



Public Meeting

Site-Specific Zoning Amendment

32 Arthur Avenue

(Applicant: Soulliere Solutions Inc.)

March 14, 2022

Purpose of Meeting

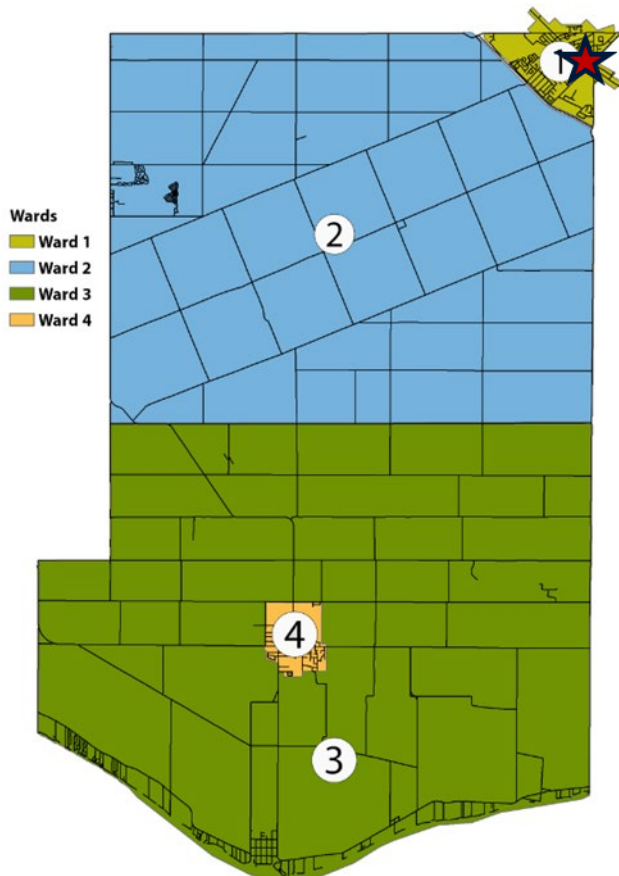
At this statutory Public Meeting, Council hears representations from the Public regarding the merits and concerns related to the application for site specific zoning amendment.

Council does not make a decision at this time.

Subject Lands

ZBA-02-22

ZBA-02-22: Subject Lands




Location:

371.61 square metres (4000 square feet) of commercial lands within the downtown core of Essex Centre just east of Main Street Talbot

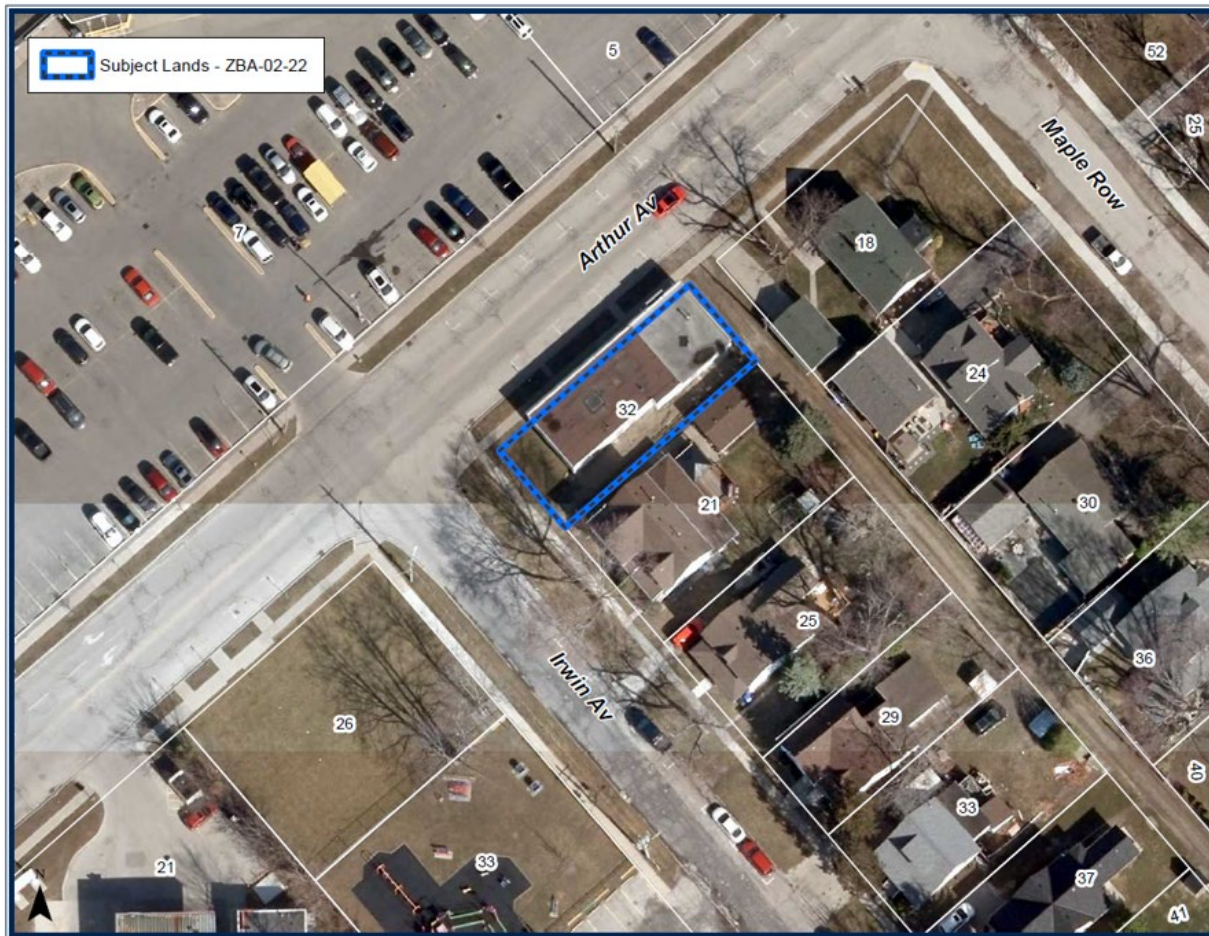
Official Plan Designation:

Central Commercial – Essex Centre

Existing zoning: Commercial District C2.2 - general commercial uses

 Subject lands

ZBA-02-22: Subject Lands



ZBA-02-22: Zoning Category C2.2



ZBA-02-22: Subject Lands



Proposed Zoning Change

ZBA-02-22

ZBA-02-22: Proposed Zoning Change

To permit:

- Two (2) residential dwelling units on the ground floor within a combined use building, and,
- An exemption from Section 11.5 of Bylaw 1037 which requires 1.25 parking spaces for each dwelling unit and 15% of those parking spaces be reserved for visitor parking.

ZBA-02-22: Proposed Zoning Change

Definitions:

A *Dwelling Unit* means a room or suite of rooms used by or designated to be used by one(1) or more individuals as an independent and separate housekeeping unit

A *Combined Use Building* is defined as having, as main uses, both a dwelling unit(s) and a non-residential use(s)

An *Amenity Area* means a landscaped open space yard or a recreational facility as an accessory use to a dwelling or dwelling unit or other land use

ZBA-02-22: Proposed Zoning Change

Current Zoning Regulations:

- In a *combined use building*, all dwelling units, not including entrances thereto, shall be located above the ground floor
- For a main building on a lot within a *Parking Exception Area*, the front wall of the building shall be setback from the front lot line a distance no greater than the average setback of the main buildings flanking either side of the lot.

Policy Considerations

ZBA-02-22

ZBA-02-22: Policy Considerations

- Provincial Policy Statement (PPS) 2020
Promotes a range of housing options, including affordable units, mixed use buildings, increased intensification, and efficient development patterns within downtown core areas, which optimize resources, infrastructure, and public amenities.
- PPS supports improving accessibility for persons with disabilities, special needs, and older demographics by addressing land use barriers which restrict their full participation in society
- Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment where accommodation is appropriate.
- Encouragement of compact, mixed-use development that incorporates compatible employment uses and livable and resilient communities, with transit and/or active transportation.
- Intensification is promoted where there are full municipal services (potable water, storm and sanitary sewers)
- Enhancement of the vitality and viability of downtowns and mainstreets

ZBA-02-22: Policy Considerations

Town of Essex Official Plan Policy:

- Supports higher density mixed land uses of employment, housing, and amenities that create vibrant walkable and compact downtown core areas
- Recognizes that town centres are dynamic in nature, and must be able to evolve, adapt and redevelop as market conditions, consumer needs and preferences, and retail trends change over time.
- Promotes mixed use redevelopment projects (commercial/residential)
- Preserves to the greatest extent possible, a strong and vibrant retail and office commercial presence at street level
- Developed/redeveloped in a compact built form, with shared parking, accessible and barrier free movement where appropriate and feasible
- Encourages the maintenance of the existing housing stock, particularly in older residential neighbourhoods, promote infilling, residential intensification, housing rehabilitation, and renovation and repair of older buildings.

