

Patterson Planning Consultants Inc.

Professional Planners, Development Consultants, Project Managers

15 BARNSWALLOW DRIVE

**Zone Change Application ZC 6/2022
Official Plan Amendment Application - OPA 3/2022**

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Glenn Reinders - Reinders + Law**

May 30, 2022

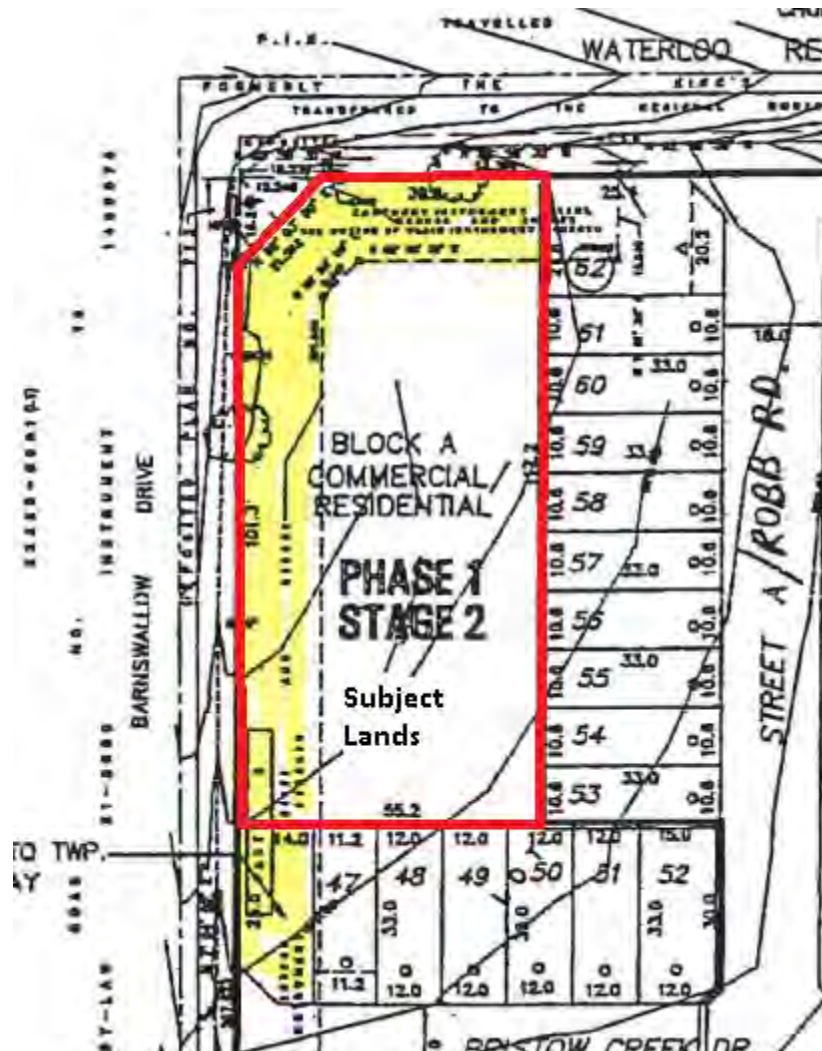
Project Description

- Subject property is located at 15 Barnswallow Drive and is currently vacant.
- 0.6342ha (1.57ac) in size
- Located at the intersection of Church Street and Barnswallow Drive
- Owned by NomadIQ Elmira Towns Limited

