

Tuesday, February 27, 2018, 5:00 pm
Tecumseh Town Hall
www.tecumseh.ca

Pages

1. CALL TO ORDER
2. ROLL CALL
3. DISCLOSURE OF PECUNIARY INTEREST
4. DELEGATIONS
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Re: Proposed Zoning By-Law Amendment 12334 Arbour Street
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**TOWN OF TECUMSEH
NOTICE OF PUBLIC MEETING
PROPOSED ZONING BY-LAW AMENDMENT**

TAKE NOTICE that the Council of the Corporation of the Town of Tecumseh will hold a public meeting **Tuesday, February 27th, 2018 at 5:00 p.m.** in the Town Municipal Office Council Chambers at 917 Lesperance Road to consider a proposed Zoning By-law amendment pursuant to the provisions of the *Planning Act, R.S.O. 1990*.

A Zoning By-law amendment application has been filed with the Town to amend Tecumseh Zoning By-law 1746 for a 696 square metre (7,500 square foot) parcel of land situated on the north side of Arbour Street, approximately 75 metres east of its intersection with Lesperance Road (12334 Arbour Street) (see Key Map below). The purpose of the proposed amendment is to rezone the subject property from "Residential Zone 2 (R2)" to a site specific "Residential Zone 2 (R2)" that will permit the construction of a semi-detached residential dwelling and establish site-specific yard and lot (i.e. building setbacks, lot coverage) requirements. The subject property is currently designated "Residential" in the Tecumseh Official Plan. The Tecumseh Official Plan encourages a broad range of residential uses that can be appropriately integrated with the existing and proposed development pattern.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law amendment.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Town of Tecumseh to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Corporation of the Town of Tecumseh before the Zoning By-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Council of the Corporation of Town of Tecumseh on the proposed Zoning By-law amendment, you must make a written request to the Corporation of the Town of Tecumseh, c/o Laura Moy, Clerk, at the mailing address noted below.

ADDITIONAL INFORMATION and any associated reports/documents relating to this matter are available for review during regular office hours at the Town Municipal Office on Lesperance Road.

The Public Meeting Agenda regarding this application will be available on the Town's website (www.tecumseh.ca/home/agendas) on Friday, February 23, 2017.

KEY MAP



DATED AT THE TOWN OF TECUMSEH
THIS 2ND DAY OF FEBRUARY, 2018.

LAURA MOY, CLERK
TOWN OF TECUMSEH
917 LESPERANCE ROAD
TECUMSEH, ONTARIO
N8N 1W9

 **Property Subject to
Proposed Application**



The Corporation of the Town of Tecumseh

Planning & Building Services

To: Mayor and Members of Council

From: Chad Jeffery, Manager Planning Services

Date to Council: January 30, 2018

Report Number: PBS-2018-01

Subject: Zoning By-Law Amendment
Paul Jr. and Mara Sabelli
12334 Arbour Street - Proposed Semi-detached Dwelling
OUR FILE: D19 12334ARB

Recommendations

It is recommended that:

1. The scheduling of a public meeting, to be held on Tuesday, February 27, 2018 at 5:00 p.m., in accordance with the *Planning Act* for a Zoning By-law Amendment application seeking to amend the former Town of Tecumseh Zoning By-law 1746 by rezoning a 696 square metre (7,500 square foot) parcel of land situated on the north side of Arbour Street, approximately 75 metres east of its intersection with Lesperance Road (12334 Arbour Street), from "Residential Zone 2 (R2)" to a site specific "Residential Zone 2 (R2)" to permit the construction of a new semi-detached residential dwelling on the subject property, **be authorized**.

Background

Mr. & Mrs. Sabelli ("the Applicants") have filed an application with the Town to amend the Tecumseh Zoning By-law 1746 for a 696 square metre (7,500 square foot) parcel of land situated on the north side of Arbour Street, approximately 75 metres east of its intersection with Lesperance Road (12334 Arbour Street). The purpose of the application is to request that the property be rezoned to permit the construction of a semi-detached residential dwelling.

