

Planning Justification Report

2430680 Ontario Inc.

Redevelopment of 450 Head Street, Strathroy, Ontario



1.0 Introduction

This Planning Justification Report has been prepared in support of an application for a Zoning By-Law Amendment to permit a multi-unit housing development, located at 450 Head Street N, Strathroy, Ontario (the “Subject Lands”).

The Applicant, 2430680 Ontario Inc., intends to construct a multi-unit housing complex consisting of 8 units as an infill development.

2.0 Summary

The conclusion of this report is that the proposed development and associated Zoning By-Law Amendment are appropriate and desirable for the following reasons:

- The proposed Zoning By-Law Amendment is consistent with the Provincial Planning Statement, 2024 and the Strathroy-Caradoc Official Plan.
- The proposed Zoning By-Law Amendment will permit a multi-unit development with an appropriate density given its proximity to the downtown core, location on Head Street, with access to municipal services, open spaces and a variety of commercial and institutional uses.
- The site layout will contribute to a neighbourhood feel without infringing on neighbours. Appropriate separation is provided between the proposed development and the abutting residential uses, ensuring compatibility and maintain the intent and purpose of the Strathroy-Caradoc Official Plan.
- The proposed intensification is desirable and is a positive addition to the neighbourhood.

3.0 Subject Lands

3.1 Site Description

The Subject Lands are comprised of a rectangular-shaped parcel, located on the west side of Head Street N, on the north side of Abigail Street. The Subject Lands have an approximate total frontage of 36.61m (120.11 ft) along Head Street N, an approximate lot frontage of 60.96 m (200 ft) along Abigail Street, and a total approximate lot area of 2231.7m² (7321.85ft²) (Figure 1).



Figure 1: Location map of the subject lands (Middlesex County Mapping)

The Subject Lands are currently occupied by one (1) single-detached dwelling (Figure 2), with associated parking and amenity spaces. The Subject Lands are generally flat in topography with a small increase in elevation along Abigail Street with a 2-3 foot retaining wall.



Figure 2 Existing residential dwelling on Head Street

Vehicular access is provided by one driveway located on Head Street that runs along the south side of the Subject Lands and provides access to a detached garage in the rear yard (Figure 3).

