



# CONSILIO

PLANNING SERVICES D'URBANISME

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## 1.0 INTRODUCTION

Consilio Planning has been retained by 1001051911 Ontario Inc, ZDD Properties Inc and 6758070 Canada Inc. to prepare a planning rationale report in support of a proposed Official plan amendment and zoning by-law amendment for properties located on Yves Street legally described as being Lot 7 to lot 11 on Plan 50M-268, in Rockland. The owners intend to develop the site for residential purposes. The proposed development will include an apartment building containing 6 units per lot.

The subject properties are currently vacant and located within the designated settlement area. As per the County Official Plan, they fall within the "Urban Policy Area" and are designated as "Low Density Residential" in the City of Clarence-Rockland Official Plan. The properties are currently zoned as "Urban Residential second Density – exception 13 (R2-13)" under the City of Clarence-Rockland Zoning By-law.

The official plan amendment would change the designation of the properties from Low Density Residential to Medium Density Residential and Zoning By-law Amendment would change the zoning from R2-13 zone to R3 -exception. The exception would: Reduce the rear yard minimum setback from 6 meters to 3 meters and reduce the interior side yard from 4.5 meters to 1.5 meters.

## 2.0 SITE LOCATION AND CONTEXT

The subject properties are located on the North side of Laurier Street. Currently the properties are vacant.

Figure 1: Aerial imagery of the site and surrounding uses. The areas highlighted in green represent the subject properties included in this zoning amendment request. (source Prescott and Russell a la carte)



The surrounding uses of the site are as follows:

- **North:** The area immediately north features a residential development mainly demi-detached dwellings facing Yves Street, serviced by full municipal services.
- **East:** Directly to the east, vacant properties.

- **West:** Directly west of the site features a residential development mainly single detached dwellings facing Robert Street and backyards of properties facing Laurier Street both serviced by full municipal services.
- **South:** The land to the south consists of backyards of properties facing Laurier Street.

## 2.1 LAND USE PLANNING CONTEXT

The City of Clarence-Rockland is subject to two Official Plans. The first is the Prescott-Russell Official Plan (UCPR OP), which includes the entirety of the counties. Section 1.2.3 of the UCPR OP states that a local municipality may adopt an Official Plan for the municipality or a specific part of the municipality such as an urban area. Local Official Plans will be required to conform to the policies of the UCPR. The second is the Official plan of the City of Rockland (CR OP). The site is designated as “Urban policy area” on Schedule A of the UCPR OP (figure 2) and is designated “Low density residential” on Schedule A of the CR OP (figure 3). The subject properties are zoned “Residential second – exception 13 (R2-13)” (figure 4).

Figure 2: Designation of the subject properties, Schedule A of the UCPR OP. (source Prescott and Russell a la carte)





Figure 3: Official plan designation of the subject properties “Low density”.

