

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

STAFF REPORT

DATE: October 20, 2020

TO: Committee of the Whole

FROM: Maggie Yet, Planner 1

SUBJECT: **BACKGROUND REPORT – OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT OPA 26 and Z-12-20**
Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445
Almonte Ward, Municipality of Mississippi Mills

KNOWN AS: 430 Ottawa Street (PIN 05089-0147)

OWNER: 2241497 Ontario Limited (Agent: Novatech)

RECOMMENDATION:

THAT Council approve the Official Plan Amendment to recognize a net density of up to 50 units per ha for medium to high density residential uses to permit a total of 124 units within two four-storey apartment buildings and apartment dwellings in the upper storeys of a non-residential use in addition to highway commercial uses on the subject lands known as Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445, Almonte Ward, Municipality of Mississippi Mills (PIN05089-0147), municipally known as 430 Ottawa Street;

AND THAT Council approve the Zoning By-law Amendment to change the zoning on the lands known as Concession 10, Lot 16, being Part 1 on RP 27R-6990, Parts 1-4, 9-12 on RP 27R-8445, Almonte Ward, Municipality of Mississippi Mills (PIN 05089-0147), municipally known as 430 Ottawa Street from “Shopping Centre Commercial – Special Exception 4” (C4-4) to “Shopping Centre Commercial – Special Exception” (C4-x) to recognize medium to high density residential uses in addition to highway commercial uses; a mid-rise apartment building; dwelling unit or units in the form of apartments in the upper storeys of a non-residential building; for residential uses, a maximum height of 15m and maximum density of 50 units per net hectare; and for a standalone apartment building, a minimum front yard setback from Ottawa Street of 60m and a minimum rear yard setback of 26m.

BACKGROUND

The applicant (Novatech) as applied to the Municipality on behalf of the owner, 2241497 Ontario Limited, to seek relief from the Highway Commercial designation of the Community Official Plan as well as various provisions of the Zoning By-law to permit residential uses in addition to commercial uses on the subject property. Residential uses will take the form of a standalone four-storey apartment building and apartment

dwelling units on the upper storeys of a non-residential building. A total of 124 dwelling units are proposed for the site with a maximum net density of 50 units per ha.

The original application filed by the applicant sought relief for 46 units per ha based on a lot area of 2.74 ha. The relief to the net density has been revised based on a more accurate lot area of 2.54 ha, whereas the request for 46 units per net ha was calculated based on a lot area of 2.74 ha. **There are no changes to the concept plan or the number of proposed dwelling units within the apartment building.** Given that the revision is minor and does not change the substance of the application, no further notice is required to be provided.

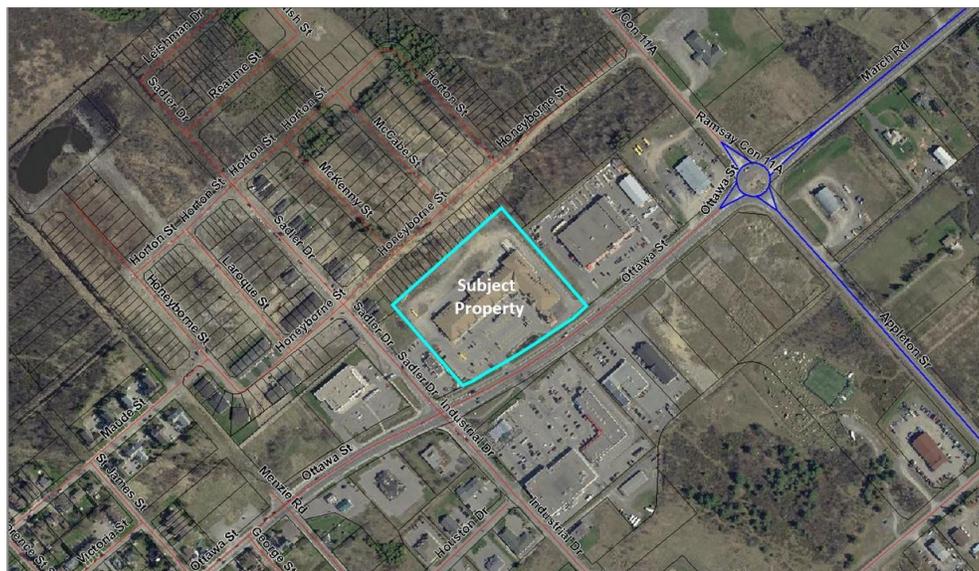
PURPOSE AND EFFECT

The purpose of the Community Official Plan Amendment is a site-specific amendment to the Highway Commercial policies to recognize medium to high density residential uses with a maximum net density of **50 units per ha** to permit a total of **124-units in a 4-storey apartment building and apartment dwelling(s) in the upper storeys of a non-residential building.** The Community Official Plan recognizes a general maximum net density of “medium density development” of 35 units per ha (Policy 3.6.5).

The purpose of the Zoning By-law Amendment application is to change the zoning of the proposed subject lots from “Shopping Centre Commercial – Special Exception 4 (C4-4)” to “Shopping Centre Commercial – Special Exception (C4-x)” to recognize medium to high density residential uses in addition to highway commercial uses as follows:

- Permit residential uses in the form of an apartment building, mid-rise, in accordance with the R4 Zone and apartment dwelling unit(s) in the upper storeys of a non-residential building
- Residential uses with a maximum height of 15m and maximum density of 50 units per net ha, and for a standalone apartment building, a minimum 60m front yard setback from Ottawa Street and minimum required rear yard setback of 26m

Figure 1 – Context Map



DESCRIPTION OF SUBJECT LANDS

The subject land represents an area of approximately 2.54 ha, with 170 m frontage on Ottawa Street. The property is presently the site of a commercial shopping centre known commonly as the Almonte Mall.

