



PLANNING & DEVELOPMENT

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Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Amendment Application (#D14-13/17)
Zoning By-law Amendment from High Density Residential Special Provisions (R3-16) to High Density Residential Special Provisions (R3-16)

Location: Plan 376, Lot 281, Part Lot 280, Exeter Ward, Municipality of South Huron (500 Acheson Street)

Applicant: Kirk Durand

Owner: KPD Construction Consulting Inc.

This report is submitted to South Huron Council for the Public Meeting on December 4, 2017

RECOMMENDATION

It is recommended rezoning application (#D14-13/17) **be approved based on the following:**

1. To permit 24 residential units in the existing apartment/multiple dwelling building
2. To recognize 29 parking spaces
3. To recognize lot area of 3,425 square metres
4. To recognize existing provisions for parking space width of 2.7 metres
5. To recognize existing yard setback (east yard) of 6.35 metres

PURPOSE AND EFFECT

This Zoning By-law amendment application proposes to change special provisions under the Exeter Zoning By-law on the property known municipally as 500 Acheson Street, Exeter Ward, Municipality of South Huron. The property is 0.34 hectares (3,424 square metres) and is currently designated Residential in the South Huron Official Plan and zoned High Density Residential Special Provisions (R3-16) in the Town of Exeter Zoning By-law.

The proposed rezoning would change the special provisions under the R3-16 zone to permit the following:

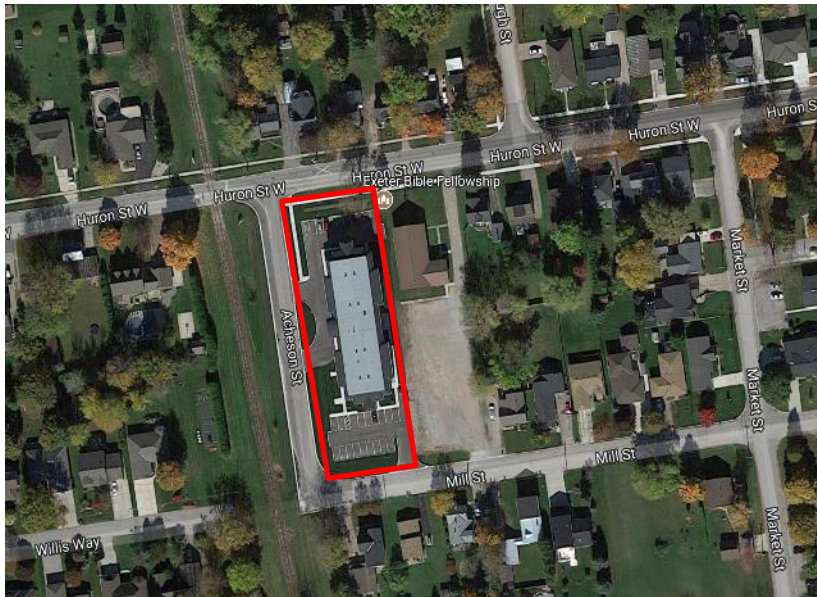
- A total of 24 units when the R3-16 zone currently permits a maximum of 23 units
- A reduction in the required number of parking spaces from 30 to 29
- A reduction in the minimum lot area requirement based on 24 units from 4,950 square metres to 3,425 square metres

The Zoning By-law amendment will also recognize existing provisions in the R3-16 zone for minimum side yard abutting an Institutional Zone of 6.35 metres when 8 metres is required,

as well as a reduction in the minimum parking space width from 3 metres to 2.7 metres for existing parking on this property.

This By-law amends Zoning By-law 30-1978, of the former Town of Exeter. Maps showing the general location of the lands to which this proposed Zoning By-law amendment applies are shown in the accompanying by-law.

Figure 1: Aerial Photo of Subject Property.



Figures 2, 3, 4 and 5: Views of Subject Lands and Existing Apartment/Multiple Dwelling Building.





COMMENTS

Provincial Policy Statement

The Provincial Policy Statement (PPS) supports intensification and efficient use of existing services in settlement areas. The PPS also supports healthy, walkable design. The proposed amendment is consistent with the direction of the PPS.

