

To: Mayor and Members of Tillsonburg Council

From: Heather St. Clair, Development Planner, Community Planning

Application for Zone Change ZN 7-18-11 – K. D. Heckford Developments Inc. (Tillsonburg Developments Inc.)

REPORT HIGHLIGHTS

- The application for zone change proposes to amend the existing 'Low Density Residential – Type 2 Holding Zone (R2)' to vary several development standards for six vacant lots along Sanders Crescent to facilitate the construction of single detached dwellings.
- Agency circulation resulted in no concerns with the proposed amendments.
- Planning staff are supportive of the proposed amendments as they are generally consistent with the Provincial Policy Statement, and are in keeping with the policies contained in the Official Plan respecting low density residential development.

DISCUSSION

BACKGROUND

OWNER: K. D. Heckford Developments Inc.
213 Tillson Avenue, Tillsonburg ON N4G 3B3

APPLICANT: Tillsonburg Developments Inc.
2 Esseltine Drive, P.O. Box 158 Tillsonburg ON, N4G 4H5

LOCATION:

The subject lands are described as Lots 3-8, Plan 41M-241, Town of Tillsonburg. The subject lands are located on the north side of Sanders Crescent, lying between Arnold Street and Denrich Avenue and are municipally known as 87, 89, 91, 93, 95 & 97 Sanders Crescent, in the Town of Tillsonburg.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "T-1"	Town of Tillsonburg Land Use Plan	Residential
Schedule "T-2"	Town of Tillsonburg Residential Density Plan	Low Density Residential

TOWN OF TILLSONBURG ZONING BY-LAW 3295:

Existing Zoning: 'Low Density Residential – Type 2 Zone (R2)'

Requested Zoning: 'Special Low Density Residential – Type 2 Zone (R2-sp)'

PROPOSAL:

The application for zone change proposes to rezone the subject lands from 'Low Density Residential – Type 2 Zone (R2)' to 'Special Low Density Residential – Type 2 Zone (R2-sp)' to modify a number of number of site specific development standards that apply to the subject lands, many of which apply to the neighbouring lands to the west, currently zoned 'Special Low Density Residential – Type 2 (R2-15)'.

Specifically, the applicant is requesting the following site specific development provisions to facilitate the construction of one single detached dwelling for each of the six parcels affected by the application;

- an increase to the maximum lot coverage from 40% to 45% lot area;
- a reduction to the minimum required rear yard depth from 7.5 m (24.6 ft) to 6 m (19.69 ft);
- a reduction to the minimum required exterior side yard width from 6 m (19.69 ft) to 4.5 m (14.76 ft), and;
- an increase to the permitted projection for a covered deck, patio or porch into a required rear yard from 1.5 m (4.92 ft) to 3 m (9.8 ft), as well as;
- a reduction to minimum front yard depth requirement from 7.5 m (24.6 ft) to 6 m (19.69 ft).

The subject lands consist of six lots for single detached dwellings, fronting on Sanders Crescent, with an average lot area of 452.1 m² (4,866.4 ft²). The subject lands are currently vacant and surrounding land uses are predominately single detached dwellings,

Plate 1, Location Map with Existing Zoning, indicates the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2, 2015 Aerial Map, provides an aerial view of the subject lands as they existed in 2015.

Plate 3, Applicant's Sketch, shows configuration of the lots subject to the zone change, as provided by the applicant.

Application Review

2014 PROVINCIAL POLICY STATEMENT

Section 1.1.2 of the Provincial Policy Statement (PPS) directs that sufficient land shall be made available through intensification, redevelopment and if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.

Section 1.4.1 of the PPS sets out policies which are intended to provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for residential development.

Further, Section 1.4.3 of the PPS directs that planning authorities shall provide for an appropriate 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, including special needs requirements;
- 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 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.

Section 1.6 of the PPS also directs municipalities to efficiently utilize existing infrastructure and public service facilities prior to the establishment of new facilities.

OFFICIAL PLAN

The subject lands are designated 'Low Density Residential' according to the Town of Tillsonburg Residential Density Plan, as contained in the County of Oxford Official Plan.

Within areas designated 'Low Density Residential', a variety of low-rise, low density housing forms including single detached, semi-detached, duplex, converted dwellings, quadraplexes and townhouses are permitted. It is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use.

For 'Low Density Residential' areas, the maximum net residential density is 30 units per hectare (12 units per acre) and the minimum net residential density is 15 units per hectare (6 units per acre).

The policies of Section 8.2 (Town of Tillsonburg Housing Development and Residential Areas) promote the accommodation of present and future demand for housing in Tillsonburg through the efficient use of vacant residentially-designated lands, underutilized parcels in built-up areas and existing housing stock in all neighbourhoods.