Current Conditions



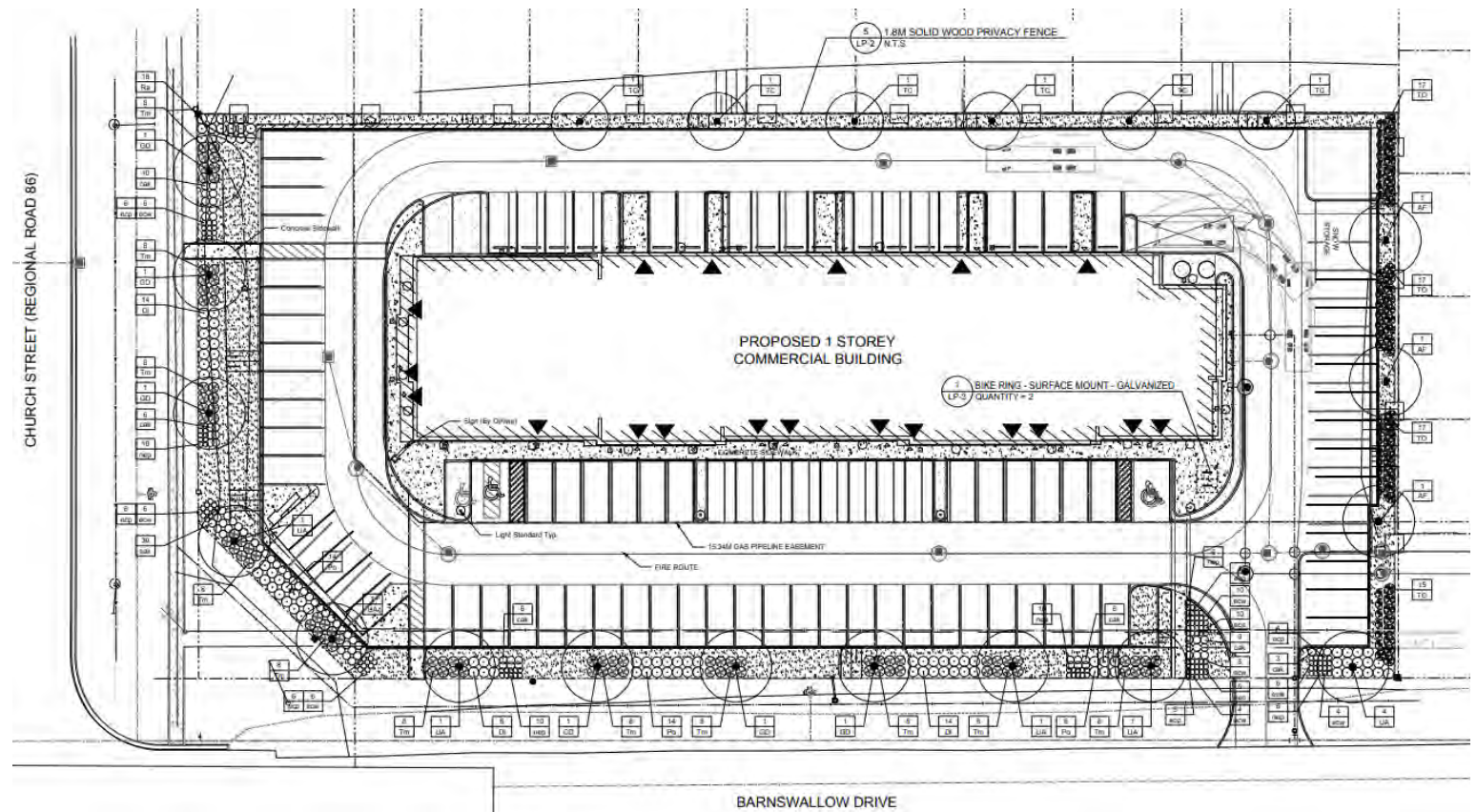
Union Gas Easement

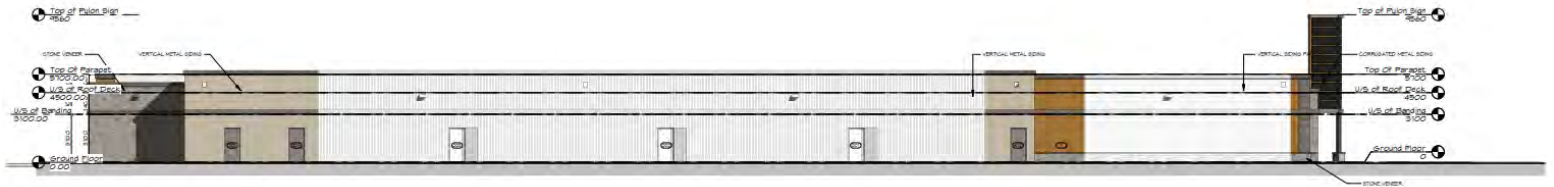


Current Approvals

- Under the existing “C-4A” zoning the previous landowner had obtained Site Plan Approval for the development of a 1,438m² (15,736ft²) single storey commercial plaza and associated parking areas.
- Minor Variances were granted by the Township of Woolwich Committee of Adjustment through approval A21/2018 in support of that project to allow an increased building area from 1200m² to 1438m². In addition the Committee supported a reduced parking setback from 6.0m to 3.0m along Barnswallow Drive.

Current Approvals





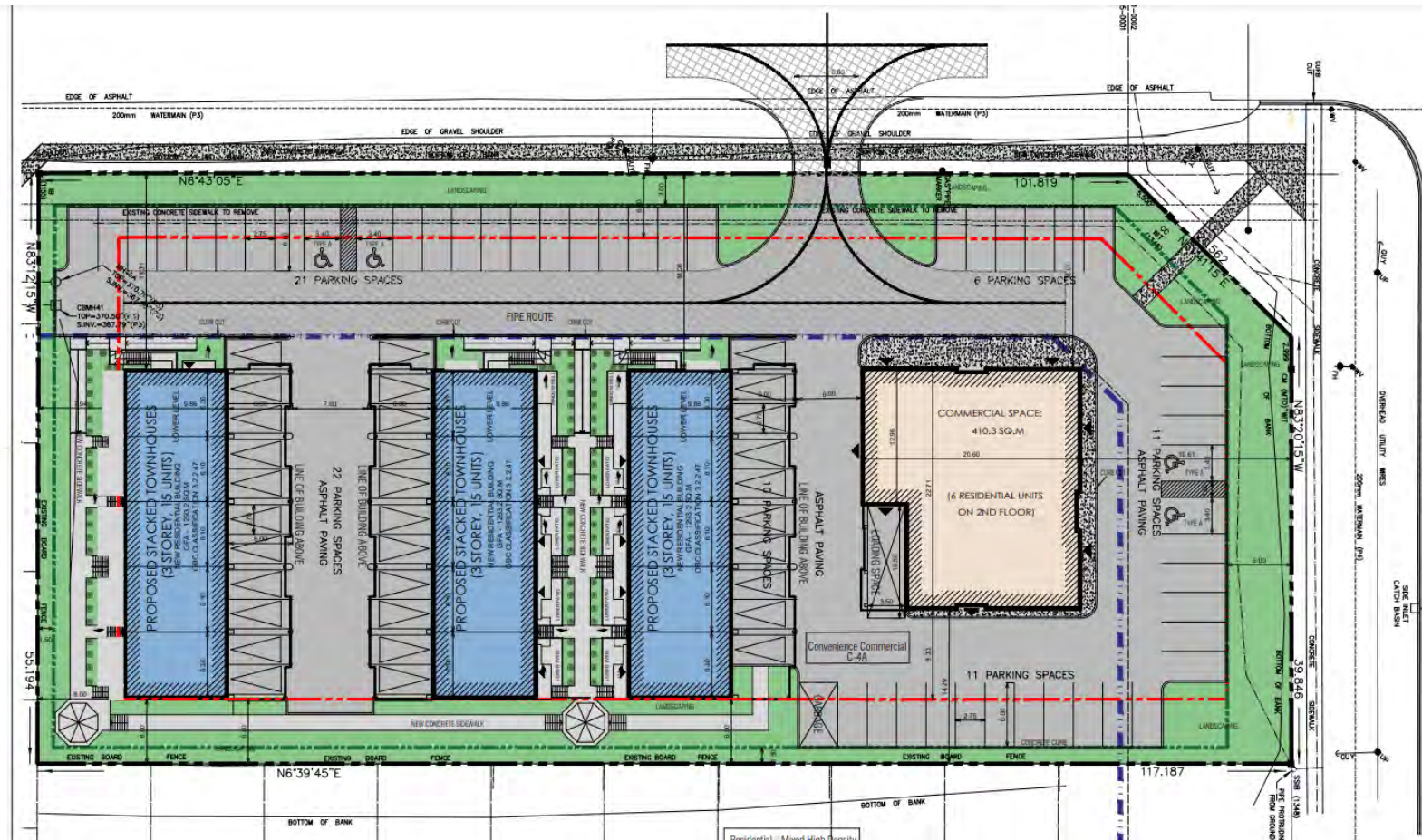
Proposal

- An Official Plan Amendment to permit an increased residential density from 60 to 81 units per hectare. The proposed residential complement of 51 units equates to a net residential density of 81 units per hectare.
- A Zoning By-law Amendment application to change the zoning from “C-4A” with site specific regulations to Residential – Multiple / Design Guidelines / Mixed Use “R-7B” with site specific regulations which would facilitate the development of multiple and mixed-use buildings and in particular to permit stand alone residential land uses in the form of stacked townhouses.

Proposal

- NomadIQ Elmira Towns are proposing the development of the site with a mixed-use building which will face towards the Church Street West and Barnswallow Drive intersection.
- Commercial uses would occur on the ground floor of this building with six (6) residential dwelling units on the upper floor.
- The remainder of the site is to be developed with three (3) stand alone stacked townhouse buildings of fifteen (15) units each.

