



CONSILIO

PLANNING SERVICES D'URBANISME

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1.0 INTRODUCTION

Consilio Planning has been retained by 2828436 Ontario Inc. to prepare this planning rationale report in support of a proposed official plan amendment and a zoning by-law amendment for a property located at 2728 Laurier Street in Rockland. The owner intends to develop the site for residential purposes. The proposed development will include an apartment building including 95 units (14 storeys).

The subject property is currently vacant. The property lies within the settlement area as identified in the County Official Plan and is designated as "Service Commercial" in the City of Clarence Rockland Official Plan. The zoning designation for the property is "General Commercial (CG)" in the zoning by-law of the City of Clarence and Rockland.

The proposed development does not fully conform to the existing Official Plan designation of "Service Commercial," nor to the current "General Commercial (GC)" zoning provisions. As such, an Official Plan Amendment and a Zoning By-law Amendment are required.

The purpose of these applications is to introduce greater flexibility in the development potential of the subject lands, recognizing evolving market conditions and the strategic location of the site within the urban area of Rockland.

More specifically, the Official Plan Amendment seeks to permit high-density residential uses, either:

- as part of a mixed-use development incorporating ground-floor commercial uses, consistent with the general intent of existing policies; and/or
- as a stand-alone residential development, where appropriate.

The Zoning By-law Amendment proposes to rezone the lands from "General Commercial (GC)" to a Commercial General (CG) Zone with site-specific exceptions, in order to permit a broader range of uses, including:

- mixed-use buildings with commercial uses at grade and residential units above; and/or
- high density / apartment buildings.

This approach builds on existing zoning precedents within the municipality and ensures that the site can be developed in a manner that is responsive to market demand, while maintaining compatibility with the surrounding context and supporting the broader planning objectives of the City.

2.0 SITE LOCATION AND CONTEXT

The subject property is located on the north side of Laurier Street. The property is rectangular in shape and encompasses an area of approximately 4,689 square meters (1.16 acres). The property previously had a house on it, which has since been demolished, leaving the property vacant. There are no natural constraints affecting the property.

Figure 1: Aerial imagery of the site and surrounding uses. (source Prescott and Russell a la carte)



The surrounding uses of the site are as follows:

- North: The area immediately north features a commercial building facing Chamberland Street, serviced by full municipal infrastructure.
- East: To the east, the area comprises a commercial property use to be occupied by Safary RV, fronting Laurier Street.
- West: Directly west of the site is a commercial plaza also facing Laurier Street.

- South: The land to the south consists of a mix of commercial uses (grocery store and gas station).

2.1 LAND USE PLANNING CONTEXT

The City of Clarence-Rockland is governed by two tiers of Official Plans. The first is the United Counties of Prescott and Russell Official Plan (UCPR OP), which applies to the entire region. Section 1.2.3 of the UCPR OP allows local municipalities to adopt their own Official Plans for the whole municipality or specific areas, such as urban centers. Any local Official Plan must conform to the policies set out in the UCPR OP.

The second applicable document is the Official Plan of the City of Clarence-Rockland (CR OP). According to Schedule A of the UCPR OP (Figure 2), the subject site is located within the “Urban Policy Area.” More specifically, the site is designated “Service Commercial” on Schedule A of the CR OP (Figure 3), the “Service Commercial” designation is intended to serve the needs of the residents of Rockland and the surrounding area.

From a zoning perspective, the property is currently zoned “General Commercial (GC)” as shown in Figure 4

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



Figure 3: Official plan designation of the subject property “Service Commercial”.

