



Report n° PE2025-012

Date: February 12, 2025

Submitted by: Fabien Lalande and Marie-Eve Bélanger

Subject: Official Plan and Zoning By-Law Amendments –
Part of Parts 3 & 4, Plan 50R-7727 1191 St-Jean Street,
Rockland

Nature/Goal

The purpose of this report is to present the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland and Zoning By-law 2016-10 submitted by Marc Daigneault on behalf of Spacebuilders Ottawa Ltd., for the property described as Part of Parts 3 & 4, on the Plan 50R-7727, part of civic address 1191 St-Jean, Rockland and Block 568 on the Draft Plan.

Directive/Previous policy

N/A

Department's recommendation

WHEREAS the proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland is in conformity with the Official Plan of the United Counties of Prescott and Russell and is consistent with the Provincial Planning Statement; and

WHEREAS the proposed amendment to the Zoning By-law will be in conformity with the Official Plan for the Urban Area of the City of Clarence-Rockland once the concurrent amendment to the local Official Plan is adopted;

THAT Council adopt a by-law amending the Official Plan of the Urban Area of the City of Clarence-Rockland in order to designate certain lands from "Service Commercial Area" to "High Density Residential Area", as recommended by the Community Development Department; and

THAT Council adopt a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of the subject lands from "General Commercial – Exception (CG-8) Zone" to "Urban Residential Third Density Zone 3 – Exception 68 (R3-68)", as recommended by the Community Development Department.

ATTENDU QUE la modification proposée au Plan officiel de la zone urbaine de la Cité de Clarence-Rockland est conforme au Plan officiel des Comtés unis de Prescott et Russell et est conforme à la Déclaration provinciale sur la planification ; et

ATTENDU QUE la modification proposée au Règlement de zonage sera conforme au Plan officiel de la zone urbaine de la Cité de Clarence-Rockland une fois que la modification concomitante au Plan officiel local sera adoptée ;

QUE le Conseil adopte un règlement modifiant le Plan officiel de l'aire urbaine de la Cité de Clarence-Rockland afin de désigner certains terrains de « Secteur commerce de service » à « Secteur résidentiel de forte densité », tel que recommandé par le département de développement communautaire ; et

QUE le Conseil adopte un règlement modifiant le Règlement de zonage 2016-10 afin de changer la catégorie de zonage des terrains visés de « Zone commerciale générale – Exception 8 (CG-8) » à « Zone résidentielle urbaine de densité 3 –Exception 68 (R3-68) » tel que recommandé par le département de développement communautaire.

Background

If the proposed amendments to the official plan and to the zoning by-law are approved and adopted, they will allow the realization of a high-density apartment type residential building containing eighty-two (82) dwelling units.

Discussion

The subject land is owned by Spacebuilders Ottawa Ltd. and consists of a parcel of an area of 1.1 hectares (ha).