The shopping centre has a total gross floor area of 5,128 m² (55,200 ft²). There are presently two commercial tenants, Rexall and Pet Value. The two commercial tenants occupy a total floor area of 1,505 m² (16,199 ft²). The remainder of the commercial units are vacant. The Mall is constructed in a 'L-shaped' design facing Ottawa Street with parking available at the front of the building accessible through an entrance from Ottawa Street. At the rear of the property, 0.5 ha of land remains undeveloped on the site.

Adjacent land uses include highway commercial and residential uses. Commercial uses immediately abutting the property are Tim Hortons and Home Hardware on Ottawa Street. Other adjacent uses include retail, financial services, restaurants and gas stations. To the north, the subject property backs on to a row of bungalow townhouses in the Mill Run Subdivision. To the northeast of the subject site, a total of four 24-unit apartment buildings are proposed on Honeybourne Street as part of the Mill Run Subdivision. Two of the four apartment buildings are constructed. The property is approximately 244 m from the Settlement and Ward Boundary for Almonte Ward.

The proposed redevelopment would result in a mixed-use development on the subject lands, with the commercial units fronting closer to Ottawa Street and a medium to high density residential apartment development to the rear of the property. Phased construction is proposed with construction of commercial uses in the first phase to relocate existing mall tenants to the new commercial building, followed by construction of the two apartment buildings. Phased construction will also allow the development to respond to local market conditions.

SERVICING & INFRASTRUCTURE

The site is presently serviced by municipal water and sanitary services. During the initial circulation of the application, the Roads and Public Works Department requested confirmation from the applicant that municipal sanitary capacity exists to service the proposed density. The applicant has subsequently provided confirmation of available capacity of the sanitary lines to the satisfaction of the Acting Director of Roads and Public Works, provided that confirmation of adequate site servicing is still required during detailed design. There are no servicing concerns related to water servicing capacity.

Future vehicular access to the site is envisioned to be located on Ottawa Street. The existing entrance to the site is expected to be maintained and an additional entrance is proposed for residential use. Existing driveway connections to the east and west are expected to remain and may be modified at time of Site Plan Control.

A Transportation Impact Statement (TIS) was submitted with the application for review. The TIS examined projected site traffic during weekday peak traffic periods, reviewed existing and proposed entrances from Ottawa Street and potential impact on nearby

intersections of Ottawa Street at Sadler Drive and Industrial Drive. Based on the TIS, the proposed development will not significantly increase traffic on local roads nor the Ottawa Street intersections at Sadler Drive and Industrial Drive.

COMMENTS

FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: No comments received.

Clerk: No comments received.

CBO: No comments received.

Fire Chief: No comments received.

Director of Roads and Public Works: During detailed design, confirmation of adequate site servicing will be required. This can be done through the Site Plan approval process.

Recreation Coordinator: No concerns at this point.

FROM EXTERNAL AGENCY CIRCULATION

Comments were received from Mississippi Valley Conservation Authority stating there are no significant natural heritage features existing on the subject property and that the property is not subject to MVCA's regulations. Concerning stormwater management, MVCA will be circulated at a later time to conduct a review of an anticipated storm water management report.

FROM THE PUBLIC

In reviewing Official Plan Amendment applications, Section 22(6.7) of the Planning Act requires that the notice of a decision of an amendment to the plan must include a brief explanation of the effect, if any, that the written and oral submissions provided in the public consultation process has had on the decision.

A table summarizing comments received and the impact they have had on the recommendation has been appended to this report (Appendix E).

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, R.S.O. 1990*, all planning decisions must be consistent with the PPS.

The PPS encourages Municipalities to manage and direct land use activities in healthy, livable and safe communities by promoting efficient development patterns and accommodate an appropriate range and mix of land uses within the settlement area (Policy 1.1.3.2).

Healthy livable communities in Settlement Areas will be composed of a range of uses supportive of the long-term needs of the community, and will be encouraged to take the form of intensified redevelopment where appropriate for the context of the community (Policy 1.1.1).

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

Additionally, municipalities are encouraged to promote development standards which facilitate intensification, redevelopment and compact form where risks to public health and safety can be avoided (Policy 1.1.3.4):

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN (SCOP)

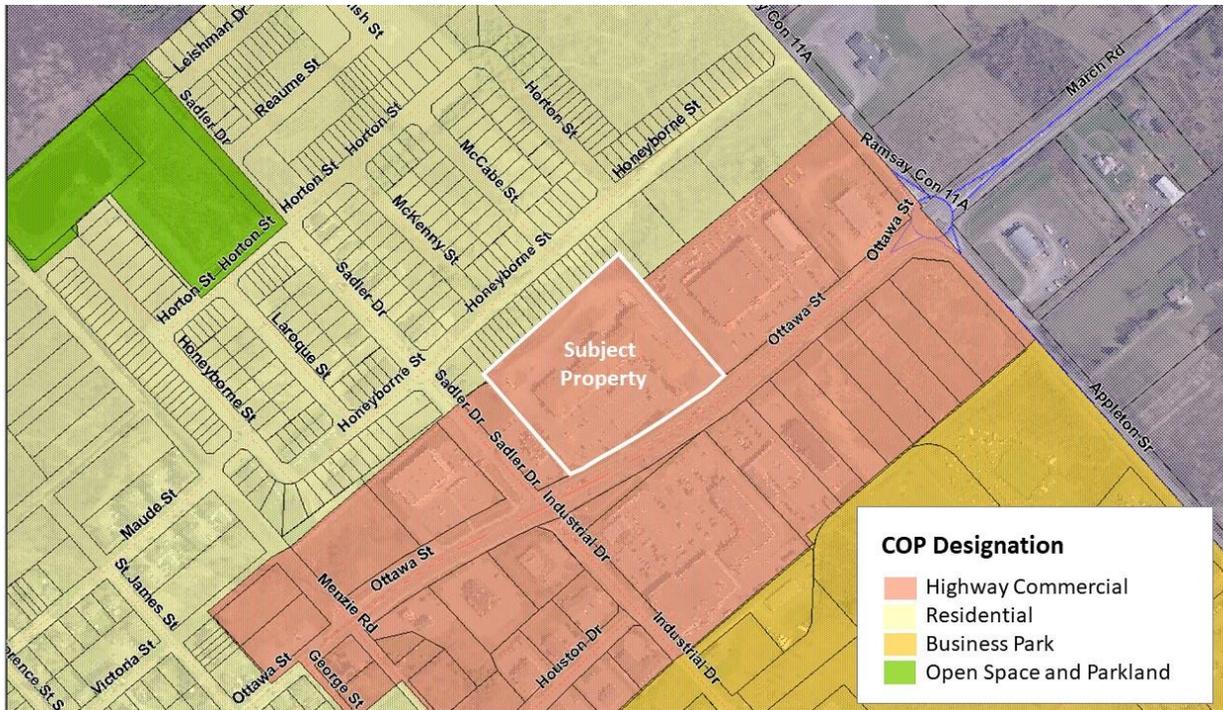
Schedule A of the SCOP designates Almonte as a Settlement Area. The Settlement Area policies include the accommodation of lands for a broad range of uses to meet current and future needs. The SCOP also calls for efficient development patterns that optimize the use of land, resources, infrastructure and public service facilities.