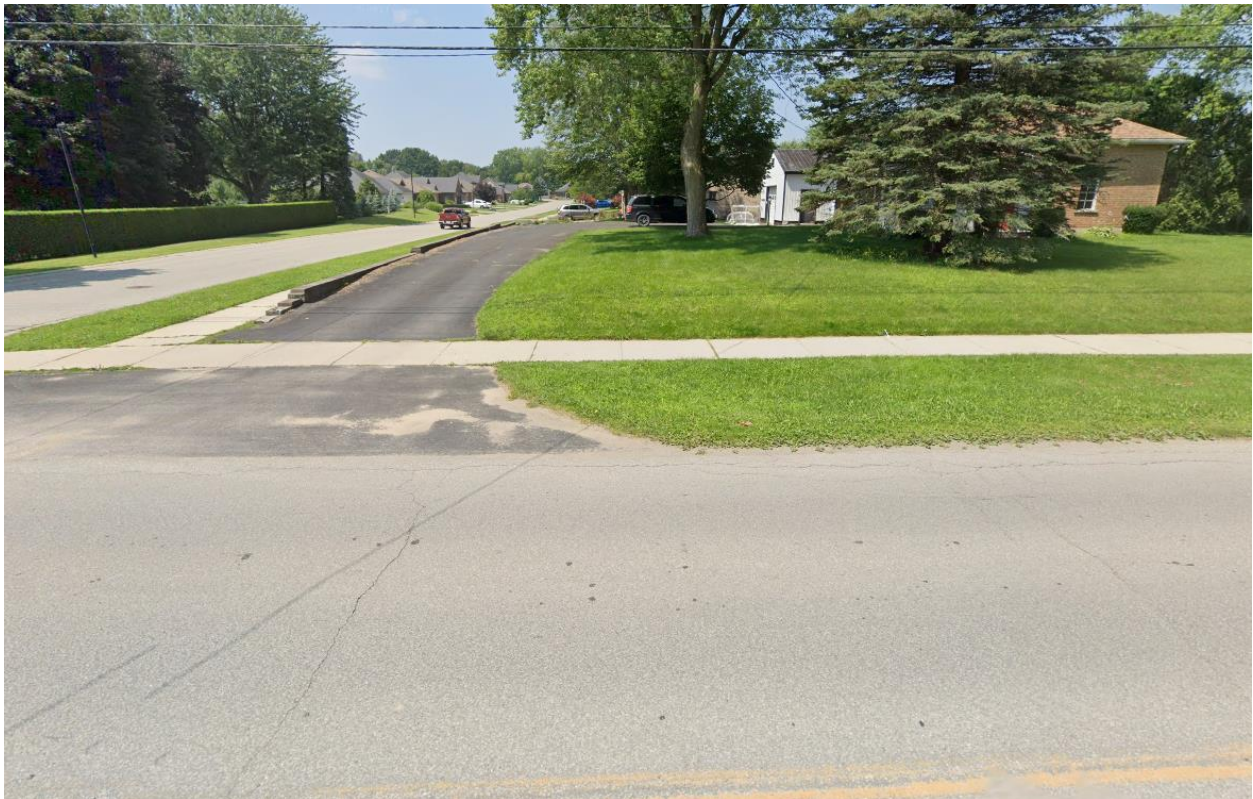


Figure 3 Existing Driveway from Head Street N

Public sidewalks are available on the West side of head Street N and the East side of Abigail Street (Figure 4). Access to the Strathroy Conservation Area and the Downtown Core area is a few hundred metres south of the Subject Property along Head Street N.

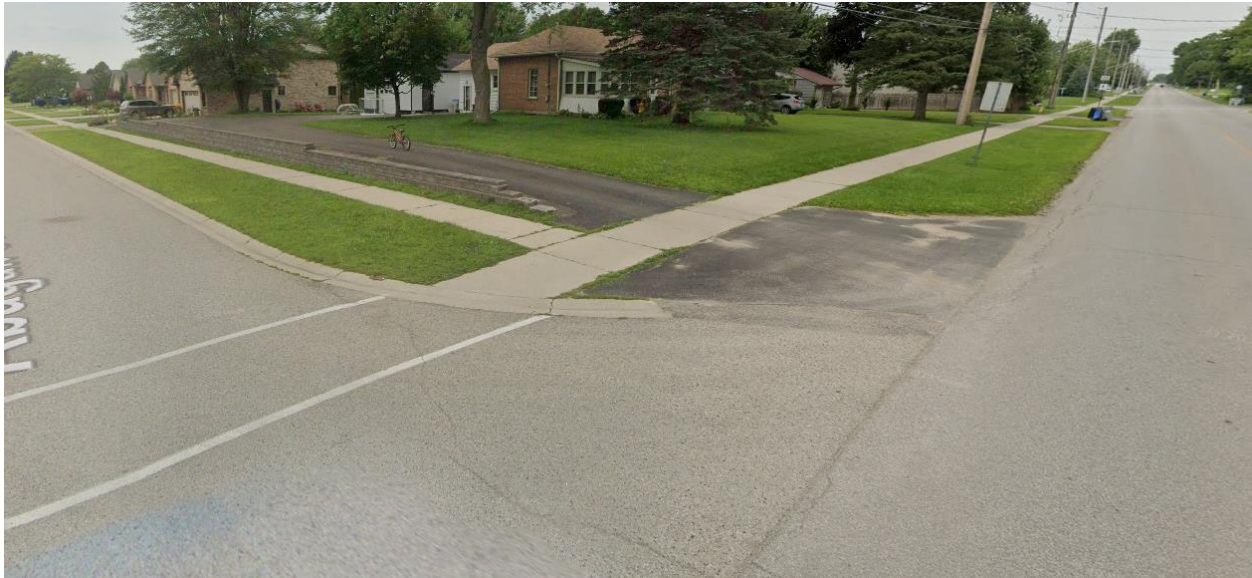


Figure 4: Public sidewalks on Head Street N and Abigail Street (Subject Property abutting)

3.2 Spatial Analysis and Neighbourhood Character

Figure 5 illustrates the surrounding land uses, as well as notable features within a 400-metre and 800 metre buffer radiuses in relation to the subject lands. The two radiuses represent the walking distances of 5 and 10 metres, respectively, however, due to sidewalk limitations and other pedestrian barriers, the radiuses may not represent true walking times.

