

PLANNING JUSTIFICATION REPORT

PROPOSED TOWNHOUSE DEVELOPMENT

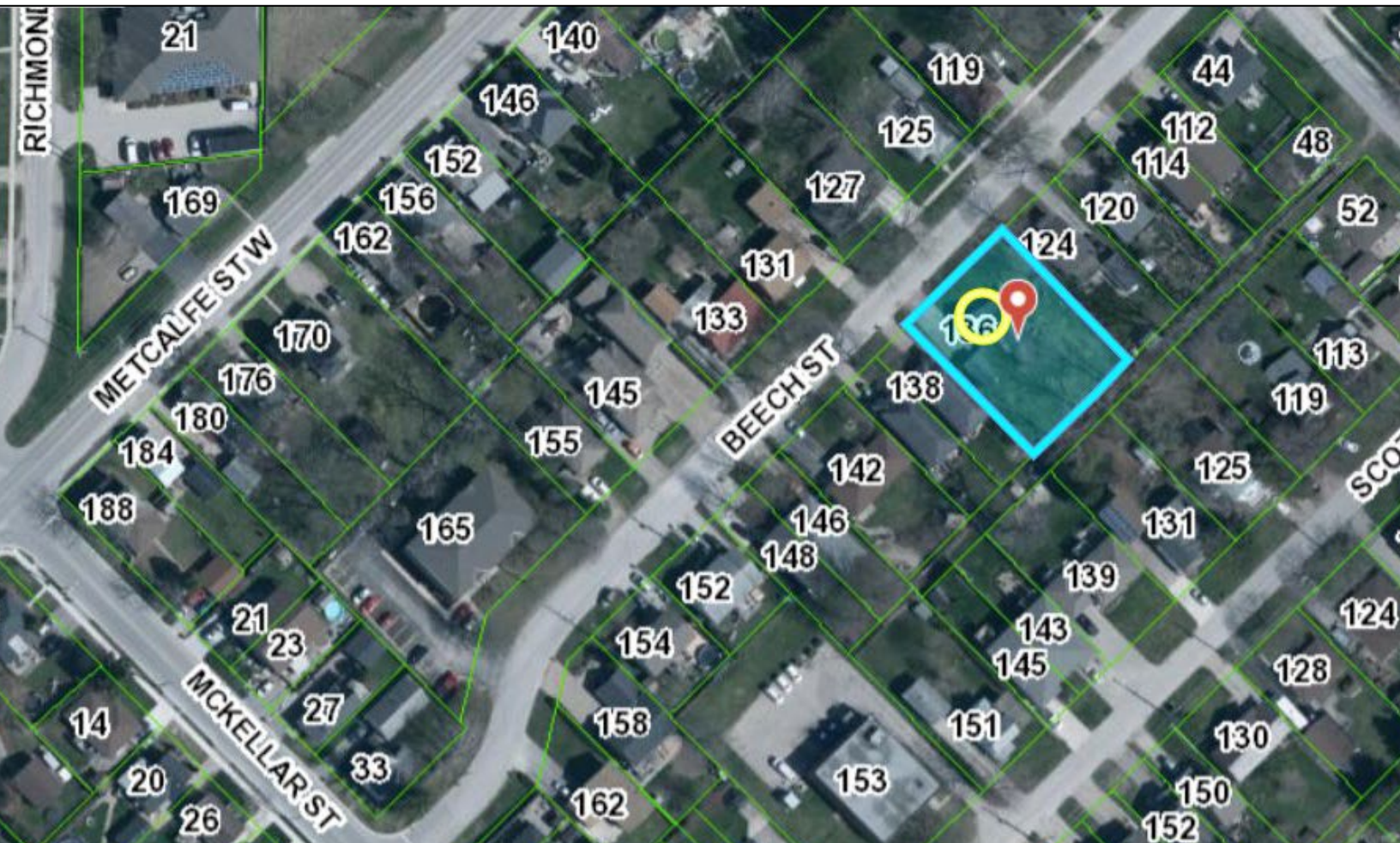
130 & 136 Beech Street, STRATHROY

ZONING BYLAW AMENDMENT

Prepared for:
Brody Luis
130 Beech Street
Strathroy ON, N7G 1K8

SBM-22-2029

May 2022



Attn: Tim Williams
Planner
Municipality of Strathroy Caradoc
52 Frank Street
Strathroy, ON N7G 2R4

