

Date: May 14, 2020

Report To: Planning & Development Executive Committee

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: 814/820 Scott Street – Zoning By-Law Amendment (B2-2020) & Official Plan Amendment (C1-2020)

Background

An application was submitted by Friesen Five Inc. to request a site-specific zoning amendment from General Commercial (C2) to Residential Type Two (R2) along with site specific Official Plan designation change from Employment to Living for 814/820 Scott Street.

The requested Zoning By-Law amendment and Official Plan amendment are necessary steps required to facilitate the proposed three storey 18-unit residential apartment building on behalf of Friesen Five Inc.

Property History

The property is located on the corner of Reid Avenue and Scott Street, and is home to the former Dough and Deli Bakery. The bakery has been closed for many years now, though there are existing residential suites within the rear and upper floor of the building. The building which MPAC states was constructed in 1945 is in dire need of repair, such that Friesen Five Inc. is proposing to demolish the existing facility and reconstruct a modern three storey residential apartment building.

Information on file shows that in the 1980's the property was subject to a consent application to create two separate parcels known as 814 Scott Street and 820 Scott Street. Friesen Five Inc. has taken the recommended steps to consolidate the parcels with the Land Registrar and subsequently deemed the consolidated parcel not to be on a registered plan of subdivision to facilitate the development on the now consolidated single parcel.

Official Plan

The property is designated as an **Employment Area** which typically hold Industrial, Commercial and Business uses.

The proposed use, that of an 18-unit Residential Apartment, requires a designation of **Living Area**.

Zoning

The property is currently **zoned General Commercial (C2)** which does not permit the proposed development. The property is required to be rezoned to **Residential Type Two (R2)** where the following uses are permitted:

- a) single detached dwelling
- b) semi-detached dwelling
- c) duplex dwelling
- d) townhouse dwelling
- e) triplex dwelling
- f) fourplex dwelling
- g) apartment dwelling
- h) group home
- i) home occupation
- j) boarding house
- k) community garden

Provincial Policy Statements

The Planning Act requires that official plan amendments and zoning by-law amendments be consistent with provincial policy statements as identified in the 2020 Provincial Policy Statements (PPS). The proposed re-development appears to be consistent with the 2020 PPS as follows:

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
- b) permitting and facilitating:
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

- d) 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;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) 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.

Divisional Comments

Fort Frances Power Corporation

- Ensure applicant contacts FFPC prior to demolition so they can de-energize the services and remove metering and service connection.

Fort Frances Fire Rescue

- No concerns noted.

Fort Frances Public Works

- Water and sewer services to be verified on property
- Services may require upgrade as sizes and materials are not known nor is there any record of termination for services at 820 portion
- Site servicing plan to be provided
- Off street parking to be provided for all 18 units
- Storm water should be collected on property side of parking lot area and tied into existing storm sewer on south east corner of the property

Committee of Adjustment

Heard Thursday May 14, 2020 – comments not available at time of report generation

Public Meeting

Scheduled for Monday May 25, 2020

Summary/Recommendation:

It is the opinion of administration that the proposed Official Plan Amendment and Zoning By-Law Amendment applications for the re-development 814/820 Scott Street will benefit the area through providing more housing opportunities for the community and create a more sustainable use for the land. The proposed use appears to fit well with the Provincial Policy Statement 2020.

Based on the information provided above, it is the recommendation of administration that the following be recommended for approval:

1. The application (C1-2020) for site specific Official Plan Amendment to change the designation from Employment to Living at 814/820 Scott Street; and
2. The application (B2-2020) for site specific Zoning By-Law Amendment to change the zoning from General Commercial (C2) to Residential Type Two (R2) at 814/820 Scott Street

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized flourish at the end.

Cody Vangel, EIT
Chief Building Official & Municipal Planner