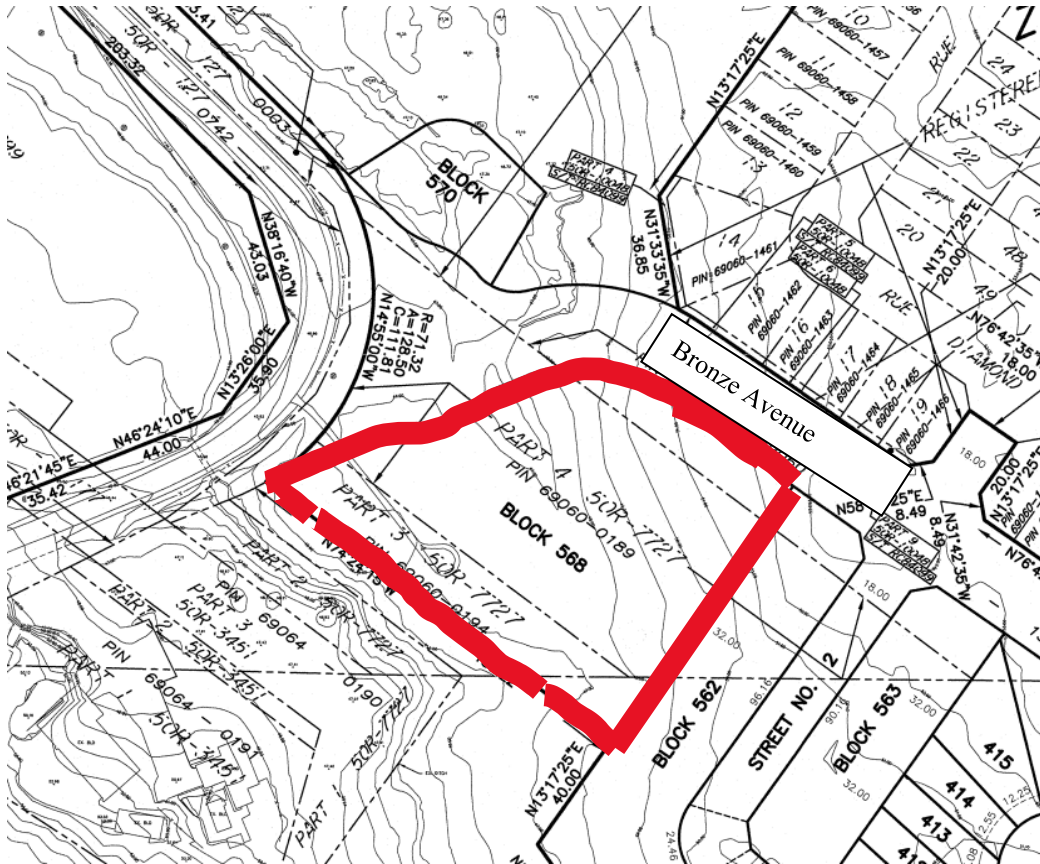


Image 1 – excerpt of a plan depicting the location of the subject property with an illustration of the future location of Bronze Avenue

Provincial Planning Statement 2024

Both planning applications are consistent with the Provincial Planning Statement 2024.

2.2 Housing

1. *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

a) *establishing and implementing minimum targets for the provision of housing that is affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*

b) *permitting and facilitating:*

1. *all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*

2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping*

malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; [...]

2.3.1 General Policies for Settlement Areas

1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation;*
- d) are transit-supportive, as appropriate; and*
- e) are freight-supportive.*

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

The proposed development will be developed on the basis of full municipal services.

United Counties of Prescott and Russell Official Plan

The property is designated Urban Policy Area on Schedule A (Land Use Designation).

Policy 2.2.6 states:

4. In order to meet varied housing requirements of Prescott and Russell residents and to provide for orderly residential development, it is the policy of this Plan that, subject to the availability of water and waste water services, zoning regulations be designed to provide for a mix of 70% low density residential development, 20% medium density residential development and 10% high density residential development in the Urban Policy Area.

5. For the purpose of this section, low density development is defined as up to 35 units per net hectare. Medium density development on full municipal services should not exceed 55 units per net hectare for townhouses or row houses, and 75 units per net hectare for apartments...

The property has access to servicing to support the proposed development. The proposed development consists of a range of housing types from singles, semis, ground-oriented townhomes to higher density uses including an apartment building.

Clarence-Rockland Urban Area Official Plan

The site is within the official plan of the urban area of Clarence-Rockland and is designated "Service Commercial" on Schedule A. This proposal is to accommodate a residential development instead of a commercial development.

