

Municipality Of Chatham-Kent

Community Development

Planning Services

To: Mayor and Members of Council

From: Ryan Jacques, MCIP, RPP
Director, Planning Services

Date: May 31, 2021

Subject: Application for Zoning By-law Amendment
PL202100152– First Family Homes Inc.
Lanz Boulevard & Edward Court, Community of Blenheim (South Kent)

Recommendation

It is recommended that:

1. Zoning By-law Amendment application D-14 BL/43/21/F, in Part of Lot 9, Concession 1, ECR (Harwich), in the Community of Blenheim, to change the zoning of a portion of the subject property to Residential Medium Density First-1355 (RM1-1355), to:
 - a. permit single detached dwellings, semi-detached dwellings and row house (townhouse) dwellings, and establish appropriate regulations; and,
 - b. to change the zoning of a portion of the subject property to Holding-Residential Medium Density First-1558 (H-RM1-1558), subject to the removal of the H-Holding Symbol once the parcel has frontage on an improved municipal street and full municipal services are available to the satisfaction of the Municipality,

be approved, and the implementing by-law be adopted.

Background

The subject property is located at the north end of Lanz Boulevard, in the Community of Blenheim. The lands are approximately 5.2 ha (12.9 ac.) in area and are currently vacant. The proposed zoning amendment applies to a portion of these lands, approximately 1.53 ha (3.78 ac.) in area, and are designated Residential Area in the Chatham-Kent Official Plan, and zoned Residential Low Density First (RL1-451) and

Residential Medium Density First (RM1-458). A key map showing the location of the subject lands is attached as Appendix A. Site photos are attached as Appendix B.

The lands form part of approved Draft Plan of Subdivision 36T-03507, known as Lanz Park Subdivision. This subdivision was approved by Municipal Council in 2004. At the time of draft approval, the plan included a mix of single detached dwellings on both sides of Lanz Boulevard and row house (townhouse) dwellings at the end of several cul-de-sac streets off the north side of Lanz Boulevard.

Council approved prior Zoning Amendment applications concerning this subdivision in 2010, 2012, 2015, 2018 & 2020. These amendments changed the zoning to allow for single detached dwellings, semi-detached dwellings and row house (townhouse) dwellings to be constructed, consistent with what is being proposed by the current application.

At this time, the developer is proposing to begin home construction within the next phase of the subdivision (Phase 3A). Continuing the development pattern of prior phases, the developer is proposing to amend the zoning of the Phase 3A lands to allow for single detached dwellings, semi-detached dwellings and row house (townhouse) dwellings. This change is in response to increasing market demand for varied housing types. A preliminary plan showing the proposed Phase 3A layout is attached as Appendix C. The plan suggests the following development pattern:

- One single detached dwelling on each of Lots 6, 7, 10, 13 & 14.
- One semi-detached dwelling unit on each of Lots 8, 9, 11 & 12.
- One single detached dwelling and one semi-detached dwelling on Block 1, to be further subdivided on separate parcels through part lot control exemptions.
- One three-unit row house (townhouse) dwelling on each of Blocks 2 & 3, to be further subdivided on separate parcels through subsequent part lot control exemptions.
- Three semi-detached dwellings total on Block 4 & a portion of Block 5, to be further subdivided on separate parcels through part lot control exemptions.
- The rear portion of Block 5 is proposing to contain a three-unit row house (townhouse) dwelling in the next phase of the development.

To permit the proposed dwelling types, an amendment to the Zoning By-law is required to rezone the subject lands to permit single detached dwellings, semi-detached dwellings and row house (townhouse) dwellings, and establish appropriate regulations. Details of the proposed amendment are discussed in the Comments section, below.

Comments

Provincial Policy Statement

The application does not raise any issues of provincial interest. Section 1.4.3 of the PPS specifically promotes that municipalities provide for an appropriate range and mix of housing types to meet the requirements of current and future residents by permitting

and facilitating all forms of housing required to meet the social, health, and well-being requirements of current and future residents. Further, that these forms of housing be directed to locations appropriately serviced for the proposed use, including infrastructure and public service facilities, and active transportation and transit facilities. The proposed application is consistent with the policies of the PPS.

Official Plan

The Official Plan policies contemplate changes in the residential land and housing supply over time. Policy 2.3.4.1.1, states that Chatham-Kent shall, “Plan for a diverse range of housing choices to ensure that the housing stock can accommodate an aging population, a variety of household types and sizes, a greater diversity of culture and a range of physical and mental disabilities, and that the housing stock can respond to fluctuations in these needs.”