The subject property has a frontage of 15.2 metres (50 feet) on Arbour Street and a depth of 45.7 metres (150 feet). The property was occupied by a single unit dwelling for several decades until 2017, when the dwelling was demolished. The property is currently vacant.

An existing sidewalk is situated in front of the property on the north side of Arbour Street and an unpaved municipal alley provides access to the rear of the subject property (see Attachment 1). In addition, on-street parking is available on Arbour Street.

The subject property is situated within a stable, low density residential neighbourhood that is characterized by smaller 1-2 storey, single-unit, duplex and multi-unit dwellings with detached garages, the majority of which were constructed between the 1910s and 1940s. In addition, two six-unit residential buildings are currently being constructed to the north-west, at the south-east corner of the Lesperance/Lanoue intersection.

The neighbourhood is in close proximity to the Town's main street, Tecumseh Road, to the north. The subject property is separated from the neighbouring residential dwellings to the north by the aforementioned municipal alley that intersects with Lesperance Road. Farther to the west, across Lesperance Road, are St. Antoine Elementary School and St. Anne Church, beyond which are similar residential areas. Beyond Lanoue Street to the north, is the Royal Canadian Legion along with a municipal parking lot and another tier of single unit detached dwellings. Ticonderoga Park is situated a short walking distance to the northeast, on the west side of Bedell Street between Tecumseh Road and Lanoue Street (see Attachment 2).

Proposal Details

The applicants intend to construct a new semi-detached dwelling unit on the vacant property (see Attachments 3 and 3A for proposed elevations). Each dwelling unit is proposed to have an attached single-car garage accessed from Arbour Street. The proposed semi-detached dwelling will be subject to the same yard (ie. building setback) provisions as those affecting the surrounding residential area. However, the amendment is proposing to introduce site-specific zoning to establish:

- a maximum lot coverage of 35% (the standard for semi-detached dwelling units);
- a minimum lot frontage of 7.6 metres (25 feet) for each dwelling unit; and
- a minimum lot area of 348 square metres (3,745 square feet) for each dwelling unit.

The proposed standards reflect what the lot frontages and lot areas would be in the event the subject property is subdivided into two separate properties (by way of a Consent Application through the Committee of Adjustment) in order to facilitate the sale of one and/or both of the semi-detached units.

The current Residential Zone (R2) permits only single-unit residential dwellings. Accordingly, a rezoning application has been filed with the Town seeking to rezone the lands into a site specific residential zone that would permit the proposed use.

Comments

Provincial Policy Statement

The *Planning Act* establishes that Council, when making decisions that affect a planning matter, “shall be consistent with” the 2014 Provincial Policy Statement (“PPS”) issued under the *Planning Act*.

There are a number of policies within the PPS that support the proposed application for the proposed semi-detached dwelling. The following are the relevant excerpts from the PPS:

“1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons)...; and*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing cost.*

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years...

Within settlement areas, sufficient land shall be made available through intensification and redevelopment ...

1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

- a) Densities and a mix of land uses which:*
 - 1. efficiently use land and resources;*
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - 4. support active transportation; and*

5. are transit-supportive, where transit is planned, exists or may be developed

b) A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

b) Permitting and facilitating:

- 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and*
- 2. all forms of residential intensification, including second units, and redevelopment in accordance with policy 1.1.3.3;*

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and

d) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.6.7 Transportation Systems

1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

1.7 Long-Term Economic Prosperity

1.7.1 Long-term economic prosperity should be supported by:

c) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets;

1.8 Energy Conservation, Air Quality and Climate Change

1.8.1 *Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:*

a) promote compact form and a structure of nodes and corridors;

b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;

6.0 Definitions

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

a) redevelopment, including the redevelopment of brownfield sites;

b) the development of vacant or underutilized lots within previously developed areas;

c) infill development”

In summary, the PPS encourages and supports development on lands identified for urban growth in settlement areas. It also establishes that the Town should be supporting and promoting residential infill development that results in compact built form and makes more efficient use of existing services while offering a range of housing forms/types to meet expected needs. The PPS also supports the development of a broad range of housing types and tenures and encourages residential intensification within identified urban areas and where such areas have appropriate levels of servicing.