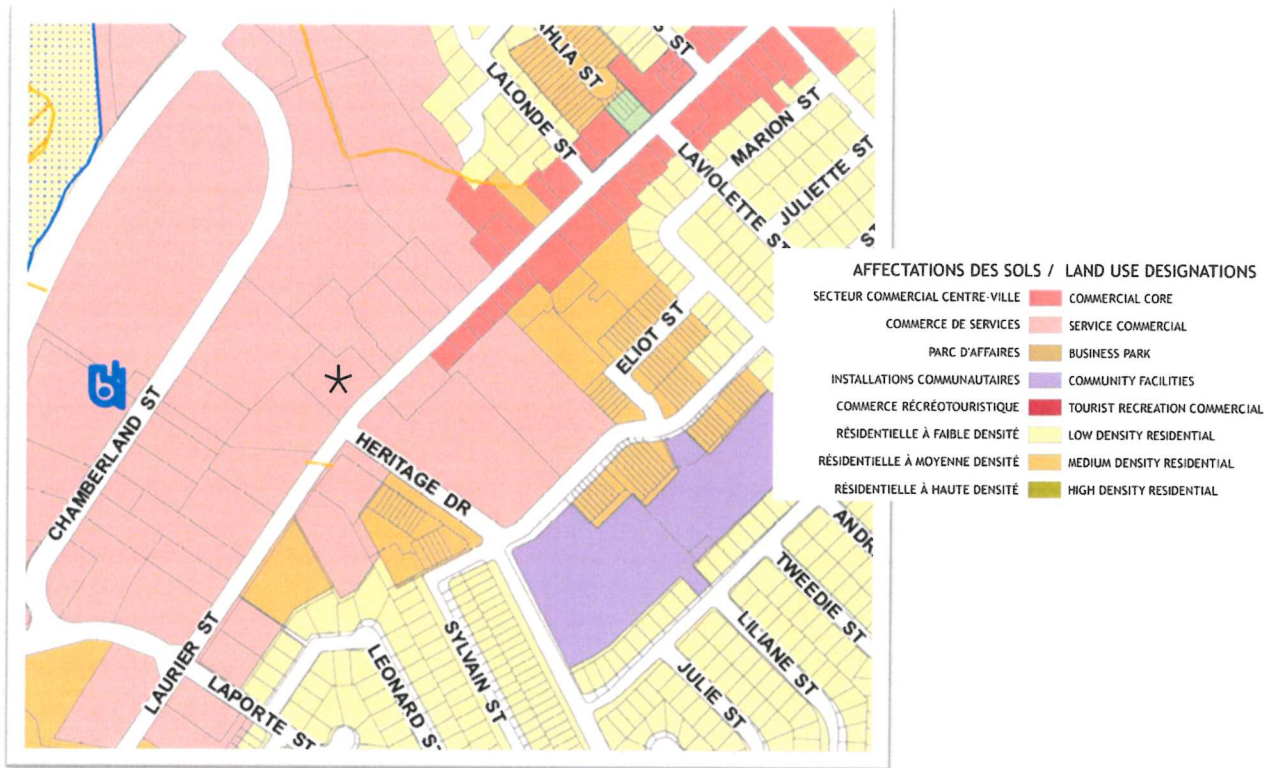


Figure 4: Zoning of the subject properties and surroundings (source: Prescott and Russell “A la carte”).



3.0 PROPOSED DEVELOPMENT

The proposed development concept consists of a high-rise residential building of approximately 14 storeys, containing approximately 95 residential units. The building is illustrated with underground parking to support the proposed density and scale of development.

While the current concept is shown as a fully residential building, the purpose of this application is to permit a range of development scenarios, including mixed-use development incorporating commercial uses at grade, where appropriate.

Figure 5 below illustrates a conceptual site plan prepared for the purpose of evaluating the feasibility of the site and estimating the potential development yield. This concept has also been used to inform the site-specific zoning provisions and exceptions, including those that would apply should either a residential or mixed-use building be developed on the property, generally in accordance with the performance standards of the R3 Zone.

Figure 5 illustrates conceptual building elevations, which are provided for illustrative purposes only and may differ from the final design.

Figure 5: Proposed conceptual site plan



Figure 6: Proposed Conceptual building / Proposed elevations of the building.



4.0 PLANNING FRAMEWORK

4.1 PROVINCIAL PLANNING STATEMENT (2024)

Consistency with the Provincial Planning Statement (PPS)

The proposed amendment maintains the Commercial designation while introducing the ability to permit high-density residential uses, including both stand-alone residential and mixed-use development, in a manner that is consistent with the Provincial Planning Statement (PPS). The proposal represents an appropriate response to current land-use conditions, supports efficient use of land and infrastructure within a settlement area, and advances provincial objectives related to housing supply, intensification, and the creation of complete communities. The following outlines how the proposal aligns with the relevant PPS policies.

