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Date: July 24, 2020

To: Mayor and Council

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Town Planner

RE: Application for Zoning By-law Amendment File ZBA/09/20 by
Solid Rock Homes Inc.
273 & 281 Glass Ave
Lots 29, 30, 31 & 32, Plan 1013

Report No.: PS 2020-041

AIM

To provide the Mayor and Council with information regarding a Zoning By-law Amendment to permit semi-detached dwellings and reduce the exterior side yard, on lands known as 273 and 281 Glass Avenue, in the Town of Kingsville.

BACKGROUND

The Town of Kingsville has received the above-noted application for lands located in the southeast corner of Glass Ave. and Wigle Ave. The subject property is designated 'Residential' by the Official Plan and zoned 'Residential Zone 1 Urban (R1.1)' under the Kingsville Comprehensive Zoning By-law.

The subject lands are comprised of four plan lots on an existing plan of subdivision. It was formerly used as two lots, 273 Glass Ave being 784.3 sq. m (8,442.14 sq. ft.) and 281 Glass Ave being 784.5 sq. m (8,444.29 sq. ft.) in area and vacant. A single detached dwelling was located on 273 Glass Ave however, it was recently demolished. The applicant is proposing to redevelop the subject lands with the construction of two semi-detached dwellings. The current zoning does not permit semi-detached development therefore the applicant has made application to add semi-detached dwellings and semi-detached dwelling units as a permitted use. In order to build each of the semi-detached dwellings of a consist size, the applicant is also requesting a reduction in the exterior side yard setback from 4.5 m (15 ft.) to 3.28 m (10 ft.). If the applicant wishes to sell each of the units as freeholds in the future an application for consent or part lot control will be required.

DISCUSSION

1) Provincial Policy Statement

When reviewing a planning application to determine if it represents sound planning, it is imperative that the proposed development is consistent with the Provincial Policy Statement (PPS): “The Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.”

Section 1.4.3 states that " Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;”

Comment: The proposed development is consistent with Provincial Policy and helps to further encourage redevelopment on Glass Ave that has been ongoing for the last two to three years.

2) Town of Kingsville Official Plan

The Official Plan for the Town of Kingsville designates the subject properties as ‘Residential’. Section 3.6.1 Residential, states that “It is the intent of this Plan that a broad range of residential types be permitted on lands designated “Residential” in order to meet the needs of all households anticipated during the 20 year planning period of this Plan.” The Goals and Policies strongly encourage residential infilling and intensification where it is determined appropriate and where servicing is available. The Plan also encourages increasing the housing and rental supply by including a variety of housing types.

Comment: The applicant applied for the Zoning By-law Amendment in order to construct semi-detached dwellings within an existing residential neighbourhood. This neighbourhood has seen several residential redevelopments and infill projects in recent years. The area mainly consists of single detached dwellings. The addition of semi-detached dwellings will add to the variety of stock and provide additional housing opportunities for the area. Therefore, this application conforms with the Kingsville Official Plan.

3) Town of Kingsville Comprehensive Zoning By-law

The subject parcel is zoned ‘Residential Zone 1 Urban (R1.1)’ and permits single detached dwellings. The applicant is requesting a zoning amendment to add semi-detached dwelling and semi-detached dwelling units as an additional permitted use to build a semi-detached dwelling on each of the existing parcels. He is also seeking a reduction in the 4.5 m (15 ft.)

exterior side yard setback to 3.28 m (10 ft.) from Wigle Ave. in order to construct two similar semi-detached dwellings.

Comment: The surrounding neighbourhood has already seen a number of redevelopments which were built into semi-detached dwellings. Offering these types of residential buildings has been both desirable and successful in meeting the goals and policies of both the Official Plan and Provincial Policy Statement. Thus, permitting semi-detached dwellings would be appropriate for the lands. Further, the purpose of the 4.5 m (15 ft.) exterior side yard setback is for both uniformity along a road as well as for safety and visibility. Along Wigle Avenue, many of the houses do not meet this setback and are mostly non-uniform in this case. Also, it has been determined that with the reduced exterior side yard, there will be no issues with the sight triangle as it will meet the 10 ft. visibility triangle requirements. Therefore, the proposed amendment has been determined to be good planning.

LINK TO STRATEGIC PLAN

Manage residential growth through sustainable planning.

FINANCIAL CONSIDERATIONS

With an increase in residential dwellings/ units, there will be an increase in the assessment once the semi-detached dwellings are built.

CONSULTATIONS

In accordance to O. Reg 545/06 of the Planning Act, property owners within 120m of the subject site boundaries received the Notice of Public Meeting by mail. At the time of writing no comments had been received from members of the public. Agencies and Town Administration received the Notice of Public Meeting by mail and/or email.

Agency & Administrative Consultation

Essex Region Conservation Authority (ERCA)

- ERCA has no objection to the Application for a Zoning By-Law Amendment.
- See full comment in Appendix C.

Town of Kingsville Management Staff

- All exterior lots are subject to the site triangle requirements that are spelled out in the Town of Kingsville Zoning By-law.
- Any fencing and landscaping in the exterior lot are subject to site triangle rules as well.
- That any future applications for new dwellings meet the requirements of the Ontario Building Code. To help achieve this they should work with a qualified designer with a Building Code Identification number.
- Separate service connections will be required for each dwelling unit.

RECOMMENDATION

That Council:

Approve zoning by-law amendment application ZBA/09/20 to rezone the subject parcels, Lots 29, 30, 31 & 32, on Plan 1013, in the Town of Kingsville, from 'Residential Zone 1 Urban (R1.1)' to 'Residential Zone 1 Urban Exception 29 (R1.1-29)'; to permit:

- i. A semi-detached dwelling and semi-detached dwelling unit, and;
- ii. Reduction of the required exterior side yard setback from 4.5 m (15 ft.) to 3 m (10 ft.);

and adopt the implementing by-law.

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