

Date: January 27, 2025
To: Natalie Bray, Director of Clerks and Planning Services, City of Elliot Lake
From: Nikita Jariwala, RPP, MCIP
CC: Name(s)
Subject: Zoning By-Law Amendment – Taylor and Ste Camillus Lots
JLR No.: 27355-002.1 (49)

PROPERTY

The subject lands are located in the east end of the City of Elliot Lake, along Taylor Boulevard which is east of Esten Drive North. The subject lands are municipally addressed as 12,16, 20, 24, 54, 60, 64, 70, 74, 78 Ste. Camillus Crescent and 76, 80 Taylor Boulevard and legally described as Lots 3 - 12, Plan 1M-582 and Lots 32, 33, Plan 1M-441.

APPLICATION

The purpose of this Zoning By-law Amendment is to rezone the affected properties from the 'Residential One and Two-Unit Dwelling (R1M) Zone' to the 'Residential One and Two-Unit Dwelling Special Exception 2 (R1M-2) Zone' in order to permit the following provisions for semi-detached buildings: maximum lot coverage of 45% and minimum lot width for corner lots of 23.9 metres.

RECOMMENDATION

That Council enact a By-law to rezone the subject property from the 'Residential One and Two-Unit Dwelling (R1M) Zone' to the 'Residential One and Two-Unit Dwelling Special Exception 2 (R1M-2) Zone'.

1.0 Background

The subject lands are located in the east end of the City of Elliot Lake, along Taylor Boulevard which is east of Esten Drive North, often referred to as the "new subdivision" area. The subject lands are comprised of 12 lots, municipally addressed as 12,16, 20, 24, 54, 60, 64, 70, 74, 78 Ste. Camillus Crescent and 76, 80 Taylor Boulevard. The lots on Ste. Camillus Crescent were created by plan of subdivision (Plan 1M-582) in 2010 and on Taylor Boulevard by Plan 1M-441. The proposed development is a single-storey semi-detached dwelling per lot.

The subject lands are presently vacant. The subject lands are within a residential neighbourhood, surrounded by single storey semi-detached and single detached dwellings. Figure 1 shows the location of the subject lands.

The subject property is designated 'Residential' on Schedule A of the City of Elliot Lake Official Plan. The subject lands are zoned 'Residential One and Two-Unit Dwelling (R1M) Zone' on Schedule A of the City of Elliot Lake Zoning By-law. The property is located within the urban boundary.



Figure 1 Location of Subject Lands

2.0 Analysis

2.1 Provincial Planning Statement (PPS), 2024

The Provincial Planning Statement (PPS) 2024 provides for appropriate development while protecting matters of provincial interest, public health and safety, and the quality of the natural environment. The Planning Act requires that municipal decisions in respect to the exercise of any authority that affects a planning matter “shall be consistent with” the PPS.

Chapter 2 of the PPS deals with buildings homes and sustaining strong and competitive communities. Section 2.2 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by permitting and facilitating all housing options and all types of residential intensification.

Section 2.3.1.1 indicates that settlement areas should be the focus of growth and development. This section further promotes the accommodation of a significant supply and range of housing options through intensification and redevelopment in urban settlement areas where existing and planned infrastructure and public service facilities can be optimized.

The proposed rezoning application for the purposes of developing 24 dwelling units contributes to increasing the housing stock and the mix of residential types in the City. The development is located within the Urban Settlement Area of the City, which is an appropriate location for residential intensification and infill development.

Section 3.6.2 indicates that municipal water and sewer services are the preferred form of servicing for development. The PPS encourages intensification where infrastructure is planned or available within the serviced area of the City. The proposed development will be able to connect to municipal services.

There are no conflicts regarding the proposed development and Chapters 4 and 5 of the PPS.

Therefore, we are of the opinion that the application is consistent with the PPS.

2.2 Growth Plan for Northern Ontario (GNPO), 2011

The GPNO indicates that communities, both large and small, function as the economic and service hub of the North. In order to ensure the prosperity of northern communities, Section 4.2 of the GPNO directs that municipalities should prepare long-term community strategies. These strategies, among other items, should accommodate the diverse needs of all residents, now and in the future, and optimize use of existing infrastructure. The proposed development will serve the housing needs of current and future residents of the City as an addition of 24 dwelling units are proposed through this application.

Based on our review, it is our opinion that the application conforms with the relevant policies of the GPNO.

