



STAFF REPORT

Meeting Date: May 8, 2023

Title: 175 Cecil Avenue, Zoning-By-law Amendment

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**Reviewed By: Patrick Townes, MHBC
Pam Skillen, Chief Building Official**

Department: Building and Planning

Report Number: Building & Planning-2023-008

Recommendation:

THAT Council receives this Staff Report dated May 2, 2023, in conjunction with the comments and feedback received during the Statutory Public Meeting, May 8, 2023.

If during the Public Meeting no questions or adversarial comments are received, Council may elect to proceed directly to a decision at the next Regular Council Meeting on May 23, 2023 or alternatively, can request a Recommendation Report be provided by Staff.

Background:

A Zoning By-law Amendment (ZBA) application was submitted for the Subject Lands, being All of the Lots 484-495, Part of Lots 496, 575-587, Part of Myrtle Avenue., (Closed by By-law 3259-2005 LT305118) Part of Third Street, (Closed by By-law 3259-2005 LT305116), Reg. Plan M-157, PIN 42082-0530 in the City of Dryden. The Subject Lands are shown in Figure 1. The Subject Lands are proposed to be rezoned from the Institutional (I) Zone to the Multiple Residential (RM-1) Zone, in order to permit a single storey, 24-unit apartment building.

Additional zoning exception to recognize the existing 10.06 metre lot frontage of the Subject Land whereas the requirements of the RM Zone would require 8 m per unit or 192 metres. As the property fronts onto an existing laneway and dead-end street, namely Myrtle Avenue this reduced frontage documents an existing condition.

Figure 1: Subject Lands



The proposed development includes a single storey 24-unit apartment building, and features accommodations with one bedroom and two-bedroom barrier free units. The main access to the Subject Lands will be provided from Myrtle Avenue, and the proposed development includes a total of 30 parking spaces including 3 barrier free parking spaces.

The proposed development includes an amenity area in the north-east portion of the subject lands. It is expected the development will also include a waste collection area, location to be determined though Site Plan Control. The building will be serviced with municipal water and sanitary services.

The proposed site plan drawing is shown on Figure 2. The proposed elevation drawings, and 3D presentation of the proposed building are shown on Figure 3.

HILLSIDE ESTATES DRYDEN
(FORMER DRYDEN CHURCH PROPERTY)

SITE PLAN 1:400

BUILDING AREA: 2024 sq.m.
LOT COVERAGE: 18%
PARKING: 30 STALLS

The site plan shows a 1 STOREY BUILDING (2024 m²) with an ENTRANCE and EXIT. The building is surrounded by CONC. PATIOS (4m x 2.4m) and EXIST. GRASSED AREAS. A PROPOSED 3m VEGETATION STRIP WITH EVERGREEN SHRUBS is shown along the bottom and left sides of the building. The plan also includes a PARKING 30 CARS area, a NEW FIRE HYDRANT, and a MYRTLE AVE (278) LANE. The site is bounded by 588 on the left, 497 on the right, and 116.50 on the top. The bottom boundary is labeled 42082. The plan includes various dimensions and labels for existing and proposed features.

Front Elevation

HILLSIDE ESTATES DRYDEN (FORMER DRYDEN CHURCH PROPERTY)
24-SUITE APARTMENT BUILDING

brinkley architect inc.
architects • planners • interior design

1 FRONT ELEVATION

Rear Elevation

2 REAR ELEVATION

3-D Gable



Table 1: Description of the Subject Lands

City of Dryden Official Plan	Stable Areas
City of Dryden Zoning By-law	Institutional (I) Zone
Present Use	Church (consent pending registration)
Adjacent Zones	<u>North:</u> Institutional (I), Residential Type One (R1) <u>South:</u> Residential Type One (R1) and Residential Type Two (R2) <u>East:</u> Residential Type One (R1) and Residential Type Two (R2) <u>West:</u> Institutional (I), Residential Type One (R1) and Residential Type Two (R2)

Immediate Surrounding Land Uses	Institutional, Residential
Lot Area	1.07 hectares
Lot Frontage	10.06 metres (Myrtle Street)

The subject lands form part of the property located at 175 Cecil Avenue. The applicant has an approved Consent application that severs the property into three separate lots. Lot 1 of the consent is the Subject Land for this zoning application.

