

April 03, 2024

Development Manager
 City of Clarence-Rockland
 1560 Laurier Street
 Rockland Ontario K4K 1P7

Subject: Morris Village Stage 6 Official Plan, Zoning amendments

1. Introduction

This letter is submitted in support of Space Builders Ottawa Ltd applications for Official Plan Amendment and Zoning By-law Amendment for undeveloped lands situated inside the Urban Area with frontage on Caron Street.

With the Plan of Subdivision Application we are seeking approval for lots and blocks for detached, semi-detached dwellings, Townhomes dwellings. A large block of apartment building is also proposed along the frontage of Caron Street. In addition, a park and open space pathways are also planned.

2. Site location and Development Proposal

The subject lands are owned by Space Builders Ottawa Ltd and are composed of 5 parcels for a total area of 28.71 Hectares (Ha). The Site which is referred to as Morris Village Stage 6 fronts on Caron Street on the east, the Hydro Corridor to the North, vacant lands to the South and Morris Village Stage 5 subdivision to the West.



Figure 1

The application for the Official Plan Amendment is needed to change the designation of the subject lands from Low Density Residential to Medium Density Residential to enable a diverse mix of dwelling types throughout the Subdivision.

The Zoning By-Law Amendment requires a rezoning from Urban Residential First Density (holding provision) to:

- R2- (Urban Residential Second Density) Zone for semi-detached dwellings and 10m single detached dwellings. A new exception will need to be created;
- R3-11 (Urban Residential Third Density) Zone for Townhomes dwellings

3.0 Subdivision Proposal

Space Builders Ottawa's Zoning amendment is proposes:

- 198 lots for Single detached dwellings
- 110 Semi-detached dwellings
- 313 Townhomes dwellings
- 1 block for Mid-High rise apartment dwellings (78 units)
- 3 blocks for Open Space (park and pathway)

The Subdivision will have right-of-way of 18.0m for the residential streets. The extension of Bronze Avenue will have a width of 26.0m and 29.0m. The alignment of the future Bronze Avenue in Morris Village Stage 6 will be in compliance with the Expansion Lands Secondary Plan of the City of Clarence-Rockland.

Land Use Table

Land Use	Area (Ha)	Percentage (%)
Residential	19.96	69.52
Park (Open Space)	0.85	2.96
Pathway (Open Space)	0.06	0.20
Roads	7.84	27.32
Total	28.71	100

Figure 2

The proposed draft plan of subdivision requires an amendment to the Official Plan to replace the current Low Density designation as well a change in the permitted densities.

- Low density development up to 35 units per net hectares for detached and semi-detached dwellings;
- Medium density development, up to 55 units per net hectare, for townhomes dwellings;
- High density residential, up to 75 units per net hectare, for mid-high rise apartment dwelling.

Density table

Unit type	# of units	Percentage (%)	Area (Ha)	Net density (units/Ha)	
Single detached	198	28	7.93	24.97	Low density
Semi detached	110	16	3.77	29.18	Low density
Townhomes	313	45	7.33	42.70	Medium density
Apartments	78	11	0.93	83.48	High density
Total	636	100	19.96	31.86	

Figure 3

4.0 Policy and regulatory framework

A) Planning Act

Section 51(24) of the *Planning Act* requires that an approval authority (the City of Clarence-Rockland) has regard to, among other matters, the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality when considering a Draft Plan of Subdivision. The approval authority shall also consider:

- **effect of development of the proposed subdivision on matters of provincial interest**

The Draft Plan of Subdivision is within an existing settlement area and makes efficient use of existing or planned infrastructure. An Environmental Impact Study has been completed looking at natural heritage.

- **whether the subdivision is premature or in the public interest**

The Draft Plan of Subdivision is not premature. It is on land that is part of the urban settlement area and will provide a mix of residential units and densities to meet the demand of a growing population. Required infrastructure to service the proposed development is being planned with other development in mind

- **whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any**

The Draft Plan of Subdivision does not conform to the Official Plan as the lands are currently designated Low Density Residential. In order to permit the mix of unit types and densities, an Official Plan Amendment is being filed with this application. The Official Plan Amendment will not only change the designation of certain lots / blocks within the Draft Plan of Subdivision, it is also proposing a change to the density provisions for the Low Density, Medium

Density and High Density Residential. The proposed densities are in line with those found in the Official Plan for the United Counties of Prescott and Russell. The streets proposed within the Draft Plan of Subdivision will connect to existing minor collector roads and recreational pathways have been included. Park land dedication is in conformity with the Official Plan.