Efficient Land Use and Intensification (PPS 2024 – Sections 2.2.1, 2.3.1, 2.3.2)

- The proposal represents an appropriate form of intensification within a designated settlement area by accommodating growth on underutilized lands where infrastructure and public services are available or planned.
- The PPS 2024 promotes compact, efficient, and resilient development patterns that optimize land use and support long-term sustainability.
- The subject lands provide an opportunity to support either higher-density residential development or a mixed-use form, both of which contribute to more efficient urban land use and better utilization of existing infrastructure.

Range and Mix of Uses and Housing (PPS 2024 – Sections 2.2.1, 2.3.1.4, 2.3.1.5)

- The PPS supports a range and mix of housing options, as well as the integration of compatible land uses, including residential and commercial functions.
- The proposal allows for flexibility to accommodate either a high-density residential development or a mixed-use building, thereby supporting diverse housing needs while also enabling opportunities for local commercial services.
- This approach responds to changing demographic trends and promotes inclusive, adaptable communities by providing a variety of built forms and land use options.

Optimization of Infrastructure and Servicing (PPS 2024 – Section 4.3)

- The PPS directs growth to areas where infrastructure and public service facilities are available or can be efficiently provided.
- The subject lands are located within an area where municipal services are existing or planned, allowing development to proceed in a cost-effective and infrastructure-efficient manner.
- Whether developed as residential or mixed-use, the proposal supports the optimization of servicing capacity and avoids the need for inefficient expansion of infrastructure.

Complete Communities and Mixed-Use Opportunities (PPS 2024 – Sections 2.2.1, 2.3.1.6)

- The PPS encourages the development of complete communities that support a range of land uses, including residential, commercial, employment, and institutional uses.

- The proposal provides an opportunity to introduce a mixed-use built form, where appropriate, contributing to a more vibrant and functional urban environment.
- Alternatively, a high-density residential form would still support complete communities by locating housing in proximity to services, employment, and amenities.

Redevelopment and Underutilized Lands (PPS 2024 – Section 2.3.1.3)

- The PPS supports redevelopment and intensification of underutilized lands within settlement areas.
- The subject lands represent an opportunity for appropriate redevelopment that better reflects current market conditions, community needs, and provincial growth objectives.
- The transition from underutilized or vacant lands to either residential or mixed-use development is consistent with the PPS objective of promoting efficient and sustainable land use patterns.

Sustainable Transportation and Accessibility (PPS 2024 – Section 4.2)

- The proposal supports transportation patterns that emphasize active transportation and reduce reliance on private vehicles.
- By locating development within an established urban area, the proposal promotes walkability, accessibility, and proximity to daily needs.
- A mixed-use option would further enhance this objective by integrating services and amenities within walking distance of residential uses.

Conclusion

The proposal is consistent with the Provincial Planning Statement, 2024, as it:

- Directs growth to a settlement area where infrastructure is available or planned;
- Supports intensification and efficient land use;
- Provides flexibility to accommodate either high-density residential or mixed-use development;
- Promotes a range and mix of housing and land use options;
- Optimizes existing infrastructure and servicing capacity; and
- Contributes to the development of complete, compact, and adaptable communities.

4.2 UNITED COUNTIES OF PRESCOTT AND RUSSELL OFFICIAL PLAN

The United Counties of Prescott and Russell Official Plan (UCPR OP) is intended to guide land use planning decisions over a 20-year horizon. Its primary goal is to provide direction for growth, development, redevelopment, and conservation across the United Counties. Any proposed development must demonstrate consistency with the goals and objectives outlined in the upper-tier Official Plan.

The UCPR OP permits local municipalities to adopt their own Official Plans to provide more detailed or area-specific policy guidance. In accordance with this framework, the proposed development must conform not only to the City of Clarence-Rockland's Official Plan but also to the broader policy directions set out in the UCPR OP.

• **Focus on Growth within Urban Policy Areas**

The subject lands are located within the designated Urban Policy Area, which has been identified as the primary area for accommodating future growth. The proposal supports this objective by introducing an appropriate form of intensification, either through a high-density residential development or a mixed-use building incorporating residential and complementary commercial uses.

• **Efficient Use of Existing Infrastructure**

The subject site is serviced by municipal water and wastewater systems, allowing for the efficient use of existing or planned infrastructure. Whether developed as residential or mixed-use, the proposal represents a cost-effective form of development that minimizes the need for major new servicing investments and aligns with the County's objectives for sustainable infrastructure use.

