



Planning Report

To: Municipality of Arran-Elderslie Council

From: Daniel Kingsbury, Senior Planner

Date: July 11, 2022

Re: Zoning Bylaw Amendment - Z-2022-064 (Paisley Inn)

Recommendation:

That Planning Report for Zoning Bylaw Amendment (Z-2022-064) be received for information; and

That staff provide a report regarding the public meeting and a recommendation regarding the application at a subsequent meeting.

Summary:

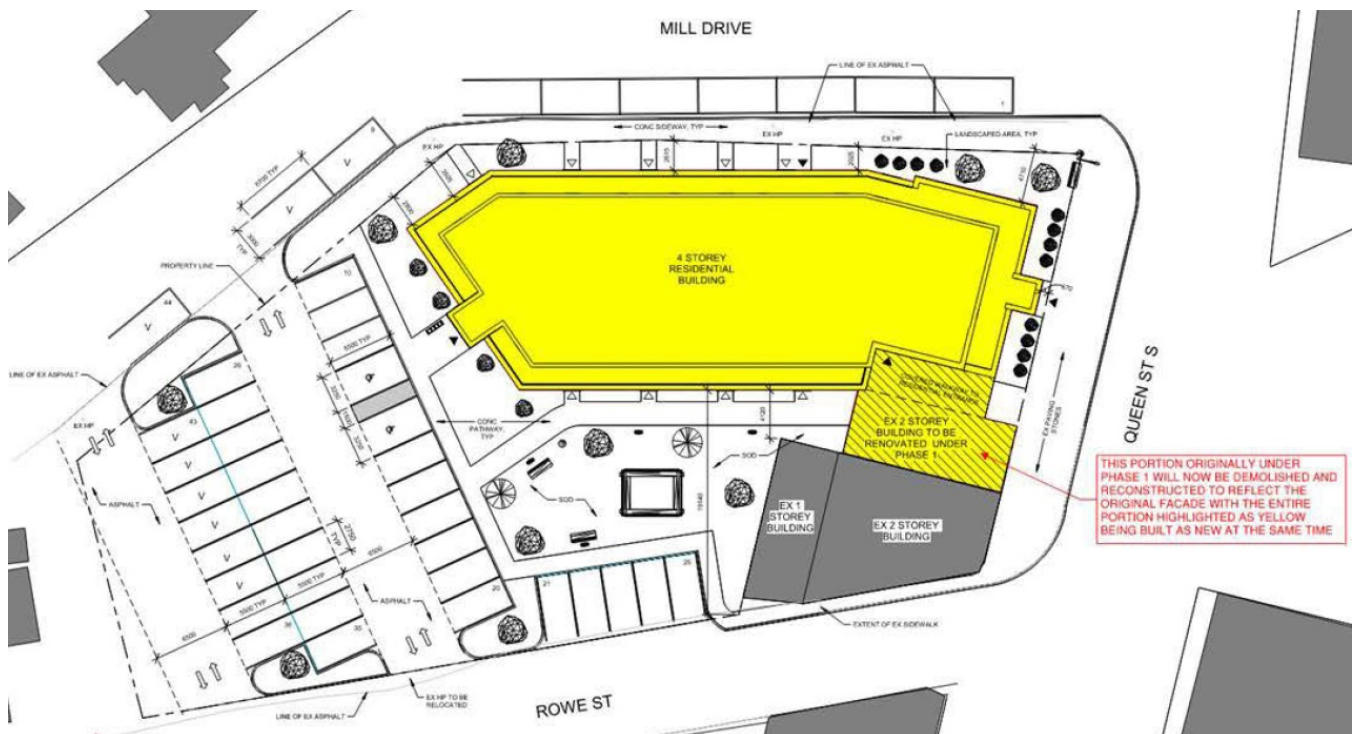
The application proposes an amendment to the Municipality's Zoning By-Law to permit a 13.7 metre building as well as to permit more than 50% of the ground floor area to be used for residential space. If approved, the amendment will allow for a new commercial and residential four-storey structure that will include 35 apartment and townhouse units at 604 Queen Street South in Paisley.

Planning staff intend on making a recommendation on the proposed amendment at a later date after agency comments have been received, most notably from the Saugeen Valley Conservation Authority and Bruce County Transportation & Environmental Services. The proposed development also needs to address the Municipality's Official Plan which limits residential density to 48 units per hectare as outlined in further detail in the report.

Airphoto



Site Plan



Existing Site Conditions



Conceptual Image (fronting Queen Street)



Planning Analysis:

The following section provides an overview of the planning considerations that were factored into the staff recommendation for this application, including relevant agency comments (attached), and planning policy sections.