The subject proposal is in a location and of a form of residential development that is in keeping with the foregoing policy objectives. It provides an alternative form of housing type and at a density that provides for a more compact built form. The proposed development is also considered to be intensification in accordance with the definition contained in the PPS. Based on the foregoing, it is the opinion of the writer that the proposed semi-detached dwelling is consistent with the PPS.

County of Essex Official Plan

The subject property is within an identified settlement area of the County of Essex Official Plan (“County OP”). The goals and policies of the County OP encourage a range of residential

development within identified settlement areas such as the fully serviced urban areas of the Town of Tecumseh. The following goals and policies of the County OP are most relevant in the assessment of the subject proposal:

“3.2.3 Policies

The following policies are established for those lands shown as Settlement Areas on Schedule “A”:

- f) local Official Plans are encouraged to provide opportunities for redevelopment, intensification and revitalization in areas that have sufficient existing or planned infrastructure;*
- h) local Official Plans are encouraged to provide for a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the housing market by:*
 - iv) encouraging all forms of residential intensification in parts of built up areas that have sufficient existing or planned infrastructure to create a potential supply of new housing units available from residential intensification.”*

The proposed semi-detached dwelling conforms to the aforementioned goals and policies of County OP.

Tecumseh Official Plan

The subject property is currently designated “Residential” in the Tecumseh Official Plan (“Tecumseh OP”) (see Attachment 4). The Tecumseh OP encourages a variety of densities of residential uses that can be appropriately integrated with the existing and proposed development pattern by meeting the applicable policies of the Plan.

The following sections from the Tecumseh OP are relevant when reviewing the subject development applications:

“Basis of the Plan

- 1.4b) ...A more balanced mix of housing types and tenures will be required in the Town of Tecumseh over the next two decades in order to meet the existing and anticipated future needs of an aging population with smaller average household sizes, and varying housing needs.*

Residential Objectives

- 2.11d) To broaden the range of housing options available to existing and future residents of the Town, by encouraging the continued production of a diverse and affordable mix of housing that is capable of meeting the needs of all households – including low and moderate income households and households with special*

needs. The provision of a mixture of housing forms, sizes, tenures and affordable housing types, including both public and private sector sponsored housing are to be encouraged.

Land Use Policy, Residential

3.3.1 The lands designated Residential shall be used primarily for residential purposes. Various types of residential dwellings shall be permitted within this designation, provided they meet all of the applicable policies of this Plan. The regulations and zone provisions of the town's comprehensive zoning by-law implementing this Plan shall be in accordance with the following:

(ii) Medium Density Residential Uses

The maximum permitted density within any Medium Density Residential Zone shall be 30 units per net hectare. Permitted residential uses shall consist of duplex dwellings, triplex dwellings, townhouse dwellings, and other multi-unit residential dwellings which do not exceed 3 storeys in height.

Council will utilize the following criteria in the creation and application of medium and high density residential zone categories in the Town of Tecumseh:

- a) medium and high density residential uses should have frontage and/or access driveways onto an arterial or collector road;*
- b) proposals will not be approved which would result in substantial traffic flow increases on local streets serving single-unit residential development;*
- c) apartment proposals of more than 3 stories should be separated from adjacent dwellings by a distance sufficient to maintain the privacy, amenity and value of surrounding residential properties.*

In considering applications to amend the town's comprehensive zoning by-law to establish a medium or high density residential use, Council will also have regard to the following:

- the need for the proposed development as identified through an analysis of housing supply and demand;*
- the density and form of adjacent development;*
- the adequacy of the municipal water supply, sanitary sewers (and associated treatment plant capacity), storm drainage, and roads to serve the proposed development;*
- the adequacy of schools, parks, and community facilities to serve the proposed development;*

- *the adequacy of off-street parking facilities to serve the proposed development; and*
- *the provision of adequate buffering standards deemed necessary to protect the residential amenities of adjacent land uses.*

3.3.7 *The Town will encourage the production of a wide range of housing types and tenures (including assisted housing) that will meet the future needs of all households, and are affordable to households of all income levels, in accordance with the objectives of the provincial policy statement entitled “Land Use Planning for Housing”.*

Council will work with both private and public sector developers, builders and agencies so that sufficient market-oriented and assisted housing is produced to meet the existing and anticipated future needs of family, senior and non-family households.

3.3.8 *In the Town of Tecumseh, Council will encourage both public and private sector landowners, developers and builders to undertake small-scale infilling type residential intensification activities that make the most efficient and cost-effective use of existing municipal infrastructure and services. Infilling means the residential development of a similar scale, density and use on vacant lots or undeveloped lands in the built-up area of the municipality, to create additional dwelling units.*

When reviewing individual requests for residential intensification initiatives, Council will have regard to the following:

- *the height, size, and density of the new dwelling unit(s), and the compatibility of such unit(s) with the surrounding neighbourhood;*
- *the physical suitability of the site;*
- *the proximity of the site to public transit and commercial retail areas;*
- *access to and from the site;*
- *availability and proximity of community services such as community and day care centres, schools, parks, and leisure activities, and health care services;*
- *adequacy of municipal infrastructure to service the new unit(s).”*

The proposed semi-detached dwelling is in keeping with the aforementioned objectives and policies of the Tecumseh OP in terms of broadening the range of housing types. It also satisfies the above-noted criteria for infilling type residential intensification activity. The proposed dwelling will not result in measurable traffic flow increases on local streets in the area.

The subject property is also serviced by a Tecumseh Transit bus stop that is located approximately 75 metres to the west, on Lesperance Road, and it is within a short walking distance of the Tecumseh Road Main Street commercial district to the north. There are many community services in close proximity to the subject property and it is on full municipal services.

In terms of the proposal's compatibility with the surrounding area, it is also noted that, according to municipal records, nine other multi-unit residential properties (comprising a mix of duplexes, three-unit dwellings and/or secondary units within accessory structures) currently exist within the immediate vicinity of the subject property. In addition, as noted above, two six-unit residential dwellings are currently being constructed to the west of the subject property at the south-east corner of the Lesperance/Lanoue intersection (see Attachment 5). Accordingly, the neighbourhood, though predominantly comprising single-unit dwellings, also has a considerable number of other more intensive forms of housing. The proposed two-unit dwelling results in a lot density of 29 units per net hectare, which is below the 30 units per net hectare established by the Medium Density residential use policy established by the Tecumseh OP, as noted previously in this report. In addition, the proposed development's ground-oriented design is in keeping with that of the surrounding development (i.e. single storey in height) and is similar with the existing built form in the broader neighbourhood.

Accordingly, it is the opinion of Administration that based upon our preliminary review the proposed semi-detached dwelling conforms to the Tecumseh OP.

Tecumseh Zoning By-law 1746

The subject property is currently zoned "Residential Zone 2 (R2)" on Schedule "A", Map 5 of Tecumseh Zoning By-law 1746 (see Attachment 6). The proposed zoning by-law amendment places the subject property into a site specific Residential Zone 2 (R2) that would facilitate the proposed semi-detached dwelling and establish site-specific yard and lot requirements as noted earlier in this Report.

Building Services

Building Services have advised that it has no concerns with the redevelopment of the property for the proposed semi-detached dwelling.