6 June 2023
SBM-22-2029

RE: Planning Justification Report – 130 & 136 Beech Street, Strathroy

Dear Mr. Williams,

Strik, Baldinelli, Moniz Ltd. has been retained by Brody Luis to coordinate the preparation and submission of a Zoning By-law Amendment (ZBA) application for the subject lands legally described as PLAN 104 LOT 17 PT LOT 18, Assessment Roll Number 391600006009700, and municipally addressed as 130 and 136 Beech Street in the Strathroy Settlement Area of the municipality of Strathroy-Caradoc.

Further to this report, the above-mentioned ZBA application and the respective fee, the corresponding submission package also includes the following:

- 1) Geotechnical Report;
- 2) Site Servicing and Grading Drawings;
- 3) Building Drawings/Elevations;
- 4) Functional Servicing and Stormwater Management Report; and
- 5) Site Plan

The subject site has been previously developed and the soil disturbed through the establishment of the previous residential use. There are no concerns regarding items of significant cultural or natural heritage on the site. With the change in provincial legislation, it is recognized that residential development of 10 units or fewer now does not require site plan approval. However, the submission of the above-

mentioned engineering drawings and report, allows a full engineering and planning review of the proposed 4 unit townhouse-style development.

This planning justification report provides a policy review and analysis of the 4-unit residential proposal and relevant provincial and municipal policies. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical

M Poddar

Maneesh, Hons. BA, MAES
Planner II, Project Lead

CONTENTS

1 Introduction1

2 Site Description.....2

3 Surrounding Land Uses3

4 Development Proposal3

 4.1 Zoning By-Law Amendment4

5 Planning Policy Framework7

 5.1 Provincial Policy Statement (PPS)7

 5.2 Middlesex County Official Plan.....8

 5.3 Strathroy-Caradoc Official Plan9

6 Closing10

BIBLIOGRAPHY

Provincial Policy Statement

Middlesex County Official Plan

Strathroy Caradoc Official Plan

Strathroy Caradoc Zoning By-Law

1 INTRODUCTION

The purpose of the following land use Planning Justification Report is to evaluate a proposed Zoning By-Law Amendment (ZBA) within the context of existing land use policies and regulations, including the Provincial Policy Statement, the Middlesex County Official Plan, Strathroy Caradoc Official Plan, and the Strathroy Caradoc Zoning By-law.



Figure 1 Subject Lands and Surrounding Land Uses

This Report presents land use planning analysis and rationale to support the multi-unit townhouse-style residential development proposal as well as the respective application for a Zoning By-law Amendment. The Report demonstrates that the application is in keeping with Provincial, County and Municipal land use planning policies, is suitable for the subject lands, and would be compatible with neighbouring residential land uses. The proposed residential development would contribute to offering a wider variety of housing types and more attainable housing in the Municipality.

Existing Planning Policy Context

The proposed Zoning By-law Amendment is subject to the Provincial Policy Statement (PPS) 2020, as well as the following local Municipal Planning framework which is applicable to the subject lands proposed

for development. It should be noted that the new PPS 2023 has been drafted by the Province but is not yet in force and effect.

- **Middlesex County Official Plan** - “Settlement Area” as per Schedule A, Land Use
- **Strathroy Caradoc Official Plan** – “Residential”
- **Strathroy Caradoc Zoning By-Law** – the subject lands are currently zoned Low Density Residential R1. The proposal would have the subject land rezoned Medium Density Residential R2 to permit the proposed multi-unit development.

2 SITE DESCRIPTION

The subject lands have always been residential since development. There is an existing residential bungalow and accessory shed that remain on the property that would be removed to facilitate the new 4-unit development. The two original parcels of land have merged on title since acquisition by Brody Luis. As mentioned above, there are no features of environmental, or cultural significance on the subject lands.

The subject lands have an approximate area and frontage of approximately 1203.8m² (0.3ac) and 29.9m (98.3ft) respectively.



