

To: Mayor and Members of Tillsonburg Council

From: Laurel Davies Snyder, Development Planner, Community Planning

Applications for Official Plan Amendment and Zone Change OP23-14-7 and ZN7-23-11 Southside Construction Management Ltd.

REPORT HIGHLIGHTS

- The purpose of the Official Plan Amendment and Zone Change applications is to facilitate the development of one 6-storey apartment dwelling comprising up to 105 new residential units, a 4-unit townhouse block, and a 6-unit townhouse block for a total of up to 115 residential units, together with outdoor amenity space and on-site parking for all residential uses.
- The Official Plan Amendment proposes to redesignate the subject lands from 'Medium Density Residential' to 'High Density Residential' which would allow for an increased residential density from 62 units per hectare (25 units per acre) to approximately 91 units per hectare (36.8 units per acre).
- The application for Zone Change proposes to rezone the lands from 'Special Medium Density Residential Zone (RM-8)' to 'Special High Density Residential Zone (RH-sp)' to facilitate the proposed development and to provide site specific zoning provisions to permit 'multiple unit dwellings' (i.e. townhouses) as a permitted use in the 'RH' zone, and reduction of certain lot provisions.
- Planning staff recommend that Town of Tillsonburg Council support the proposal as it is consistent with the Provincial Policy Statement (PPS) and supports the strategic initiatives and objectives of the Official Plan with respect to residential development within large urban centres.

DISCUSSION

Background

APPLICANT/OWNER:

Southside Construction Management
75 Blackfriars Street, London, ON N6H 1K8

AGENT:

Zelinka Priamo (c/o Casey Kulchycki)
318 Wellington Road, London, ON, N6C 4P4

LOCATION:

The subject lands are identified as Block 38, Plan 41M-392, Town of Tillsonburg. The lands are located on southwest corner of North Street West and Quarter Town Line and are municipally known as 97 North Street West, Tillsonburg.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing

Schedule “T-1” Tillsonburg Land Use Plan – Residential

Schedule “T-2” Tillsonburg Residential Density Plan – Medium Density Residential

Proposed

Schedule “T-2” Tillsonburg Residential Density Plan – High Density Residential

TOWN OF TILLSONBURG ZONING BY-LAW NO. 3295:

Existing Zoning: ‘Special Medium Density Residential Zone (RM-8)’

Proposed Zoning: ‘Special High Density Residential Zone (RH-sp)’

PROPOSAL:

The County of Oxford and the Town of Tillsonburg have received applications for an Official Plan Amendment and Zone Change to facilitate the development of one apartment dwelling comprising up to 105 new residential units, a 4-unit townhouse block, and a 6-unit townhouse block for a total of up to 115 new residential units, outdoor amenity space, and on-site parking for all residential uses. The general layout of the site is illustrated in Plate 3, as submitted by the applicant.

The applicant proposes to redesignate the subject lands from Medium Density Residential to High Density Residential which would allow for a residential density on the entire site of approximately 91 units/ha (36.8 units per acre).

The applicant further proposes to rezone the subject lands from ‘Special Medium Density Residential Zone (RM-8)’ to ‘Special High Density Residential Zone (RH-sp)’ with the following proposed modifications to the standard provisions of the ‘RH’ Zone:

- include a special provision to allow for ‘Multiple Unit Dwelling’ as an additional permitted use in the ‘RH’ zone to allow for the two Multiple Unit Dwellings (i.e. townhouse blocks);
- reduce the Minimum Front Yard Depth from 10.0 m (32.8 ft) to 6.0 m (19.6 ft) for the Apartment Dwelling;
- reduce the Minimum Exterior Yard Width from 10 m (32.8 ft) to 8.0 m (26.2 ft) for the Apartment Dwelling;
- reduce the Exterior Yard Width from 7.5 m (24.6 ft) to 6.0 m (19.6 ft) for the Multiple Unit Dwellings; and,
- reduce the Rear Yard Depth from 10.5 m (34.4 ft) to 3.0 m (9.8 ft) for the Multiple Unit Dwellings.

The subject lands are vacant and comprise an area of approximately 1.27 ha (3.14 ac). The lands are a block within an approved Plan of Subdivision (File No. SB 20-06-07) at the intersection of two arterial roads (North Street West and Quarter Town Line), near the western boundary between the Town of Tillsonburg and the Township of South-West Oxford. The land uses immediately adjacent to the subject lands include residential and institutional uses. Specifically, land uses to the north and east consist of predominantly single detached dwellings and an institutional use is located at the intersection of Quarter Town Line and Westwinds Gate. The lands to the south and west are being developed for single detached and semi-detached dwellings. The Broadway commercial corridor is located to the east of the subject lands.

