

Claire Lemay, Planner
City of Clarence-Rockland
1560 Laurier Street
Rockland, Ontario
K4K 1P7

Dear Claire Lemay:

SUBJECT: Planning Application Summary Letter to support a Zoning By-Law Amendment to allow the construction of two semi-detached dwellings with two secondary dwelling units on part of Lot 6 on the West Side of Powers Avenue, on Registered Plan Andrew Bell 1908, formerly in the Town of Rockland, now in the City of Clarence-Rockland, in the County of Russell, located at 808 Powers Street

1.0 INTRODUCTION AND DEVELOPMENT PROPOSAL

Our client, 2701220 Ontario Inc., acquired the property located at 808 Powers Street in the community of Rockland on June 19, 2019. The lot is zoned Urban Residential First Density General (R1) Zone in the municipal zoning By-Law Number 2016-10 and was formerly used as a single family dwelling. The owner recognizes the inherent limitation of this land caused by an old house that would require more renovations than it would be worth. As part of an urban renewal venture, he wants to convert this land to enable the construction of two semi-detached dwellings with two secondary dwelling units. Each dwelling unit would contain three bedrooms.

The current R-1 zoning designation is a function of the historical use of this parcel of land, rather than being based on sound town planning principles that would allow a range of housing to co-exist. The proposed semi-detached dwellings are consistent with the existing neighbouring residential uses located on a local road. Pursuant to section 1.12 of the municipal zoning by-law, this proposal was first discussed on February 6, 2020, in a pre-consultation meeting with the City of Clarence-Rockland Planning Department. Input was provided on the proposed development and a confirmation of the materials to be submitted to support the Zoning By-Law Amendment Application.

2.0 LOCATION AND SITE DESCRIPTION

The subject land has a 20.57-metre frontage along Powers Street and 37.00/43.89 metres in depth, in the community of Rockland. The property has an area of 834.1 square metres. The site is designated in the Parcel Register for the Land Titles Division of the County of Russell with Property Identifier Number (PIN) 69060-0015.

Powers Street is centrally located in this community. Being an older street, it has an approximate width of 3.7m (12 feet). On-street parking is not allowed. Consequently, the proposed building was set as far back from the street line as possible to leave sufficient space in the front yard to accommodate eight cars. This exceeds the minimum parking requirements of Section 5.2.1 of the municipal zoning by-law.

The area surrounding the subject land consists of mostly single family dwellings to the North, South and East with some secondary dwellings. The property benefits from proximity to many community amenities within a walking distance (one kilometre) such as commercial and professional uses on Laurier Street and Edwards Street, a library, a medical clinic, churches, restaurants, a park, a community hall, a grocery store, a furniture store and schools, to name a few.

This proximity to community amenities reduces the reliance on the private automobile and encourages active modes of transportation such as bicycles, motorized bicycles and increased walkability. By providing sufficient parking spaces for residents and guests, it recognizes the implied necessity to travel to neighbouring large urban centres for work and for specialized health services, not usually found in a smaller community.

3.0 REGULATORY FRAMEWORK

3.1 Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement 2014 (PPS), issued under the authority of Section 3 of the *Planning Act* and in effect since April 30, 2014, provides direction on matters of provincial interest related to land use planning. The *Planning Act* requires that decisions affecting planning matters 'be consistent with' policy statements issued under the *Planning Act*.

The proposed development supports one of the fundamental tenants of the PPS at section 1.6.6.2, which states that: "Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible." Furthermore, Planning Authorities are encouraged to facilitate intensification and redevelopment in the PPS as a way to capitalize on existing infrastructure. The effective use of municipal resources and public service facilities is also a clear objective to minimize unnecessary public expenditures.

3.2 United Counties of Prescott and Russell Official Plan

A modest intensification within the Urban Policy Area will retain the small town character and revitalize the downtown area by providing new housing opportunities. The County Official Plan at Section 2.1.2.1 encourages: “small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units; infill development and residential development of vacant land or underutilised land in the Urban Policy Area’s built-up area; redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a greater density and . . . 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 . . .” Furthermore, it sets out the criteria to be considered by a local municipality when they receive an application for redevelopment.

3.3 Official Plan of the Urban Area of the City of Clarence-Rockland

The Official Plan of the Urban Area of the City of Clarence-Rockland contains goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment for the urban areas of the City of Clarence-Rockland. The subject land is designated as Low Density Residential in the Official Plan. Semi-detached dwellings can be constructed within this designation.

The proposed re-development meets the following objectives of the Official Plan:

- To encourage development that respects the character of the Urban Area.
- To provide for a greater variety of housing types.
- To promote the Urban Area’s assets, setting, location, charms, and potential.
- To ensure that any growth or change is developed on the basis of full municipal services.
- To allow increased residential intensification in the urban area.
- To encourage a greater mix of housing types.

The Official Plan recognizes that development through intensification can occur without dramatic change in the character and scale of existing neighbourhoods. Opportunities for intensification will be supported on lands that are vacant and/or underutilized within previously developed areas and on fully-serviced lots that could accommodate infill developments.

3.4 City of Clarence-Rockland municipal zoning By-Law Number 2016-10

The City of Clarence-Rockland municipal zoning By-Law Number 2016-10 contains minimum building requirements for an Urban Residential Second Density (R2) Zone designation. Section 6.3.1 permits semi-detached dwellings with secondary dwelling units. A minimum lot area of 300 square metres is achieved with this proposal. Similarly, the proposal exceeds the minimum front yard requirement of 6 metres, the minimum rear yard requirement of 7.5 metres and the minimum dwelling unit area requirement of 70.0 square metres. It does not exceed the

maximum building height requirement of 11.5 metres. Since the proposed building does not have garages, it fails to meet the minimum side yard requirement of three metres. Once severed, each semi-detached dwelling lot will comply with the requirements of section 5.8.3 pertaining to driveways. The stoops on each side of the building leading to a lower level dwelling entrance will meet the requirements of section 4.36 pertaining to permitted projections into required yards.

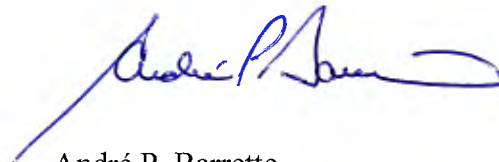
An R-2 special exception zone will be required to accommodate the following items that do not conform with the requirements of the municipal zoning by-law:

- Reduce the required setback distance from 3 metres to 1.8 metres, despite section 6.3.2;
- Allow 7-metre wide driveways on 10.2-metre lots, despite section 5.8.2;
- Reduce the required width of landscaping along an interior side line to 0.5 metre, despite section 5.9.1.

4.0 CONCLUSION

In considering the proposed zoning amendment, with due regard to the applicable policy framework, the proposed amendment represents good planning and is in the public interest. Overall, the proposed development complies with key policy objectives at the Provincial, County and Municipal levels. It optimizes the use of serviced lands within the existing urban boundary, it capitalizes on the proximity of public amenities, and it encourages and promotes infill redevelopment.

Sincerely,



André P. Barrette,
Ontario Land Surveyor

Enclosures: Application for a Zoning By-Law Amendment
Municipal fee of \$2,758.00
Copy of a survey plan illustrating the proposed building (Job 18388)

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