



Report n° PE 2024-020

Date: April 17, 2024

Submitted by: Fabien Lalande

Subject: Zoning by-law amendment – 901 St-Jean

Nature/Goal

The purpose of this report is to present a zoning by-law amendment for the property at 901 St-Jean Street in Rockland. File Number D-14-608.

Directive/Previous policy

N/A

Department's recommendation

THAT the By-law 2024-39 to amend the Zoning By-law 2016-10 in order to change the zoning category for the property located at 901 St-Jean Street from "Urban Residential First Density (R1) Zone" to "Urban Residential Second Density-Exception 35 (R2-35) Zone", be adopted.

QUE le règlement 2024-39 visant à modifier le Règlement de zonage no. 2016-10, à l'effet de changer la catégorie de zonage pour le terrain au 901 rue St-Jean, de « Zone résidentielle urbaine de densité 1 (R1) » à « Zone résidentielle urbaine de densité 2 – exception 35 (R2-35) », soit adopté.

Background

The property was purchased by Lecompte Brothers Holdings Inc. in August 2023 for redevelopment. After consultation with the City's planning department, the owner 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 the zoning to a zone that allows a higher density and to add a zone exception to reduce the minimum lot frontage to accommodate the anticipated redevelopment of the property.

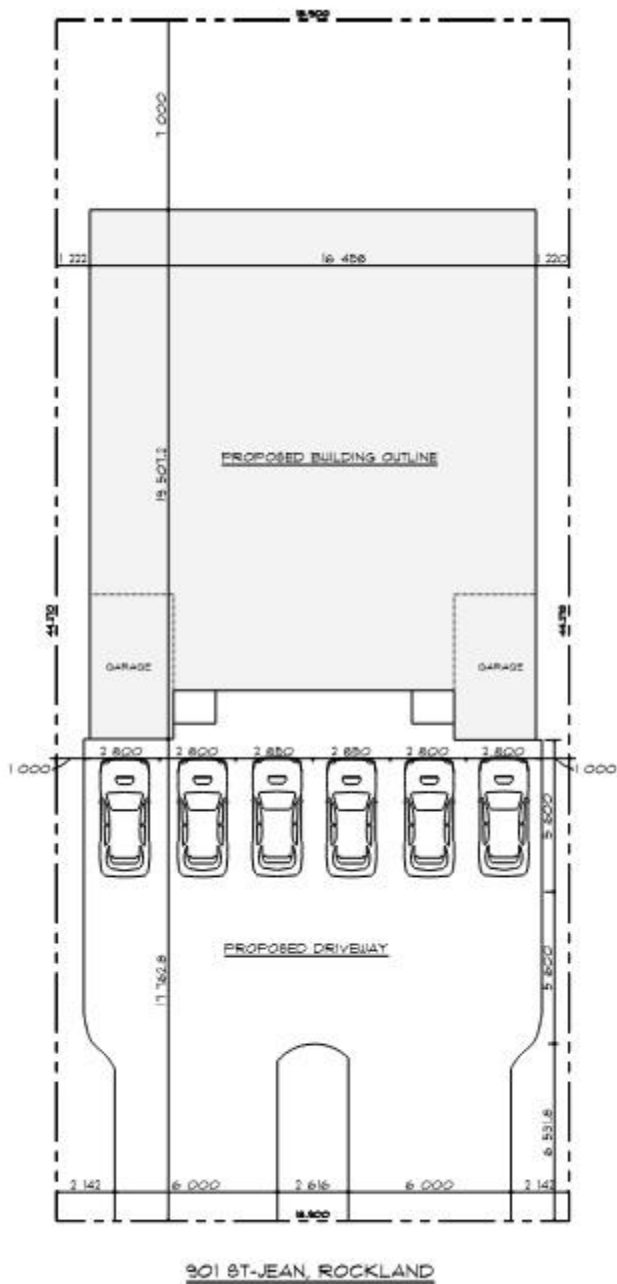


Image 1 – concept site plan

Discussion

The subject property is legally described as Part of Lot 27 Concession 1 (Old Survey), being part 1 on plan 50R5929, former Town of Rockland, in the former geographic township of Clarence, now in the City of Clarence-Rockland.

The lot has a rectangular shape and has the approximate dimensions with a frontage of 18.9 metres on St-Jean Street, a depth of 44 metres and an area of 0.2 acres.