• **Responsible Accommodation of Growth**

The proposal contributes to the planned intensification of the urban area and supports the municipality's ability to accommodate population growth within its defined settlement area boundaries. The flexibility to support either residential or mixed-use development ensures that the lands can respond to evolving community needs while maintaining a logical and efficient pattern of development.

• **Consistency with Evolving Housing and Land Use Needs**

The proposal provides the opportunity to introduce a range of housing options through a high-density residential format, while also allowing for the integration of commercial uses, where appropriate. This flexibility supports the provision of diverse housing forms and access to local services, contributing to more complete and adaptable communities.

Residential and Mixed-Use Policy Framework (Section 2.3.3)

The proposed development supports and meets the intent of the residential policies outlined in Section 2.3.3 of the UCPR OP in the following ways:

1. Adequate Supply of Residential Land (Objective 1a)

The project utilizes land within the Urban Policy Area designated for development, contributing to the supply of residential units needed to support projected population growth.

2. Range and Mix of Housing Types (Objective 1b)

The proposal allows for a high-density residential form with a mix of unit types, and also provides the option to incorporate commercial uses. This approach supports a broader mix of housing and land use options, accommodating diverse demographics and lifestyle needs.

3. Provision of Municipal Services (Objective 1d)

The development is located on lands that are serviced or planned to be serviced by municipal infrastructure, ensuring compatibility with the surrounding urban context and efficient use of services.

4. Support for Complete Communities (Objective 1h & broader OP intent)

The proposal contributes to complete communities by either:

- Providing high-density housing in proximity to services and amenities; or
- Introducing a mixed-use format that integrates residential and commercial uses, enhancing access to daily needs within walking distance.

5. Efficient Use of Land and Intensification (Objective 1i)

The proposal supports intensification by introducing a compact built form on underutilized lands. The ability to accommodate either residential or mixed-use development ensures flexibility in achieving long-term intensification and land use efficiency objectives.

Conclusion

The proposed development represents a well-integrated and flexible planning approach that is fully consistent with the overarching goals and objectives of the UCPR OP.

Located within a designated Settlement Area and Urban Policy Area, the proposal:

- Directs growth to serviced urban lands;
- Supports intensification and efficient land use;

- Provides flexibility to accommodate either high-density residential or mixed-use development;
- Contributes to a range of housing and land use options; and
- Supports the development of complete, compact, and sustainable communities.

In summary, the proposal not only conforms to the intent of the UCPR OP but also strengthens its objectives by introducing a flexible development framework capable of responding to evolving housing needs, market conditions, and community priorities.

4.3 CITY OF CLARENCE-ROCKLAND OFFICIAL PLAN

The subject property is designated “Service Commercial” in Schedule A of the City of Clarence-Rockland Official Plan. While this designation is primarily intended to accommodate commercial and service-related uses, the proposed development, either as a high-density residential building or a mixed-use development incorporating residential and complementary commercial uses; meets the broader intent and policy direction of the Official Plan in a context-sensitive and forward-looking manner.

Alignment with the City’s Commercial Structure (Section 2.8)

Section 2.8 of the Official Plan establishes Laurier Street as a key commercial corridor, with commercial activity intended to be concentrated within the Downtown Core and the west-end commercial node.

While the subject property is located along Laurier Street, it is situated outside of these primary commercial nodes and therefore functions as a transitional segment of the corridor rather than a focal point for large-scale commercial activity.

In this context, the proposal supports the intent of the Official Plan by:

- Reinforcing the commercial hierarchy by not competing with designated nodes;
- Introducing an appropriate form of intensification that complements, rather than displaces, planned commercial areas; and
- Providing flexibility to accommodate either residential or mixed-use development that supports nearby commercial uses.

Appropriate Use of Service Commercial Lands

The “Service Commercial” designation is intended for uses requiring large parcels, extensive parking, and high levels of vehicular access. However, the subject lands present physical and functional limitations that constrain their ability to accommodate these forms of development, including:

- Limited site size and depth;
- Constrained access and frontage;

- Proximity to existing residential uses; and
- Lack of suitability for large-format or auto-oriented commercial uses.

