



Development Services Staff Information Report

REPORT: DS22-2022

MEETING DATE: May 30, 2022

LOCATION: Virtual/ Council Chambers
24 Church Street West, Elmira

MEETING TIME: 7:00 p.m.

SUBJECT

OFFICIAL PLAN

CHANGE APPLICATION: OPA 3/2022 (Nomadiq Elmira Towns Limited)

ZONE CHANGE APPLICATION: ZC 6/2022 (Nomadiq Elmira Towns Limited)

DESCRIPTION: Block 60, Plan 58M-407

LOCATION: 15 Barnswallow Drive

PROPOSED OPA CHANGE: From: Residential and Ancillary Land Use Area
To: Residential and Ancillary Land Use Area with special provisions to allow for net residential density of 81 units per hectare

PROPOSED ZONE CHANGE: From: Convenience Commercial (C-4A) with site-specific provisions
To: Residential – Multiple/Design Guidelines/Mixed Use (R-7B) with site-specific provisions to allow for stacked townhouse dwelling units.

LEGAL NOTICES

DATE APPLICATION RECEIVED: March 17, 2022

DATE APPLICATION DEEMED COMPLETE April 08, 2022

DATE NOTIFICATION CIRCULATED TO ALL PROPERTY OWNERS AND TENANTS WITHIN 150 METRES OF THE SUBJECT PROPERTY: May 05, 2022

DATE OF NEWSPAPER NOTICE: May 05, 2022

DATE OF WEBPAGE NOTICE: May 05, 2022

DATE OF PUBLIC MEETING: May 30, 2022

COMMENTS:

Patterson Planning Consultants Inc. on behalf of Nomadiq Elmira Towns Limited has submitted zone change and official plan amendment for the 0.64 hectare (1.58 acre) property located at 15 Barnswallow Drive. The property is designated as Residential and Ancillary Land Use in the Township's Official Plan (OP) and is zoned Convenience Commercial (C-4A) with site specific zoning under Section 26.1.281 which include special lot provisions regarding setback and garage/driveway provisions for single-detached and semi-detached dwellings. Section 26.1.281 also includes specific provisions for townhouse units as well as specific setback, parking, building height and façade provisions for convenience commercial uses (zone C-4A).

The property is currently vacant and is bounded to the north by Church Street West, to the west by Barnswallow Drive, and abuts residential properties containing single-detached units to the south and east that front onto Bristow Creek Drive and Robb Road.

Based on the submitted concept, the site is proposed to be developed for mixed commercial-residential use consisting of a two-storey mixed use building that would have commercial uses on the ground floor and six (6) residential units on the second floor. Based on a preliminary concept plan, the mixed-use building would be located to the north of the site at the corner of Barnswallow Drive and Church Street West. The remainder of the property would be developed with forty-five (45) residential dwelling units in the form of stacked townhouses that include associated amenity, landscape and parking areas. The entire development is proposed to share a single access onto Barnswallow Drive. The maximum permitted height of the mixed-use building is proposed to be 10.5 metres while maximum permitted height of the stacked townhouses is proposed to also be 10.5 metres or 3 storeys through the site-specific zoning.

The purpose of the Official Plan amendment application is to permit an increased net residential density of 81 units per hectare on the subject property whereas existing OP policies permit a maximum net residential density of 60 units per hectare on a particular site under the General Residential Policies (Section 7.18.5.2) for the settlement area of Elmira.

The purpose of the zoning application is to change the current Convenience Commercial (C-4A) zoning to the (R-7B) zone with site-specific provisions to permit non-residential uses in a mixed use building as well as townhouse units in a stacked format, each subject to site-specific use, size, setback, height, parking, loading and landscape requirements.

In support of the proposal, the applicant has submitted the following plans, reports and studies:

- Archaeological Report
- Functional Servicing Report
- Landscape Plan
- Noise Study
- Planning Opinion Report
- Salt Management Plan
- Stormwater Management Plan
- Traffic / Transportation Impact Study
- Truck Turning / Movement Plan

Internal Comments

Township Development Engineering:

Applicant must submit a Functional Servicing Report (FSR) to the satisfaction of the Township to address servicing needs related to domestic water, fire, sanitary and storm. FSR must demonstrate that post site flows will not exceed existing pre-development flows with no adverse effects on downstream storm systems or neighbouring properties.

It is recommended that the developer's consultant contact the Township to arrange a pre-study conference to confirm details for the required FSR. The FSR report and all accompanying plans and documents must be prepared, stamped and signed by a Professional Engineer. An application for Site Plan Agreement will be required in future.

Township Building Department:

A Record of Site Condition (RSC) is not being requested based on historical imagery. Property was previously agricultural and is now vacant (no historical hazardous uses to knowledge of the Township). A Phase 1 assessment should be completed to confirm.

Building staff suggest meeting with designer to discuss Building Code requirements prior to Building Permit submission.

External Comments

Enbridge Gas:

Site contains an existing Enbridge Gas high pressure natural gas pipeline.

Grand River Conservation Authority:

Subject property is not regulated by the GRCA under Ontario Regulation 150/06.

Waterloo Catholic District School Board:

Education Development Charges shall be collected prior to issuance of a building permit. Developer shall include clause in any future Site Plan Agreement concerning school bus pick-ups and drop-offs.

Gale Presbyterian Church (10 Barnswallow Drive):

Church Board of Trustees wish to be kept informed in future regarding the status of OPA 3/2022 and ZC 6/2022.

Resident (166 Church Street West):

Resident asked questions concerning the development that have been replied to by staff. Resident wishes to be kept informed of future meetings and reports regarding the application.

No decision will be made at the Public Meeting. The purpose of the meeting is to present the application in more detail and solicit comments from the public with respect to the application.

Staff will prepare a recommendation for Council's consideration once all representations are known and have been considered.

LIST OF ATTACHMENTS

Appendix A – Location Map and Site Plan

Appendix B – Comments Received

PREPARED BY: David Gundrum

REVIEWED BY: Jeremy Vink
Deanne Friess