Engineering/Municipal Services

The proposed development will be serviced with full municipal services. Subject to each unit within the semi-detached dwelling having its own separate service connections for water, sanitary and stormwater services, Public Works and Environmental Services have advised of no concerns with the redevelopment of the property for the proposed residential use.

Tecumseh Road/Main Street Community Improvement Area

The subject property is in close proximity to the southerly limit of the Tecumseh Road/Main Street Community Improvement Plan (CIP) Study Area (see Attachment 7). The CIP document identifies the importance of additional residential development in order to facilitate the rejuvenation of the entire CIP area. The CIP encourages the development of higher density residential uses within the CIP area, including duplexes, townhomes and apartment dwellings.

In addition, one of the objectives of the draft CIP is to:

“Encourage a diverse mix of housing in order to provide options for seniors and young people in more urban housing forms, and allow for housing in mixed use developments, to ensure the street is active and alive all days of week, and all times of the day.”

Furthermore, the CIP has identified ten “Big Moves” that will form the basis for the proposed Urban Design Guidelines and implementation strategies. These “Big Moves” are the key design elements that will support the Vision and Guiding Principles, and define the CIP Concept. One of these “Big Moves” includes the creation of:

“higher density residential neighbourhoods north and south of main street with integrated public and private open spaces, road access, and pedestrian linkages.”

Although the subject property is not directly within the proposed CIP area, the proposed semi-detached dwelling will assist in the strengthening of the CIP area by virtue of the subject properties location in close proximity to the CIP area through the introduction of additional residents to the area to work/live/play/shop.

Conclusion

Having regard to the range, scale, location and nature of surrounding uses, the geographic location of the proposed development, the suitability of the subject property, along with current policies encouraging standards that support more compact and efficient development, it is believed that there is merit in considering the requested rezoning to permit the proposed semi-detached dwelling. Accordingly, it is recommended that a public meeting be scheduled in accordance with the provisions of the *Planning Act* as a means to seek public input. A public meeting to consider the proposed Zoning By-law amendment in accordance with the requirements of the *Planning Act* will provide an opportunity to hear concerns and comments, if any, of neighbouring owners and other interested stakeholders/agencies. It is important that the concerns and comments of these stakeholders be taken into consideration as part of the full evaluation of the applications.

Consultations

Planning & Building Services
Public Works & Environmental Services

Financial Implications

None.

Link to Strategic Priorities

Applicable	2017-18 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that the Town of Tecumseh's current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of the Town of Tecumseh's plans and priorities.
<input type="checkbox"/>	Steward the Town's "continuous improvement" approach to municipal service delivery to residents and businesses.
<input type="checkbox"/>	Demonstrate the Town's leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

Communications

Not applicable ☐

Website ☒ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Enrico DeCecco, BA (Hons), MCIP, RPP
Junior Planner

Reviewed by:

Chad Jeffery, MA, MCIP, RPP
Manager Planning Services

Reviewed by:

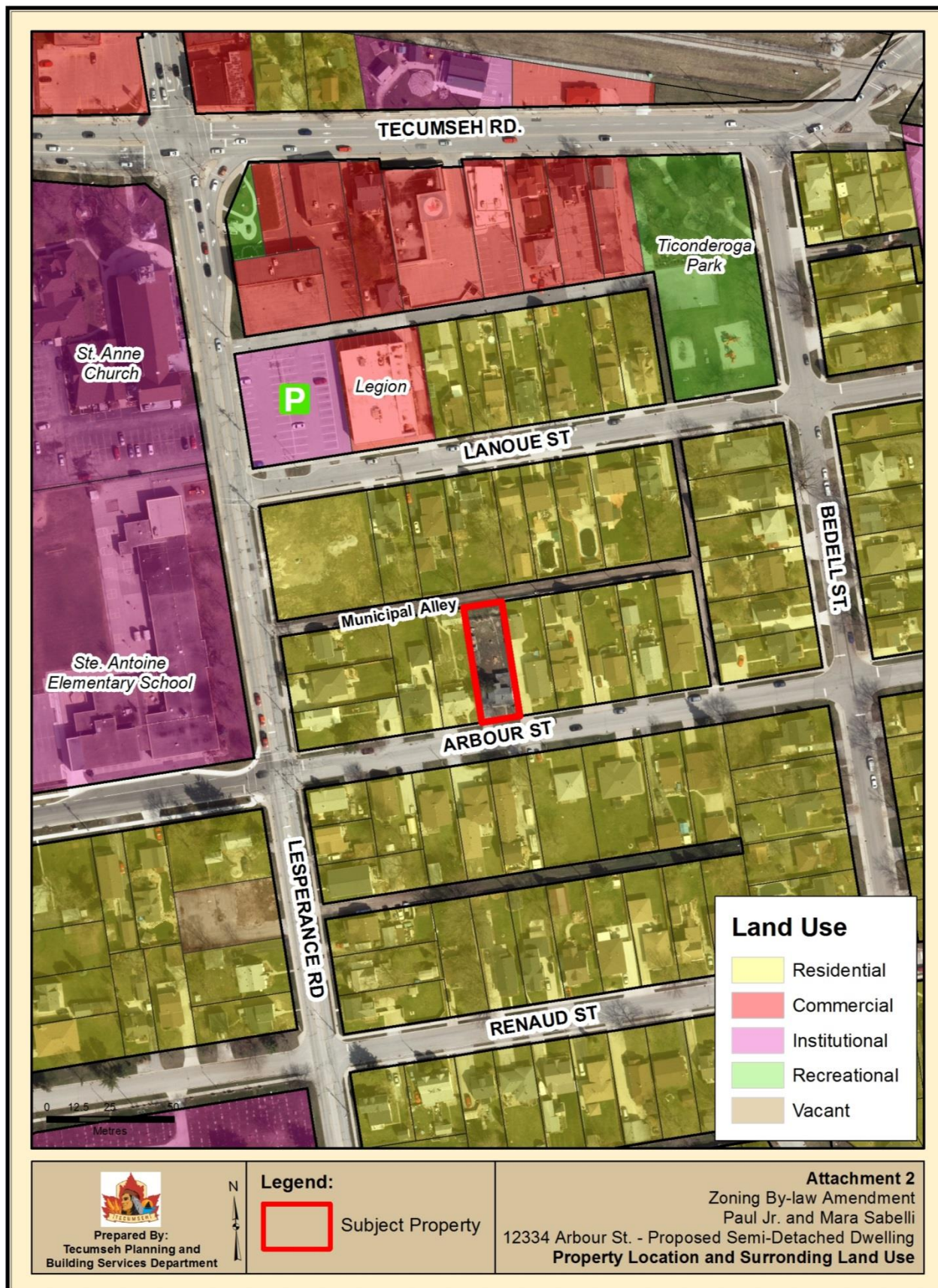
Brian Hillman, MA, MCIP, RPP
Director Planning & Building Services

