

Meeting Date: April 2, 2024
Department: Building, By-law and Planning
Report No.: BBP-2024-32
Submitted by: Tim Williams, Manager of Planning
Approved by: Jennifer Huff, Director of Building, Bylaw and Planning
Trisha McKibbin, Chief Administrative Officer
SUBJECT: Application for Draft Plan of Subdivision
Applicant/Owner: Scott Allen for Northgrove Meadows Inc.
Concession 3 SER W Part Lot 25 (390 Second Street, Strathroy)

RECOMMENDATION: THAT: the subject report BBP-2024-32 for Draft Plan of Subdivision 39T-SC2401 be received for information.

EXECUTIVE SUMMARY:

- This is an information report that provides background for the statutory public meeting and seeks comments from the public and Council. The proposal may then be amended, or additional information provide to address comments before a planning evaluation report is presented to Council.
- The draft plan of subdivision application proposes to develop the north portion of the parcel with 1 block for high density development with approximately 226 dwelling units, 2 blocks for medium density development with approximately 137 townhouse dwellings and 21 singles or semi-detached dwellings. The plan also proposes the extension of Adair Boulevard south of Second Street and Thorne Drive from Adair Boulevard to easterly property limit. The plan also includes 2 blocks for servicing (Block 4 - Stormwater management and Block 7 sanitary pumping station). A third internal street is proposed that will connect to Adair Boulevard and extend easterly to connect to the south end of the adjacent property at 392 Second Street and provide an additional connection to the exterior.
- The application for zoning by-law amendment was approved on March 20, 2023.
- Staff are receiving comments on the application and will work with the applicant on finalizing any outstanding details prior to coming back to Council with a recommendation.

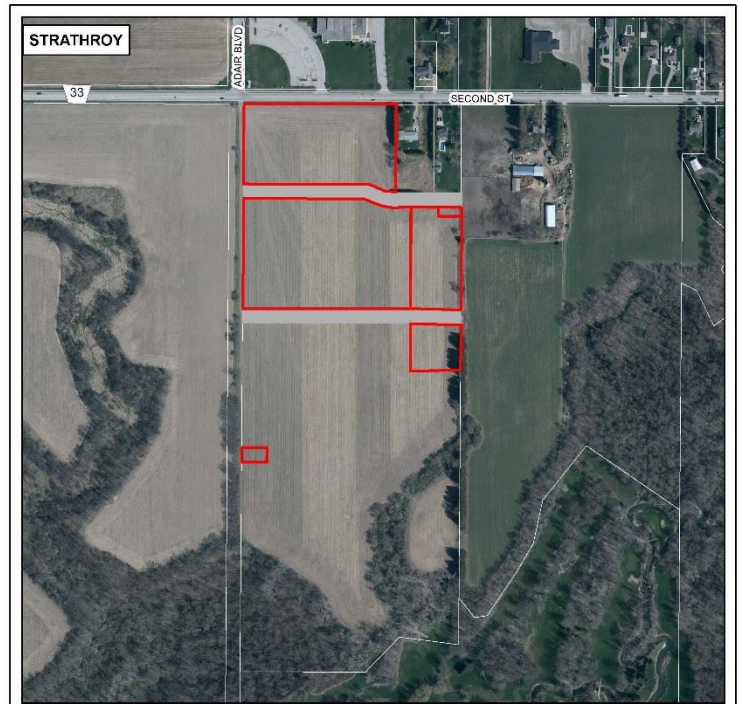
PURPOSE:

The purpose of the subject information report is to provide Council and the public background information on the subdivision application to accompany the scheduled public meeting on the April 2, 2024, Council Meeting. The public meeting seeks to collect comments from the public and Council. The proposal may then be amended, or additional information provide to address comments before a planning evaluation report is presented to Council.

SITE CONTEXT:

The lands are municipally known as 390 Second Street, Strathroy and are approximately 19.3 ha (47.74 ac) in size with approximately 210 metres of frontage along Second Street. The lands are currently used for agricultural purposes and contain part of a larger natural heritage system. The property is located on the south side of Second Street west of Hickory Drive at the southeast corner of the intersection of Adair Boulevard and Second Street.

These lands are currently designated for residential development and are zoned for residential uses. The lands are currently vacant and comprise agricultural land in crop production.

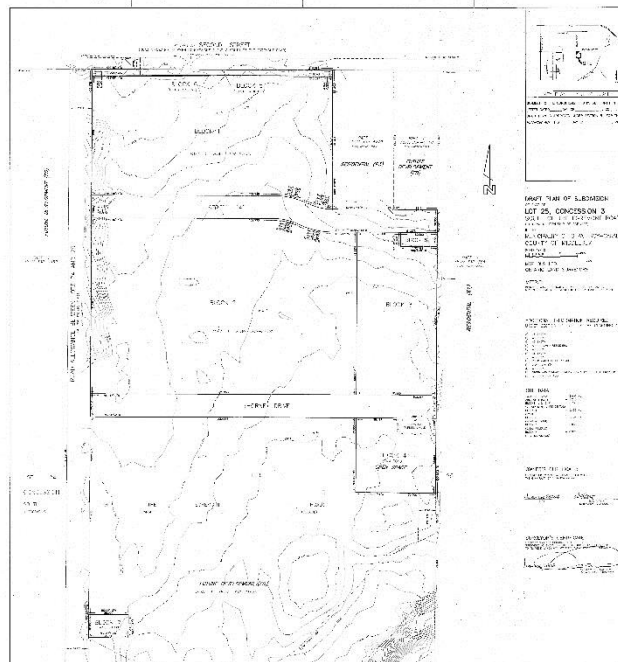


The lands have frontage along Second Street, municipal water, sanitary and storm services are located within the Second Street right-of-way and while there is short term capacity for connection to these services, as per the North Meadows Secondary Plan, ultimately the servicing solution will be via a connection to the west through an extension of Thorne Drive and the associated services. In other words, the connection to Second Street services will be temporary until such time as Thorn Drive and associated services are extended to the subject lands.

