

Meeting Date: November 18, 2024
Department: Building, By-law, and Planning
Report No.: BBP-2024-126
Submitted by: Tim Williams, Manager of Planning
Reviewed by: Jake DeRidder, Senior Development Coordinator
Approved by: Trisha McKibbin, Chief Administrative Officer

SUBJECT: Applications for Official Plan Amendment (OPA 1-2024) and Zoning By-law Amendment (ZBA 2-2024)
Owner: 1000585742 Ontario Inc. (BoldHaven Developments)

RECOMMENDATION: THAT: Report BBP-2024-126 regarding OPA 1-2024 and ZBA 2-2024 be received by Council for information;
THAT: Amendment No. 19 to the Official Plan of the Municipality of Strathroy-Caradoc (application OPA 1-2024) which would re-designate the lands municipally known as 24546 Adelaide Road in Strathroy from ‘Commercial’ to ‘Residential- Special Policy 14’ be adopted and forwarded to the County of Middlesex for consideration and approval;
THAT: the rezoning application, ZBA 2-2024 which would rezone the lands part of the lands municipally known as 24546 Adelaide Road, Strathroy from “General Commercial (C1) zone” to site specific ‘High Density Residential (R3-24-H-4-H-10) as amended by staff, be approved;
AND THAT: By-law 112-24 and By-law 113-24 be referred to the Consideration of By-laws Section of the Agenda.

EXECUTIVE SUMMARY:

- Since the public meeting the proposal remains unchanged, however additional information about the soil quality has been supplied confirmation of the building details as well.
- The applications propose two 3.5-storey stacked townhouse buildings containing a total of 32 new townhouse units. The development will be accessed from Adelaide Road and the units will be accessed through an internal driveway and parking lot.
- The proposal requires an official plan amendment which seeks to redesignate the property from “Commercial” to “Residential”. The application for zoning by-law amendment seeks to amend the zoning for the subject lands from “General Commercial

(C1) zone” to a site specific “High Density (R3-24-H-4-H-10) zone”. The site-specific zone provisions would recognize the proposed rear yard setback of 6m whereas 9m is required, parking coverage of 37% whereas 25% is required, and tenant parking provided at 1.35 parking spaces per unit whereas 1.5 parking spaces are required.

- A public open house was held on April 24, 2024.
- The Planning Department are recommending approval of the Official Plan Amendment and the Zoning By-law Amendment.

PURPOSE:

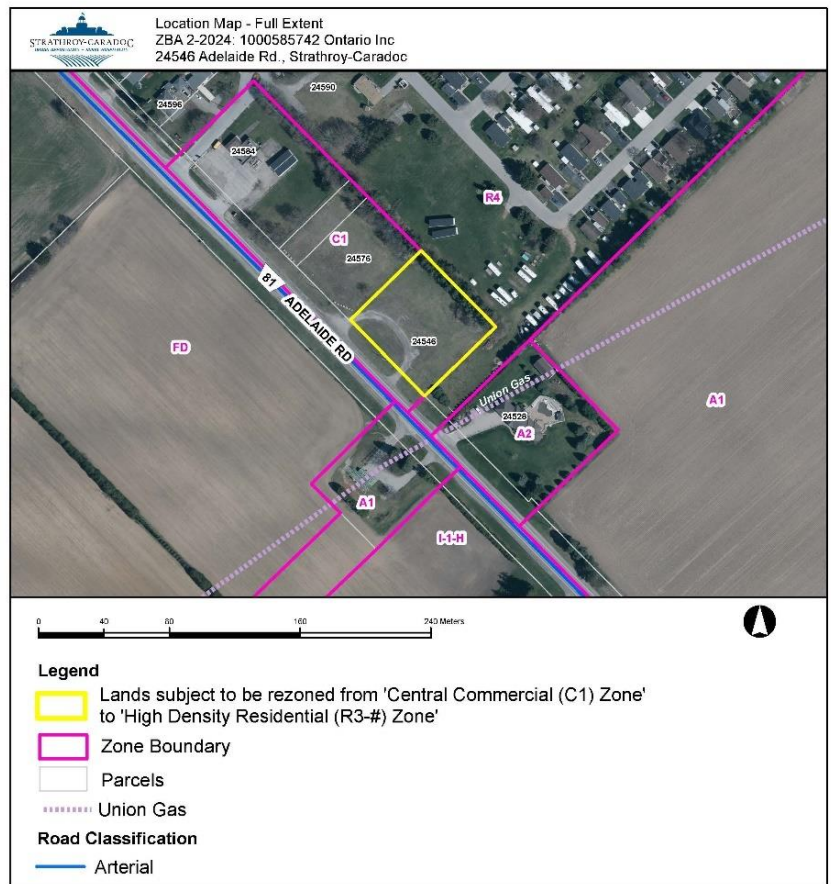
The purpose of the subject official plan and zoning by-law amendment applications are to facilitate the development of this property with 32 multiple unit dwellings in two blocks and the evaluation report provides background for planning staff’s recommendation.

SITE CONTEXT:

The lands are municipally known as 24546 Adelaide Road, Strathroy and are approximately 4250 m² (1.05 ac) in size with approximately 69.8 metres of frontage along Adelaide Road. The lands are currently vacant of buildings and not used. The property is located on the east side of Adelaide Road at the south end of Strathroy. The property is at the southern boundary of Strathroy.

These lands are currently designated for commercial development within the Official Plan and are within the General Commercial (C1) zone.

