

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: February 1, 2022

TO: Committee of the Whole

FROM: Melanie Knight, Senior Planner

SUBJECT: Site Plan Control – (D11-73-21)
Part of Lot 19A, Shipman Survey, Part of Lot 8 (Little Bridge Street)
Colin King Survey and Parts of Lots A and B, All of Lots C & D and
all of the lane (18 feet wide) (McIntosh Section) (As closed by By-
law 09-58, Inst. LC90028) Registered Plan 6262, Town of
Mississippi Mills
Almonte Ward, Municipality of Mississippi Mills
Municipally known as 65 Mill Street, 73 and 75 Little Bridge Street

OWNER: 73 Little Bridge Inc.

APPLICANT: Nelligan O'Brien Payne LLP (Debbie Bellinger)

RECOMMENDATION:

THAT Committee of the Whole recommend that Council approve the Site Plan Control application (D11-73-21) for the properties described legally in this report and municipally known as 65 Mill Street, 73 and 75 Little Bridge including cash-in-lieu request for one (1) parking space; and

THAT the Mayor and Clerk be authorized to enter into a Site Plan Control Agreement for the development as detailed in Documents 1 and 2.

BACKGROUND:

The applicant has filed an application for Site Plan Control on behalf of 73 Little Bridge Inc. for the proposed development which includes adding 73 and 75 Little Bridge Street properties and the area identified in Figure 1 as a lot addition from 83 Mill Street, under Site Plan Control.

65 Mill Street is currently under Site Plan Control. In 2017, Site Plan Control approval was granted for the change of use at 65 Mill Street to construct new residential units. The applicant is now proposing to (structurally) combine all three buildings under one ownership and add one (1) additional residential unit. There are no changes proposed to number of existing commercial units in the buildings. In order to combine all of the

properties (65 Mill Street, 73 and 75 Little Bridge Street) under one Site Plan Control agreement, a Major Site Plan Control application is required. There are no proposed additions to the properties which would change the building footprints. As described in the applicant's summary, there are some interior renovations to the residential units as well as proposed exterior extensions of the second floor.

Figure 1 shows an aerial photo with property parcels overlaid. The red outlined properties are the additional properties (73 and 75 Little Bridge Street) to be added under Site Plan Control. The outlined blue property is 65 Mill Street, which is already subject to Site Plan Control through an application and approval in 2016/2017 (D11-73-16).

Figure 1 – Location and Context Map



RELATED PLANNING APPLICATIONS

The applicant has also filed a request for Exemption from Draft Plan of Condominium Approval to the County, on behalf of 73 Little Bridge Inc. in order to convert the existing

six (6) commercial units and 11 residential units (17 units total) to condominium title as well as modifications to the existing building to create additional floor area on the third floor. At its meeting on January 11, 2022, the Committee of the Whole recommended that Mississippi Mills Council passed a recommendation at its meeting on January 25, 2022, in support of the request for exemption. The request for Exemption from Draft Approval of Condominium is anticipated to be heard at the County in February.

The applicant has also applied to Lanark County for a consent application to the County for a lot addition of 80.2 m² (including right-of-way easements), which was heard by Land Division Committee this month (File B21/177). Land Division Committee conditionally approved the application this month subject to a number of conditions.

As previously mentioned, the property at 65 Mill Street is already subject to Site Plan Control. It is noted that the previous Site Plan Control approval also included approval for cash-in-lieu of parking for a total of five (5) parking spaces. At the time of approval, a deferral of this payment was granted via the Site Plan Control agreement as the applicant had indicated that there was further development to take place in the near future that would provide the required five (5) parking spaces.

Staff have confirmed with the municipality's records that there is an outstanding payment for required parking spaces for the associated change in use within the building at 65 Mill Street (D11-73-16). As part of that Site Plan approval, Council also approved a deferral of the payment as the applicant's intention was to provide those required as part of Phase 2 of the development. Phase 2 of the development is this Site Plan Control application. By adding all three properties under one Site Plan Control application and subsequent Site Plan agreement as a complete development with the existing six (6) commercial units and 11 residential units, the parking requirements for the development are satisfied, save and except one (1) parking space. Further analysis on the required parking is contained in the Zoning By-law section of this report.

LOCATION AND DESCRIPTION OF SUBJECT LANDS:

The subject lands are located on the north side of Mill Street and Little Bridge Street in Almonte. The lands to be enlarged are approximately 625 m² and currently contains a mixed-use building. The subject lands are in the core of Almonte and are generally surrounded by a mix of village-commercial and residential land uses.

