



**Stantec Consulting Ltd.**  
300 - 1331 Clyde Avenue  
Ottawa ON K2C 3G4

May 29, 2024

Project/File: 160410453

**Attention: Marie-Eve Belanger, Manager of Development**

City of Clarence-Rockland  
Infrastructure and Planning Department  
1560 Laurier Street  
Rockland, Ontario K4K 1P7

Dear Ms. Belanger,

**Reference: 1465 David Street - Golf Ridge Subdivision Minor Variance Application**

## 1 Introduction

Stantec has been retained by CH Clement Construction Inc. (the owner) to prepare the following letter in support of a Minor Variance application for their property at 1465 David Street, in the City of Clarence-Rockland. The owner is seeking a relief from the provisions of the Zoning By-law relating to Block 1 and 9 on the Draft Plan of Subdivision (**Figure 2**) to permit increased number of dwelling units by reducing the minimum lot area per dwelling unit requirement for low-rise-apartment dwellings.

The property is legally described as *Part of Lot 22 Concession 2 (Old Survey), Part 1 on Plan 50R-2668, now City of Clarence-Rockland, United Counties of Prescott and Russell*. Mr. Clement proposes to develop the property as a residential community with a combination of townhouse, stacked townhouse, and low-rise apartment dwellings. The current concept development plan will result in approximately 234 new homes in the neighbourhood.

An Official Plan Amendment was approved in 2023 which changed the site's designation from 'Low-Density Residential' to 'Medium-Density Residential'. Further, a corresponding amendment to the Zoning By-law was also approved to ensure that the proposed uses and built form is permitted. In May 2024, a Draft Plan of Subdivision application was submitted to the City requesting approval for creating various blocks and streets that will result in approximately 234 new homes. The new community will be a vibrant mix of housing typologies, thereby increasing the City's housing stock.

Reference: 1465 David Street - Golf Ridge Subdivision Minor Variance Application

This letter will introduce the proposed development and site context, summarize the requested variance from Zoning By-law 2016-10, and demonstrate that the variance meets the 'four tests' outlined in Section 45 of the Planning Act.

## 2 Site Context

The property is located east of the intersection of David Street and Club House Drive in the City of Clarence-Rockland, within the United Counties of Prescott and Russell. The property is an interior lot with a total area of approximately 6.1 hectares (15.2 acres) and 234 m (151 m and 83 m) of broken frontage on David Street (seen in **Figure 1**).



Reference: 1465 David Street - Golf Ridge Subdivision Minor Variance Application

### Figure 1: Aerial imagery of the property and surrounding area.

The following uses surround the property:

- North** The Rockland Golf Club is located north of the property. The Clement Cove subdivision is located to the northeast of the property and will be composed of townhomes and stacked townhomes.
- East** The Rockland Golf Club is located along the eastern lot line of the property. A maintenance and landscape materials storage area is located immediately east of the property located within a forest clearing.
- West** The Fairway Subdivision, a community of detached dwellings on larger lots and partial services (municipal water and private individual septic systems), is located directly west of the property. Two detached dwellings fronting on David Street (1431 and 1437 David Street) are surrounded by the property on two sides.
- South** David Street is located directly south of the property, followed by detached dwellings on private services. A single detached dwelling is located along David Street (1491 David Street) surrounded by the interior lot lines of the property. Vacant lands south of David Street are part of the Expansion Lands Secondary Plan- a proposed new community detailed in the Clarence Rockland Urban Area Official Plan.