- **suitability of the land for the purposes for which it is to be subdivided**

The site is located within the Urban Area in the City's Official Plan therefore suitable for a residential development. A Serviceability Study for Stormwater Management, Storm Sewer, Sanitary Sewer, and Watermain is being prepared by Atrél Engineering Ltd.

- **number, width, location and proposed elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision within the established highway system in the vicinity and the adequacy of them**

The draft plan's street network consists of local 18 m wide rights-of-way and of a 26.0m for the extension of Bronze Avenue widening to 29.0m at the intersection of Caron Street.

- **dimensions and shapes of the proposed lots**

The proposed lot frontages and lot areas are appropriate and consistent with the City's Zoning By-law.

- **restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings or structures proposed to be erected on it and the restrictions, if any, on adjoining land**

There are no known restrictions.

- **conservation of natural resources and flood control**

There is a known fish habitat located on the subject lands. An Environmental Impact Statement is being prepared by CIMA+ describes the measures taken to ensure no negative impacts to the resource.

- **adequacy of utilities and municipal services**

A Serviceability Study for Stormwater Management, Storm Sewer, Sanitary Sewer, and Watermain is being prepared by Atrél Engineering Ltd/Ltée.

- **adequacy of school sites**

The urban area of Clarence-Rockland has a variety of elementary and secondary schools. Seven (7) schools are located within 4 km of the proposed subdivision. No additional school site is anticipated for this subdivision.

- **area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes**

Morris Village Stage 6 development includes a parkland block and multi-use recreational pathway to be used for active recreation. The blocks will be conveyed to the City.

- **the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.**

The homes to be built within the subdivision will be constructed according to current Ontario Building Code standards which include requirements for energy conservation.

- **interrelationship between the design of the proposed plan of subdivision and site plan control matters related to any development on the land, if the land is also located within a site plan control area designated under subsection 42(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006**

The single detached dwellings and semi-detached dwellings are exempt from the City's Site Plan Control By-law. However, the proposed townhouse dwellings and low-rise apartment dwellings will be subject to Site Plan Control.

In conclusion, it is our opinion that the approval of the Draft Plan of Subdivision has had regard to the requirements of Section 51(24) of the *Planning Act* (subject to the concurrent Official Plan Amendment).

B) Provincial Policy Statement

The Provincial Policy Statement (PPS) under Section 3 of the Planning Act identifies key Provincial interests with regard to land use planning. Decisions made by all approval authorities in the Province on planning applications must be consistent with the policies of the Statement.

Below is a brief commentary on the applications for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision with regard to the policies of the Provincial Policy Statement.

Part I of the PPS sets out Provincial policies on land use.

Section 1.1.3.1 *settlement areas shall be the focus of growth*. Morris Village Stage 6 lands are located within Rockland's Urban Area, a settlement area, and its development should be promoted as per the PPS.

Section 1.1.3.2 *land use patterns in settlement areas shall be based on densities and a mix of land uses which make efficient use of the land and resources*. Space Builders Ottawa Ltd proposal presents appropriate land uses and densities that make efficient use of the land and of the available municipal services.

Section 1.1.3.7 indicates that new development should take place adjacent to the existing built up area. This Draft Plan of Subdivision is directly adjacent to existing development, Morris Village Stage 5.

Section II of the PPS calls for the protection of natural heritage, water, agricultural, mineral and cultural, and archaeological resources. CIMA+ is preparing an Environmental Impact Study to ensure protection of the natural heritage features.

Section III of the PPS requires that development be directed away from areas of natural and man-made hazards. There are no natural or human-made hazards on the subject lands.

In conclusion, it is our opinion that the proposed development is aligned with key interests set out in the Provincial Policy Statement.

C) Official Plan of the United Counties of Prescott and Russell

In the UCPR OP, the site is located being within the Urban Policy Area designation as shown on Schedule A. The urban policy areas are intended to accommodate residential growth. Where a local Official Plan applies, areas designated for residential development shall be identified on the required map schedule. Local zoning by-laws shall establish residential zones within the Urban Policy Area. According to UCPR OP policy 2.2.6.4 "...zoning regulations be designed to provide for a mix of 70% low density residential development, 20% medium density residential development and 10% high density residential development in the Urban Policy Area."

Policy 2.2.6.5 indicates that: "...low density development is defined as up 35 units per net hectare. Medium density development on full municipal services should not exceed 55 units per net hectare for townhouses or row houses, and 75 units per net hectare for apartments. A net hectare is defined as the net area of the site developed for residential purposes. This term excludes roads, road right-of-way and areas that have been dedicated to the local municipality or another public agency."

