



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: January 17th, 2024
TO: Annilene McRobb, Clerk
Town of Minto
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Lebeau and Gorgi Recommendation Report**
660 Yonge Street, Palmerston
Lots 6 & 7 Grains Survey, Plan 61R-22238 Parts 1 & 2
Zoning By-law Amendment (ZBA 2023-05)

SUMMARY

The purpose of this report is to provide the Towns with recommendations regarding the above-noted application to permit the construction of an 8-unit cluster townhouse development.

The applicants are proposing to construct two 4-unit cluster townhouses (8 units total) with a reduced front yard, interior side yard and lot area. Planning Staff are supportive of the more intensive residential use and generally would support the rezoning of the property to an R3 zone. However, Staff have concerns with the proposed design/orientation of the building and the reduced side yard setback. The proposed 3m side yard setback is inadequate considering the building height (3 storeys), and that the side yard effectively functions as the rear yard for these units. Staff are also concerned that the lot is too small for the proposed design/layout and there may be limited space for snow storage, drainage, visitor parking and adequate buffering. Other forms of housing development may be more appropriate for the lot such as a 4 plex, stacked townhouse or front facing townhomes with rear lane access.

Planning Staff have prepared a zoning by-law amendment which permits the cluster townhouse use and reduced setbacks should Council wish to approve the application as proposed.

INTRODUCTION

The property subject to the proposed amendment is described as Lots 6 & 7 Southwest of Yonge Street, Grains Survey, Plan 61R-22238, Parts 1 & 2 and municipally known as 660 Yonge Street, Palmerston. The subject property is 0.16 ha (0.39 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Residential (R2) to High Density Residential Site Specific (R3-54) zone to permit the construction of two 4-unit Cluster Townhouse dwellings (8 units total) with a reduced



lot area, front yard setback, and interior side yard setback requirements (Figure 2). The proposed development will include one vehicular access off Yonge Street with a total of 16 parking spaces provided on site (garage and driveway to be tandem parking). A future draft plan of condominium is planned for the development and the existing dwelling will be demolished to facilitate the construction.

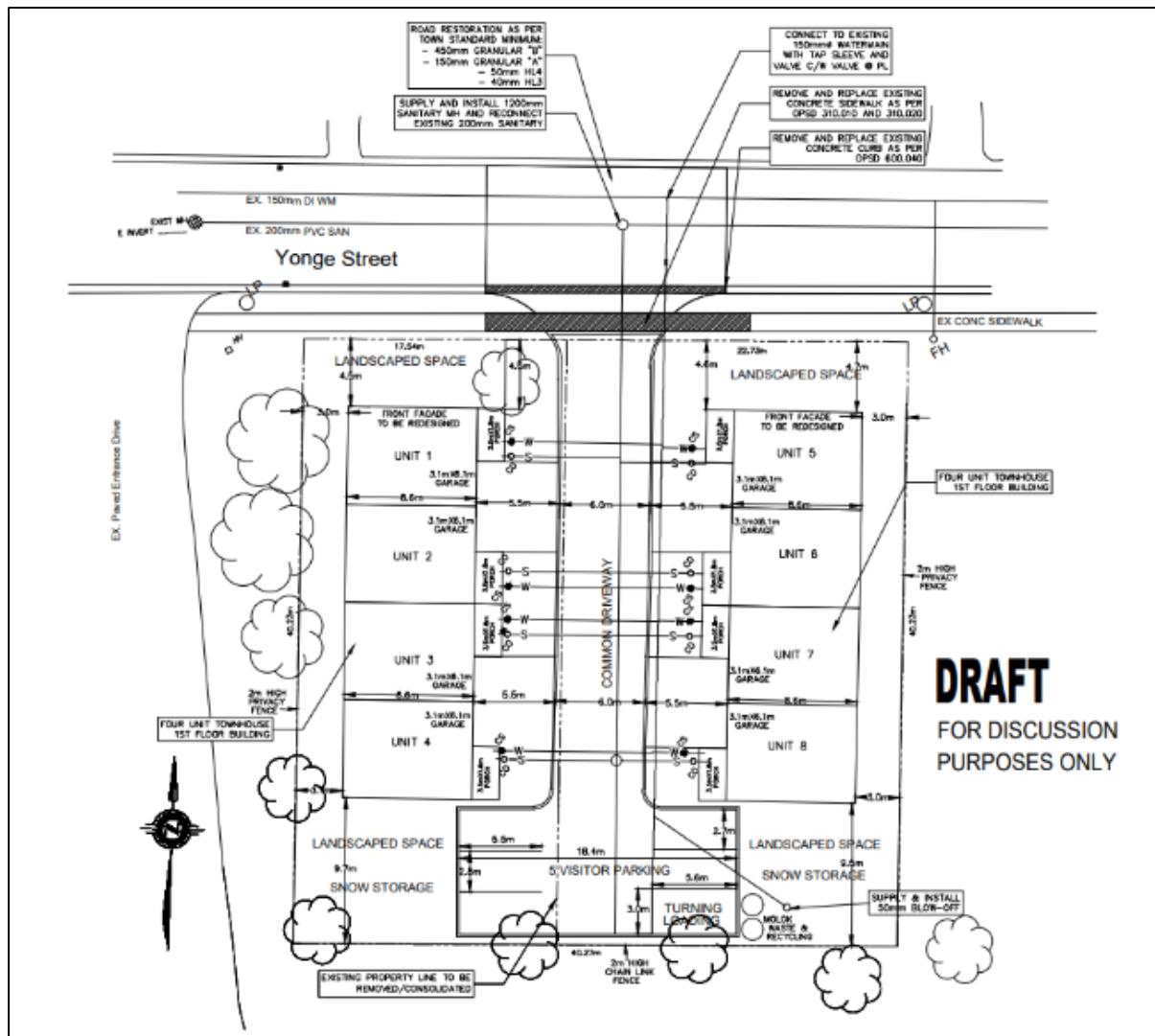


Figure 1: updated site plan submitted by Applicant/Agent December 5th, 2023

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the proposed application:

- A Planning Justification Report prepared by Triton Engineering Services Limited

Review of Planning Policy

A review of applicable planning policy including the PPS, Growth Plan and County of Wellington Official Plan was provided in the public meeting report.

