



Report to Council

Department: Development Services

Division: Planning

Date: June 20, 2022

Prepared by: Rita Jabbour, RPP, Manager, Planning Services

Report Number: Planning-2022-15

Subject: Site Plan Control Approval for o Parnell Street
(Applicant: McGregor Development Corporation), Ward
2

Number of Pages: 6 Including Attachments

Recommendation(s)

That Planning report Planning-2022-15 entitled Site Plan Control Approval for o Parnell Street (Applicant: McGregor Development Corporation), Ward 2 prepared by Rita Jabbour, RPP, Manager, Planning Services dated June 20, 2022 be received;

That Bylaw number 2163, Being a Bylaw to enter into a Site Plan Control Agreement with McGregor Development Corporation for the development of a 116-unit multiple dwelling at the lands located at o Parnell Street in the McGregor Hamlet (Ward 2) be approved; and

That it is recommended that at the end of fiscal year 2022; any budget overage for the waiver of development charges be temporarily funded from the Landfill Reserve and repaid with taxation revenue from growth for the 2023 budget and onwards (if necessary).

Purpose

To obtain Council's authorization for Site Plan Control approval and the execution of a Site Plan Control Agreement with McGregor Development Corporation for the development of a 116-unit multiple dwelling, and all associated infrastructure and parking facilities, for the lands located at o Parnell Street (Ward 2).

Background and Discussion

An application for Site Plan Control Approval has been received at the Town of Essex for the vacant residential lands located at o Parnell Street, herein referred to as the "Subject Lands", in the hamlet of McGregor (Ward 2). McGregor Development Corporation, herein referred to as the "Applicants", are the Owners of the Subject Lands. The location of the Subject Lands is identified below:



The Subject Lands measure 48, 200 square metres in total land area. The Subject Lands are designated "Hamlet" on Schedule A-1 of the Town of Essex Official Plan. The lands are affected by a dual zoning: Residential District 3.1 (R3.1) for high density residential and Residential District 2.2 (R2.2) for medium density housing, including townhomes on urban lots, on Map 04 of Bylaw 1037. The Grondin Drain dissects the eastern side of the property. The lands to the east of the drain are affected by a natural heritage overlay under Bylaw 1037.

The Proposal

The proposed development is a 4-storey apartment (Multi-Unit Dwelling) consisting of 116 dwelling units (Phase 1) and 26 future townhouse units (Phase 2). Also proposed is a parking area to accommodate 153 parking spaces, including 6 accessible parking spaces, 2 loading

spaces and 6 bicycle spaces, to serve Phase 1. **A site plan detailing the proposal has been attached to this report.** The Applicant is only seeking site plan control approval for Phase 1 (116 Unit apartment building) at this time.

The apartment building will not exceed 12 metres in building height and complies with all regulations respecting lot coverage, front, rear and side yard setbacks, and amenity areas. Access to the development will be through the existing access area off Parnell Street, a public road owned and assumed by the Town of Essex.

The Subject Lands fall within the regulated area of the Sucker Creek Drain. Sanitary and water servicing for the Hamlet of McGregor is provided by the Town of Amherstburg. Sanitary servicing capacity is currently limited to 103 dwellings, however as identified in the next section of this report, a Sanitary Analysis has determined that the equivalent number of units for a 116-unit multi unit dwelling is equivalent to 85 dwelling units for the purposes of sanitary allocation. Due to competing development pressures in McGregor, sanitary allocation will be issued at the time of draft plan approval for Plans of Subdivision or the execution of a Site Plan Control Agreement for Site Plan Control applications. The allocation will be available for a specified period outlined in the respective development agreement.

Complete Application and Support Studies

As part of the complete application process, the Applicants have completed and submitted the following plans and studies:

- A Site Plan dated May 28, 2019 and revised on May 26, 2022,
- A Potable Water Serviceability Assessment prepared by Stantec Consulting LTD and dated October 16, 2020,
- A Sanitary Analysis Report* prepared by Haddad Morgan and Associates LTD and dated April 22, 2021, and,
- A Stormwater Management Functional Design Report prepared by Haddad Morgan and Associates LTD and dated February 11, 2022.

