

Date: March 5, 2019

Report To: Council

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Site Specific Official Plan Amendment and Zoning application for 520 Scott Street**

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An application was received by the Planning and Development Division for a site-specific Official Plan designation change and an application of rezoning at 520 Scott Street. The current OP designation is Employment and zoning designation is Commercial. The applications request to change the Official Plan designation to Living and zoning to R2 Residential.

The application was on the Committee of Adjustments agenda at the January 31, 2019 meeting. The Committee of Adjustment had the opportunity to have Rosengarten Holdings INC present at the meeting, being represented by Kim Metke, explaining reasons for changing the OP and zoning designations.

The application for a site-specific OP designation at 520 Scott Street to become "Living" would allow for the application for zoning designation to be changed from C2 commercial to R2 residential. Kim explained the existing building has had multiple tenants over the years. Without consistent tenants, profits have been low as the building has sat empty most of the last five years. He explained as the residences of Fort Frances become older, he has had inquiries for residential rental units. Kim's plan is to renovate this building into residential units which will allow for accessible units near downtown amenities.

The topic of parking area was discussed and agreed the parking must stay consistent with zoning by-law regulations. The Ontario Building Code would be enforced for all fire rating and code compliance. As well, water and sewer testing of the system would have to be completed prior to building permits being issued.

Preliminary drawings and site plans are attached to this report.

The Committee of Adjustment has made the recommendation of allowing the OP and zoning amendments. The 500 block of Scott Street has mixed uses existing and these changes are beneficial to the Town in a planning aspect and is consistent with the Provincial Policy Statement of allowing mixed use areas.

The Planning and Development Executive Committee discussed the application at its March 4, 2019, meeting. The changes to 520 Scott Street would be site specific to the Official Plan and Zoning By-Law designation. The site-specific designation changes were supported by the members present at the meeting. Fort Frances needs more housing options which are close to amenities of the down town core.

<p><b>Council approval of this report will:</b> agree to the site-specific Official Plan and Zoning By-Law designation changes. The application has had no appeals and the appeal process is closed. Administration will prepare a by-law for each application and they will be brought forward to the March 25, 2019 Council meeting.</p>
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Respectfully submitted,

Originally Signed By,

Tyson Dennis  
Chief Building Official / Municipal Planner