

Meeting Date: August 8, 2023
Department: Building, By-law and Planning
Report No.: BBP-2023-95
Submitted by: Tim Williams, Senior Planner
Approved by: Jennifer Huff, Director, Building and Planning
William (Bill) Dakin, Director of Finance/IT-Treasurer, Acting CAO
SUBJECT: Application for Zoning By-law Amendment
Brody Luis c/o SMB Ltd. (Maneesh Poddar)
130 Beech Street, Strathroy – File number ZBA 11-2023

RECOMMENDATION: THAT: the subject rezoning application, ZBA 11-2023 be approved.

SUMMARY HIGHLIGHTS

- This is an evaluation report that provides background, analysis of the application and a recommendation on the proposal.
- The proposal is to permit 4 townhouse dwellings on the existing lot that currently contains one single detached dwelling.
- The application seeks to amend the zoning for the subject lands from “Low Density Residential (R1) zone” to a site specific “Medium Density Residential (R2-26) zone”. The site-specific zone provisions would recognize the existing lot frontage deficiency.
- The application has been amended since the initial submission to remove a request to increase the driveway widths.
- No agency or department objections were received and staff recommend the rezoning to site-specific ‘Medium Density Residential (R2-26)’.

STRATEGIC PLAN ALIGNMENT

This matter is in accord with the following strategic priorities:

- 1) *Economic Development:* Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- 2) *Growth Management:* Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

- 3) *Destination Building*: Strathroy-Caradoc will provide distinct experiences that celebrate its past and future by prioritizing innovative new ideas that set the community apart.

PURPOSE

The purpose of the zoning by-law amendment application is to permit 4 dwelling townhouse block. The current zoning permits single detached dwellings and secondary units.

BACKGROUND

Location

The property is 1203.8 m² (0.3 ac) in size and has 29.9 m in frontage and located on the south side of Beech Street. The surrounding area is primarily residential, while to the north on Metcalfe Street West and Maitland Terrace there are commercial properties. Beech Street is a local road under the jurisdiction of the Strathroy-Caradoc (see location map). From a servicing perspective, municipal water and sanitary service exist along Beech Street however a storm sewer is not constructed on Beech Street. As such, stormwater management will need to be addressed on the property to ensure pre and post development water flows will be the same or lower. The Municipality is proposing stormwater improvements along the street, however this development will be constructed in advance of stormwater infrastructure. Beech Street is local road under the jurisdiction of Strathroy-Caradoc.

Proposal

The development proposes to remove the existing home and replace it with a 4 dwelling townhouse block with 2 parking spaces per unit. The building is proposed to be two storeys in height. The parking spaces will be in the front and the rear yard will be used an amenity area for the dwellings.

The applicant has modified their application by narrowing the driveway (while still meeting parking space size). This means that the proposal to rezone will have only one site specific item, being the lot frontage.

The application for Zoning By-law amendment was made on June 15, 2023. The zoning by-law amendment application was deemed complete on July 14, 2023. In addition to the application form, the submission included the following supporting documents:

- Planning Justification Report, by SBM Ltd., dated May, 2023
- Site Plan by, dated May 3, 2023
- Building Elevations, Pine Tree Homes Inc., dated April, 2023
- Functional Servicing and Stormwater Management Report, GSPrimo, dated May 16, 2023
- Geotechnical Investigation, EXP Services Inc., dated August 31, 2022
- Site Grading and Servicing, GSPrimo, dated May 16, 2023

The site plan is included as an attachment to this report.

POLICY AND REGULATION BACKGROUND AND ANALYSIS

The subject lands are located within a fully serviced Settlement Area as per the definitions of the Provincial Policy Statement and the County of Middlesex Official Plan. The lands are designated “Residential” pursuant to the Strathroy-Caradoc Official Plan and within the ‘Low Density Residential (R1) zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

Planning Act

Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act.

Provincial Policy Statement (2020)

The PPS provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.1.1 establishes that healthy, liveable, and safe communities are sustained by accommodating an appropriate range and mix of residential housing (including additional units, affordable housing, and housing for older persons) to meet long-term needs and promotes cost-effective development that minimizes land consumption and servicing costs.

Section 1.1.3.1 states that settlement areas will be the focus of growth. Land use patterns within settlement areas shall be based on:

- Densities and a mix of land uses which are appropriate for, and efficiently use, the infrastructure and public service facilities which are planning or available;
- Support active transportation;
- Efficiently use land and resources; and,
- A range of uses and opportunities for intensification and redevelopment in accordance with the criteria of Policy 1.1.3.3, where this can be accommodated.

Section 1.4 and 1.5 of the PPS identifies that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents as well as promoting the creation of healthy, active communities by encouraging pedestrian connections.

Section 1.6.6 of the PPS outlines the hierarchy for sewage and water services and establishes that municipal water and sewage services are the preferred form of servicing for development areas to support protection of the environment and minimize potential risks to human health and safety.

Comments on Consistency with the Provincial Policy Statement 2020

- The proposal is located within a designated growth area of a settlement area, on lands identified for residential development within the Strathroy-Caradoc Official Plan.

- The proposed use will be fully serviced and provide for the efficient use of existing infrastructure and public service facilities.
- The use is an appropriate infill development.

Given the above, it is staff's opinion that the application is consistent with the Provincial Policy Statement.

Middlesex County Official Plan

The subject lands are designated 'Settlement Areas (Urban and Community)' according to *Schedule A: Land Use*, as contained within the County of Middlesex Official Plan. The County Official Plan provides a regional policy framework within which development proposals are to be evaluated. This is detailed in Section 1.3 of the County Official Plan by outlining that the County Official Plan does not address in any detail those planning matters that can better be dealt with by the local municipalities. With this being said there are some relevant policies to this application.

Urban Areas are the focus for future development and expansion. Section 2.3.4 of the County Official Plan states that economic development is an important component of the County's Growth Management policy framework and that many long-term goals and objectives depend on economic activity and the opportunity for residents to live and work in Middlesex County. The County consequently encourages diversity in its economic base.

Section 2.3.7 of the Middlesex County Official Plan identifies that the County encourages a wide variety of housing by type, size, and tenure to meet projected demographic needs and market requirements of current and future residents of the County, and further, that the County will support intensification and redevelopment within settlement areas where an appropriate level of services are, or will be, available to service the lands, and further, that 15 percent of all development occur by intensification and redevelopment.

Section 2.4.5 states that the County shall encourage development on municipal water and sanitary systems.

Section 3.2.2 directs that settlement areas shall development in a manner that is phased, compact, and does not result in a strip pattern of development. Further, development is to complement the positive elements of the existing built form in an effort to preserve the historic character of the area.

County Council adopted Amendment No. 3 to the County Official Plan on July 19, 2022. The OPA 3 has now been approved with modification by the Province and this application has been reviewed with OPA 3.

Comments on the Conformity with the County of Middlesex Official Plan

- As noted above the property is within a designated growth area of a settlement area, and will be fully serviced and provides for the efficient use of infrastructure and public service facilities.

- The proposal is temporary in nature and will allow for the adjacent industrial use to operate efficiently.
- The proposal will be proceeding on full municipal services.
- The proposal result in the orderly development of this infill lot.

Given the above, it is staff's opinion that the application conforms to the County Official Plan.

Strathroy-Caradoc Official Plan

The subject lands are designated 'Settlement Area' and 'Residential' according to *Schedule A: Structure Plan* and *Schedule B: Land Use & Transportation Plan*, respectively. The Strathroy Caradoc Official Plan has also been updated through OPA 14 this year however it has not received approval from County. The purpose of this Amendment is also to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. The changes in OPA 14 to the residential designation (now neighbourhood) do not materially change the impact of the policies applicable to this application. An additional note relating to each of the policies below has been included to provide detail to some of the changes as a result of OPA 14.

Section 2.4.1 encourages the provision of a wide variety of housing types with greater densities within the settlement area. The residential intensification and redevelopment is encouraged where compatible with existing development and infrastructure is appropriate.

Section 2.4.6 establishes that residential intensification shall be encouraged in settlement areas where it is complementary to, and compatible with, the nature, scale, design, and general character of neighbouring development, and where municipal services and facilities are capable of accommodating the development. Where residential intensification is proposed, it shall keep with the character of the area and not adversely affect neighbourhood stability.

Section 3.2 outlines the goal of maintaining adequate supply of housing, more specifically dwelling types, tenure and affordability. The section also has the objective to maintain the essential qualities of privacy, quiet enjoyment, public health and safety, and land use compatibility in residential areas.

Section 3.3.4 provides policies for lands designated 'Residential' and identifies that primary uses include residential purposes including a range of housing types and densities from single detached dwellings to high-rise apartment buildings. Secondary uses may be permitted that are complementary to, and compatible with the area, serve the neighbourhood needs, and do not detract from the predominantly residential nature, such as neighbourhood parks.

Section 3.3.4.5 further details the policies related to the medium density development. "Medium density development (e.g. walk-up apartments and townhouses) shall be encouraged on lands that have access onto an arterial or collector road. Development on local streets shall be permitted within

close proximity to intersections with arterial or collector roads and providing vehicular conflicts are minimized. The height, density, arrangement and design of buildings and structures shall complement and not adversely impact neighbouring lower density residential development.”

Residential intensification within Strathroy is specifically addressed in Section 3.3.4.7, which identifies that residential intensification in existing developed areas is considered desirable to make efficient use of underutilized lands and infrastructure. This is subject to evaluation and conditions, as necessary, to ensure that the development is in keeping with the established residential character and is appropriate in terms of height, lot fabric, building design, dwelling types, and parking, and where appropriate services are available. OPA 14 amended this policy to specifically note 15% of development in urban settlement areas will occur by way of intensification.

Comments on Conformity to the Strathroy-Caradoc Official Plan

- The proposal is located within a settlement area, within the Strathroy-Caradoc Official Plan.
- The proposal will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- The proposal in is an intensification that is in keeping with the policies.
- The proposed layout represents an efficient use of lands.

Given the above, it is staff’s opinion that the applications conform to the Strathroy-Caradoc Official Plan.

Strathroy-Caradoc Zoning By-Law No. 43-08

With respect to the Zoning By-law Amendment, the applicant has requested a change to the zoning from ‘Low Density Residential (R1) Zone’ to site specific ‘Medium Density Residential (R2-#) Zone’. This site specific zoning will allow for the proposed 4 townhouse units.

The ‘R2’ zone is intended for lands within Strathroy that are designated ‘Residential’ in the Strathroy-Caradoc Official Plan and permits medium density residential uses, such as Single Detached Dwellings, Secondary Dwellings and a Type 1 Group Home, Linked Dwellings, Multiple Unit Dwelling, Semi-detached Dwelling unit, and townhouse dwelling. The below chart identifies the zoning provision applicable to the R2 zone as well as the zoning statistics for the proposal. Bold numbers below indicate provisions that do not meet the zoning standards.

Provision	Medium Density Residential (R2) Zone (Townhouse)	Townhouse Dwelling
Lot Frontage (min)	8 m per unit (32 m)	29.9 m
Lot Area (min)	250 m ² per unit (1,000 m ²)	1203.8 m ²
Front Yard Depth (min)	5 m	10.8 m
Side Yard Width (min)	2 m	2.837 m (western) 2.078 m (eastern)

Rear Yard Depth (min)	8 m	16.039 m
Lot Coverage (max)	40%	22.79%
Landscaped Open Space (min)	40%	75.1%
Parking for a townhouse dwelling	1.5 parking spaces per unit (6 spaces)	2 parking spaces per units (8 spaces)
Parking Space Dimension (min)	2.6 m by 5.4 m	Min 2.6 m by 5.4 m
Driveway Width (maximum)	The lesser of 6m or 40% of frontage (5.99m)	5.99 m
Use	– single detached dwelling, secondary suite and group home type 1	Single Detached Dwelling
Building Height (maximum)	15 m	6.6 m

Comments on Zoning By-law Amendment in add the subject lands into the Zoning By-law

The proposed building has been designed to comply with the zoning by-law however the existing lot frontage is not meeting the requirement – since the lot frontage is a fixed width it is not reasonable / practical to acquire the additional lands or to reduce the development by a single unit to meet the requirement.

CONSULTATION

Public Meeting

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act. This included the circulation of the Notice of Public meeting to residents living within 120 metres of the subject application on July 14, 2023. No comments were received prior to the public meeting.

At the time of writing the subject report the following department and agency comments were received:

Director of Engineering and Public Works advised Beech Street will be brought up to an urban standard in the near future which will likely widen the road surface. This could have an impact on the driveway length by shortening it which therefore could impact the proposed parking on site. The proposal should have some consideration for this. Storm sewers are also being brought down Beech Street at the time of road reconstruction, the owner is recommended to connect into that system when available.