The Official Plan policies also guide urban development and intensification. Policy 2.3.5.2.6, states that Chatham-Kent shall encourage development to, “locate in fully serviced urban areas... and will occur in a planned, orderly, efficient and sustainable manner; and will be in keeping with the available capacity of the infrastructure and public service facilities present to serve the development.”

The proposed mix of single detached dwelling, semi-detached dwelling and row house (townhouse) dwelling development is in keeping with the orderly development of the overall subdivision. The proposed dwelling types will be adequately serviced by the extension of existing services, which includes municipal water, storm sewer, and sanitary sewer services underground, as well as paved road, curbs, and sidewalks above.

The proposal is suitable for this site and is consistent with the overall development policies of the Official Plan.

Zoning By-law

The lands subject to this application are currently zoned Residential Low Density First (RL1-451) and Residential Medium Density First (RM1-458). These site-specific zones were implemented in 2004 with approval of the original draft plan of subdivision, and permit the following uses:

- RL1-451 zone permits single detached dwellings
- RM1-458 zone permits single detached dwellings and row house (townhouse) dwellings

The proposal is to rezone the subject lands, comprising Phase 3A of Draft Plan of Subdivision 36T-03507, to the Residential Medium Density First-1355 (RM1-1355) zone. The RM1-1355 zone permits the following uses:

- Single detached dwelling

- Semi-detached dwelling
- Semi-detached dwelling unit
- Row house (townhouse) dwelling
- Row house (townhouse) dwelling unit

The RM1-1355 zone was previously implemented over Phases 1B, 2A & 2B of the subdivision (Bailey Court, Caleb Court and Delft Court). This zone includes site-specific regulations for each of the permitted uses and ensures development is consistent with the prior phases of the Lanz Park Subdivision development.

As mentioned above, the rear portion of Block 5 will not be included in this phase of the development. The holding provision will restrict development on the rear of Block 5 until such time that the parcel has frontage on an improved public street and full municipal services are available.

Conclusion

The proposed zoning by-law amendment has been reviewed in the context of the Provincial Policy Statement, the Chatham-Kent Official Plan and Zoning By-law and will be in full conformity, if approved. Therefore, the application is being recommended for approval.

Areas of Strategic Focus and Critical Success Factors

The recommendation in this report supports the following areas of strategic focus:

☒ Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

☒ A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

☐ People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

☐ Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendation in this report supports the following critical success factors:

☐ Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

☐ Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

☐ Has the potential to support all areas of strategic focus & critical success factors

☐ Neutral issues (does not support negatively or positively)

Consultation

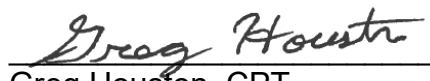
No consultation was required for this report.

Financial Implications

There are no financial implications resulting from the recommendation.


Prepared by:

Reviewed by:


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Director, Planning Services

Reviewed by:


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Community Development

Attachments: Appendix A – Key Map
Appendix B – Site Photos
Appendix C – Phase 3A Layout Plan
By-law to amend By-law 216-2009

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Appendix A – Key Map



This is not a plan of survey.