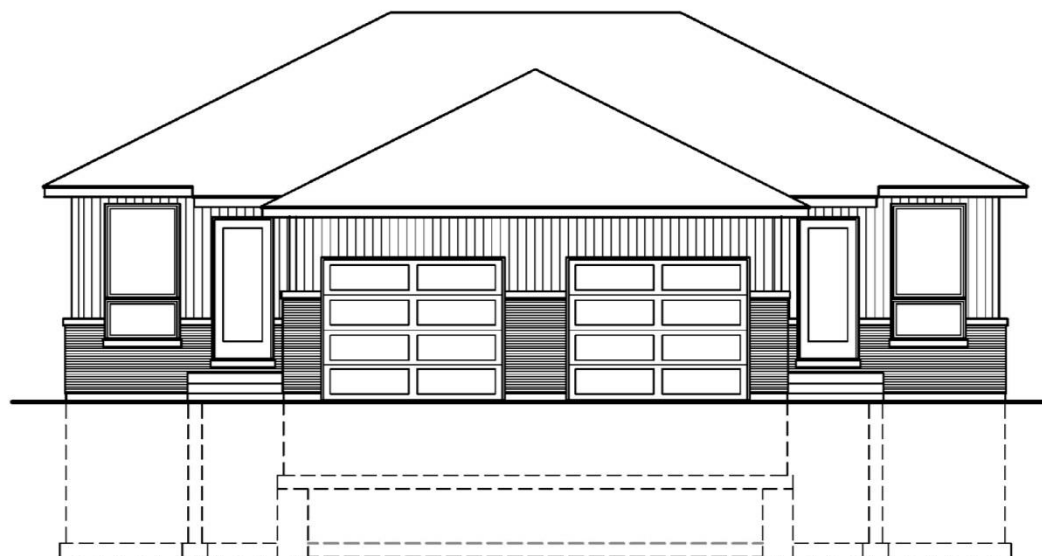
Recommended by:

Tony Haddad, MSA, CMO, CPFA
Chief Administrative Officer

Attachment Number	Attachment Name
1	Subject Property Map
2	Property Location and Surrounding Area Land Use Map
3	Proposed Elevations 1
3A	Proposed Elevations 2
4	Official Plan Map
5	Multi-Unit Dwellings in Proximity to Subject Property Map
6	Zoning Map
7	Property Location in Relation to Tecumseh Road Main Street CIP Area Map

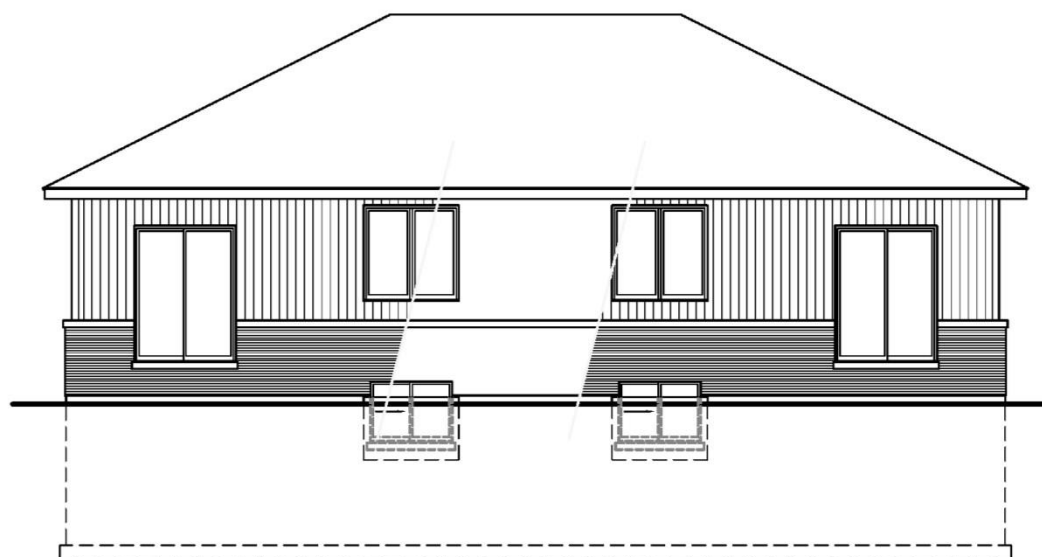






FRONT ELEVATION

12334 Arbour street/ Dec. 01



REAR ELEVATION

12334 Arbour street/ Dec. 01



Prepared By:
 Tecumseh Planning and
 Building Services Department



Attachment 3
 Zoning By-law Amendment
 Paul Jr. and Mara Sabelli
 12334 Arbour St. - Proposed Semi-Detached Dwelling
Proposed Elevations 1