Director of Planning and Building advised that the advised that the Strathroy-Caradoc Strategic Plan 2019-2029 includes, as a key strategy to address the Municipality’s housing affordability challenge, the support for the provision of attainable housing options. The townhouse dwelling proposed as part of this application will help address the need in Strathroy for a more diversified housing stock.

SUMMARY

Based on the above analysis staff are supportive of the proposed rezoning as it is considered to be consistent with the Provincial Policy Statement, in conformity with the County of Middlesex Official Plan, Strathroy-Caradoc Official Plan and represents good planning.

A zoning by-law amendment will be prepared for Council's consideration in a subsequent meeting once the temporary use agreement has been completed and the site plan approval process has commenced.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

Location Map

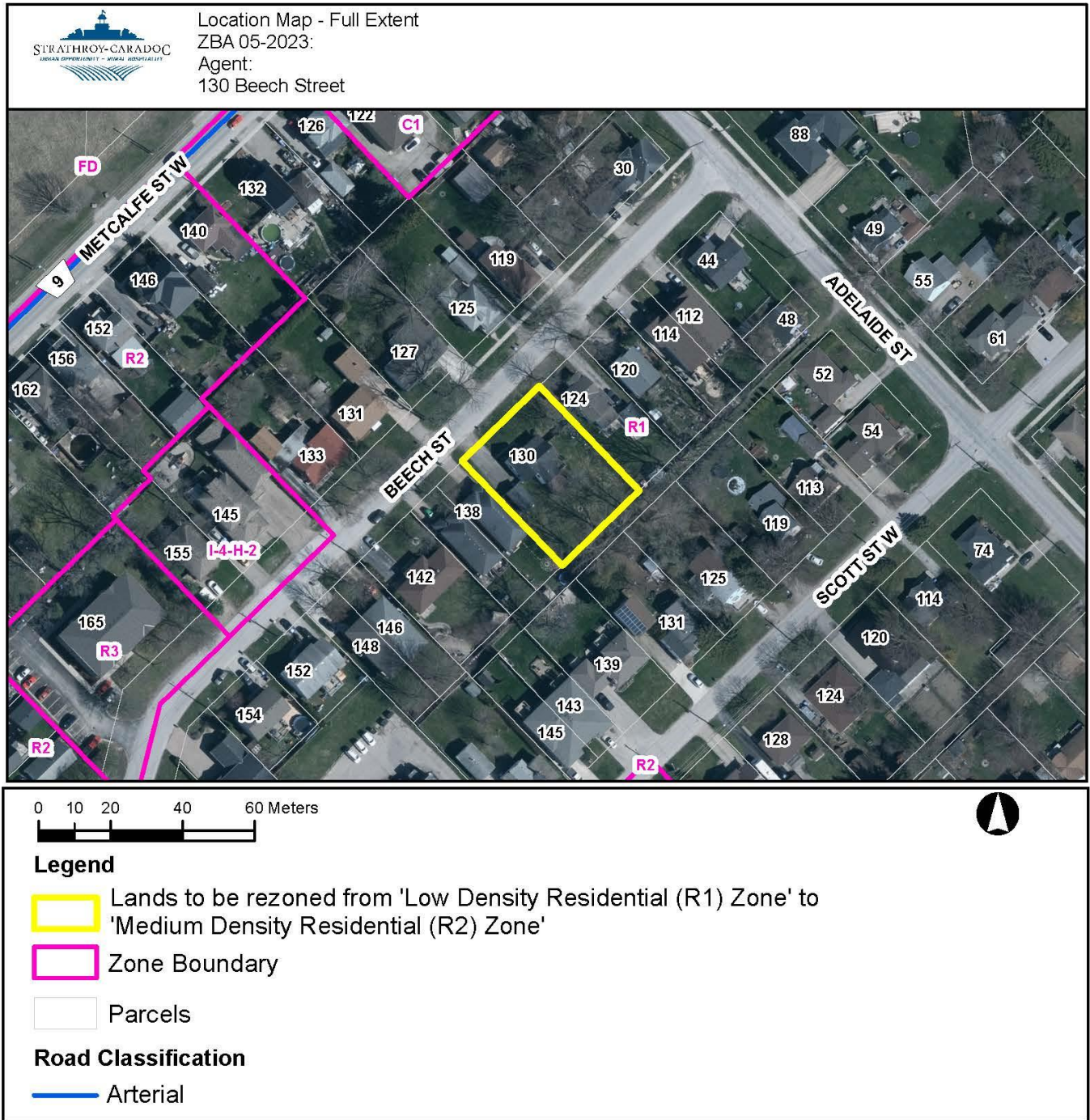
Site Plan

(Include on the agenda – Planning Justification Report, and Functional Servicing Report)