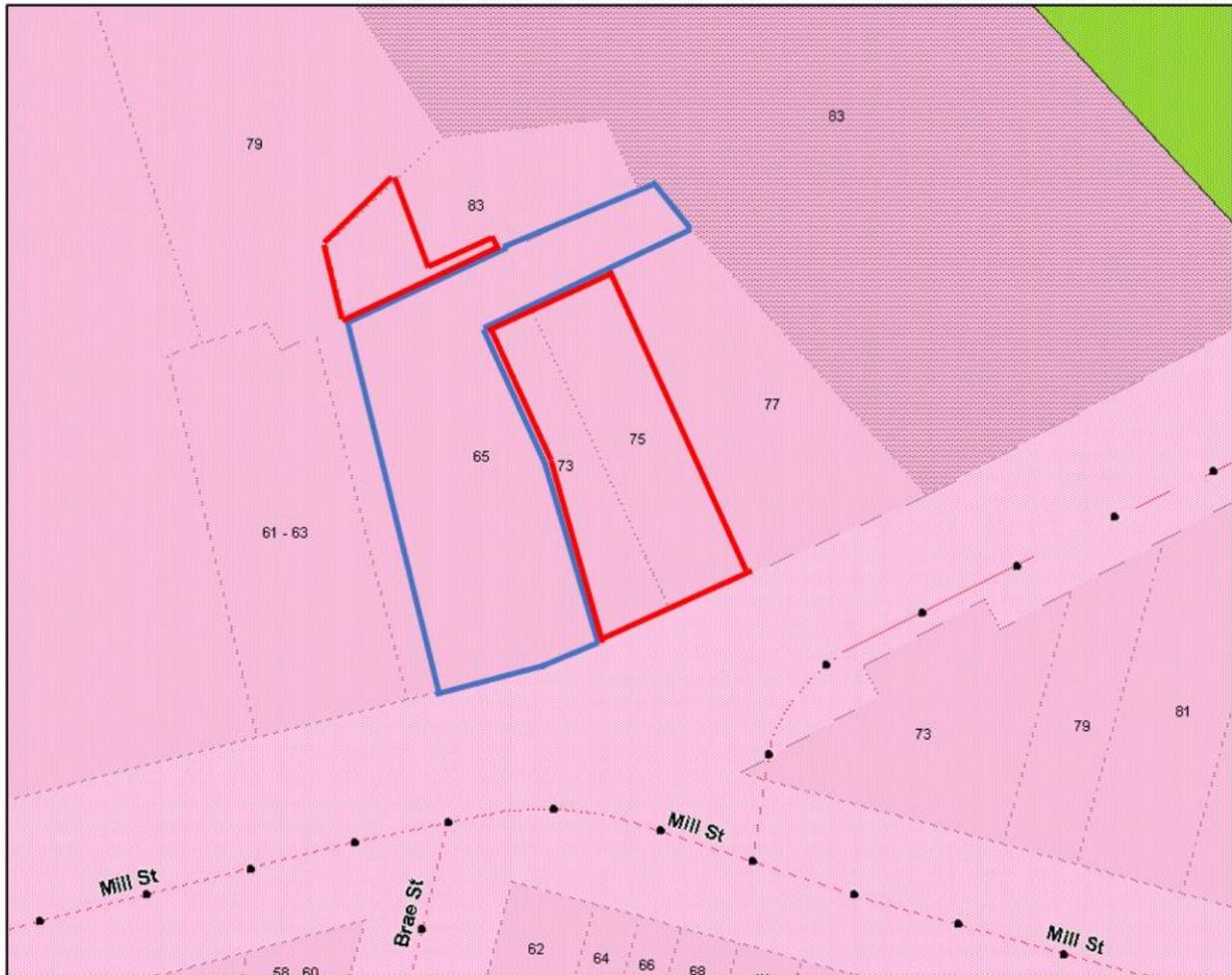
The location of the subject lands is depicted in the aerial photo in Figure 1. As previously mentioned above, the red outlined properties are the additional properties to be added under Site Plan Control. The outlined blue property is 65 Mill Street, which is already subject to Site Plan Control through an application and approval in 2016/2017 (D11-73-16).

COMMUNITY OFFICIAL PLAN (COP)

Downtown Commercial Policies

The subject lands are designated “Downtown Commercial” in the Community Official Plan. The intent of the Downtown Commercial designation is to provide the opportunity for a range of commercial, residential and institutional uses.

Figure 2 – Schedule B (Almonte Ward)



The Downtown Commercial designation permits the following uses, per section 3.7.2.1 of the COP:

- a wide variety of retail, office, service, administrative, cultural, institutional, medical and entertainment uses
- residential uses, in the form of apartments above or behind the principal commercial use of the building, and providing that residential uses on the ground floor do not exceed 50% of the total gross floor area of the ground floor.

The policies of the Downtown Commercial designation include ensuring that parking and loading facilities are supplied appropriately and are generally located at the rear of buildings, where possible. The Official Plan also recognizes that required parking can be provided on-site or cash-in-lieu of parking may be considered. The Official Plan encourages infilling and intensification in order to create and maintain a compact downtown core.