A Servicing Brief, updated Transportation Impact Study, Planning Justification Report, and Proposed Building Shadow Study were completed by the Applicant in support of the applications.

Plate 1 – Location Map with Existing Zoning, shows the location of the subject property and the current zoning of the subject property and in the immediate vicinity.

Plate 2 – 2020 Aerial Map, shows an aerial view of the subject lands and surrounding properties.

Plate 3 – Applicant's Sketch, illustrates the proposed development as submitted by the applicant.

Application Review

PROVINCIAL POLICY STATEMENT (2020)

Section 1.1.1 of the Provincial Policy Statement (PPS) directs that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, 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, institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 1.1.2 of the PPS directs that sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.

Section 1.1.3.4 directs that appropriate development standards shall be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.4, Housing, and specifically Subsection 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:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents;
- Permitting and facilitating all types of residential intensification, including additional residential units and redevelopment, in accordance with policy 1.3.3.3;

- 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;
- 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; and,
- 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.

OFFICIAL PLAN

The subject lands are currently designated 'Medium Density Residential' according to the Residential Density Plan for the Town of Tillsonburg.

Generally, Medium Density Residential Areas (MDR) are those lands that are primarily developed or planned for low to medium profile multiple unit development that exceeds densities established for Low Density areas. Residential uses within the MDR designation include townhouses, medium density cluster development, converted dwellings and low rise apartments. The maximum net residential density in the MDR area is 62 units per hectare (25 units/acre) and no building shall exceed four storeys in height at street elevation.

To facilitate the development of the proposed apartment dwelling and allow for a residential density on the subject lands of approximately 91 units per hectare (36.8 units per acre), the applicant proposes to redesignate the subject lands from 'Medium Density Residential' to 'High Density Residential'.

As per Section 8.2.6, High Density Residential areas are primarily developed or planned for a limited range of intensive large-scale, multiple unit forms of residential development. This designation is typically applied in site-specific manner and in locations where high density, high-rise development can result in the preservation of features of the natural environment, efficient use of land, act as community landmarks or reference points, and/or support the viability and functionality of the Central Area.

The height and density limitations for development applicable in the High Density Residential Area shall be determined based on the nature, character, and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Current policies of the Official Plan generally limit the maximum density of new high density development to 111 units/ha (45 units/acre), and under no circumstances will development within a High Density Residential area be less than 63 units per hectare (26 units per acre).

Lower height and/or density limits permitted by the Official Plan may be warranted for specific areas on the basis of the following criteria:

- sanitary sewage, water or storm drainage constraints;
- the limitations related to municipal fire protection;
- protection of significant or scenic views or vistas;
- to minimize the effect of development and required parking on significant natural features;
- where adjacent low profile residential land uses may be adversely affected in terms of sunlight, traffic, or privacy.

In addition to areas predominantly composed of existing or planned High Density Residential development as designated on Schedule T-2, any further designations will be consistent with the following location criteria:

- sites which abut arterial or collector roads will have direct access to the arterial or collector road;
- on vacant or under-utilized sites adjacent to development which is already built at medium or high densities;
- close to shopping, recreation, cultural and community facilities;
- within or near the periphery of the Central Area in accordance with the policies of Section 8.3.4.

Section 8.2.6 also directs that any lands proposed for High Density Residential development not identified on Schedule T-2 will require an amendment to the Official Plan, and when considering proposals to designate lands for High Density Residential development, Town and County Councils will be guided by site specific criteria, including:

- the size, configuration and topography of the site is such that there is sufficient flexibility for site design to mitigate adverse effects on the amenities and character of any adjacent residential development through adequate setbacks, buffering and screening;
- the development results in a gradual transition from low profile residential buildings to higher profile residential buildings and vice versa;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on public streets have been assessed and are acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

To achieve a consistent approach to the positioning of buildings, parking and landscaped areas, Site Plan Control will be used. Site Plan Control will also be used to ensure compatibility with adjacent residential uses and, where appropriate, to provide for pedestrian integration between residential land uses. A number of site design criteria will be evaluated prior to the approval of site plans including but not limited to access and internal traffic, parking, landscaping, lighting, servicing, drainage, barrier-free design, signage, buffering, and integration with adjacent residential uses.