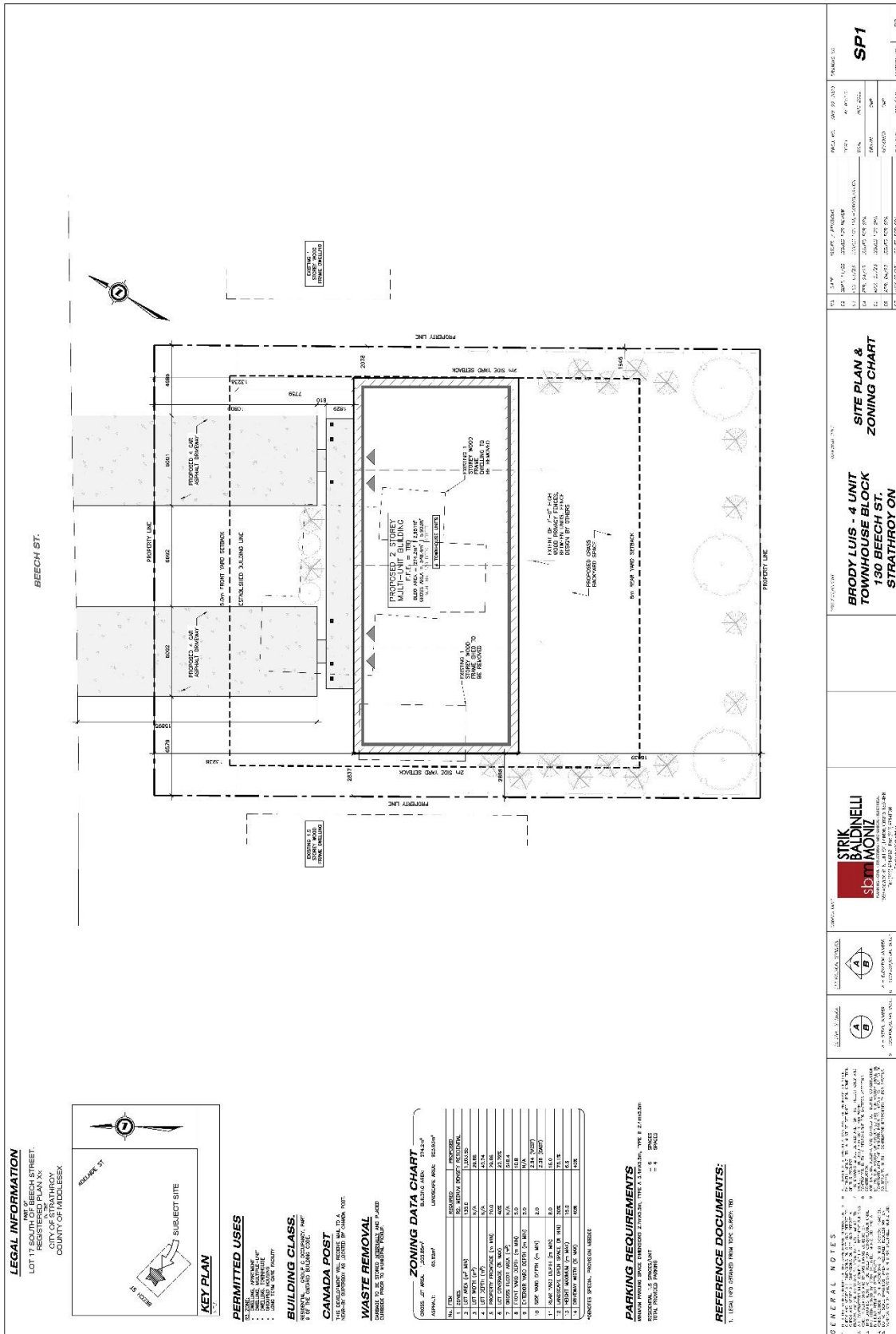
Correspondence – Resident Concerns RE: 130 Beech Street