Notable features, labelled with corresponding numbers in Figure 5, within 400m and 800m include:

1. Great Canadian Superstore Grocery Store
2. North Meadows Elementary School
3. Strathroy Conservation Area
4. Home Hardware
5. Alexandria Park
6. The Shops on Sydenham

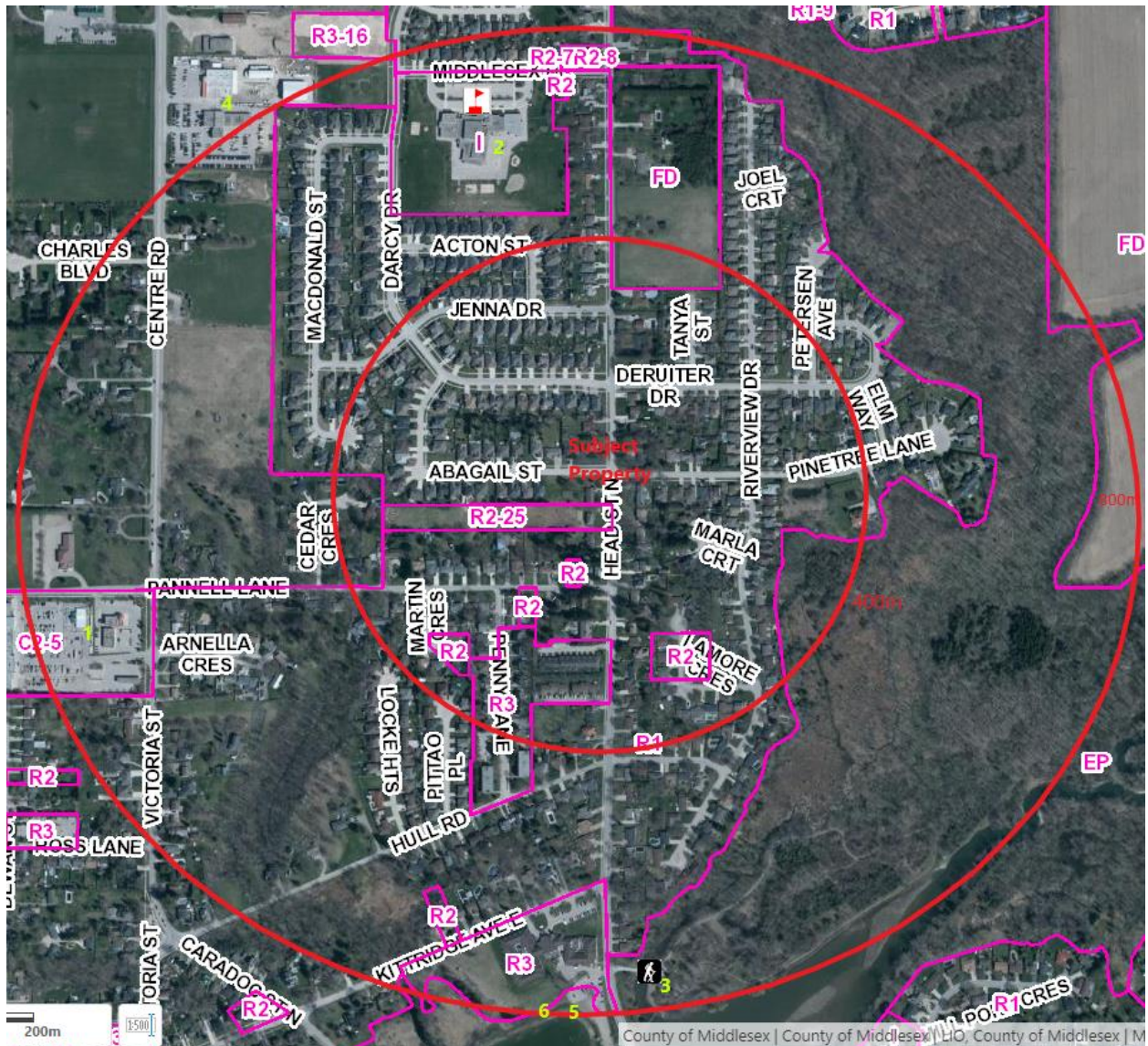


Figure 5: Spatial Analysis - Surrounding Context

Lands within 400m are characterized by a mix of land uses, predominantly consisting of low-density residential uses in the form of one and two-storey single detached dwellings. Medium density type housing is located to the South of the Subject Property.