2.3 City of Elliot Lake Official Plan, (2018)

The subject property is located within the City of Elliot Lake Urban Settlement Area and designated ‘Residential’ in the City of Elliot Lake Official Plan (Schedule A – Urban Map). The proposed residential uses are permitted in this designation.

Section 4.11.1 states that development within the Elliot Lake Urban Settlement Area shall proceed on the basis of full municipal water and sanitary sewage disposal services. Section 4.8 notes that it shall be the policy of Council to encourage infilling on vacant lands within the City which are already provided with municipal services. The proposed development is an opportunity for intensification that is able to connect to full municipal services. Stormwater management will be addressed through the Building Permit process as this project is not subject to Site Plan Control.

Section 5.1.3 states that residential development shall be designed in such a manner as to minimize land consumption and efficiently use infrastructure and public service facilities. In accordance with Section 5.1.3.2, this development would be considered low density residential development as it includes semi-detached dwellings. The proposed development is an opportunity for urban infill, utilizing existing infrastructure and servicing.

Section 5.1.4 provides design principles for residential development noting the diversity of available housing types, compatibility of housing, proximity to transit, optimization of the full lot, and safety.

The existing neighbourhood is comprised primarily of single-storey semi-detached dwellings and single-detached dwellings. The addition of semi-detached dwellings is compatible with the neighbourhood as the proposed form is similar in height, form, and appearance. The addition of these dwelling units is also contributing to increasing the housing stock in the City. The proposed development includes single-storey dwelling units which are suitable for meeting the housing needs of the elderly as they minimize stairs and have access to services such as transit and easy vehicular access to Taylor Boulevard. All of the lots within the subject lands are within 300 meters of a bus stop, which is about a 5 minute walk. Taylor Boulevard also has a sidewalk, providing additional active transportation options. Lastly, the proposed development doubles the unit count of the lots with a semi-detached dwelling as opposed to single detached dwellings. Additionally, no exceptions to the setbacks are required, so each dwelling has a sufficient open space in all yards.

Based on our review, the application conforms with the relevant policies of the Official Plan.

2.4 City of Elliot Lake Zoning By-law No.18-36

The subject lands are zoned 'Residential One and Two-Unit Dwelling (R1M) Zone' in the City of Elliot Lake Zoning By-law No. 18-36 (Schedule A – Urban Map). This zone permits the proposed development of a single-storey semi-detached dwelling per lot. A zoning by-law amendment is required in order to permit the following special provisions for semi-detached buildings: maximum lot coverage of 45% and minimum lot width for corner lots of 23.9 metres.

The permitted lot coverage for semi-detached buildings in the R1M zone is 33%. According to the site plans submitted, the applicant has proposed lot coverages ranging from 32% to 41%. Given the range of lot coverages proposed and to allow for some flexibility and future accessory structures and/or additional residential units, we recommend permitting a maximum lot coverage of 45%. This is aligned with the approach taken by the Province in relation to additional residential units. O. Reg 299/19 states that additional residential units are permitted in a semi-detached house, and that any parcel of urban residential land with additional residential units will be permitted a maximum lot coverage of 45%.

The minimum lot width for corner lots for semi-detached buildings in the R1M zone is 25 metres. There are 3 corner lots within the subject lands that have a lot width that is non-compliant as the lots had originally been sized for single detached dwellings. The special provision requested is to reduce the minimum lot width for corner lots for semi-detached buildings from 25 metres to 23.9 metres. This change can be considered minor as this provision is to recognize the existing lot fabric and the lot area can accommodate the proposed dwelling size.

The proposed development complies with all other zoning provisions including lot area and yard setbacks as defined in the R1M Zone.

Section 6 of the Zoning By-law identifies parking requirements, and states that 1 space is required per dwelling unit for semi-detached dwellings. The proposed development has indicated sufficient parking for the proposed number of dwelling units.

Based on our review, the proposed zoning by-law amendment can be recommended for approval as outlined herein.

3.0 Recommendation

The application for a Zoning By-law Amendment is consistent with the Provincial Policy Statement, the Growth Plan for Northern Ontario, and conforms to the City of Elliot Lake Official Plan. With this in mind, we recommend the following:

- That Council enact a By-law to rezone the subject property from the 'Residential One and Two-Unit Dwelling (R1M) Zone' to the 'Residential One and Two-Unit Dwelling Special Exception 2 (R1M-2) Zone'.

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

J.L. RICHARDS & ASSOCIATES LIMITED

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