The County Official Plan states that the Official Plans of lower-tier municipalities should include policies that encourage mixed use development including residential, commercial, employment lands, parks and open space and institutional uses in their respective settlement areas.

COMMUNITY OFFICIAL PLAN (COP)

Schedule B of the Official Plan identifies the subject lands as “Highway Commercial”.

Figure 5 – Community Official Plan Designation



Generally, “Highway Commercial” areas contain uses that are largely automobile-oriented and serves uses dependent on high traffic volumes or are heavily transportation oriented (Policy 3.7.3 and 3.7.1). Highway Commercial areas also provide a gateway to urban communities within the Municipality and shall be used to define the edges of urban areas and rural areas (Policy 3.7.3.3). Gateway features such as design and landscaping related to tree/vegetative planting, sidewalks and boulevards, lighting, signage and advertising will be reviewed at time of Site Plan Control.

Where highway commercial areas abut residential areas, appropriate buffering and pedestrian linkages shall be established. The COP encourages pedestrian friendly design and connection between commercial development and residential neighbourhoods.

The application seeks a special policy area to permit mixed use highway commercial and medium to high density residential uses on the subject lands, and relief from the general maximum net density of “medium density development” of 35 units per ha (Policy 3.6.5). The proposed Amendment seeks a net site density of 50 units per ha.

Within the Highway Commercial designation, shopping centre commercial development is listed as a permitted use. The subject site is one of two shopping centre commercial developments in Mississippi Mills on Ottawa Street. Shopping centre commercial development is identified in Policy 3.7.3.4:

3.7.3.4 Shopping Centre Commercial Development

Shopping centre commercial development is defined as a group of retail, service commercial or other similar uses under separate ownerships which function as a unit within an enclosed building, with common parking and loading facilities and egress and

ingress under one ownership. Freestanding buildings shall be permitted on lands zoned for shopping centre commercial development provided they do not adversely affect access or traffic circulation within the shopping area.

Within the Highway Commercial and Shopping Centre Commercial Development policies, residential uses are not contemplated. As such, the applicant is seeking a site specific amendment to permit residential uses on the subject property. The Planning Rationale provided by the applicant acknowledges that the location and size of the parcel is favourable for highway commercial use and development, however, that the existing mall has maintained a high vacancy rate over the last 10 years following construction of the building. The applicant has additionally prepared a Retail and Residential Market Demand Study in favour of a mixed-use development on the subject lands to support the proposed redevelopment. The findings of the study concludes that there is an oversupply of commercial retail space in Almonte and that a mix of commercial, retail and residential uses are the highest and best use of the subject property. While the application proposes 124 units, the study determined 300 units would be supportable on the subject property.

The concept plan proposes to reduce commercial floor space from 5,128 m² to 2,500 m², resulting in a total reduction of 2,628 m². Two commercial buildings are proposed for the site set closer to the Ottawa Street frontage in order to provide additional lands in the rear for the proposed residential development and associated landscaping and parking areas. Residential development will consist of two apartment buildings with a maximum residential density of 50 units per net ha. The concept plan provided by the applicant demonstrates sufficient room for the proposed commercial and medium to high density residential uses while providing sufficient space to provide parking for the residential and commercial uses and buffering. The proposed redevelopment would maintain the Highway Commercial designation and permit the existing range of commercial uses.

COP policies for Growth and Settlement and Smart Growth instructs the Municipality should promote “*managed, co-ordinated and fiscally responsible growth*” (Policy 2.5.1):

2.5.1 Growth and Settlement Goals and Objectives

It is a goal of this Plan to:

Promote managed, co-ordinated and fiscally responsible growth, which represents an efficient use of land and is environmentally sustainable. Direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development.

The following objectives are designed to implement the goals:

2 Establish an urban density which promotes a sustainable and efficient use of the land.

3 Encourage a mix of residential, commercial and industrial uses which meet the needs of the community and increases local employment.

2.5.2 Smart Growth

This Plan embraces the concept of “Smart Growth”. For Mississippi Mills, “Smart Growth” means:

- ii. directing urban development towards existing communities with the majority of development being located in fully serviced, compact, efficient urban communities with a broad mix of land uses;*
- iii. diverse, balanced growth which is integrated into existing design with linkages between the new and the old, a focus on pedestrian travel, shopping, working, street layout, open spaces, mix of housing stock and support for existing institutional and commercial services; and,*
- iv. maintaining and enhancing distinctive, attractive communities with a strong sense of place through design.*

The proposal would maximize development of a parcel of land that is presently underutilized and underdeveloped. The addition of residential uses on the subject lands would complement the existing commercial uses compatible with Smart Growth principles for urban development and balanced growth for complete communities that are municipally serviced, efficiently use the land and result in a mix of land uses that facilitate individual and community needs.

