



Council Report

Report Number:	PLAN2021-022
Meeting Date:	May 18, 2021
Title:	Removal of Holding (H) Provision – Vacant Lands, Block 39, PLAN 57M-798 (Logie Street)
Description:	An application to amend the Town of Lindsay Zoning By-law 2000-75 to remove the Holding provision on the property from a Residential High-Rise One Special Eleven Holding [RH1(H2)] Zone to permit a residential apartment building of up to 199 units on vacant land on Logie Street, Lindsay
Author and Title:	Kent Stainton, Planner II

Recommendations:

That Report PLAN2021-022, **Block 39, Plan 57M-789, former Town of Lindsay, City of Kawartha Lakes, identified as vacant land on Logie Street, Lindsay, Bromont Homes Inc. - D06-2021-008**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix C to Report PLAN2021-022, be adopted by Council; and

That the Mayor and Clerk be authorized to execute any documents required by the approval of this application.

(Acting) Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	This application proposes to remove the Holding (H) symbol from the Residential High-Rise One Holding [RH1(H2)] Zone. The effect of the amendment is to permit the construction of a residential unit apartment building of up to 199 units on vacant land on Logie Street, Lindsay
Owner:	Bromont Homes Inc.
Applicant:	Bousfields Inc. c/o Michael Bissett
Legal Description:	Block 39, Plan 57M-789, former Town of Lindsay
Official Plan:	'Residential' on Schedule 'A' of the Town of Lindsay Official Plan
Zone:	'Residential High-Rise One Holding [RH1(H2)]' on Schedule 'A' of the Town of Lindsay Zoning By-law No. 2000-75
Site Size:	1.574 hectares (3.89 acres)
Site Servicing:	Serviced by municipal water and sanitary and storm sewers
Existing Uses:	Vacant Land
Adjacent Uses:	North: Residential East: Victoria Rail Trail, agricultural land South: Residential West: Logie Street, Scugog River

Rationale:

The subject land is vacant property, which fronts on to Logie Street and is adjacent to the Victoria Rail Trail to the east and the Scugog River on the west side of Logie Street. The property was zoned Residential High-Rise One (RH1) on April 14, 2000 by By-law 2000-47 to permit a 199 residential unit apartment block. The Holding (H2) symbol was placed to ensure that the following criteria was met:

- The justification of market support for the multiple residential component (residential apartment units), to support up to 199 units of servicing allocation, be prepared by an analyst qualified to undertake such a study, be provided by the owner of the lands and accepted by the Town of Lindsay (now the City of Kawartha Lakes); and
- That sufficient servicing capacity exists at both the Town of Lindsay (now the City of Kawartha Lakes) Water and Sewage Treatment Plants to connect the proposed units.

Staff has accepted that the Market Retail Study prepared by N. Barry Lyon Consultants Limited, dated March 2021 submitted with the application adequately justifies the need for the proposal. Moreover, the Engineering and Capital Assets Department has confirmed that sufficient servicing capacity exists for the proposal to be connected to Municipal Water and Sewer. As a result, these requirements have been addressed and it is now appropriate to remove the (H2) Holding provision.

The owner has applied to have the Holding (H2) provision removed to allow the construction and servicing of an up to 199-unit apartment building in accordance with the RH1 zone provisions. The development of this property is subject to the owner entering into a site plan agreement with the City.

Staff have been reviewing a site plan proposal for an apartment building that would comply with the existing zoning provisions. Although a formal application has not been submitted, we anticipate the approval process to begin soon. On this basis, it is appropriate for Council to consider removal of the Holding (H2) provision.

Applicable Provincial Policies:

The application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (2019 Growth Plan) and is consistent with the Provincial Policy Statement, 2020 (PPS).

Official Plan Conformity:

The land is designated 'Residential' on Schedule A of the Town of Lindsay Official Plan. The proposed development conforms to the applicable policies of the designation.

Zoning By-Law Compliance:

The property being considered by this application is zoned 'Residential High-Rise One Holding [RH1(H2)]' Zone, which permits up to an apartment building of up to 199 residential units. Any proposed use of the property would need to conform to the appropriate zoning provisions. The applicant has submitted a rezoning application for removal of the Holding (H2) provision to implement the proposed development.

Other Alternatives Considered:

No alternatives have been considered at this time.

Alignment to Strategic Priorities:

The Council Adopted 2020-2023 Strategic Plan identifies these Strategic Priorities:

- Priority 1 – A Vibrant and Growing Economy
- Priority 2 – An Exceptional Quality of Life
- Priority 3 – A Healthy Environment
- Priority 4 – Good Government

This application aligns with both 'a Vibrant and Growing Economy' as well as 'an Exceptional Quality of Life' Priorities, as it provides housing options to supply the City of Kawartha Lakes.

Financial/Operation Impacts:

There are no financial considerations unless Council's decision to adopt or its refusal to adopt the requested amendment is appealed to the Local Planning Appeal Tribunal.

Servicing Comments:

The lot is proposed to be serviced by municipal water and sanitary and storm sewer and will be confirmed through the site plan approval process.

Consultations:

Notice of this application was given in accordance with the Planning Act and at the time of writing this report and no comments were received.

Review of Accessibility Implications of Any Development or Policy:

There are no accessibility implications for the City.

Development Services – Planning Division Comments:

Staff support the application based on the information contained in this report and as such, respectfully recommends that the proposed zoning by-law application to remove the Holding (H2) symbol be approved and adopted by Council.

Attachments:

The following attached documents may include scanned images of appendices, maps, and photographs. If you require an alternative format, please call Kent Stainton, Planner II at 705.324.9411 x 1367.

Appendix 'A' – Location Map



Appendix A to
PLAN2021-022.pdf

Appendix 'B' – Site Plan (PLAN 57M-798)



Appendix B to
PLAN2021-022.pdf

Appendix 'C' – Draft Zoning By-law



Appendix C to
PLAN2021-022.pdf

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(Acting) Department Head: Richard Holy, MCIP, RPP

Department File: D06-2021-022