The lands have municipal water running within Adelaide Road. The sanitary line will need to be extended to the property and storm service is not provided for this site. Adelaide Road is a County Road owned and operated road. A larger location map is found in Attachment 1 below.



PROPOSAL SUMMARY:

The purpose of the subject official plan and zoning by-law applications are to facilitate the development of two 3.5-storey stacked townhouse buildings containing a total of 32 stacked townhouse dwelling unit development on a private driveway and parking lot. The proposal includes 49 parking spaces of which five will be visitor parking spaces. The proposal includes access from Adelaide Road to a parking area. Common amenity space is proposed between the buildings. Building 'A' has been aligned to face Adelaide Road, providing an inviting built form interface with the adjacent street. Building 'B' is oriented east-west to stay away from the existing Enbridge easement affecting the southern portion the site. This development is intended to be rental units. The applicants have advised that the development will be marketed to all.

Applications for OPA and ZBA were received concurrently and deemed complete on June 12, 2024, and full details on the application material submitted can be found in Attachment 3 below.

The current site plan is shown below and is included as Attachment 2 to this report.



TECHNICAL DISCUSSION:

Staff and the applicant have worked through a few issues during the pre-consultation process. The following issues were raised at the public meeting and following each is a note as to how they are addressed or addressed with a “Hold” in the zoning. Outstanding issues include:

- 1) The property does not have an outlet for stormwater. The proposal is to capture and infiltrate the water. *Engineering staff have concerns with relying solely on-site infiltration, which the applicants have been advised of. A hold is proposed so that the detailed stormwater design can be addressed during the site plan process when further details become known.*
 - 2) The proposal will be required to provide a road widening, sidewalk and lighting along Adelaide Road frontage which would be secured through the site plan process. *The applicant is not seeking any special provisions with regard to the front yard setbacks, intending to meet the zoning and will provide the Right-of-way widening as required. The applicants will further provide the sidewalk along the frontage of their property.*
 - 3) Staff have not yet received the results of the peer review of the Noise Study. *Staff have received a comment that the noise study and the conclusions are acceptable.*
- All technical comments are detailed in Attachment 4 below.

PUBLIC CONSULTATION SUMMARY:

Public Open House

A Virtual Neighbourhood Open House was held on April 24, 2024. There were members of the public and Council who attended the meeting as well as staff to observe. The comments related to a number of topics, from previous use of the property as petroleum product storage site, access to municipal services, tenure of the building and policy questions about the redesignation to residential from commercial.

Statutory Notice Requirements

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 (which also served as the Notice of Complete Application and Notice of Application for the zoning by-law amendment) which included details of the application, a copy of the site plan, and a location map.

On July 2, 2024, the Public Meeting was held, and there were no area property owner comments. Council had comments including the need for mixed use on the property, concerns over viability of the development without a stormwater management outlet, and the concern that area isn't setup for this type of residential development as this is a commercial corridor.

Comments received and responses are detailed in Attachment 5 below. Copies of the Notice of Application is included in Attachment 7 below.

PLANNING CONSIDERATION:

The subject lands are located within a fully serviced Settlement Area as per the definitions of the Provincial Planning Statement and the County of Middlesex Official Plan. The lands are designated “Commercial” under the Strathroy-Caradoc Official Plan. The subject lands are within the General Commercial (C1) zone.

Further details are found in the Planning Policy Background, provided in Attachment 6 below.

PLANNING ANALYSIS:

Planning staff have reviewed the applications and find that it is consistent with the Provincial Planning Statement 2024, and conforms with the County of Middlesex Official Plan as well as the Strathroy-Caradoc Official Plan. The following section will review the reasons for this opinion:

Comments on Consistency with the Provincial Planning Statement 2024

- 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 Official Plan amendment is redesignating the property to residential which the municipality has determined through their Residential Land Needs Assessment and Commercial Land Needs Assessment.
- The residential dwellings will be fully serviced and provide for the efficient use of existing infrastructure and public service facilities.
- The proposal will be an infill development that has been within the settlement boundary for many years and is an appropriate location for development.

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

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 development will be compact and will utilize lands within the settlement area in a manner that will increase the variety of housing types in this neighbourhood.
- The proposed multiple dwelling unit buildings at 4 storeys is a built form that would be expected on a major arterial such as Adelaide Road and has situated so that it will transition well to the surround area.
- The proposal provides one access point however, the applicants will be keeping the services out of the driveway. The policy section 2.4.2.2 l) requires two access points and provides for flexibility in requiring two access points by noting that one access point is permitted provided that it is designed to the satisfaction of emergency services, the municipality and the County Engineer. The applicant has designed the single access in a manner that could be supportable by these groups. The details of service locations and the access point will be secured during the site plan process.
- Section 2.3.4 a) outlines the requirement to monitor available commercial and industrial designated land which Strathroy-Caradoc has completed in 2022. This confirmed a deficiency in

the available industrial lands and a surplus of 16 ha of commercially designated land. In the context of this development, it shows that commercial designated lands can be converted, and the Comprehensive Review process included a 2022 Residential Land Needs Assessment which confirmed the demand for residential. Subsection d) of this policy speaks to urban design standards and this proposal includes pedestrian features including the construction of the proposed sidewalk and compact form. The urban design principles will be secured during site plan approval.

- The proposal results in the orderly development of this underutilized property.