TOWN OF TILLSONBURG ZONING BY-LAW

The subject lands are currently zoned 'Special Medium Density Residential Zone (RM-8)' which permits a range of dwelling types including an apartment dwelling (maximum height 15 m (49.2 ft), a boarding or lodging house, a converted dwelling containing two or more dwelling units, a home occupation, a group home, a multiple unit dwelling, a public use, a special needs home, a street fronting townhouse and, a single detached dwelling, a duplex dwelling or a semi-detached dwelling existing on the date of passing of the Town Zoning By-law, in accordance with the provisions contained in Section 7.2.

As per Section 9.5.8.2.1, the special provisions of the 'RM-8' zoning permit the following minimum exterior side yard widths:

- 9.5.8.2.1.1 Adjacent to Arterial Road minimum 6.0 m (19.69 ft)
- 9.5.2.2.1.2 Adjacent to Local Street minimum 3.0 m (9.8 ft)

The applicant proposes to rezone the lands to 'Special High Density Residential Zone (RH-sp)' which permits an apartment dwelling (with a maximum height of 22 m (79.2 ft)), a public use, and a single detached dwelling, converted dwelling, duplex or semi-detached dwelling existing on the date of passing of the By-law. 'Multiple Unit Dwellings' are not permitted in the 'RH' Zone.

Special provisions have been proposed to allow 'Multiple Unit Dwellings' as a permitted use. Special provisions have also been requested to permit a reduced front yard depth of 6.0 m (19.6 ft) in lieu of 10.0 m (32.8 ft) for the apartment dwelling and reduced minimum exterior yard width of 8.0 m (26.2 ft) in lieu of 10 m (32.8 ft) for the Apartment Dwelling, and to permit a reduced rear yard depth of 3.0 m (9.8 ft) in lieu of 10.5 m (34.4 ft) and reduced exterior yard width of 6.0 m (19.6 ft) in lieu of 7.5 m (24.6 ft) for the Multiple Unit Dwellings.

Based on the applicant's proposed site plan (Plate 3) and the Planning Justification Report, the proposal appears to comply with the other relevant provisions of the RH zone. The applicant's proposed site plan provides all required on-site parking for residential units. Staff note that the proposed development will be subject to Site Plan approval, which considers matters including lighting, landscaping, screening, building facades, grading, and servicing.

Agency Comments

The application was circulated to various public agencies considered to have an interest in the proposal. All of the comments received through the circulation process are summarized below and have been provided to the applicant for their consideration.

Town of Tillsonburg Building Services Department commented that:

- the development is subject to Site Plan Guidelines and approval, including a Shadow Study; and,
- the proposed Site Plan has limited area for landscaping; suggest that the parking be reduced by eight (8) stalls to accommodate planting options along Quarter Town Line.

Town of Tillsonburg Engineering Services Department staff reviewed the Official Plan Amendment and Zone Change applications and do not have comments at this time. Comments will be provided during the Site Plan Application process.

Town of Tillsonburg Water/Wastewater Operations commented that the new water service(s) should be off the high pressure (pump) main to service the building height.

Oxford County Public Works staff have indicated that they have no comments at this time. Comments will be provided during the Site Plan Application process. Public Works have indicated that a Holding Provision ("H") is not necessary for the subject lands to manage capacity. Capacity will be allocated at time of Site Plan. It was noted that an approved rezoning from Medium Density Residential to High Density Residential will necessitate an updated FSR, SWM Report as the Draft Plan of Subdivision originally specified Block 104 as medium density residential. A design population for Block 104 of 231 people was used to size the infrastructure.

An OPA was submitted in March 2024 to redesignate Block 104 from medium density residential to high density residential. This amendment would facilitate the development of three buildings on Block 104: one 6-storey apartment building with up to 105 dwelling units, one 6-unit cluster townhouse block, and one 4-unit cluster townhouse block. A total population of 192 is forecasted. As such, the water modelling completed for the Draft Plan of Subdivision is still applicable.

Ministry of the Environment, Conservation and Parks (MECP) Species at Risk Branch commented that there are no species at risk concerns or comments under the *Endangered Species Act, 2007*.

Canada Post commented that the completed project will be serviced through centralized mail delivery and the developer is responsible for installing and maintaining mail panels for the apartment building and consulting with Canada post to determine suitable permanent locations for the placement of Community Mailboxes.

Enbridge Gas and Long Point Regional Conservation Authority indicated that they do not have any comments or concerns.

