

The Corporation of the City of Kawartha Lakes

Planning Advisory Committee Report

Report Number PLAN2019-024

Date: May 1, 2019
Time: 1:00 p.m.
Place: Council Chambers
Public Meeting

Ward Community Identifier: Ward 7 – Lindsay

Subject: An application to amend the Town of Lindsay Zoning By-law 2000-75 to rezone the property to permit the construction of a four (4) storey, forty (40) unit apartment building and apply any applicable development standards. The property is described as Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, City of Kawartha Lakes, identified as 3 St. David Street and 4 Riverview Road (2523609 Ontario Inc.) – Planning File D06-2019-001.

Author and Title: David Harding, Planner II

Recommendations:

That Report PLAN2019-024, respecting Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, City of Kawartha Lakes, identified as 3 St. David Street and 4 Riverview Road – Planning File D06-2019-001, be received; and

That Zoning By-law Amendment application D06-2019-001 be referred back to staff to address issues raised through the public consultation process and for further review and processing until such time as all comments have been received from all circulated Agencies and City Departments and that any comments and concerns have been addressed.

Department Head:

Legal/Other:

Chief Administrative Officer:

Background:

The applicant has submitted a rezoning application to permit the construction of a four (4) storey, forty (40) unit apartment building and amend any applicable development standards in the Zoning By-law. The proposed site plan, building elevations, and 3-D building renderings are contained in Appendices C to E of this report.

The proposed building is L-shaped, and located on the eastern half of the subject property. The building will run along most of the property's St. David Street frontage and about half of the Riverview Road frontage. Recessed balconies are proposed on nearly all walls. Balconies are not proposed on the north wall closest to the residential lots on King Street. The building is proposed to be clad in a variety of different complimentary materials (including stone, brick and wood siding). Additionally, a hip roof rather than flat roof design is proposed.

Access to the property is proposed via Riverview Road. The west half of the property is proposed as surface parking. The main entrance to the building is proposed from the internal courtyard which will face the parking lot.

The applicant has submitted the following documentation in support of the application, which has been circulated to various City Departments and commenting Agencies for review:

1. Site Plan by TD Consulting dated November 2017.
2. Topographic Survey prepared by Ivan B. Wallace Ontario Land Surveyor Ltd. Dated February 8, 2017.
3. Planning Justification Report prepared by EcoVue Consulting Services Inc. dated December 20, 2017. This document discusses the appropriateness of the application in the context of the Growth Plan (2017), Provincial Policy Statement (2014), applicable Official Plan and Zoning By-law.
4. Urban Design Brief prepared by Studio K Architects Inc. dated June 2018. This document analyses compatibility of the building's design with neighbourhood's existing built form.
5. Schematic Site Model prepared by Studio K Architects Inc. dated December 6, 2016. This document shows the project's proposed appearance and general building floorplans.
6. Site Grading Plan prepared by BaseTech Consulting Inc. dated January 2017.
7. Site Servicing Plan prepared by BaseTech Consulting Inc. dated November 2017.
8. Functional Servicing Report prepared by BaseTech Consulting Inc. dated November 2017.

9. Stormwater Management Brief prepared by BaseTech Consulting Inc. dated November 2017.
10. Traffic Impact Assessment Brief prepared by Tranplan Associates, Toronto dated February 2017.
11. Stage 1 and 2 Archaeological Assessment prepared by Earthworks Archaeological Services Inc. dated January 25, 2017.

Owner: 2523609 Ontario Inc.

Applicant: Tom DeBoer, TD Consulting

Legal Description: Lots 1-6 North of Kent Street, West of St. David Street, Plan 15P, former Town of Lindsay, now City of Kawartha Lakes

Official Plan: Residential in the Town of Lindsay Official Plan

Zone: Residential Two (R2) Zone, in the Town of Lindsay Zoning By-law 2000-75, as amended

Site Size: 0.65 hectares

Site Servicing: Municipal water and sewer with storm sewer in St. David Street road allowance.