The applicant has demonstrated available servicing capacity for the proposal and meets the above objectives for Growth and Settlement and Smart Growth.

The Residential Land Use objectives instruct that the Municipality should “*Promote and support development which provides for affordable, rental and/or increased density of housing types*”.

Range of housing provisions also encourage the adherence of a 70:30 housing tenure target (Policy 3.6.5). The proposed redevelopment assists in meeting the 30% rental housing stock.

Affordable Housing provisions of the COP describe that an “*adequate supply of affordable housing*” shall be encouraged and that “[t]he [Municipality] shall attempt to have 25% of all new residential construction affordable” based on a three-year average (Policy 3.6.3):

3.6.1 Residential Goals and Objective

It is a goal of this Plan to:

Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.

The following objectives are designed to implement the goals:

- 1. Promote and support development which provides for affordable, rental and/or increased density of housing types.*
- 4. Direct the majority of new residential development to areas where municipal sewer and water services are/will be available and which can support new development.*
- 5. Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design.*

The Plan also provides that the Municipality may leverage increased height and density provisions in order to achieve the affordable housing policies of this plan.

In accordance with the Provincial Policy Statements definition of “Affordable”, staff have analyzed the current market conditions for rental housing within the prescribed “regional market area” (Lanark County). A more comprehensive analysis of affordable housing compliance can be found in the Background Report for OPA 23 (dated: January 28, 2020)¹.

The PPS defines affordable rental housing as the lesser of the following:

- *Rent not exceeding 30% of the gross annual household income for low and moderate income² households:*
 - o The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$1,130 a month³.
- *Rent which is at or below the average market rent of a unit in the regional market area:*
 - o This is not a statistic which is reported by the Ministry, however staff reviewed the average market rents reported by Lanark County in their recent Housing Study. The Study only reported rental values by Settlement Area (ie Almonte Ward) and is not consistent with the assessment of the “regional market area” in accordance with the PPS. The reported findings are included in the table below:

Figure 4 - Average Market Rent by Bedroom Size* (Housing Study, 2018, Lanark County)

<i>Almonte</i>	<i>Room</i>	<i>Bachelor</i>	<i>1 Bdrm</i>	<i>2 Bdrm</i>	<i>3 Bdrm</i>
<i>AMR</i>	\$575	\$624	\$709	\$951	\$1,190
<i>Annual Household Income to Afford Rent</i>	\$23,000	\$24,960	\$28,360	\$38,040	\$47,560

For the purposes of this report, affordable rental housing is determined to be a three-bedroom dwelling rented for less than \$1,190.00/month.

In a review of new construction units in the past three (3) years in the Municipality a notable 13.6% of units (69 units total) were constructed as rental accommodation, of which only 17.4% were considered to be affordable (12 units total). These 12 units were all constructed and managed by Carebridge Community Support.

The applicant has indicated that the proposed residential units will be rented at market rates.

Affordable Housing can be generated through the establishment of a diverse housing base at mixed densities and housing types. Generally, dwelling units offered at a

¹ https://www.mississippimills.ca/uploads/12/Doc_637158247506862328.pdf

² “in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.” PPS Definition

³ Based on 2016 Statistics Canada data.

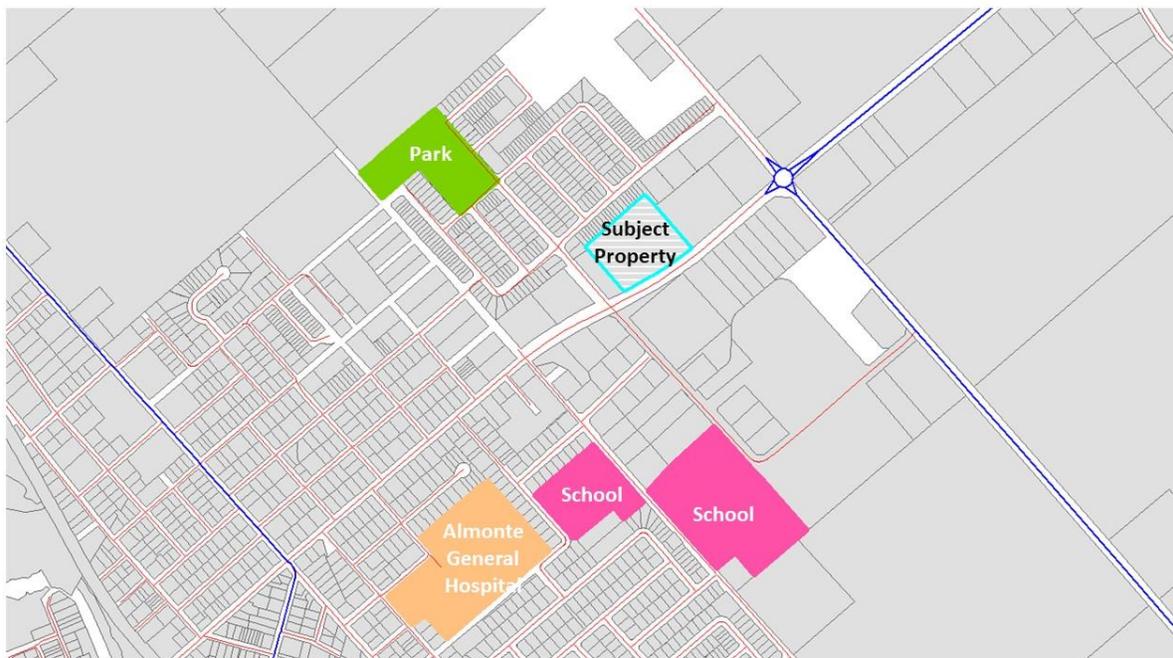
medium or high density can be offered at a more affordable price point as the cost to develop the land is less than lower density forms of development.