PROPOSAL SUMMARY:

The purpose of the subject subdivision application is to facilitate the development of a subdivision containing 1 block for high density development with approximately 226 dwelling units, 2 blocks for medium density development with approximately 137 townhouse dwellings and 21 singles or semi-detached dwellings. The plan also proposes the extension of Adair Boulevard south of Second Street and Thorne Drive from Adair Boulevard to easterly property limit. The plan also includes 2 blocks for servicing (Block 4 - Stormwater management and Block 7 sanitary pumping station). A third internal street is proposed that will connect to Adair Boulevard and extend easterly to connect to the south end of the adjacent property at 392 Second Street and provide an additional connection to the exterior. Application for draft Plan of Subdivision were received and deemed complete on February 21, 2024.

The current draft plan of subdivision is shown below and is included as an attachment to this report.



TECHNICAL DISCUSSION:

Since the application's original submission, staff and the applicant have worked on a number of key issues:

- Created a plan that meets the densities minimums prescribed in the North Meadows Secondary Plan.

Staff and the applicant have worked through the majority of issues on the application and the few remaining outstanding technical items are detailed below. These will either need to be addressed prior to bringing the item back to Council or as conditions of approval.

- 1) Standard conditions of approval have been requested from Bell Canada, Canada Post, Enbridge Gas Inc. and Safety and Standards Officer.
- 2) The site is close to a Provincially Significant Wetland and contains Natural Heritage Features. Additional information about the proposed infiltration and the stormwater outflow rates has been requested. A review of this information will confirm that the stormwater leaving the site is meeting development standards and not negatively impacting natural heritage species or habitat. Given the nature of the subdivision and that future Condominium applications will formalize the dwelling configuration a draft condition is proposed but staff would review any documentation provided in advance to expedite the process.
- 3) The lands have already been re-zoned for residential uses (approved March 2023). Future condominium and phased subdivision applications will finalize the lotting details in a manner consistent with the zoning.

All technical comments are detailed in Attachment 4 below.

PUBLIC CONSULTATION SUMMARY:

Given recent changes to the Planning Act, public consultation is no longer mandatory for subdivision applications, however in the interest of openness and transparency Strathroy-Caradoc has elected to hold a public meeting on April 2, 2024.

Notice Requirements

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act for a rezoning or similar application. This included the circulation of the Notice of Public Meeting (which also served as the Notice of Application for the subdivision) which included details of the application, a copy of the draft plan of subdivision, and a location map.

On March 8, 2024, the Notice of Public Meeting was circulated to property owners within 120 metres of the subject property and a sign was posted on the property. Comments received and responses are detailed in Attachment 5 below.

PLANNING CONSIDERATION:

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” under the Strathroy-Caradoc Official Plan. The North Meadows Secondary Plan the lands subject to the draft plan of subdivision application are designated ‘High Density Residential’, in the northwest (at the intersection of Adair Blvd and Second Street), as ‘Medium Density Residential’, in the southwest (along the Adair Blvd extension) and northeast (along Second Street) and in the southeast ‘Low Density Residential’ all of which is according to *Schedule M1: North Meadows Secondary Plan Land Use*. The northern portion of the subdivision is within the High Density Residential (R3-17-H-5) zone, the southwest portion is within the High Density Residential (R3-18-H-5) zone and the southeast portion is within the ‘Medium Density Residential (R2-26-H-5) Zone’, the stormwater management pond is within the ‘Open Space zone’. The pumping station block is within the ‘Future Development Zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

Further detail is found the Planning Policy Background attachment.

FINANCIAL IMPLICATIONS:

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties of the properties by the Municipal Property Assessment Corporation (MPAC). Financial services will work with Planning Staff to collect any required security deposits / bonds related to the potential development.

The Municipality will also receive Development Charges as per the most recent Development Charge By-law and subsequent indexing / phasing. This would be offset by increased costs as a result of the

Municipality assuming the subdivision infrastructure, amenities, and operating costs. Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

Finally, the Municipality will receive building permit fees as per the most recent Building Fees and Charges By-law. The amount of building permit fees collected will be determined upon the refinement of the building plans during preparation of the permit application.

Ultimately, upon the substantial completion of the development, the municipality will assume all of the streets and infrastructure, including sanitary, storm, water, lighting, street and sidewalk, curb /gutter, trees, storm pond and parks as new assets that will require a commitment for future maintenance.

It is noted that a portion of the extension of Thorn Drive is a DC project, has received capital budget approval and is in process. This project will facilitate the servicing of the subject lands, as well as others in the North Meadows Secondary Plan area.

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.

SUMMARY AND NEXT STEPS

The intent of the subject report is to provide Council and the public with information regarding the proposed development, the relevant policies and regulatory context, and to summarize comments received by the public and agencies to date.

A subsequent report will be provided and will include a full policy analysis and responses to comments received related to the subdivision application, as well as provide draft plan of subdivision conditions for Council’s consideration. The Draft Plan of Subdivision will receive a decision by Strathroy-Caradoc Council which will be forwarded to County Council for a final decision.