Figure 2 View of Subject Lands from Darcy Drive

3 SURROUNDING LAND USES

The subject lands are immediately surrounded by a mix of primarily residential and some home-occupation commercial land uses. In addition there is an institutional use opposite the subject lands along Beech Street.

- to the **north** of the subject lands are existing single detached residences as well as an institutional land use (the Women’s Rural Resource Centre);
- to the **south** of the subject lands are primarily low-density residential land uses along Scott Street West. Apart from single detached dwellings, there are also a number of low-rise, multi-unit residential developments interspersed as well;
- to the **east** and **west** of the subject lands along Beech Street Corridor are primarily single detached residential dwellings, some with home occupations. However there are a number of existing multi-unit residential developments similar to the one proposed such as 112 and 114 Beech Street and 146 and 148 Beech Street. There is an existing 3 storey apartment building at 165 Beech Street.

4 DEVELOPMENT PROPOSAL

The proposed development encompasses a two-storey building, divided into 4 units vertically. Although not in the architectural design of a traditional townhouse, and visually more akin to a semi-detached dwelling, the proposed multi-unit development can be considered as townhouses. The four proposed townhouse units are of equal size and dimensions. Each unit is proposed to have two parking spaces. There are two planned driveways for the development, with 8 parking spaces in total. The driveways will be spaced to allow on-street parking between the proposed driveways, and also ensure space for on-street parking between the said driveways and existing neighbouring driveways. As per the Strathroy-Caradoc Zoning By-law, infill multi-unit developments have additional requirements beyond the standard Medium Density Residential (R2) Zone. The zoning analysis for the proposed development is provided in the subsequent section of this report.

There are existing municipal services along Beech Street which will be utilized by the proposed development. There is a 150mm diameter watermain along Beech Street. A fire hydrant is within 40m of the subject lands. There is also, a 250mm sanitary sewer line that runs along Beech Street. While there

is no stormwater sewer, an infiltration chamber is proposed as a Best Management Practice (BMP) to manage the stormwater for the proposed development.

4.1 Zoning By-Law Amendment

The site is presently low-density residential R1. With the proposed development a site-specific Medium Density Residential R2(*) Zone is being sought. The standard R2 Zone permits:

1. Dwelling, Linked
2. Dwelling, Multi-unit (maximum 6 units)
3. Dwelling, Secondary Suite (on lots where single detached or semi-detached dwellings exist)
4. Dwelling, Semi-detached
5. Dwelling, Single Detached
6. Dwelling, Townhouse (maximum 6 units)

The build form, use, and intensity of the proposed townhouses are all permitted under the R2 Zone. All standard R2 zoning provisions are met by the proposed development, however, site specific provisions are required to address the zoning regulations related to residential infill development. Sections 4.14 of the Strathroy-Caradoc Zoning By-law pertaining to infilling lots states that:

(i) The maximum setback shall be no more than 1 m greater than the established building line

The intent of this provision is maintain the visual cohesiveness of the streetscape and ensure that infill developments are positioned in manner to protect privacy and residential amenity of existing residential properties..

As is shown in the site plan, the existing residential building was always setback greater than 1m from the established building line. The 'semi-detached' façade of the proposed development and the architectural treatment of the building respects and is in harmony with the residential architecture of the neighbourhood. Further the side elevations of the proposed development do not have windows. Perimeter landscaping and privacy fencing

will be implemented. As such, there will be no significant impact to the privacy or residential amenity of adjacent residential properties.

(ii) The maximum height of the proposed dwelling shall be no more than 2m [6.6ft] greater than the average height of the existing adjacent dwellings.

In accordance with the Strathroy-Caradoc Zoning By-law, it is understood that “Height”, shall mean, when used with reference to a building or structure, the vertical distance between the horizontal plane through grade level and a horizontal plane through the average level between eaves and ridges.

The proposed development respect the above provision. The height of each storey has been reduced to 2.4m or 8 feet. There is a one storey dwelling one on one side of the proposed development (approximately 3.8m or 12.5ft) and another single detached dwelling of 1.5 storeys (approximately 5.3m or 17.5ft) on the other side. Accordingly, the average of the two above mentioned dwellings would be 1.25 storeys (4.1m or 13.5 ft). The two storey low-rise proposal is approximately (6.0m or 19.7ft) and in keeping with the height and scale of surrounding buildings.