Medium density development proposal must also demonstrate compliance with the following criteria (Policy 3.6.5):

3.6.5 (i) Proximity to shopping, parkland, health care, education and other community amenities;

The proposed redevelopment would locate medium to high density residential uses on a mixed use property. Given its location on Ottawa Street, proximity to shopping amenities are available on site and within walking distance. The site is also serviced by two local schools on Patterson Street ($\pm 500\text{m}$), parkland access in the abutting Mill Run Subdivision accessible through an existing pathway ($\pm 238\text{m}$) and local hospital ($\pm 420\text{m}$).

Figure 5: Proximity to Services



3.6.5 (ii) compatibility with existing land uses in the immediate area and the historical character of existing buildings;

The subject lands are located in a commercial corridor. Adjacent commercial uses and residential uses represent relatively newer construction. The subject lands are outside of the Heritage Conservation District and there is no historical character to the existing commercial or residential dwellings in the surrounding area. As the proposed redevelopment would maintain commercial frontage along Ottawa Street in addition to new residential uses at the rear of the property, the proposal is compatible with adjacent land uses. Appropriate buffering and landscaping between commercial and residential uses on site will be reviewed at time of Site Plan Control.

3.6.5 (iii) *designed with a maximum of three (3) stories and where possible, a building profile which conforms visually with the surrounding residential structures;*

While the proposed apartment buildings would exceed the maximum three-storey requirement for medium density residential, the proposed apartment buildings would maintain sufficient setbacks and buffering to reduce the impact on adjacent residential uses. The proposed zoning by-law amendment would require a minimum setback of 26m from the apartment buildings to the rear yard lot line. The applicant has submitted a shadow study (Attachment C) to demonstrate minimal impacts of a four storey building on adjacent residential uses and a building height comparison demonstrating that the four storey height is consistent with adjacent building heights as the grade rises significantly on the lands north of the subject property (Attachment B). The proposed four storey building would exceed the maximum building height of 14m in the C4 Zone and low-rise apartment dwelling provision in the R4 zone of 11m, for a total building height of 15m, constituting a relief of 1m and 4m respectively.

3.6.5 (iv) *availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;*

The site will have direct vehicular access from Ottawa Street, a four-lane arterial corridor. The applicant has submitted a Transportation Impact Study which concludes that the additional traffic from the proposed density can be supported on Ottawa Street.

Parking areas have been proposed for the commercial and residential uses. Commercial parking will be located in front of the commercial building, while residential parking is proposed to be located along the boundaries of the property and between the two uses. Sufficient area is expected to be available for the required parking spaces.

3.6.5 (v) *necessary buffering from abutting uses;*

The apartment buildings may potentially have the most significant impact on the dwellings located immediately north of the subject property. The proposed Official Plan Amendment and Zoning By-law Amendment would establish a 26m rear yard setback and 60m front yard setback to ensure sufficient separation and buffering space between the proposed commercial and residential use on the subject property and between the proposed apartment buildings and immediately adjacent residential uses.

3.6.5 (vi) *suitable landscaping, lot grading, drainage and on-site amenities; and,*

Landscaping, lot grading, drainage and on-site amenities to be addressed at time of Site Plan Control. Preliminary landscaping in the concept plan demonstrates compliance with minimum requirements for landscaping.

3.6.5 (vii) *the availability of full municipal services to accommodate the proposed density of development.*

The site is presently serviced by municipal water and sewage services. Future development on the subject property will be required to be on municipal servicing. The applicant has demonstrated sufficient capacity to service the proposed density.

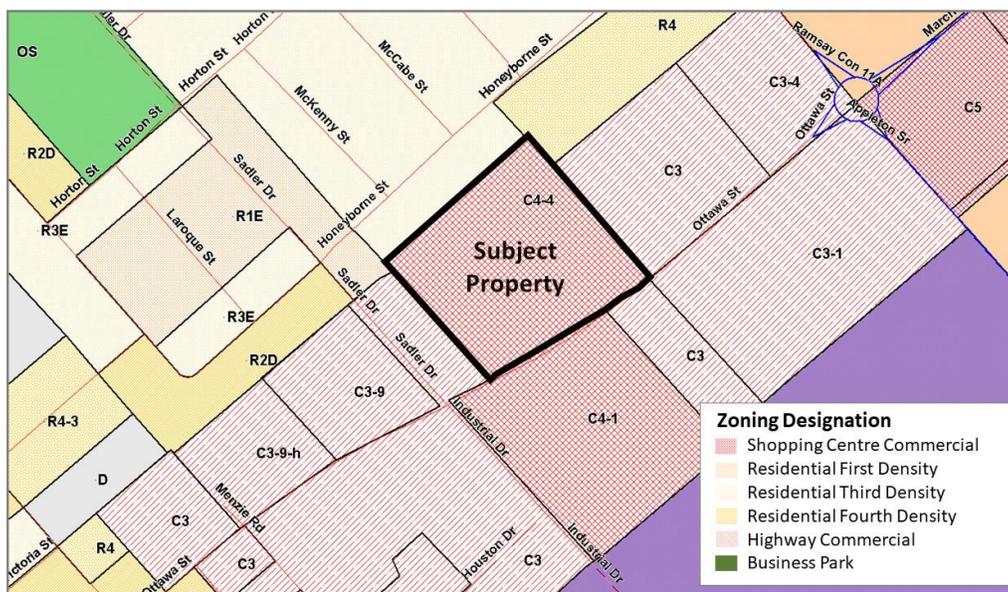
ZONING BY-LAW #11-83

The subject property is presently zoned “Shopping Centre Commercial – Special Exception 4 (C4-4)” by the Municipality of Mississippi Mills Zoning Bylaw 11-83. The Shopping Centre Commercial Zone permits a shopping centre and accessory buildings and uses. Residential uses are not permitted within the C4 Zone. Specifically, the Special Exception 4 (C4-4) provision identifies site specific setback and parking requirements with provisions relating to the gross floor area, retail pads, interior commercial units, walkways, accessory storage and office space.

