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TO: Jim Liovas

FROM: David French, BA, CPT, Storey Samways Planning Ltd.

DATE: April 7, 2023

SUBJECT: Planning Support Letter re 100-Unit Multiple Dwelling, 1666 & 1678 Division Street North, Kingsville

GENERAL FILE INFORMATION:

Applications: Applications for Zoning By-law Amendment and Site Plan Control

Subject Properties: 1666 & 1678 Division Street North, Kingsville

PLANNING JUSTIFICATION REPORT:

The purpose of this letter is to provide planning support for zoning by-law amendment and site plan control applications to permit and facilitate the development of a new four-storey, 100-unit multiple dwelling (condominium tenure), known as The Winterberry Condominium, and a new ancillary parking area providing a total of 166 parking spaces, on a total site area of 1.42 ha (3.51 ac.). The subject site provides frontage on Division Street North and Holly Street.

The proposed development will be reviewed against the applicable Provincial, County of Essex, and Kingsville municipal policies.

Existing Circumstances:

The vacant subject site is designated Settlement Area by the County of Essex Official Plan; designated Residential by the Kingsville Official Plan; and is zoned Rural Residential (RR-11) by the Kingsville Zoning By-law.

Neighbouring Land Uses

Directly to the south (fronting on Division Street North, Cranberry Street, and Holly Street) is a mixture of single detached dwellings and semi-detached dwellings; to the

west, across Division Street North are predominantly single detached dwellings; to the north are single detached dwellings; and to the east is a subdivision comprised mainly of row house dwellings.

Planning Act Applications Required and Purpose

In consultation with the Town of Kingsville, it has been determined that the following Planning Act applications are required (explained in more detail later in this report):

1. Zoning By-law Amendment – to permit the multiple dwelling and ancillary parking areas; establish appropriate performance standards for the proposed residential use;
2. Site Plan Control – to control the development of the proposed multiple dwelling, access / egress points and parking areas;
3. Draft Plan of Condominium – to be filed at a future date (post zoning and site plan approvals).

CONSULTATION:

In the course of preparing this report, the following activities were undertaken by various members of the development group:

- Meetings, phone discussions and email exchanges with various members of the Kingsville Planning and Engineering departments
- Review of formal comments from Kingsville staff following review of various revisions to the proposal and site plan drawing
- discussion and email exchanges with Baird AE
- discussions and email exchanges with Jim Liovas and his staff
- review of the Provincial Policy Statement (PPS), County of Essex Official Plan and the Municipality of Leamington Official Plan and Zoning By-law

Submissions to Date:

- Applications for Zoning By-law Amendment and Site Plan Control
- Full site plan package
- Stormwater Management Plan
- Functional Servicing Report
- Shadow Study

- Photometric Plan
- Floor Plans
- Elevations and renderings
- Vehicle Turning Data

March 22, 2023 Developer-led Public Information Centre (PIC)

A developer-led Public Information Centre (PIC) took place on March 22, 2023 at the Kingsville Arena Complex, as required by the Municipality. The PIC was attended by 38 members of the public, along with Liovas Homes and Storey Samways Planning representatives. It is noted that a representative of the Town of Kingsville Planning Department attended in an observatory capacity.

At the PIC, the development team provided an overview of the project, explained the overall need for housing of all types, and the reasoning behind the need for the various Planning Act approvals. This was followed by an open question and answer period.

In general, most of the questions and comments from the public surrounded the following points:

- Traffic – unacceptable increase in traffic on both Division Street North and Cranberry / Holly Streets

Comment: during the pre-consultation process with the Town, Administration did not identify any concern with additional vehicular traffic entering and exiting the site. As such, Administration did not require a Traffic Impact Study (TIS) to be prepared and submitted as a component of a Complete Application.

Speaking specifically to the increased traffic on Holly and Cranberry, it is reasonable to suggest that most traffic related to this development will make use of the two-way driveway which accesses Division Street North, rather than snake through the connecting local streets, eventually exiting to Division Street North.

- Decrease in property values – new condominium seen as a detractor the neighbourhood property values

Comment: it is my opinion that the suggestion that property values will decrease as a result of The Winterberry development is unfounded and unproven, and is not a planning issues to address.