Public Consultation

Notice of Complete Application and Notice of Public Meeting regarding the applications for Official Plan Amendment and Zone Change were provided to surrounding property owners in accordance with the requirements of the Planning Act on March 13, 2024, and May 29, 2024, respectively. As of the date of the writing of this report, Planning staff had received emails from three individuals and met with two of these individuals regarding the proposal. The emails received and a list of all individuals who submitted a Facebook Petition are attached to this report as Appendix A.

Planning Analysis

Applications have been received to amend the Official Plan and the Town's Zoning By-law to facilitate the development of one six-storey apartment dwelling and two multi-unit dwellings (townhouse blocks) on the subject lands as previously described in this report. The proposed general layout of the site is illustrated in Plate 3.

The proposed apartment dwelling will be located in the northeast corner of the subject lands and front on North Street West. One multi-unit dwelling with six townhouse units is proposed to the west of the apartment building, with the rear of the dwellings facing North Street West. The second multi-unit dwelling with four townhouse units is proposed to be located interior to the subject lands, south of the proposed six-unit townhouse dwelling.

The proposed site plan incorporates required amenity space and off-site parking. Parking for the apartment dwelling is proposed to be located to the south of the building. Each of the proposed townhouse dwellings will be provided with a private driveway and garage. For Council's information, staff note the parkland dedication for the Westwinds subdivision, and the subdivision to the south (Glendale West) was waived in lieu of the Town purchasing land for the Tillsontown Soccer Park.

Vehicular access to the subject lands is proposed via two entrances from Westwinds Gate, south of the subject lands, to connect the parking area for the apartment dwelling to the public road network and provide access to the townhouse dwellings. Pedestrian accesses are provided to public rights-of-way located north and east of the subject lands. Sidewalks are located throughout the proposed development to accommodate safe pedestrian movement separate from vehicular

movement. Sidewalks currently exist on both sides of Quarter Town Line and on the north side of North Street West. A future sidewalk on the south side of North Street West will be part of the development of the subject lands. The proposed development will be serviced with municipal sanitary and water service connections.

Planning staff are of the opinion that the proposal is consistent with and supports the relevant policies of the Provincial Policy Statement (PPS) as the proposed development is compact and an efficient use of municipal infrastructure, services and lands within a designated settlement that will minimize land consumption. The proposed development consists of apartment dwellings and multi-unit dwellings which will contribute to an overall mix of housing types to accommodate current and future residents in Tillsonburg and the broader market area and provide residents with additional housing options and opportunities.

Planning Staff are also of the opinion that the proposal is consistent with the policies in Section 8.2.6 of the Official Plan which provide guidance for development of lands proposed for HDR use. The size of the site can suitably accommodate a substantial number of new residential units and the scope, form, and density of the proposed residential development will result in an efficient and responsible use of vacant land and resources that will provide support for the nearby Broadway commercial corridor and nearby community facilities (Tillsonburg Soccer Park, Trans Canada Trail). The lands are located at the intersection of two arterial roads (Quarter Town Line and North Street West), with frontage on North Street West which provides for adequate separation between the proposed development and adjacent residential uses.

Servicing

With respect to servicing capacity for the proposed residential use of the subject lands, the applicant submitted a Servicing Memo in support of the proposal which provided detailed site grading and engineering servicing design for development.

The infrastructure for the Westwinds Subdivision was designed assuming Medium Density Zoning on Block 104. County Public Works advised that rezoning the lands from Medium Density Residential to High Density Residential for the proposed use will necessitate an updated Functional Servicing Report (FSR) and Stormwater Management Report to ensure appropriate servicing infrastructure for the proposed development (to be completed through the Site Plan Approval process). With respect to the provision of stormwater management, Town Engineering staff have indicated the applicant has laid out a plan to address any needed on-site stormwater management and detailed design in accordance with the requirements of the Town's Development and Design Guidelines will also be reviewed via the Site Plan Approval process.

Further, Public Works has advised that the development of the subject lands was considered on the basis of a medium density scale development when the draft plan of subdivision was approved. A design population of Block 104 (being the subject lands) of 231 persons was used to size the infrastructure for this site. The amendment to redesignate Block 104 from medium density residential to high density residential to facilitate the development, as described in this report, will result in a total forecasted population of 192 persons, which is less than what was forecast with the original medium density residential designation.

In light of the foregoing, Public Works has indicated that a holding provision is not required for the subject lands for the purpose of managing capacity for the proposed development. Water and wastewater capacity will be reviewed further at the time of Site Plan approval.