Lands within 800m, 10-minute walk radius are predominantly characterized by low-density residential uses, being generally comprised of one and two-storey single-detached dwellings, and Environmental Protection Lands, being comprised of Woodlands and Wetlands. A retirement residence is located at the South end of the 800m radius together with the access to Mill Pond and the Downtown Core area. To the West and Northwest there is the Centre Road commercial corridor and to the North is North Meadows Elementary School.

3.3 Design Goals and Objectives

The Subject Lands are well-served by roads, utilities and municipal services; and are within walking distance of institutional and commercial uses.

The surrounding area is characterized by land uses that are predominantly comprised of low-density residential uses, including medium-density residential uses in the form cluster housing and townhouse developments. The Subject Lands are large enough to accommodate a medium-density development while providing an appropriate site layout.

Based on the above, the design goals for the redevelopment of the Subject Lands are as follows:

- Provide a form of infill development that makes efficient use of the Subject Lands for uses that are contemplated under the current policy and regulatory framework; compatible with, and complimentary to, existing and planned development in the area; and, appropriate for available and planned services, infrastructure and transportation facilities;
- Provide appropriate design standards that result in compatibility with adjacent lands and the surrounding neighbourhood, specifically addressing matters such as siting, scaling, massing and pedestrian realm;
- Locate the entrances, ground level windows and other active features along the public sidewalk to establish a clear pedestrian focus, achieving a pedestrian friendly environment; and
- Ensure parking is well-screened and buffered from adjacent low-density residential uses and public rights-of-way.

4.0 Proposed Development

4.1 Site Design

The rectangular shaped parcel that comprises the Subject Lands will facilitate the construction of 2 blocks of 2-storey multi-unit buildings. A total of eight (8) dwelling units are proposed on the Subject Lands with associated sidewalks, parking area and common amenity space.

A total of 13 parking spaces are provided for the proposed redevelopment, including 4 garage spaces for main floor units, one type A and 4 type B spaces. All spaces will be accessed through a new proposed entrance off of Abigail Street.

Pedestrian connections are provided from the public sidewalk to the front of each unit along two internal sidewalks, which are situated between the exterior parking areas and the dwelling units.

