



MEMO

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| To: | Tim Williams, Manager of Planning, County of Middlesex |
| From: | Scott Allen, Meghan Lippert |
| Date: | December 11, 2024 |
| File: | 17334M |
| Subject: | Revised Townhouse Concept, Fieldcrest Subdivision (Application No. ZBA-2024) |

Further to our recent submission of the revised townhouse concept for Blocks 278 and 279 (Fieldcrest Subdivision), we have prepared the following zoning comparison chart and associated Zoning By-law Amendment scope to align our rezoning request with this latest concept. Enclosed for your reference is a coloured version of the revised concept, to review in conjunction with the information contained herein.

The revised concept results in a net increase of two townhouse units (from 118 units to 120), a refinement of the northeastern boundary of the proposed park block to increase land efficiency, and a reconfiguration of the internal roadway to access proposed units in the northwestern portion of the development adjacent to the existing railway and stormwater management block. As you are aware, the revised concept was prepared in response to greater land needs for the existing stormwater block to accommodate the build out of the overall subdivision.

Please note the following table and scope of amendment originate from Section 4.4.2 of our Planning Justification Report, revised July 2024, specifically pages 25 to 27, and have been revised accordingly to address the latest townhouse concept. Please also note that where the minimum provided has changed from the previous proposal, it has been underlined. As set out in Table 2 below, the revised proposal remains generally within the scope of the requested Zoning By-law Amendment, with the most significant difference being requested minimum lot area, front yard width, rear yard, and maximum lot coverage requirements applying to a greater number of conventional townhouse units (arising primarily from the reorganization of this housing form around the reconfigured internal roadway in the northwestern portion of the site).

Table 2.0 – Comparison of Proposal with Selected Zoning Regulations (R3 Zone)

| Regulation | Requirement (Townhouse) | Provided (Minimum) |
|--|-------------------------------------|---|
| Minimum Lot Area | 210 m ² per unit | 137 m² (Conventional Units 1-5, 21-23, 75-81) 117 m² (Conventional Units 6-20, 82-120) 96 m² (Back-to-Back Units) |
| Minimum Lot Frontage | 6 m per unit | 6.7 m (Interior units) 6.8 m (End units) |
| Minimum Front Yard Width | 4.5 m | 3.0 m from a Public Road (Newton Circle) 3.0 m from a Private Road (Units 5-10, 33, 39-40, 46-47, 53-54, 60-61, 67-68, 74-75, 82-120) 4.5 m from a Private Road (Units 1-4, 21-81) |
| Minimum Exterior Side Yard Width | 4.5 m | <u>5.2 m</u> from a Public Road (Willis Avenue) 2.7 m from a Private Road |
| Minimum Side Yard Width ¹ | 2 m 0 m (Common Wall) | <u>2.3 m</u> (Unit 111) 0 m (Common Wall) |
| Minimum Rear Yard Depth | 9 m | 6.0 m (Conventional Units 1-5, 21-32, 75-81) 4.5 m (Conventional Units 6-20, 82-120) 0 m (Back to Back Units) |
| Maximum Lot Coverage | 45% | 44% (Conventional Units 1-5, 21-32, 75-81) 51% (Conventional Units 6-20, 82-120) 62% (Back to Back Units) |
| Minimum Landscaped Open Space | 30% | <u>40%</u> (Conventional Units 1-5, 21-32, 75-81) 30% (Conventional Units 11-20) <u>34%</u> (Conventional Units 6-10, 82-120) 14% (Back to Back Units) |
| Attached Garage <ul style="list-style-type: none"> Maximum Width Front/Exterior Side Yard Lot Setback Rear/Interior Side Lot Yard Setback | 40% 6 m 1.2 m | 43.3% 5.6 m from private road (Units 6-10, 82-120) <u>7.0 m</u> from private road (Units 1-5) 7.1 m from private road (all other units) N/A (common wall) |
| Maximum Parking Area | 25% of lot coverage | 16% (Conventional Units 1-10, 21-32, 75-81) 19% (Conventional Units 11-20, 82-120) <u>23%</u> (Back-to-Back Units) <u>4%</u> (Comment Element) |
| Parking Space Location | 2 m from exterior side yard | Met/exceeded |
| Outdoor Common Amenity Area (where four or more dwelling | 20 m ² per dwelling unit | N/A (only one dwelling per lot as per By-law Section 2.1 [105]) <u>53 m²</u> per dwelling provided (6,358 m ² total) |

| Regulation | Requirement (Townhouse) | Provided (Minimum) |
|---|--|---|
| units are provided on one lot) | | |
| Minimum Parking Spaces <ul style="list-style-type: none"> Resident: 1.5 sp/unit Visitor: 0.15 sp/unit | Resident:177 spaces Visitor:18 spaces | <u>240</u> spaces (Resident) 18 spaces (Visitor) |