Given these constraints, the proposal represents a logical and appropriate evolution of the site by introducing either:

- A high-density residential development; or
- A mixed-use building incorporating residential and smaller-scale commercial uses compatible with the surrounding context.

This approach reflects the intent of the Official Plan to ensure that land use designations are applied in a practical and context-sensitive manner.

Supporting Intensification and Efficient Land Use (Section 2.6)

The Official Plan promotes intensification within serviced urban areas as a key component of growth management. The proposal directly supports this objective by:

- Introducing a compact, high-density built form on underutilized land;
- Making efficient use of existing municipal infrastructure; and
- Contributing to the City's target for increased high-density residential development.

Whether developed as residential or mixed-use, the proposal ensures that growth is directed to appropriate urban locations in a manner consistent with the City's long-term planning vision.

Contribution to Complete Communities

The Official Plan supports the development of complete communities that integrate a range of uses and provide access to housing, services, and amenities.

The proposal advances this objective by:

- Providing a significant supply of residential units in proximity to services and employment areas; and/or
- Introducing the potential for ground-oriented or integrated commercial uses that enhance access to daily needs and contribute to a more vibrant streetscape.

In both scenarios, the development supports walkability, reduces reliance on private vehicles, and enhances the functionality of the Laurier Street corridor.

Compatibility and Urban Integration

The proposal is compatible with the surrounding context and represents an appropriate transition within the urban fabric by:

- Providing a built form that transitions between commercial corridor uses and adjacent residential areas;
- Allowing for appropriate buffering, landscaping, and site design through Site Plan Control; and
- Ensuring that impacts related to traffic, parking, and servicing are addressed through detailed review processes.

The flexibility to accommodate either residential or mixed-use development further enhances the ability to achieve a context-sensitive design solution.

No Loss of Viable Commercial Function

The subject lands are currently vacant and have not been actively used for commercial purposes. As such:

- The proposal does not displace existing employment or commercial activity;
- More suitable lands remain available within designated commercial nodes; and
- The introduction of residential or mixed-use development will instead support nearby commercial uses by increasing the local population base.

Policy Amendment Justification

An Official Plan Amendment is required to permit the proposed development. The amendment would:

- Re-designate the lands to allow high-density residential and/or mixed-use development;
- Reflect current market realities and site constraints;
- Align land use permissions with the intended function of the site; and
- Enable the City to apply appropriate development standards through zoning and site plan control.

Importantly, the amendment is not a departure from the Official Plan's intent, but rather an evolution that better achieves its objectives in this specific context.

Conclusion

The proposed development meets the intent of the City of Clarence-Rockland Official Plan by:

- Supporting intensification within a serviced urban area;

- Respecting the commercial structure and hierarchy of Laurier Street;
- Providing flexibility to accommodate either high-density residential or mixed-use development;
- Promoting efficient use of land and infrastructure; and
- Contributing to the creation of a complete, compact, and adaptable community.

In this context, the proposal represents good planning and a logical, policy-consistent response to site conditions, market demand, and the City's broader growth objectives.

5.0 ZONING BY-LAW

The subject property is currently zoned General Commercial (GC), which does not permit residential uses. As a result, a Zoning By-law Amendment is required to allow the potential proposed development.

The proposed approach is to rezone the lands to a site-specific General Commercial Exception Zone (GC-XX) that would permit either a high-density residential apartment building or a mixed-use building, in accordance with the conceptual site plan.

To ensure appropriate built form, density, and compatibility, it is proposed that all development, whether residential or mixed-use building, be subject to the performance standards of the Urban Residential Third Density (R3) Zone, except where modified through site-specific exceptions.

The R3 Zone permits a range of higher-density residential uses, including:

- Apartment dwelling, low-rise
- Apartment dwelling, mid/high-rise
- Back-to-back townhouse dwelling
- Townhouse dwelling
- Stacked townhouse dwelling

The proposed 14-storey apartment building (conceptual) represents an appropriate form of intensification consistent with the intent of the R3 Zone, subject to site-specific zoning provisions addressing matters such as building height, minimum lot area per dwelling unit, landscaped open space, setbacks, and parking.

Where a mixed-use building is proposed, commercial uses permitted under the GC Zone would be allowed only within the building and limited to the ground floor. These uses would be required to be compatible with the residential uses above and remain subordinate in nature, ensuring that the development maintains a primarily residential character while allowing for a limited range of complementary commercial uses.