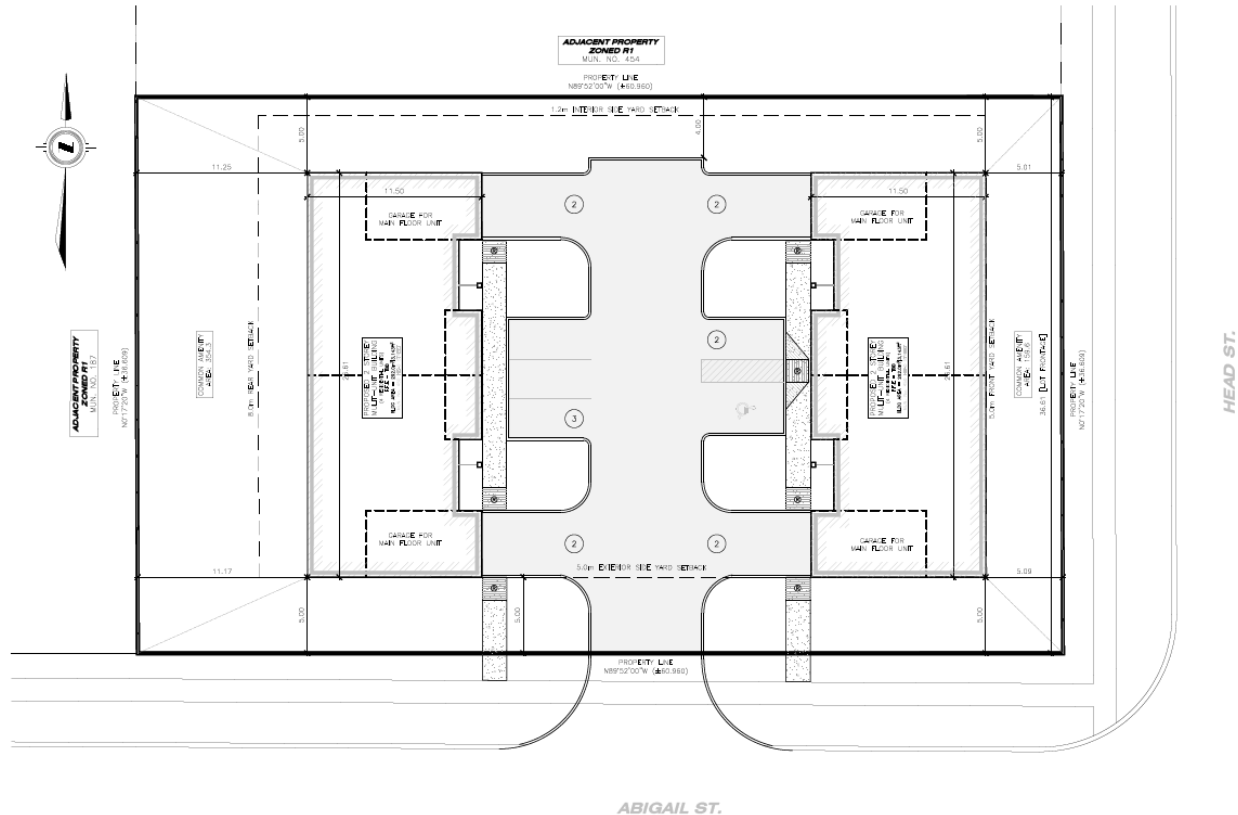


Figure 6: Site plan excerpt

4.2 Built Form, Massing and Articulation

The proposed site design will enhance the public realm by providing minimal front and exterior yard setbacks (5.0m) and an active wall along Head Street. The proposed buildings will be well within the 15m height limitation provided by the zoning by-law. The proposed form and massing can be accommodated on-site through appropriate setbacks, buffering and compatible façade design.

4.3 Public Realm

The public realm consists of Head Street and Abigail Street streetscapes, which will be enhanced by the proposed development. The 2-storey multi-unit building that is proposed in the Easterly portion of the Subject Lands will be positioned close to Head Street. The units facing Head Street will have pleasing active features that will blend it into the streetscape.

Pedestrian-supportive features, including new sidewalks, will be introduced throughout the site to separate the private and public realms. An attractive entrance will be constructed on Abigail Street, with appropriate buffering, to further delineate the public and private realms. Landscaping features will be incorporated along Head Street and Abigail Street to enhance the pedestrian realms and contribute to the overall visual appearance of the Subject Lands.

Overall, the public realm in the vicinity of the Subject Lands will be defined, enhanced, and made extremely pedestrian-oriented as a result of the proposed redevelopment.

5.0 Proposed Zoning By-Law Amendment

The Subject Lands are zoned “*Low Density Residential (R1) Zone*” in the Zoning By-Law of the Municipality of Strathroy-Caradoc. As multi-unit buildings are not permitted under the current “*Low Density Residential (R1) Zone*”, a Zoning By-Law Amendment will be required to permit the proposed use, together with a site-specific designation for the number of units.

A Zoning By-Law Amendment is proposed to rezone the Subject Lands to a site-specific “*Medium Density Residential (R2-___) Zone*” permitting multi-unit buildings. The following special provision is required:

- Dwelling, multi-unit (maximum 8 units), whereas the maximum number of units permitted is 6.

6.0 Current Policy and Regulatory Framework

The following sections of this report provide an analysis of the proposed development and Zoning By-Law Amendment application with respect to applicable policy and regulatory documents, including the Provincial Planning Statement 2024, the Strathroy-Caradoc Official Plan and the Municipality of Strathroy-Caradoc Zoning By-Law.