The policies of Section 8.2.2.2 (Tenure Mix) provides that Town Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms, such as ownership, rental and cooperative, throughout the Town. Such encouragement will include the provision of opportunities for development of a variety of housing forms in newly developing areas and by permitting sensitive infilling and accessory apartments in built-up areas.

ZONING BY-LAW

The subject lands are currently zoned 'Low Density Residential – Type 2 Zone (R2)' in the Town's Zoning By-law, which allows for the development of a range of low density residential development including single detached dwellings, semi-detached dwellings, and duplex dwellings.

The 'R2' zone also establishes minimum lot frontage and area provisions for the development of single detached dwellings, and requires the development of a single detached dwellings to meet several development standards, including; a minimum 7.5 m (24.6 ft) front and rear yard depth, a minimum 7.5 m (24.6 ft) exterior side yard width and a maximum lot coverage of 40% of lot area. The 'R2' zone is also subject to the Permitted Projections into Required Yard provisions of Table 5.37.1 of the Zoning By-law, which permits a covered deck, patio or porch to project into a required rear yard 1.5 (4.92 ft).

The applicant is proposing to amend these provisions to reduce the required yard setbacks and to increase the maximum lot coverage allowances. Specifically, the applicant has requested the following amendments to the 'R2' zone;

- a reduction to the minimum required rear yard depth from 7.5 m (24.6 ft) to 6 m (19.69 ft);
- a reduction to minimum front yard depth requirement from 7.5 m (24.6 ft) to 6 m (19.69 ft);
- a reduction to the minimum required exterior side yard width from 6 m (19.69 ft) to 4.5 m (14.76 ft),
- an increase to the maximum lot coverage from 40% to 45% lot area, and;
- an increase to the permitted projection for a covered deck, patio or porch into a required rear yard from 1.5 m (4.92 ft) to 3 m (9.8 ft).

AGENCY COMMENTS

This application has been reviewed by a number of public agencies. As of the writing of this report, no comments of concern had been received from any public agencies circulated.

PUBLIC CONSULTATION

Notice of the application for and notice of public meeting were circulated to surrounding property owners on December 4, 2018 and January 14, 2019. As of the date of this report, no concerns have been received regarding the proposed application.

Planning Analysis

The application for zone change proposes a number of amendments to the development standards of the 'R2' zone to facilitate the development of six single detached dwellings on Sanders Crescent that will be in keeping with the development standards of similar development in the immediate area. Specifically, these amendments propose the reduction of the required front, rear and exterior yard setbacks, as well as an increase to the maximum lot coverage and permitted projection provisions.

It is the opinion of staff that the proposal is consistent with the relevant policies of the PPS as the requested amendments will facilitate the development of low density housing that will assist in accommodating current and future residential needs in the Town, and the development is considered to be an efficient use of lands, municipal services and infrastructure within a designated settlement area.

The intent of these provisions is to maintain consistent development patterns on lands planned for low density development and to ensure that sufficient space is maintained on private property to account

for private parking, drainage and amenity space. These provisions also assist in maintaining adequate separation between private development and the public right of way.

Planning staff are satisfied that the requested amendments will facilitate the proposed development while maintaining the intent of the Zoning By-law and that they are appropriate, in this instance. Staff are satisfied that a reduction to the front and rear yard minimum depth provisions will maintain sufficient space on the subject lands to accommodate for private parking and amenity space, and no concerns were received from the Operation Services Department with regards to impact on the public right of way.

In light of the foregoing, it is the opinion of this Office that the application for zone change is consistent with the policies of the PPS and is in-keeping with the Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration subject to a number of conditions.

RECOMMENDATION

THAT the Council of the Town of Tillsonburg approve the zone change application (ZN 7-18-11) submitted by K. D. Heckford Development Inc., to rezone the subject lands from 'Low Density Residential Type 2 Zone (R2)' to 'Special Low Density Residential Type 2 Zone (R2-19)' to include several site specific provisions related to minimum exterior side yard width, front yard depth, rear yard depth and an increase to the maximum lot coverage and permitted projections into a required rear yard to facilitate the development six single detached dwellings.

SIGNATURES

Authored by:

Heather St. Clair, RPP, MCIP, Development Planner

Approved for submission by:

Eric Gilbert, RPP, MCIP, Senior Planner

Report Approval Details

Document Title:	ZN7-18-11_Heckford Development_rpt.docx
Attachments:	- Report Attachments.pdf - 7-18-11_appl-20181126.pdf
Final Approval Date:	Jan 8, 2019

This report and all of its attachments were approved and signed as outlined below:



David Calder - Jan 8, 2019 - 11:31 AM