

Municipality Of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

From: Ryan Jacques, MCIP, RPP
Director, Planning Services

Date: December 27, 2021

Subject: Application for Zoning By-law Amendment
PL202100296– 2391571 Ontario Inc.
49 George Street, Community of Blenheim

Recommendation

It is recommended that:

1. Zoning By-law Amendment application File D-14 BL/74/21/O, to rezone the subject lands (49 George Street), in Lot 2 and Part of Lots 3 & 4, Plan 88, in the Community of Blenheim, to a site-specific Urban Commercial (Central Business District)-1595 (UC(CBD)-1595) zone, to add Row House Dwelling as an additional permitted use, be approved, and the implementing by-law be adopted.

Background

The subject property is located at the southeast corner of George Street and McGregor Street intersection, west of Chatham Street North, in the Community of Blenheim (Roll No. 3650 160 002 24500) . The lands are approximately 2,093 sq. m (22,536 sq. ft.) in area and currently vacant. The lands are designated Downtown/Main Street Area in the Chatham-Kent Official Plan and zoned Urban Commercial (Central Business District) (UC(CBD)). A key map showing the location of the subject property is attached as Appendix A. Pictures showing the subject property and surrounding area are attached as Appendix B.

The subject property is the former site of the Blenheim United Church which was demolished in 2021. Removal of the church structure was completed to facilitate new residential development comprising of a 6-unit row house dwelling. The proposed development, which is shown on the conceptual site plan attached as Appendix C, is intended to be oriented towards McGregor Street with parking to the rear. The site will have a main access from George Street. Future access from Chatham Street North is under consideration and is reflected in the conceptual site plan.

The proposed row house dwelling use is not permitted as-of-right under the current zoning of the subject property. As such, a Zoning By-law Amendment application is required to amend the current zoning to facilitate this new use. This application is discussed in more detail below.

A Site Plan Control application will follow if zoning of the subject property permits the proposed development. This application will include requirements for a servicing brief, stormwater management plan, lighting plan, and a site plan design that ensures the development is designed appropriately, is safe and functional, and minimizes potential impacts on neighbouring properties. These application requirements have been received by the Municipality for initial review.

Comments

Provincial Policy Statement

The proposal does not raise any issues of Provincial interest.

Official Plan

The subject property is designated Downtown/Main Street Area in the Chatham-Kent Official Plan. Under this section is a set of policies that apply specifically to these areas within the Primary Urban Centre of Blenheim:

- B.2.2.3.1 The Downtown/Main Street Area is recognized as the historic core area and the predominant function shall be as the primary retail and service commercial centre in those Primary Urban Centres.*
- B.2.2.3.2 The predominant use of land within the Downtown/Main Street Area shall be mixed use, predominantly comprising retail and service commercial and residential uses.*
- B.2.2.3.3 Permitted uses shall include retail, service, recreational and tourism related commercial uses, entertainment, cultural, community, business and professional offices, institutional and residential uses, as more specifically defined in the Zoning By-law.*

The proposal meets the intent of these policies as it facilitates new residential development within the Downtown/Main Street area of Blenheim. The subject site is large enough to accommodate the proposed use and is an appropriate location for the transition from existing low density residential development west of the property, to the commercial activity to the east along Chatham Street North. The proposed density is appropriate for the site and for the area.

The proposal has also been evaluated under the following policy regarding infill and intensification:

2.3.4.2.5 The Municipality will consider applications for infill development, intensification and redevelopment of sites and buildings, including brownfield or former institutional sites, through intensification based on the following considerations:

- a) The proposed development is within an urban area and is appropriately suited for intensification in the context of the specific community;*
- b) Intensification will be permitted in all areas designated for urban residential use or residential mixed-use, provided that the development is consistent with the policies of the appropriate landuse designation associated with the land and in compliance with the general intent and purpose of the Zoning By-law;*
- c) The existing water and sanitary sewage services can accommodate the additional development;*
- d) The road network can accommodate the additional traffic;*
- e) The required parking can be accommodated; and*
- f) The proposed development is compatible with the existing development standards and physical character of the adjacent properties and the surrounding area. Specifically, intensification proposals should:*
 - i) respect and reinforce the existing physical characteristics of buildings, streetscapes and open space areas within an existing neighbourhood, including heights, massing and scale of proposed buildings;*
 - ii) provide adequate privacy, sunlight and sky views for existing and new residents;*
 - iii) screen any loading or service areas from adjacent properties for proposed developments that require such aspects.*

The proposal is consistent with the above-noted policies in the following manner:

- The property has frontage on and access to an improved local road that is maintained on a year-round basis.
- There are no traffic related concerns regarding the proposed use.
- The property has access to full municipal services including piped water, sanitary and storm sewers. Service connections will be dealt with through the development agreement at the site plan stage.