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

Comments on Conformity to the 2008 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. Engineering staff have confirmed municipal service (water, sanitary and storm) capacity and have noted that Stormwater needs to be directed to municipal drain which will be secured at site plan.
- As noted above, the development proposes a housing type that is less common in Strathroy, as such the development will increase accessibility to this dwelling type.
- The proposed layout represents an efficient use of lands, further it represents intensification of development.
- The proposal is not "affordable" units however the units are not overly large dwellings making them more attainable.
- The proposed development are multiple unit buildings equivalent to the medium density development standards. The development is located on Adelaide Road, which is an arterial road and in line with the policy requirements.
- The development is to be designed to complement the design of the existing buildings in the area.
- Section 3.4.5.1 requires a special study to be completed prior to the development of a property within this area. OPA 14 recommended modification to the policy to confirm that developments include appropriate Stormwater management facilities and meet the recommendations of Transportation Master Plan. Given is being redeveloped the applicant's position that this property is not new development but rather changing the type of permitted development. In light of the foregoing, a special policy area is proposed to exempt the site from the study as OPA 14 has done (but is not in full force and effect) would be appropriate.

As noted in the background OPA 14 has been appealed to the Ontario Land Tribunal and while it was noted in the policy section of this report, it has no legal implications on this application. It is worth noting that the application would conform with the new policies.

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

Comments on Amendments to the Strathroy-Caradoc Zoning by-law

The layout has been designed to follow the development standard policies with three deviations, parking 1.35 space per unit (minimum 1.5 spaces per unit required), parking coverage 36.5% (max 25% permitted) and 6 m rear yard setback (minimum 9m required). This has resulted in a site-specific zone for the development. The plan has not changed since the public meeting. The following site-specific provisions are proposed and along with the analysis.

- 1) Rear yard setback – the proposal is providing amenity area for the buildings in other locations which including between the buildings. The setback proposed reasonable for the height of the building, and it proposed as the side elevation to reduce overlook.
- 2) Maximum Parking Coverage and Minimum Number of Parking Spaces – these two provisions (coverage and number of spaces) are often at odds with one another when developments do not include internal or parking levels for higher density buildings. The proposal has maximized parking so that there is not an opportunity to increase the parking. The area being covered by parking is part of an easement for a gas line that runs south of the site. The reduced parking rate results in 5 less parking spaces for the 32 units. There is no opportunity for parking along Adelaide Road so it will be required on site and will force the development to be “self-regulated”.

FINANCIAL IMPLICATIONS:

This application would have a positive impact on assessment growth and tax revenues over the current vacant parcel. The amount of increase is dependent on the assessed value of the dwellings on the properties which review is completed 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 associated with maintaining any new assets assumed along Adelaide Road (i.e. sidewalks, lighting, sanitary service). Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

The Municipality will also 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 infrastructure found on municipal streets (in this case that would be the sidewalk), as new assets that will require a commitment for future maintenance. As this development will remain under private ownership, the Municipality will not be assuming the internal streets and infrastructure.

ALTERNATIVE(S) TO THE RECOMMENDATION:

Planning Staff have provided their recommendation however there are alternative options to this recommendation:

1. THAT: the subject report BBP-2024-126 for OPA 1-2024 and ZBA 2-2024 be received for information and the application for Zoning By-law Amendment be deferred sine die.;
2. THAT: the subject report BBP-2024-126 for OPA 1-2024 and ZBA 2-2024 be received for information and the application for Zoning By-law Amendment be denied.; OR
3. THAT: the subject report BBP-2024-126 for OPA 1-2024 and ZBA 2-2024 be received for information.
AND THAT: Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Economic Development, Industry and Jobs: 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.

Managing the Challenges of Growth for the Municipal Organization: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources. We are committed to maintaining operational efficiency and economies of scale through these times of change.

SUMMARY AND NEXT STEPS

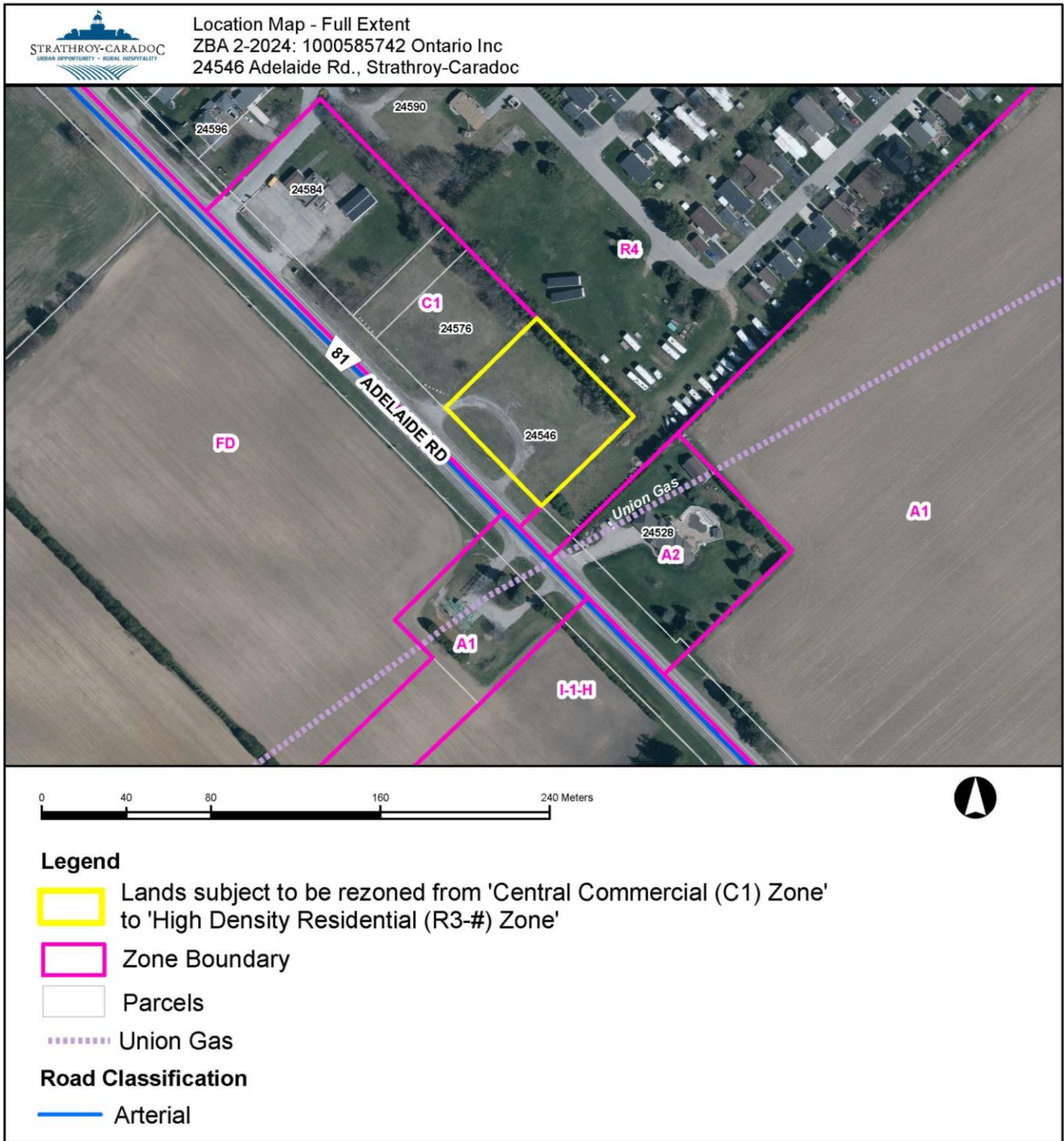
The intent of the subject report is to provide the Council and the public with information regarding the proposed development, the relevant policies and regulatory context, and to summarize comments received by the public and agencies to date.