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Appendix B – Site Photos

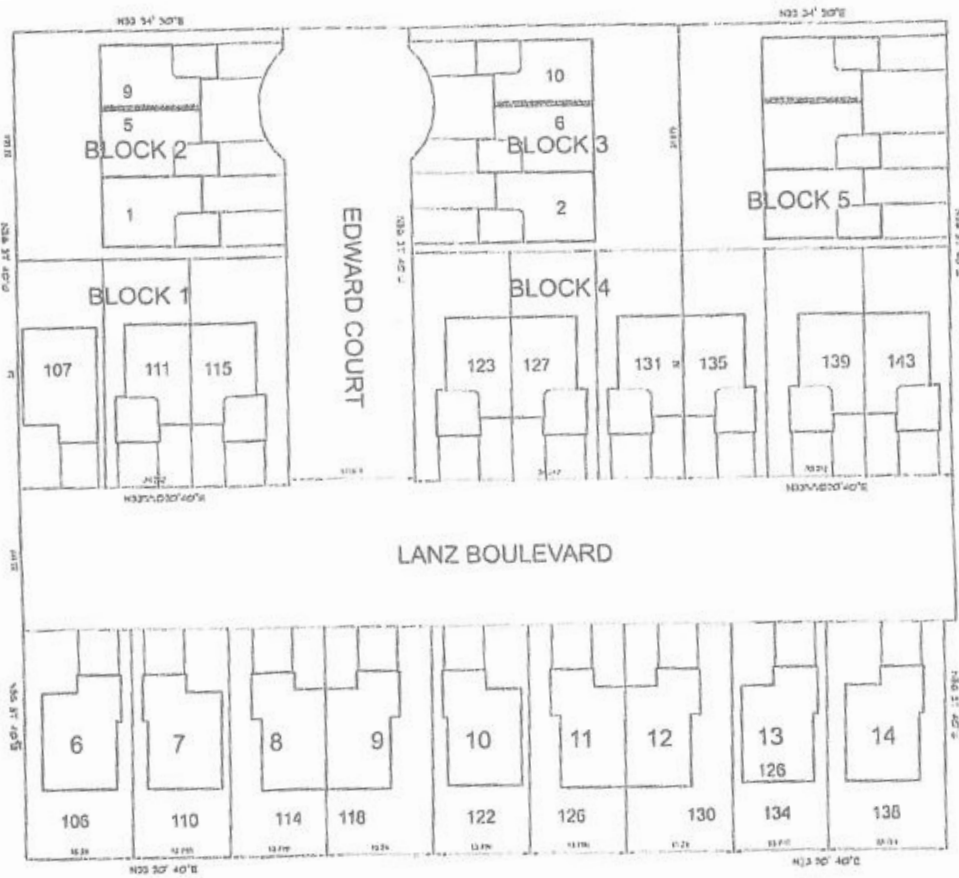


Existing row house (townhouse) dwelling in Lanz Park Subdivision.



Row house (townhouse) dwelling development in Lanz Park Subdivision.

Appendix C – Phase 3A Layout Plan



By-law Number _____
of The Corporation of the Municipality of Chatham-Kent
A By-law to Amend Zoning By-law 216-2009 of the Municipality of Chatham-Kent
(First Family Homes Inc.)
CityView # PL202100152

Whereas an application has been received for an amendment to the zoning by-law for a certain parcel of land in the Community of Blenheim in order to rezone the lands to permit the development of single detached dwellings, semi-detached dwellings and row house dwellings;

And Whereas the proposed use would conform to the Official Plan;

And Whereas Council, after due investigation and consideration, concurs in the proposed amendment;

Now therefore be it and it is hereby enacted as By-law Number _____ of the Corporation of the Municipality of Chatham-Kent:

- 1. That Schedule “A” of the By-law 216-2009, as amended, of the Municipality of Chatham-Kent, be amended by changing the zoning classification from Residential Low Density First-451 (RL1-451) and Residential Medium Density First-458 (RM1-458) to Residential Medium Density First-1355 (RM1-1355) and Holding-Residential Medium Density First-1558 (RM1-1558) on the lands so depicted on Schedule “A” hereto annexed and also forming part of this by-law.
- 2. That Schedule “B” Zone Exceptions of the said By-law 216-2009, be amended by adding to the list of Exception No., the following:

Exception No. 1558

- 3. That Schedule “B” Zone Exceptions of the said By-law 216-2009, be amended by adding to the list of Special Zone Symbols, the following:

H-UC(CBD)-1549

- 4. That Schedule “B”, Zone Exceptions, of the said By-law 216-2009, be amended by adding the following Special Zone Provisions:

Exception No.	Special Zone Symbol	Special Zone Provisions
1558	H-RM1-1558	a) Despite Clause b) of Subsection 4.14, until the Holding “H” Symbol is removed, the permitted uses are limited to uses existing on June 21, 2021, and no new building or

Exception No.	Special Zone Symbol	Special Zone Provisions
		<p>structure shall be erected or located on the lands.</p> <p>b) The Holding “H” Symbol may be removed by bylaw passed under Section 36 of the Planning Act, once the parcel has frontage on an improved municipal street and full municipal services to the satisfaction of the Corporation.</p> <p>c) Upon removal of the Holding “H” Symbol, the provisions for Residential Medium Density First-1355 (RM1-1355) apply</p>

This By-law shall come into force and effect upon the final passing thereof, subject to the provisions of the Planning Act, R.S.O. 1990 Chapter. P.13, as amended.

Read a First, Second and Third Time the 21st day of June, 2021.

Mayor – Darrin Canniff

Clerk - Judy Smith

This is Schedule “A” to By-law Number _____ of the Corporation of the Municipality of Chatham-Kent passed on the 21st day of June, 2021.