ATTACHMENTS:

Attachment No. 1 – Location Map

Attachment No. 2 – Draft Plan of Subdivision

Attachment No. 3 – Application Summary

Attachment No. 4 – Technical Comments

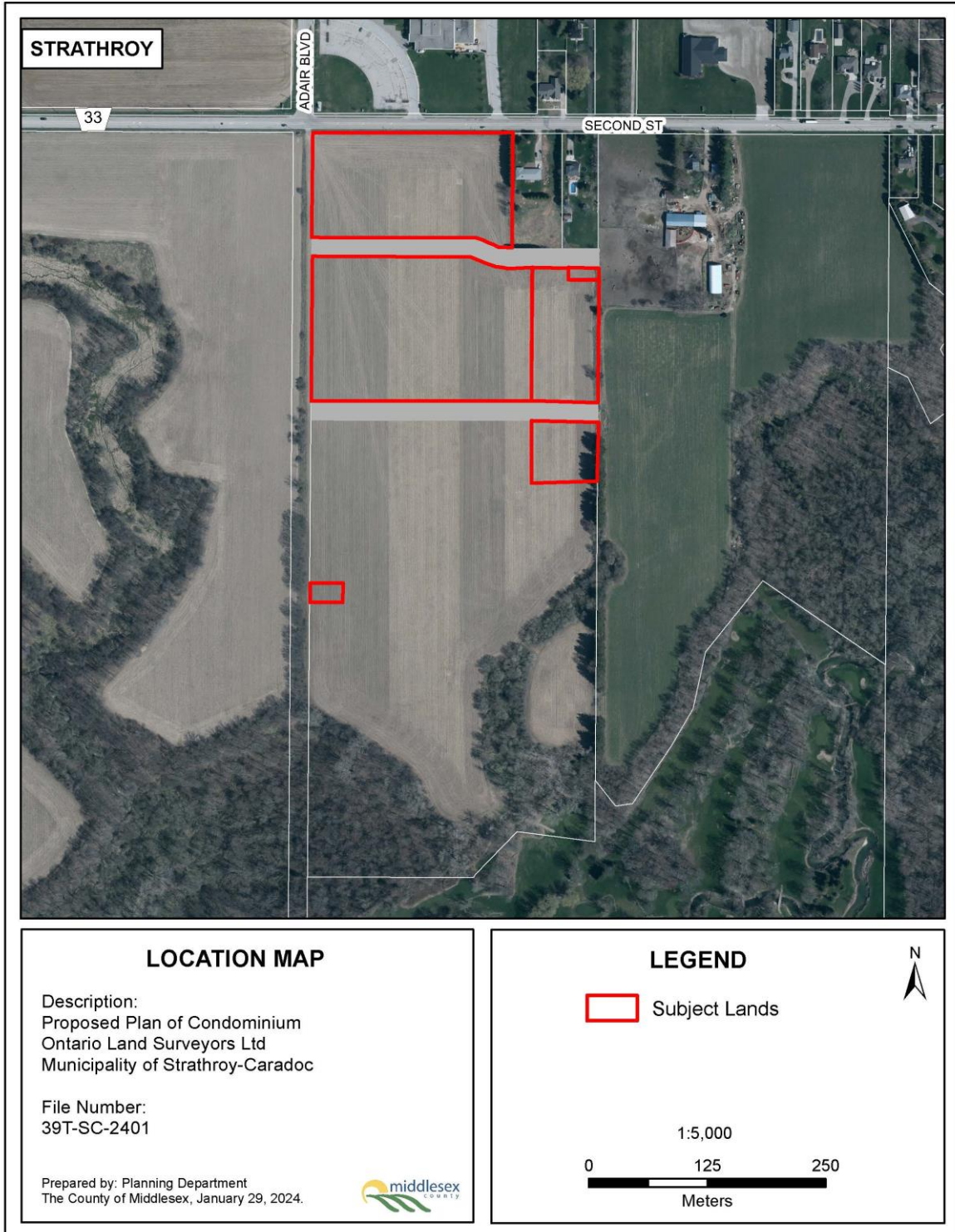
Attachment No. 5 – Public Consultation details (review / respond to comments)

Attachment No. 6 – Planning Policy Background (identify policies / responses)

