

# THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

## STAFF REPORT

**MEETING DATE:** February 7, 2023

**TO:** Committee of the Whole

**FROM:** Melanie Knight, Senior Planner

**SUBJECT:** **Zoning By-law Amendment – Z-13-22**  
**Part of Lot 150 and 151, Plan 6262**  
**Almonte Ward, Municipality of Mississippi Mills**  
**Municipally Known as 10 St. Andrews St**

**OWNER:** J. Coburn and B. Coburn

**APPLICANT:** Novatech Engineering and Planning (Jordan Jackson)

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### **RECOMMENDATION:**

**THAT Committee of the Whole recommend that Council approve the Zoning By-law Amendment to amend the zoning of the subject lands which are municipally known as Part of Lot 150 and 151, Plan 6262, Almonte Ward, Municipality of Mississippi Mills, municipally known as 10 St. Andrews Street, from Residential Type 4 (R4-13) to Residential Type 2 (R2-xx) and Residential Type 3 (R3-xx) in order to permit the development of a four-unit townhouse and a semi-detached dwelling, similar in effect to the details in Attachment D.**

### **BACKGROUND:**

The subject property was subject to Zoning By-law Amendment applications in 2010 and 2014 to amend the zoning from Residential Type 4 (R4) to a site-specific Residential Type 4 (R4-13) zone to permit townhouses and/or a low-rise apartment building up to 18 units. No development has taken place on the subject property since the rezoning in 2014.

### **PURPOSE AND EFFECT:**

The purpose of the Zoning By-law Amendment is to permit the development of a four-unit townhouse fronting onto St. Andrews Street and a semi-detached dwelling fronting onto Almonte St. by adding semi-detached dwellings as a permitted use and address site-specific setbacks for the development.

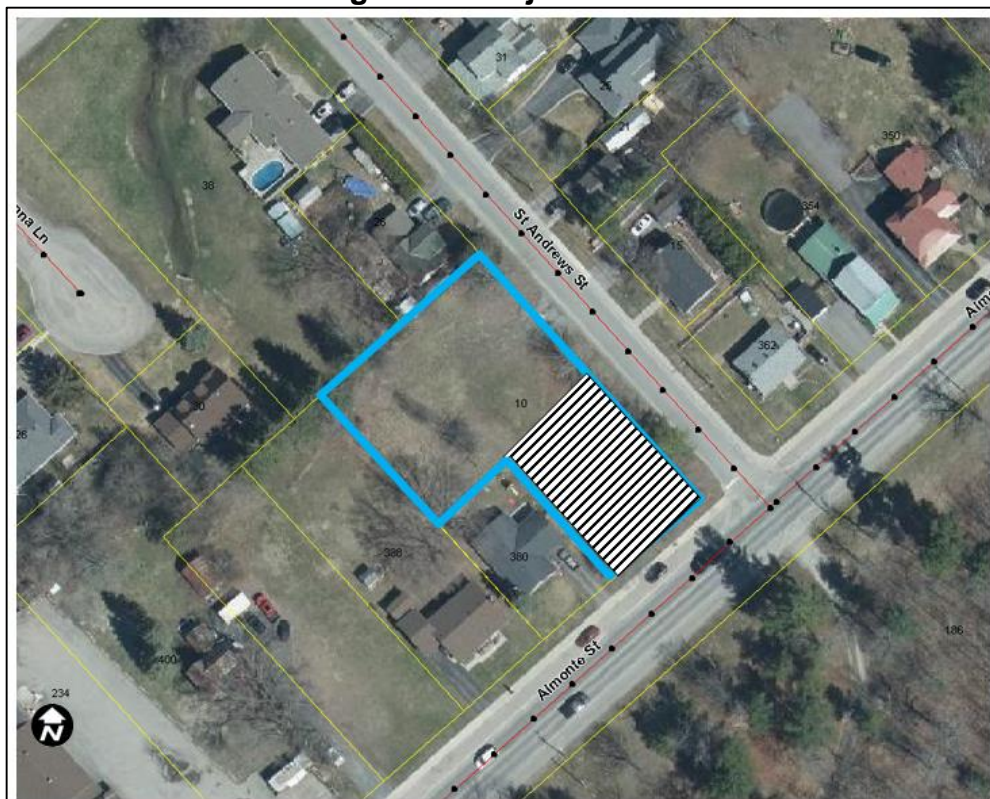
It is noted that the applicant also applied for a Site Plan Control application (D11-COB-22); however, as a result of the changes to Bill 23, Site Plan Control can no longer be applied to developments consisting of 10 residential units or less. Despite Site Plan Control no longer being applicable to the development, the applicant has agreed to voluntarily continue with the Site Plan Control process and enter into a Site Plan agreement (not registered on title) and submit the necessary securities for the development.