Zoning Compliance and Requested Relief

A conceptual site plan has been prepared to evaluate the feasibility of the proposed development and to identify the zoning provisions from which relief may be required. While the conceptual layout currently illustrates a fully residential building, it is representative of the maximum development potential of the site based on its size, configuration, and location.

Based on this analysis, it is anticipated that the zoning relief required to accommodate the proposed built form, particularly with respect to height, density, setbacks, landscaped open space, and parking, would remain substantially the same whether the development proceeds as a high-density residential building or as a mixed-use building.

Accordingly, the proposed site-specific zoning exceptions are intended to apply to both development scenarios, ensuring a consistent and flexible framework that reflects the ultimate development potential of the lands

Lot Area per Dwelling Unit

The R3 Zone requires a minimum lot area of 140 m² per dwelling unit. The subject property has an area of approximately 4,689 m² (1.16 acres), which would limit development to approximately 33 dwelling units under the existing zoning provisions.

The proposed development contemplates 95 dwelling units, resulting in an effective lot area of approximately 49 m² per unit, representing a reduction of 91 m² per unit from the Zoning By-law requirement.

This reduction is necessary to implement a high-density residential form achieved through building height rather than horizontal expansion and reflects contemporary planning practice. Applying a rigid per-unit lot area requirement in this context creates a policy inconsistency: while the Official Plan supports higher-density residential development in serviced urban areas, the zoning standard effectively imposes a low-density cap that is incompatible with mid- to high-rise apartment buildings.

Accordingly, a site-specific zoning exception is requested to reduce the minimum lot area per dwelling unit from 140 m² to approximately 49 m², allowing density to be regulated through more appropriate performance standards such as height, massing, setbacks, parking, and site design.

Interior Side Yard Setback (East Side)

The Zoning By-law requires a minimum interior side yard setback of 4.5 metres. The conceptual site plan proposes a reduced setback of 0.3 metres along the east side of the property, which applies only to the garage portion of the building.

This reduction does not affect the primary habitable portions of the structure and enables a more efficient building layout. Given that the reduced setback is limited to a non-habitable component, the proposal will not result in adverse impacts on the adjacent commercial property in terms of land use compatibility, access, or functionality, and maintains appropriate separation between uses.

Landscaped Open Space

The Zoning By-law requires a minimum of 30% landscaped open space. The conceptual site plan provides approximately 17.5% landscaped open space, reflecting the compact nature of the proposed high-density development.

The reduced landscaping area is offset by efficient site design, urban landscaping treatments, on-site amenity spaces, and proximity to nearby public and private open spaces.

Building Height

The R3 Zone permits a maximum building height of 18.75 metres. The proposed development has a maximum height of approximately 45.8 metres (14 storeys), requiring zoning relief.

The increased height supports:

- Efficient use of a small urban site (1.16 acres);
- Achievement of intensification and density targets;
- Minimization of the building footprint;

Preservation of space for amenities, landscaping, parking, and servicing.

The site is located within a mixed-use, urban context and is not adjacent to low-density residential areas. Height-related impacts will be addressed through the Site Plan Control process, including massing, stepbacks, shadowing, wind mitigation, and architectural articulation. The existing height limit is outdated for high-density urban areas and is inconsistent with current Official Plan intensification objectives.

Parking Requirements

The Zoning By-law requires 1.5 parking spaces per dwelling unit. Based on 95 units, a total of 143 parking spaces would be required. The proposed development provides 119 parking spaces, consisting of:

- 46 surface parking spaces; and
- 73 underground parking spaces, representing a parking ratio of approximately 1.25 spaces per unit.

The proposal meets all accessibility requirements, including the provision of six (6) barrier-free parking spaces.

In accordance with the Zoning By-law, up to 20% of required parking spaces may be provided as small car spaces measuring 2.4 m × 5.6 m. Based on the required parking supply, up to 29 small car spaces are permitted. The proposal includes 26 small car spaces, complying with the intent of this provision.

The requested parking reduction is justified by:

- The site's location along Laurier Street, a walkable urban corridor;
- Proximity to services, amenities, and future transit;
- Anticipated resident demographics with lower vehicle ownership;

Site constraints and the desire to prioritize housing and amenity space over excessive parking. Commercial Parking ratio would remain for commercial uses proposed in a mixed use building.