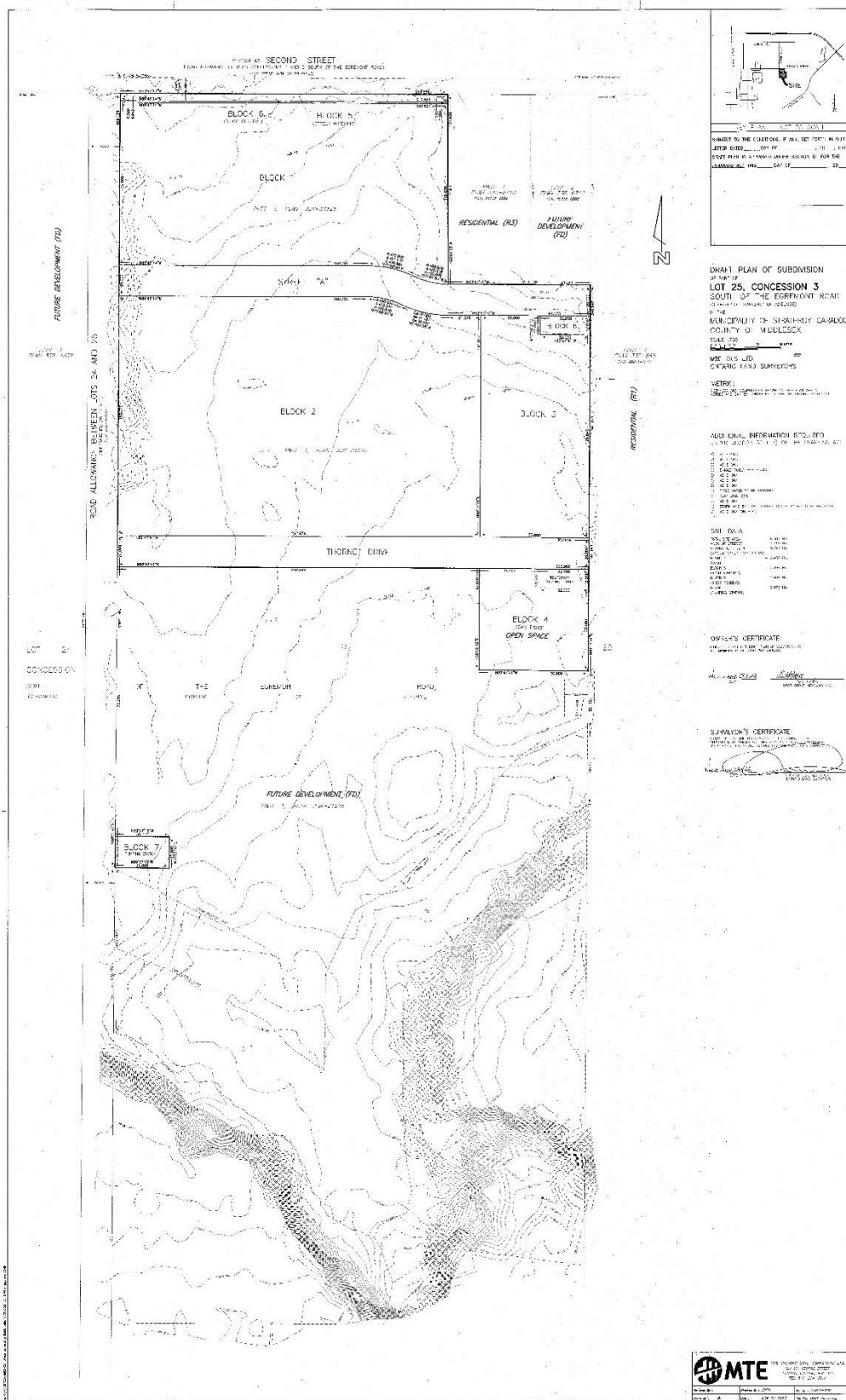
Attachment No. 7 – Site Statistics & Planning Summary (Existing vs. Proposed)

Attachment No. 8 – Notice of Completion

Attachment 1: Location Map



Attachment 2: Draft Plan of Subdivision



Attachment 3: Application Summary

In addition to the application forms, the submission included the following support documents:

- Draft Plan of Subdivision, dated November 21, 2023, by MTE Ontario Land Surveyors Ltd.;
- Archaeological Assessment Stage 1-2, dated November 2018, by Lincoln Environmental Consulting Corp.;
- Functional Servicing and Stormwater Report, dated December 2023, by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC); and
- Planning Justification Report dated December 2023, by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC).

Attachment 4: Technical Comments

Canada Post advised that they will be looking for this development to be serviced by Community Mailboxes and that the developer will be required to accommodate them in their plans.

County Safety and Standards Officer advised on a number of conditions of approval relating to street naming, addressing and communications that will be required for the draft plan of subdivision.

County Engineer has advised that they have no objection to the draft plan of subdivision subject to the conditions of approval requiring the final road design at the intersection of Adair Boulevard and Second Street and required road widen along Second Street be to satisfaction of the County Engineer. Further to this during the zoning by-law amendment process it was raised by Strathroy-Caradoc Council that the traffic signal should be constructed as part of the subdivision and not later. The applicant is accepting of this and as such the County Engineering is okay with this also being included in the conditions of approval.

Enbridge Gas Inc. staff have advised that it is their request that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Director of Community Services advised that the parkland required is 5% for residential subdivisions and the proposed secondary plan provides for a park on the property to the west as such it is appropriate for this development to provide a cash in lieu of parkland and this is requested that this be included as a draft plan approval condition.

Municipal Engineering Comments: advises that the Thorn Drive extension municipal class environmental work and design is underway, with completion expected within the next couple of months and construction targeted for 2025. They have further advised of no concerns with the subdivision application, subject to conditions of approval to address the detailed design of the necessary services.

Director of Planning and Building advised the proposal is providing a variety of housing types which will assist with affordability and is in line with the North Meadows Secondary Plan. This will help address the need in Strathroy for a more diversified housing stock. The future site plan approval / condominium approvals will need to adequately address the required financial, legal, planning and engineering matters of interest to the Municipality.

Attachment No. 5 – Public Consultation details

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 property owners within 120 metres of the subject application on March 8, 2024.

As part of the rezoning by-law amendment application an open house and public meeting were held. Many of the comments received were related to zoning however there were comments about sidewalks on the Second Street and a traffic light at Adair Boulevard and Second Street that Council and members of the public raised as important features.

The owner has confirmed that the roads will be constructed to municipal specifications including sidewalks. Further they have confirmed that they are accepting of a condition of approval that a traffic signal be constructed as part of the development.

Attachment No. 6 – Planning Policy Background

The subject lands are within the designated Settlement Area of Strathroy. The Provincial Policy Statement (PPS), the Middlesex County Official Plan, and the Strathroy-Caradoc Official Plan all encourage intensification in settlement areas on full municipal services, provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure.

Provincial Policy Statement (2020)

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

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.

Section 3.1.1 of the PPS outlines that development should be directed away from hazard lands and flood plains which would be impacted by flooding and erosion hazards.

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.

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, and received Minister approval on July 7, 2023. The purpose of the Amendment was 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.