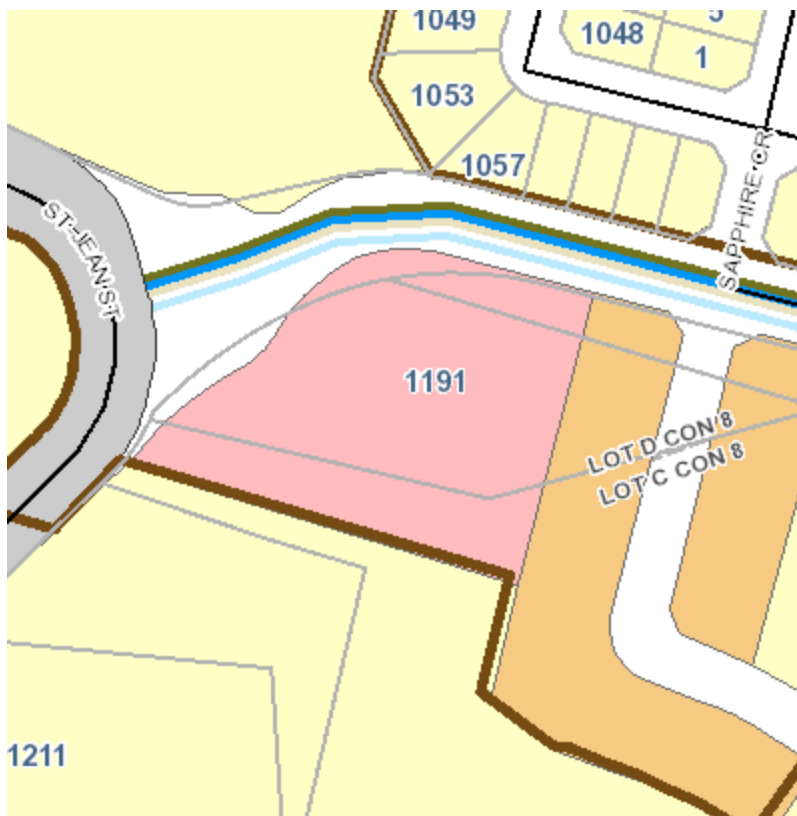


Image 2 – Keymap depicting official plan designation of the subject lot

Section 3.2 of the official plan lists a series of objectives which are relevant to this proposal:

- *Encourage development that respects the character of the Urban Area.*
- *Provide for a greater variety of housing types.*
- *Allow development only where full municipal services are available.*

The proposed amendment will facilitate development of the lands in a more urban and compact manner that introduces slightly higher densities. The amendment will allow for a more efficient use of lands within a designated settlement area.

Zoning By-law

The site is currently zoned General Commercial – Exception (CG-8) Zone which does not permit residential uses.

Conclusion

The land was planned to be developed as a commercial block back in 2018 when the draft plan of this Stage 5 of Morris Village was approved. The design of St-Jean Street, Poupart Side Road and Bronze Avenue was not completed at that time. During the last few years, the City has completed an Environmental Assessment for St-Jean Street and Poupart Side Road and it was determined that a 4-lane road should be built. The 4-lane road of St-Jean Street will start at the corner of Bronze and St-Jean Street. A roundabout is planned at that intersection. The final design of the roundabout was completed in the summer of 2024. The design is included below at the Image 3.

