



Report n° PE 2024-004

Date: January 31, 2024

Submitted by: Fabien Lalande

Subject: Zoning by-law amendment – 604 Caron

Nature/Goal

The purpose of this report is to present a zoning by-law amendment for the property at 604 Caron Street in Rockland. File Number D-14-605.

Directive/Previous policy

N/A

Department's recommendation

Que le comité d'aménagement recommande au conseil municipal d'approuver le règlement modifiant le Règlement de zonage no. 2016-10, à l'effet de changer la catégorie de zonage pour le terrain au 604 rue Caron, de « Zone résidentielle urbaine de densité 1 (R1) » à « Zone résidentielle urbaine de densité 2 – exception 34 (R2-34) », tel que recommandé par le Département du développement communautaire.

That the Planning Committee recommends to Council to amend Zoning Bylaw 2016-10 in order to change the zoning category for the property located at 604 Caron Street from "Urban Residential First Density (R1) Zone" to "Urban Residential Second Density-Exception 34 (R2-34) Zone", as recommended by the Department of Community Development.

Background

After the property was purchased by E.D.D.Y. Property Management Inc. in October 2022, the dwelling that once stood on the land was demolished for redevelopment. After consultation with the City's planning department, the owner and his designer shown an intent to build a semi-detached dwelling with two additional units on each side. The goal of the zoning by-law amendment is to change to a zone that allows a higher density and to add a zone exception to reduce some setbacks to accommodate the anticipated redevelopment of the property.

Policy 4.10.1 of the OP stipulates that: "The following are housing objectives: [...] 3. Allow increased residential intensification in the urban area."

Residential intensification is also encouraged by policy 5.6.6 of the OP which states that: "Residential intensification is an effective means of ensuring the efficient use of land and infrastructure in the City. Policies aimed at increased intensification are consistent with the desire to concentrate future development in fully serviced areas, as well as provincial directives on housing policy."

Zoning by-law 2016-10

The lot is located in the "Urban Residential First Density (R1) zone". The amendment will change the zoning to "Urban Residential Second Density – Exception 34 (R2-34) zone".

The minimum area for land in a R1 zone is 450m² for a detached dwelling, while the minimum area in a R2 zone is also 450m² for a detached dwelling and 600 m² for a semi-detached dwelling (300 m² per dwelling unit). If the request is approved, the lot area will comply with the provisions of the Zoning Regulations.

In addition, the R2 zone exception number 34 will be created in order to accommodate the proposed semi-detached dwelling with a reduction of the minimum front yard from 6 m to 4.34 m and a reduction of the interior side yard from 3 m to 2.5 m.

It is good to note that the lot has frontage on Chapman Street for zoning by-law interpretation purposes even if the future parking access would be Caron Street with the building facing that street as well.

Comments

The Department of Community Development supports the request for amendment to the Zoning By-law, as this presents an opportunity to provide infill development and residential densification in the urban area. The application supports the objectives of the Provincial Policy Statement, the Official Plan of the United Counties of Prescott and Russell and the Official Plan of the Urban Area of the City of Rockland.

Consultation

A public notice was sent to the various agencies and owners within 120 meters of the property and a notice was posted on the site. The public meeting will be used to collect comments from the population.

Recommendations or comments from committee/ other departments

No concerns or objections were submitted from the United Counties of Prescott and Russell, Enbridge, Canada Post, the Department of Finance, the Engineering Department, the Fire Department, and the Operations Department.

Financial impact

There are no direct financial implications associated with the approval of the zoning amendment. In the event the zoning amendment is refused and appealed, an external planner and external legal counsel would be retained.

Legal implications

If the proposed zoning by-law is adopted and an appeal submitted to the Ontario Land Tribunal, the preparation of the necessary documentation for the Tribunal and the making of submissions to the Tribunal could be done within staff resources.

If the zoning amendment is refused, reasons must be provided. The City Clerk and Chief Administrative Officer would seek to retain an external planner to provide an affidavit in support of the refusal for the initial Tribunal review of the item should an appeal of the refusal be forthcoming. External legal counsel would also be retained to represent the City at the Tribunal.

Risk management

N/A

Strategic implications

N/A

Supporting documents

Cover letter

Draft by-law 2024-XX