The proposed zoning by-law amendment seeks to rezone the property to “Shopping Centre Commercial – Special Exception (C4-x)” to permit the following residential uses in addition to existing shopping centre commercial uses:

- *apartment building-mid rise, in accordance with the R4 zone, ancillary to established commercial uses*
- *dwelling unit or units in the form of apartments in the upper storeys of a non-residential building*

Figure 6 – Zoning By-law #11-83



The following table represents the proposed developments adherence to the prescribed zone provisions:

Figure 11 – C4 Zone Provisions (Commercial Building)

Provisions	Shopping Centre Commercial Zone	Proposed Development
Lot Area, Minimum (m2)	1000	24,000
Lot Frontage, Minimum (m)	30	170
Front Yard, Minimum (m)	7.52 (Note A)	TBD (Commercial)
Rear Yard, Minimum (m)	6 (Note B)	26
Side Yard, Minimum (m)	3	TBD
Maximum Height (m)	14	15
Landscaped Open Space, Min.	10	44 (Residential)

(%)	29 (Commercial)
-----	-----------------

Note A: Site specific setback requirement as per C4-4 Zone provisions

Note B: The minimum rear yard setback of the C4 Zone is 3m, however 6m is required where the rear yard abuts a residential zone

Figure 12 – Zone Provisions of the Residential Fourth Density Zone (Apartment Building)

Provisions	Dwelling, Apartment (low-rise)	Proposed Development
Lot Area, Minimum (m2)	600	24,000
Lot Frontage, Minimum (m)	30	170
Front Yard, Minimum (m)	5	60
Rear Yard, Minimum (m)	7.5	26
Side Yard, Minimum (m)	6	26
Exterior Side Yard, Minimum (m)	6	Not applicable
Maximum Height (m)	11	15
Lot Coverage, Maximum (%)	45	12.5 (Residential only)
Courts	(c)	Not applicable
Privacy Yards	6m setback from ground floor units to parking areas or driveways	TBD
Equipped Children’s Play Area	(e)	Not applicable

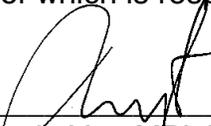
The R4 zone provisions also prescribe a maximum net density of 35 units per hectare whereas a density of 50 units per net hectare are proposed (Section 15.2A(a)).

SUMMARY

Having reviewed and assessed the proposed Zoning Amendment application, Staff are satisfied that the proposal complies with the provisions of the Provincial Policy Statement 2020, conforms to the policies of the Community Official Plan and satisfies the applicable sections of the Municipality’s Comprehensive Zoning By-law #11-83.

As there are no outstanding or unaddressed comments and concerns raised by members of the public, Staff are satisfied that the proposal will not result in negative impacts within the local community.

All of which is respectfully submitted,



 Maggie Yet, MPLAN BA
 Planner 1

 Ken Kelly
 Chief Administrative Officer

Attachments:

Attachment A – Concept Plan

Attachment B – Cross Section

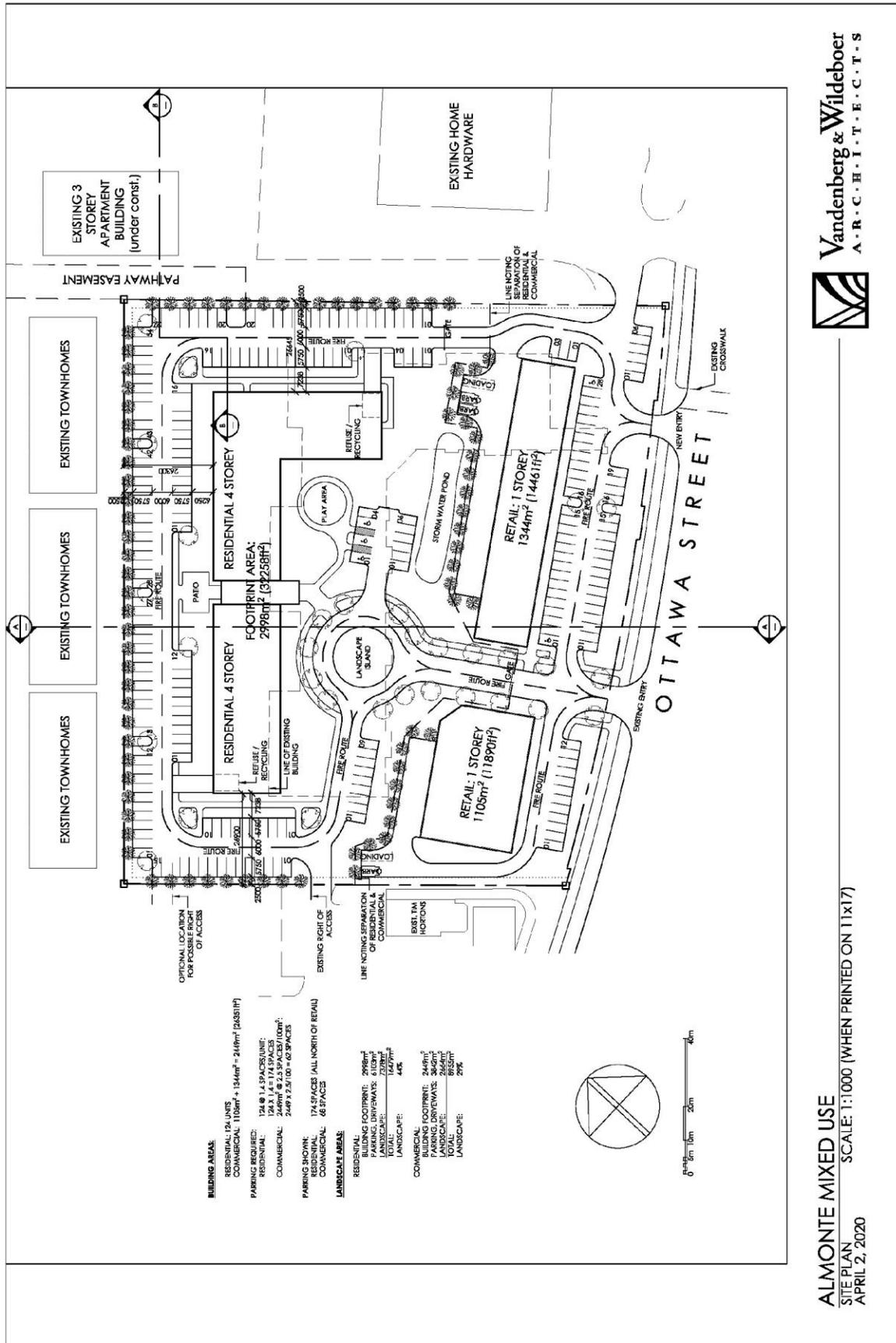
Attachment C – Shadow Study

Attachment D – Perspective Drawings

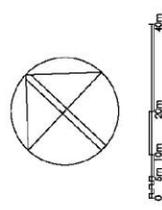
Attachment E – Proposed Amendments

Attachment F – Public Comments

Attachment A – Concept Plan (Provided by Applicant)

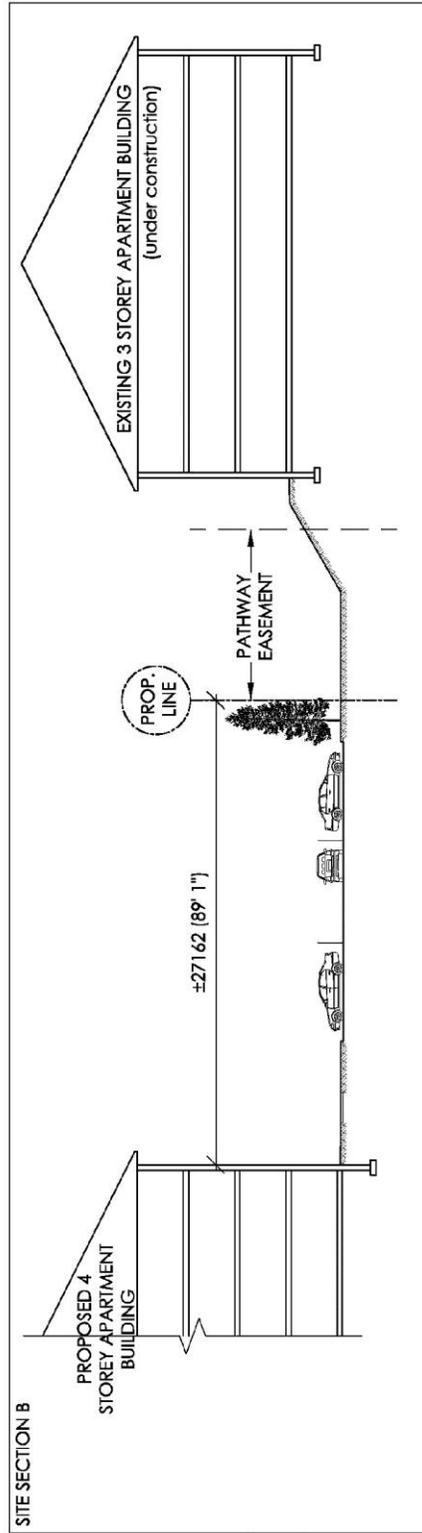
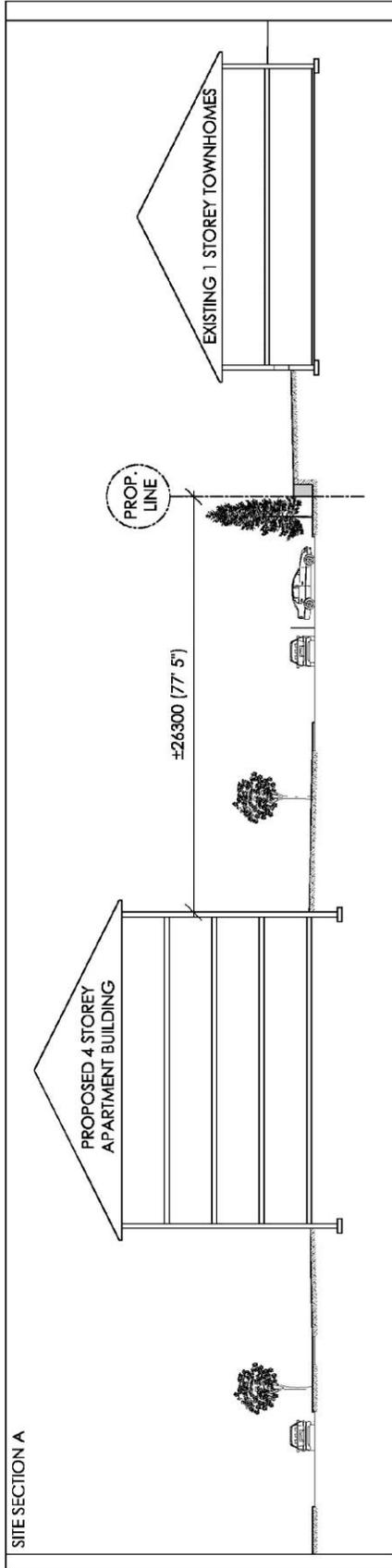