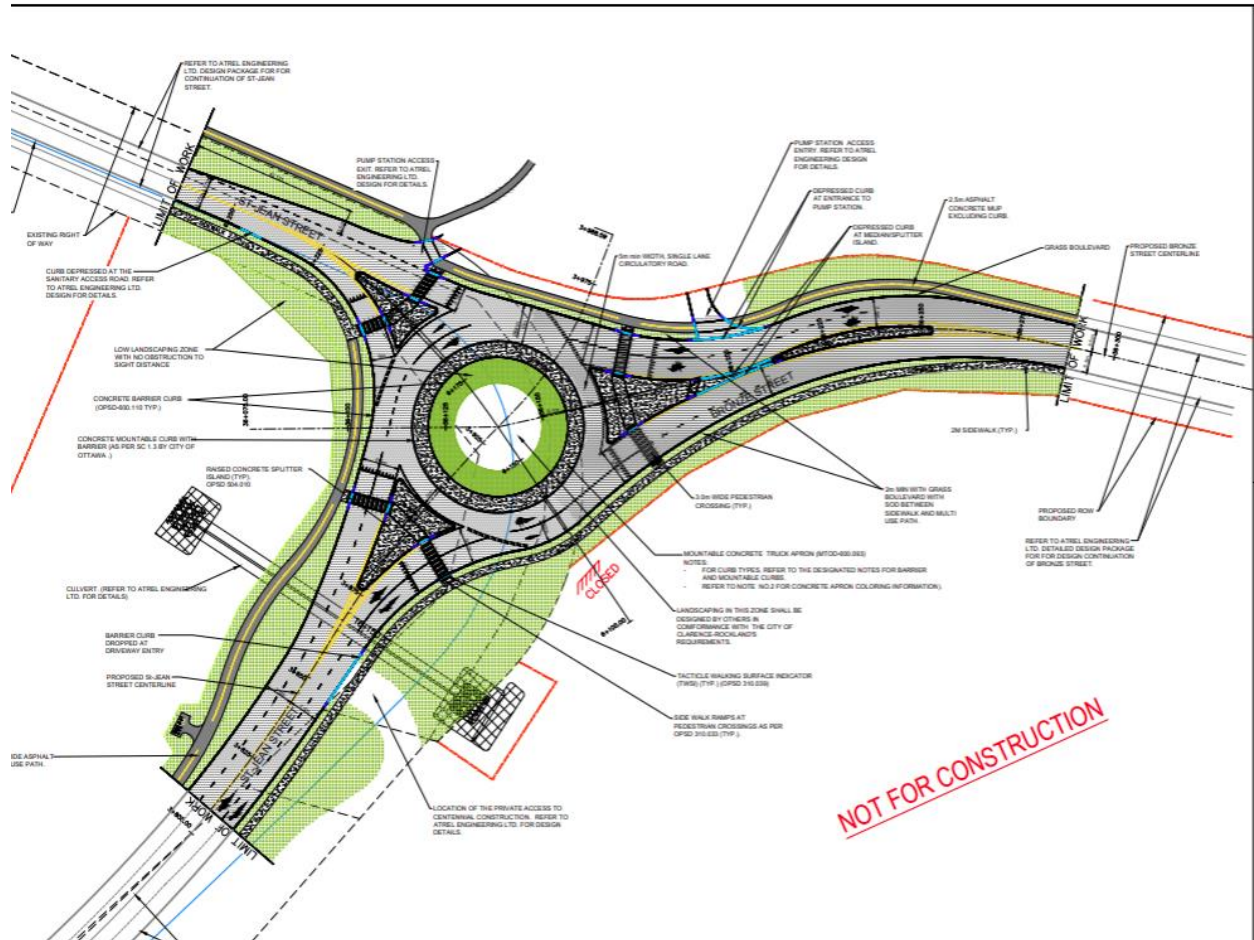


Image 3 - Design of the roundabout at the corner of St-Jean Street and Bronze Avenue.

The land subject to this amendment is located at the south-east corner of that said roundabout. The magnitude of the roundabout and the location of its concrete median and painted lines completely removes the right to Spacebuilders to obtain a direct access to his land from one of the collector

roads (St-Jean or Bronze). As such, the entrance to the subject land will need to be from a local road. Access to a commercial parcel from a local road is not advised as it will create a lot of ongoing traffic all day round. The proposal to change the zoning from a commercial zone to a higher density residential zone will act as a better buffer from the townhouses and single detached dwelling to St-Jean Street and Bronze Avenue and will make a better transition.

