

Municipality Of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

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

Date: December 29, 2021

Subject: Application for Zoning By-law Amendment
PL202100302 – Maple City Homes Ltd.
1001 Park Avenue West, Community of Chatham (City)

Recommendation

It is recommended that:

1. Zoning By-law Amendment application File D-14 C/79/21/M, to rezone the subject lands, in Part of Lot 19, Concession 5 (Raleigh), in the Community of Chatham (City), to a site-specific Residential Low Density Second-1594 (RL2-1594) zone to permit Single Detached and Row House Dwellings and one (1) ancillary building, and establish site-specific regulations, be approved, and the implementing by-law be adopted.

Background

The subject property is a vacant 6.9 ha (17.1 ac.) irregular flag shaped parcel located on the north side of Park Avenue West, west of Howard Road, in the Community of Chatham (City) (Roll No. 3650 420 022 18800). The lands are bound by a developed residential subdivision (Oriole Parkway Subdivision) to the west and a developing residential subdivision to the south across Park Avenue West (The Meadows Subdivision). Hydro One and CN Rail corridors bound the lands to the north, and commercial businesses are located to the east.

The lands are designated Residential Area in the Chatham-Kent Official Plan, and zoned Urban Commercial (Highway Commercial First Density) (UC(HC1)). 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.

At its meeting held on October 18, 2021, Council approved Official Plan Amendment D-09 C/03/21/M (OPA No. 64) which implemented the Residential Area land use

designation across the entire subject lands. The applicant is proceeding with development plans for a private development consisting of 113 single detached dwellings, and 48 townhouse units in eight six-unit buildings, totaling 161 units. Each unit will be provided with one (1) dedicated off-street parking, with additional communal parking for visitors. One (1) non-residential building is proposed as a common area to provide additional indoor amenities to residents of the development. A conceptual site plan of the proposed development is attached as Appendix C.

To implement the proposal, a zoning by-law amendment is required to rezone the lands to an appropriate residential zone to permit Single Detached and Row House Dwellings and one (1) ancillary building.

The proposed development is also subject to the provisions of the Site Plan Control By-law. Site Plan Approval will ensure the physical built characteristics of the final development plan meets the standards for development in Chatham-Kent. This includes servicing, roads and accesses, lot layout, and land use impact mitigation measures. Site Plan approval is required prior to construction occurring on the lands.

Comments

Provincial Policy Statement

The proposed application is consistent with the policies of the PPS.

Official Plan

The application has been reviewed under the policies of the Chatham-Kent Official Plan. It has been specifically reviewed under the following sections:

- Section 2.3.6, Primary Urban Centres
- Section B.2.3, Residential Area Policies
- Section 6.3.3, Planning Tools (Zoning By-law)

Primary Urban Centres

The Official Plan states that Primary Urban Centres, such as Chatham, shall be the focal point for growth and development, and have the highest concentration and intensity of uses in the Municipality. This includes infill development of sites that are currently underutilized, such as the subject property.

2.3.6.2.4 Intensification, infill and/or development/redevelopment of vacant designated, brownfield, former institutional or underutilized sites and areas in transition in the Primary Urban Centres will be encouraged.

Residential Area Policies

The subject property is located within the Chatham Primary Urban Centre and is designated Residential Area. This designation is intended for a range of low-density and

medium-density residential development on full municipal services (Policy B.2.3.2). The proposed low-density residential use will facilitate new residential infill development in the neighbourhood.

Overall, the proposal meets the intent of the Official Plan.

Zoning By-law

The subject lands are currently zoned Urban Commercial (Highway Commercial First Density) (UC(HC1)). The zoning by-law amendment proposes residential uses for the subject lands that fall outside the scope of uses permitted under this zone. As such, based on the land use policies summarized above, it is being recommended that the subject lands to rezoned to a site-specific Residential Low Density Second-1594 (RL2-1594) zone that will permit a range of residential uses including Single Detached, Semi-Detached and Row House Dwellings and one (1) ancillary building.

New site regulations to implement the proposed uses include the following for all uses:

- Maximum Density - 172 units.
- One (1) off-street parking space per unit.
- Setback from Park Avenue West (Front Yard Setback) – 12 m (39.3 ft.).
- Setback from Hydro One corridor (Rear Yard Setback) – 7.62 m (25 ft.).
- Setback from abutting residential and commercial uses (Side Yard Setback) – 7.62 m (25 ft.).

The proposed zoning by-law amendment maintains the general intent and purpose of the Official Plan.

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

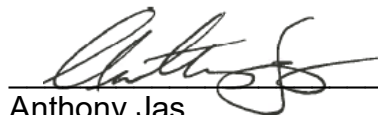
There are no financial implications resulting from the recommendation.

