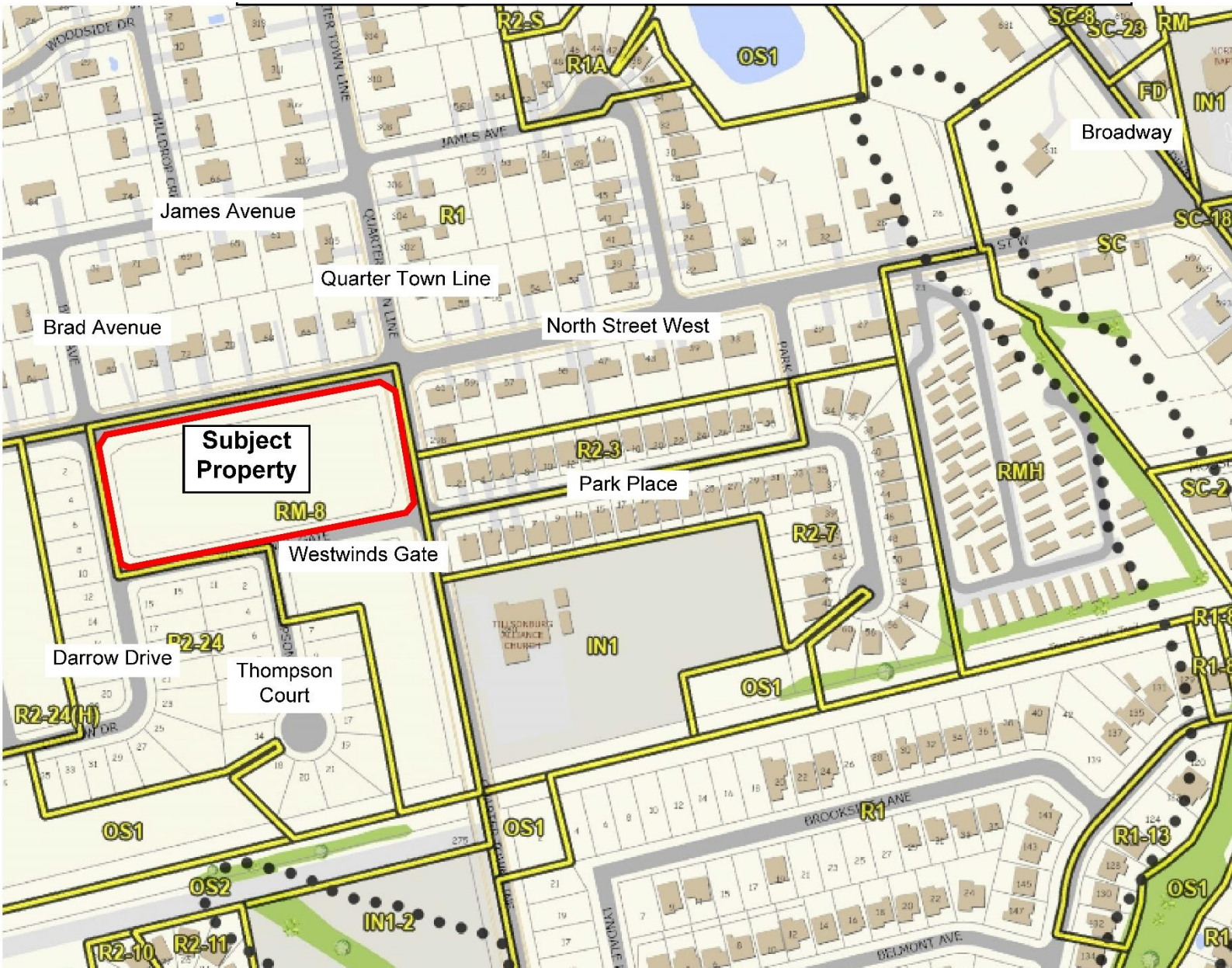

**Official Plan Amendment 23-14-7
and
Zone Change Application 7-23-11**

Southside Construction Management Ltd.