Transportation

As noted, the lands are located at the intersection of Quarter Town Line and North Street West, both of which are categorized as arterial roads that are capable of accommodating the expected additional traffic volume in this area (Quarter Town Line is under the jurisdiction of the Town of Tillsonburg and North Street West is under the jurisdiction of Oxford County). It is proposed that the site will be accessed via Westwinds Gate, which borders the subject lands to the south. Darrow Drive borders the subject lands to the east and is accessed via Westwinds Gate. Both of these roads are identified as Local Roads and connect to North Street West and Quarter Town Line respectively.

With respect to sightlines, the proposed apartment dwelling is 20.5 m (67.2 ft) from the centreline of Quarter Town Line and outside of the required 9 m (29.5 ft) sight triangle. There are sidewalks on Quarter Town Line and North Street and the subdivision has provided a 3 m (9.8 ft) road widening. Staff note that given this context, a sightline analysis was not warranted in this case. Staff also note that Westwinds Gate has been designed to align with Park Place (across Quarter Town Line to the east) and Darrow Drive has been designed to align with Brad Avenue (across North Street West to the north). This type of planned alignment for road networks provides for logical transitions between existing and developing areas, and appropriate sightlines for both pedestrians and vehicles.

The applicant provided an updated Traffic Impact Study (TIS) to analyze the current proposal; the original TIS having been completed for the Westwinds Subdivision in 2020 for the overall subdivision. Consistent with the findings of the 2020 TIS, the updated TIS confirms that the surrounding existing road network will function appropriately and is expected to accommodate the anticipated vehicular traffic generated by the proposed development. Oxford County Public Works and the Town of Tillsonburg have indicated that they are satisfied with the findings of the TIS. As indicated previously, North Street West and Quarter Town Line are Arterial Roads, and the intersection is a four-way stop.

Compatibility with Adjacent Uses

Planning staff are of the opinion that the overall design of the subject lands, as illustrated on Plate 3, adequately considers and maintains compatibility with adjacent uses. The proposed site plan situates the proposed apartment dwelling in the northeast corner of the subject lands, fronting North Street West. North Street West and Quarter Town Line are arterial roads, as identified in the Official Plan, and both have a 26 m (85.3 ft) road allowance which provides considerable and adequate separation between the subject lands and adjacent residential uses to the north and east of the subject lands. The design of the site will include new landscaping/tree planting along both North Street West and Quarter Town Line and balconies are proposed to be recessed into the façade of the building, which will assist in limiting the visual impact of the proposed apartment structure.

Staff are of the opinion that proposed increase in the maximum density of the site from 62 units per hectare (25 units per acre) to 91 units per hectare (36.8 units per acre) is appropriate and reasonable at this location. The subject lands have been designated for MDR use historically and lands to the immediate south (within the same subdivision) and southeast (an existing church property) are also designated for such purpose.

While the redesignation of the lands for higher density use will increase the number of residential units permitted on the site, staff are of the opinion that the design of the proposed development is such that impacts on surrounding land uses beyond what would currently be permitted on the lands will be limited, based on the existing zoning provisions that are applicable to the lands.

Staff are of the opinion that the subject lands are of sufficient size to accommodate the proposed density without compromising the functionality of the site. The proposed development provides required on-site parking and amenity space and as noted, the proposal has been considered with a view to traffic and access, site design, and compatibility with surrounding uses. Planning staff are satisfied that the proposed density can be given favourable consideration by Council.

The applicant has provided a Proposed Building Shadow Study to in support of the proposal to demonstrate what the expected solar shadow impact will be on abutting residential areas relative to the proposed apartment building. While the Oxford County Official Plan does not have specific requirements or criteria for the review of shadow impact studies, by using the criteria for similar types of studies required in other jurisdictions (e.g. City of Waterloo Shadow Study Guidelines), Planning staff can support the findings of the Proposed Building Shadow Study submitted by the applicant as shadowing appears to be in-keeping with that considered acceptable for this type of development.

The Proposed Building Shadow Study submitted by the applicant concluded that the siting of the new development results in shadow impact being internal to the subject lands for the majority of the time and that shadow impact on surrounding buildings and properties is minimal. Regarding external impacts, the study notes that during winter months, shadow impacts are anticipated between approximately 10 am and noon, with the longest period of impact at the winter solstice (December 21). The predicted shadow impacts appear to be in-keeping with that considered acceptable for this type of development (i.e. meeting minimal shadow criteria). With respect to potential shadow impact on adjacent buildings and properties, the proposed apartment dwelling is considered compatible in this regard.