D) Official Plan of the Urban Area of the City of Clarence-Rockland

The site is governed by the Official Plan of the Urban Area of the City of Clarence-Rockland. Schedule A – Land Use and Constraints, designates the site as Low Density Residential within the Urban Area Boundary. Section 5.6 of the Official Plan sets out the land use policies for lands so designated.

Section 5.6 states that at least 10% of all units within all major subdivisions shall include Medium Density Residential. This provision is achieved in the Draft Plan of Subdivision.

Section 5.6.2 of the Official Plan lists the permitted uses and policies for lands designated as Low Density Residential. Single detached and semi-detached dwellings are permitted uses at a maximum of 16 units per net hectare. Applicable policies include:

Policy 5.6.2.3. Developers will be encouraged to provide some variety in lot sizes.

The Draft Plan of Subdivision provides a variety in lot sizes.

Section 5.6.3 of the Official Plan lists the permitted uses and policies for lands designated as Medium Density Residential. Townhouses and small apartment buildings are permitted uses at a maximum of 30 units per net hectare. Applicable policies include:

Policy 5.6.2.4. Medium Density Residential uses will be subject to Site Plan Control.

Site Plan Control agreements will be prepared and applied to all medium density blocks.

Section 5.6.4 of the Official Plan lists the permitted uses and policies for lands designated as High Density Residential. Townhouses and small apartment buildings are permitted uses at a density of more than of 30 units per net hectare.

Figure 3 represent the proposed densities.

Section 5.6.5 – Phasing Policies – guides new development in growth areas to promote the efficient use of land and desired land use patterns. Applicable policies include:

Policy 5.6.5.1 new development in Residential Areas will occur adjacent to existing built-up urban areas. Emphasis shall be placed on achieving a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Morris Village Stage 6 is directly adjacent to existing residential developments within the urban area. The proposed subdivision achieves a mix of densities and will be serviced by municipal infrastructure.

Section 7 of the Official Plan speaks to the subject Roads. The development will comply with the policies of section 7.3.3 as it is abutting to a Minor Collector Road. Applicable policies include:

Policy 7.3.3.5. The right-of-way width for a Minor Collector Road shall be 26 metres.

Space Builders development will have a 26.0m right-of-way between the existing subdivision and Caron Street, the extension of Bronze Avenue.

Section 7 also speaks to the Multi-Use Pathways described in Schedule B of the Official Plan. Specifically, Section 7.13 lists policies regarding the maintenance and expansion of multi-use pathways, including:

Policy 7.13.1. All development applications, including, but not limited to, plans of subdivision, severances, plans of condominium, Official Plan Amendments, Zoning By-law Amendments and Site Plans shall be reviewed to ensure that they include consideration for recreational and bicycle pathway facilities.

Schedule B of the Official Plan shows a Multi-Use Path and a Sidewalk on the planned extension of Bronze Avenue. The proposed development will provide such facilities as per Schedule B.

Section 4 of the Official Plan speaks to General Development Policies. Specifically, section 4.4.1 – General Policies, and section 4.4.3 – Additional Policies for Plans of Subdivision include specific policies that Space Builders' development will need to comply to.

Policy 4.4.3.6. The Municipality is entitled to a dedication of land for park purposes as a condition on any division of land. Where the proposed development comprises or abuts land along a watercourse, it is recommended that the Municipality selects that land for park purposes. In this regard, subdividers of shoreline property shall be required to convey lands that encompass not only 5% of the land being developed, but which also encompass at least five percent of the usable shoreline. Special consideration shall be given to those developments that convey more than 5% of the shoreline for usable public use. Where lands are dedicated for park purposes, the Municipality will accept only those lands suitable for park use. The Municipality may, nevertheless, accept unsatisfactory land in this regard if such land is over and above the maximum allowed dedication. In the case of low density residential uses, the land to be dedicated to the Municipality for parkland purposes will represent 5% of the area of the affected land. For residential developments of higher density, the Municipality will require an equivalent of one (1) hectare per 300 residential units for parkland purposes, rather than 5% of the gross land area included in the plan. For commercial and industrial uses, the land to be dedicated for parkland will represent 2% of the gross land area. Cash-in-lieu of land may be requested by the Municipality in situations where there is a public park in the area that is adequate for existing and future population. Cash-in-lieu may also be requested where the amount of land involved is small and, therefore, unsuitable for park development.

Space Builders Ottawa is proposing 0.85 hectares of Parkland and 0.02 hectares of path-way in the Draft Plan of Subdivision. Stage 6 Parkland required dedication is of 1.45 hectares, missing 0.6 hectares. Stages 1-5 were over dedicated by 0.64 hectares meaning that the overall parkland dedication for Stages 1-6 of Morris Village will be met.