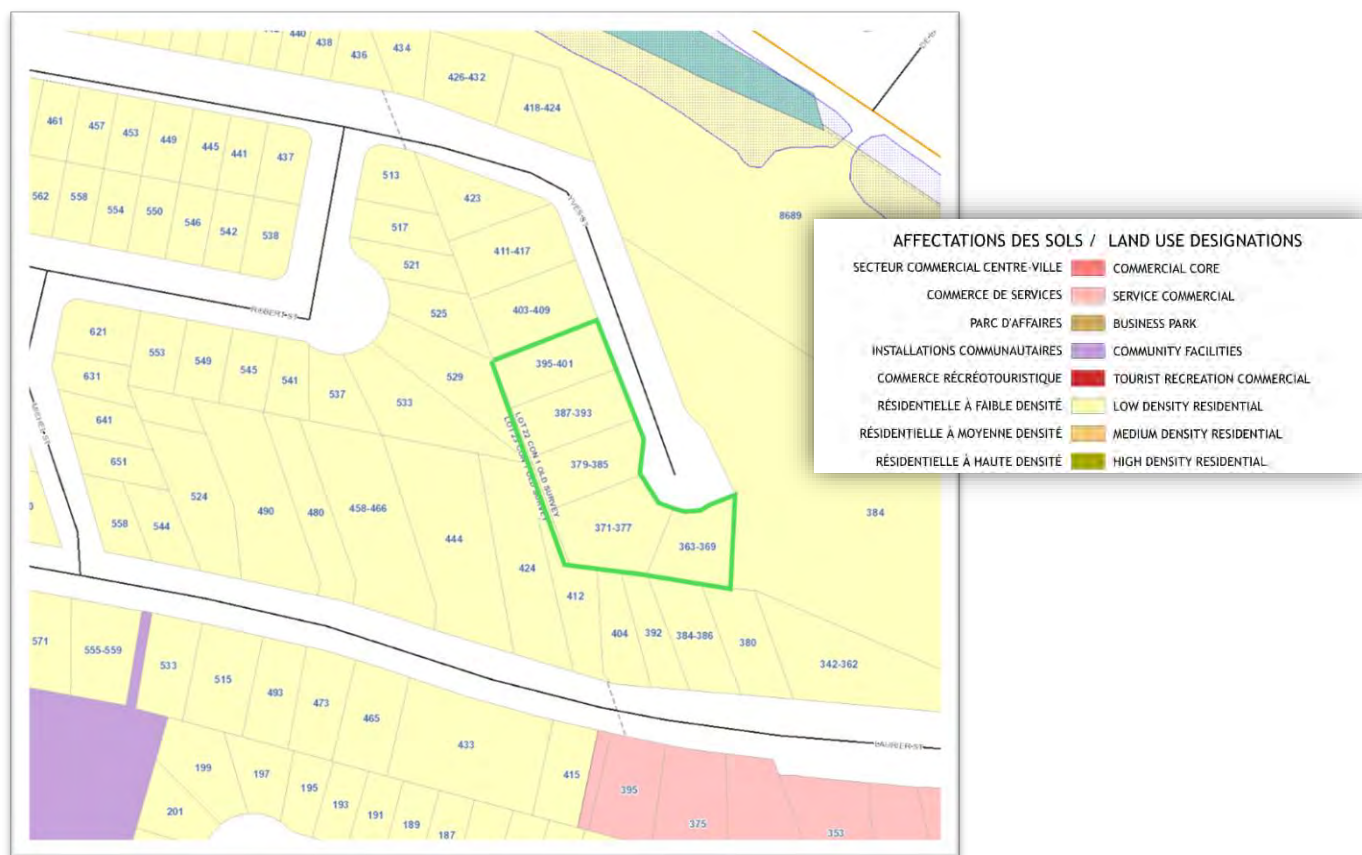


Figure 4: Zoning of the subject properties and surroundings (source: Prescott and Russell “A la carte”).



### 3.0 PROPOSED DEVELOPMENT

The property owners are seeking to amend the official plan and Zoning By-law to allow the development of apartment buildings with six (6) units on each lot. The existing zone R2-13 limits the number of units to 4 units. The proposed development of 6 units requires an official plan amendment and Zoning By-law Amendment to align zoning provisions with the intended built form. These amendments are necessary to facilitate development and ensure conformity with municipal planning policies.

Figure 5: Proposed site plan





placing housing where infrastructure and transportation networks are improving.

- The project promotes efficient land use by slightly increasing density without requiring a significant expansion of municipal infrastructure, which aligns with provincial objectives for sustainable growth.

### 3. Promoting Complete and Connected Communities (Policy 2.1.6)

- The proposed six-unit development serves as a natural transition between the higher-density development closer to Laurier Street and the existing lower-density development. This gradual intensification supports urban connectivity and enhances housing availability.
- The increased density in proximity to major roads and services aligns with PPS objectives of multimodal transportation access, improved accessibility, and social equity.

### 4. Long-Term Planning and Growth Management (Policy 2.1.3 & 2.1.5)

- The proposal contributes to Rockland's ability to meet long-term housing demands, as required under the PPS, by adding a modest yet effective increase in residential units.
- It supports the efficient use of designated residential lands in a way that maintains consistency with the broader urban structure of Rockland.

The proposed official plan and zoning amendments also aligns with Section 2.2 (Housing) of the Provincial Planning Statement (PPS) 2024, as it supports residential intensification, efficient land use, and a mix of housing options to meet current and future needs.