Existing Uses: Low Rise Residential – 2 single detached dwellings

Adjacent Uses: North: Low Rise Residential
East: Low Rise Residential
South: Scugog River, Victoria Rail Trail, Vacant Residential Land
West: Low Rise Residential

Rationale:

Provincial Policies:

Growth Plan for the Greater Golden Horseshoe, 2017 (GP):

The Growth Plan (GP) provides that growth should be directed towards settlement areas, and utilize existing or planned infrastructure. The subject property is located within the Lindsay Urban Settlement Area.

The GP contains policies to facilitate the development of settlement areas as complete communities, which are intended to provide a wide assortment of uses and densities to support the daily needs of all residents.

The property is also located within the delineated built boundary of the Lindsay settlement area. The GP promotes intensification within the built boundary in order to achieve complete communities through: facilitating a diverse mix of land uses, including residential and employment uses, encouraging convenient access to local stores, services, and public service facilities, and providing a diverse range and mix of housing options, including affordable housing.

This application facilitates the efficient use of existing infrastructure within a designated settlement area and contributes to the achievement of complete communities through compact built form in a built-up area.

Review of the supporting documentation by other City Departments and external review agencies is ongoing. Once comments have been received from all circulated offices, analysis can be performed on whether the project as presented conforms with the GP.

Provincial Policy Statement, 2014 (PPS):

The subject property is within a settlement area. The PPS requires planning authorities to manage and direct growth, development, and intensification to settlement areas in order to achieve the efficient use of land, municipal services and infrastructure and to promote vitality. Settlement areas are to contain a density and mix of housing types, which amongst other things are transit-supportive.

The subject property borders St. David Street (a collector road), is less than two blocks south of an arterial road (Queen Street), and has ready access to transit. The Lindsay Transit Blue Line runs on St. David Street and there are two bus stops the route within walking distance to the subject property: one located at the southeast corner of St. David Street and Riverview Road, and the second at the southeast corner of St. David Street and King Street.

As the subject property is within an existing built-up area of Lindsay, the project proposes to tie into the existing municipal servicing network.

Further, the application proposes intensification within a built-up area. Planning authorities are directed to promote opportunities for intensification where it can be suitably accommodated. The existing parcel contains two single detached dwellings on 0.65 hectares of land, which results in a density of 3.1 dwelling units per hectare. The proposal would increase the density to approximately 61.6 dwelling units per hectare.

The PPS provides that planning authorities are to consider all forms of housing at a mix of densities to meet the needs and requirements of current and future residents. This application proposes to increase the available apartment housing stock within Lindsay.

The PPS also directs municipalities to plan healthy active communities, which includes providing residents with access to natural settings like parklands, trails and shorelines. The development is proposed directly across the street from a section of the Victoria Rail Trail that runs beside the Scugog River. This riverside trail connects to municipal parks on the east side of the river that lie to the northwest and south of the subject property as well as to points beyond Lindsay. There are also two pedestrian bridge crossings that link the rail trail to park spaces on the west side of the river.

Review of the supporting documentation by other City Departments and external review agencies is ongoing. Once comments have been received from all

circulated offices, analysis can be performed on whether the project as presented is consistent with the PPS.

Town of Lindsay Official Plan (OP):

Land Use Designation: Residential

As the Lindsay Secondary Plan is under appeal, the policies of the Town of Lindsay Official Plan (OP) remain applicable. The designation anticipates a variety of residential uses at a variety of densities.

The OP through policies 2.4.2 and 2.4.3 provides for the establishment of a range of housing options to meet the needs of residents with diverse abilities, ages and incomes.

Under Policy 4.1.2.2 of the OP, the proposal is considered medium density residential development as it is no greater than 4 storeys in height and does not exceed a density of 62 dwelling units per gross hectare. Medium density residential development proposals are subject to a series of criteria.

Full conformity with the medium density residential development criteria, as well as other applicable policies within the OP will be further identified and analyzed in conjunction with any comments which arise from the public meeting.