Downtown Commercial Parking Policies and Cash-in-lieu of Parking

The Community Official Plan recognizes that downtown parking is an important resource in the Downtown Commercial area; however, the policies also recognize that in the compact downtown area, providing the required parking may be a limitation to development or redevelopment.

Section 3.7.2.4 of the Official Plan considers the payment of cash-in-lieu of parking as an effective mechanism for encouraging a compact, efficient and viable downtown core. In this case, the applicant is requesting relief of one (1) parking space via the cash-in-lieu of parking process to facilitate the proposed development.

It is staff's opinion that the proposed development and request for cash-in-lieu of parking for one (1) parking space meets the general intent and applicable policies of the Downtown Commercial policies of the Community Official Plan.

COMPREHENSIVE ZONING BY-LAW #11-83

The properties are zoned Downtown Commercial (C2) in the Zoning By-law. The purpose of the C2 zone is to accommodate a broad range of uses including commercial, residential and institutional uses including mixed-use buildings and to foster a compact, mixed-use pedestrian-oriented area which is supportive of the architectural heritage. In recognition of the compact, mixed-use form of a downtown core, the C2 zoning provisions are very flexible requiring few side, rear and front yard setbacks.

The property is also within the Almonte Heritage Conservation District and all three properties (65 Mill Street, 73 and 75 Little Bridge Street) are identified as 'Strongly Contributing' to the district.

Regarding parking, the Zoning By-law requires 0.5 spaces per dwelling unit which is contained in the same building with other uses. The resulting requirement is six (6) parking spaces for the residential units. As previously noted, the applicant is able to provide five (5) of the six (6) required parking spaces for the residential units and has requested cash-in-lieu of the deficient one (1) parking space. There are a total of six (6) commercial units across the three subject properties, which all enjoy a legal non-complying status to not provide on-site parking because all of the commercial units pre-date the parking requirements in the Zoning By-law. This legal non-complying status is documented in the previous Site Plan Control application as well as previous property compliance reports prepared by the Planning Department.

The proposed Site Plan Control application meets the zoning provisions in the Zoning By-law as it pertains to the uses on the site and as it pertains to parking (cash-in-lieu of parking).

CIRCULATION COMMENTS

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.

A/Director of Roads and Public Works:

There is a private fire hydrant on site with existing easements to the municipality allowing for access and maintenance.

Fire Chief:

There is a private fire hydrant on site. The existing arrangement should be confirmed with Public Works with respect to maintenance and obligations of the private hydrant providing fire protection to other structures.

Recreation Coordinator:

No concerns or objections.

EXTERNAL CIRCULATION

Ministry of Northern Development, Mines, Natural Resources and Forestry:

MNDM has no concerns regarding the Site Plan Control application at this site.

Mississippi Valley Conservation Authority: A cursory review of the above noted application revealed no issues with regard to Mississippi Valley Conservation Authority's plan input and review program. We have therefore screened this application out of our formal review process.

Enbridge: Enbridge Gas Inc. does not object to the proposed application however, we reserve the right to amend our development conditions.

DISCUSSION

Parking

The Site Plan Control application also includes a request for cash-in-lieu of parking for one (1) parking space. Based on the policies of the Official Plan and that the proposed development is adding one residential unit to the property, staff are of the opinion that this request is appropriate at this time.

A special condition is recommended regarding the payment of this requested cash-in-lieu of parking for one (1) space (\$3000) be required prior to the registration of the Site Plan Control agreement and issuance of any building permits.

Servicing

As previously mentioned, there is a private fire hydrant located behind the existing building at 75 Mill Street (located in the parking area at the rear of the property located at 83 Mill Street).

There is an existing easement in favour of the municipality for the private fire hydrant to access, maintain, repair and if necessary, replace which was established in 2009.

CONCLUSION

The proposed Site Plan satisfies the provisions of the Zoning By-law and is consistent with relevant planning policies of the Community Official Plan.

Therefore, Staff recommends the approval of the Site Plan Control application and the cash-in-lieu of parking space for one (1) space, subject to the execution and registration of the Site Plan Control Agreement.

Respectfully submitted by,

Reviewed by:



Melanie Knight
Senior Planner

Ken Kelly
CAO

ATTACHMENTS:

- Document 1 – Site Plan
- Document 2 – Conditions of Approval

Document 2 – Special Conditions of Approval

In addition to the Standard Conditions, the following condition is recommended:

1. The Owner agrees to pay for cash-in-lieu of parking of one (1) required off-street parking space in the amount of three thousand dollars (\$3,000.00) prior to the registration of this agreement and issuance of any building permits, to the satisfaction of the Planning Department.