#### Key Justifications:

#### 1. Facilitating a Range and Mix of Housing Options (Policy 2.2.1a & b)

- Increasing the unit count from four to six units helps provide a greater diversity of housing options, accommodating a wider range of household needs within the regional market area.
- The proposal maximizes the use of an existing residential lot, contributing to a modest yet meaningful increase in available housing stock, which aligns with provincial objectives for intensification.

#### 2. Supporting Residential Intensification (Policy 2.2.1b.2)

- The site is located on Yves Street, which is planned to become a key connector between two major collector roads. This makes it an ideal location for incremental residential intensification that does not strain infrastructure.
- The project introduces new housing options within a previously developed area, in line with the PPS goal of redeveloping underutilized residential land for increased housing supply.

3. Promoting Efficient Use of Land and Resources (Policy 2.2.1c)

- The proposed increase in density optimizes land use in an area that already has multi-unit developments while maintaining compatibility with surrounding buildings.
- By utilizing existing infrastructure and public services, this development supports the PPS objective of efficient resource use without requiring costly municipal expansions.
- The location encourages active transportation due to its proximity to existing and planned urban infrastructure.

4. Transit-Supportive Development (Policy 2.2.1d)

- While Yves Street is not currently a major transit corridor, its planned function as a connection between two collector roads increases its potential for future transit service.
- By prioritizing a modest increase in density in a well-connected area, this proposal supports the long-term viability of transit and active transportation options.

The proposed official plan amendment and the zoning amendment aligns with Section 2.4 (Strategic Growth Areas) of the Provincial Planning Statement (PPS) 2024, as it contributes to intensification, supports future transit and infrastructure planning, and ensures a logical transition of built form in a growing urban area.

Key Justifications:

1. Focusing Growth in a Strategic Area (Policy 2.4.1.1 & 2.4.1.3c)

- The subject property is located on Yves Street, which is planned to become a key link between two major collector roads in Rockland. This location makes it a logical candidate for modest intensification, in alignment with the PPS goal of concentrating growth in strategic areas.

- The proposed increase from four to six units supports a more compact built form, contributing to residential intensification within an existing urban area.
2. Promoting Complete Communities (Policy 2.4.1.2)
- By allowing for a greater mix of housing options, the proposal supports the PPS objective of creating complete communities where residents can live closer to key services and transportation links.
  - The proposed development transitions density gradually, supporting higher-density development closer to Laurier Street, a main commercial corridor in Rockland.
3. Supporting Infrastructure and Transit (Policy 2.4.1.2c & 2.4.1.3a)
- The planned function of Yves Street as a connection between two major collectors makes it an ideal candidate for future transit-supportive development. Increasing density in this area aligns with long-term transportation planning goals.
  - The proposal optimizes the use of existing infrastructure without requiring significant public investment, ensuring efficient resource allocation in a designated growth area.
4. Ensuring Appropriate Built Form Transition (Policy 2.4.1.3b)
- The site is currently surrounded by existing four-unit buildings with exceptions, meaning the increase to six units maintains compatibility with the surrounding context.
  - This incremental increase in density ensures a smooth transition between lower-density residential areas and higher-density developments closer to Laurier Street.

The proposed OPA and ZBLA aligns with the PPS by optimizing land use, supporting housing supply, and ensuring infrastructure efficiency. As the existing zoning allows similar developments, this proposal represents a logical, incremental change that supports Rockland's long-term growth vision.

It is consistent with Section 2.2 of the PPS by promoting housing diversity, encouraging intensification, using land efficiently, and supporting transit-friendly development. Additionally, it aligns with Section 2.4 by directing growth to a strategic corridor, enhancing housing options, and ensuring a smooth transition between densities.

Overall, the amendment represents responsible growth management, contributing to the Province's goals of expanding housing supply while maintaining urban compatibility and infrastructure efficiency.

#### 4.3 UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN

The United Counties of Prescott-Russell Official Plan (UCPR OP) was approved in July 2023 to guide land use planning over a twenty-year period. The Official Plan establishes policy direction for growth, development, redevelopment, and conservation across the region. The proposed zoning amendment must align with the goals and objectives of the UCPR OP, ensuring that land-use decisions contribute to sustainable urban growth.

The following section demonstrates that the proposed zoning amendment is consistent with the applicable policies of the UCPR OP.