Zoning

The applicant proposes to rezone the subject lands from 'Special Medium Density Residential Zone (RM-8)' to 'High Density Residential Zone (RH)'. The specifics regarding the requested modifications to the standard provisions of the 'RH' zone have been described previously in this report. Staff note that all other provisions are being met, and Planning staff are generally of the opinion that the modifications proposed by the applicant will serve to facilitate an effective site design.

With respect to the height of the proposed apartment dwelling, Planning Staff note that the maximum permitted height for apartment dwellings in the 'RH' zone is 22 m (72.2 ft). The applicant is proposing a maximum height for the apartment dwelling of 20 m (approximately 66 ft), which is within the maximum height limit for apartment dwellings in the 'RH' zone.

With respect to parking, Planning staff note that for apartment dwellings, 1.5 spaces per residential unit are required which for 115 units, totals 173 spaces. The applicant is proposing to provide 178 on-site parking spaces.

Regarding special provisions proposed by the applicant to facilitate this development, staff are of the opinion that adding a 'multiple unit dwelling' as a permitted use in the 'RH' zone to allow for the development of the 6-unit and 4-unit townhouse blocks is an appropriate form of development on the subject lands and can be accommodated in the context of the overall site design, with a view to the provision of parking and other relevant zoning provisions. This type of residential use is compatible with adjacent land uses and will provide additional housing opportunities for current and future residents in the Town of Tillsonburg.

With respect to the request for site-specific zoning to permit a reduced front yard and reduced exterior yard width for the apartment dwelling, Planning staff are of the opinion that reducing the required front yard from 10.0 m (32.8 ft) to 6.0 m (19.6 ft) and reducing the required exterior yard width from 10 m (32.8 ft) to 8.0 m (26.2 ft) is appropriate as the reduced setbacks will continue to provide adequate space for drainage, maintenance and landscaped open space and the resulting location of buildings will not negatively impact sight lines along abutting streets or impede or otherwise impact pedestrian traffic.

Regarding the proposed reductions in rear yard depth and exterior yard width for the multiple unit dwellings, Planning staff are of the opinion that reducing the required rear yard from 10.5 m (34.4 ft) to 3.0 m (9.8 ft) and reducing the exterior yard width from 7.5 m (24.6 ft) to 6.0 m (19.6 ft) is appropriate as the reduced setback will provide sufficient room for access to buildings for maintenance, and the proposed relief does not create undesirable situations for the development of the lands (e.g. drainage, lot grading) or for neighbouring properties (e.g. visual impact). As illustrated by Plate 3, the rear yard of the six-unit townhouse block is oriented to North Street West and the rear yard of the four-unit townhouse block is oriented to Westwinds Gate.

Plate 3 illustrates the proposed site plan and staff are satisfied that the requested relief is in keeping with the intent of the Town's Zoning By-law. The proposed residential development will be subject to the site plan approval process by the Town of Tillsonburg. Through this review process, matters including but not limited to lighting, parking, accessibility, grading, stormwater management, landscaping, and garbage collection will be addressed.

In light of the foregoing, Planning staff are of the opinion that the proposal is consistent with the policies of the Provincial Policy Statement and supports the strategic initiatives and objectives of the Official Plan. This office is also of the opinion that the proposed Zoning By-law amendment is appropriate and can be given favourable consideration.

RECOMMENDATIONS

- **It is recommended that the Council of the Town of Tillsonburg advise County Council that the Town supports the application to amend the Official Plan (File No. OP 23-14-7) as submitted by Southside Construction Management for lands legally described as Block 38, Plan 41M-392, Town of Tillsonburg, to redesignate the lands from Medium Density Residential to High Density Residential;**
- **And further, it is recommended that the Council of the Town of Tillsonburg approve in-principle Zone Change Application (ZN 7-23-11), submitted by Southside Construction Management, whereby the lands legally described as Block 38, Plan 41M-392, Town of Tillsonburg are to be rezoned from 'Special Medium Density Residential Zone (RM-8)' to 'Special High Density Residential Zone (RH-sp), as described in Report CP 2024-157.**

SIGNATURES

Authored by: *"Original Signed by"* Laurel Davies Snyder, RPP, MCIP
Development Planner

Approved for submission: *"Original Signed by"* Gordon K. Hough, RPP
Director