### **DESCRIPTION OF PROPERTY & SURROUNDING LAND USES:**

The subject property is located at the northwest corner of Almonte Street and St. Andrews Street. The property has approximately 22.5 metres of frontage along Almonte Street and is an L-shaped lot with a lot area of 1962 m<sup>2</sup>.

The property is currently vacant and is surrounded by low rise residential land uses to the north, west and east. The property to the south is part of a larger municipally owned property with a recreation centre and outdoor fields. The subject property is currently zoned a site-specific Residential Type 4 zone (R4-13) which permits residential uses such as townhouse dwellings and apartment dwellings.

**Figure 1: Subject Lands**



 Area to be rezoned from Residential Type 4 (R4-13) to Residential Type 2 (R2-xx)

 Area to be rezoned from Residential Type 4 (R4-13) to Residential Type 3 (R3)

### **PROPOSED DEVELOPMENT:**

The proposed development would consist of a semi-detached dwelling (2 units) fronting onto Almonte Street. Figure 1 illustrates the approximate area of development for the semi-detached dwellings.

The remaining area of the property is proposed to be developed with four (4) street fronting townhouse units. Figure 1 illustrates the approximate area of development for the townhouses (area to be rezoned to Residential Type 3).

The full Site Plan and Building Elevations are contained in Attachments A and B.

### **SERVICING & INFRASTRUCTURE:**

The subject properties are currently serviced by municipal water and sewer. No servicing changes have been proposed. Staff do not foresee any servicing or infrastructure concerns resulting from the proposed Zoning By-law Amendment.

As part of the voluntary Site Plan Control application, the necessary road cuts and servicing connections will be reviewed and approved by staff. The applicant has also agreed to post the required securities for these works as part of the voluntary signing of the Site Plan Control agreement.

### **COMMUNITY OFFICIAL PLAN (COP):**

The property is designated Residential in the Official Plan. The proposed uses are permitted within the Residential designation of the Official Plan. With respect to Zoning By-law Amendments for infill, the Official Plan contains a number of policies to consider, including Mississippi Mills Urban Design Guidelines and the following policies:

Section 3.6.7 of the Official Plan provides policies with respect to the infill which include supporting infilling of existing residential areas as a means of efficiently meeting anticipated housing needs; ensuring that infill development is in character with the surrounding built form and setbacks of existing development; and requiring lot grading and drainage plans to ensure any drainage impacts are appropriately addressed.

Section 4.2.1 of the Official Plan provides a comprehensive set of policies addressing urban design including a requirement for development proposals to demonstrate conformity with the Council-approved Urban Design Guidelines, specific development considerations for the impact on any environmental features as well as a full policy framework for the evaluation of development proposals with respect to urban design. In this regard, the policies require demonstration that the proposed development reflects the character and quality of the surrounding built environment, the design of the development is compatible with the existing area including massing, height, setbacks, building orientation and discourages building types with garages that dominate the streetscape.

