



REPORT N° AMÉ-20-12-R

Date	13/02/2020
Submitted by	Nicolas Denis
Subject	Zoning By-law Amendment – Daniel Sauve – 845 Caron
File N°	D-14-532

1) **NATURE/GOAL :**

The purpose of this report is to present an amendment to the Zoning By-law 2016-10 of the City of Clarence-Rockland for a property described as Part Lot 23, Concession 1, Part 6 on Reference Plan 50R-836 (845 Caron Street). This amendment would modify the zoning designation from "Urban Residential First Density (R1) Zone" to "Urban Residential Third Density (R3) Zone" in order to permit a three unit dwelling.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

THAT the Planning Committee recommends to Council to amend Zoning By-Law 2016-10, in order to change the zoning category of the property located at 845 Caron Street from "Urban Residential First Density (R1) Zone" to "Urban Residential Third Density (R3) Zone", as recommended by the Infrastructure and Planning Department.

QUE le Comité d'aménagement recommande au Conseil Municipal d'approuver le règlement modifiant le Règlement de Zonage 2016-10 afin de changer le zonage de la propriété au 845 rue Caron de « Zone Résidentielle Urbaine de Densité 1 – (R1) », à « Zone Résidentielle Urbaine de Densité 3 – (R3) », tel que recommandé par le Département d'infrastructure et aménagement du territoire.

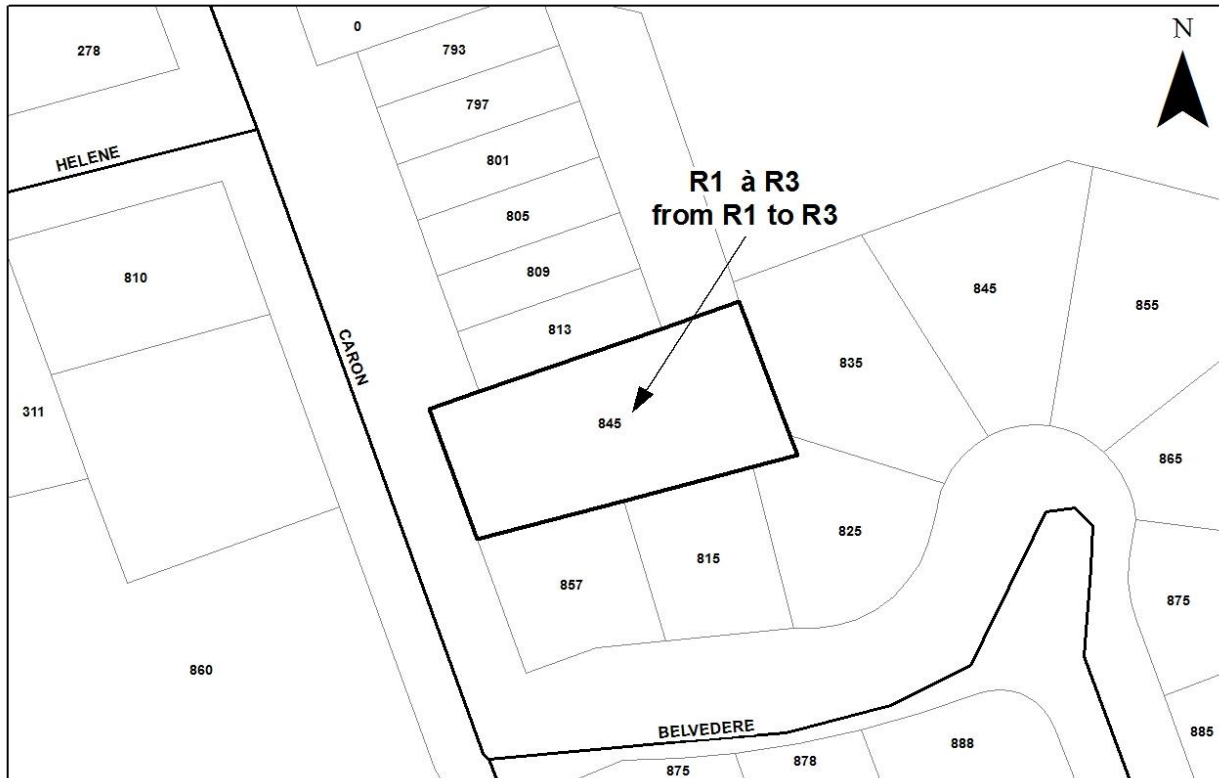
4) **BACKGROUND :**

On February 4th, 2020, an application was submitted by Daniel Sauvé to amend the Zoning By-law 2016-10. The property is described as being 845 Caron Street (see figure 1). A single family detached dwelling with a secondary unit are currently being built on this property.

The purpose of the application is to change the zoning of the property from "Urban Residential First Density (R1) Zone" to "Urban Residential Third Density (R3) Zone". Should the proposed by-law amendment be adopted, the property owner intends to add a third unit, therefore, creating a three unit dwelling.

