

Memorandum to the Mayor and Councillors of the City of Clarence-Rockland.

**RE: 808 Powers – Minor Amendment to Zoning Application**

March 23, 2020

The purpose of this memorandum is to provide the members of City Council with the perspective of the applicants for a Minor Zoning Amendment for 808 Powers Street. Following the March 4, 2020 meeting of the Planning Committee, we were advised that we would have the opportunity to address Council when this matter was presented to Council for a vote. Unfortunately, due to the restrictions imposed as a result of the current COVID-19 situation, we are prevented from appearing in person, but we were advised by the Clerk that we could prepare a representation in writing that would be given to Councilors for your consideration.

We are the owners of 808 Powers Street. We are two couples from Orleans, who are trying to create an income for our retirement by fixing up and renting affordable family housing. We believe in making sure that our tenants have good quality housing to live in at a fair rent.

When we noticed that Rockland was suffering from a shortage of housing we started to look at helping by investing in Rockland. 808 Powers St is a property in derelict condition. Prior to acquiring it, we consulted with City staff about our intention to build Side by Side semi-detach with income suites. Only after being informed by the city staff that the project was feasible did we proceed with the purchase of 808 Powers.

In developing our plans for 808 Powers Street, City staff advised that we needed to obtain a minor zoning variance. We were advised that this should not be difficult as our plans met with all of the criteria for approval as described in the Provincial Policy Statement, in the Official Plan of the United Counties of Prescott and Russell, and the Official Plan of the Urban Area of the City of Clarence-Rockland. In addition, we were told that Rockland welcomed new investment coming into the City from outside sources as it creates employment, and that the City would welcome new housing for families as there is a shortage of quality affordable housing in the City.


Our plan, if approved, will create four new 3 bedroom housing units within walking distance of the main downtown district of Rockland. These homes are close to schools and shopping. Although the street is narrower than most city streets, a decision by the City Council's Committee of the Whole on March 25, 2020 to make the street one-way should address this concern. City Staff, in reviewing the application, noted that the proposed semi-detached dwelling would generate only slightly more traffic than a single detached dwelling, which could be built without a minor zoning amendment.

Concern was expressed that the submitted application showed parking for eight vehicles. This is because the City of Rockland requires the provision of six spaces (two each for the main dwellings, and one each for the secondary dwellings). Two additional parking spaces are for visitors as there is no street parking on Powers Street. This is illustrated in the attached drawing.

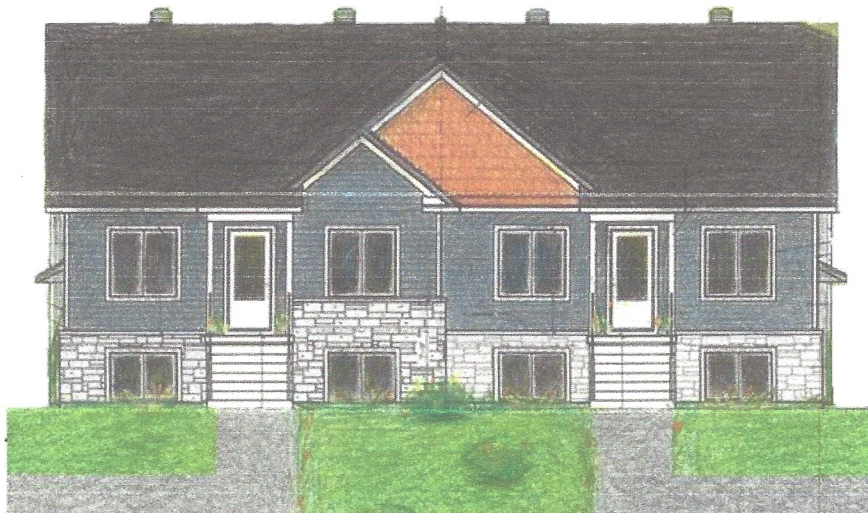
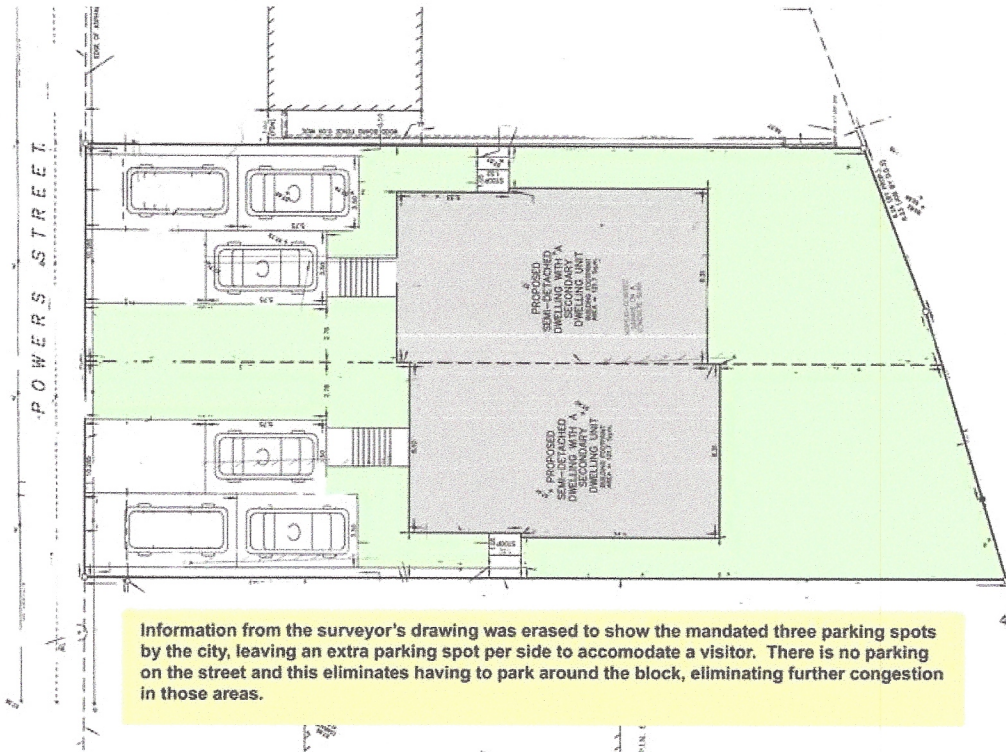
The new construction will replace a run-down dilapidated structure with new housing, increasing the value of the property as well as increasing the value of the neighbourhood. The proposed building will compliment the style of housing currently on the street, as it is a single story structure similar to other houses on the street. The new construction would generate additional revenue for the City through building permit fees and will add to property tax revenue going forward. We have attached a coloured rendering showing the front elevation of the proposed building.

Approval of this zoning bylaw amendment will benefit the City of Rockland by allowing the construction of four new affordable, family style residential units, creating well paid employment. The City will also benefit from the increase in property values. The approval of the amendment has been recommended by the Planning Staff of the City of Clarence-Rockland.

Given that this application meets all of the criteria set out by the established authorities, and that the construction of the proposed residence will contribute to the housing inventory so desperately required in Clarence-Rockland, we humbly request that the Council of the City of Clarence-Rockland approve this Minor Zoning Amendment.

per   
Denise and Stuart MacPherson  
2701220 Ontario Inc.





808 Powers St, Rockland -  
Coloured rendering of the front elevation of the semi-detached to be built.