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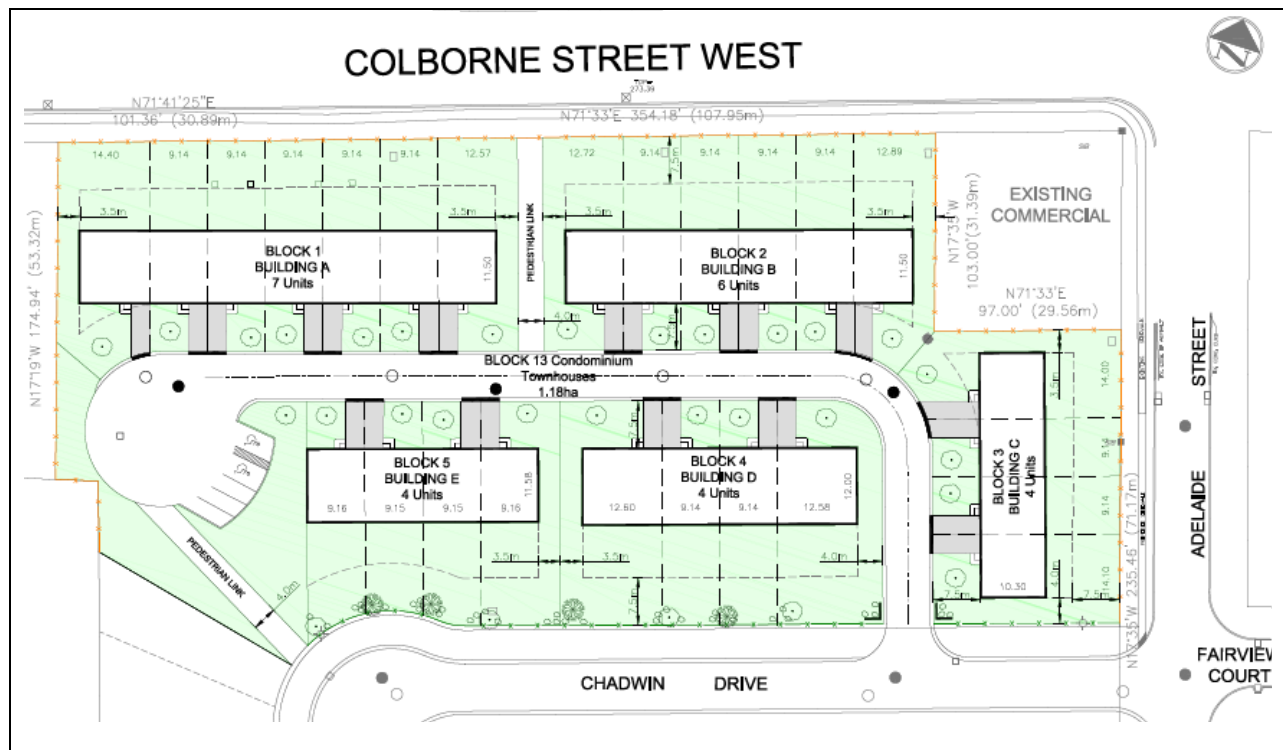


Supplementary Planning Justification Report (Original Issue date of September 18, 2015, re-issued on April 1, 2016)
Block 13 Chadwin Drive, Fairgrounds Subdivision (Lindsay)
Zoning By-law Amendment Application
Proposed Townhouse Development

Introduction

The subject Supplementary Planning Justification Report has been prepared as a follow-up to the original Planning Justification Report submitted in of a Zoning By-law Amendment Application, filed to permit the development of a vacant parcel of land, known as Block 13, within the limits of the "Fairgrounds Subdivision", former town of Lindsay (re-issue of the September 18, 2015 Supplementary Report).

The Development Plan



There has been no change made to the concept Development Plan as filed with the original Application.

The Development Plan Highlights

PERTINENT DATA				
ZONE DESIGNATION:		RM1 RESIDENTIAL MULTIPLE ONE		
PERMITTED USES:		TRIPLEX DWELLING, FOURPLEX DWELLING, TOWNHOUSE DWELLING, DAY NURSERY OR DAY CARE CENTRE, HOME OCCUPATION IN A DWELLING, ACCESSORY USES		
SETBACKS	BUILDINGS		LANDSCAPE	
	REQUIRED	PROVIDED (MIN.)	REQUIRED	PROVIDED (MIN.)
FRONT YARD	7.5m	7.5m	-	-
SIDE YARD	INT. 3.5m	3.5m*	-	-
	EXT. 4.0m	4.0m	-	-
REAR YARD	7.5m	7.5m	-	-
* REQUIREMENT DOES NOT APPLY TO THE COMMON WALL BETWEEN TOWNHOUSE DWELLING UNITS				