Subject Lands



1.27 ha (3.14 ac) vacant site

Southwest corner of North Street West and Quarter Town Line (arterial roads)

Has been designated 'Medium Density Residential' since at least the 1995 Official Plan approval

Currently zoned 'Special Medium Density Residential Zone (RM-8)'

Background

- Public Meeting held on June 12, 2024. Council Resolution #2024-279 deferred the applications to request that the Applicant review the setbacks and potentially relocate the apartment on the subject lands to address feedback regarding the proposed apartment building.
- The Applicant submitted a revised proposal to address the Council Resolution and feedback heard at the Public Meeting.
- The Applicant submitted a Revised Shadow Study, Revised Site Plan, and Renderings.

Revised Proposal

1. Proposed apartment building relocated further from North Street West, Quarter Town Line, and the intersection.
2. Proposed apartment building lowered through revised grading design.

Results:

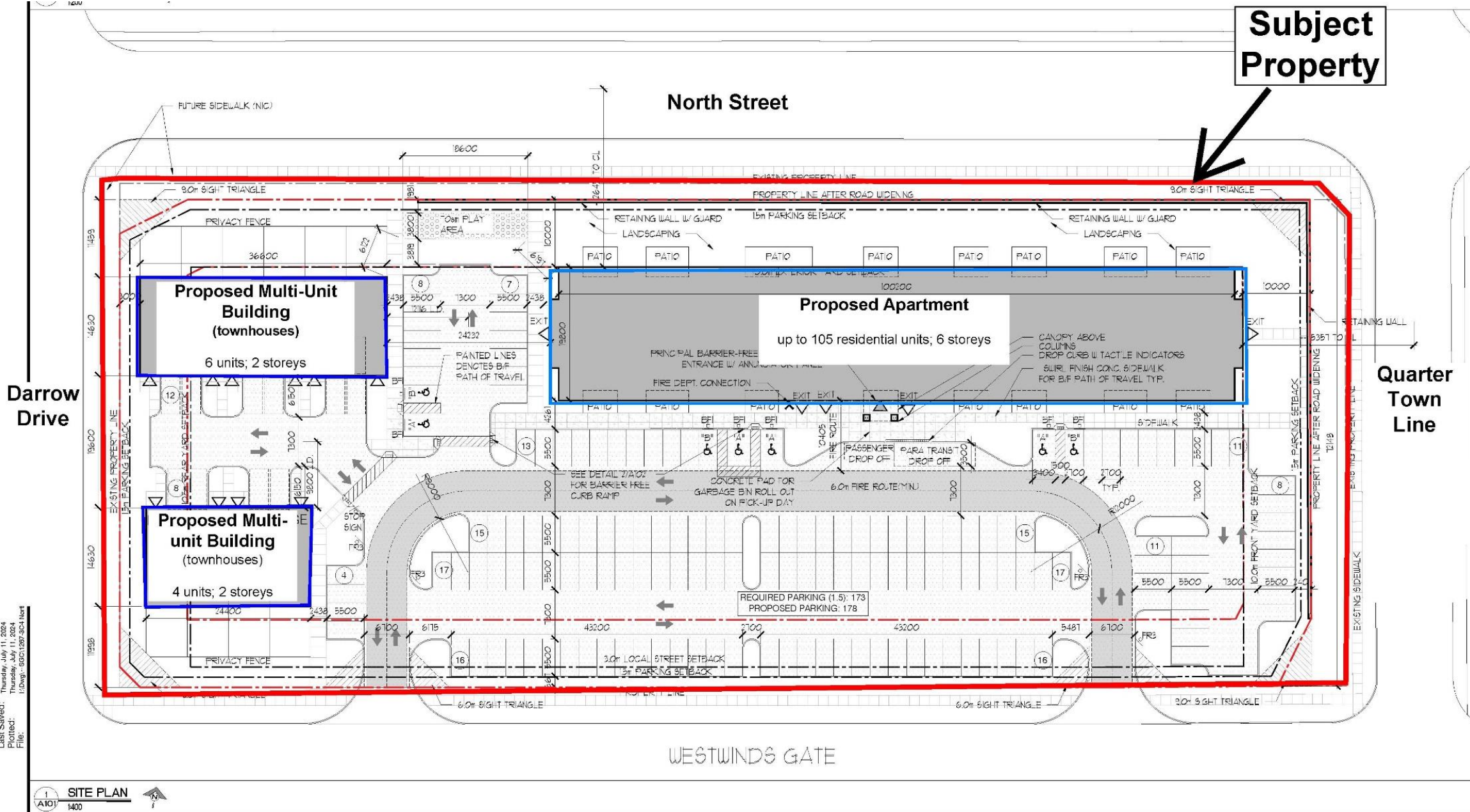
- Appears as a 4.5 – 5 storey building from the North Street streetscape.
- Reduced shadow impacts; houses on North Street West will not be in shadow.
- Meets front yard depth and exterior side yard depth provisions (10 m (32.8 ft); greater opportunity for landscaping to enhance compatibility with surrounding uses.