South Huron Official Plan

The subject property is designated Residential in the South Huron Official Plan and is located in a primarily residential area, directly adjacent to a Community Facility designation to the east (the Exeter Bible Fellowship). The Official Plan sets a goal of using building and site design to integrate structures and buildings within the surrounding neighbourhood through massing, scale, design and site features. High density uses are encouraged in mixed use areas and are recognized in the South Huron Official Plan, and through existing R3-16 zoning on the subject lands.

The Official Plan does limit high density residential uses under Section 7.5.5.4.4, where a maximum of 75 units are permitted per net hectare. Based on the site lot area of 0.34 hectares (3,425 square metres) the 24th apartment unit proposed would result in an overall gross density of 70 units/hectare and therefore is in compliance with the Official Plan.

Further, the addition of a 24th residential unit on this site will have no change to the exterior appearance, size or scale of the building and is to be accommodated wholly within the existing structure. Landscaping, servicing, buffering and screening requirements were addressed through the formal Site Plan process when this building was first constructed. Building design, massing and street facades were also reviewed under the formal Site Plan process. Interior renovations will require a building permit, but no exterior modifications are proposed to the building or site as part of this amendment.

The residential building is existing, and was approved through review of the South Huron Official Plan at time of development. The proposed amendments would still be in compliance with the South Huron Official Plan High Density residential provisions.

Town of Exeter Zoning By-law (#30-1978)

The subject lands are zoned High Density Residential Special Provisions (R3-16) in the Town of Exeter Zoning By-law. This zone recognizes high density uses including apartment /multiple dwelling buildings which is what currently exists on the subject site. The current site specific special provisions under the R3-16 zone regulate a maximum residential unit count (23), recognize reduced lot area (3,425 square metres), reduced parking space size (2.7 metre width) and a reduced east side yard (6.35 metres). The applicant has requested an additional residential unit be added to the building for a total of 24 units, and has also sought relief for parking requirements, and reduced lot area per amenity space requirement. The requests made in the application are reviewed as follows, with comments speaking to each request:

Request 1:

A total of 24 residential units when the R3-16 zone currently permits a maximum of 23 units

Applicable Zone Provision:

Section 4.4.20.1 of the Town of Exeter Zoning By-law states that “notwithstanding Section 4.4.2.1., the minimum lot area in the R3-16 zone shall be 3,425 square metres for an apartment building that includes a maximum of 23 residential units”

Planning Review:

- The applicant/owner is proposing to convert an existing office unit into a functioning residential unit for a total of 24 residential units on the property. The proposed unit includes an interior renovation within the shell of the existing structure. This will require a change of use through Building Code and review of any permits and Building Code requirements as necessary to ensure conformity for residential use.
- Services exist to this site, no new services are required to accommodate this additional unit.
- The additional residential unit still complies with the South Huron Official Plan for total units per hectare of 70 when 75 is the permitted maximum.
- Section 4.4.3 of the R3 zone also sets out the same maximum of 75 units per hectare; for 24 units the value is 70 units per net hectare for this development and therefore meets this R3 zone provision.
- As the additional unit is internal there are no physical changes to the building or site under this proposed amendment. The existing use and building characteristics that were approved through formal site plan will still comply. There are no

proposed changes to building size, height, building setbacks, location on lot, or building façade.

For these reasons the request for the addition of one residential unit, for a total of 24 units is deemed suitable. The By-law that has been prepared to accompany this report and application includes this provision.

Request 2:***A reduction in the required number of parking spaces from 30 to 29******Applicable Zone Provision:***

Section 3.14 Parking Requirements states that for a multiple-family dwelling parking shall be required as “1 ¼ spaces per dwelling unit”.

Based on 24 residential units, the required number of parking spaces would be 30; the applicant proposes to retain the existing 29 parking spaces.