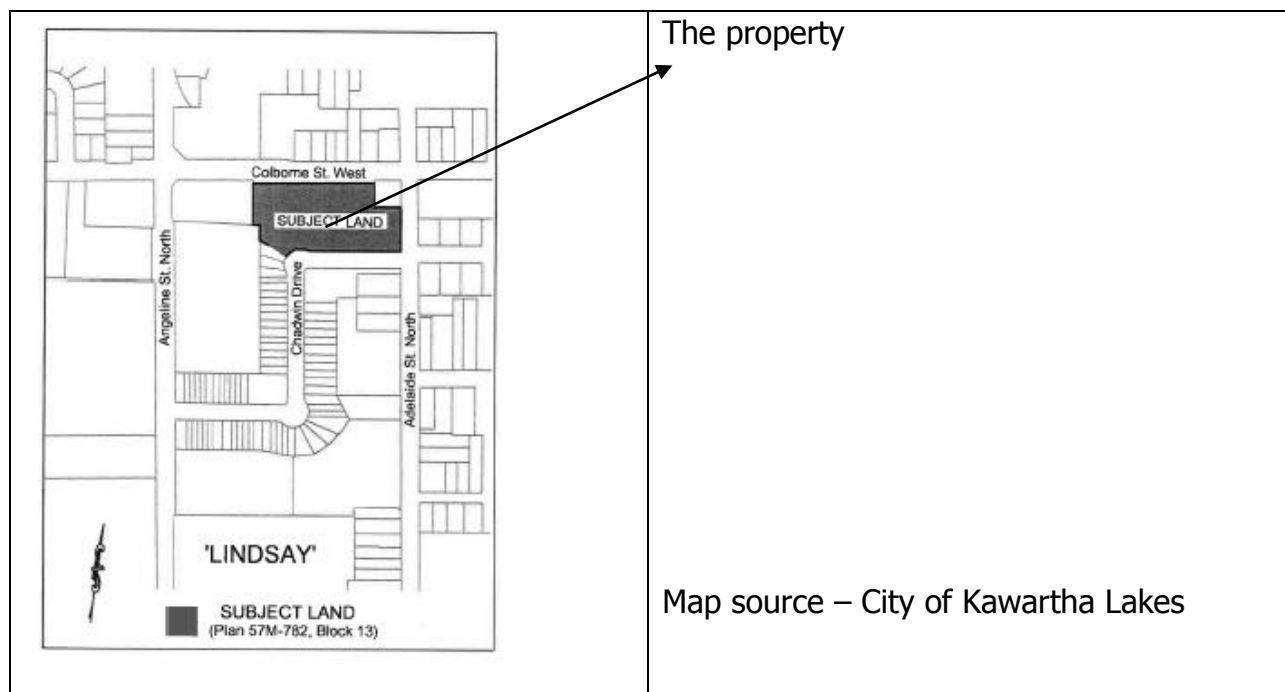
AREA OF PROPERTY:		1.18 ha ± = 11,800.00m ² (2.92 ac 127014.10 ft. ² ±)		
BUILDING COVERAGE:	BUILDING A	BUILDING B	BUILDING C	
	759.2m ² (8172ft. ²)	635.0m ² (6835ft. ²)	398.6m ² (4290ft. ²)	
	TOTAL	BUILDING D	BUILDING E	
	2741.3m ² (29507.1ft. ²)	524.6m ² (5647ft. ²)	423.9m ² (4563ft. ²)	
HEIGHT OF BUILDINGS:		2 STOREY		
PERCENTAGE OF SITE COVERAGE:		23.2%	ALLOWABLE	40%
MAX GROSS FLOOR AREA: (AS PERCENTAGE OF LOT AREA)		55%	ALLOWABLE	55%
PARKING AREA COVERAGE:		667.97m ²	(5.7%)	
LANDSCAPED AREA:		6509.59m ²	(55.2%)	
PARKING RATIO (PER DWELLING UNIT)		REQUIRED - 2/UNIT PROVIDED - 2/UNIT		
STANDARD LINE PARKING SPACE DIMENSIONS:		REQUIRED - 2.75m X 5.8m PROVIDED - 2.75m X 6.0m (MIN.)		
BARRIER FREE PARKING SPACE DIMENSIONS:		REQUIRED - 3.6m X 5.8m PLUS 125m PEDESTRIAN AISLE PROVIDED - 3.6m X 6.0m PLUS 125m PEDESTRIAN AISLE		
NUMBER OF STANDARD PARKING SPACES:				
COMPLETE SITE:		50 REQUIRED 53 PROVIDED		
NUMBER OF BARRIER FREE PARKING SPACES:				
		2 REQUIRED 2 PROVIDED		

PARKING CALCULATIONS			
BUILDING A	7 UNITS x 2/UNIT = 14	BUILDING D	4 UNITS x 2/UNIT = 8
BUILDING B	6 UNITS x 2/UNIT = 12	BUILDING E	4 UNITS x 2/UNIT = 8
BUILDING C	4 UNITS x 2/UNIT = 8	TOTAL	50

The Development Highlights have also not changed from the original Application submission.