- Privacy – four-storey windows allow for unrestricted views into neighbouring back yards

Comment: the required, and best-practice zone setbacks for this type of building are met or exceeded, and therefore, by design, is deemed to afford as much privacy as is expected by other similar developments throughout the Town and beyond. Further, privacy fencing, and landscaping that will grow over time to better shield views – both in and out of the development – implements a best-practice approach to mitigating privacy concerns to the greatest extent possible.

- Building Scale

Comment: regarding scale and integration into the existing neighbourhood, it is not uncommon in infill situations such as this to have three to six-storey, higher density buildings located in lower profile areas. There are numerous examples along the Division Street corridor (South / North) where low-medium profile building co-exist amongst the low-profile dwellings.

ANALYSIS:

Provincial Policy Statement, 2020 (PPS)

"The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for all Ontarians.

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. The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system..."

As such, when considering and promoting a change in land use it is both important and required to consider the Provincial Policy Statement (PPS) to ensure that both the long-term interests of the Province, and municipal interests, are met.

In this case there are multiple sections of the PPS which are relevant and these are identified below, along with comment.

Part IV: Vision for Ontario's Land Use Planning System

"The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy...."

...The Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety. Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel...

...Strong, liveable and healthy communities promote and enhance human health and social well-being, are economically and environmentally sound, and are resilient to climate change..."

Comment: The proposed new multiple dwelling will provide a housing option currently both demand, and in short-supply, in the Kingsville settlement-area housing market, while at the same time making use of existing lots of record, and the hard and social services currently afforded to those lots, without requiring the need of public investment or tax-payer funded upgrades to existing infrastructure and service facilities.

1.0 Building Strong Healthy Communities

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

Comment: use of existing, under-utilized land inventory promotes efficient development, and in this case, due to the existing servicing infrastructure being able to accommodate the proposed development, the financial well-being of the Province and the Town is not negatively impacted.

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

Comment: this project proposes the development of a new residential multiple dwelling (condominium tenure) containing 100 dwelling units.

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

Comment: as accepted best practices will be followed in the overall design, it is not anticipated that the proposed residential development will cause any environmental or public health and safety concerns.

e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

Comment: the subject parcel is serviced by existing local and arterial roads, and existing servicing and social infrastructure. As such, the proposed development provides for a cost-effective and efficient use of land, municipal roadways and other infrastructure.

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development.

Comment: the proposed apartment dwelling development is located in an identified settlement area.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Comment: as evidenced by the discussion throughout this section on PPS, and elsewhere in this document, it can be said that the proposed development meets the above criteria.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through 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 existing local policies which apply to this area, in addition to the proposed apartment dwellings, take into account the existing transit

and servicing systems servicing the area. No publicly funded upgrades to either are anticipated or required.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Comment: as indicated above, the proposal calls to develop vacant urban lands for multiple dwelling units for residential purposes without requiring upgrades to the existing public service facilities. It is an excellent example of intensification and avoids risks to public health and safety.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

Comment: the proposed residential multiple dwelling containing 100-units will assist the Town in providing and meeting the housing requirements and targets as set out by the Province.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- (b) permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents,...*
 - 2. all types of residential intensification, including additional residential units, and redevelopment...;*
- 1.4.3(c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- 1.4.3(d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- 1.4.3(f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

Comment: the proposed multiple dwelling both promotes and implements the important housing policies found in the PPS through the efficient use of a vacant contiguous parcels of land with access to full municipal servicing and other public service facilities.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;*
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;*

- d) *maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;*
- e) *encouraging a sense of place, by promoting well-designed built form...;*

Comment: by making use of a contiguous set of existing underutilized parcels, and the servicing infrastructure already present, it assists in keeping the settlement area boundary as compact as possible ensuring that long-term availability of land and resources is not compromised for the long-term benefit of both the Town of Kingsville and Province of Ontario. As well, the subject lands are located on a main transportation artery and are serviced by existing, and strong commercial and social systems, thus providing easy and efficient access to the services provided in the immediate area.

2.1 *Natural Heritage*

2.1.1 *Natural features and areas shall be protected for the long term.*

Comment: there are no issues relating to natural heritage presented by the development of the proposed new apartment dwellings.

3.2 *Human-Made Hazards*

3.2.2 *Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.*

Comment: The parcels subject of the rezoning historically contained residential uses, and therefore no issues relating to human-made hazards are deemed to be presented by the proposed new multiple dwelling.