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 property is also within the North Meadows Secondary Plan, and this will be addressed in a subsequent section. Similar to County Official Plan, the Strathroy Caradoc Official Plan has also been updated through OPA 14 in 2022 and then received approval from County however it was appealed. 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 Downtown Core designation 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 are 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."

Section 3.3.4.6 further outlines the policies for high density development, being proposals that have a building height greater than 3 stories. The Official Plan contains 7 criteria to evaluate high density development that includes, buffering and separation, proximity to the Downtown Core, Community Facilities and/or Open Space, vehicular access to an arterial or collector road, adequacy of infrastructure, maximum height, shadow and wind effects and energy efficient.

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.

North Meadows Secondary Plan

The North Meadows Secondary Plan was approved May 25, 2021, and was not modified by OPA 14. The lands subject to the rezoning are designated in the northwest (at the intersection of Adair Blvd and Second Street) as 'Medium Density Residential', in the southwest (along the Adair Blvd extension) and northeast (along Second Street) and in the southeast 'Low Density Residential' all of which is according to *Schedule M1: North Meadows Secondary Plan Land Use*. (Please see attached)

The Secondary Plan Vision Statement has set the direction for the policy framework. The statement is as follows:

“The North Meadows Secondary Planning Area is intended to provide a well-integrated pedestrian scaled residential community comprising of a range of residential dwelling types and densities that includes enhanced streetscaping, urban design and parkland/trail features. Further, it will be sensitive to the significant natural features and corridors of the area and maintain the unique pedestrian connection between the north end of Strathroy and its downtown.”

Section 3.3.4.17.3 outlines the Goals and Objectives of the Secondary Plan

- i. Build a compact and complete residential community which provides a variety of public amenities including, parks, trails, open space, educational and commercial opportunities to complement the surrounding residential uses;
- ii. Provide a range and mix of dwelling types at a variety of densities which serve the needs of the public at all stages of life and all types of households;
- iii. Provide a range and mix of housing that provides for a range of dwelling types and tenure, including opportunities for attainable housing and supportive of the Growth Management policies of the Municipality of Strathroy-Caradoc Corporate Strategic Plan;
- vi. Prioritize the ability of pedestrians, especially children and seniors, to safely and comfortably move around the community when designing streets and planning new development;
- vii. Recognize cycling and active transportation as important transportation alternatives for many short trips by providing safe and convenient access to key employment, education, and commercial destinations;
- viii. Ensure that all residents have access to community amenities that support active lifestyles and wellbeing consistent with the policies of the Municipality of Strathroy- Caradoc Corporate Strategic Plan.
- ix. Provide active transportation routes which are safe, convenient, direct, and accessible for people of all ages and abilities to cycle and other forms of active transportation consistent with the Community Wellbeing policies of the Municipality of Strathroy- Caradoc Corporate Strategic Plan;
- xii. Promote forms of development which make efficient use of land and resources, and which the lifecycle costs of installing, maintaining, and replacing municipal infrastructure;
- xiv. Ensure the community is designed to be accessible by all, regardless of age or physical ability.

3.3.4.17.5 outlines the strategic policies include natural heritage systems and their protection, natural hazards, and the requirements to avoid these areas for development, parks, and open space needs.

Section 3.3.4.17.5.4 includes the mobility policies, which encourage linkage to ensure that a wide range of transportation modes will be accommodated by development within the Secondary Plan. The subsections of this policy review the importance of recreational trail system, cycling network, sidewalks, and road network.

Section 3.3.4.17.5.4.7 includes the policy that the intersection of Adair Boulevard and Second Street is proposed to have a traffic signal with left and right turn lanes in all directions. Specific consideration should be given to ensuring that it is safe and easy for pedestrians and cyclists to cross Second Street to access the High School and Gemini Sportsplex.

Section 3.3.4.17.5.5 outlines the servicing policy which confirms that full servicing is required for any development and that individual Functional Servicing Reports will be required for each development.

Section 3.3.4.17.5.6 outlines the Urban Design Guidelines have been prepared for the lands within the North Meadows Secondary Plan, which encourages a consistent and high level of urban design for development. The Urban Design Guidelines aim to promote a high level of design for streetscapes and buildings within the Secondary Planning Area. This is reviewed in detail in the following subsection of the North Meadows Urban Design Guidelines.

Section 3.3.4.17.5.6.2 addresses the community gateway, the intersection of Adair Boulevard and Second Street. Encouraging building oriented to the intersection, parking in the rear or side and screened from the street, landscaped and high-quality design character of development.

Section 3.3.4.17.6.1.1 includes the residential density policies including that net density is defined as the number of residential dwelling units divided by the area of the residential development (including local streets). It further clarifies that it does not include the area associated with adjacent Collector or Arterial Streets, parkland, stormwater management facilities, or other infrastructure and public service facilities. The targeted density and mix of residential development within the North Meadows Residential designations on Schedule M1 is as follows:

Table 1 - Targeted Density of Development and Housing Mix

Designation	Target Proportion of Dwellings	Net Density (units / ha)
Low Density Residential	55%	15-30 (6 to 13 units per ac)
Medium Density Residential	35%	31-75 (13 to 30 units per ac)
High Density Residential	10%	76-150 (30 to 60.7 units per ac)

Section 3.3.4.17.6.1.2 outlines the specific policies for properties within the Low-Density Residential Designation. The primary use shall be low one to two-storey residential dwellings including single detached, semi-detached, duplex, and tri-plex and four-plex dwellings. New development within the Low-Density Residential Designation should incorporate a mixing and integration of different forms of housing and lot sizes. Development proposals should distribute multi-unit low density dwellings such as semi-detached, duplex, tri-plex, and four-plex dwellings throughout a proposed development and should avoid creating blocks or areas with only one dwelling type or lots with all the same frontages. Access to these units should be from a local road. The densities will be as noted in the above chart.