The Property – Location

The following sketch illustrates the location of the subject property (Block 13) within the Fairgrounds subdivision.



Background – Context

The subject property was recently granted Zoning By-law Amendment approval by City Council by way of By-law 2015 – 042, March 2015. This approval served to permit a proposed multi-storey residential apartment dwelling. Since this Approval (and including a protracted series of on-going meetings, originally initiated with City Staff and concerned agencies starting in 2013), the property owner has completed a residential market analysis confirming that there is not a justifiable market demand for the proposed apartment building. The analysis pointed towards townhouse dwelling preference, similar in design/configuration as that of the existing Chadwin Drive residential developments. Of note; the original residential zoning on the subject property (pre By-law 2015 -042) permitted townhouse residential units.

The 2015 Zoning By-law Amendment Application (and approval), as noted, arose from a development proposal originating in 2013. Additionally, the “Fairgrounds Subdivision” has been subject of a series of “fine-tunings”, represented through the following:

- Re-configuration of townhouse blocks through part lot-control and related land use approvals; and
- Changing the designation and zoning of Block 16 (Angeline Street) to permit an expanded commercial/retail/clinic development.

In summary, the overall subdivision is representative of a mixed use development by offering both residential and non-residential uses. The residential component is comprised of townhouse uses, which in my professional opinion represent an acceptable form of residential intensification.

The contemplated rezoning of Block 13 from an apartment use to a townhouse development comprised of 25 (twenty-five) townhouse units, while producing reduction in dwelling units still represents an appropriate/acceptable form of residential intensification.

Analysis

Section 2.2.2 (Managing Growth) of the 2006 Growth Plan sets forth the following policies:

Managing Growth

1. Population and employment growth will be accommodated by:
 - (a) Directing new growth to “built-up areas” through intensification;
 - (d) Reducing dependence on the automobile through the development of mixed-use, *transit-supportive*, pedestrian-friendly urban environments;
 - (g) Planning and investing for a balance of jobs and housing in communities across the *GGH* to reduce the need for long distance commuting and to increase the *modal share* for transit, walking and cycling
 - (h) Develop “complete communities” including a diverse range of land uses;
 - (i) Directing development to “settlement areas”; and
 - (j) Directing development to “settlement areas” offering municipal water and wastewater systems.

The Growth Plan identifies intensification and density targets objectives, including “outer-ring” municipalities such as Lindsay. These targets are expressed in both jobs and population per hectare. The subject Zoning By-law Amendment Application will contribute to the population (intensification-residential) component of the density target policy objective.

Insofar as the 2014 Provincial Policy Statement, my Planning Opinion remains the same as that advanced as part of the original Planning Justification Report.

Insofar as the City of Kawartha Lakes Official Plan (pending), my Planning Opinion remains the same as that advanced as part of the original Planning Justification Report.

Summary

I have considered Report PLAN2016-026, prepared for consideration at the April 6, 2016 Planning Committee Meeting.

There are no technical, environmental/ecological and infrastructure issues-constraints associated with the proposed development. Area property owners have spoken at the recent Statutory Public Meeting, in support of the development.

The Staff concern regarding residential/growth targets is noted, but the forgoing applies to the entire City and the respective settlement areas- urban centres forming part of the overall City. Additionally, there are several residential intensification opportunities (planned or potential) within the Lindsay community, all of which could facilitate the realization of the residential/growth target.

My professional opinion remains unchanged, and thus, continues to be in support of the proposed residential development. The proposed use of Block 13 of the Fairgrounds Subdivision (former Town of Lindsay) as a 25 (twenty-five) unit townhouse development is an appropriate form of residential intensification being:

- Consistent with the policy directives of the 2014 PPS;
- In conformity with the policy directives of the 2006 Growth Plan;
- In conformity with the general purpose and intent of the local land use planning policies and regulations; and
- Representative of good planning.

Respectfully Submitted,



Kevin M. Duguay, MCIP, RPP