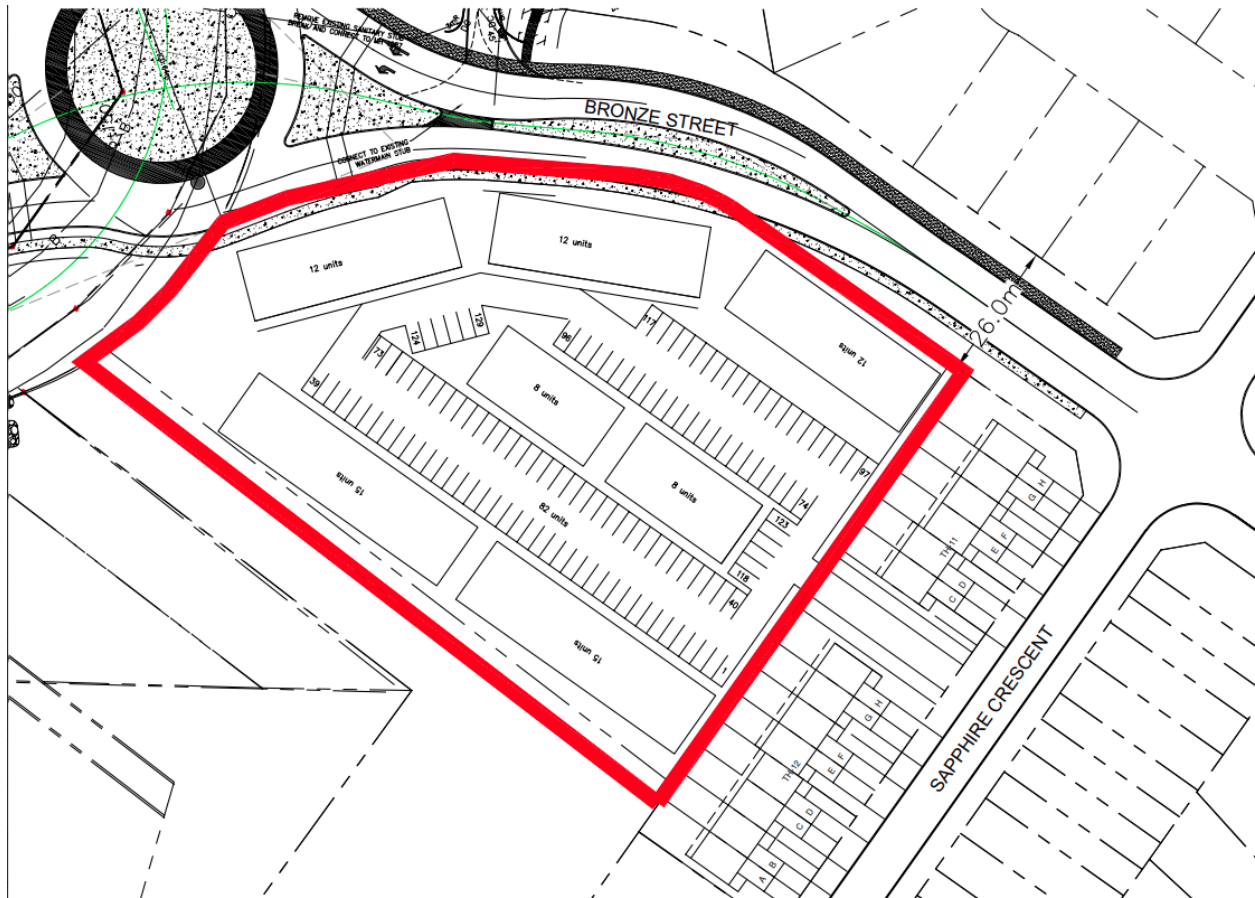


Image 4 – concept site plan

As such, the development's proposed densities are in accordance with the local Official Plan and are appropriate to guide the future development of the site.

