



Report to Council

Department: Development Services
Division: Planning
Date: March 2, 2020
Prepared by: Jeff Watson
Report Number: Planning-2020-04
Subject: 183043 Ontario Limited Rezoning Application
Number of Pages: 7

Recommendation(s)

That Planning report "Planning 2020-04" entitled "183043 Ontario Limited Rezoning Application" prepared by "Jeff Watson" dated "March 2, 2020" be received, and

That "Council authorize the submission of a rezoning by-law for approval by Council to permit multiple unit dwellings within the lands identified as the Gianni Estates subdivision located east of Gosfield Townline and west of Fairview Avenue, in accordance with the recommendations of Development Services Department, as set out in Appendix 'A' to the Planning report "Planning 2020-04", .

Purpose

Through a rezoning application, 1830343 Ontario Limited, Peter Valente, agent, seeks to permit the construction of a multiple dwelling(s) on a portion of the future Gianni Estates subdivision situated on lands west of Gosfield Townline, east of the municipal recreational facilities on the east side of Fairview Avenue.

Rezoning to permit the proposed uses is necessary in order to accommodate the requested uses, as the current zoning permits single-detached, semi-detached and townhome dwellings, not multiple unit dwellings.

The general location of the subject property is outlined on the map below.



Approval of this incentive would help the Town achieve its mandates under the Official Plan and Provincial Policy Statement (PPS) to provide for a mix of housing types to meet the varied needs of its residents.

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Background

The applicant, 1830143 Ontario Limited, is the owner/developer of the lands shown above, comprising approximately 15 hectares (37 acres). The property, which is occupied by tilled farmland and a 2.5 ha (6.0 ac) woodlot, has a 514 meter (1690 feet) frontage on Gosfield Townline.

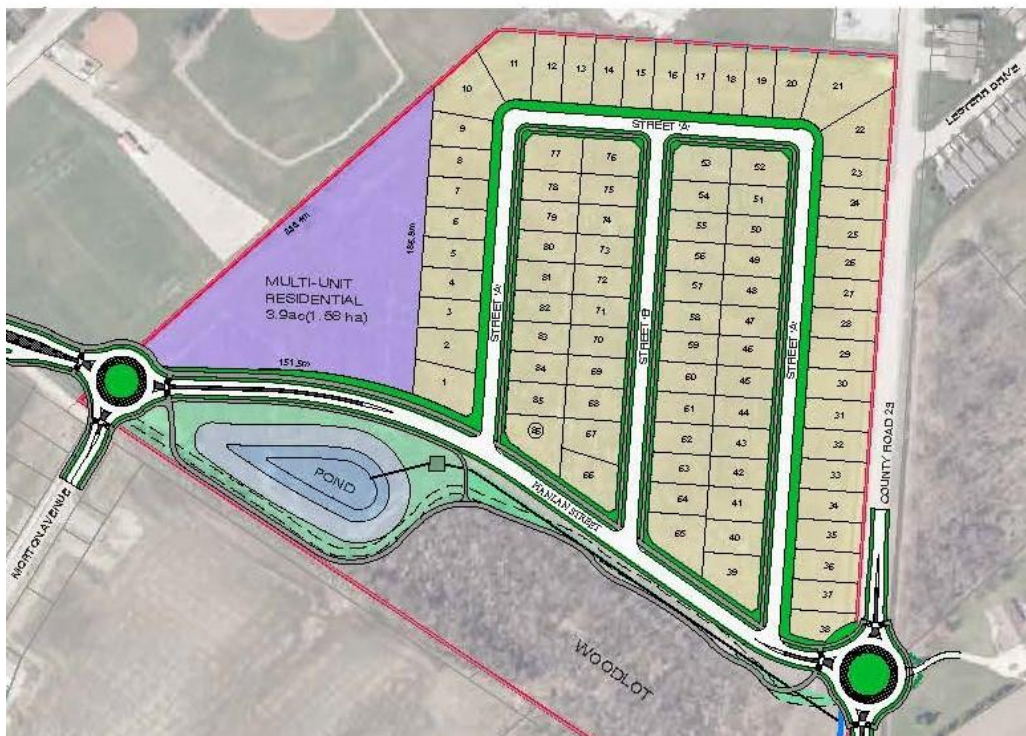
It is zoned R2.2, a residential zone permitting single-detached, semi-detached and townhome dwellings, secondary dwelling units and accessory uses. This zoning was introduced in the Town's comprehensive zoning by-law adopted by Council in 2010. It emulates the previous zoning, R3.12, of By-law 2010, the Town of Essex (pre-amalgamation) zoning by-law, which applied to the subject lands.

Discussion

The Provincial Policy Statement, which guides municipal planning policies, mandates that a planning authority, (the Town of Essex), ensure that a 3 year supply of zoned and serviced land is available for residential development, with an additional 10 year supply of lands capable of being zoned and serviced for residential development, also be made available. As well, the Town must ensure that there is a variety of housing types and levels of affordability to provide adequate housing for its residents, including residents with special needs.

