



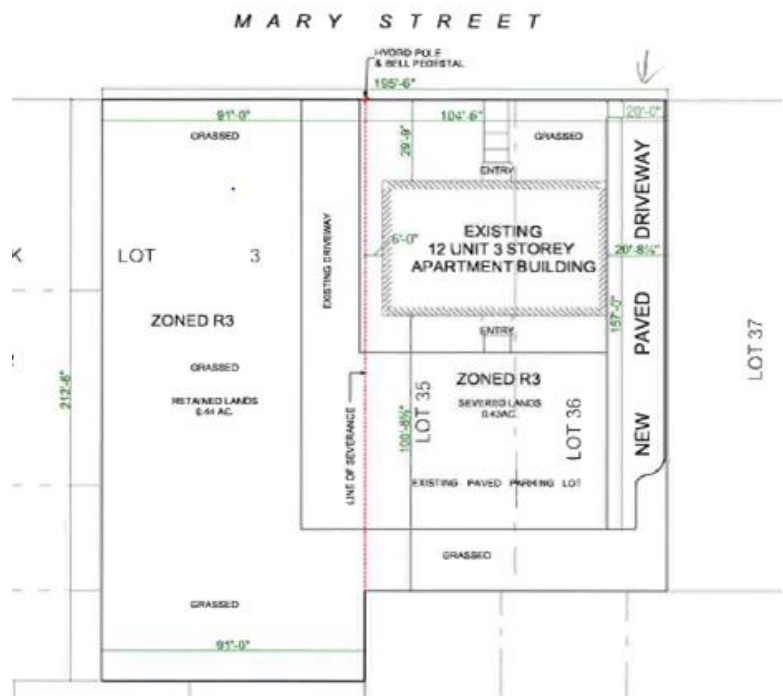
DATE: December 14, 2017
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: Zoning Amendment Application c/o Evergreen Apartments
260 Mary Street Palmerston

STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

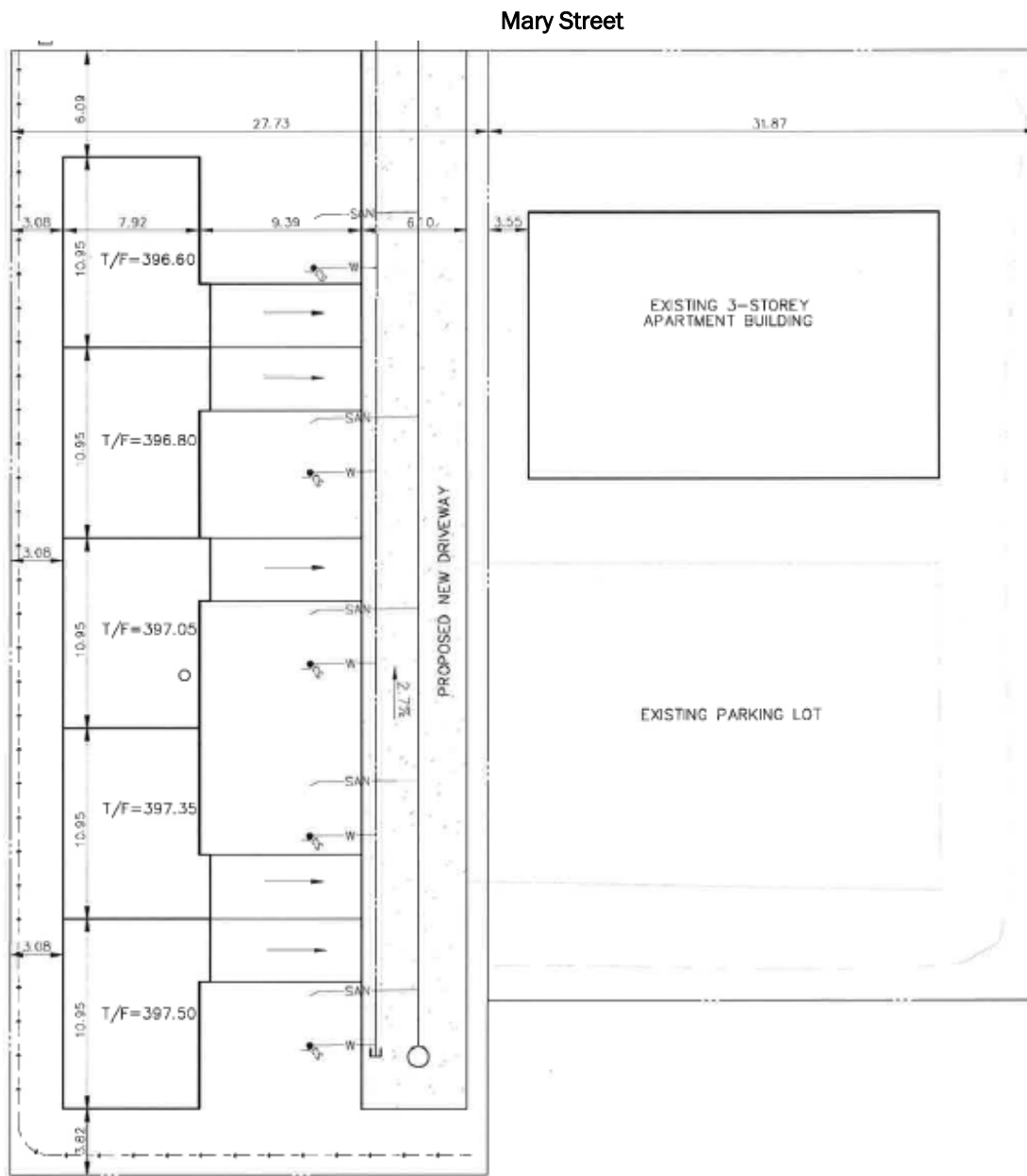
The subject property is legally described as Lots 35 & 36, Survey Caswell and Clement's, Part Park Lot 3, Pt Lane, Survey Borthwick's with legal frontage on Mary Street. The property is currently one vacant parcel, zoned R3 – High Density Residential, with an official plan designation of Residential. The parcel is 0.88 acres (34,848 Sq. ft.) in size.