Overview

The lands are the former location of Paisley Inn, which was demolished in 2021. A small section of the original building remains on the site. This section is proposed to be demolished and reconstructed. The original building was constructed in 1863 and featured many additions over the subsequent decades. The property and former building were a prominent landmark within Paisley.

The proponent is proposing to a four-storey mixed-use commercial and residential building in place of the former Paisley Inn. The front portion of the building (fronting Queen Street South) is proposed to contain two commercial units with a total floor area of the 166 square metres. The Municipality’s Zoning Bylaw restricts residential uses within the Commercial Business District ‘C1’ zone to not exceed 50% of the ground floor area. The proposed development would exceed this provision of the Zoning Bylaw. The proponent is seeking to permit an increased residential floor area through a site-specific zoning provision.

The proposed building is 13.7 metres (4 storeys). The Municipality’s Zoning Bylaw permits buildings up to 10 metres in height (3 storeys) within the C1 zone. The site-specific amendment is seeking to address this deficiency.

The building is proposed to have 35 townhome and apartment units as well as amenity space as outline below:

First Floor	9 - two storey townhome units, amenity space
Second Floor	3 - studio suites and 2 - two bedroom units
Third Floor	10 - one bedroom units, 2 - two bedroom units and 3 studio suites
Fourth Floor	5 - two bedroom units

Housing

Paisley is designated by County Official Plan as a primary Urban Community, where a majority of the Municipality's anticipated growth is expected to occur. As growth centre within the County, Paisley requires a range of housing forms and tenure types to provide housing for residents of all ages and socio-economic backgrounds.

The Municipality's Official Plan outlines further goals and objectives to support a wide range of housing types and forms, including establishing a target of 30% for all new residential development to be in the form of medium density. A 30% target for all new residential development is to be rental.

The proposed development consisting of 35 apartment units contributes to the Municipality's goal of increasing housing density. Likewise, it is understood that the units are intended to be rental units, contributing to the Municipality's 30% target for this form of tenure.

Efficient use of Lands and Resources

A primary objective of the Municipality's Official Plan is to ensure the wise use of land, promote efficient development patterns and minimize impacts to natural resources. Likewise, it is important to consider the sustainability of infrastructure to minimize impacts to future generations who will have to maintain and replace what is built today.

The lands are within Paisley's Central Business District which has policies that encourage intensification to create a compact downtown core. The proposed development will utilize existing infrastructure, thereby permitting additional residential units to be constructed without the need for significant infrastructure upgrades.

Compatibility

The lands are designated as Central Business District (CBD) by the Municipality's Official Plan. The CBD policies encourage mixed commercial-residential uses. Higher forms of residential density are encouraged subject to the following criteria:

1. The development shall be compatible with existing land uses in the immediate area and the general built form of surrounding buildings;
2. Adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles shall be required;
3. Adequate buffering from abutting uses shall be provided;
4. Suitable landscaping, lot grading, and storm water management/drainage shall be provided;
5. Suitable on-site open space shall be provided in relation to the size and nature of the development;
6. Water supply and sewage disposal services shall be provided in accordance with Section 5.4.1.

Abutting land uses are predominantly commercial, as well as low density residential to the west. The proposal is generally compatible with the existing land uses in the immediate

area, which are comprised of building that contain ground floor commercial uses with residential units above and behind. The proposed building has been designed to be aligned with the character of Paisley's historic downtown, including the use of red brick cladding.

The four-storey building is of a similar height to the historic Paisley Inn which previously stood on the site. The height is also similar to the former Paisley Town Hall situated across the street. The fourth storey of the building is stepped back from the face of the building in order to provide a terrace around the perimeter of the top floor. This will have the effect of creating a lower building profile from a street view perspective.

The proposed building is setback 35 metres to the closest low-density residential use. The space between the building and nearby residential dwelling is to be used for parking. Additional landscaping and screening can be implemented through the site plan control process, which the development will be subject to.

There are 46 parking spaces proposed, including 9 visitor spaces and two barrier free spaces, at the rear of the building. Access is proposed from Mill Drive and Rowe Street.

The proposed building is generally well buffered from abutting land uses by the local road network which surrounds the site on three sides. The building overlooks the Teeswater River to the north where many of the apartment and townhome units face.

