



Municipality of North Grenville

Report No.
PD-024-2020

File No.
ZBA-18-19

Agenda Date:	August 19, 2020 – Special Council Meeting
Subject:	Zoning By-law Amendment – 110 Elvira Street Supplemental Report
Attachments:	Appendix 1: Public Comments Appendix 2: Proposed Zoning Wording

RECOMMENDATION

The following recommendation is provided for the Council’s consideration:

That Council approve an amendment to Zoning By-law No. 50-12 to rezone 110 Elvira Street from Residential First Density (R1) to Residential Fourth Density Special Exception XX - Holding (R4-XX-h).

BACKGROUND

The Zoning Public Meeting for the proposed development at 110 Elvira Street was held on July 22nd, 2020. Staff presented the merits of the project, how the proposed project conformed with Provincial, County and Municipal Planning policy and the request for density bonusing.

On August 13th, Staff received an e-mail from Mr. Carl Cannon, Co-Chair of the Mayor’s Task Force on Affordable Housing, regarding the proposed draft by-law which provided some wording changes (**Appendix 1**). The request was to further define the provisions for density bonusing, including adding the wording that ‘no less than 25% of the residential dwelling units on site shall be affordable residential dwelling units in accordance with the definition for affordable’ as defined in the Official Plan.

Additional wording regarding the requirement for a percentage of residential units to be made accessible was also suggested. The developer at the meeting on July 22nd highlighted that the three storey buildings would each be serviced with an elevator and accessible design features. The proposed wording put forth would set a specific requirement for a percentage of units to be made accessible.

Under the Building Code, the common areas of the building will be required to meet the accessibility standards within the Building Code because the intent of the elevator is to provide accessibility to the building.

PLANNING ANALYSIS

Council has the ability to amend the proposed by-law as it is currently presented (**Appendix 2**). Should Council wish to amend the wording, the following wording is proposed:

- i. Pursuant to the policies of Section 11.14.2(b)(i) of the Official Plan of the Municipality of North Grenville, the maximum permitted density of this development may be increased to 59 units per gross hectare based on the provision of no less than 25% of the residential dwelling units on site shall be affordable residential dwellings in accordance with the definition for affordable as defined in the Municipal Official Plan;
- ii. Pursuant to the policies of Section 11.14.2(b)(i) of the Official Plan of the Municipality of North Grenville, the maximum permitted density of this development may be increased to 59 units per gross hectare based on the provision that no less than 15% of the residential dwellings units on site shall be accessible in accordance with the *Building Code*.
- iii. The affordable unit and accessible unit housing standards will be implemented through the site plan control process.

The proposed Zoning By-law amendment is consistent with the PPS, conforms to the Counties' and Municipality's Official Plans, and represents appropriate and good land use planning.

PUBLIC CONSULTATION

This application was circulated to persons and agencies as required by the *Planning Act*. The comments received regarding the draft by-law are attached. The developer has also responded to the proposed wording, which has also been attached (**Appendix 1**).

CONCLUSION

Council can choose to amend the wording of the by-law to reflect the proposed revisions presented under the Planning Analysis. The proposed wording change would establish a minimum of 25% of units to be affordable, providing flexibility to increase the number of units. The proposed wording also addresses the requirement for accessible units, similar to the provision for affordable housing.

FINANCIAL/STAFFING IMPLICATIONS

This item has been identified in the current budget: Yes No N/A **X**

This item is within the budgeted amount: Yes No N/A **X**

Staffing implications, as they relate to implementing Council’s decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

LINK TO COUNCIL WORK PLAN

The proposed Zoning By-law Amendment supports sustainable, strategic growth by enabling strategic investments in Kemptville, and ensuring a safe, healthy and cohesive community by supporting options for affordable housing.

Prepared by:

**Recommendation submitted
for Council
consideration by:**

Original Signed By

Original Signed By

**Amy Martin
Acting Director of Planning and
Development**

**Gary Dyke
Chief Administrative Officer**

Public Comments Received

From: [carlcannon](#)
To: [Amy Martin](#)
Cc: [Nancy Peckford](#); [Jim McManaman](#); [John Barclay](#); [Doreen O'Sullivan](#); [Kristin Strackerjan](#); [Gary Dyke](#)
Subject: 110 Elvira draft R4-12-h zone in draft By-law 59-20 - upcoming public meeting
Date: Thursday, August 13, 2020 12:37:30 AM

Ms. Martin:

Please be advised I would strongly recommend that the proposed draft R4-12-h zone be revised before Council considers the matter.

As you are aware the original intent was to allow an increased density because the proponent proposed to build some accessible residential dwelling units (i.e. the number of which unfortunately was not noted). Then during the public meeting Council raised that the standard policy that new residential development should include at least 25 percent of the units being affordable – this was not a bonusing issue, but a standard policy. So the draft by-law should reflect both the opportunity for bonusing by providing accessible housing and the basic requirement that 25 percent of all the units be affordable (ie. bonusing would only be applicable re: affordable if the percentage of affordable units is well over 25 percent and only for those units over that percentage).

For provisions (ie. number of affordable and accessible units) such as these to be enforceable through site plan control, the expected standards need to be reflected in the applicable implementing zoning by-law (ie. h by-law in this case) . Site plan control can not apply higher standards than those actually defined/required in the applicable by-law(s). Then the site plan control agreement can subsequently reflect these standards as legal requirements to ensure the proponent and or future owner meets these expectations.,

I would recommend that the draft R4-12-h zoning by-law be revised by changing the Special Provisions portion (ie. Section 3 i)) to essentially reflect the following:

“ i) Special Provisions

—
a. Affordable Housing

No less than 25 percent of the residential dwelling units on site shall be affordable residential dwelling units in accordance with the definition for “affordable” as determined by Municipality of North Grenville policy ; and

b. Accessible Housing

Pursuant to the policies of Section 11.14.2 (b) (i) of the Official Plan of the Municipality of North Grenville, the maximum permitted density of this development may be increased to 59 residential dwelling units per gross hectare based on the provision of no less than (eg. . pick a percentage you think appropriate such as 25 or 30 percent or more) ? percent of the residential dwelling units on site will be accessible residential dwelling units in accordance with the definition for “accessible” as defined by ? (eg. check with Prov or Community Living for the right reference) ; and

(c) Site Plan Control

The affordable housing and accessible housing standards shall be implemented through the site plan control process.”

The rest of the draft by-law stays the same.

Thank you, Carl Cannon

From: [Scott Moore](#)
To: [Amy Martin](#)
Subject: Re: 110 Elvira draft R4-12-h zone in draft By-law 59-20 - upcoming public meeting
Date: Friday, August 14, 2020 9:23:28 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hello All,

I would like to reiterate that our group is committed to providing the 25% affordable housing which is what was requested of us in the beginning as part of the bonusing provision. Also, our building does provide full accessibility to those with disability as we created wider doors, lower switches and an elevator in our plans. These were things that weren't originally in our vision but were included in order to work with the needs of the Township and the growing needs of the community.

Please let us know if you have any further questions or concerns that you would like answered and we'd be glad to respond to them.

All the best,

Scott Moore

From: Amy Martin <amartin@northgrenville.on.ca>
Sent: Thursday, August 13, 2020 2:31 PM
To: Tracy Zander; Scott Moore
Subject: FW: 110 Elvira draft R4-12-h zone in draft By-law 59-20 - upcoming public meeting

Good Afternoon,

Please see the below correspondence based on the draft by-law. I will be preparing a supplemental report for Council's consideration regarding the comments below.

Kind Regards,

Amy



Amy Martin
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Municipality of North Grenville
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