Therefore, conformity with the OP will be fully analyzed and presented in a subsequent report.

While the Lindsay Secondary Plan (Secondary Plan) is appealed to the Local Planning Appeal Tribunal and is not in effect, conformity with this document will also be reviewed to determine whether the proposal is consistent with Council's direction for the area. Within the Secondary Plan the property is designated Residential. The Residential designation also permits for a wide assortment of housing types and densities subject to certain criteria.

Zoning By-law Compliance:

The subject property is zoned Residential Two (R2) Zone, in the Town of Lindsay Zoning By-law 2000-75. The R2 Zone does not permit a density greater than that of a single detached dwelling.

A more thorough analysis of the proposal will be conducted to identify the most suitable zone category and provisions for the proposal based upon comments received from the circulation of the application to commenting agencies as well as comments received at the public meeting.

Other Alternatives Considered:

No other alternatives have been considered at this time.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision is appealed to the Local Planning Appeal Tribunal. In the event of an appeal, there would be costs, some of which may be recovered from the applicant.

Relationship of Recommendations to the 2016-2019 Strategic Plan:

The Council Adopted Strategic Plan identifies these Strategic Goals:

- A Vibrant and Growing Economy
- An Exceptional Quality of Life
- A Healthy Environment

This application aligns with the exceptional quality of life and healthy environment strategic goals as a medium density residential building is proposed in an existing built-up area with ready access to services such as transit and parks.

Servicing Comments:

The property is within the Lindsay municipal service area and is connected to the sanitary sewer and water services. Stormwater sewer services are located within the St. David Street road allowance.

Consultations:

Notice of this application was circulated to persons within a 120 metre radius, Agencies, and City Departments which may have an interest in the application. The applicant also held an open house on March 28, 2019.

To date we have received comments from Enbridge Gas Inc., and the Building Division and they have no objection to the proposal.

Engineering and Corporate Assets Department has advised that additional time is required to review the proposal.

No comments were received from the public as of the date of writing of this report.

Development Services – Planning Division Comments:

The appropriate documents in support of the application have been submitted and circulated to the appropriate Agencies and City Departments for review and comment. At this time, comments have not been received from all circulated Agencies and City Departments and no comments have been received from the public.

Through the review of the application, particular attention and analysis will be paid to building's placement and design to ensure the least impact to the function and privacy of the rear yards of the abutting residential lots. Placement and design are of particular importance in order to ensure compatibility between low

and medium density built form. Review will also be undertaken to assess the proposed buffering techniques to transition between the low rise residential lots backing onto the subject property and the proposed parking lot and building.

The appearance and proximity of the proposed building to the roads will also be reviewed to ensure the building provides the greatest contribution to neighbourhood character. To this end, review will also be performed on whether the massing the building proposes is appropriate.

The Arts Culture Heritage and Development Officer will also be consulted to determine whether one or both dwellings on the subject property contain architectural features which may be of heritage value to the community, and if so, what the appropriate measures are to be undertaken to ensure the conservation of the built heritage resource(s).

Engineering and Corporate Assets Department will review the proposal to determine the suitability of the traffic impact assessment and whether sufficient servicing exists within the neighbourhood to support the proposal.

Conclusion:

In consideration of the comments and analysis contained in this report, staff respectfully recommends the proposed Zoning By-law Amendment application be referred back to staff for further review and processing until such time as comments have been received from all circulated Agencies and City Departments, that any comments and concerns raised by the public have been addressed, and a full planning analysis of the proposal has been conducted.

Attachments:

Appendix 'A' – Location Map



Appendix A to
PLAN2019-024.pdf

Appendix 'B' – Aerial Photograph



Appendix B to
PLAN2019-024.pdf

Appendix 'C' – Proposed Site Plan



Appendix C to
PLAN2019-024.pdf

Appendix 'D' – Building Elevations



Appendix D to
PLAN2019-024.pdf

Appendix 'E' – 3D Renderings



Appendix E to
PLAN2019-024.pdf

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Department File: D06-2019-001