Section 3.3.4.17.6.1.3 outlines the specific policies for properties within the Medium Density Residential Designation. The primary use within the designation is to be residential dwellings up to three storeys in height including triplex and four-plex dwellings, townhouses, stacked townhouses, low rise apartment buildings, retirement residences and nursing homes. To ensure density targets are met, single and semi-detached residential dwellings are not permitted. New development within Medium Density Residential areas with frontage along Second Street should have primary access from local streets or the proposed Secondary Collectors and should not have vehicle access directly onto Second Street. Adequate visitor parking shall be provided consistent with the parking requirements of the Zoning By-Law for multiple unit developments. Development of multiple unit dwellings within the Medium Density Residential Designation shall be consistent with the North Meadows Urban Design Guidelines.

Section 3.3.4.17.6.1.4 outlines the specific policies for properties within the High Density Residential. The primary use shall be residential dwellings up to a maximum of six storeys in height including triplex and four-plex dwellings, townhouses, stacked townhouses, mid-rise apartment buildings, retirement residences and nursing homes. Articulation of the façade both vertically and horizontally should be provided using increased setbacks for higher floors, balconies, and other features to enhance the pedestrian environment and promote walkability. Secondary commercial uses may also be permitted on the ground floor of multi-unit residential buildings which complement the residential uses including convenience commercial, personal services, and small-scale retail uses. The residential density is as noted in the above table. Development within the Commercial Designation shall be consistent with the Community Gateway Policies noted above. Development in High Density Residential areas with frontage along Second Street should have access from local streets or the proposed Secondary Collectors and should not have vehicle access directly on to Second Street. Development within the High-Density Residential designation should include design elements and infrastructure which supports and promotes sustainability and active transportation. This may include secure bicycle storage, access to the recreational use trail system, electric vehicle charging, and renewable energy generation. Development will be consistent with the North Meadows Urban Design Guidelines.

North Meadows Urban Design Guidelines

As part of the North Meadows Secondary Plan process, Urban Design Guidelines were prepared to ensure the design of the largest undeveloped area within the municipality was carefully developed. Section 1.4.6 of the Secondary plan has provided the policy basis for these Urban Design Guidelines (UDG).

The UDG have a number of objectives found in Section 2.2, focusing on high quality design, pedestrian scale that prioritizes building walls over garages, streetscape quality with active uses, quality building materials and utilizing energy efficiencies.

Section 3 of the UDG review the specific design attributes for the low-density residential buildings or single detached and semidetached dwellings. This section is broken into five (5) subsections, being: building location; open space design; façade design; materials and colours, and; façade elements.

- 1) The building location guideline focuses on having the building “face the street” and parallel to the street. Sides of buildings on corner lots or abutting parks should have windows, porches, materials, and other architectural treatments that are consistent with the front façade, and the side façade should not be blocked from view by fencing or other landscaping. Buildings should be designed to incorporate active living spaces at the front of the building with large windows facing the street. Garages should be flush or setback from the main front wall of dwelling. Buildings should be located close to the street and only be setback far enough to allow for a green space with a tree, space for snow storage, a front porch and vehicle parking. Dwellings should be setback a similar distance to adjacent dwellings with a maximum different in setback of no greater than 2 metres.
- 2) Open Space and Amenity Space is the next design component reviewed, addressing the following: designs are to be fully accessible, allow infiltration, maintain existing grade, maximize open space, minimum driveway access points, soft landscaping within front and exterior yards with plantings of native trees and shrubs and flowers to create a green interface, mitigate surface runoff of stormwater.
- 3) Façade Design is an important design component especially for the appearance of the overall streetscape. The UDG encourage a variety of architectural styles and building designs within a streetscape, with a variety of roof designs, residential dwellings should discourage elements that span two or more storeys, large area of blank wall with no windows or doors on facades facing the street are strongly discourage.
- 4) Materials and Colours, durable and natural materials such as brick, stone and wood finishes should be used, the front portions of side facades so that corners of buildings do not have a change in façade material. The use of vinyl siding is discouraged and should be limited to upper storeys and the rear of buildings, and the use of stucco shall be strongly discouraged in all cases and more durable materials are encouraged to be used instead. The colours of the façade materials and the roof should be coordinated so that they are complimentary and generally do not use more than 3 colours or different materials. In general, all eaves, fascia, and soffits should be the same colour on one house.
- 5) Façade Elements should include large prominent windows from common living spaces which front onto the street. When multiple windows are used on a façade, such as on either side of an entrance, they should be consistently sized, and spaced out across the façade. Masonry to enhance and articulate lintels and windowsills is encouraged to complement the overall appearance of the house, and if included, window shutters shall be scaled appropriately for the windows. The front entry way should be the focal point of the front of the house and should be accented by flanking lights and windows where appropriate. Front porches are encouraged and should be incorporated where appropriate and complementary to the design of the house to enhance the main entry way and encourage street vitality.

Section 4 of the UDG review the specific design attributes for the medium and high-density residential buildings or multiple attached dwellings, including townhouses, row houses, apartment buildings and other residential buildings with a similar built form. This section is broken into five (5) subsections, being: building location; open space design; façade design; materials and colours, and; façade elements.