- Blenheim is a Primary Urban Centre where growth and development is to be concentrated.
- The proposed residential use is consistent in form and function with the surrounding land uses, which include low density residential, commercial and institutional uses.
- The site is capable of accommodating appropriate parking and amenity space for the proposed use.

In sum, the proposal meets the intent of the Official Plan in that it supports compact, orderly and sustainable development in an area suitable for new residential development.

Zoning By-law

The proposal is to rezone the subject property into a site-specific UC(CBD)-1595 Zone that will add “Row House Dwelling” as an additional permitted use. The Chatham-Kent Zoning By-law defines this use as:

“a dwelling containing three or more dwelling units to a maximum of eight, each dwelling unit having at least one separate entrance at street level, and separated from the adjoining unit or units by a common or party wall.”

This approach to zoning will leave the subject lands available to all uses that are permitted as-of-right in the UC(CBD) Zone. This allows the property to maintain marketability into the future.

Additionally, it should be noted that based on the conceptual site plan provided with the application, the proposal will meet all applicable zoning provisions.

Conclusion

The proposed zoning by-law amendment has been reviewed in the context of the Provincial Policy Statement and Chatham-Kent Official Plan, and will be in full conformity, if approved. Therefore, the application is being recommended for approval.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

☐ Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

☐ A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

☐ People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

☐ Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

☐ Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

☐ Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

☐ Has the potential to support all areas of strategic focus & critical success factors

☒ Neutral issues (does not support negatively or positively)

Consultation

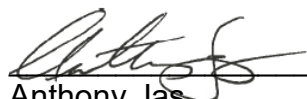
Technical Advisory Committee

The Technical Advisory Committee supports the recommendation.

Financial Implications

There are no financial implications resulting from the recommendation.

Prepared by:




Anthony Jas
Manager, Development, Planning Services

Reviewed by:



Ryan Jacques, MCIP, RPP
Director, Planning Services

Reviewed by:

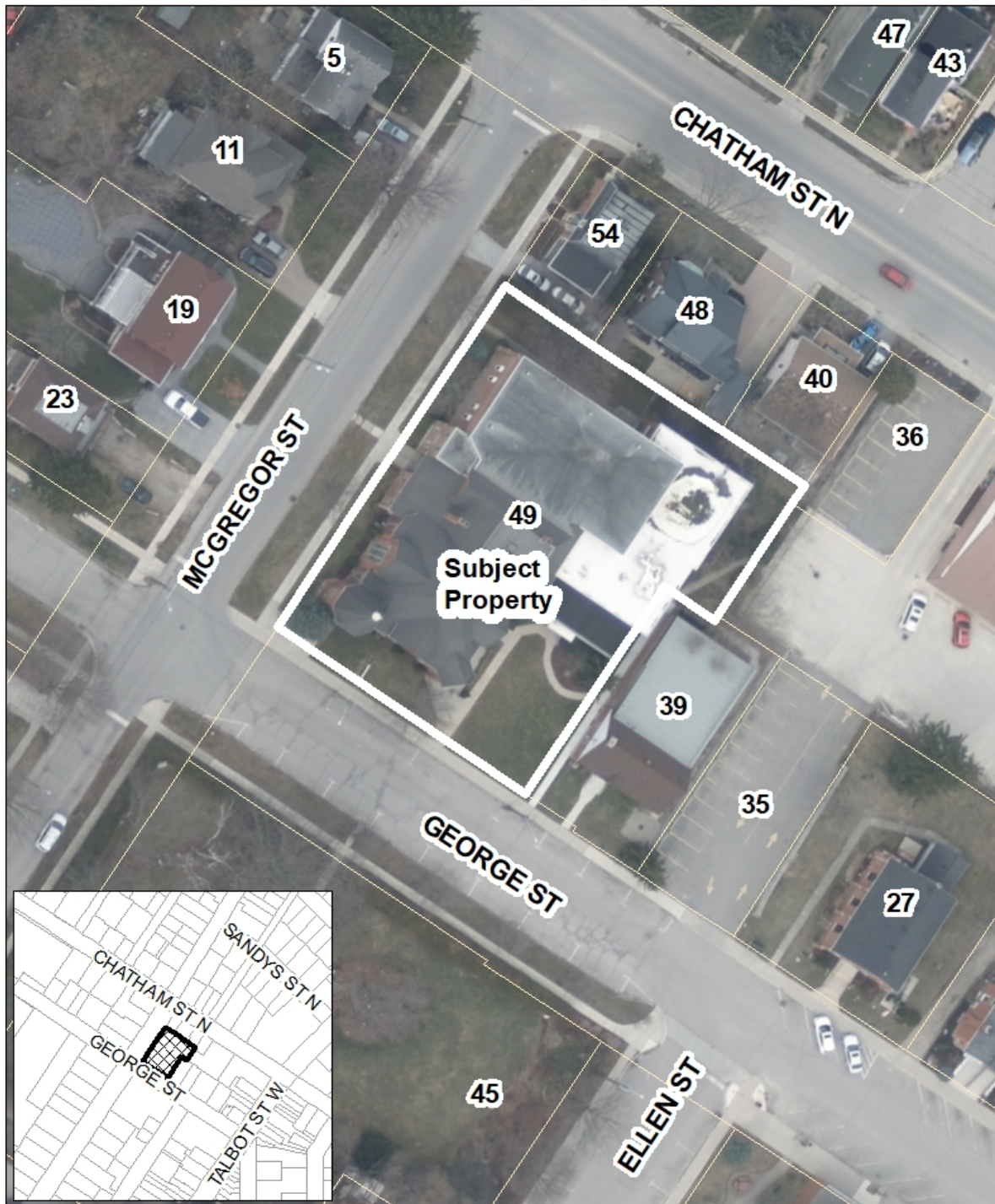


Bruce McAllister, MCIP, RPP
General Manager,
Community Development

Attachments: Appendix A – Key Map
Appendix B – Site Photos
Appendix C – Conceptual Site Plan
By-law to amend By-law 216-2009

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Appendix A – Key Map



This is not a plan of survey.