Policy 4.4.3.8. All new development should occur adjacent to existing built-up areas as a means of allowing for the efficient use of land, infrastructure and public service facilities.

The proposed subdivision is adjacent to an existing residential subdivision (Morris Village Stage 5). The subdivision achieves the minimum required densities and will be serviced by full municipal infrastructures.

It is our opinion that the proposed development aligns with the policies of the Official Plan.

E) Zoning By-Law 2016-10

The site is governed by the City of Clarence-Rockland Zoning By-Law 2016-10 and is currently zoned R1-H (First Density Residential Zone with holding provision).

The following figure shows the current zoning of the lands and the surrounding areas.



Figure 4

The Draft Plan of Subdivision is based on compliance with a proposed rezoning of the site to allow (see Zoning tables in Appendix):

- R1S-2 (Urban Residential First Density – Special R1S) Zone for the detached dwelling lots,
- R2-33 (Urban Residential Second Density) Zone for the semi-detached dwelling blocks and detached dwellings.
- R3-11 (Urban Residential Third Density) Zone for the townhouse blocks

R1S-2 will permit:

Detached dwellings on lots of a minimum of 300m², with a minimum frontage of 10.0m. The minimum front yard setback will be 3.0m, the exterior side yard setback will also be of 3.0m, the interior 1.0m. As for the rear yard, 7.0m is requested. A maximum building height of 11.5m and the minimum garage setback from the front lot line of 5.6m.

R2-33 will permit:

Detached dwellings and semi-detached dwellings on lots having a minimum frontage of 10.0m and a minimum area of 300m². A minimum front yard of 3.0m with a minimum garage setback from the front lot line of 5.6m. A minimum exterior side yard of 2.0m and interior side yard setback of 1.0m provided that if there are no attached private garage or attached carport, the minimum interior side yard shall be 2.0m on one side and 1.5m on the other and in case of a corner lot, the exterior side yard shall be 2.5m. The minimum rear yard setback will be of 7.0m with a maximum building height of 11.5m. For the detached dwelling the minimum unit area will be of 70.0m² and 60.0m² for a semi-detached dwelling.

R3-11 will permit:

Semi-detached and Townhomes dwellings on a lot of a minimum area of 185m² with a minimum of 5.5m lot frontage per dwelling units. The minimum front yard will be of 3.0m, the exterior side yard of a minimum of 3.0m and 1.5m minimum for the interior side yard. The minimum required rear yard shall be of 7.0m. The maximum building height will be 12.0m with a maximum of 3 storeys. Minimum landscaping coverage will be 30%.

At this time, two new exceptions are to be created, no other variances are being requested. The proposed lot sizes and product range are consistent with the adjacent existing subdivision.

It is Space Builders Ottawa's opinion that the requested zoning and new exceptions are appropriate for the site.

