



Council Report

Report Number: PLAN2021-026

Meeting Date: May 18, 2021

Title: Removal of Holding Provision, 2607226 Ontario Inc.

Description: An application to amend the Town of Lindsay Zoning By-law to remove the Holding provision on the property from a Residential High-Rise One Special Eleven Holding [RH1-S11(H)] Zone to permit a seven storey, 114 residential unit apartment building on vacant land on Chadwin Drive, Lindsay

Author and Title: Sherry L. Rea, Development Planning Supervisor, MCIP, RPP

Recommendations:

That Report PLAN2021-026, **Block 13, Plan 57M-782, former Town of Lindsay, City of Kawartha Lakes, identified as vacant land on Chadwin Drive, Lindsay, 2607226 Ontario Inc. - D06-2021-006**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix C to Report PLAN2021-026, 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: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

Proposal:	This application proposes to remove the Holding (H) symbol from the Residential High-Rise One Special Eleven Holding [RH1-S11(H)] Zone. The effect of the amendment is to permit a seven storey, 114 residential unit apartment building on vacant land on Chadwin Drive, Lindsay
Owner:	2607226 Ontario Inc. c/o Ray Gupta
Applicant:	Martin Lariviere, API Architecture & Planning Initiatives
Legal Description:	Block 13, Plan 57R-782, former Town of Lindsay
Official Plan:	'Residential' on Schedule 'A' of the Town of Lindsay Official Plan
Zone:	'Residential High-Rise One Special Eleven Holding [RH1-S11(H)]' on Schedule 'A' of the Town of Lindsay Zoning By-law No. 2000-75
Site Size:	11,273.4 square metres (2.78 acres)
Site Servicing:	Serviced by municipal water and sanitary and storm sewers
Existing Uses:	Vacant Land
Adjacent Uses:	North: Residential/Multi-Unit Residential East: Local Commercial South: Chadwin Drive and Residential West: Multi-Unit Residential

Rationale:

The subject land is vacant property, which fronts Chadwin Drive and adjacent to Colborne Street West in Lindsay. The property was zoned Residential High-Rise One Special Eleven (RH1-S11) on March 3, 2015 by By-law 2015-042 to permit a 114 residential unit apartment building. The Holding (H) symbol was placed to ensure that the following criteria was met:

- The North West Sanitary Sewer was commissioned.
- That the City received payment of the North West Trunk Municipal Act Capital Charge.

It has been confirmed that the North West Sanitary Sewer has been commissioned and the subject lands are not captured within that sanitary sewer shed. Therefore, payment of the charge is not required. As a result, these requirements have been addressed, and it is now appropriate to remove the (H) Holding provision.

The owner has applied to have the Holding (H) provision removed to allow the construction and servicing of a new 114 units seven (7) storey apartment building in accordance with the RH1-S11 zone provisions. See Appendix B. The development of this property is subject to the owner entering into a site plan agreement with the City. Site plan approval is nearing completion with construction expected to begin shortly. On this basis, it is appropriate for Council to consider removal of the Holding (H) 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 Special Eleven Holding [RH1-S11(H)]' Zone, which permits the 114 unit seven (7) storey apartment building, subject to site specific development standards. 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 (H) 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 an Exceptional Quality of Life Priority as it provides housing options to supply affordable rental accommodation.

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, no comments were received. The Engineering and Corporate Assets Department has confirmed that the Holding (H) symbol can be removed.

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 (H) 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 Sherry L. Rea, Development Planning Supervisor 705.324.9411 x1331.

Appendix 'A' – Location Map



PLAN2021-026
Appendix A.pdf

Appendix 'B' – Proposed Site Plan



PLAN2021-026
Appendix B.pdf

Appendix 'C' – Draft Zoning By-law



PLAN2021-026
Appendix C.pdf

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(Acting) Department Head: Richard Holy

Department File: D06-2021-006