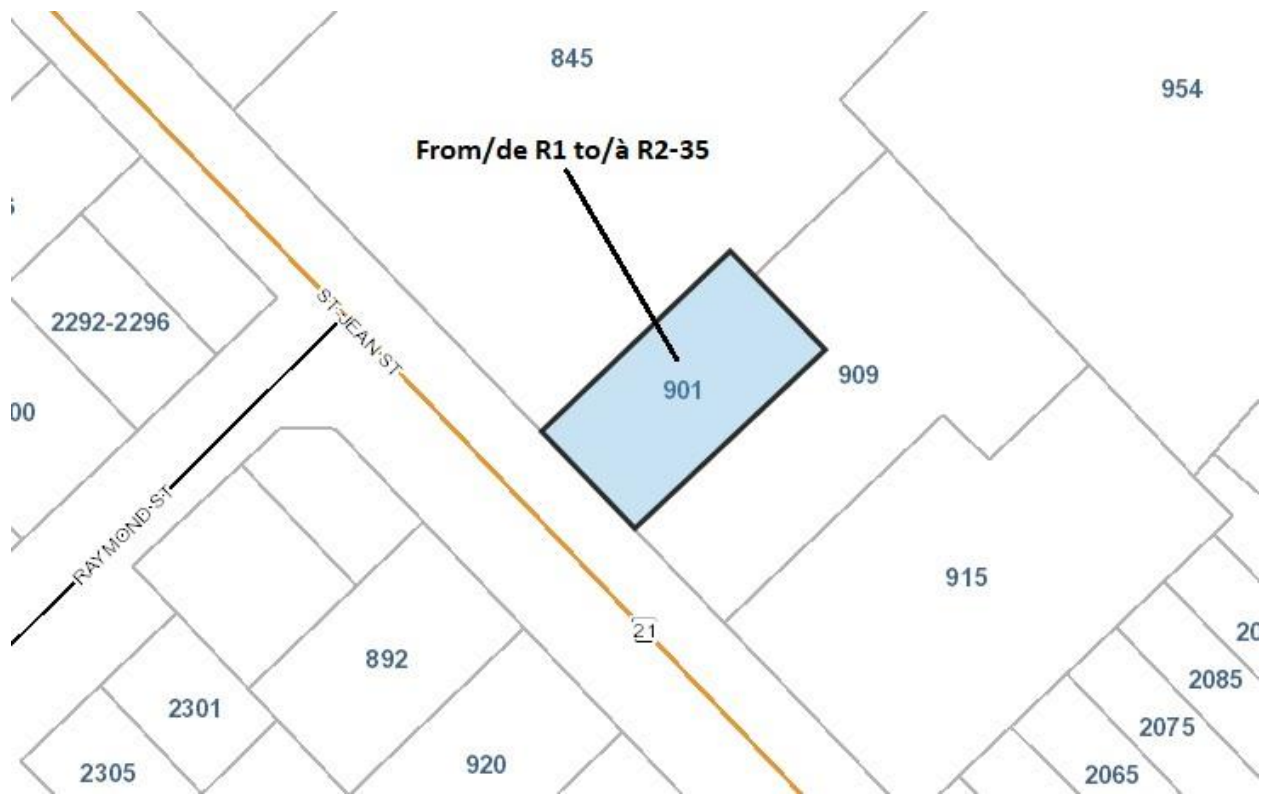


Image 2. Keymap

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides political guidance on issues of provincial interest related to land use planning and development. The land in question is located in a populated area, where growth and development are concentrated, whose vitality and redevelopment is favored.

Policy 1.1.3 of the PPS stipulate that densification and redevelopment and compact development in settlement areas must be encouraged and promoted. The amendment to the Zoning By-law is consistent with the PPS since the request will allow for densification and compact development.

Official Plan of the United Counties of Prescott and Russell

The land is located in an urban policy area according to the Official Plan of the United Counties of Prescott and Russell. The Official Plan encourages infill development and residential intensification, particularly in city centers. The requested modification will encourage intensification in the urban policy sector.

Official Plan of the Urban area of Rockland

The land is designated "Low Density Residential" in the Official Plan (OP) of the urban area of Rockland. Previous and proposed residential uses are

permitted.

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 35 (R2-35) 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 35 will be created in order to allow the construction of a semi-detached dwelling and a reduced minimum lot frontage of 9.4 meters per dwelling unit (DU) instead of 10 meters.

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 planning committee recommended the adoption of the zoning by-law amendment during the public meeting that was held on March 27, 2024.

Recommendations or comments from committee/ other departments

No concerns or objections were submitted from the South Nation Conservation, Enbridge, the Department of Finance, the Fire Department, and the Infrastructure Department.

The Engineering department provided the following comments:

if the proposed development goes forward, *the Engineering needs the following plans and studies:*

-grading plan

-Servicing plan

-road cut & removals plan c/w reinstatement of sidewalk

-servicing & stormwater management report brief / memorandum

**Would rather prefer 1 combined large entrance rather than two separate entrances.*

-Owner to remove and replace old existing services to building with new services within the ROW

-with the proposed double entrance, owner will need to relocate a hydro pole

The environment department provided the following comments:

Ils n'ont pas réservé d'espace pour les conteneurs de déchets et recyclage.

Plus de 3 logis exigent un conteneur (Front End Loading). Ils doivent aussi considérer un endroit pour les bacs de recyclage et potentiellement des bacs pour matière organique.

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

Planning Rationale

Draft By-law 2024-39