The application was deemed complete on February 7th, 2020. A notice of public meeting was sent to different agencies and to the property owners within 120 meters of the subject property on February 11th, 2020. A sign has also been posted on the property.

Figure 1: Location of the subject property



5) **DISCUSSION :**
PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The vision for Ontario's land use planning system as mentioned in Part IV of the PPS indicates that the wise management of development may involve directing, promoting or sustaining development, and as such, long-term gains should take precedence over short-term gains.

Firstly, Section 1.1.1 entitled Managing and directing land use to achieve efficient and resilient development and land use patterns provides a framework to sustain Healthy, liveable and safe communities by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

- b) accommodating an appropriate range and mix of residential, (including second units, affordable housing and housing for older persons) [...];

[...]

- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;

[...]

- g) ensuring that necessary infrastructure, ... and public service facilities are or will be available to meet current and projected needs.

Secondly, section 1.1.3.1 stipulates that "Settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted."

Also, section 1.1.3.2 stipulates that "Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3 [...]."

Section 1.4.1 (Housing) further adds that "to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which

are designated and available for residential development; and

- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans;”

Furthermore, section 1.4.3 states that a range and mix of housing types shall be provided by:

“ [...]

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.

The proposed development is consistent with the policies of the PPS as it will promote a range and mix of residential units and will be on full municipal services.

OFFICIAL PLAN OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL

The property is identified under the “*Urban Policy Area*” designation on Schedule “A” of the Official Plan of the United Counties of Prescott and Russell. This designation applies to Towns or Villages with a population of 1000 or more which have been developed on full municipal services. It is intended that this area is to absorb a significant part of future growth in the United Counties of Prescott and Russell and maximize development on available infrastructures. Directing growth to our communities will result in compact development which in turn helps to ensure efficient use of infrastructures. Compact development patterns will also help to ensure that future infrastructure expansions will take place in a more cost efficient manner.

Section 2.1.2.1 f) indicates that a portion of the County’s future housing needs shall be provided through residential intensification, such as, modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary.

This designation supports diversified mixed communities offering a range of housing types. As such, the proposed Zoning By-law amendment is in line with the policies of the Official Plan of the United Counties of Prescott and Russell.

OFFICIAL PLAN OF THE URBAN AREA OF THE CITY OF CLARENCE-ROCKLAND

The subject property is located within the "*Low Density Residential*" designation on Schedule "A" of the Official Plan of the Urban Area of the City of Clarence-Rockland.

Section 5.6.2.2.4 indicates that within the built-up area of the Low Density Residential designation, Council may amend the zoning to permit medium density residential, without amending this Plan, if the following criteria are met:

- a) the building is no more than five storeys in height to a maximum of 30 units per net hectare;
- b) if the site has frontage or direct access to a "Collector" street, the number of units per site shall not exceed twelve, for any or all the permitted uses as listed on Section 5.6.3.1.1, and the proposal must conform to the normal requirements of the Zoning By-law without requiring an exception to reduce the zone provisions. An exception can, however, limit the number of units.

The proposed three unit dwelling on the subject property will not exceed five storeys nor will it exceed the 30 units per net hectare (4 units permitted) and the proposal conforms to the normal requirements of the Zoning By-law.

Moreover, Section 4.10.1 of the Official Plan also encourages diversity in the supply of housing, promote a full range of housing types and allow increased residential intensification in the urban area.

As such, the proposed Zoning By-law amendment is in line with the policies outlined in the Official Plan of the urban area of the City of Clarence-Rockland.

CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10

The subject property is located within the "Urban Residential First Density (R1) Zone" however, the proposed zoning amendment would change the zone to "Urban Residential Third Density (R3) Zone".

According to Table 6.4.2a of the Zoning By-law 2016-10, the proposed use of the lot for a three unit dwelling will require a minimum of 18 metres of lot frontage and a minimum lot area of 540 m². The lot currently has 21.8 metres of lot frontage along Caron Street, a total

lot area of 1325.8 m² and all other zone requirements are respected. The subject property could therefore accommodate the proposed use without requiring any site specific provisions and without requiring an Official Plan amendment.

6) **CONSULTATION:**

A notice of acknowledgement of a complete application for a zoning by-law amendment was sent to all property owners within 120 metres, to relevant public agencies and City departments on February 11th, 2020. Further, a public notice was placed on site on February 10th, 2020. The public meeting of the Planning Committee on the 4th of March, 2020 will serve to collect comments from the public.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

United Counties of Prescott and Russell: No comments.

Hydro One: No objections.

Enbridge Gas: No objections.

City of Clarence-Rockland Departments

Building Department: No comments.

Community Services: No comments.

Infrastructure Services: Will need a letter from the engineer working on this project in order to confirm that the services are adequate for this type of development.

Finance Department: No objections.

Protective Services: No concerns.

8) **FINANCIAL IMPACT (expenses/material/etc.):**

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

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