The proposed development will provide a variety of housing types in the Urban Area and in Morris Village Stage 5 where the majority of units are single detached dwellings. It will create an urban and compact built form that will complement and enhance the surrounding area. The proposed development provides an opportunity to introduce new development on an underutilized vacant lot that benefits from municipal services. The additional housing units and typologies contribute to meeting the Provincial, County, and City housing forecasts and needs.

The R3 zone permits higher density uses, including the proposed uses of townhouse dwellings, and apartment dwelling.

In conclusion, the proposed revisions to this development will broaden the

range of housing options available within the City of Clarence-Rockland and surrounding area. The proposed development is consistent with the PPS 2024 and conforms to the United Counties of Prescott and Russell Official Plan and the intent of the City of Clarence-Rockland Urban Area Official Plan.

Consultation

A public notice was sent to property owners within 120m of the subject property on December 17, 2024, and a notice was posted on the site. The public meeting of the Planning Committee of January 29, 2025, serves to collect comments from the public.

No questions or comments were submitted at the public meeting.

Recommendations or comments from committee/ other departments

Internal (municipality):

No comments from the department of environment, parks and recreation, the engineering division, the fire department and the public works.

External (agencies):

Enbridge and South Nation Conservation had no comments or concerns.

Canada Post offered the following comments:

Thank you for contacting Canada Post regarding Spacebuilders Block 568

Service type and location

- 1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mailboxes (CMBs).*
- 2. Given the number and the layout of the lots in the subdivision, we have not determined the amounts of site(s). The CMB's location will be determined at the time of the preliminary CUP or SITE Plan as per Canada Post specs.*
- 3. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance, the developer is responsible to install a micro switch for accessibility, they must supply, install, and maintain the mail delivery equipment with parcels compartments within these buildings to Canada Post's specifications.*
- 4. If additional gravel or culvert is required, it will be provided by the developer as per Canada Post standards.*

Municipal and Developers requirements

- 1. Please update our office if the project description changes so that we may determine the impact (if any).*
- 2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.*
- 3. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s),*

Appendix A

Additional Developer Requirements:

- *The developer will consult with Canada Post to determine suitable permanent locations for the Community Mailboxes. The developer will then indicate these locations on the appropriate servicing plans.*
- *The developer agrees, prior to offering any units for sale, to display a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mailboxes within the development, as approved by Canada Post.*
- *The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mailbox. The developer also agrees to note the locations of all Community Mailboxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox.*
- *The developer will provide a suitable and safe temporary site for a Community Mailbox until curbs, sidewalks and final grading are completed at the permanent Community Mailbox locations. Canada Post will provide mail delivery to new residents as soon as the homes are occupied.*
- *The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:*
 - *Any required walkway across the boulevard, per municipal standards*
 - *Any required curb depressions for wheelchair access, with an opening of at least three meters (consult Canada Post for detailed specifications)*

Recommendation from Planning Committee:

THAT Planning Committee recommends to Municipal Council the adoption of a by-law amending the Official Plan of the Urban Area of the City of Clarence-Rockland in order to designate certain lands from "Service Commercial Area" to "High Density Residential Area"; and

THAT Planning Committee recommends to Council the adoption of a by-law amending the Zoning By-law 2016-10 in order to change the zoning category of the subject lands from "General Commercial – Exception (CG-8) Zone" to "Urban Residential Third Density Zone 3 – Exception 68 (R3-68)"

Financial impact (expenses/material/etc.)

There is no direct financial impact associated with the approval of these proposed amendments. An external planner and legal council could be required and retained if an appeal is submitted.

Legal implications

If the proposed amendments are adopted, they can be appealed to the Ontario Lands Tribunal. Were the proposed amendments appealed, the preparation of the necessary documentation for the Tribunal and the making of submissions

to the Tribunal could be done within staff resources.

Risk management

The planning department has not identified any implications related to risk management.

Strategic implications

N/A

Supporting documents

Planning Rationale
Draft Official Plan Amendment By-law
Draft Zoning By-law Amendment By-law
Comments from the public