

**To:** Warden and Members of County Council

**From:** Director of Community Planning

## **Application for Official Plan Amendment OP 22-02-6 – 2748058 Ontario Inc.**

### **RECOMMENDATIONS**

---

- 1. That Oxford County Council approve Application No. OP 22-02-6, submitted by 2748058 Ontario Inc. for lands described as Part Lot 9A, Block 87, Plan 279, Town of Ingersoll establish a site specific policy for lands within the Central Business District designation that would permit a free standing multiple unit residential development immediately adjacent to Thames Street, without a ground floor commercial component, to enable the construction of a triplex on the subject lands;**
- 2. And further, that Council approve the attached Amendment No. 276 to the County of Oxford Official Plan;**
- 3. And further, that the necessary by-law to approve Amendment No. 276 be raised.**

### **REPORT HIGHLIGHTS**

---

- The application for Official Plan Amendment proposes to amend the Central Business District policies that prohibit free standing residential development immediately adjacent to Thames Street, without a ground floor commercial component, to enable the construction of a triplex on the subject lands.
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and supports the strategic initiatives and objectives of the County Official Plan, and can be supported from a planning perspective.

### **Implementation Points**

This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.







## Financial Impact

The approval of this application will have no financial impacts beyond what has been approved in the current year's budget.

## Communications

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on March 10, 2022 and notice of public meeting was issued on April 19, 2022. At the time of writing this report, one item of correspondence was submitted raising concerns with respect to the proposed development. This correspondence has been included as an attachment to this report for Council's consideration.

## Strategic Plan (2020-2022)

					
<i>WORKS WELL TOGETHER</i>	<i>WELL CONNECTED</i>	<i>SHAPES THE FUTURE</i>	<i>INFORMS &amp; ENGAGES</i>	<i>PERFORMS &amp; DELIVERS</i>	<i>POSITIVE IMPACT</i>
		3.ii			

## DISCUSSION

---

### Background

**Owners:** 2748058 Ontario Inc.  
56 Compass Trail, Cambridge, ON N3E 0B7

**Applicant:** Hans Madan  
45 Ronald Road, Cambridge, ON N1S 4N2

### Location:

The subject lands are described as Part Lot 9A, Block 87, Plan 279, in the Town of Ingersoll. The lands are located on the west side of Thames Street North, north of Bell Street, and are known municipally as 157 Thames Street North.

### County of Oxford Official Plan:

#### Existing:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Central Business District
----------------	------------------------------------	---------------------------

#### Proposed:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Central Business District (with special policies)
----------------	------------------------------------	--

### Town of Ingersoll Zoning By-law 04-4160:

Existing Zoning: 'Special Central Commercial Zone (CC-6)'

Proposed Zoning: Amended Special Central Commercial Zone (CC-Special)'

#### **Proposal:**

The applicant proposes to amend the Official Plan and the Town's Zoning By-law to facilitate the construction of a 2½ storey triplex on the subject lands. Each of the dwelling units will be two bedroom units comprising approximately 111.5 ft<sup>2</sup> (1,200 ft<sup>2</sup>) of gross floor area.

The subject lands are currently vacant and comprise a lot area of approximately 506.08 m<sup>2</sup> (5,448 ft<sup>2</sup>), with a frontage of approximately 10.06 m (33 ft.).

The applicant has indicated that, given the configuration of the subject lands and after developing numerous concepts that provided the required ground floor commercial space together with multiple residential units (and required on-site parking), such development is not feasible on this site. Further, the triplex design has been chosen as it represents the best option which fits on the property and is also the most compatible with existing development in the vicinity.

Surrounding land uses include a single detached dwelling and commercial uses to the south, single detached and multi-unit residential development to the north and west and single detached residential uses to the east.

Plate 1, Existing Zoning & Location Map, indicates the location of the subject property as well as the existing zoning in the immediate vicinity.

Plate 2, Air Photo (2020), provides an aerial view of the subject lands as of the spring of 2020.

Plate 3, Conceptual Site Plan, shows the location of the proposed triplex, building setbacks, parking and access point as prepared by the applicant.

Plate 4, Front & Rear Elevations, shows the proposed front and rear elevations of the proposed triplex.

Plate 5, Rendering, is the colour rendering of the building façade as provided by the applicant.

## Comments

### 2020 Provincial Policy Statement

The PPS recognizes that the vitality of settlement areas is critical to the long-term economic prosperity of our communities and that development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

Section 1.1.3.1 of the PPS states that Settlement Areas will be the focus of growth and further, Section 1.3.3.2 directs that land use patterns within settlement areas shall be based on densities and a mix of land uses which, among other matters, efficiently use land and resources and are appropriate for, and efficiently use, infrastructure and public service facilities which are planned or advisable, and avoid the need for their unjustified and/or uneconomical expansion.