AGENCY COMMENTS

The application was circulated to commenting agencies in accordance with the Planning Act. Comments were received from Town Staff indicating concerns related to:

- parking
- density
- reduced interior side yard setback
- snow storage
- buffering
- common amenity area
- solid waste services.

Comments were also received from Maitland Valley Conservation Authority and Wellington Source Water protection indicating no concerns with the application. Two neighbouring residents wrote in before the public meeting raising concerns with: grading and drainage, incompatibility with surrounding property uses (e.g Palmerston agricultural society), traffic, parking, density, and buffering/fencing.

PUBLIC MEETING COMMENTS

A public meeting was held on October 31st, 2023. The following concerns were raised by Council:

Visitor parking: Council raised concerns at the public meeting regarding the lack of visitor parking and if there was any possibility of having additional parking at the rear of the property. The applicant indicated at the public meeting that they are requesting parking to be permitted in the individual driveways of each unit, as well as having visitor parking to the rear of the lot. Staff met with the agent and developers after the public meeting to discuss the proposed development. Staff recommended reducing the front yard setback to 4.5m as opposed to the minimum required 7.6m. Thus, shifting the building closer to Yonge Street to provide additional space for parking, snow storage etc. at the rear of the property. The reduced front yard setback has been captured in the draft zoning by-law amendment attached this report.

Noise/incompatibility with surrounding property uses: Council raised concerns at the public meeting that increase in units could cause for additional concerns related to the types of events held at the Palmerston and District Community Centre (i.e tractor pull, sports events and tournaments etc.). The Developers spoke at the public meeting indicating that they see the location adjacent to the community centre as a benefit and were planning to use this location as a selling feature.

Tree removal: There are currently mature trees on the lot that will need to be removed for the proposed development. The developers confirmed at the public meeting that they will have to remove mature tree for the new development, but plan to keep as many trees as possible. The attached by-law requires that buffering be provided in accordance with Section 6.3 of the zoning by-law.

Shadowing/Possible Shadow Study: Council asked a question at the public meeting about the height of the building and if reduced setbacks could cause possible shadowing on adjacent neighbours. The agent indicated at the meeting that the R2 zone for a 4plex requires a 1.2m side yard setback where they are proposing 3m. They also indicated that the adjacent neighbour would only be affected in the late afternoon and evening. The applicant also explained the reason for the 3 storey building was to avoid having a wet basement due to the high water table in the area. They indicated that they are proposing to build on grade and build 3 storey's upwards to prevent future issues for the owners.

Buffering: Concerns were raised about buffering requirements for the new development and how they would be captured without site plan approval being required for the proposed 8-unit development. The applicant confirmed at the public meeting that they can put up a fence around the property, and that this can be included in the by-law to ensure it is implemented. The attached by-law requires that buffering be provided in accordance with Section 6.3 of the zoning by-law and specifically the board fence has been captured in the draft zoning by-law amendment attached this report.

Snow removal: Concerns were raised about snow removal on the property. The applicants indicated at the meeting that the intent is to have this be a condominium corporation and snow removal will be determined at this stage of the development. They also recognized that there is the possibility that snow will be removed from the site.

Amenity Space: Council raised concerns at the public meeting about the lack of amenity space provided on the lot. The applicant indicated at the meeting that each unit will have their own backyard space although not the typical single detached backyard size. They also indicated that the front yard and private street can be used as a community area to play and that the lot is also located next to the community centre. (where there is a large open space for kids to play). The Residential (R3) zone requires a common amenity area in accordance with Section 6.6 of the zoning by-law.

PLANNING DISCUSSION

The applicants are proposing to construct two 4-unit cluster townhouses (8 units total). The following relief is being requested:

Cluster Townhouse (13.2.2)	Minimum Required	Proposed	Difference
Lot Area, Minimum (13.2.2.1)	2,452.7 m ² (26,401.6 ft ²)	1600 m ² (17,222 ft ²)	852.7 m ² (9,179.6 ft ²)
Front Yard, Minimum (13.2.2.3)	7.6 m (24.9 ft)	4.5 m (14.76 ft)	3.1 m (10.14 ft)
Interior side yard, Minimum (13.2.2.5)	6.0 m (19.6 ft)	3 m (9.84 ft)	3 m (9.84 ft)

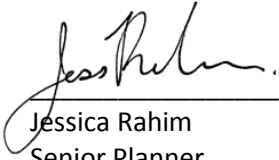
Planning Staff are supportive of the more intensive residential use and generally would support the rezoning of the property to an R3 zone. Staff however have concerns with the proposed design/orientation of the building and the reduced side yard setback. The 3m side yard setback is inadequate considering the building height (3 storeys), and that the side yard effectively functions as the rear yard for these units. Staff are also concerned that the reduced lot area for the proposed design/layout may be limiting space for snow storage, drainage, visitor parking and buffering. Other forms of housing development may be more appropriate for the lot such as a 4 plex, stacked townhouse or front facing townhomes with rear lane access.

DRAFT ZONING BY-LAW AMENDMENT

Planning Staff have prepared a zoning by-law amendment attached as **Schedule 1**, which permits the cluster townhouse use and reduced setbacks and lot area should Council wish to approve the application as proposed.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted
County of Wellington Planning and Development Department



Jessica Rahim
Senior Planner