In conclusion, based on review of the Provincial Policy Statement, it can be said that the new proposed multiple dwelling containing 100 dwelling-units is consistent with the Provincial Policy Statement. Further, the proposal promotes and implements important policies surrounding intensification and housing.

County of Essex Official Plan (COP)

The subject property is designated Settlement Area by map Schedule "A1", Land Use

Plan, and Primary Settlement Area by Map Schedule "A2", Settlement Structure Plan of the County of Essex Official Plan, with policy wording provided in Section 3.2.4.1, Policies (Primary Settlement Area).

Specifically, Subsection 3.2.4.1, Policies states:

The following policies apply to Primary Settlement Areas:

a) Primary Settlement Areas shall be the focus of growth and public/private investment in each municipality.

Comment: this privately funded proposed multiple dwelling development is located within a Primary Settlement Area.

b) Primary Settlement Areas shall have full municipal sewage services and municipal water services and stormwater management services, a range of land uses and densities, a healthy mixture of housing types including affordable housing options and alternative housing forms for special needs groups, and be designed to be walkable communities with public transit options (or long-term plans for same).

Comment: Kingsville has full municipal services and a range of housing options.

c) Local municipal Official Plans shall establish appropriate land uses in accordance with the policies of this Plan.

Comment: the Kingsville Official Plan conforms to the County Official Plan in this regard.

d) All new development within Primary Settlement Areas shall only occur on full municipal water services and municipal sewage services, unless there are interim servicing policies in the local Official Plan that are in effect at the time of approval of this Plan.

Comment: the proposed multiple dwelling will employ full municipal services.

e) Expansions of the boundaries of a Primary Settlement Area shall only occur in accordance with the Local Comprehensive Review policies in Section 3.2.3.1 of this Plan. An amendment to this Plan and the local Plan shall be required to alter the boundary of any "Settlement Area".

Comment: n/a

f) Downtown/Uptown areas should maintain and/or enhance the existing character of these areas. Mixed-use development and an accessible pedestrian oriented streetscape are encouraged. The preparation of Community Improvement Plans are also encouraged.

Comment: n/a

g) The County encourages the redevelopment of brownfield properties.

Comment: n/a

h) All types of land use are permitted within the "Settlement Areas" designation subject to the specific land use policies of the local Official Plans.

Comment: the proposed residential land use conforms with the Residential land use designation on the subject parcel under the Kingsville Official Plan.

i) Cost effective development patterns and those which will minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage preservation or public health and safety concerns shall be avoided.

Comment: the proposed multiple dwelling development is located on existing lots of record and will be designed to maximize the number of dwelling units based on the market demand for this style of development.

j) The County supports universal physical access and encourages the building industry to incorporate such features into new structures.

Comment: noted.

Further, section 3.2.6, General Settlement Area Policies, provides direction to the local municipalities with regard to the local official plans' requirement to echo these policies.

3.2.7 Intensification & Redevelopment

The County encourages well-planned intensification development projects in the "Settlement Areas" to encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community. The County also specifically encourages residential intensification and redevelopment

within Primary Settlement Areas in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of infrastructure and public service facilities.

The County requires that 15 percent of all new residential development within each local municipality occur by way of residential intensification and redevelopment. Implementation and annual reporting to the County on meeting this target will be the responsibility of the local municipalities.

The County will permit intensification and redevelopment within Secondary Settlement Areas to assist in meeting the target provided it occurs on full municipal sewage services and municipal water services.

Where possible, new development in older established areas of historic, architectural, or landscape value shall be encouraged to develop in a manner consistent with the overall character of these areas.

Comment: the proposed new 100-unit, municipally serviced, multiple dwelling development, in my opinion, is a clear example of residential intensification within a Primary Settlement Area as it is proposed that the facility be created out of contiguous underutilized residentially-designated parcels.

Finally, it is my opinion that the proposed development conforms to, as well as implements, applicable County policies.