Further, Section 1.1.3.6 directs that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have compact form, mix of use and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.7.1 states that long-term economic prosperity should be supported by, among other matters, encouraging residential uses that respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce; and maintaining and enhancing the vitality and viability of downtowns and mainstreets.

### Official Plan

The subject property is located within the 'Central Business District' designation according to Schedule "I-1" Town of Ingersoll Land Use Plan in the Official Plan. The Central Business District reflects the existing land use patterns associated with the historical pedestrian shopping area along Thames Street, which is characterized by continuous, narrow, street-oriented buildings. Additional lands along Charles Street, King Street and Oxford Street are included to accommodate considerable growth through redevelopment or conversion of use while maintaining a pedestrian environment.

The Central Business District is intended to be the most intensive, functionally diverse business, cultural and administrative centre in the Town. Therefore, within the Central Business District, the full range of commercial, office, administrative, cultural, entertainment, recreation, institutional, open space and multiple residential uses are permitted.

Residential units on levels above the grade level are permitted within any non-residential use.

Medium and High Density Residential development in accordance with the policies of Sections 9.2.5 and 9.2.6 are permitted in the Central Business District with or without a commercial component to take advantage of the wide range of social and commercial services in the Central Area. Redevelopment for Medium or High Density Residential uses in the Central Business District will be permitted to a maximum net residential density of 130 units/ha (53 units/ac.).

Notwithstanding the foregoing, to maintain a continuous commercial presence along Thames Street within the CBD, the policies in 9.3.2.3.1 [CENTRAL BUSINESS DISTRICT] direct that free standing residential development without a commercial component is not permitted immediately adjacent to Thames Street within the Central Business District.

Further, Section 9.3.1 [STRATEGIC APPROACH] directs that a strategic aim of Town Council and County Council is to promote Ingersoll's Central Area as the heart of the community and as a people place in order to maintain its role as the focal point of the community for residents and businesses.

Similarly, Section 9.3.2.2.3 [RESIDENTIAL FUNCTION] states that an objective of the Central Area strategy is to increase the residential population living within and in the vicinity of the Central Area that will aid in supporting business and commercial activity in the downtown area as a result of their close proximity to these areas.

### Zoning By-law

The subject lands are currently zoned 'Special Central Commercial Zone (CC-6)' in the Town's Zoning By-law. The CC-6 zone permits a full range of commercial uses permitted in the CC zone including, but not limited to, retail stores, a business or professional establishment, an eating establishment and a medical centre.

The CC-6 Zone includes specific provisions requiring any parking areas to be a minimum of 1 m (3.3 ft.) from the northern and western property lines, provided a solid privacy fence and landscaped buffer are established within the required 1 m separation.

Section 10.2.2 of the By-law includes provisions that implement the policies of the Official Plan whereby residential uses are not permitted on the entire ground floor of any building, without a commercial component, for lands immediately adjacent to Thames Street within the CC Zone.

Through a review of the conceptual site plan provided by the applicant it appears the proposal maintains most of the relevant provisions of the CC zone relating to a multiple unit dwelling, with the exception of the interior side yard width along the northern lot line (1 m or 3.3 ft., versus the required 1.5 m or 4.92 ft.), the rear yard depth (5 m or 16.4 ft., versus the required 10 m or 32.8 ft.), amenity space per dwelling unit (16.5 m<sup>2</sup> or 1178 ft<sup>2</sup>, versus the required 40 m<sup>2</sup> or 430.6 ft<sup>2</sup>) and entrance width (4.25 m or 13.9 ft., versus the required 6.7 m or 22 ft.).

### Agency Comments

The Town of Ingersoll Engineer & Director of Operations advised that the owners must ensure that the construction, land grading and drainage design for the runoff from the property does not negatively impact the neighboring properties.

The Town of Ingersoll Chief Building Official noted that the required parking spaces per the Zoning By-law is 5 regular spaces and 1 Type A designated accessible parking space for a total of 6.

The County of Oxford Public Works Department noted that

1. The existing water service for the property is 20 mm. Applicant should review in conjunction with Building Code requirements for any potential upsizing required.
2. The existing sanitary lateral for the property is 100 mm. Applicant should review in conjunction with Building Code requirements for any potential upsizing required.
3. All upsizing referenced in items 1 and 2 would be at the cost of the applicant and to the satisfaction of County Operations.
4. County standard is one water meter per property. Therefore, servicing for all units for the building must be downstream of the water meter via internal plumbing, and the County will bill the property based on that meter.  
Additional meters for the units may be purchased and installed; however for billing purposes only the communal meter will be read.
5. A 3 m (9.8 ft.) road widening is required at time of site plan application.