Rezoning is a condition of severance for application B129/16 that has been granted provisional approval by the Wellington County Land Division Committee. The proposed retained parcel is currently zoned to allow for multiple family housing; the severed contains a twelve unit apartment building. A new driveway entrance permit was requested to relocate access to the apartment building parking area off the severed lot.

Since receiving their provisional consent from the County, the applicants have agreed to sell the project to a developer with a new multiple family dwelling proposal for the retained lot, independent of the existing apartment building on the severed lot. The intention is to sever the parcel of land in order to complete the purchase of sale.

Notice of the proposed rezoning was applied to both the severed and retained property so as to give complete information on the potential project proposed once the lots are separated. A preliminary sketch was prepared by Triton Engineering showing a five unit building similar to other recent projects in Palmerston. The drawing shows that the projects can existing on separate lots and identifies the relief needed from the zoning bylaw.



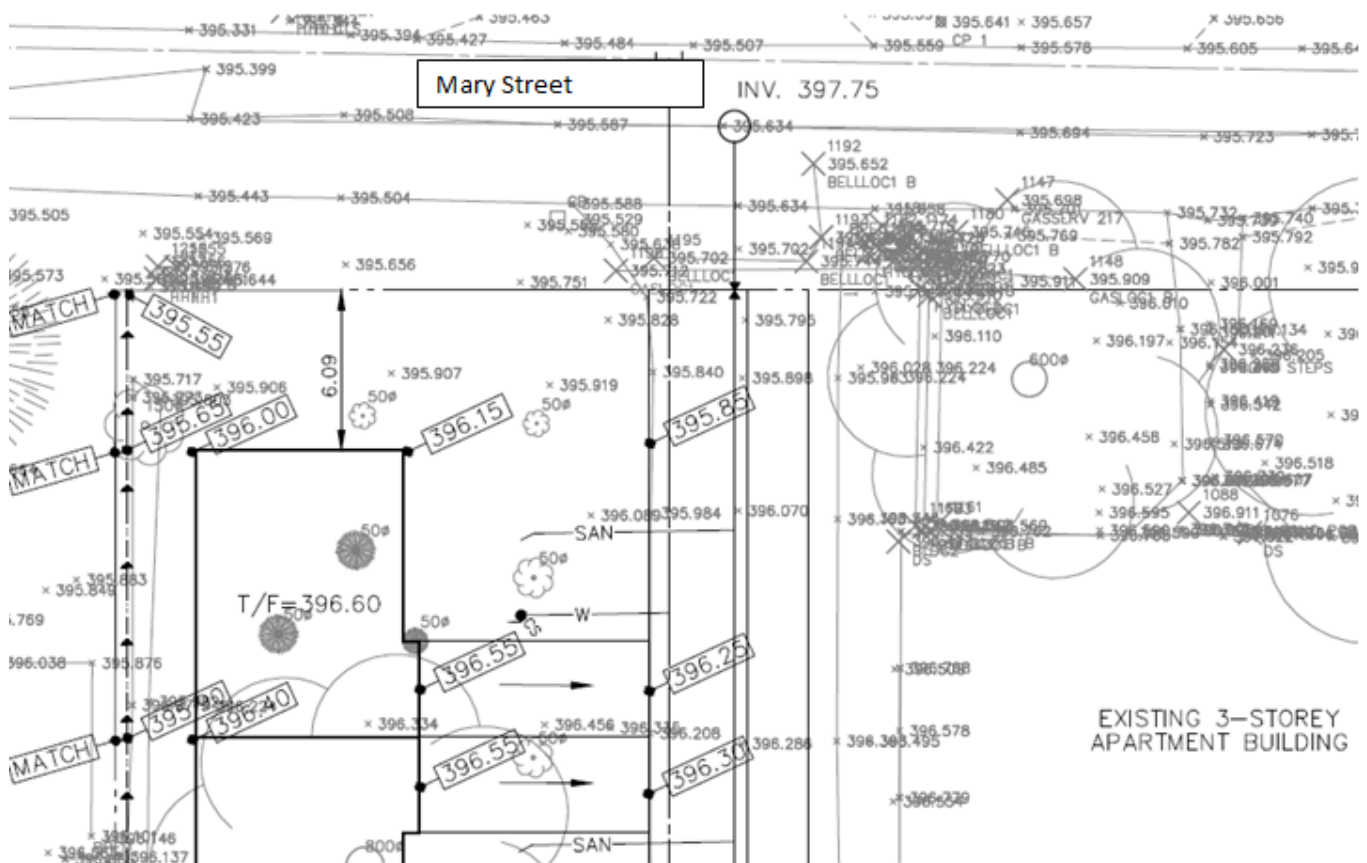
The proposed amendment is to alter site and building regulations in the current R3 zoning of the subject lands to permit a reduced minimum lot area and side yard setback for the existing 12 unit apartment building. In addition to the proposed changes for the existing 12 unit apartment building, the proposed rezoning would grant relief to certain site and building regulations to permit a 5 unit multiple dwelling on the retained property.