A subsequent report will be provided and will include a full policy analysis and responses to comments received related to the OPA and ZBA applications. The ZBA will receive a final decision by Strathroy-Caradoc Council. The OPA will receive a decision from Strathroy-Caradoc Council which will be forwarded to County Council for a final decision.

ATTACHMENTS:

- Attachment No. 1 – Location Map
- Attachment No. 2 – Site Plan
- Attachment No. 3 – Application Summary
- Attachment No. 4 – Technical Comments
- Attachment No. 5 – Public Consultation details
- Attachment No. 6 – Planning Policy Background
- Attachment No. 7 – Notice of Completion

Attachment 1: Location Map



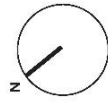
Attachment 2: Site Plan

CONCEPT PLAN
PROJECT SITE
 2701-2705 Adelaide Road

R3 ZONE

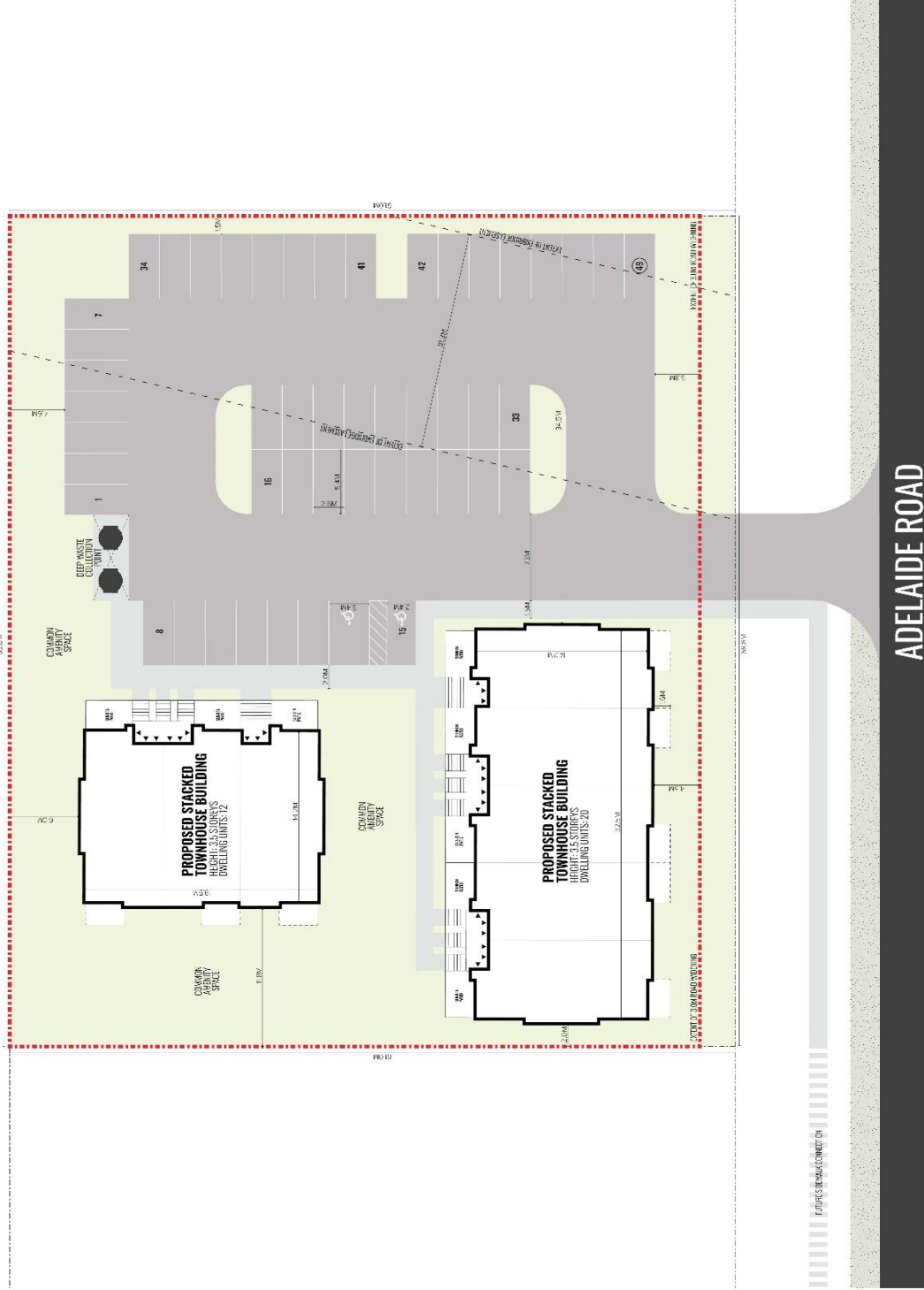
Regulation	Requirement	Proposed
Permitted Uses	Residential Medium Density	Residential Medium Density
Lot Area (per unit)	100 sqm	100 sqm
Lot Coverage Area	25%	25%
Front Setback	4.0m	4.0m
Side Setback	2.0m	2.0m
Rear Setback	2.0m	2.0m
Landscaping	50% cover	50% cover
Lot Coverage	25%	25%
Height	10.0m	10.0m
Density	1:1	1:1
Parking	1:1	1:1
Public Open Space	5%	5%
Public Open Space	5%	5%
Public Open Space	5%	5%
Public Open Space	5%	5%
Public Open Space	5%	5%