Of note, no new multiple unit residential developments have been constructed in Essex Centre in over 25 years, except for the new 6 storey, 54 unit rental apartment building currently under construction on the former Weston Bakery site. Only one other property is zoned and available for multiple residential housing, that being located at the corner of Talbot Street and Fairview Avenue. While there has been prior discussion with this property owner about various development options, there has been no formal application for site plan approval to date.

The plan shown below is a concept plan only, primarily to show the proposed location of the multiple dwelling site and other basic features of the future subdivision. The lands affected by the rezoning application comprise a 1.6 hectare (3.9 acre) parcel at the west limit of the larger property. The applicants are requesting that the zoning be amended for this parcel to permit multi-unit dwellings at this location in addition to the range of residential uses presently permitted under the existing R2.2 zoning.



The proposed multiple residential site would front on the future Hanlan Street extension and border the Town's recreational facilities associated with the Essex Centre Sports Complex. As shown, the subject site will be separated from the current built up areas comprising Holy

Names Catholic Elementary School and the newer dwellings on Morton Avenue by Hanlan Street, a future storm water management pond and the existing woodlot.

To aid Council with its review of this rezoning proposal, the proponents have submitted multiple dwelling renderings. They represent buildings constructed in other municipalities by the proponents.

3-storey conceptual design



4-storey conceptual design



6-storey conceptual design



A statutory public meeting was held by Council on February 13, 2020. Subsequent to a PowerPoint presentation and the distribution of background materials, including a draft of the requested zoning for discussion, the 12 persons in attendance were given the opportunity to ask questions and to comment on the proposed rezoning. Questions related primarily to the overall concept plan for the subdivision and no opposition to the multiple dwelling rezoning was raised.

Approval of a rezoning by-law, as recommended by Planning, would add multiple residential uses as additional permitted uses, keeping the underlying zoning which permits single-detached, semi-detached and townhome dwellings.

Attached as Appendix 'A', is the recommended zoning, which would be incorporated into the Zoning By-law under Section 28. Section 28, adds site specific provisions to the established zoning of a property. The zoning would permit building heights of up to 6 storeys and a maximum of 160 dwelling units, as requested by the proponent. The 6 storey height limit permits a reduced building footprint and accordingly greater building setbacks from adjacent existing and potential residential uses.

If approved, the multiple residential block will be the subject of site plan control approval by Council and potentially draft plan of condominium approval, if not developed as rental accommodation.

Financial Impact

Not applicable.

Consultations

Rita Jabbour, Manager of Planning Services

Lori Chadwick, Director of Development 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.

Appendix A – For Discussion: Proposed Multiple Residential Zoning for the Subject Lands

Special Multiple Residential Zoning							
i) Proposed main uses	Multiple Dwelling Townhome Dwelling Semi-detached Dwelling Single-detached Dwelling						
iii) Accessory use							
b) Regulations							
i) Amenity area per multiple dwelling unit – Minimum	Bachelor unit – 7.5m2 (81f2); One-bedroom unit – 10m2 (108f2); Two or more bedroom unit – 15m2 (162F2);						
ii) Lot Area, multiple dwelling – Minimum	555m2 (6000f2) for the first 4 dwelling units, plus 90m2 (970f2) for each additional dwelling unit to a maximum of 105uph (42upa)						
iv) Building Coverage – Maximum	35% of lot area						
v) Building Height – Maximum	20m (65f) for a main building 1 storey for an accessory building						
vi) Front Yard Depth – Minimum	7.5m (25f)						
vii) Rear Yard Depth – Minimum	7.5m (25f)						
Viii) Side Yard Width – Minimum	6m (20f) where a habitable room window of any dwelling unit faces a side lot line 3m (10f) where a one-way vehicular access area (driveway) abuts the main building wall 6m where a two-way vehicular access area (driveway) abuts the main building wall Equal to 30% of the building height, if none of the provisions above apply						
<p>ix) Notwithstanding the provisions of this subsection in conflict herewith, a single-detached dwelling, semi-detached dwelling, duplex dwelling, townhome dwelling and any use accessory thereto shall conform to the regulations of subsection 15.2, R2.2 District, of this by-law, applicable thereto.</p> <p>x) Provisions of the following subsections shall apply in whole or in part to lands situated within any of the following restricted areas shown on the Zoning District Maps:</p> <p>1. Natural Heritage Overlay – see subsection 10.8.</p> <p>c) Supplementary Regulations: See Sections</p> <table><tr><td>7: Definitions</td><td>10: Supplementary Building Regulations</td></tr><tr><td>8: Supplementary Use Regulations</td><td>11: Parking Space Regulations</td></tr><tr><td>9: Supplementary Lot Regulations</td><td>12: Parking Area Regulations.</td></tr></table>		7: Definitions	10: Supplementary Building Regulations	8: Supplementary Use Regulations	11: Parking Space Regulations	9: Supplementary Lot Regulations	12: Parking Area Regulations.
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Report Approval Details

Document Title:	183043 Ontario Limited - Planning-2020-04.docx
Attachments:	
Final Approval Date:	Feb 24, 2020

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

Rita Jabbour, Manager, Planning Services - Feb 21, 2020 - 2:29 PM



Lori Chadwick, Director, Development Services - Feb 21, 2020 - 4:02 PM



Chris Nepszy, Chief Administrative Officer - Feb 24, 2020 - 5:08 PM