*The Sanitary Analysis Report determined that the equivalent number of units for a 116-unit multi unit dwelling is equivalent to 85 dwelling units for the purposes of sanitary allocation.

Agency Comments

As a result of circulation of the application for site plan control amendment and review of the required studies, Planning services received the following comments:

1. **Essex Fire:** No objections.
2. **Town of Essex Infrastructure Services:** Infrastructure is satisfied with the above documents and agrees with the installation of the proposed infrastructure under the following conditions:
 - That confirmation of water and sanitary servicing is confirmed with the Town of Amherstburg and that they are satisfied with applicable servicing studies.
3. **Town of Essex Community Services:** Cash in lieu of parkland will be required.
4. **Essex Region Conservation Authority (ERCA):** That a stormwater management plan be completed to the satisfaction of the Town of Essex and the ERCA. Applicant must obtain a Section 28 Permit and and/or clearance from ERCA.
5. **County of Essex:** A Traffic Impact Study is required since the proposal affects County Road 11.
6. **Town of Amherstburg:** Concurs with the Sanitary Analysis Report and the Potable Water Memo. They have no proposed conditions for the Agreement but would suggest that both the Sanitary Analysis Report and Potable Water Memo be included as conditions of the Agreement.

Bylaw 2163

Bylaw 2163 establishes a Site Plan Control Agreement with the Applicants for the construction of a 116 Unit apartment building subject to site-specific conditions which include the

recommendation received as a result of agency circulation. **A copy of Bylaw 2163 and the accompanying Site Plan Control Agreement are attached to this report.**

Financial Impact

Site Plan Control Approval will allow for the issuance of building permits for the construction of a 116-unit apartment as part of Phase 1. Development Charges are applicable at the time of Building Permit issuance. The Town of Essex Development Charges Bylaw, Bylaw 1850, exempts the payment of municipal wide charges for the development of apartment rental housing. The proponent must still pay the area specific charge.

The Town is required to fund any waived development charge amount through taxation, user rates or any other form of revenue. Should a building permit for Phase 1 be issued before December 31, the total amount of development charges to be waived in 2022 and subsequently funded for this development is **\$483, 478**, and is summarized as follows:

Apartment Type	Number of Units	Applicable Development Charge
1 bedroom	94	\$377, 504
2 bedroom	22	\$105, 974
Total	116	\$483, 478

The exemption will be effective until June 2024. As the timing of this development was uncertain during the 2022 Budget preparation, this was included in the 2023 forecast portion. There is currently not sufficient budget for this waiver in the 2022 operating budget for Council.

It is recommended that any overage in the waiver of development charges be temporarily funded from the Landfill Reserve and repaid with taxation revenue from growth for the 2023 budget and onwards (if necessary). At May 31, 2022 there was unused budget of \$290,306. A report will be provided to Council of the exact loan amount required and proposed repayment(s) in early 2023.

The Applicant must pay **\$52, 120** for the area specific charge and is summarized as follows:

Apartment Type	Number of Units	Applicable Area Specific
1 bedroom	94	\$40, 702
2 bedroom	22	\$11, 418
Total	116	\$52, 120

Consultations

Kevin Girard, Director, Infrastructure Services

Katelynn Giurissevich, Director, Corporate Services/Treasurer

Jake Morassut, Director, Community Services

Link to Strategic Priorities

- ☐ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☐ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☒ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- ☐ Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

Report Approval Details

Document Title:	Site Plan Control Approval for 0 Parnell Street - Planning-2022-15.docx
Attachments:	- 2022-05-26 - SPC REVISION.pdf - By-law 2163 and Site Plan Control Agreement.docx
Final Approval Date:	Jun 15, 2022

This report and all of its attachments were approved and signed as outlined below:

Rita Jabbour, Manager, Planning Services - Jun 15, 2022 - 8:22 AM

A handwritten signature in black ink, appearing to read "Lori Chadwick", with a long horizontal flourish extending to the right.

Lori Chadwick, Director, Development Services - Jun 15, 2022 - 9:18 AM

A handwritten signature in black ink, appearing to read "Doug Sweet", with a long horizontal flourish extending to the right.

Doug Sweet, Chief Administrative Officer - Jun 15, 2022 - 9:24 AM