



Council Report

Report Number: PLAN2022-076

Meeting Date: December 13, 2022

Title: **Removal of Holding for Women's Resources of Kawartha Lakes, Lindsay**

Description: An application to amend the Town of Lindsay Zoning By-law to remove the Holding (H) symbol from the Residential Multiple Two Special Twenty-Three Holding [RM2-S23)(H] Zone to permit the conversion of an existing place of worship to a six (6) unit apartment building
30 Logie Street, Lindsay (Women's Resources of Kawartha Lakes, File D06-2022-024)

Author and Title: **Richard Holy, Director of Development Services**

Recommendations:

That Report PLAN2022-076, **Removal of Holding for Women's Resources of Kawartha Lakes, Lindsay**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix C to Report PLAN2022-076, be adopted by Council; and

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

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

This application proposes to remove the Holding (H) symbol from the Residential Multiple Two Special Twenty-Three Holding [RM2-S23](H) Zone. The effect of the amendment is to permit the conversion of an existing place of worship to a six (6) unit apartment building 30 Logie Street, Lindsay.

Owner:	Women's Resources of Kawartha Lakes c/o Lori Watson
Applicant:	Tim Welch Consulting Inc. c/o Nuri Chang
Legal Description:	Part of Park Lots 10 and 11, Plan 15P, former Town of Lindsay, now City of Kawartha Lakes
Designation:	'Residential' on Schedule 'A' of the Town of Lindsay Official Plan
Zone:	'Residential Multiple Two Special Twenty-Three Holding [RM2-S23](H) Zone' on Schedule 'A' of the Town of Lindsay Zoning By-law 2000-75
Lot Area:	1.22 hectares (3 acres)
Site Servicing:	Full urban services: municipal water, sanitary sewer and storm sewer
Existing Uses:	Vacant building formerly used as a place of worship
Adjacent Uses:	North: Unopened road allowance (Eastview Road) South and East: Residential development along Hillside Drive West: Logie Street and Residential development between Logie Street and Woods of Jennings Creek Parkland

Rationale:

The subject property is located in Lindsay, on the east side of Logie Street and immediately south of an unopened road allowance (Eastview Street). The property is located in a residential area with established single detached dwellings fronting Hillside Drive to the south and Brenda Court to the north.

The site is 1.22 hectares in size and contains a 445 sq.m. single storey building formerly used as a place of worship. The height of the building is 10 metres, which would permit the conversion to a six (6) unit apartment building.

The property was rezoned to Residential Multiple Two Special Twenty-Three Holding [RM2-S23](H) Zone with the passing of the Town of Lindsay Zoning By-law 2022-040.

The Holding (H) symbol was placed to ensure that the following criteria was met for the development:

- Completion of a Functional Servicing Report that confirms the adequacy of sanitary, water and storm services for the use permitted in the RM2-S23 Zone.
- Completion of a Traffic Impact Study that confirms the traffic flow, on-site routing and overall site layout, mitigation measures and external works required, sight line analysis and entrance design, and pedestrian access to the site.
- Completion of a Lot Grading and Drainage Plan that demonstrates no impact to adjacent properties.
- Completion and approval of an archaeological assessment or confirmation that such an assessment is not required; and
- Completion of site plan approval.

The applicant will be reconstructing the parking lot on the south side of the site with some landscaping along Logie Street and the edge of the parking lot. A garbage enclosure will also be constructed at the end of the parking lot. The entrance will now exit directly into the parking lot rather than across the northwest corner of the property. The City will also be receiving a road widening along Logie Street and a sight triangle at the corner of Logie and Eastview Streets.

The applicant submitted functional servicing report, a traffic report, and a lot grading and drainage plan for review. The Engineering Department has reviewed and approved these documents. Curve Lake First Nation confirmed that an archaeological assessment would not be required for the development as long as no further construction or site alteration was conducted on the property. Staff have worked to ensure that all requirements for site plan approval have been met and will be finalizing the site plan agreement. As a result, the requirements have been addressed and it is now appropriate to remove the Holding (H) provision.

Applicable Provincial Policies:

The application conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and including Amendment 1, 2020 (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 Multiple Two Special Twenty-Three Holding [RM2-S23)(H) Zone, which permits the proposed conversion to a six (6) unit apartment building. Since Staff have finalized the site plan approval process, it is now appropriate to remove the Holding (H) provision to implement the proposed development.

Other Alternatives Considered:

No other alternatives have been taken into consideration.

Alignment to Strategic Priorities

The Council Adopted Strategic Plan identifies these Strategic Priorities:

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

This application aligns with both the 'Vibrant and Growing Economy' and 'Exceptional Quality of Life' priorities by increasing available housing options in 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 Ontario Land Tribunal.

Servicing Implications:

The property is serviced by municipal water and sanitary and storm sewer. Changes to site servicing have been approved by the Engineering Department through the site plan approval process.

Consultations:

Notice of this application was given in accordance with the Planning Act.

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 Richard Holy, Director of Development Services, 705.324.9411 ext 1246.

Appendix A – Location Map



PLAN2022-076
Appendix A.pdf

Appendix B – Proposed Site Plan



PLAN2022-076
Appendix B.pdf

Appendix C – Draft Zoning By-law



PLAN2022-076
Appendix C.pdf

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Department File: D06-2022-024