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Appendix B – Site Photos

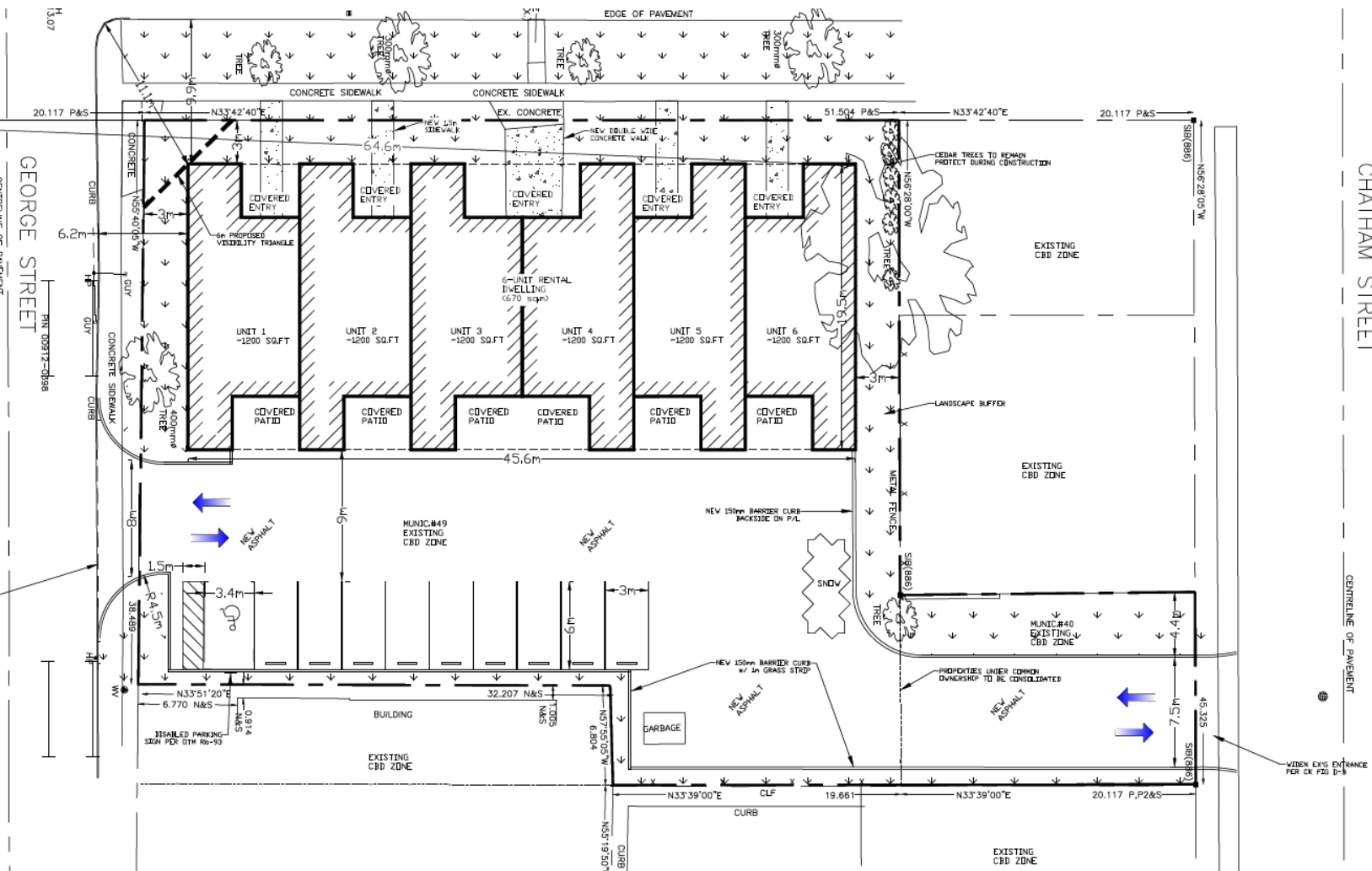


Looking east across the subject lands from George Street. In view is the vacant land following the removal of the former church structure.



Looking north from McGregor Street across from the subject property. Predominant use of land is low density residential.

Appendix C – Conceptual Site Plan



By-law Number _____
of The Corporation of the Municipality of Chatham-Kent
A By-law to Amend Zoning By-law 216-2009 of the Municipality of Chatham-Kent
(2391571 Ontario Inc.)
CityView # PL202100296

Whereas an application has been received for an amendment to the zoning by-law for a certain parcel of land in the Community of Blenheim to facilitate new residential development.

And Whereas the proposed use would conform to the Official Plan;

And Whereas Council, after due investigation and consideration, concurs in the proposed amendments;

Now therefore be it and it is hereby enacted as By-law Number _____ of the Corporation of the Municipality of Chatham-Kent:

1. That Schedule “A” of the By-law 216-2009, as amended, of the Municipality of Chatham-Kent, be amended by changing the zoning classification from Urban Commercial (Central Business District) (UC(CBD)) to Urban Commercial (Central Business District)-1595 (UC(CBD)-1595) on the lands so depicted on Schedule “A” hereto annexed and also forming part of this by-law.
2. That Schedule “B” Zone Exceptions of the said By-law 216-2009, be amended by adding to the list of Exception No., the following:

Exception No. 1595

3. That Schedule “B” Zone Exceptions of the said By-law 216-2009, be amended by adding to the list of Special Zone Symbols, the following:

UC(CBD)-1595

4. That Schedule “B”, Zone Exceptions, of the said By-law 216-2009, be amended by adding the following Exception Areas:

Exception No.	Special Zone Symbol	Special Zone Provisions
1595	UC(CBD)-1595	Notwithstanding any other provision of the by-law to the contrary, the permitted uses also include: a) Row House Dwelling

This By-law shall come into force and effect upon the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990 Chapter. P.13, as amended.

Read a First, Second and Third Time the 17th day of January, 2022.

Mayor – Darrin Canniff

Clerk - Judy Smith

This is Schedule “A” to By-law Number _____ of the Corporation of the Municipality of Chatham-Kent passed on the 17th day of January, 2022.