Client: [Siv-ik]
 Date: 15/05/2024
 Drawn By: E. Hargreaves
 Plan Scale: 1:100
 File No: 2701-2705 Adelaide Road
 Version: 1.0



[siv-ik] PLANNING DESIGN

10/100 Adelaide Road, Adelaide SA 5000
 Phone: 08 8333 1111
 Email: info@siv-ik.com.au



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Attachment 3: Application Summary

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

- Concept Site Plan, dated January 16, 2024, by Siv-ik Planning / Design Inc.;
- Site Survey, dated January 21, 1963, prepared by Farncomb and Kirkpatrick, (including location of Enbridge (formerly Union Gas) easement);
- Planning Justification Report dated January 29, 2024, by Siv-ik Planning / Design Inc.
- Servicing Feasibility Study, dated January 23, 2024, by SBM Inc.;
- Servicing Feasibility Study, dated April 12, 2024, by SBM Inc.;
- Environmental Noise Assessment Report, dated January 2024, by SBM Inc.; and
- Phase 1 & 2 Environmental Site Assessment, dated February 6, 2019.

Attachment 4: Technical Comments

St. Clair Region Conservation Authority advised that the site is not within the regulated area.

County Engineer has advised that they have no objection to the official plan amendment or zoning by-law amendment application. It is acknowledged that the County Official Plan contains a policy that developments such as this should have two access points there are private roads. This development has a driveway leading to a parking lot so this will not apply. Secondly, the site services will not be within the driveway that accesses the Adelaide Road.

Municipal Engineering Comments advised no comments beyond the need for a hold symbol 'H' to ensure that stormwater servicing is addressed appropriately as there is currently no storm outlet for the site.

Director of Community Services advised that the parkland required is 5% for residential developments however, given the size of the dedication it is more appropriate for this development to provide a cash in lieu of parkland.

Attachment No. 5 – Public Consultation details

As part of the official plan amendment and rezoning by-law amendment applications an open house and public meeting are to be held. The open house was held on April 24, 2024. This report is prepared to be alongside the public meeting held on July 2, 2024.

Open House

The virtual public open house was held by the applicants with members of the applicant team, the public, municipal Councillors, and staff. The meeting could be summarized as follows:

- 1) Concerns with the existing property being used for petroleum product storage in the past.
 - a. Response the site has had an Environmental Phase 1 and 2 assessments and passed.
- 2) Proximity to existing municipal services,
 - a. Response it was noted that sanitary service needs an extension to the property at the owner's expense and the municipality has identified that the property does not have an outlet for the stormwater at this time.
- 3) Question of the tenure of the building
 - a. Response was that it will be a rental building.
- 4) Questioned how this would be permitted to be converted from Commercial to Residential.
 - a. Response provided in the meeting was the proper applications are being made. Planning staff would add to this by noting that the Municipality has been going through an extensive review of the designation of land and has found that the existing settlement boundary includes excess Commercially designated land and is in demand for more Residential lands. This application are making use of the Municipal studies to justify this application.

Statutory 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 property owners within 120 metres of the subject application on June 12, 2024, as well as signs posted on the Adelaide Road frontage. The Statutory Public meeting was held on July 2, 2024, and the following comments were provided by Council:

- Concern: No current outlet for stormwater from the property.
Response: there are options beyond what is proposed so a detailed design will be needed during the site plan approval process.
- Request to consider mixed use and being able to have a commercial and residential in the same building and was wondering if this is something that would be considered here.
Response: Applicant stated that the property is currently zoned C1 commercial, which is the same zone applied to the downtown core area. There are some challenges in terms of the site suitability currently to attract the right type of tenants for a mixed-use scenario. Adding that this was an option that was strongly considered, but where they see the path forward to creating a viable project is around this more compact attainable form of housing which would be rental housing.