The proposed development is located within a designated Settlement Area in the UCPR OP. This designation confirms that the area is intended for growth and intensification, in line with the Counties' growth management framework. The proposed zoning amendment—allowing six units instead of four—supports responsible residential intensification in a built-up area that already features multi-unit developments.

##### Consistency with Section 2.2.1 – Settlement Areas

The proposal meets the intent of Section 2.2.1 in the following ways:

- Directing Growth to Urban Policy Areas
- The site is within a designated Urban Policy Area, which is prioritized for new residential growth.
- The proposed intensification ensures that growth occurs within an existing developed area, rather than expanding into greenfield or rural lands.

##### Efficient Use of Existing Infrastructure

The property is already serviced by municipal water, sewer, and road infrastructure, ensuring that additional residential units do not require extensive new servicing systems.

The development optimizes infrastructure investments by increasing the number of units without exceeding capacity limits.

##### Supporting Sustainable Growth

The proposal accommodates moderate residential intensification while respecting the existing character of the neighborhood.

By increasing density incrementally, the project aligns with smart growth principles, ensuring efficient land use within the settlement area boundaries.



### Enhancing Housing Supply

The proposal contributes to the region's housing supply, responding to the demand for multi-unit residential options within an established urban setting.

By allowing six units instead of four, the amendment adds modest density without disrupting the existing urban fabric.

### Consistency with Section 2.3.3 – Residential Policies

The proposed development also meets the intent of Section 2.3.3 (Residential Policies) of the UCPR OP in the following ways:

- Ensuring an Adequate Residential Land Supply (Objective 1a)
- The proposal makes use of land already designated for residential development, contributing to the County's ability to accommodate projected population growth.
- Providing a Range and Mix of Housing (Objective 1b)
- By increasing density, the project broadens the range of housing options available in the Urban Policy Area.
- The additional units increase housing diversity, helping meet demand for modest, multi-unit developments in a transitioning neighborhood.
- Optimizing Municipal Services (Objective 1d)
- The property is fully serviced, ensuring that new residential units can be integrated seamlessly without straining municipal infrastructure.
- The increase in density supports the efficient use of public services and transit-planning efforts as Yves Street develops into a key urban connector.
- Supporting Inclusive Growth (Objective 1f)
- While the project does not specifically target specialized housing needs, the increase in multi-unit dwellings may provide opportunities for accessible and more affordable housing compared to traditional single-family homes.
- Contributing to Housing Supply Monitoring (Objective 1i)
- The development introduces additional units, helping to track and manage the region's housing supply needs while supporting broader housing objectives.

By aligning with these principles, the proposed zoning amendment supports the UCPR OP's vision for intensification and sustainable urban growth. Specifically, it:

- Focuses growth within the Urban Policy Area, optimizing the use of serviced land.
- Enhances housing supply through modest intensification, responding to market demands.

- Uses existing infrastructure efficiently, minimizing the need for new municipal investments.
- Supports a logical transition of density within a growing urban corridor.

The proposal is consistent with the intent of the UCPR OP, demonstrating a balanced approach to growth, infrastructure efficiency, and housing diversity.

#### 4.4 CITY OF CLARENCE-ROCKLAND OFFICIAL PLAN

The subject properties for the proposed zoning amendment are currently designated Low Density Residential in the City of Clarence-Rockland Official Plan (OP), as per Section 5.6.2 Low Density Residential. This designation primarily permits single detached, semi-detached, doubles, and duplex dwellings, with a maximum density of 35 units per net hectare. Additionally, the designation allows for small-scale commercial, parks, schools, places of worship, and community facilities that serve the surrounding residential area.

While the current designation focuses on lower-density forms of housing, the Official Plan also allows for medium-density residential development, as referenced in Section 5.6.3. The proposed zoning amendment seeks to modestly increase residential density by permitting six units instead of four, aligning with the evolving urban landscape of Yves Street, which is expected to become a key connector between two major collector roads in the city.

The subject properties are currently designated Low Density Residential in the City of Clarence-Rockland Official Plan. Under this designation, the permitted forms of housing include single detached dwellings, semi-detached dwellings, doubles, and duplex dwellings, with a maximum density of 35 units per net hectare. Additionally, the Official Plan allows for buildings up to four storeys in height, but only where the density does not exceed 45 units per net hectare.

