the change since the property would be surrounded by employment uses.

Subsequent to the owner's initial proposal, the IHA development site plan was approved by Council for a multi-residential housing development, and the character of the area along the east side of Industrial Drive is shifting to residential and institutional, and includes several existing sensitive land uses.

Based on the existing and proposed uses, it was recommended that Council consider authorizing staff to submit an Official Plan Amendment to adjust the Employment Area designation boundary to facilitate additional uses on these properties. The application is currently being reviewed by the United Counties of SDG.

The proposed use, an apartment building of 5 units, will be contained within the existing building on the subject lands, no additions are proposed at this time. Former uses of the building included an office and has since then been harder to rent, since it was vacated by the previous owner. The current owner now believes that an apartment building is a better fit for the building. The prior uses existed on the lands as legal conforming, as per the Township Zoning By-law No. 39-2000 but an apartment is not allowed within the permitted uses of the Township's Zoning By-law Institutional zone.



Public Works confirms service hookups for water and sanitary sewer can be used for residential purposes. There is also enough parking spaces on the West and East side of the building to accommodate the apartment building. H

A Site Plan Control Development Agreement will not be required for the development, as per the new Bill 23. Only a building permit for a change-of-use/renovation will have to be obtained. The building permit will also deal with parking, pedestrian safety, minor neighborhood character details, drainage, grading, actual building size and location, setbacks, servicing, lighting, garbage collection, etc. but as most of it is existing, no issues are anticipated throughout the process.

The surrounding Official Plan designations are Employment district on the North, lands owned by the Township, and Residential District a bit further down a few lots on the South where there is the nonprofit housing, and where the lands were sold to IHA for the multi-use residential development.

The surrounding zoning designations include General Industrial on the lands on the North owned by the Township, and a mix of Institutional and Residential on the South and East. The surrounding uses are compatible with the proposed Zoning By-law Amendment.

200 Industrial: Non-profit housing

224 Industrial: Water tower (permitted in any designation)

252 Industrial: Hydro One substation (permitted in any designation)

256 Industrial: Maison Interlude House

260 Industrial: EarlyON Child and Family Centre

270 Industrial: Vacant office building – **to be converted to an apartment building.**



View of the property



Planning Act

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 conforms with the Stormont, Dundas and Glengarry Official Plan which apply to the lands.

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 for 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.

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.

Based on the existing and proposed uses, it was recommended that Council consider authorizing staff to submit an Official Plan Amendment to adjust the Employment Area designation boundary to facilitate additional uses on these properties. The application is currently being reviewed by the United Counties of SDG.

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