

# **THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

## **STAFF REPORT**

**DATE:** March 25, 2021

**TO:** Committee of the Whole

**FROM:** Maggie Yet, Planner 1

**SUBJECT:** **Site Plan Control – Block 70, Riverfront Estates Subdivision  
Concession 10, Part Lot 14, Plan 27M-88, Block 70  
Almonte Ward, Municipality of Mississippi Mills  
PIN 05297-0507**

**KNOWN AS:** Block 70 in Riverfront Estates

**OWNER:** 2796989 Ontario Inc.

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### **RECOMMENDATION**

**THAT Committee of the Whole recommend that Council approve the site plans for the property described legally as Concession 10, Part Lot 14, Plan 27M-88, Block 70, Almonte Ward, Municipality of Mississippi Mills (PIN 05297-0507);**

**AND THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the proposed works.**

### **BACKGROUND**

The applicant has filed for a Site Plan Control application for the construction of a three-storey apartment dwelling with 42 dwelling units. The proposed construction is subject to the development provisions of the “Residential Fourth Density – Special Exception 16” (R4-16) Zone which permits development within the R4 Zone with the following special exceptions:

- Maximum of one dwelling unit per 111m<sup>2</sup> of lot area;
- Minimum setback of 4.80m between habitable room windows and parking spaces;
- A minimum of 1.0m fence;
- No berm shall be required on the south property line of the site; and
- A privacy yard shall have a minimum depth of 4.30m.

### **LOCATION AND DESCRIPTION OF SUBJECT LANDS**

The subject lands are located on Johanna Street in Almonte Ward in the Riverfront Estates Subdivision. The subject lands represent an area of approximately 0.46 ha with

frontage of 89m on Johanna Street and 51.2m on Spring Street. The apartment is part of the build out of Phase 5 of the Riverfront Estates Subdivision.

The lands are generally surrounded by residential uses and abut an active agricultural operation to the south of the site which is owned by Houchaimi Holdings and rented for agricultural purposes. The property is immediately to the north of the Almonte Settlement Boundary.

The location of the subject lands is depicted in the following aerial photo:

**Figure 1. – Aerial Photo of Property (2019)**



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

The subject lands are designated “Residential” in the Community Official Plan, which aims to direct development to provide for a broad range of housing options in terms of housing types and rental opportunities. The goal of the residential land use policies is to “promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community” (Policy 3.6.1). The proposed development would meet the following objectives of Policy 3.6.1:

### ***Objectives***

- 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.*

The development is part of an approved plan of subdivision composed of a mix of low and medium density housing options, including single, semi-detached, townhouse and apartment dwelling unit types. The apartment dwelling would substantially increase the density of the area and provide additional rental options within the Municipality. The apartment units will be rented at market rates.

The lands were subject to an Official Plan Amendment No. 23 (OPA 23) for a site-specific amendment to recognize an increased net density on the proposed site to permit the development of a three-storey, 42-unit apartment dwelling on the subject lands. The amendment was adopted by Council by By-law No. 20-026 on April 7<sup>th</sup>, 2020. The amendment permits a maximum site density of **91 units per ha**.

The development additionally will contribute to the Municipality's overall affordable housing supply. 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 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.

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

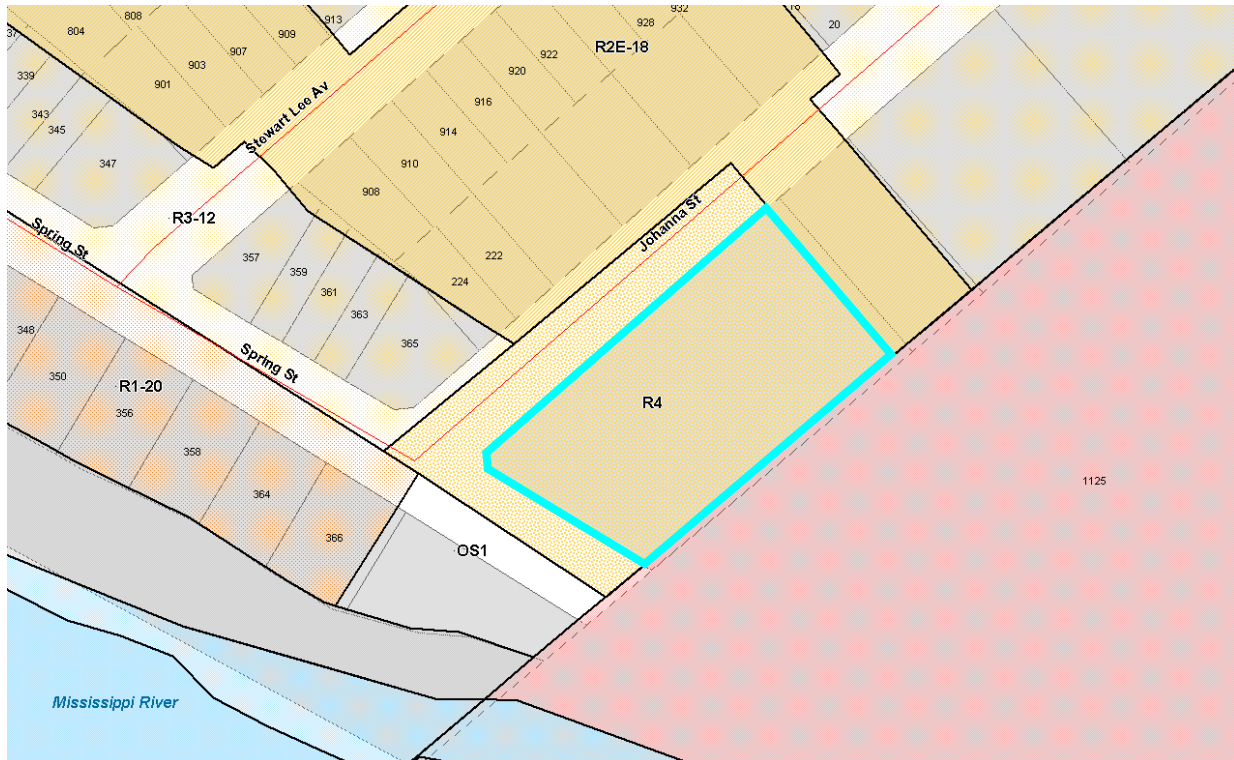
The subject property is zoned "Residential Fourth Density – Special Exception 15 (R4-16)" within the Municipality's Zoning By-law #11-83. The R4 Zone permits medium density residential dwelling types including townhouses and low-rise apartment dwellings and related accessory uses. The following table outlines the development standards of the R4 Zone and the specifications of the proposed development.