Furthermore, the Low Density designation includes a specific policy restriction for sites that do not have frontage or direct access to a Collector road, limiting the number of permitted units to a maximum of eight per site, subject to compliance with all relevant provisions of the Zoning By-law. While exceptions may be granted to reduce the maximum number of units or building height, no other zoning relief is permitted under this condition. It is important to note that Yves Street is not classified as a Collector road in the City's transportation network, which triggers the application of this policy restriction.

Although the proposed development includes fewer than eight units per lot (6 units on each lot), the proposal requires site-specific zoning relief, as it does not meet several provisions of the Zoning By-law, such as minimum lot area, interior side yard setbacks, and the required number of parking spaces. Given that the Official Plan only permits low-density development without zoning relief (except for limiting height or unit count), the

proposed development cannot be approved under the existing Low Density Residential designation.

Each lot has an approximate area of 0.091 hectares, and the development of 6 units per lot results in a density of approximately 66 units per net hectare, which significantly exceeds the thresholds set for Low Density Residential areas.

As such, in order to proceed with the proposed development, a Site-Specific Official Plan Amendment (OPA) is required to redesignate the subject lands from Low Density Residential to Medium Density Residential. This amendment is necessary to support the proposed built form and density, as well as to enable the required zoning exemptions that are not permitted under the current designation.

The following section will demonstrate how the proposed amendment is compatible with the intent of the Official Plan while supporting efficient land use and gradual intensification within an existing built-up area.

#### Consistency with the Medium Density Residential Designation (Section 5.6.3)

The proposed development meets the intent and objectives of the Medium Density Residential designation, as outlined in Section 5.6.3 of the City of Clarence-Rockland Official Plan.

##### 1. Permitted Uses (Section 5.6.3.1)

The proposed development consists of multiple-unit residential dwellings, with 6 units per lot on parcels of approximately 0.091 ha, resulting in a net density of 66 units per hectare. This development type and density are consistent with the following permitted uses:

Low-rise apartment buildings and stacked dwellings are explicitly permitted to a maximum density of 65 units per hectare and a maximum height of five storeys.

While the proposed density slightly exceeds 65 units/ha, it remains within a reasonable threshold and reflects the urban character and intensification goals of the Medium-Density Residential designation. A site-specific exception through the OPA and ZBA will account for this minor deviation.

The proposal is therefore consistent with the permitted built forms and supports the City's goal of offering a range of housing types and densities in serviced areas.

##### 2. Compliance with Section 5.6.3.2 – Policies

The proposal also aligns with the intent of the broader policy framework in Section 5.6.3.2, as follows:

a) Not a High-Density Proposal

The application does not seek a high-density designation under subsection 5.6.3.2(4); therefore, the limitations related to collector road access and unit caps do not apply. Instead, this is a modest medium-density intensification proposal involving ground-oriented units on a local road, requiring an OPA to formally designate the land as Medium Density.

b) Ground-Oriented Housing on a Local Street

The proposed development involves low-rise, ground-oriented multi-unit dwellings, which aligns with the Official Plan's preference for ground-oriented forms of housing on local roads. This form is more compatible with existing development patterns and supports gentle intensification.

c) Compatibility with Surrounding Uses

The built form maintains a compatible height and massing with nearby dwellings (single and 4 units dwelling), introducing a form of gentle intensification that complements the surrounding neighborhood fabric.

d) Efficient Land Use and Servicing

The site is located within the urban serviced area and is fully connected to municipal water and sanitary sewer infrastructure, ensuring efficient and sustainable land use.

Conclusion

The proposed development is fully consistent with the intent of the Medium Density Residential designation in the Official Plan. It provides a form of intensification that supports housing diversity and affordability, respects the surrounding context, and efficiently utilizes municipal infrastructure.

Although the proposal exceeds the standard density threshold by a small margin (66 vs. 65 units/ha), the built form remains consistent with what is contemplated under Section 5.6.3.1 and can be supported through a site-specific Official Plan Amendment.

This project supports the City's growth management objectives, housing strategy, and Official Plan policies, and should be considered an appropriate and desirable use of the subject lands.





