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July 19, 2024

Municipality of Strathroy-Caradoc – Building and Planning Department
Building & Planning,
52 Frank Street
Strathroy, ON; N7G 2R4
planning@strathroy-caradoc.ca

RE: Zoning By-law Application
Block 190, Fieldcrest Subdivision (Part of Blocks 278 and 279, 33M619)
Community of Strathroy
Fieldcrest Ltd.
OUR FILE: 17334'M'

MHBC has been retained by Fieldcrest Ltd. to assist with an application to amend the Municipality of Strathroy-Caradoc Zoning By-Law No. 43-08 in support of a future Draft Plan of Vacant Land Condominium (Draft Plan) proposal for the community of Strathroy. The development proposal includes the lands referred to as Block 278, Plan 33M-619. The subject lands (the 'Site') are generally located on the east side of the future Willis Avenue corridor, approximately 200 m north of Carroll Street East. The Site measures approximately 3.08 ha in area and has approximately 134 m of frontage on Willis Avenue and approximately 87 m of frontage on Newton Circle.

Fieldcrest Ltd. is proposing to develop the Site for a vacant land condominium comprised of 16 townhouse blocks accommodating a total of 118 residential units. Future planning applications, being Draft Plan of Vacant Land Condominium and Site Plan applications will be submitted to implement the proposed development as described herein.

As presented in the enclosed Planning Justification Report (PJR), the intent of this ZBA application is to rezone the majority of the Site from Open Space (OS) to High Density Residential Zone Exception (R3-(_)) in order to accommodate the intended cluster townhouse layout. Generally, the standard R3 Zone allows for multiple-unit buildings that do not exceed three storeys in height and are on full municipal services.

Section 4.4.2 of the PJR evaluates the proposed condominium plan relative to R3 Zone regulations. As discussed in this Section, the proposed building scale and site layout meet most applicable regulations when considering the entirety of the subject lands as one 'lot'; however a site-specific R3 Zone Exception is required under Section 7.5 of the Zoning By-law to accommodate the proposed development.

The R3-(_) Zone variation would address the following matters:

- Establish a minimum lot area of 95 m² to recognize the compact land use pattern of this development, noting that typical lot areas are 97 m² for back-to-back townhouses and 137

m² for conventional townhouses. In our opinion, this layout supports a cluster townhouse design that promotes an efficient use of land and infrastructure;

- Permit a main building setback of 3.0 m from Newton Circle;
- Permit a minimum front yard width of 3.0 m from a private road to accommodate townhouse units that are positioned closer to the private road network and an exterior yard depth of 2.5 m along a private road to accommodate those townhouse units positioned in close proximity to the internal street network;
- Permit minimum rear yard widths as follows:
 - 4.5 m for Units 6 to 10, to provide sufficient separation between these units and a future dwelling on the adjacent lot fronting Newtown Circle; and
 - 6.0 m for conventional townhouse units
- Exempt back-to-back townhouses from the rear yard setback requirement to recognize that these units are attached by a common wall (e.g., Units 32 to 80). This reflects the side yard setback exemption in place in the By-law to accommodate conventional townhouse forms (e.g., Units 1 to 31);
- Establish a maximum lot coverages for specific unit types, being 55% for lots adjacent to Newton Circle and 65% for back to back townhouse lots to accommodate the proposed compact building form;
- Establish a minimum landscaped open space of 15% for back-to-back townhouse units, also required to accommodate the proposed compact building form, recognizing that the proposed development provides for a large common amenity area, and additional park space is proposed along Willis Avenue; and
- Permit a maximum garage width of 45% of the lot frontage, permit a minimum front yard garage setback of 5.5 m for Units 6 to 10, and exempt this development from the minimum rear and interior lot line setback requirement for garages.

ENCLOSED MATERIALS

In support of the proposed Zoning By-law Amendment, the following is submitted herewith:

- Application for Zoning By-law Amendment;
- Planning Justification Report, prepared by MHBC Planning Ltd.;
- Stormwater Management Report, prepared by MTE Consultants Inc.; and
- Water Distribution Report, prepared by MTE Consultants Inc.

In addition, please note:

- MHBC will submit a hard copy of the application package upon request.

SUMMARY

As discussed in the enclosed Planning Justification Report, it is our opinion that the proposed Zoning By-law Amendment and associated development proposal are appropriate for the site, compatible with the existing development context and in keeping with applicable planning policies. Further, it is our opinion that the land uses, intensity and design of this proposal are consistent with the

Provincial Policy Statement and comply with the policy direction and permissions of the Municipality of Strathroy-Caradoc Official Plan. It is also our opinion that the proposed Zoning By-law Amendment appropriately implements the intended development.

We look forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "Scott Allen", written in a cursive style.

Scott Allen, MA, RPP
Partner

cc. *Mohamed Abuhajar, Fieldcrest Ltd.*
Tim Williams, County of Middlesex