Correspondence – Applicant Response to Resident Concerns RE: 130 Beech Street

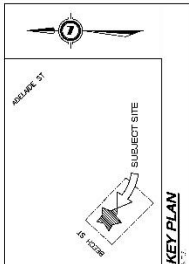
Location Map



Site Plan



LEGAL INFORMATION
 LOT 17 SOUTH END OF BEECH STREET,
 REGISTERED PLAN XX,
 CITY OF STRATHROY,
 COUNTY OF MIDDLESEX



PERMITTED USES
 1. RESIDENTIAL
 2. COMMERCIAL
 3. INDUSTRIAL
 4. OFFICE
 5. PUBLIC USE
 6. OTHER USES AS PERMITTED BY THE ZONING BY-LAW

BUILDING CLASS
 1. SINGLE DETACHED
 2. SEMI-DETACHED
 3. TOWNHOUSE
 4. MULTIFAMILY
 5. INDUSTRIAL
 6. COMMERCIAL
 7. OFFICE
 8. PUBLIC USE
 9. OTHER USES AS PERMITTED BY THE ZONING BY-LAW

CANADA POST
 MAIL STOP NO. 1000
 1000 BEECH STREET
 STRATHROY, ONT. N0G 1S0

WASTE REMOVAL
 1. HOUSEHOLD WASTE
 2. BUSINESS WASTE
 3. INDUSTRIAL WASTE
 4. OTHER WASTE AS PERMITTED BY THE ZONING BY-LAW

ZONING DATA CHART

NO.	DESCRIPTION	REQUIREMENT
1	MINIMUM FRONT SETBACK	10.0 METERS
2	MINIMUM SIDE SETBACK	5.0 METERS
3	MINIMUM REAR SETBACK	5.0 METERS
4	MINIMUM FRONT YARD SETBACK	5.0 METERS
5	MINIMUM SIDE YARD SETBACK	5.0 METERS
6	MINIMUM REAR YARD SETBACK	5.0 METERS
7	MINIMUM FRONT SETBACK	5.0 METERS
8	MINIMUM SIDE SETBACK	5.0 METERS
9	MINIMUM REAR SETBACK	5.0 METERS
10	MINIMUM FRONT SETBACK	5.0 METERS
11	MINIMUM SIDE SETBACK	5.0 METERS
12	MINIMUM REAR SETBACK	5.0 METERS
13	MINIMUM FRONT SETBACK	5.0 METERS
14	MINIMUM SIDE SETBACK	5.0 METERS
15	MINIMUM REAR SETBACK	5.0 METERS

PARKING REQUIREMENTS
 1. 1 SPACE PER UNIT
 2. 1 SPACE PER UNIT
 3. 1 SPACE PER UNIT
 4. 1 SPACE PER UNIT
 5. 1 SPACE PER UNIT
 6. 1 SPACE PER UNIT
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 11. 1 SPACE PER UNIT
 12. 1 SPACE PER UNIT
 13. 1 SPACE PER UNIT
 14. 1 SPACE PER UNIT
 15. 1 SPACE PER UNIT

REFERENCE DOCUMENTS:
 1. LOCAL ORDINANCE
 2. ZONING BY-LAW
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 14. ZONING BY-LAW
 15. ZONING BY-LAW

GENERAL NOTES
 1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO APPROVAL BY THE CITY OF STRATHROY.
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NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
01	2023	PRELIMINARY DESIGN	SP1	2023	PRELIMINARY DESIGN	SP1
02	2023	REVISED DESIGN	SP1	2023	REVISED DESIGN	SP1
03	2023	REVISED DESIGN	SP1	2023	REVISED DESIGN	SP1
04	2023	REVISED DESIGN	SP1	2023	REVISED DESIGN	SP1
05	2023	REVISED DESIGN	SP1	2023	REVISED DESIGN	SP1
06	2023	REVISED DESIGN	SP1	2023	REVISED DESIGN	SP1
07	2023	REVISED DESIGN	SP1	2023	REVISED DESIGN	SP1

STRIK BALDINELLI sbm MONIZ
 ARCHITECTS & PLANNERS
 1000 BEECH STREET, STRATHROY, ONT. N0G 1S0
 TEL: 905-881-1111

BRODY LUIS - 4 UNIT TOWNHOUSE BLOCK
 130 BEECH ST., STRATHROY ON

SP1

DATE: 2023
DRAWN BY: SP1
CHECKED BY: SP1
DATE: 2023