<b>Permitted Use</b>	Low-rise apartment dwelling (4 units)	Low-rise apartment dwelling (6 units)
<b>Lot Area (Minimum)</b>	900.0 m <sup>2</sup>	900.0 m <sup>2</sup>
<b>Lot Frontage (Minimum)</b>	Not specified	20 m (minimum)
<b>Interior Side Yard Width (Minimum)</b>	1.0 m (2.0 m if no garage or carport)	1.5 m
<b>Dwelling Unit Area (Minimum)</b>	65.0 m <sup>2</sup>	95 m <sup>2</sup>
<b>Special Provision</b>	Minimum lot frontage on Laurier St. for a duplex dwelling: 15.0 m	Not applicable

The proposed zoning amendment maintains the core provisions of the existing zoning while allowing for a modest increase in density. This ensures efficient land use while aligning with local planning objectives for residential growth.

The proposed zoning amendment offers several additional benefits beyond simply increasing the number of units from the original zoning:

#### 1. Improved Interior Side Yard Setback

- The amendment increases the interior side yard width from 1 meter to 1.5 meters, which provides greater separation between the proposed development and adjacent properties.
- This increased setback can help maintain privacy and reduce the impact of the new development on neighboring properties, promoting a more comfortable and livable environment for both current and future residents.

#### 2. Preservation of Existing Streetscape

- Despite the increase in unit density, the proposed development is designed to maintain the existing streetscape.
- This ensures that the character of the neighborhood is not significantly altered, and the development blends seamlessly with the surrounding area, preserving the aesthetic continuity of the street.

### 3. Compliance with setbacks and Parking Requirements

- The proposal meets all other relevant setbacks (except read yard of lot 11) and parking requirements as per the zoning by-law. This includes ensuring that the development provides adequate space for pedestrian access and parking while complying with the necessary standards for side setbacks and circulation space.
- By adhering to these standards, the proposal ensures that it does not cause congestion or other operational issues, preserving the functionality of the site and surrounding areas.

### 4. Provision of Barrier-Free Parking

- The applicant is providing barrier-free parking, which is a key consideration for accessibility.
- The proposed building design reduces the number of entrances along Yves Street compared to the original site plan, which featured four units. By consolidating access to a single main entrance, the development offers a more structured and cohesive facade.

### 5. Overall Improvement of Community Functionality

- The combination of maintaining the streetscape, providing appropriate setbacks, meeting parking requirements, and ensuring accessibility all contribute to a higher-quality development that benefits the entire community.
- The development adds value not only by increasing housing supply but also by enhancing the livability of the area, ensuring that it meets both current planning policies and the needs of residents.

In summary, this zoning amendment offers multiple benefits that extend beyond the basic increase in unit count, contributing to the overall quality, accessibility, and compatibility of the development with the surrounding area while adhering to key planning principles.

Therefore, the proposed zoning amendment would change the zoning of the properties described as 363 to 401 Yves Street (lot 7 to 11 on Plan 50M-268) from R2-13 to R3 - exception:

Provisions	R3 Provisions <i>Apartment dwelling, low rise</i>	Proposed R3-XX Zoning (Lots 7 to 11)	Complies
<b>Lot Area (Minimum)</b>	140.0 m <sup>2</sup> per DU 6units*140 m <sup>2</sup> = 840 m <sup>2</sup>	900.0 m <sup>2</sup>	Yes

<b>Lot Frontage (Minimum)</b>	20m (minimum)	20 m	Yes
<b>Lot Front yard (Minimum)</b>	4.5 m	10m (min)	Yes
<b>Interior Side Yard Width (Minimum)</b>	4.5m	1.5 m	No require a zoning exception
<b>Minimum rear yard</b>	6m	6m (lot 7 to 10) 3m (lot 11)	Yes No require a zoning exception
<b>Parking</b>	a) 1.25 per <i>dwelling</i> where the unit has less than 75.0 m <sup>2</sup> <i>net floor area</i> (1); b) 1.5 per <i>dwelling</i> for all other units (1)	9 (including 1 barrier free and visitors)	Yes

----- From R2-13 to R3-Exception:





The proposed zoning by-law amendment seeks to address the rear yard setback requirement for Lot 11, which, due to the lot configuration and the alignment of Yves Street, cannot meet the required 6-meter setback. While Lot 11 is not smaller in total area compared to the other lots in the development, and the proposed six-unit building is of the same size and scale as the others, the unique shape of the lot makes it physically impossible to comply with the standard setback requirement.