Proposal



Proposed Zoning

1. *Notwithstanding any other provisions of this By-law the following regulations shall apply to any Mixed-Use building on the lands identified as R-7B on the attached Schedule 'A'*
 - i. the permitted non-residential uses in a mixed-use building shall be:
 - Convenience Retail
 - Financial Establishment
 - Health Services Offices
 - Laundry Mat
 - Personal Services
 - Pharmacy
 - Restaurant (not including a "Drive-In Restaurant" and/or restaurant with a "Drive-Thru")
 - Dwelling Unit or Units
 - ii. minimum Lot Area 2000m²
 - iii. minimum Lot Width 30 metres
 - iv. minimum Front Yard 18 metres
 - v. minimum Side Yard 6 metres
 - vi. minimum Rear Yard 6 metres
 - vii. maximum Building Height 10.5 metres
 - viii. maximum Total Gross Commercial Floor Area 420 square metres
 - ix. maximum Lot Coverage 40% of Lot Area
 - x. parking for non-residential uses 1 / 18.5 square metres G.F.A.
 - xi. parking for dwelling units 1 per unit
 - xii. number of loading spaces required 1 space
 - xiii. height of loading space 3.9 metres
 - xiv. no Restaurant use shall exceed 250 square metres in floor area
 - xv. no convenience / variety store shall exceed 300 square metres in floor area
 - xvi. no outdoor storage or display of goods or materials of any kind shall be permitted
 - xvii. a dwelling unit or units may be located on the second floor of any building, the street floor frontage of which is used for a permitted commercial or office use and not more than one (1) dwelling unit may be located at ground level and to the rear of a permitted commercial or office use. Such dwelling unit or units shall be permitted only subject to the following:
 - (a) that the building conforms to the requirements of all other by-laws of the municipality;
 - (b) that each Residential Dwelling unit created shall be fully self contained and shall have a floor area of not less than 37 square metres;
 - (c) that each Residential Dwelling Unit shall have a direct means of access to a public street by means of halls and/or stairs;

Proposed Zoning

2. Notwithstanding any other provisions of this By-law, Stacked Townhouses shall be permitted on the lands identified R-7B on the attached Schedule 'A' subject to the following regulations:
 - i. minimum floor area per dwelling unit: 60.0 square metres;
 - ii. minimum lot width: 30.0 metres;
 - iii. minimum front yard setback: 18.0 metres;
 - iv. minimum flankage yard setback: 18.0 metres;
 - v. minimum side yard setback: 6.0 metres;
 - vi. minimum rear yard setback: 6.0 metres;
 - vii. maximum building height: 10.5 metres and 3 storeys;
 - viii. maximum lot coverage: 50%;
 - ix. minimum landscaped area: 25% of lot area;
 - x. minimum amenity area per dwelling unit: 0 square metres;
 - xi. minimum parking spaces per dwelling unit: 1.25 spaces;
 - xii. permitted accessory uses shall include: Home Occupations in conformity with the provisions of section 6.18;
3. Notwithstanding any other provisions of this By-law, Stacked Townhouses shall mean: a residential BUILDING containing four (4) or more DWELLING UNITS which are horizontally and vertically separated in a split level or stacked manner, where:
 - each DWELLING UNIT egresses directly outside to GRADE; and
 - no egress is provided from the DWELLING UNIT to a common corridor.
4. Notwithstanding any other provisions of this By-law, a 1.5 metre landscape strip shall be provided where the R-7B zone abuts a residentially zoned property.
5. Notwithstanding any other provisions of this By-law a 3.0m landscape strip shall be provided where the R-7B zone abuts a public roadway.

Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



Public Meeting

- Proposal is consistent with the Provincial Policy Statement, 2020
- Proposal conforms to the Region of Waterloo Official Plan.
- Proposal conforms to the Township of Woolwich Official Plan – save for the increase in density. Residential is a permitted use.
- Proposal follows the commercial uses that were allowed under the “C-4A” zoning (no additional commercial uses being sought)
- Site specific permissions to implement the proposal through the “R-7B” zoning to allow stacked townhouses and to implement the project.

Public Meeting

- In support of the application filing the following materials were submitted:
 - Archaeological Study
 - Traffic Impact Study
 - Functional Servicing Report
 - Noise Feasibility Study
 - Truck Movement Plan
 - Salt Management Plan

Township and Regional staff are currently reviewing these materials and they will assist in formulating the staff report and recommendation for the proposal

Concluding Comments

- The proposal would see the development of a currently vacant site formerly proposed for a 1438m² commercial plaza.
- The site specific zoning will direct the form of development and implement the project.
- The existing Union Gas Easement is a significant factor in how this site can be developed.
- The project would be a welcome addition to Elmira
- We look forward to working with Township and Regional staff and to the public feedback/ comments that we will receive this evening and any questions from Council.

Thank you

Questions?