Prepared by:



Greg Houston
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Reviewed by:



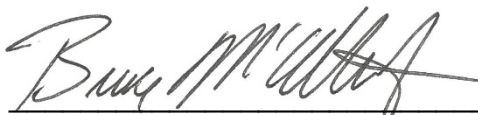
Anthony Jas
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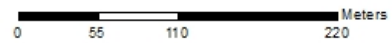
Attachments: Appendix A – Key Map
Appendix B – Site Photos
Appendix C – Conceptual Plan
By-law to amend By-law 216-2009

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Homes Ltd Report.docx



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Appendix B – Site Photos



Looking west at the subject lands from Park Avenue West.

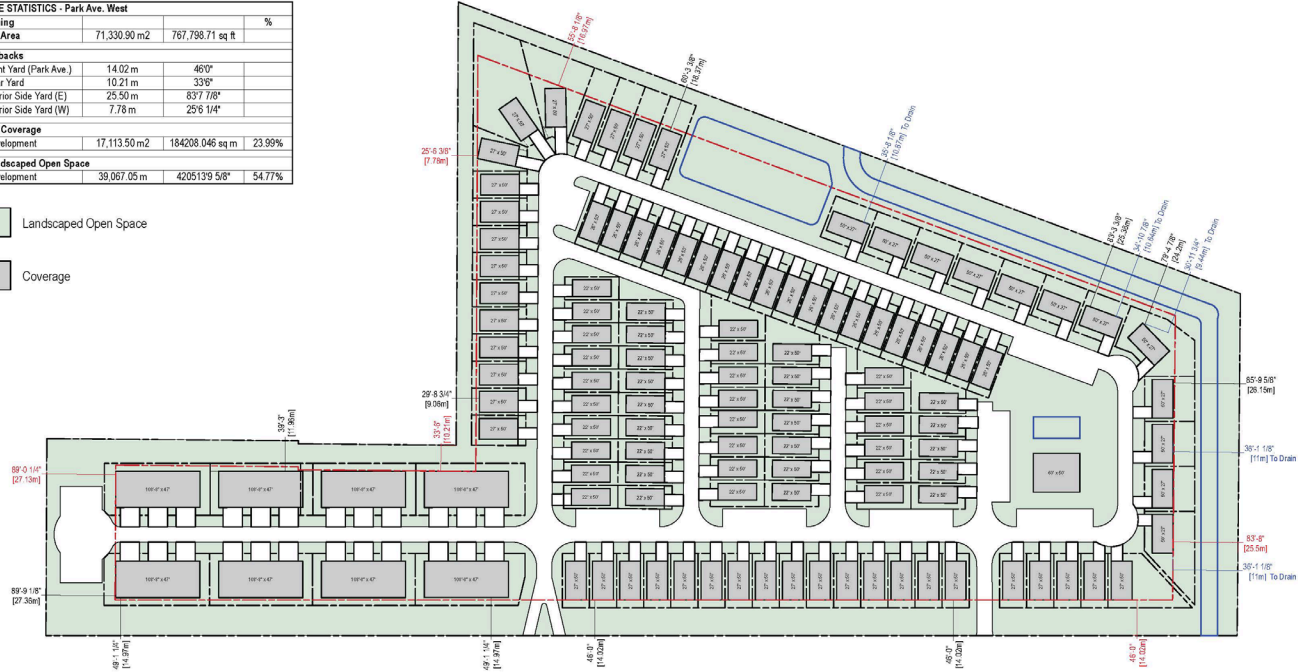


Looking northwest at the subject lands from Park Avenue West.

Appendix C – Conceptual Plan

SITE STATISTICS - Park Ave. West			
Zoning			%
Lot Area	71,330.90 m ²	767,798.71 sq ft	
Setbacks			
Front Yard (Park Ave.)	14.02 m	46'0"	
Rear Yard	10.21 m	33'9"	
Interior Side Yard (E)	25.50 m	83'7 1/8"	
Interior Side Yard (W)	7.76 m	25'6 1/4"	
Lot Coverage			
Development	17,113.50 m ²	184,208.046 sq m	23.99%
Landscaped Open Space			
Development	39,067.05 m	420,513.9 5/8"	54.77%

- Landscaped Open Space
- Coverage



Park Ave. West Development
Site Stats



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

(Tatro Properties Ltd.)

CityView # PL202100304

Whereas an application has been received for an amendment to the zoning by-law for a certain parcel of land in the Community of Chatham (City) in order to rezone the lands to permit additional uses in the General Industrial (M1) zone;

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

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

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 General Industrial (M1) to General Industrial-1576 (M1-1576) 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. 1576

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:

M1-1576

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

Exception No.	Special Zone Symbol	Special Zone Provisions
1576	M1-1576	Notwithstanding any other provision of the by-law to the contrary, the following shall also apply: i) Permitted Uses include: a. Personal Service Establishment b. Retail Store c. Print Shop d. Child Care Centre

Exception No.	Special Zone Symbol	Special Zone Provisions
		<div>e. Adult Secondary School</div> <div>f. Bank/Financial Institute</div> <div>ii) For a Retail Store – Maximum Gross Leasable Floor Area – 1,858 sq. m</div>

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.