The difference between the average building height and the proposed dwelling is 1.9m or 6.2 ft, meeting this regulation. The height of the building is not anticipated to have any impact on adjacent properties. There will be no significant wind or shadow impacts created by such a low-rise building.

With respect to parking regulations, the Sections 4.23 of the Strathroy-Caradoc Zoning By-law states that town house and multi-unit dwellings shall have a minimum parking ratio of 1.5 spaces per unit. In the case of the proposed development, 2 units are provided for each unit.

Regarding access, Section 4.23(7) of the Zoning By-law requires that residential units (3 or more), have a driveway width of the lesser of 6 m or 40% of the street line along the street used to gain access to the driveway. The frontage of the property is 29.96m which can be logically rounded to 30.0m.

Further, with respect to number of driveways, Section 4.23(7) states:

“1 driveway for the first 15 m of street line, 2 driveways for the first 30 m of street line plus 1 additional driveway for each additional 30 m of street line thereafter, to a maximum of 3 driveways per lot.”

The two proposed driveways are 6.0m in length and are in keeping with above access and driveway regulations. The driveway design has been reviewed by Jonah Lester P. Eng. who is a Transportation Engineer. He has verified the proposed two driveways to be suitable and appropriate for the subject site. Beech Street is a local street with no through traffic, as such there is no notable benefit in consolidating two driveways in this development context into one. The two driveways are consistent with other properties on the street, and adequate driveway spacing is being provided for on-street parking. Additionally, less paved surface is required for the two driveways given a single driveway for all units would have to have parking spaces perpendicular to the central driveway. There are no anticipated vehicular conflicts, or pedestrian and vehicular conflicts anticipated with this parking layout.

While subject to the municipality’s interpretation of whether 29.96m can be reasonably used as 30.0m, the site specific R2 (*) Zone would at a minimum address the greater than average building line setback, and bring the proposed multi-unit townhouse development into compliance with the Zoning By-law.

Table 1 Zoning By-Law Comparison Chart

ZONING DATA CHART			
GROSS LOT AREA: 1,203.85m ²		BUILDING AREA: 274.2m ²	
ASPHALT: 65.82m ²		LANDSCAPE AREA: 903.93m ²	
No.	ITEM	REQUIRED	PROPOSED
1	ZONES	R2, MEDIUM DENSITY RESIDENTIAL	
2	LOT AREA (m ² MIN)	130.0	1,203.85
3	LOT WIDTH (m ²)	N/A	29.88
4	LOT DEPTH (m ²)	N/A	40.24
5	PROPERTY FRONTAGE (m MIN)	20.0	29.96
6	LOT COVERAGE (% MAX)	40%	22.79%
7	GROSS FLOOR AREA (m ²)	N/A	548.4
8	FRONT YARD DEPTH (m MIN)	5.0	10.8
9	EXTERIOR YARD DEPTH (m MIN)	5.0	N/A
10	SIDE YARD DEPTH (m MIN)	2.0	2.84 (WEST)
			2.08 (EAST)
11	REAR YARD DEPTH (m MIN)	8.0	16.0
12	LANDSCAPE OPEN SPACE (% MIN)	30%	75.1%
13	HEIGHT MAXIMUM (m MAX)	15.0	6.6
14	DRIVEWAY WIDTH (% MAX)	40%	40%

5 PLANNING POLICY FRAMEWORK

5.1 Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. The proposed development is consistent with the PPS and more specifically supports the following policies:

- Direct growth and development to existing settlement areas (Policy 1.1.3.1)
- Provide for land use patterns within settlement areas that are based on densities and a mix of land uses that:
 - efficiently use land and resources,
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - support active transportation (Policy 1.1.3.2)
- Development new growth in areas adjacent to the existing built-up area and with a compact form and mix of densities that allow for the efficient use of land, infrastructure and public service facilities (Policy 1.1.3.6)
- Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
 - b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (Policy 1.4.3)
- Municipal sewage and water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety (Policy 1.6.6.2)
- Long-term economic prosperity should be supported by:
 - b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;

- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities (Policy 1.7.1).