- 1) The building location guideline focuses on having the building “face the street” and guides units to be oriented toward the pedestrian realm such that units at grade will have door access to the outside from the units. Buildings also need to be adequately separated from other buildings ‘on’ or ‘off’ the subject site. Parking should be limited and not become the dominant outdoor feature allowing for safe and adequate space for pedestrians and cyclists. Buildings should be spaced apart and incorporate designs such as podiums and setbacks for upper levels, which maximize the amount of natural light that vegetation and outdoor shared spaces receive and minimize building shadows on these spaces and other buildings.
- 2) Open Space and Amenity Space is the next design component reviewed, addressing the following: designs are to be fully accessible, allow infiltration, maintain existing grade, consolidate parking areas maximize open space, minimum driveway access points, delineate private front yard space from the street, street facing front entrances, soft landscaping within front and exterior yards, mitigate surface runoff of stormwater, building vents and exhaust should be directed away from pedestrians, areas drop off areas for apartment buildings should be provided so they do not hinder pedestrian flow.
- 3) Façade Design is an important design component especially for the appearance of the overall streetscape. The UDG encourage a variety of architectural styles and building designs within a streetscape, multi residential buildings should include articulation to mimic individual dwellings, residential dwellings should include horizontal elements such as a porch roof, or cornice to differentiate between the ground floor and upper storeys in mid-rise buildings, transition in scale to adjacent residential buildings using step backs for upper storeys or other architectural approaches to achieve the desired effect, and enhanced side and rear yards.

Further to these elements, large areas of blank wall with no windows or doors on facades facing the street are not permitted.

- 4) The UDG includes direction for materials and colours, which encourages durable and natural materials such as brick, stone, and wood finishes should be used, particularly for the ground floor of buildings. The colours of the façade materials and the roof should be coordinated so that they are complimentary and generally do not use more than three colours or different materials. In general, all eaves, fascia, and soffits should be the same colour on one building.

Further the UDG, discourages the use of vinyl siding and should be limited to upper storeys and the rear of buildings and the use of stucco shall be strongly discouraged in all cases and more durable materials are encouraged to be used instead.

5) The UDG includes direction for façade elements, which encourages facades to feature large prominent windows from common living spaces, which front onto the street. The regular spacing of windows and doors across the façade of buildings with multiple residential units should be used to delineate individual units, and visually break up large buildings and facades. Masonry to enhance and articulate lintels and windowsills is encouraged to complement the overall appearance of the house, and if included, window shutters shall be scaled appropriately for the windows. The front entry way should be the focal point of the front of the house and should be accented by flanking lights and windows where appropriate.

Further the UDG, discourages garages that are visually dominating character of a development, they should be recessed from the rest of the façade and should be limited to no more than half the width of the dwelling unit.

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

The northern portion of the subdivision is within the High Density Residential (R3-17-H-5) zone, the southwest portion is within the High Density Residential (R3-18-H-5) zone and the southeast portion is within the ‘Medium Density Residential (R2-26-H-5) Zone’, the stormwater management pond is within the ‘Open Space zone’. The pumping station is within the ‘Future Development Zone’ pursuant to the Strathroy-Caradoc Zoning By-law No. 43-08.

The ‘R3’ zone permits Apartment, Multiple-unit, and Townhouse Dwellings as well as Grouped Housing and Long-Term Care Facility.

The ‘R2” zone permits, linked dwellings, multiple unit (max 6 units), semi-detached, single detached dwelling, townhouse dwelling, group home –Type 1.

No changes are proposed with this application the following are the three as of right zone categories and the associated development standards.

Development Standard	Medium Density Residential (R2-26-H-5) zone	High Density Residential (R3-17-H-5) zone	High Density Residential (R3-18-H-5) zone
Lot Frontage	10 m for singles, 10 m for each semi detached, 20 m for multiple dwelling unit 8 m per dwelling unit for townhouse	20 m for multiple dwelling unit 6 m per dwelling unit for townhouse 30m for grouped housing Apartment 30 m	20 m for multiple dwelling unit 6 m per dwelling unit for townhouse 30m for grouped housing Apartment 30 m
Lot Area	350 m ² Single 300 m ² semi 130 m ² multiple unit	210 m ² townhouses	210 m ² townhouses 100 m ² for first 6 units & 15 m ² for each unit

	250m ²	100 m ² for first 6 units & 15 m ² for each unit thereafter – multiple unit 130 m ² Apartment dwelling	thereafter – multiple unit 130 m ² Apartment dwelling
Front yard setback	5 m	4.5 m	
Side Yard Setback	1.2 m	2 m for Multiple unit dwelling And townhouse, 3 m for apartment	2 m for Multiple unit dwelling And townhouse, 3 m for apartment
Rear Yard Setback	6.0 m	10 m for multiple dwelling unit 9m m per dwelling unit for townhouse 12m for grouped housing 15 m for Apartment	10 m for multiple dwelling unit 9m m per dwelling unit for townhouse 12m for grouped housing 15 m for Apartment
Lot Coverage	45%	45% max	45% max
Minimum Density	15 units per ha	76 units per ha	76 units per ha
Maximum Density	30 units per ha	150 units per ha	150 units per ha
Minimum Landscape Open Space	30%	30% Apartments 20%	30% Apartments 20%
Garages no closer to the front lot line than the main house.	Yes	N/A	N/A
Amenity area (minimum)	20 m ² or private backyard of at least this area	10 m ² per unit	10 m ² per unit

Attachment No. 7 – Notice of Completion / Notice of Public Meeting



**Planning Department
County of Middlesex
399 Ridout Street North
London, ON N6A 2P1
(519) 434-7321 (fax) 434-0638
www.middlesex.ca**

February 21, 2024

Scott Allen
MHBC Planning
540 Bingemans Centre Drive, Suite 200
Kitchener On, ON N2B 3X9

To Mr. Allen,

**Re: Acknowledgement & Acceptance Letter
Proposed Plan of Subdivision
Municipality of Strathroy-Caradoc
Northgrove Meadows
39T-SC2401**

This is to acknowledge that the County of Middlesex received the above noted subdivision application as complete on February 21, 2024.