Planning Review:

- The parking on site is existing including 24 assigned spaces, 1 handicapped space, 3 visitor spaces and 1 unmarked space. Based on 29 spaces, if each assigned space were directed one per unit each of the 24 units would have a dedicated parking space. Visitor and wheelchair spaces would still be available on site and would remain unchanged.
- The Town of Exeter Parking requirements for a single residential dwelling require 1 space be provided per unit. This development would be in keeping with this standard.
- Retaining 29 parking spaces also results in no physical change to the site, grading, or lot configuration that was approved through Site Plan Control.
- It is understood the occupants of the building include a range of users with and without automobiles and the applicant notes the existing lot is rarely to full capacity.
- The applicant has also submitted a parking agreement with the abutting Institutional property to the east, which permits any necessary overflow parking from the subject site to park on the lot of this adjacent property.

For these reasons 29 parking spaces is deemed suitable. The By-law that has been prepared to accompany this report and application includes this provision.

Request 3:***A reduction in the minimum lot area requirement based on 24 units from 4,950 square metres to 3,425 square metres******Applicable Zone Provision:***

Under section 4.4.2.1 Minimum Lot Area is “950 sq. metres plus 200 square

metres for each unit above 4 units”.

Based on a proposed 24 unit count, the required lot area is 4,950 square metres. The applicant requests the existing lot area of 3,425 square metres be recognized.

Planning Review:

- As it has been noted before, the proposed additional residential unit will be accommodated wholly within the existing shell of the building through conversion of an existing office space; no changes are proposed to site or site functioning.
- The development and building is existing. The shell of the building, existing amenity space and lot area will not change as a result of an additional unit.
- There is no change proposed to pervious surfaces, driveways, building size, setbacks, lot coverage, or massing as a result of the additional unit. Open space area on site as it exists today will remain.
- A 30% reduction in minimum lot area is significant, however, the applicant did demonstrate through the formal site plan process that various measures were taken to address site functioning including stormwater storage tanks, site grading, landscaping and building design. This review would also take into consideration the overall building footprint on the lot; adding a 24th unit wholly within the existing building does not change the building footprint or drainage on the site.
- It is evident through review of the site that amenity space has been provided for each unit itself through a private balcony for each individual tenants use alone. There is also communal landscaped areas on the site. The existing office space proposed for residential conversion has a private balcony space like all other units in this development; it will function to the same capacity as the other residential units.
- The adjacent Community Facility use also provides open space separation between this building and surrounding residential uses.
- The site is also in close proximity to Victoria Park and other green space areas, and is in proximity to the Main Street and the Health Care Hub at Huron Street and Main Street.

For these reasons, the reduction in lot area to recognize 3,425 square metres is deemed suitable. The By-law that has been prepared to accompany this report and application includes this provision.

In addition to the special zone provisions requested above, the existing R3-16 zone has other special provisions for this site specifically. These are discussed below.

1. Minimum yard abutting an Institutional Zone of 6.35 metres when 8 metres is required

The east interior yard setback between the main building and the Institutional zone to the east is existing. There is no change proposed to the east building setback as a result of this zoning application. Therefore this provision should remain to

recognize the existing 6.35 metre interior side yard on the site. The by-law that has been prepared to accompany this report and application includes this provision.

2. Minimum parking space width from 3 metres to 2.7 metres to accommodate the parking spaces.

The parking spaces on the lot are currently 2.7 metres in width. No change to the existing parking spaces is proposed as a result of this zoning application. The 2.7 m width is also in keeping with the standard requirement in the Township of Stephen and Township of Usborne Zoning By-laws. Therefore this provision should remain to recognize the existing parking width on site. The by-law that has been prepared to accompany this report and application includes this provision.

An accompanying Zoning By-law has been prepared as it relates to the requests and planning review made in this report. This By-law has been prepared for Council's review and consideration.

STAFF AND AGENCY COMMENTS

This report has been prepared in advance of the public meeting. At the time of preparation, no formal comments were received from any circulated agencies or the public. Comments may arise at the public meeting.

I will be in attendance at the public meeting to answer questions of Council and the public on this Zoning By-law amendment.

SUMMARY

The proposed zoning by-law amendment conforms to the South Huron Official Plan and reflects surrounding rural residential uses in this area. The proposed future residential dwelling will be required to meet AG4 zoning provisions. It is recommended this rezoning application **be approved**. A Zoning By-law has been included for Council consideration as it pertains to the application and planning review of the requests made in the application.

Sincerely,

"original signed by"

Sarah Smith, BES
Planner