Based on the above, the proposed development is consistent with the policies of the Provincial Policy Statement (2020).

5.2 Middlesex County Official Plan

The County of Middlesex is the upper-tier level of government for the Municipality of Southwest Middlesex. The County's Official Plan (OP) has three primary land use designations: Agricultural Areas, Settlement Areas (Urban and Community), and Natural Environmental Areas. The subject lands are designated as "Settlement Area" as per Schedule A, Land Use and identified as Urban Area within the OP.

Section 1.3 of the OP states:

Section 1.3

This Plan recognizes the planning powers and authorities vested in the local municipalities through the Planning Act and other legislation. The Middlesex County Official Plan does not address in any great detail those planning matters which can better be dealt with by the local municipalities. Local Official Plans complement the County Plan by providing more detailed strategies, policies and land use designations for planning and development at the local level. The County Plan will provide the framework for this more detailed planning by the local municipalities.

The site is located in Strathroy, which is designated a 'Settlement Area' and is reviewed in greater detail through the Southwest Middlesex County Official Plan

Section 2.3.7.2 sets out policies for Housing and in part state:

Section 2.3.7.2

It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County. These policies may be elaborated upon within local municipal official plans.

The County supports: Local municipalities shall include policies in local official plans that will encourage a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents.

The proposal for the subject lands is in keeping with the above housing policies and conforms to the County of Middlesex Official Plan policies related to development in Settlement Areas.

5.3 Strathroy-Caradoc Official Plan

The Strathroy-Caradoc Official Plan (OP) establishes more detailed policies for residential development and other land uses within the Strathroy Urban Settlement Area. The subjects are designated “Residential” under the OP

Goals and Objectives

Section 1.3 of the OP outlines the overall Goals and objectives, including:

- a) To achieve a steady increase in population...;*
- e) To direct the majority of future growth and development to the designated settlement area of Strathroy;*
- k) To provide a diverse and affordable range of housing opportunities;*

The proposed townhouse development helps achieve the above goals, creating an opportunity for serviced residential growth within the Strathroy Settlement Area.

Section 2.5 provides the goals and objectives for Housing, including:

- a) To encourage the provision of a wide variety of housing types to meet community needs;*
- b) To achieve a greater density of residential development in designated settlements;*
- c) To encourage residential intensification and redevelopment where compatible with existing development and where infrastructure is appropriate;*
- d) To improve substandard housing conditions.*

The proposal for 130 Beech Street contributes to achieving these goals by creating a multi-unit infill residential development that will add desirably to the supply of attainable housing in the municipality while utilizing existing land and infrastructure.

6 CLOSING

Based on a review of the relevant policies and regulatory framework for the subject site, the proposed development is justified given:

- The proposal is consistent with the policies of the Provincial Policy Statement, 2020, which promotes healthy, liveable and safe communities by accommodating an appropriate intensification of residential uses and recognizes the need for municipalities to accommodate growth in a cost effective manner and encouraging a range of housing types and densities.
- The proposal is consistent with the County and Municipality's Official Plans that also recognize the need for a variety of housing within settlement areas;
- the proposed development is of a height, scale and intensity which is consistent with the character of the Residential designation;
- The proposed site-specific Residential R2(*) Zone is appropriate for the proposed townhouses and will result in a use and built form that is compatible with the surrounding land uses; and
- The proposed applications allows for an appropriate redevelopment of a municipally serviced parcel, that is designated for residential development, and represents an efficient utilization of land, infrastructure, and resources.

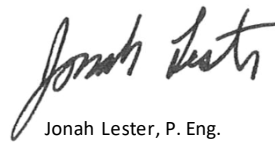
For the reasons noted above and throughout this report, the proposed infill townhouse development represents sound land use planning practice.

Strik, Baldinelli, Moniz Ltd.

Planning • Civil • Structural • Mechanical • Electrical



Maneesh Poddar, Hons BA, MAES
Planner II, Project Lead



Jonah Lester, P. Eng.
Transportation Engineer