

Council Report

Report Number: PLAN2023-013

Meeting Date: March 21, 2023

Title: Removal of Holding for J. Stollar Construction Limited, Lindsay

Description: An application to amend the Town of Lindsay Zoning By-law to remove the Holding (H) symbol from the Residential High-Rise One – Special Exception Four - Holding One [RH1-S4](H1) Zone to permit the construction of an apartment building
Pottinger Street, Lindsay (J. Stollar Construction Limited, File D06-2023-001)

Author and Title: Richard Holy, Director of Development Services

Recommendations:

That Report PLAN2023-013, **Removal of Holding for J. Stollar Construction Limited, Lindsay**, be received;

That the proposed zoning by-law amendment, substantially in the form attached as Appendix B to Report PLAN2023-013, 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 High-Rise One – Special Exception Four - Holding One [RH1-S4](H1) Zone. The effect of the amendment is to permit the construction of an apartment building on vacant property along Pottinger Street in Lindsay.

Owner:	J. Stollar Construction Limited
Applicant:	Celeste Phillips Planning Inc. c/o Celeste Phillips
Legal Description:	Plan 1, Blk J, Blk AA; Lot 1 and Part Lot 2, RP7R5560; Part 1 Pottinger Street, former Town of Lindsay, now City of Kawartha Lakes
Designation:	'Residential' on Schedule 'A' of the Town of Lindsay Official Plan
Zone:	'Residential High-Rise One – Special Exception Four - Holding One [RH1-S4](H1) Zone' on Schedule 'A' of the Town of Lindsay Zoning By-law 2000-75
Lot Area:	1.42 hectares (3.5 acres)
Site Servicing:	Full urban services: municipal water, sanitary sewer and storm sewer
Existing Uses:	Vacant property
Adjacent Uses:	North: Pottinger Street, vacant lands and Rivermill condominium lands South: City lands East: Scugog River West: Residential apartment buildings

Rationale:

The subject property is located in Lindsay on the south side of Pottinger Street. The property is located in a residential area with established residential apartment buildings to the west, the Rivermill condominium development to the north, Scugog River to the east, and City lands to the south.

This vacant site is 1.42 hectares in size and is zoned Residential High-Rise One – Special Exception Four - Holding One [RH1-S4](H1) Zone. The Holding (H) symbol was

placed on the zoning to ensure that the site was adequately serviced by municipal water and sewer to service development on the site.

The City has constructed the Rivera Pump Station a number of years ago and the subject lands drain into this pump station. The Engineering Department has confirmed that the site is adequately serviced for development purposes. 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 High-Rise One – Special Exception Four - Holding One [RH1-S4](H1) Zone, which permits a residential apartment building. Since Staff have confirmed that servicing capacity is available to support development, it is now appropriate to remove the Holding (H) provision.

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 to support development.

Consultations:

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

Development Services – Planning Division Comments:

Although the owner has no plans to develop the property at this time, the site could accommodate an apartment building containing approximately 110 dwelling units. Any development on the property would be subject to site plan control. 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



Appendix A to
PLAN2023-013.docx

Appendix B – Draft Zoning By-law



Appendix B to
PLAN2023-013.docx

Department Head email: rholy@kawarthalakes.ca

Department Head: Richard Holy, Director of Development Services

Department File: D06-2023-001