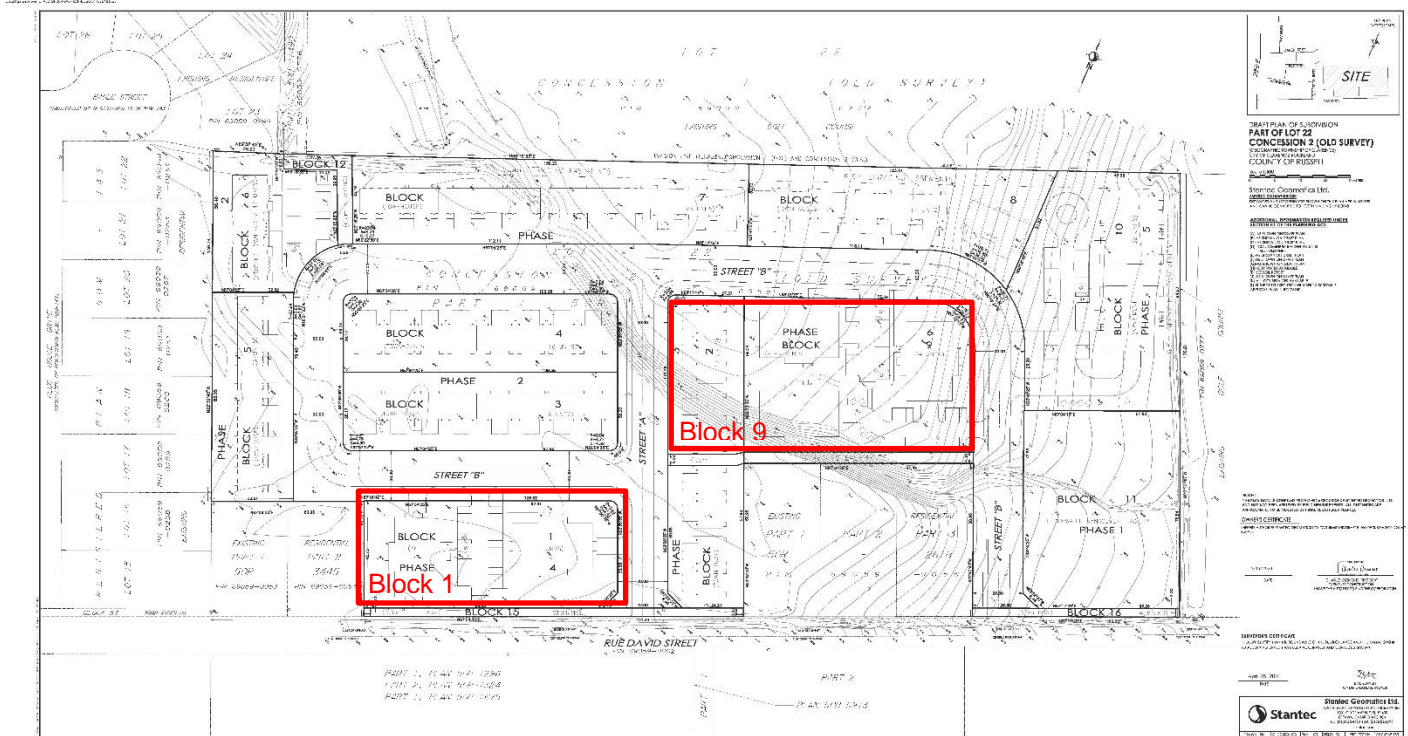
## 3 Minor Variance

The client is proposing to develop the property as an urban residential subdivision with approximately 234 dwellings arranged as a combination of townhomes, stacked townhomes, and low-rise apartment buildings. Dwellings would be arranged along three new public streets. A stormwater management plan is proposed at the southeast corner, and an existing watercourse would be realigned along the north and east property lines.

Based on the current Development Plan (seen in **Figure 2**) the proposal would achieve a density of 55 units per net hectare (development area excluding streets, stormwater ponds, and other non-residential uses).

Reference: 1465 David Street - Golf Ridge Subdivision Minor Variance Application

The Plan of Subdivision application will facilitate development of the community by establishing streets, lots, and blocks based on the Development Plan.



**Figure 2: Development Plan of the proposed David Street subdivision identifying Blocks 1 and 9 request to reduce the minimum lot area.**

To permit the development, a minor variance is requested to:

- i. Permit a reduced minimum lot area per dwelling unit in Block 1 and Block 9 in order to increase the number of dwelling units.