ZBA-02-22: Policy Considerations

Soulliere Solutions Inc.

- Subject lands are currently used for commercial retail/office space.
- 2 units are leased currently, two units are vacant.
- Existing building is one storey. Zoning Bylaw only permits residential units within the downtown core area to be located on the second storey of the building. This proposal would allow two accessible units on the ground floor on the eastern side of the building.

ZBA-02-22: Policy Considerations

Soulliere Solutions Inc.

- The Commercial C2.2 Zone allows a zero (0) setback from the street. This is a renovation that is contained to within the existing building. The result will be two(2) commercial units, and two(2) ground floor residential units.
- Cost savings for redevelopment of the existing building.
- Creates an improved transition into the adjacent residential district behind and adjacent to the building.
- Municipal services are existing for separate water, electrical and sanitary connections. Infrastructure Service has confirmed this is acceptable and there is sufficient capacity.

ZBA-02-22 – Parking

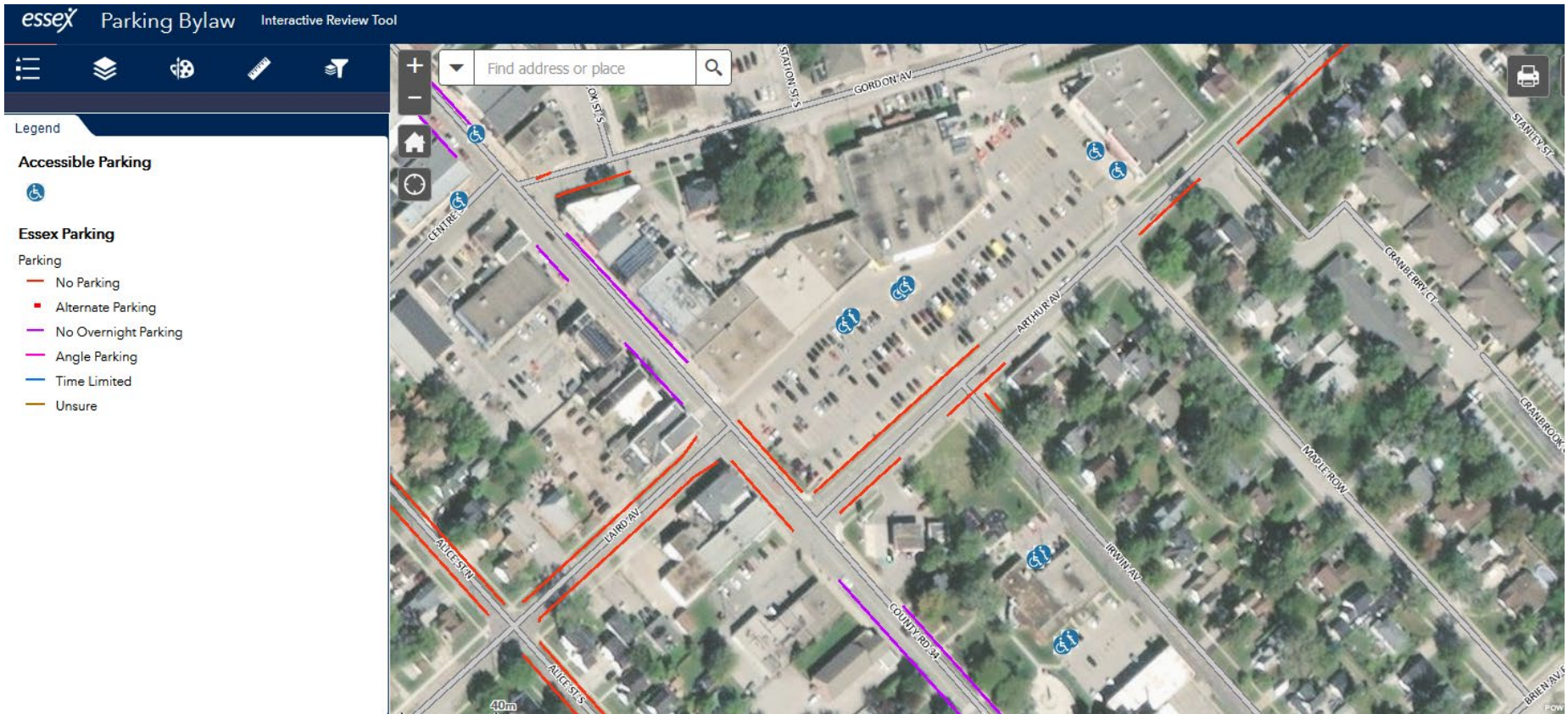
Soulliere Solutions Inc.