### **ZONING BY-LAW #11-83:**

As previously mentioned, subject property was subject to a Zoning By-law Amendment application in 2014 to amend the zoning from Residential Type 4 (R4) to a site-specific Residential Type 4 (R4-13) zone to permit townhouses and/or a low-rise apartment building. No development has taken place on the subject property since the rezoning in 2014.

The R4-13 zoning currently permits a range of uses including a low-rise apartment dwelling, townhouses and retirement home. The R4-13 does not permit uses such as a semi-detached dwelling, which is proposed to be developed fronting onto Almonte Street and thus a Zoning By-law Amendment is required to permit the use of a portion of the lands for a semi-detached dwelling.

With respect to the requested Residential Type 2 (R2) zoning, the applicant has indicated that the proposed semi-detached, one of the two units will require site-specific provisions.

With respect to the requested Residential Type 3 (R3) zoning, the applicant has indicated that the proposed townhouses will meet or exceed the minimum requirements of the R3 zone.

### **PUBLIC AND AGENCY COMMENTS RECEIVED:**

Staff circulated the application in accordance with the provisions of the Planning Act to the public, internal departments and external agencies and organizations. At the time of preparation of this report, the following comments were received:

#### **Internal Departments**

- Internal technical comments were received from the Department of Public Works as well as from the Engineering Branch related to grading and drainage and the necessary road cuts and servicing works to facilitate the development. The applicant is in the process of addressing these comments as part of the Site Plan Control process.

#### **External Agencies**

- External agency comments were received from Bell Canada and Enbridge Gas regarding the necessary utility connections which will be addressed as part of the Site Plan Control process.

#### **Public Comments**

- One public comment was received by a member of the public which is contained in Attachment C along with Staff's Response.

## **EVALUATION:**

### **Provincial Policy Statement (PPS) 2020**

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As per Section 3(5)(a) of the *Planning Act*, all planning decisions must be consistent with the PPS.

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **Community Official Plan (COP)**

The property is designated Residential in the Official Plan. The proposed uses are permitted within the Residential designation of the Official Plan.

With respect to Section 3.6.7 of the Official Plan addressing infill development, the proposed development is providing a built form (townhouses and a semi-detached dwelling) which is meeting the housing needs of the area and is reflective of the existing and planned context of the surrounding area in both built form and the proposed lot areas and setbacks. Technical details such as site grading and drainage, landscaping and tree preservation will be addressed at the Site Plan Control stage.

As previously mentioned, the property was subject to a site-specific Zoning By-law Amendment in 2014 to permit a townhouse development or a low-rise apartment dwelling for up to 18 units. The proposed development of six (6) units is a notable reduction in proposed density for the site based on previous development proposals. Generally, density is not calculated on a per lot basis; however, with infill development, the density proposed should be reflective of the Official Plan policies. In addition, the minimum lot areas contained in the Zoning By-law provides for guidance regarding the density of infill development. These calculations are balanced with other Official Plan policies for infill development which speak to compatibility in terms of built form and the proposed residential uses with the existing surrounding development.

The Official Plan (updated as part of Official Plan Amendment 22) provides a range of density for medium density residential development of generally 30 to 40 units per net hectare and generally 15 to 30 per net hectare for low density residential development. The proposed 6 units results in a net density of approximately 30 units per net hectare which is reflective of the density ranges in the Official Plan.

With respect to Section 4.2.1 of the Official Plan addressing urban design the policies require demonstration that the proposed development reflects the character and quality of the surrounding built environment, the design of the development is compatible with the existing area including massing, height, setbacks, building orientation and discourages building types with garages that dominate the streetscape. In this regard, the proposed setbacks and lot area are reflective of the surrounding residential uses in the general area. While townhouses are not a common form of development in the immediate area it is recognized that the area, historically a predominantly low-rise residential area has potential to transition with some 'gentle density' and redevelopment

along Almonte Street in particular. This block between St. Andrews Street and Christian Street contains not only residential development in the form of single detached dwellings, it is also a block which transitions from residential uses to commercial uses towards Christian Street.