Parking in the Front Yard

Pursuant to Section 5.2.2(3) of the Zoning By-law, parking is not permitted in the front yard. Due to site constraints and the overall development layout, parking is proposed within the front yard area. A zoning exception is therefore requested to permit parking in the front yard as shown on the conceptual site plan.

Summary

The requested zoning relief addresses limitations in the existing zoning framework that do not fully reflect the intended form of development for the subject property. In particular, provisions related to minimum lot area per dwelling unit, building height, setbacks, landscaped open space, and parking constrain the ability to achieve a compact, efficient, and policy-consistent form of intensification.

The proposed site-specific zoning exceptions are informed by the conceptual site plan and are necessary to facilitate the ultimate development potential of the lands, whether as a high-density residential building or as a mixed-use building. Given the size and configuration of the site, the required zoning relief would remain substantially similar under either development scenario.

The proposed zoning framework ensures that development is guided by R3 performance standards, while allowing for flexibility in built form and use. This approach represents good planning by supporting intensification objectives, optimizing the use of land and infrastructure, and aligning with provincial and municipal policy directions. The proposal maintains compatibility with surrounding uses while enabling a development that better reflects the intended function and long-term vision for the site.

6.0 SITE PLAN PROCESS

The proposed high-density / or mixte use building will trigger a more detailed review process to ensure that the development aligns with the city's zoning requirements and broader planning objectives. In this case, a site plan approval process will be necessary for the proposed development.

The site plan process is a comprehensive review that assesses the overall design of the development, including the layout of buildings, parking, landscaping, and other key elements. During this process, the proposed project will be evaluated against various criteria, including accessibility, environmental considerations, traffic flow, and overall integration with the surrounding area.

In the event that some other provisions are not met, a minor variance may be needed to address any discrepancies or necessary adjustments.

7.0 CONCLUSION

The proposed development reflects the intent of the Official Plan to promote intensification within the urban area, representing a key priority within the current planning framework. By optimizing the use of underutilized land within a serviced and accessible location, the proposal supports compact, efficient, and sustainable urban growth.

The development concept, whether implemented as a high-density residential building or as a mixed-use development incorporating residential and compatible commercial uses, represents a well-considered and flexible approach to land use planning. This flexibility ensures that the site can respond to evolving market conditions while continuing to meet broader policy objectives related to intensification, housing supply, and complete communities.

Located along Laurier Street, a major arterial corridor, the subject lands are ideally positioned to support higher-density development in proximity to existing and planned infrastructure, commercial services, and community amenities. This location provides an opportunity to enhance the function of the corridor by introducing a form of development that supports walkability, reduces reliance on private vehicles, and contributes to a more vibrant and resilient urban environment.

The proposed zoning framework further reinforces this approach by establishing a **General Commercial Exception (GC-XX) Zone**, which:

- Permits a high-density residential building as the primary use;
- Allows for a mixed-use building configuration where appropriate; and
- Applies performance standards consistent with the R3 Zone, subject to site-specific exceptions.

This approach ensures that the development maintains a predominantly residential character while allowing for the potential integration of limited, compatible commercial uses that enhance the overall functionality of the site.

Accordingly, it is requested that the Official Plan designation be amended to permit high-density residential and/or mixed-use development on the subject lands. In addition, a Zoning By-law Amendment is required to rezone the property from General Commercial (GC) to a site-specific GC Exception Zone (GC-XX), with provisions aligned with the R3 Zone and tailored to accommodate the proposed built form.

The requested zoning exceptions, including those related to building height, setbacks, landscaped open space, lot area per dwelling unit, and parking, are appropriate given the site's location, context, and development potential. These exceptions are necessary to facilitate a compact, efficient, and policy-consistent form of intensification.

In conclusion, the proposed development represents good planning by:

- Supporting intensification within a designated urban area;
- Optimizing the use of existing infrastructure;
- Providing flexibility to accommodate either residential or mixed-use development;
- Contributing to housing supply and complete communities; and
- Enhancing the long-term function and vitality of the Laurier Street corridor.

The proposal aligns with the intent of provincial, upper-tier, and local planning policies and represents a logical, context-sensitive evolution of the site that responds to both current and future community needs.

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