The Town of Ingersoll Clerk noted that cash-in-lieu of parkland dedication will be required as a result of the proposed zone change for residential uses.

The Town of Ingersoll Fire Department and Town of Ingersoll Manager, Economic Development and Tourism indicated that they had no objections or concerns with the subject application.

#### Town of Ingersoll Council

Town of Ingersoll Council recommended support of the proposed Official Plan amendment and approved the proposed zoning by-law amendment 'in principle', at the Town's regular meeting of June 13, 2022.

### **Planning Analysis**

The Town and County have received applications to amend the Official Plan and the Town's Zoning By-law to facilitate the development of a triplex on the subject lands.

Staff are of the opinion that the proposed Official Plan amendment affecting the subject lands is consistent with Provincial Policy as it facilitates a mix and range of residential housing and also promotes intensification and the efficient use of municipal infrastructure within a designated settlement area. The proposal also ensures long-term economic prosperity by increasing housing options and supply, and encouraging residential uses that respond to dynamic market-based needs in an area that will support the vitality and viability of the Town's downtown area.

Planning staff are also of the opinion that the proposal meets the intent and purpose of the Central Business District policies of the Official Plan with respect to the built form (multiple unit dwelling), as the proposed development is generally consistent with the site design policies for multiple unit residential development. The proposed triplex falls within the medium density range as set out in the Official Plan at 59 units/ha (24 units/ac).

The proposed triplex will contain 3 units within a single building and will have the exterior appearance of being 2½ storeys above grade, with a partial storey below grade. This form of housing is envisioned within Medium Density Residential areas and the CBD designation in particular.

In Planning staff's opinion, the proposal provides a form of housing that is also compatible with, and complementary to, existing and planned abutting medium density housing to the north and west as well as low-density housing along the east side Thames Street North.

In regard to the special policy [Section 9.3.2.3.1] that restricts free standing residential development without a commercial component immediately along Thames Street within the Central Business District, this policy is intended to ensure a continuous commercial presence along Thames Street within the pedestrian predominant CBD area. The subject lands are at the northerly limit of the Central Business District area and surrounding uses in the vicinity are largely residential in character, and removed from the traditional pedestrian-oriented downtown commercial area that exists along Thames Street to the south.

Planning staff also acknowledge that challenges exist with the size of the subject property to provide ground floor commercial space as well as multiple residential units together with the required on-site parking. That said, the lands will still remain in the CBD designation, which will enable flexibility as the full range of commercial and business uses will be permitted as per the current designation and zoning of the lands. As detailed above, the applicant has indicated that the triplex design was chosen as it represents the best option to provide a multiple unit residential development on the property that is also compatible with existing development in the vicinity.

The subject lands also meet the locational criteria for the establishment of medium density residential development as set out in the Official Plan. The subject lands are located on Thames Street North, which is identified as an arterial road, and are in close proximity to shopping, recreation, and cultural facilities. Through the site plan approval process, opportunities to mitigate potential adverse effects on adjacent properties through appropriate buffering and screening may be addressed and it is also noted that no significant natural features exist on the subject lands.

Further, County Public Works confirmed that a traffic study would not be required to facilitate this development as the anticipated traffic generated from the proposed triplex will have minimal impact on Thames Street and surrounding properties. Further, the proposed triplex will provide parking in accordance with the requirements of the Town's Zoning By-law.

Agency comments were supportive of the proposed planning applications. It is noted that further review through the detailed design will take place through the site plan approval process, whereby issues such as stormwater management, grading, erosion control, fencing/buffering and access will be reviewed by staff.

## **Conclusions**

In light of the foregoing, Planning staff are satisfied that the proposed Official Plan amendment is consistent with the policies of the PPS and supports the strategic initiatives and objectives of the Official Plan, and can be given favourable consideration.

## **SIGNATURES**

---

### **Report Author:**

Original Signed By

Ron Versteegen, MCIP, RPP  
Senior Planner

### **Departmental Approval:**

Original Signed By

Gordon K. Hough, RPP  
Director of Community Planning

### **Approved for submission:**

Original Signed By

Michael Duben, B.A., LL.B.  
Chief Administrative Officer

## **ATTACHMENTS**

---

- Attachment 1 - Plate 1, Existing Zoning & Location Map
- Attachment 2 - Plate 2, Air Photo (2020)
- Attachment 3 - Plate 3, Conceptual Site Plan
- Attachment 4 - Plate 4, Front & Rear Elevations
- Attachment 5 - Plate 5, Rendering
- Attachment 6 - Correspondence Received
- Attachment 7 - Official Plan Amendment No. 276