With respect to urban design, the policies of the Official Plan and the Municipality's Urban Design Guidelines speak to infill development, which is reflective of not only setbacks, lot coverage and building height, but also of built form including discouraging building forms where the garages dominate the streetscape. In this regard, staff are of the opinion that the proposed semi-detached dwellings meet the intent of these policies. During the review of the townhouse development, staff noted to the applicant of the dominance of the garages on the streetscape. The applicant has indicated that one reason for the design is to provide a greater depth to the garages to allow for easier parking and accessing the garage from the interior of the dwellings.

In response to staff's comments, the applicant has increased the porch depths for each unit achieving a front yard setback of 6 metres for the garages and a front yard setback of 3.0 metres for the porches resulting in a difference of 3.0 metres between the garages and the front porches. This proposed modification is similar with the setbacks for new development in other areas of Almonte whereby the setback of the garage can be no more than 2.5 metres greater than a front porch or front wall of a dwelling.

Staff are of the opinion that the proposed Zoning By-law Amendment is in conformity with the applicable policies of the COP.

### **Zoning By-law #11-83**

As previously mentioned, the applicant has indicated that the proposed development for the townhouses will meet the provisions of the R3 zone.

With respect to the semi-detached dwelling, the applicant has indicated the following provisions will require a site specific zoning. It is noted that at the time of writing this report the below performance standards have not been formally modified; however, as a response to some of staff's comments regarding interior and exterior side yard setbacks, the below performance standards may be slightly modified specifically that the lot area, frontage and interior side yard setbacks for Unit 1 may increase and lot coverage decrease to reflect staff's comments.

	<b>R2 Zone Requirements</b>	<b>Proposed – Unit 1</b> (Unit 5 on Site Plan in Attachment A)	<b>Proposed - Unit 2</b> (Unit 6 on Site Plan in Attachment B)
Lot Area (min)	320 m <sup>2</sup>	268 m <sup>2</sup>	409 m <sup>2</sup>
Lot Frontage (min)	10 m	8.6 m	13.7 m
Front Yard (min)	6.0 m	6.0 m	6.0 m
Interior Yard (min)	1.2 m	1.8 m	n/a
Exterior Yard (min)	6.0 m	n/a	6.4 m

Rear Yard (min)	7.5 m	7.0 m	7.0 m
Lot Coverage (max)	40%	43.2%	28.3%
Building Height (max)	11 m	≤ 11m	≤ 11m

Red indicates site-specific provision required

Green indicates meets the minimum provision of the R2 zone

With respect to the above analysis of the R2 zoning provisions, the overall lot area is sufficient in size to accommodate a semi-detached dwelling and any deficiencies in lot frontage, area and interior side yard setback for Unit 1 are mainly as a result of the applicant's efforts in providing sufficient setback from the exterior side yard for the retention of the existing row of trees straddling the property line.

Overall staff are satisfied that the proposed Zoning By-law Amendment conforms to the applicable policies of the Community Official Plan.

### **SUMMARY:**

Having reviewed and assessed the proposed Zoning Amendment application, Staff are satisfied that the proposal is consistent with the Provincial Policy Statement 2020, conforms to the intent of the Community Official Plan and conforms to the intent of Zoning Bylaw #11-83. As the proposed development complies and conforms to all applicable policies based on the analysis included herein, staff have no concerns regarding the proposed Zoning By-law Amendment.

It is the professional opinion of the Planning Department that the proposed Zoning By-law Amendment is appropriate, desirable and represents good planning.

All of which is respectfully submitted by,      Approved by,



Melanie Knight, MCIP, RPP  
Senior Planner



Ken Kelly  
CAO

### **ATTACHMENTS:**

1. Attachment A – Site Plan and Grading/Drainage Plan
2. Attachment B – Proposed Building Elevations
3. Attachment C – Public Comments and Staff Response
4. Attachment D – Draft Zoning By-laws