COMMENT

Council supported the severance application subject to certain standard conditions addressing servicing, access, cash-in-lieu of parkland and rezoning being met. The following comments were obtained regarding rezoning of the entire parcel.

Public Works:

The severed parcel has access to a water and sewer services for the existing building as shown in the preliminary analysis by Triton. A water and sewer connection west of the



existing building to the severed parcel could not be verified from the original site plan so The Town commissioned Triton Engineering to provide basic information about servicing the lands. Based on the preliminary review it appears both the severed and retained lots can be serviced independently. This will be confirmed at the site plan approval stage for the new five unit building. This would eliminate the need to have a servicing agreement before the Town consents to the lots being placed in separate ownership.

The Triton analysis contains information about grading, drainage and access to the proposed retained lot. While a mutual drive will work between the existing apartment on the severed lot and the five unit building on the retained lot, the applicants initiated relocating the driveway to the existing apartment to the east of the existing building so that no mutual drive will be needed. The existing driveway may be usable at least in part to access the proposed five unit building provided there are no grading issues between the lands.

Building Department:

The existing apartment building meets Zoning By-law requirements except the front yard requirement of 24.9 ft, (24.75 ft is provided). The lot area does not meet requirements of the R3 zone. Minimum Lot area required for the existing 12 unit apartment building on the severed parcel is 2123.69 sq.m. (0.52 ac.), whereas 1742.65 sq.m. (0.47 ac.) is proposed.

Setback	Required	Proposed
Side Yard (west)	3.92 m	1.84 m

The vacant retained parcel using the conceptual site plan for five units meets minimum lot area, but there are setback deficiencies for a Cluster Townhouse as follows:

Setback	Required	Proposed
Front Yard	7.6 m	6.0 m
Side Yard	6.0 m	3.0 m
Rear Yard	7.6 m	3.8 m

Overall staff feels the existing apartment building and a building similar to the five unit layout provided by Triton can be developed independently but in keeping with the character of the area. Rental housing of this type is needed in Minto and staff supports the zoning amendment that both gives relief to the existing apartment building that will be on the severed and to a five unit project for the retained parcel.

If Council approves the rezoning the lots can be placed in separate ownership with the developer of the retained lot able to apply for a site plan approval without another rezoning.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for Evergreen Apartments 260 Mary Street, Town of Minto for information and considers passing a by-law in open session to rezone both the severed and retained parcels to permit development generally in the form outlined in the report.

Michelle Brown, Building Assistant

ATTACHMENTS:

Planners Comments, Curtis Marshall, Senior Planner, County of Wellington
Chris Clark, M.A.Sc., P.Eng., Conceptual Site plan, Triton Engineering Services Limited.