Kingsville Official Plan (LOP)

Section 3.6.1, Residential, provides the following:

Goals

The following goals for areas designated "Residential" on Schedules "A-1" and "A-2" of this Plan are to:

- a) provide areas in which residential development may occur in a controlled and progressive manner and to recognize existing residential development and areas presently designated for residential development;*
- b) ensure that new development occurs in a manner in keeping with the capacity of the services available and the financial capability of the Town;*

- c) encourage infilling of the existing development pattern;*
- d) encourage the development of a greater variety of housing types;*
- e) provide older residential neighbourhoods with protection from non-residential redevelopment pressures;*
- f) encourage the provision of an adequate supply of draft approved and/or registered lots and blocks on new plans of subdivision and/or registered lots which have been created in accordance with Section 7 of this Plan;*
- g) provide opportunity to increase the housing supply through residential intensification. Residential intensification includes infilling, conversions and redevelopment, and will be encouraged in areas designated "Residential" as a means of increasing the supply of affordable rental and ownership accommodations. Within the 5 year period prior to the mandatory review of the Plan, the Town will work with the County of Essex to establish and implement minimum targets for intensification and redevelopment within built-up areas which are supported by the appropriate levels of infrastructure and public service facilities and this Plan will be amended to incorporate such targets;*
- h) development standards for residential intensification, infilling, conversions and redevelopment shall be implemented through the zoning by-law and policies within the Town's Development Standards Manual;*
- i) encourage an adequate supply of new building lots to meet the anticipated demand for additional housing units over the next 20 year planning period.*
- j) provide opportunity to increase the supply of affordable housing. Within the 5 year period prior to the mandatory review of the Plan, the Town will work with the County of Essex to establish and implement minimum targets for housing that is affordable to low and moderate income households within built-up areas which are supported by the appropriate levels of infrastructure and public service facilities and this Plan will be amended to incorporate such targets; (See County modification #1)*

Comment: the proposed condominium development supports the Official Plan's Residential Goals which are noted above.

Policies

The following policies shall apply to those lands designated "Residential" on Schedule "A-1" and "A-2" of this Plan:

- a) a variety of housing types and densities are permitted subject to conformity and compliance with the Zoning By-law. The types of residential units permitted include single unit detached dwellings, two unit dwellings, three unit dwellings, single unit attached dwellings, townhouses, apartments and seniors' housing including retirement homes and nursing homes and other housing designed to accommodate special needs or interests;*

Comment: a multiple dwelling is proposed.

- b) other uses which are considered necessary and complimentary to serve residential areas, such as schools, parks, churches, day care centres, home occupations and essential buildings and structures for public utilities, may be permitted where they are compatible with the residential area;*

Comment: noted.

- c) uses that are existing on the date of adoption of this Plan are also permitted in the "Residential" designation;*

Comment: noted.

- d) the regulations and provisions for the uses permitted in the "Residential" designation shall be established in the Zoning By-law;*

Comment: noted. Appropriate regulations and provision for the proposed multiple dwelling will be in place upon the successful passing of the zoning by-law amendment application.

- e) the creation of new lots for residential purposes will occur in accordance with the land division policies contained within Section 7 of this Plan;*

Comment: noted.

- f) a high standard of amenity shall be provided in all future residential development;*

Comment: a high standard of amenities will be provided for its tenants.

g) residential infill development in areas of significant historical, architectural or landscape merit shall be encouraged provided:

- i) sensitive to the existing scale, massing and pattern of the area;*
- ii) be consistent with the existing landscape and streetscape qualities; and*
- iii) will not result in the loss of any significant heritage resources.*

Comment: See discussion above under PPS. Also, in the context of the Division Street corridor, there is a wide mixture of uses, building styles and purposes, and profiles. Arterial roads, such as Division Street, often provide an ideal canvas for similar and synergistic, but non-competing uses, to co-exist. At the end of the day, a solely residential use is being proposed amongst like-residential uses.

h) areas for medium and high density residential development are not specifically identified in this Plan. It is the intent of the Plan that all types of residential development will be permitted throughout the area designated "Residential", subject to satisfying certain criteria. The Zoning By-law will zone only existing medium and high density residential uses as such. Any new medium or high density residential development or redevelopment proposal will require an amendment to the Zoning By-law. When considering the appropriateness of the amendment request, the following criteria shall be considered:

- a. Low Density Residential The low density residential zone will permit single unit dwellings, two unit dwellings and three unit dwellings at a maximum density of 20 units per gross hectare.*
- b. Medium Density Residential The medium density residential zone will permit single unit dwellings, two unit dwellings, three unit dwellings, single unit attached housing, townhouse dwellings, apartment buildings not exceeding three storeys in height and all types of senior and other special interest and needs housing. The maximum density for this type of housing shall not exceed 50 units per gross hectare.*
- c. High Density Residential The high density residential zone will permit multiple family dwellings such as single unit attached housing, townhouse dwellings, apartment buildings exceeding three storeys in height and all types of senior and other special interest and needs housing. The*

maximum density for this type of housing shall not exceed 124 units per gross hectare.