- Comment: that there is a lot of other stuff happening in this corner including the other proposal for the high-rises, so this looks like a good fit.
- Concern: Lack of sidewalk connectivity and wanted to confirm that the sidewalk would go to the property and would link up to the sidewalk at Twin Elms to give people a safe path for walking.
Response: The applicant would be required to provide a sidewalk along the frontage of the property. Planning staff asked the developer to construct the sidewalk beyond the front of their property and they declined to construct a sidewalk from their property to other properties,
- Concern: these applications come before Council, but they do not end up being constructed.
Response: The applicant confirmed that it is their client's intention to build.
- Concern: The location of this as there are no parks nearby and there is a major highway close by, a sidewalk that stops nowhere and you essentially have a senior living behind.
Response: The applicant noted that small scale residential is permitted in the above the permitted commercial so residential is not new to the property.

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. The lands are designated “Commercial” under the Strathroy-Caradoc Official Plan and within the ‘Future Development (FD) Zone’ and ‘General Agricultural (A1) zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

Planning Act

Under Section 2 of the Planning Act, there are several criteria that a development must meet that addresses public interest. The list includes but is not limited to, the orderly development of safe and healthy communities; the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; the adequate provision of a full range of housing, including affordable housing; the adequate provision of employment opportunities; the protection of public health and safety; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

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 36 (1) of the Planning Act, provides for Council to pass a holding symbol “H” in conjunction with any use designation to limit the uses on the property until such time in the future as the holding symbol is removed by amendment to the by-law.

Provincial Planning Statement (2024)

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

The PPS encourages lands use patterns with settlement areas that are based on densities and a mix of land uses that (s.2.2.1):

- Efficiently use land and resources;
- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoids the need for their unjustified or uneconomical expansion;
- Provides for a range of uses and opportunities for intensification and redevelopment taking into account existing building stock or areas; and,
- The availability of suitable existing or planned infrastructure.

Section 2.3.1.1 indicates that Settlement areas should be the focus of growth and development. Within settlement area, growth should be focused is.

Section 2.3.1.2 outlines the need for settlement areas should be based on densities and a mix of land uses which efficiently use land and resources as well as optimize existing and planned *infrastructure* and *public service facilities*;

Section 2.9.1 municipalities should plan to reduce greenhouse gas emissions.

Section 3.1.1 Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Further that they are financially viable over their life cycle, leverage the capacity of development proponents, and are available to meet current and projected needs.

Section 3.6. provides 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 3.9.1. directs that healthy, active communities should be promoted by planning public streets, spaces, and facilities to be safe and meet the needs of pedestrians, fosters social interaction, and facilities active transportation and community connectivity, and further, by planning and providing a full range and equitable distribution of publicly accessible built and natural heritage settings for recreation such as parklands, public spaces, open spaces, and trails and linkages.

It is noted that an updated 'Provincial Planning Statement' has been approved and has an implementation date of October 20, 2024. In light of the application being considered by Council is to be evaluated under the PPS 2024 despite being submitted prior to this implementation date.

Middlesex County Official Plan (2023 Update)

The subject lands are designated 'Settlement Areas (Urban and Community)' according to *Schedule A: Land Use, and "Urban Areas"* as contained within the County of Middlesex Official Plan. The Minister has approved Amendment No. 3 to the County Official Plan 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. The below review of policy includes the newly approved Official Plan policies.

Section 2.3.4 of the Middlesex County Official Plan (MCOP) includes Economic Development policies in subsection a) that the supply of employment land should be monitored especially lands with access to provincial highways and major arterials roads. In subsection d) speaks to high standard of urban design including principles such as pedestrianization, compact form, mixed use among other features to create a healthy vibrant community.

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 2.4.2.2 of the MCOP indicates in subsection f) that the development should encourage safe, convenient, and visually appealing pedestrian and cycling infrastructure for all ages and abilities. Subsection g) limits direct vehicular access to County Roads where access is available by a local road. Section h) and i) identifies the need for an engineer's report for developments that are likely to generate traffic and any improvements be paid for by the developer. Subsection l) requires that all new residential developments provide a minimum of two access points to the existing road network. Exceptions to this policy shall be considered if the proposed street pattern is approved by the local Municipality, emergency service provider(s), and the County Engineer.

Section 2.4.2.3 of the MCOP indicates that right-of-way width of Adelaide Road is to be 30 metres when constructed to an urban standard.

Section 2.4.2.4 of the MCOP indicates that setback of buildings should be as stipulated in the local zoning by-law when within a settlement boundary.

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 develop 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.

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. Given the request is to redesignate to 'Residential' this policy review has included the below policies. The Strathroy Caradoc Official Plan has been updated through OPA 14 and received approval from County in December 2023. It has been appealed by one party and as such is *not* in full force and effect. The purpose of this Amendment is 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 reflect the direction of Council so while they are not in force an additional note relating to each of the policies below has been included to provide details to some of the changes as a result of OPA 14.

Section 2.3 encourages a wide range of commercial goods for the community and the strengthening of economic viability of existing commercial areas especially on main streets (Adelaide Road would be a main street). Further commercial areas need to accommodate new trends and formats in retailing. The Municipality is to look at actively support and facilitate new and expanded commercial developments.

Section 2.4.1 encourages the provision of a wide variety of housing types with greater densities within the settlement area. Residential intensification and redevelopment are encouraged where compatible with existing development and infrastructure is appropriate. OPA 14 encourages development intensification where amenities are available rather than being compatible with existing development.