6.1 Provincial Planning Statement, 2024

The 2024 Provincial Planning Statement (PPS), issued under Section 3 of the *Planning Act*, “provides policy direction on matters of provincial interest to land use planning” in order to ensure efficient development, cost-efficient development and protection of natural resources.

All planning applications, including Zoning By-Law Amendment applications, are required to be consistent with the PPS policies. Table 1 provides a summary of the relevant PPS policies and a policy analysis detailing how the proposed development is consistent with the applicable PPS policies.

Table 1: 2024 PPS Policy Analysis

Policy	Analysis/Response
Section 2.2.1 1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by: a) establishing and implementing minimum targets for the provision of housing that is	The proposed development represents an intensification and efficient use of land, infrastructure, and public service facilities. The Subject Lands have access to main transportation routes and are within walking distance of the Downtown Core, supporting active transportation and making efficient use

<p>affordable to low- and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;</p> <p>b) permitting and facilitating:</p> <ol style="list-style-type: none"> 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3; <p>c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;</p>	<p>of the existing infrastructure and transportation networks.</p> <p>The greater density will support more affordable housing options and a greater density of units on the Subject Lands.</p>
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Given the above, the proposed development is consistent with the applicable policies of the 2024 PPS.

6.2 The Strathroy-Caradoc Official Plan

The Strathroy-Caradoc Official Plan (‘SCOP’) provides a policy framework to establish, in general terms, the type, form, intensity, character, and desired pattern of land use and the approach to ensuring wise management of the resource base. To provide a rational and consistent basis for actions and decisions on all matters relating to the use of land, development, redevelopment and physical improvement of the Municipality.

The Subject Lands are designated Residential in Schedule ‘B’ Land Use and Transportation Plan. The Residential designation contemplates a wide range of dwelling types to provide a full range of residential uses, from single unit dwellings to high-rise apartment buildings.

Medium density development is encouraged on lands that have access to arterial or collector roads. The height, density, arrangement and design of buildings and structures shall complement and not adversely impact neighbouring lower density residential development.

Table 2 provides a policy analysis detailing how the proposed development on the Subject Lands is consistent with the applicable policies of the SCOP.

Table 2: Official Plan Analysis

Policy	Response
3.1 Goals and Objectives a) To accommodate the majority of population growth and the majority of residential and industrial development in the Municipality;	The proposed development allows for population growth by increasing the existing supply of residential units.
3.1 b) To ensure development and redevelopment in Strathroy does not have a detrimental effect on the ability of the Municipality to provide the necessary infrastructure to accommodate it;	The proposed development has a high rate of return on investment related to civic infrastructure, by making full use of existing utilities and municipal services.
3.1 c) To maintain at all times an adequate supply of housing in terms of dwelling types, tenure and affordability;	The proposed development increases the number of units available in housing supply in terms of type and affordability.
3.1 j) To maintain the essential qualities of privacy, quiet enjoyment, public health and safety, and land use compatibility in residential areas.	Proposed development enhances privacy of neighbouring low density residential uses and is compatible with the overall residential uses of the area.
3.3.4.5 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.	<p>The Subject Lands are located on the corner of a primary collector road with an entrance planned on a local road in close proximity to the primary collector, which will minimize vehicular conflicts.</p> <p>The proposed development will compliment the low-density residential uses abutting by incorporating a lower building height, a design incorporating it with the streetscapes and landscaping features to provide privacy and appropriate buffers.</p>
3.3.4.7 Residential Intensification - Residential intensification including infilling in existing developed areas is considered desirable to make more efficient use of underutilized lands and infrastructure. Proposals shall be evaluated, and conditions imposed as necessary to ensure that any proposed development is in keeping with the established residential character and constitutes an appropriate 'fit' in terms of such elements as height, density, lot fabric, building	<p>The proposed development provides redevelopment and intensification of underutilized lands located within the built-up area, reducing the need to grow outward.</p> <p>Height, density, design, dwelling types and parking are all factors that have been incorporated into the proposed development to maintain the character of the existing residential uses in the area.</p>

design, dwelling types and parking. Appropriate services shall be capable of being provided.	
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6.3 Municipality of Strathroy-Caradoc Zoning By-Law

The Subject Lands are currently zoned “*Low Density Residential (R1) Zone*” in the Zoning By-Law of the Municipality of Strathroy-Caradoc. As multi-unit buildings are not permitted under the current “*Low Density Residential (R1) Zone*”, a Zoning By-Law Amendment will be required to permit the proposed use, together with a site-specific designation for the number of units to capture the extent of the proposed redevelopment.