BUILDING AREA:
 RESIDENTIAL: 124 @ 1.4 SPACES/UNIT = 174 SPACES
 COMMERCIAL: 110m² = 134m² = 246m² (26351ft²)
PARKING REQUIRED:
 RESIDENTIAL: 124 @ 1.4 SPACES/UNIT = 174 SPACES
 COMMERCIAL: 246 @ 2.5:1.001 = 62 SPACES
PARKING PROVIDED:
 RESIDENTIAL: 174 SPACES (ALL NORTH OF RETAIL)
 COMMERCIAL: 48 SPACES
LANDSCAPE AREAS:
 RESIDENTIAL BUILDING FOOTPRINT: 2998m²
 PARKING DRIVEWAYS: 6183m²
 LANDSCAPE: 7239m²
 TOTAL: 16420m²
 LANDSCAPE: 44%
 COMMERCIAL BUILDING FOOTPRINT: 2447m²
 PARKING DRIVEWAYS: 3247m²
 LANDSCAPE: 6555m²
 TOTAL: 12250m²
 LANDSCAPE: 29%



ALMONTE MIXED USE
 SITE PLAN
 SCALE: 1:1000 (WHEN PRINTED ON 11x17)
 APRIL 2, 2020

Attachment B – Cross Section



ALMONTE MIXED USE
SITE SECTIONS SCALE: 1:250 (WHEN PRINTED ON 11x17)
JANUARY 22, 2020

Attachment C – Shadow Study



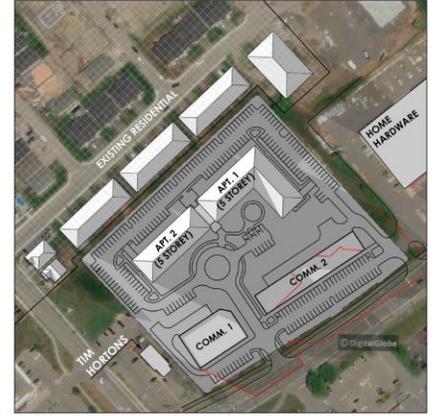
JUNE 21 - 12PM



RED LINE INDICATES EXTENT OF 4-STOREY SHADOW



JUNE 21 - 4PM



JUNE 21 - 8PM



430 OTTAWA ST. ALMONTE - ELM DEVELOPMENTS SOLAR STUDY - SUMMER SOLSTICE



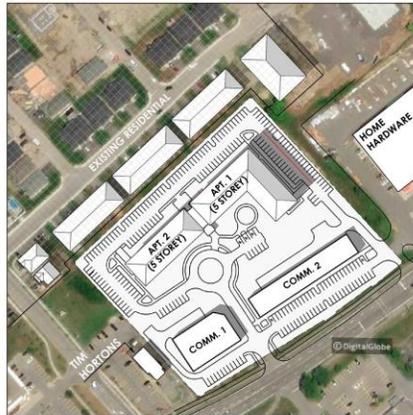
Vandenberg & Wildeboer
A · R · C · H · I · T · E · C · T · S



SEPTEMBER 21 - 12PM



RED LINE INDICATES EXTENT OF 4-STOREY SHADOW



SEPTEMBER 21 - 3PM



SEPTEMBER 21 - 6PM



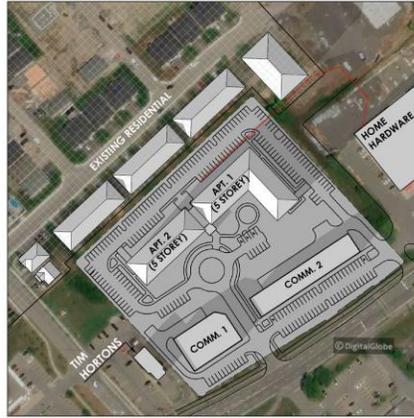
430 OTTAWA ST. ALMONTE - ELM DEVELOPMENTS SOLAR STUDY - EQUINOX



Vandenberg & Wildeboer
A · R · C · H · I · T · E · C · T · S



DECEMBER 21 - 12PM



DECEMBER 21 - 3PM



RED LINE INDICATES EXTENT OF 4-STOrey SHADOW

430 OTTAWA ST. ALMONTE - ELM DEVELOPMENTS
SOLAR STUDY - WINTER SOLSTICE



Vandenberg & Wildeboer
A · R · C · H · I · T · E · C · T · S

Attachment D Perspective Drawings

Front Perspective



Rear Perspective

Proposed view



Existing views

Attachment E Proposed Amendments

Official Plan Amendment

3.7.3.5 Special Site-Specific Policy for Highway Commercial (430 Ottawa Street)

On lands described as Part Lot 16, Concession 10, geographic Township of Ramsay (430 Ottawa Street), the following provisions shall apply:

1. Medium to high density residential development shall be permitted as an additional use and shall be developed in accordance with the following:
 1. A maximum residential density of 50 units per net hectare is permitted. For the purpose of this policy, residential density shall be interpreted to apply to the entirety of the property.
 2. Residential development may include apartment buildings and residential uses in the upper storeys of non-residential use buildings.
 3. Standalone residential buildings shall be located to the rear of commercial buildings facing Ottawa Street.
 4. Residential building height shall be limited to a maximum of 4 storeys for apartment buildings.

Zoning By-law Amendment

“Notwithstanding the ‘C4’ zoning, on lands delineated as ‘C4-4’ the following additional provisions shall apply:

- 1) The following residential uses are permitted as additional uses:
 - apartment building-mid rise, in accordance with the R4 zone
 - dwelling unit or units in the form of apartments in the upper storeys of a non-residential building
- 2) The following provisions shall apply to residential uses:

a) Maximum Height (m)	15m
b) Maximum Density	50 units per net hectare
c) Minimum Setback from Ottawa Street (m)	60m

Notwithstanding the provisions of subsection 2(c) above, the minimum required setback from Ottawa Street shall not apply to a dwelling unit located in the upper storeys of a non-residential building.

Notwithstanding the provisions of subsection 16.2, the minimum required rear yard associated with an apartment building shall be 26m.