Proposed Residential Development

115 new residential units:

- 6-storey apartment building
 - 4-unit townhouse block
 - 6-unit townhouse block
- Required on-site parking provided (173 spaces required; 178 spaces provided).
 - Required amenity space provided (40 m² / unit required = 4,600 m²; 5,410 m² provided).
 - Proposed lot coverage is 23% (maximum of 40% in 'RH' zone).

Revised Site Plan



Subject Property

North Street

Darrow Drive

Quarter Town Line

WESTWINDS GATE

Last Saved: Thursday, July 11, 2024
 Plotted: Thursday, July 11, 2024
 File: I:\Dwg...-9501287-504 North

Looking east on North Street West (from Brad Avenue)



Looking east on North Street West (from east of Brad Avenue)



Looking north from Westwinds Gate



Planning Applications

Official Plan Amendment (OP 23-14-7)

- Redesignate the subject lands to 'High Density Residential'.

Zoning By-law Amendment –revised (ZN 7-23-11)

- Rezone the subject lands to 'Special High Density Residential Zone (RH-sp)' with modifications to the standard provisions of the 'RH' zone for the proposed Multiple Unit Dwellings (relief for the proposed apartment building is not required):
 - 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 Exterior Yard Width from 7.5 m (24.6 ft) to 6.0 m (19.6 ft); and,
 - reduce the Rear Yard Depth from 10.5 m (34.4 ft) to 3.0 m (9.8 ft).

Circulation of Applications

Agency Circulation: July 12, 2024

Public Circulation:

- Notice of Complete Application: March 13, 2024
- Notice of Public Meeting: July 29, 2024

Postings on County website (link on Town website):

- Notice of Complete Application: March 13, 2024
- Notice of Public Meeting: July 29, 2024

At the time of writing the report, Planning staff had received one email requesting an update on the revised proposal which was followed up by the letter attached to Report CP 2024-236 as 'Appendix A', and one phone call requesting details of the revised proposal.

Planning Review

Provincial Policy Statement (PPS)

Proposal consistent with and supports PPS policies.

Official Plan (OP)

Proposal consistent with and supports OP policies.

Zoning By-law

Proposal meets the intent of the Town's Zoning By-law.

Council Resolution #2024-279

Proposal satisfactorily addresses Council Resolution #2024-279.

Recommendations

Official Plan Amendment (OP 23-14-7)

Council of the Town of Tillsonburg support the application to amend the Official Plan as submitted by Southside Construction Management Ltd. to redesignate the lands from Medium Density Residential to High Density Residential.

Zoning By-law Amendment (ZN 7-23-11)

Council of the Town of Tillsonburg approve in principle the Zoning by-law Amendment application submitted by Southside Construction Management Ltd. to rezone the subject lands from 'Special Medium Density Residential Zone (RM-8)' to 'Special High Density Residential Zone (RH-sp), as described in Report CP 2024-236.

Next Steps

Official Plan Amendment (OP 23-14-7)

- To be considered by County Council at the September 11, 2024 meeting.

Zoning By-law Amendment (ZN 7-23-11)

- To be considered by Town of Tillsonburg Council after the decision and appeal period regarding the Official Plan Amendment.