To optimize the site layout, the building is proposed to be located 3 meters from the rear lot line. It is important to highlight that the adjoining properties at the rear of Lot 11 face Laurier Street, including a semi-detached dwelling with a substantial rear yard setback of over 20 meters and a commercial building that currently appears to be unoccupied. Given this context, the reduced rear yard setback is not anticipated to negatively impact adjacent properties in terms of privacy, shadowing, or land-use compatibility.

Furthermore, the proposed setback remains consistent with good urban design principles by ensuring an efficient use of land while maintaining appropriate separation from neighboring structures. The setback reduction does not compromise the functionality of the site, nor does it affect access, parking, or landscaping opportunities. Additionally, considering the presence of an extensive rear yard for the semi-detached dwelling and

the unoccupied commercial property, the impact on adjacent landowners is expected to be minimal.

This request is in line with the intent of the zoning by-law, which aims to regulate setbacks in a manner that ensures compatibility with surrounding land uses while also allowing for practical development solutions in constrained site conditions. Given the site-specific constraints and the lack of adverse impacts on neighboring properties, we are of the opinion that the proposed rear yard setback reduction is reasonable and should be supported as part of the zoning by-law amendment.

Therefore, the proposed zoning amendment would change the zoning of the properties described Lot 7 to 11 on plan 50M-268, located on Yves Street from R2-13 TO R3 - exception to reduce the interior side yard from 4.5 m to 1.5 meters and to reduce the rear yard setback for Lot 11 from 6 meters to 3 meters.

## 6.0 CONCLUSION

The argument for the proposed development aligns with the intent of the planning policies under the Bill 23 framework, which introduced changes that allow for greater flexibility in housing forms and densities.

The proposed development is consistent with the broader planning framework set out by the Provincial Policy Statement (PPS), the United Counties of Prescott and Russell Official Plan (UCPR OP), the City Official Plan, and the requested zoning amendment.

1. Provincial Policy Statement (PPS): The proposal aligns with the goals of the PPS, which emphasizes the need for sustainable, compact growth, and the efficient use of land and infrastructure. The proposed six-unit apartment building contributes to meeting the province's goals for increasing housing supply within urban areas, particularly by making use of existing infrastructure. Furthermore, the proposal supports the development of complete communities and contributes to increasing housing diversity, which is a key goal of the PPS.
2. United Counties of Prescott and Russell Official Plan (UCPR OP): The development is consistent with the UCPR OP's vision for residential growth, particularly in urban areas. The proposal adheres to the goals of focusing growth within designated settlement areas, ensuring that development occurs within areas identified for growth, and making efficient use of existing infrastructure. The development also contributes to providing a diverse range of housing options, meeting the demand for residential units, and supporting broader growth objectives as outlined in the UCPR OP.
3. City Official Plan: The proposed development aligns with the City's Official Plan, which encourages medium-density residential uses in areas designated for growth. The proposal falls within the acceptable density limits and respects the intent of the Official Plan's policies for medium-density residential areas. By increasing the density to six units, the project contributes to the City's housing

supply goals, while ensuring compatibility with existing infrastructure and respecting surrounding land uses. The proposed building form (low-rise apartment) is appropriate for the area and maintains the streetscape, while also addressing the need for more diverse housing options.

4. Requested Zoning Amendment: The requested zoning amendment is appropriate and aligns with the broader policy framework, allowing for an increase in the number of units from the current four to six. This change is consistent with the intent of the zoning by-law and does not result in any significant changes to the character or functionality of the area. The proposed development maintains the existing streetscape, meets parking and side yard requirements, and includes a barrier-free parking space. The amendment to allow six units rather than four is a modest increase that aligns with the goals of increasing housing density and diversity without negatively impacting the surrounding community.

In conclusion, the proposed development, in conjunction with the requested Official plan and zoning amendments, complies with the Provincial Policy Statement, the United Counties of Prescott and Russell Official Plan, the City Official Plan, and the intent of the zoning by-law. The project is a responsible and sustainable form of development that contributes to the City's housing objectives, making efficient use of land and infrastructure while maintaining compatibility with the surrounding area. The proposal supports the broader goals of intensification, increased housing supply, and the creation of complete, diverse communities.

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