¹ Section 7.3 of Zoning By-law states that no side yard width is required where two dwelling units are attached by a common wall. This exemption is associated with the Exterior Side Yard Width; however it is our interpretation that the provision is to be applied to the Side Yard Width calculation.

As demonstrated in the above table, the proposed development requires a number of variances from the standard R3 Zone regulations as a result of Section 2.1 [105]) of the Zoning By-law, which requires zoning regulations to apply to individual units within a vacant land condominium. As such, a revised site-specific R3 Zone Exception (R3-()) under Section 7.5 of the Zoning By-law is requested to accommodate the proposed development. The proposed site-specific exception would address the following matters and are intended to (1) provide a certain measure of design flexibility and (2) simplify the zoning permissions as much as possible:

- Establish a minimum lot area of 95 m² for back-to-back townhouse dwellings and 115 m² for townhouse dwellings; *[NOTE: back-to-back townhouse not defined in the Zoning By-law]*
- Permit a minimum front yard width of 3.0 m;
- Permit a minimum exterior side yard width of 2.5 m from a private road;
- Permit minimum rear yard width of 4.5 m, exempting back-to-back townhouses;
- Permit maximum lot coverages of 55% for townhouse dwellings and 65% for back-to-back townhouses;
- Establish a minimum landscaped open space of 10% for back-to-back townhouse units;
- Permit a maximum garage width of 45% and a minimum front yard garage setback of 5.5 m;
- Exempt the development from the minimum rear, interior, and exterior yard setbacks for garages; *[NOTE: positioning of integrated garages would be governed by building setbacks];* and
- Permit a minimum front yard garage setback of 5.5 metres.

Underlined variances as described above are those that have changed from the July 2024 proposal.

We trust the above and enclosed assists the Municipality's ongoing review of the Application ZBA1-2024. Please advise with any related questions/comments.



CARROLL STREET & QUEEN STREET
MUNICIPALITY OF STRATHROY-CARADOC
PROVINCE OF ONTARIO

| | |
|----------------|---|
| A) As shown | G) As shown |
| B) As shown | H) Municipal water supply available |
| C) As shown | I) Sandy Loam |
| D) Residential | J) As shown |
| E) As shown | K) All municipal services to be available |
| F) As shown | L) As shown |

| | |
|----------------------------------|---|
| SITE AREA: | 2,996 HA |
| SITE AREA AFTER PARK DEDICATION: | 2,580 HA |
| COMMON AMENITY AREA: | 0,636 HA |
| TOTAL NUMBER OF UNITS: | 120 |
| PARKING SPACES: | 258 (2/UNIT + 18 VISITOR |
| BUILDING COVERAGE: | 27.8% |
| LANDSCAPED OPEN SPACE: | 24.6% |
| DENSITY: | 40 UPHA, (Total) / 47 UPHA (After Dedication |

ALL SUBJECT LANDS AREAS HEREON, WITH THE EXCEPTION OF UNITS, COMPRISES THE COMMON ELEMENT.

OWNER'S NAME HEREBY CONSENTS TO THE FILING OF THIS
PLAN IN DRAFT FORM

| | |
|-------|-------|
| OWNER | DATED |
|-------|-------|

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO
BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT
LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

SURVEYOR, ONTARIO LAND SURVEYOR

[illegible]

CLIENT:

DRAWING TITLE:

PHASE 7

| | | | |
|-----------------------|---------|-----------------|------------------|
| SCALE | 1:1,200 | DATE | October 21, 2024 |
| DRAWN | | CHECKED | |
| DESIGNED | | APPROVED | |
| PROJ. NO. FC-18-01 | | PAGE NO. A01 | REV 01 |