Section 2.4.4 encourages the municipality to partner with other levels of government to ensure adequate supply of housing is available for those in social and economic need. OPA 14 now includes this in a shared housing policy but still includes this intent of supply for all residents.

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. OPA 14 continues the complementary reference and removes compatible with phrase from the policy.

Section 2.4.8 of the SCOP outlines the importance of housing affordability and meeting the social, health and well-being of current and future residents. OPA 14 continues this intent.

Section 3.2 outlines the goal of maintaining adequate supply of housing, more specifically dwelling types, tenure, and affordability. It also addresses the need to recognize and support the role of peripheral commercial areas in accommodating large scale, vehicular-oriented commercial establishments not suited to the downtown core. 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. OPA 14 has modified this to focus on land use compatibility in neighbourhoods but continues this intent.

Section 3.3.2 provides directions on the Commercial designation in Strathroy. Outlining the permitted uses which are primarily Commercial uses and generally large scale with generous on-site parking. Commonly this would be automotive-related uses. In areas where conversions to commercial exists smaller scale commercial uses may be appropriate. The secondary uses may include residential, institutional, and small scale industrial. OPA 14 removes the focus on “big box” area around the Adelaide and Carroll Area and replaces with the idea of a cluster of commercial uses that are oriented to the highway.

Section 3.3.2.3 provides details of how this commercial area/designation would be different from the Downtown Core designation. This includes policies related to built-form and character of the development. Including commercial development as multi-unit developments or complexes under single or multiple ownership with common parking, entrances, and other features. OPA 14 removes the “Character” policies and added to the development criteria including the need to link adjacent commercial development and comprehensive planning and coordination of development phases where development will occur in multiple phases.

Section 3.3.2.5 Corridor Plan policies noted the need for a Caradoc Street Improvement Plan (area shown on Schedule ‘C’) that will address deficiencies and variations in these areas. Especially given the important function this corridor has as a major entry point or gateway into Strathroy, providing the first impressions of the town. This would include the attractive streetscapes, traffic flow and turning movements, pedestrian amenities and conveniences, location of power lines, public signage, protection of adjacent residential, standards for new development, and storm drainage. OPA 14 does not amend this.

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. OPA 14 does not substantially modify this direction.

Section 3.3.4.5 further details the policies related to the high-density development (buildings greater than 3 storeys).

“High density development (i.e. >3 storeys) in keeping with the general scale and character of the town shall be considered based on the following criteria: a) adequate buffering and separation from low density development by an intervening area of medium density development or other suitable or comparable design features and site improvements; b) proximity to areas designated ‘Downtown Core’, ‘Community Facilities’ and/or ‘Open Space’; c) vehicular access to an arterial or collector road or from a local street designed to minimize the conflict between apartment generated traffic and any

neighbouring low or medium density residential development; d) adequacy of municipal infrastructure (water supply, sanitary sewage, drainage, roads and sidewalks). If inadequate, an agreement shall be entered into with the proponent as to the design and cost of any improvements required to bring such services up to the required standards; e) maximum height and density as specified in the Zoning By-law; f) site design to minimize the shadow effect on surrounding buildings and the adverse effects of winter winds while maximizing exposure for solar gain; g) energy-efficiency through innovative site orientation and landscaping.”

OPA 14 modifies this section to relate the development to density rather than number of storeys or use. Based on the updated policies this development could be considered ‘High-Rise Residential’ (stacked townhouse / Multiple Unit and 75 units per hectare). Further it directs high rise development to have direct access to arterial and collector road as is the case here.

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 focuses on having 15% of development to be in the form of residential intensification and mix of housing options.

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

The property is currently within the General Commercial (C1) zone and the proposal is to rezone the property to site specific High Density Residential.

Section 3.3 of the zoning by-law outlines different holding provisions limiting the use of the land until such a time as the conditions of the hold is/are lifted. The application currently would require a holding provision to hold on the development until the stormwater outlet for site has been secured.

The ‘R3’ zone is intended for lands that are designated ‘Residential’ in the Strathroy-Caradoc Official Plan and permits a range of higher density residential uses, such as multiple unit dwellings, apartment buildings, townhouses, long term care facilities. The zone does not permit single detached homes. The following chart identifies the zoning provision applicable to the R3 zone as well as the zoning statistics for the proposed townhouses. Bold numbers below indicate provisions that do not meet the zoning standards.

Provision	High Density Residential (R3) Zone	Proposed
Use	Apartments, multiple unit dwelling, and townhouses use	Stacked Townhouse Dwellings
Lot Frontage (min)	20 m	69.8 m
Lot Area (min)	100 m ² for first 6 units & 15 m ² for each unit thereafter	4250 m ² (1.05 ac)
Front Yard Depth (min)	4.5 m	4.5 m
Side Yard Width (min)	2 m	2.0 m north and 34.5 m south
Rear Yard Depth (min)	9 m	6 m
Encroachment balconies	No closer to front lot line than 1.5 m	2.9 m
Lot Coverage (max)	45%	17.4%
Landscaped Open Space (min)	30%	40%
Outdoor Common Amenity Area (min)	20 m ² per unit (640 m ²)	700 m ²
Parking Coverage (max)	25%	36.5%
Parking to location	None in front or exterior side yards	Parking space 49 is 3.8 m from the front lot line and the building is 4.5 m
Parking, aisle, or driveway	Not permitted between building and street line	No parking in this area
Parking	Tenant (1.5 sp per unit) = 48 sp Visitor (0.15 sp per unit) = 5 sp Total= 53	Proposed = 44 sp Res Visitor= 5 sp
Building Height (Max)	15 m	~12.5 m
Max Parking Coverage	25%	36.5%
Parking Space Dimension	2.6 m by 5.4 m	2.6 m by 5.4m

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



NOTICE OF APPLICATIONS AND PUBLIC MEETING

APPLICATION FOR OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

APPLICATION NO.: OPA1-2024 (OPA19) and ZBA2-2024

APPLICANT/AGENT: Siv-ik Planning & Design Inc. (c/o Michael Davis) for
1000585742 Ontario Inc.

