



## MUNICIPALITY OF **West Elgin**

### Staff Report

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**Report To:** Council Meeting

**From:** Robert Brown, Planner

**Date:** 2022-08-03

**Subject:** Site Plan Control Agreement SPA D11 01-2022 (Planning Report 2022-32)

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#### **Recommendation:**

That West Elgin Council hereby receives the report from Robert Brown, Planner regarding the site plan agreement associated with site plan application D11 01-2022 (Planning Report 2022-32) for Falkins Properties Inc. to retrofit and expand the existing building located at 177 Victoria Street for an 18 unit apartment dwelling, legally described as Lots 7 to 10, Block G, Plan 154, in the Municipality of West Elgin for information purposes, and

That Council authorize the Mayor and Clerk to execute the agreement with the owner on behalf of the Municipality and register said agreement on title.

#### **Purpose:**

To provide the Mayor and Council with details on the approved site plan and outline the terms of the required site plan agreement approval for property located at 177 Victoria Street.

#### **Background:**

In early 2022 Council approved a zoning by-law amendment for the subject property which will permit its conversion to a multi residential development in the form of an 18-unit residential apartment dwelling. The site was the location for the Royal Canadian Legion (Branch 525) in Rodney. The former Legion building will be converted for a total of 12 units along with a new addition that will accommodate an additional 6 units.

#### **Financial Implications:**

Application fees were collected in accordance with the Municipality's Fees and Charges By-law. Once completed the proposed development will result in a significant increase in the assessment value of the property.

#### **Policies/Legislation:**

Planning authorities must have regard to matters of Provincial interest, the criteria of the *Planning Act*, be consistent with the Provincial Policy Statement (PPS) and does not conflict with Provincial Plans. Within the Municipality of West Elgin, they must also make decisions that conform to the County of Elgin Official Plan (CEOP) and Municipality of West Elgin Official Plan (OP) and make decisions that represent good land use planning.

**PPS:**

The subject lands are within the settlement area of Rodney, that shall be the focus of growth and development and accommodates a significant supply and range of housing options through intensification and redevelopment through existing building to be converted, in accordance with Section 1.1.3 of the PPS. The proposal would be on full municipal water and sewer services, being the preferred form of servicing for settlement areas, in accordance with Section 1.6.6. of the PPS.

Therefore, this proposal is consistent with the PPS.

**CEOP:**

The subject lands are designated as Tier 1 Settlement Areas, as shown on Schedule 'A' Land Use of the CEOP. Section C1.1 state that the objective is to maintain and enhance the character and identify the existing residential areas and efficient use of infrastructure. This development will provide for intensification of the subject lands on full municipal services. Therefore, this proposal conforms to the CEOP.

**OP:**

The subject lands are designated as Residential, as shown on Schedule 'C' of the Land Use and Transportation Plan of the Official Plan.

The residential designation allows for primary uses of single unit dwellings, semi-detached dwellings, apartments in houses, townhouses and low rise small-scale apartment buildings, in accordance with Section 5.2.1 of the Official Plan. It is noted that this proposal would be considered a low rise small-scale apartment building.

The development will include 18 residential units on the existing 3,238 sq. m (34,855 sq. ft.) lot. This would result in a density of 55.6 units per hectare and be considered on the higher end of medium density residential. The development meets the policies preferences, providing close access to a County Road, (Furnival Road), close to the downtown core of Rodney and would be a conversion of the existing building. Further, the proposal would be on full municipal services, would not be intruding onto existing single detached residential areas, being that the subject property is bounded by 3 roads. Residential uses to the north are buffered using landscaping and amenity space as outlined in the approved site plan and associated landscaping plan.

With this in mind the proposal conforms to the Official Plan.

**Municipality of West Elgin Comprehensive Zoning By-law 2015-36 (ZBL):**

The subject lands are zoned Residential Third Density Site-Specific Provision 2 (R3-2), to permit apartment unit residential dwellings, with the site-specific provision 2 reducing the side yard from 7.5 metres to 6.5 metres within the R3 Zone. The R3 Zone permits a range of medium density residential development, including apartment dwelling.

**Site Plan**

The approved site plan (Appendix A) shows conversion of the existing 596.5 sq. m (6,421 sq. ft.) building for 12 apartment units along with a 364.12 sq. m (3,919 sq. ft.) addition to the east side of the building that will accommodate an additional 6 units. The proposal has been reviewed and complies with the applicable zoning standards. A total of 27 parking spaces are proposed including 2 accessible spaces close to the front entry to the building. The site will include the addition of a pergola and raised garden beds for use by the residents to provide outdoor amenity space. A

landscape plan (Appendix B) was required as part of the site plan submission and shows the addition of significant landscaping on the site. Trees located along the north lot line will be retained with the exception of one large walnut tree. This removal is well offset by the proposed addition of new trees and green space around the development.

**Municipal Department Comments:**

The site plan application was circulated to the various internal departments. Comments were provided to the applicant and the site plan submissions were forwarded to Spriet Engineering for review. Much of the comment related to clear labelling on the site plan, traffic movement on site, provision of sidewalks, landscaping details and lighting each of which has been addressed to the satisfaction of the engineer and Municipality.

**Agency Comments:**

The site plan approval application was circulated to the applicable Agencies for comment. The following was received:

**Lower Thames Valley Conservation Authority**

Lower Thames Valley Conservation Authority, in their January 25, 2022 letter, as part of the earlier zoning application review noted the following:

- The subject property is not subject to the Authority's regulation.
- The lands are not subject to flooding of a general nature and as such structures are not required to be flood proofed. However, local flooding may occur on the property; the flood proofing of structures for the purposes of flood damage from local, overland drainage waters is always recommended.
- Requests the ability to review the Stormwater Management Report. A permit will be required from Lower Thames Valley Conservation Authority for the Stormwater Management outfall into the drain.

The Site Plan Application has been circulated to Lower Thames Valley Conservation Authority for review, including stormwater management details.

**Summary/Conclusion:**

The proposed site plan is consistent with the PPS, conforms to the both the County and Municipal Official Plan, is in compliance with the applicable zoning provisions and as such it is recommended that the site plan agreement be approved.

Prepared by:



Robert Brown, H. Ba, MCIP, RPP  
Planner  
Municipality of West Elgin

## **Report Approval Details**

Document Title:	Site Plan Control SPA D 11 01 2022 Falkins - 2022-32-Planning.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A - Approved Site Plan 08 2022.pdf</li><li>- Appendix B - Landscape Plan.pdf</li><li>- SPA Agreement D11 01-2022 - Falkins.pdf</li></ul>
Final Approval Date:	Aug 8, 2022

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott