

TO: Mayor and Members of Council

FROM: Storey Samways Planning Ltd.

DATE: February 11, 2008

SUBJECT: Planning Services Report

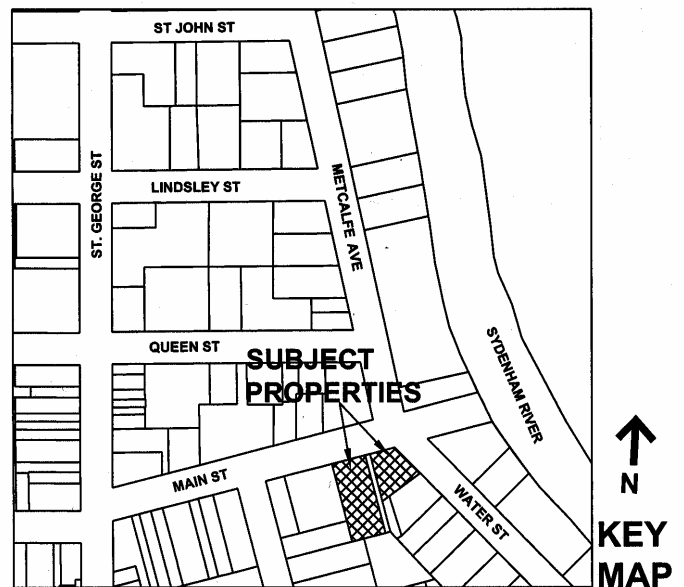
GENERAL FILE INFORMATION AND KEY MAP:

Application: Zoning By-law Amendment
(File D-14 DR/18/07/M)

Hansen#: 4394

Applicant: Millennium Building
Systems, Canada Ltd. &
Joan Richardson & Don
Gibbs

Location: 263 & 265 Main St.
Pt. Lots 13, 14, 15 & 16,
Plan 131, Parts 1, 2, 6 & 7,
RP 24R 7034



Roll Number: 3650 390 004 01200 & 3650 390 004 01300

Community: Dresden
(North Kent)

RECOMMENDATIONS:

It is recommended that Council approve the zoning amendment application D-14 DR/18/07/M located at 263 & 265 Main St., in the Community of Dresden, to rezone the subject land to "R4-3, Residential" and adopt the implementing by-law.

DESCRIPTION OF PROPOSAL:

The proposed by-law applies to a 10,230 sq. ft. commercial property and 6,348 sq. ft. vacant residential lot located on the south side of Main St. East, in the southeast corner of the intersection of Main St. and Water St., in the Community of Dresden. The subject property has been utilized for various commercial uses but the applicant is now looking to redevelop the existing building into a 7 unit townhouse. The building on the property

is approximately 5,800 sq. ft. in area and located along the westerly side of the property. The conversion of the building to townhouses will generate a need for nine (9) parking spaces. The lot at 263 Main St. (Parcel "A") has limited ability to accommodate this parking need, however, the applicants also own a lot (Parcel "B") immediately east of the property that has been used as parking for the commercial building in the past. The rezoning of the neighbouring property was not part of the original application however, in consultation with the applicant, it was recommended that Parcel "B" also be rezoned to permit its use as parking for Parcel "A". The amending by-law will require that an agreement be registered on title, that the properties remain registered in the same name and the lot's use be limited to off-street parking only.

BACKGROUND:

Subject Property	Dimensions – 61.87’F x 166.8’D Area – 10,230 sq. ft. Existing Use – vacant commercial building Proposed Use – residential townhouses Access – existing shared laneway Services - full municipal services available
Surrounding Uses	North – commercial & residential South – residential and C-K Hydro substation East – residential West – residential with commercial beyond that
Official Plan	Central Commercial
Existing Zoning	"C2, Commercial" & "R2, Residential"

CONSULTATION:

At the time of writing, no unfavourable comments have been received from any of the agencies canvassed and the Technical Advisory Committee (TAC) supports the proposal. TAC has indicated, specifically the Fire Department and Building Services, that there are a number of requirements to be addressed as part of the conversion; all of which can be monitored through the Change of Use permit that will be required for the proposed conversion. Most notably, Building Services will require a Record of Site Condition (RSC) for Parcel "A" as part of the change from commercial to residential. Parcel "A" and Parcel "B" are physically separated by a 16 ft. laneway that provides access to a C-K Hydro substation to the rear of Parcel "A". C-K Hydro has no objection to the proposed rezoning as long as the laneway remains accessible.

ANALYSIS:

Community Strategic Plan

The recommendations in this report do not support, negatively or positively, a specific objective of the Community Strategic Plan. It is a neutral issue.

Provincial Policy Statement

Section 1.1.3.3 states that, "Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs."

Comment: *The proposed rezoning will permit redevelopment for residential purposes. The type of housing proposed will add a type of rental housing that has become increasingly popular and in limited supply in small urban areas within the Municipality.*

Official Plan

The subject property is designated Central Commercial and under Section 3.4.2.8 residential developments which contain non-family rented dwelling units are permitted within the Central Commercial Area except on an arterial road. Residential development of all types of single unit detached dwellings are generally discouraged from locating in the Central Commercial Area unless the development can comply with the requirements for lot area, frontage and setbacks contained in the appropriate zone category. Residential development in the Central Commercial Area shall be zoned residential in the implementing zoning by-law.

Comment: the subject property is located on the easterly end of the Dresden downtown area and has limited surrounding commercial uses. An abutting property to the west of the subject lands was rezoned in 1994 to permit a similar type of residential development. The site-specific zoning amendment will establish regulations for the townhouse development. It should be noted for future reference that subdivision of the units into individual freeholds would not be permitted as there is no frontage on a Municipal road.

Zoning By-law

The subject lands are currently zoned "C2 Commercial" and "R2, Residential". The appropriate zone for the proposed development is "R4, Residential", which permits a number of multiple residential uses including townhouses. The proposed zoning change is to a special "R4-3, Residential" which sets a number of site-specific regulations unique to this proposal. The amending by-law will also address the use of Parcel "B" for the provision of eight (8) parking spaces for the townhouse units. This is

one less than the required nine (9) spaces but will still be adequate for the proposed use.

Conclusion

On the basis of the foregoing, I support the application.

FINANCIAL IMPLICATIONS:

There is a nominal change in property taxes anticipated as a result of this application.

Prepared by:

Reviewed by:

Robert Brown, MCIP, RPP
Storey Samways Planning Ltd.

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Director, Planning Services

Reviewed by:

Reviewed by:

Evelyn Bish, B.A.
Acting General Manager
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Gerry Wolting, B. Math, CA
Acting Chief Administrative Officer

Attachment(s)



Looking south across Parcel "B" to be used as parking for the proposed townhouse complex



Looking south at the existing building to be converted for residential purposes



Looking south at a similar townhouse development immediately west of the subject lands