Reference: 1465 David Street - Golf Ridge Subdivision Minor Variance Application

## 4 Rationale for Minor Variance

Section 45 of the *Planning Act* outlines the powers of the Committee of Adjustment to permit minor variances from a Zoning By-law as described in Section 34 of the Act. The Act lays out four tests which must be met for the Committee to grant a variance; these are that the variance must:

1. *Meet the general intent and purpose of the Official Plan*
2. *Meet the general intent and purpose of the Zoning By-law*
3. *Be desirable for the appropriate development or use of the land, and*
4. *Be minor in nature*

### **DOES THE VARIANCE MEET THE INTENT AND PURPOSE OF THE OFFICIAL PLAN**

The first test is that the requested variance maintains the intent and purpose of the Official Plan.

The site is within the UAOP policy area and is now designated 'Medium Density Residential' on Schedule A (City of Clarence-Rockland Urban Area Official Plan adopted in 2013) following an amendment requesting to change the designation from 'Low Density Residential'.

Section 5.6.3 outlines policies for development within the Medium Density Residential designation. This designation permits the establishment of new residential uses with a net density of 55 dwellings per net hectare. The development's proposed net residential density of 55 dwellings per net hectare is consistent with the density range of the Medium Density Residential designation and are appropriate to guide the future development of the entire site.

The proposal meets the intent of the Official Plan by supporting and providing residential dwellings in a more urban and compact form that introduces low-rise apartment dwellings.

The proposed development meets the intent and purpose of the Official Plan.

### **DOES THE VARIANCE MEET THE INTENT AND PURPOSE OF THE ZONING BY-LAW**

The second test is that the requested variance maintains the intent and purpose of the Zoning By-law.

**Reference: 1465 David Street - Golf Ridge Subdivision Minor Variance Application**

The property was rezoned to Urban Residential Third Density (R3) with Special Exception R3-66 in 2023 through a Zoning By-law Amendment application. The R3 zone permits more medium density residential uses, including townhouse dwellings, stacked townhouse dwellings, and apartment dwellings.

Per the Corporation of the City of Clarence-Rockland Zoning By-Law No. 2016-10, R3 Zone permits a minimum lot area of 140 m<sup>2</sup>. The requested variance is to permit a reduced lot area of 119 m<sup>2</sup> which will result in an increase in the number of dwelling units. The proposed development on the blocks meets all the other provisions of the R3 Zone. It is our opinion that the proposed development will maximize land use efficiency creating a sustainable, compact neighbourhood for residents. The proposal will be compatible with the surrounding uses, increase the housing stock, add more variety to the residential uses creating a desirable community.

The proposal meets the intent of the Zoning By-law by resulting in apartment units that compatible with the vision of the development proposal and residential character as well as contribute the community's growth.

The proposed development meets the intent and purpose of the Zoning By-law.

### **IS THE VARIANCE DESIRABLE FOR ORDERLY DEVELOPMENT OR USE OF THE LAND**

The third test is that the requested variances are desirable for the orderly development and use of the land.

The proposed low-rise apartment blocks are surrounded by townhouses and stacked townhouses creating a vibrant mix of housing forms. The requested variance supports the intensification of the site while also respecting the built form of the existing surrounding neighbourhood along David Street.

The proposed development is desirable for orderly development or use of the land.

### **IS THE VARIANCE MINOR IN NATURE**

The fourth test is that the requested variances are minor in nature.

The requested variance is seeking a reduction of 15% from the minimum lot area per dwelling unit requirement of the Zoning By-law which would result in an increase in apartment units however, the proposed low-rise apartment blocks will be designed to respect the surrounding urban fabric and built form. The variance is considered minor as it contributes positively to the growth of the new community, increases

Reference: 1465 David Street - Golf Ridge Subdivision Minor Variance Application

housing options, and promises to create a modern, compact community resulting in an efficient use of the available land. The proposed new lot area is consistent with the lot sizes for these types of dwellings found in many municipalities.

The proposed variance is minor in nature.

## 5 Conclusion

The proposed development in the context of the area poses no adverse impacts to existing residents or visitors to the area, respects the general intent of the Official Plan and Zoning By-law, is minor in nature, and allows for desirable development of the property in an evolving residential neighbourhood. The proposed variance meets the four tests under the *Planning Act* and will be a positive addition to the neighbourhood.

Respectfully,

**STANTEC CONSULTING LTD.**

**Aditi Mane** RPP, MCIP

Planner

Phone: 613-784-2247

aditi.mane@stantec.com

Attachment: [Attachment]