SUBJECT LANDS: 24546 Adelaide Rd, Strathroy

Purpose and Effect

Applications for Official Plan and Zoning Amendments have been submitted by the owner of the property. The applications propose two multiple unit residential buildings that are 3.5 storeys with 12 and 20 units in each of the buildings. The parking area for the buildings will include 49 parking spaces and an access on Adelaide Road. The owner has indicated that this will be a rental development. The proposal includes space between the buildings and to the north for amenity area.

Official Plan Amendment: The official plan application proposes to redesignate the subject lands from 'Commercial' to 'Residential'. With a site-specific policy area is proposed to address a regional servicing plan as part of the Official Plan Amendment.

Rezoning: This application proposes to re-zone the land from 'General Commercial (C1) zone' to site specific 'High Density Residential (R3-#)' zone. A site plan application will be required prior to construction.

PUBLIC MEETING

Date: July 2, 2024

Time: 6:00 pm

Location: Hybrid Public Hearing (ZOOM and in person-52 Frank Street, Strathroy, 2nd floor Council Chambers)

How to Participate in the Public Meeting:

- 1) Submit written comments to the Clerk at clerk@strathroy-caradoc.ca or by mail to: 52 Frank Street Strathroy, Ontario N7G 2R4. Please note communications are part of the public record that will be provided to council and made available to the general public, pursuant to the Planning Act and the Municipal Freedom of Information and Protection and Privacy Act.
- 2) Speak to council by attending the meeting in person [QR](#) through ZOOM video or phone. Pre-registration is required by emailing planning@strathroy-caradoc.ca or by calling 519-245-1070 ext. 210. 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.
- 3) View the meeting online at www.strathroy-caradoc.ca/meetings. The livestream will begin at 6pm. No pre-registration is required.

If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc on the proposed zoning by-law amendment, 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 rezoning please contact Tim Williams, Manager of Planning by phone at: 519-930-1007 or by email at: twilliams@middlesex.ca.

Notices of Complete:

Per Section 34 of the Planning Act, information and material required under the Act have been provided and the zoning by-law amendment application is considered complete on June 12, 2024

Per Section 22 of the Planning Act, information and material required under the Act have been provided and the official plan amendment application is considered complete on June 12, 2024

www.strathroy-caradoc.ca



NOTICE OF APPLICATIONS AND PUBLIC MEETING

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.

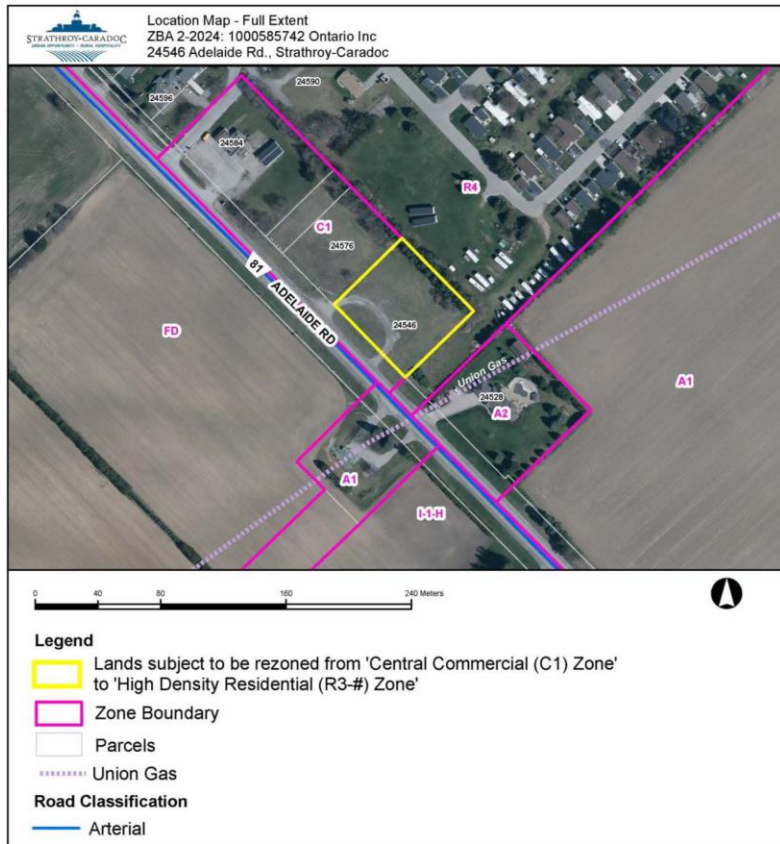
***PLEASE NOTE: DUE TO RECENT CHANGES TO THE PLANNING ACT, 3RD PARTY APPEALS CAN NO LONGER BE FILED FOR OFFICIAL PLAN AMENDMENT OR ZONING BYLAW AMENDMENT APPLICATIONS.**

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Strathroy-Caradoc to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Strathroy-Caradoc before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Strathroy-Caradoc before the by-law is passed, 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.

DAED: June 12, 2024



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