Comment: The Winterberry development proposes a four-storey building and will provide a density of 70 residential units per gross hectare. Therefore, the development is considered high-density, as per the description in (c) immediately above.

i) when considering applications to amend the Zoning By-law to permit a medium or high density residential development, the Town shall have regard to the following:

i) the need for the proposed development as identified through an analysis of housing supply and demand;

ii) the density and form of adjacent development;

iii) the adequacy of, and extent of uncommitted reserve capacity in the municipal potable treatment and supply system, the municipal, sanitary sewage treatment and collection system, storm drainage and roads to service the proposed development;

iv) the adequacy of school, park and community facilities to serve the proposed development;

v) the adequacy of off-street parking facilities to serve the proposed development;

vi) the provision of adequate buffering measures deemed necessary to protect and provide general compatibility with the adjacent land uses; and

vii) accessibility in relation to the location of arterial and collector roads;

Comment: There is both clear need and demand for all types of residential development at the current time. And although Kingsville does not appear as a line-item in the CMHC vacancy rate chart / data, Leamington does, and I feel that it is reasonable to suggest that the Kingsville market shares a similar vacancy rate, or perhaps lower due to the smaller number of completed / occupied medium and high-rise apartment dwellings – the most recent reported vacancy rate being 2.0 % (October 2022 data). A healthy vacancy rate is considered to be between 3 to 4 %, with 2 % being deficient.

Further, as discussed above in this report, the density and form of development is viewed as appropriate at this location, as it can be adequately serviced by both hard and social infrastructure; appropriate off-street parking can be provided; greater than required setbacks to abutting residential uses is provided; and the site is serviced by an arterial road.

j) all medium and high density residential development will be subject to site plan control pursuant to the Planning Act;

Comment: noted. Application for site plan control has been filed concurrently with the rezoning application.

Summary

It is my opinion that the proposed multiple dwelling conforms to the Kingsville Official Plan, in that it supports the Town' housing goals and conforms to the applicable policies, and offends no other policies within the Official Plan document.

Zoning By-Law

As described immediately above, and elsewhere in this report, the subject parcel is currently Rural Residential (RR-11), which recognized the former use under the former Gosfield North zoning by-law.

In order to facilitate the multiple dwelling development, it is proposed that the site be rezoned to a site-specific Residential Zone 4 (R4.1-###), which introduces special regulations to:

- increase the permitted height of the building from 11 m to 12.2 m

Re the reduced setback from an open drain, it is my opinion that as the end proposal is to enclose the municipal drain, this will become moot, and the 3 m setback from the centre line of an enclosed drain will be met. However, in respect of the timing and open working window for the drain enclosure, it is preferred to seek relief at this point to allow the site plan application to move forward regardless of the timing of the drain enclosure. This is discussed in further, technical, detail

Site Plan

The proposed site plan details the proposed four-storey, 100-unit multiple dwelling, the ancillary parking area, access points and landscaping.

It should be noted as per the attached site plan:

- 125 parking spaces are provided (includes 6 accessible parking spaces)
- One loading space
- Pedestrian walkways throughout the site
- Garbage bins enclosed within the building, with truck access provided from Division Street North
- Vehicular access to/from the site is provided from Division Street North and Holly Street
- Landscaped open space is maximized to the greatest extent possible; permitter privacy fencing
- Enclosure of the existing open drain along Division Street North

CONCLUSION

Based on the above analysis of Provincial, County and municipal policies, it is my opinion that The Winterberry multiple dwelling development conforms to, and implements important Provincial, County and municipal policies surrounding housing and intensification in identified settlement areas and offends no others.

In conclusion the proposed residential development represents sound planning for the reasons contained within this report.

Prepared by:



David French, BA, CPT
Storey Samways Planning Ltd.