- Property is in the parking exception area for Essex Centre.
- Parking exception (Section 11.6) only applies to commercial businesses.
- Dwelling units in a combined-use building: 1.25 for each dwelling unit; minimum of 15% of the required number of parking spaces shall be reserved for visitor parking and each space be clearly identified as such by signage or pavement markings.

ZBA-02-22 – Parking Exclusion Area



ZBA-02-22 - Parking



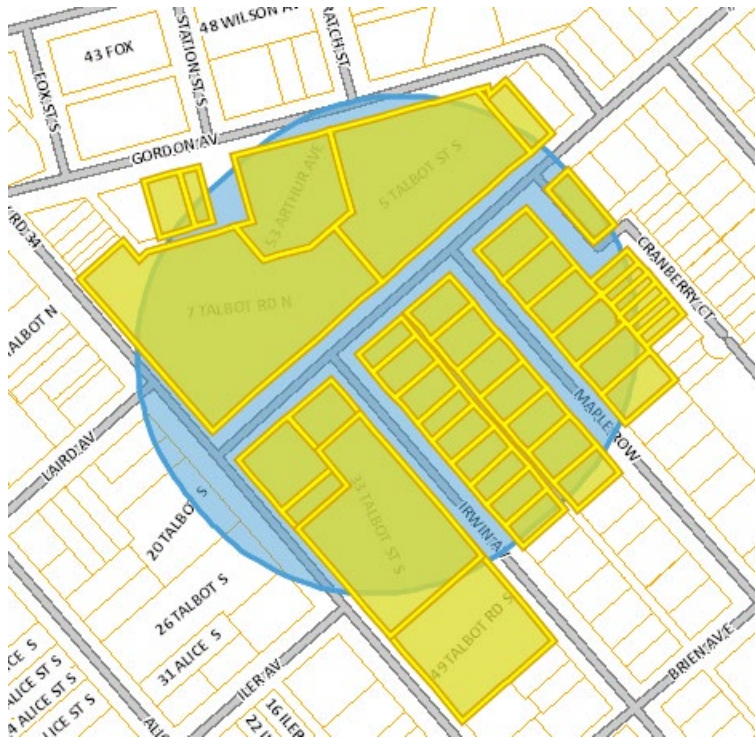
Agency and Public Comments

ZBA-02-22

ZBA-02-22: Agency and Public Comments

Department/Agency	Comments	Response
Infrastructure Services	Each unit must be water metered	Confirmed each unit has a separate unit by the applicant.
	Parking within the ROW is not designated to one business, building or unit, as it is meant to be public parking. The town does not have a parking permit program.	Town cannot designate specific on-street parking spaces to businesses or residential units.
Development Services	No objections	
Essex Region Conservation Authority	No objections	

ZBA-02-22: Agency and Public Comments



- Circulated all property owners within 120 metre radius
- No Comments as of Wednesday March 9, 2022

Next Steps

ZBA-02-22

ZBA-02-22: Next Steps

1. A report to Council and proposed Bylaw and Site Plan Agreement will be prepared for Council's decision at the next Regular Council Meeting.
2. At the next Regular Council Meeting, Council may:
 - Approve the proposed Bylaw where notice of approval will be sent to the applicant and all persons requesting to be notified of the decision, and a 20 day appeal period takes effect.
 - Deny the proposed Bylaw where notice of denial will be sent to the applicant and all persons requesting to be notified of the decision and a 20 day appeal period takes effect.
 - Defer the decision to a later date if further information is required.



Thank You for Listening!