The application has been circulated to:

<u>Agency</u>	<u>Contact</u>	<u>Phone No.</u>
Ministry of Municipal Affairs	Dellaroue Howard	519-873-4025
SCRCA	Planning	519-245-3710
TVDSB	Ben Puzanov	519-452-2000
LDCSB	Planning	519-663-2088
Hydro One	Land Use Planning	905-946-6235
CSDECISO	Carolyn Miljan	519-948-9227
Entegrus	Patricia Coca	866-804-7325
CS Viamonde	Planner	519 673-4785
Canada Post	Ryan Sumler	226-268-1100
Enbridge Gas London	District Manager	938-050-6600
Bell Canada (WSP Group)	Circulations Intake	905-853-4044
Rogers Communications	Planning Support Team	519-675-1313
Emergency Services	John Elston	519-434-7321
County Engineer	Chris Traini	519-434-7321
Municipality of Strathroy-Caradoc	Jennifer Huff	519-245-1070
First Nations		Nations Connect

All agencies have been given 30 days to review the application and have been asked to submit comments by March 22, 2024.

The Approval Authority will, pursuant to Section 51(21) of the Planning Act, request the Municipality of Strathroy-Caradoc to give notice of the application and hold a public meeting.

The file number that has been assigned to this application is **39T-SC2202**. Please ensure that this file number is quoted on all future correspondence related to this application.

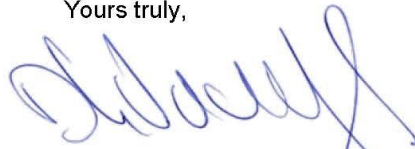
RIGHT TO APPEAL FOR FAILURE TO MAKE DECISION

Planning Act, Section 51(34)

If an application is made for approval of a plan of subdivision and the approval authority fails to make a decision under subsection (31) within 120 days after the day the application is received by the approval authority, the applicant may appeal to the Ontario Land Tribunal with respect to the proposed subdivision by filing a notice with the approval authority, accompanied by the fee charged by the Ontario Land Tribunal.

If you have any questions, please contact the County of Middlesex Planning Department at (519)434-7321, ext. 2262, Fax (519) 434-0638 or email dvanderwerff@middlesex.ca quoting the above noted file number.

Yours truly,



Durk Vanderwerff, MCIP RPP
Director of Planning and Development

DV/th



NOTICE OF APPLICATION AND PUBLIC MEETING

APPLICATION FOR PLAN OF SUBDIVISION

APPLICATION NO.: 39T-SC2401

AGENT/APPLICANT

Northgrove Meadows Inc.

SUBJECT LANDS

390 Second Street, Strathroy

Purpose and Effect

The Municipality is in receipt of an application to subdivide land in Strathroy. The Municipality Zoning By-law Amendment application in support of the development proposal was approved in 2023. The applications relate to the lands located on Second Street (see location map). The lands are approximately 7.19 ha (17.77 ac) in size and are designated 'Residential' in the Official Plan and within the site specific 'High Density Residential (R3-18-H-5) zone', the site specific 'High Density Residential (R3-18-H-5) zone' and Open Space (OS) zone in the Zoning By-law. The subdivision proposes three (3) residential blocks, two (2) servicing blocks, two (2) public roads, a road widening and 1 foot reserve along Second Street (see draft plan of subdivision).

PUBLIC MEETING



April 2, 2024



6:00 pm



Hybrid Meeting: ZOOM and In person (52 Frank Street, Strathroy, 2nd floor Council

The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this meeting. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

Public hearings are taking place in a hybrid format. If you would like to participate in the public hearing either in person, or virtually by phone or zoom video, please email planning@strathroy-caradoc.ca or call 519-245-1070 ext. 210 by **Friday March 29th @ 4:30 p.m.** Leave your name, phone number, method you wish to participate in the meeting, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation details. The meeting will also be broadcast live at 6:00 p.m. April 2, 2024 – www.strathroy-caradoc.ca/meetings.

Or, Send comments to:

Municipal Clerk, Brianna Hammer-Keidel
clerk@strathroy-caradoc.ca 519-245-1105
52 Frank Street Strathroy, Ontario N7G 2R4

If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc on the proposed Plan of Subdivision, you must make a written request to the Clerk at clerk@strathroy-caradoc.ca / 52 Frank Street, Strathroy, ON N7G 2R4

Should you require additional information relating to the proposed plan of subdivision, appeal rights or should you wish to make a written submission regarding the plan of subdivision please contact Tim Williams by phone at: 519-930-1007 or by email at: twilliams@middlesex.ca.

www.strathroy-caradoc.ca

Notice of Complete Application- Plan of Subdivision

The application has been deemed complete by the County of Middlesex on February 21, 2024.

If a person or public body would otherwise have the ability to appeal the decision of The Municipality of Strathroy-Caradoc but does not make oral submissions at a public meeting, if one is held, or make written submissions to The Municipality of Strathroy-Caradoc in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to The Municipality of Strathroy-Caradoc in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Pursuant to Section 1.0.1 of the Planning Act and in accordance with Section 32(e) of the Municipal Freedom of Information and Protection of Privacy Act, it is a policy of the Municipality of Strathroy-Caradoc to make all planning applications and supporting material, including signed written submissions regarding the application and received by the Clerk, available to the public.

DATED: March 8, 2024