Table 3 provides a comparison of the applicable zoning regulations for the Medium Density Residential (R2) Zone with the proposed regulation for the Subject Lands.

Table 3: Site Statistics

Provision	R2 Multi-Unit - Required	Proposed
Lot Area (Min)	130.0 m ² (First 6) + 15m ²	2231.7 m ²
Lot Frontage (Min)	20.0 m	36.61 m
Front Yard Depth (Min)	5.00m	5.01m
Exterior Yard Depth (Min)	5.00m	5.00m
Interior Side Yard Setback (Min)	1.20m	5.00m
Rear Yard Setback (Min)	8.00m	11.17m
Lot Coverage (Max)	40%	26.2%
Landscaped Open Space (Min)	30%	53.9%
Parking Coverage (Min)	20%	19.9%
Parking Setback (Min)	2.00m	North: 4.00m
		South: 5.00m
Parking Spaces	12 (1.5 spaces/unit)	13
Outdoor Common Amenity Area (Min)	20.0/unit (160m ²)	514 m ² /8 units Total: ~64.2m ² /Unit
Max # of Units/Lots	6 Units	8 Units

The proposed specific regulation is to increase the number of units permitted on the Subject Lands from 6 units to 8 units for multi-unit buildings. This report demonstrates that the Subject lands can support medium density development and are an appropriate location for the increased residential density as they are located on a primary collector road and within walking distance of commercial and institutional uses and open spaces.

Furthermore, the proposed development will increase the range of housing units available in the neighbourhood, helping meet the short and long-term housing needs of current and future residents and aiding in housing affordability. Overall, the proposed development effectively leverages the

proposed density to meet the intent and objectives of the Official Plan of redeveloping lands at a higher than existing density and making a positive addition to the neighbourhood.

7.0 Additional Considerations

7.1 Public Consultation Strategy

It is proposed that the public consultation process for the proposed applications follow the statutory requirements as set forth in the *Planning Act*. The following procedure of public consultation is proposed:

- Adequate information and material, including a copy of the proposed development, to be made available to the public; and
- A joint public meeting be held for the purpose giving the public an opportunity to make representations in respect of the proposed development.

The consultation strategy proposed will provide members of the public with meaningful opportunities to review, understand and comment on the proposed development and associated applications.

8.0 Conclusions

The proposed Zoning By-Law Amendment seeks to permit a proposed 2 block multi-unit building development on the Subject Lands. Based on the findings of this report and the supporting materials, the Subject Lands represent an appropriate opportunity for intensification.

The proposed application is consistent with the Provincial Planning Statement, 2024 and conforms with the Strathroy-Caradoc Official Plan. The Zoning By-law Amendment will facilitate the proposed intensification consisting of multi-unit buildings, which are not permitted under the current zoning. Furthermore, the proposed development generally complies with the Municipality of Strathroy-Caradoc Zoning By-law regulations for the Medium Density Residential (R2-___) Zone with some site-specific provisions required.

The form, scale and massing of the proposed multi-unit buildings are appropriate for the Subject Lands, resulting in a positive addition to the neighbourhood and responding to core housing needs in the Municipality of Strathroy-Caradoc. The proposed compact form of development is an encouraged form of development under the Official Plan and the dwelling units may be priced competitively in the housing market, supporting housing affordability. Furthermore, the subject lands are strategically located in the neighbourhood with strong transit connections, within walking distance of commercial and institutional uses, and open spaces.

Based on the above, and as detailed throughout this report, the proposed application is consistent with the intent and policies as set forth in provincial and municipal planning legislation. As such, the proposed amendment is considered appropriate and represents good land use planning.