<b>Provisions</b>	<b>Dwelling, Apartment (low-rise)</b>	<b>Proposed Development</b>
Lot Area, Minimum (m <sup>2</sup> )	600	4,689
Lot Frontage, Minimum (m)	30	50.968
Front Yard, Minimum (m)	5	5
Rear Yard, Minimum (m)	7.5	7.5
Side Yard, Minimum (m)	6	6
Exterior Side Yard Setback, Minimum (m)	6	6
Maximum Height (m)	11	10.95
Lot Coverage, Maximum (%)	45	29.7
Courts	(c)	Not applicable
Privacy Yards	6m setback from ground floor units to parking areas or driveways	4.3m*
Equipped Children's Play Area	(e)	Not applicable

\* The applicant has obtained the following relief through a Zoning By-law Amendment:

- Maximum of one dwelling unit per 111m<sup>2</sup> of lot area;
- Minimum setback of 4.80m between habitable room windows and parking spaces;
- A minimum of 1.0m fence;
- No berm shall be required on the south property line of the site; and
- A privacy yard shall have a minimum depth of 4.30m.

**Figure 2. – Zoning By-law #11-83**



## **REVIEW**

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

### **INTERNAL CIRCULATION:**

**CAO:** No comments received.

**Chief Building Official:** No comments received.

**Acting Director of Roads and Public Works:** No further comments.

**Fire Chief:** No comments received.

**Recreation Coordinator:** No comments received.

### **EXTERNAL CIRCULATION**

No comments from external agencies were received as part of the circulation of this application.

### ***Parking***

The Zoning By-law requires 1.2 parking spaces per dwelling unit and 0.2 spaces per dwelling unit for visitor parking. The total required spaces is therefore 50.4 resident parking spaces and 8.4 visitor parking spaces for a total of 58.8 parking spaces, rounded up to 59 spaces. The proposal includes a total of 60 parking spaces which meets the minimum parking requirements of the Zoning By-law.

18 parking spaces will be provided in a parking lot located along the Johanna Street and the remaining parking spaces located underground in the lower level parking area.

A bike rack is also available with space for 5 to 7 bikes on the site adjacent of the exterior parking lot.

Vehicular access to the site is located on Johanna Street.

### ***Servicing and Grading***

The proposed apartment dwelling is to be serviced by municipal water and sewer as part of the build out of Phase 5 of the subdivision development. The municipal servicing and infrastructure demands are not anticipated to change as a result of the application and demand needs have been evaluated through a Servicing Report and Traffic Impact Study. The applicant has satisfied all requests for revisions from the Acting Director of Roads and Public Works relating to the servicing and grading for the proposal.

### ***Landscaping***

The existing property is presently vacant and has undergone site preparation for the development. The proposed development will maintain a landscaped area of 48.6% (2,268m<sup>2</sup>) and building coverage maximum of 30.4% (1,420m<sup>2</sup>). A 1.8m wood fence is to be installed between the apartment site and the abutting property on Johanna Street and a 1.8m chain link fence at the rear property line abutting the agricultural lands to the south. Trees on the property are required as per the Municipality's Guidelines for Tree Conservation and Planting.

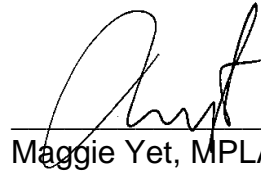
### ***Building Configuration***

Elevation drawings depict a three-storey apartment building. The third floor is setback from the second to accommodate balconies which wrap around the exterior. The setback of the top floor also contributes to minimizing the overall massing of the structure and human-scale design compatible with the surrounding residential context. Each unit has access to a private balcony for amenity space.

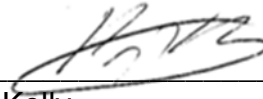
### **CONCLUSION**

The proposed site plan satisfied the provisions of the Zoning By-law and is consistent with the relevant planning policies of the Community Official Plan. Therefore, Staff recommends the approval of the application for the proposed apartment dwelling subject to the execution of the Site Plan Agreement.

Respectfully submitted,



Maggie Yet, MPLAN BA  
Planner 1



Ken Kelly  
Chief Administrative Officer

**Attachments:**

1. Site Plan
2. Renderings
3. Floor Plans and Exterior Elevations
4. Landscape Plan