Discussion:

Provincial Policy Statement:

The Provincial Policy Statement (PPS) - 2020, is a document that guides development in the province. In the context of the PPS, the subject lands are located within a Settlement Area. Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. The new development proposed will generate additional housing units through this application.

City of Dryden Official Plan:

The subject lands are located within the Stable Areas designation of the Official Plan. Acceptable uses include residential, commercial, industrial and institutional uses that presently exist in the City. The designation of the lands as Stable Areas indicates that there will be little change in these areas over the lifetime of this Plan.

Section 3.2.5 of the Official plan encourages housing primarily in the urban serviced areas of the City and further directs to provide a range of housing opportunities that will meet the physical and financial needs of the aging population. Similarly, after re-zoning to multi-residential, section 4.2.4 encourages development for future needs of the population, which emphasizes on providing affordable seniors housing. The use of the property as an apartment building supports the objectives of the Official Plan.

Section 4.1.3 of the Official plan encourages new housing through infilling and intensification within the existing residential areas in the Stable Areas. The use of the property to build an apartment building intensifies the use of existing residential area after re-zoning.

Section 4.1.5 of the Official Plan allows for Minor changes to land use that are compatible with existing land uses, do not result in significant increases to traffic or noise, are similar in scale to the surrounding built form and that improve the quality of life for area residents shall be permitted through an amendment to the Zoning By-law. As the proposed use of the property is to build an apartment building, is compatible with neighbouring land uses. Prior to a decision being rendered by Council regarding this proposed zoning amendment a traffic brief will be provided by the applicant but it is not expected that there will be any significant increase to traffic or noise resulting from the change in land use designation.

City of Dryden Zoning By-law:

The subject properties are located within the Institutional (I) Zone. The permitted uses within the Institutional (I) Zone are included in Section 4.19.1 of the Zoning By-law. The existing use as a place of worship on the proposed retained lot is a permitted use in the Institutional (I) zone. The Zoning By-Law Amendment application proposes that the Subject Property (Lot 1) to be re-zoned to Multiple Residential (RM-1).

The permitted uses within the (RM) Zone are provided in Section 4.3.1 of the Zoning By-law and includes apartment building, bed and breakfast, duplex dwelling, group home, home occupation, quadraplex dwelling, semi-detached dwelling, single detached dwelling, townhouse dwelling, triplex building. A review of the zone standards for the RM Zone is included in Table 2. This review is based on the details provided in the ZBA application and supporting documentation.

As the subject lands only have an access from Myrtle Street, the proposed new lot is unique in terms of defining the lot lines in the context of the Zoning By-law. The site-specific Zoning By-law Amendment will establish minimum setbacks from each lot line and define the lot lines accordingly. To provide guidance on appropriate setbacks, Building and Planning staff have determined that the south lot line will be considered the front lot line, due to the entry and exit points to the lot are on Myrtle Avenue.

The intent of minimum lot frontage is to ensure properties have sufficient room for access along a road, and to assist in maintaining character and spacing amongst buildings. The reduced lot frontage is appropriate in this instance, for the proposed single storey building. It is typical that buildings require a lesser lot frontage than proposed in the Zoning By-law. The Subject Lands exceed the minimum lot area for the RM Zone and the proposed building is compliant to the other setback, parking and lot coverage standards of the zone.

Table 2: Zoning Review

PROVISION	REQUIRED	PROPOSED
Min. Lot Area	6,660m ²	10,746 m ²
Min. Lot Frontage	192 m	10.06 m
Min. Front Yard	7.5 m	7.5 m
Min. Interior Side Yard	4.5 m	7.5 m
Min. Exterior Side Yard	7.5 m	n/a
Min. Rear Yard	7.5 m	40.33 m
Max. Lot Coverage	50%	18%
Min. Landscaped Open Space	20%	25%

Notice Provisions:

Notice of the Public Hearing was provided by City staff in accordance with the requirements of the Planning Act. As of the date of this report, Staff have received one comment from a property owner within the 120m notice radius that has indicated their full support of the development as proposed.

Financial Implications:

Zoning Amendment Fee received of \$1685.00