Proposed Zoning Map

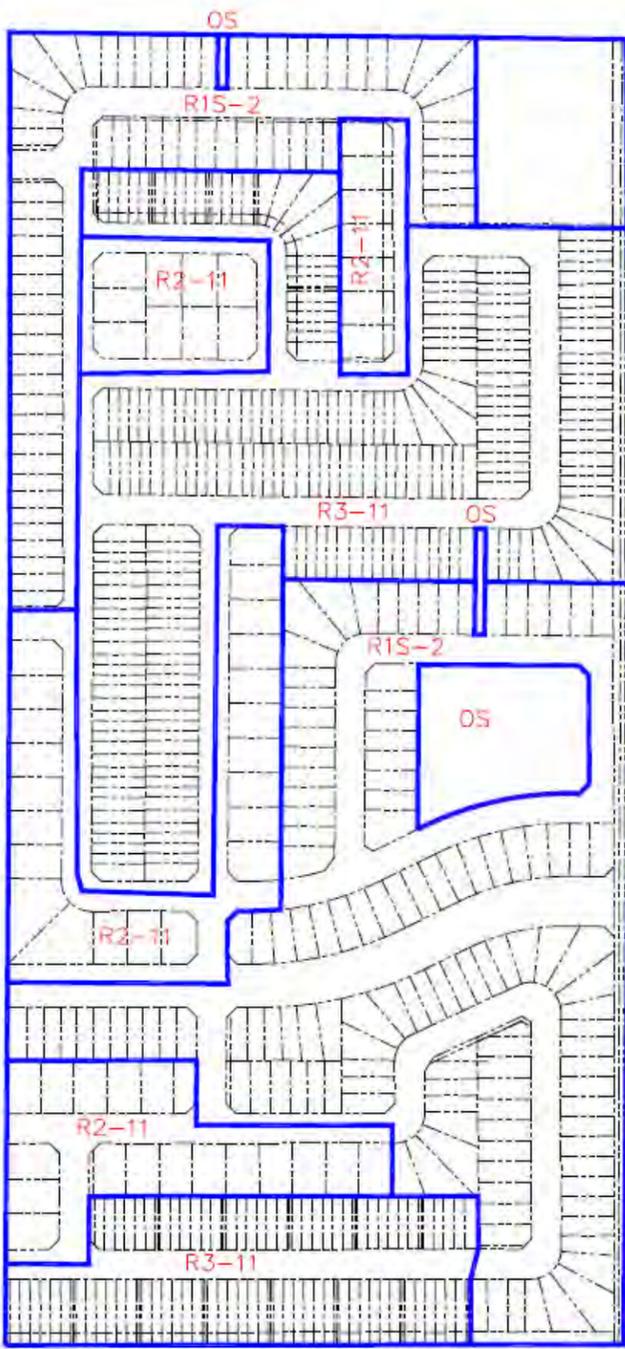


Figure 5

Proposed Changes to 2022 Zoning

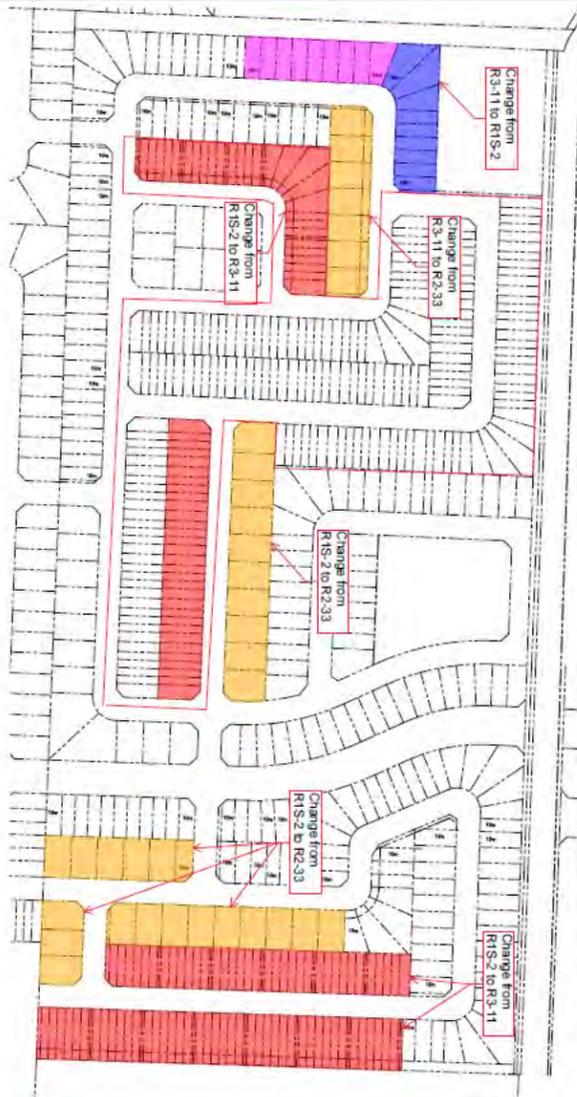


Figure 6

5.0 Servicing

The proposed development will be serviced through municipal infrastructures. A Serviceability Study is being prepared by Atrel Engineering Ltd.

6.0 Conclusion

Space Builders Ottawa is submitting the following applications for review:

1) Application for an Official Plan Amendment to change the current Low Density Residential designation to Medium Density Residential and High Density Residential. This will permit a variety of densities and dwelling time in the project.

2) Application for a Zoning By-Law Amendment to rezone the Urban Residential First Density with holding zone to:

- R2-33 (Urban Residential Second Density) Zone for the semi-detached dwelling blocks and detached dwellings.
- R3-11 (Urban Residential Third Density) Zone for the townhouse blocks

In conclusion, it is our opinion that the proposed development is in compliance with the Provincial Policy Statement, the Planning Act, the Prescott-Russell Official Plan, the City of Clarence-Rockland Official Plan and the Clarence-Rockland Zoning By-Law 2016-10. The proposed subdivision is also compatible to the adjacent land uses and represent good planning.

Sincerely,

per, Jocelyn Peloquin, Director of Development
Spacebuilders Ottawa Ltd.