Stormwater runoff is anticipated to increase as a result of the increase in impervious surface area on the site. The Functional Servicing Brief completed in support of this application proposes a number of potential measures to regulate stormwater quantity, including flow control and temporary onsite stormwater storage measures as well as Low Impact Design (LID) features. Stormwater quality is proposed to be regulated by a submerged outlet, to allow for oil to be skimmed off and pumped out. The stormwater is proposed to be discharged into the Teeswater River through existing municipal infrastructure. The Saugeen Valley Conservation Authority has yet to provide comments on the proposed Stormwater Management approach. Planning staff will bring the proposed amendment back to Council at a subsequent meeting for a decision once SVCA comments have been received.

Open space is to be provided to residents of the building by a small ground oriented parkette on the site as well as by the roof top terrace.

The Functional Servicing Brief concluded that existing water and sanitary sewer infrastructure is available and assumed to be adequately sized to accommodate the proposed development. The Functional Servicing Brief has recommended that further clarification be obtained from Municipal Staff regarding servicing capacity within this area of Paisley. Preliminary indications from the Public Works Manager suggests that there is likely sufficient capacity, however, the state of the underground infrastructure is not well known. The Functional Servicing Brief suggests that a CCTV inspection of existing infrastructure may be necessary to determine the condition of the underground infrastructure in the area.

Density

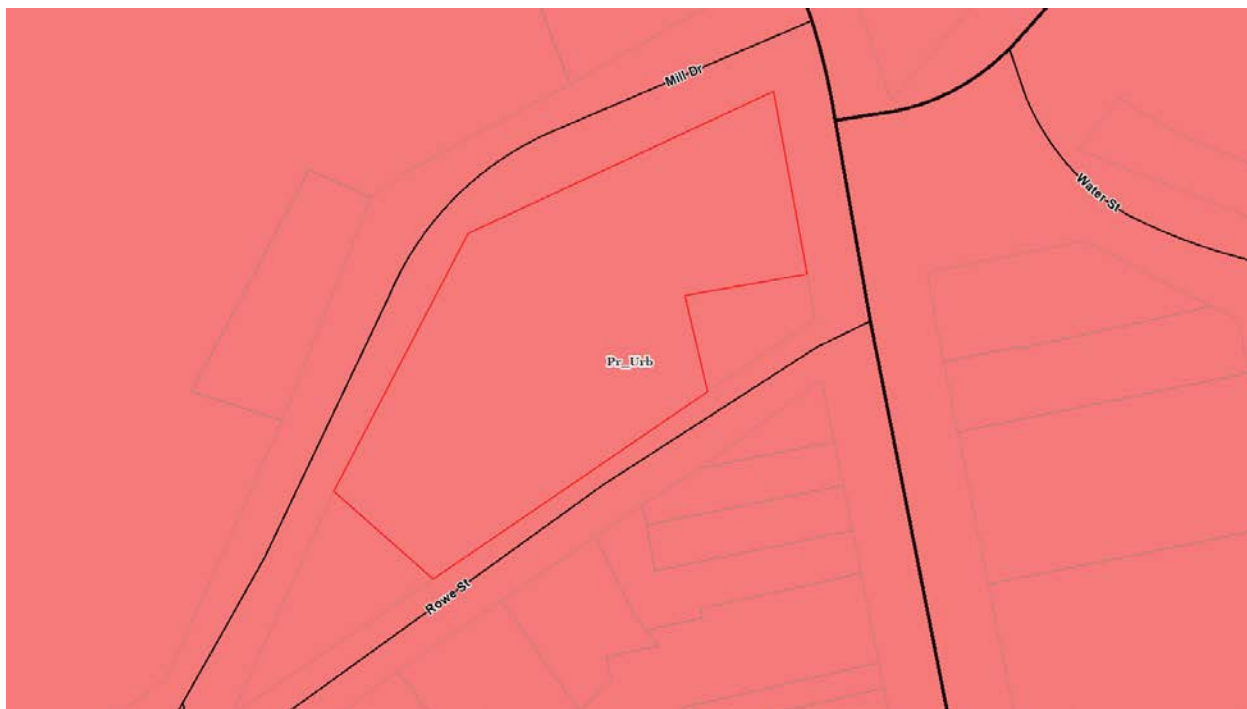
The proposed development achieves a density of 116 units per hectare, which is generally considered to a form of high-density development. The Municipality's Official Plan is restrictive in regards to density by limiting residential development to 48 units per hectares (Section Section 3.1.7a).

Ultimately the proposed amendment will need to conform to the Municipality's Official Plan to be approved. This can be facilitated through a site-specific amendment or a broader planning exercise that modify this policy across the municipality. Planning staff intend on providing an update to Council on this particular policy at future meeting after further discussions with Municipal staff and the proponent.

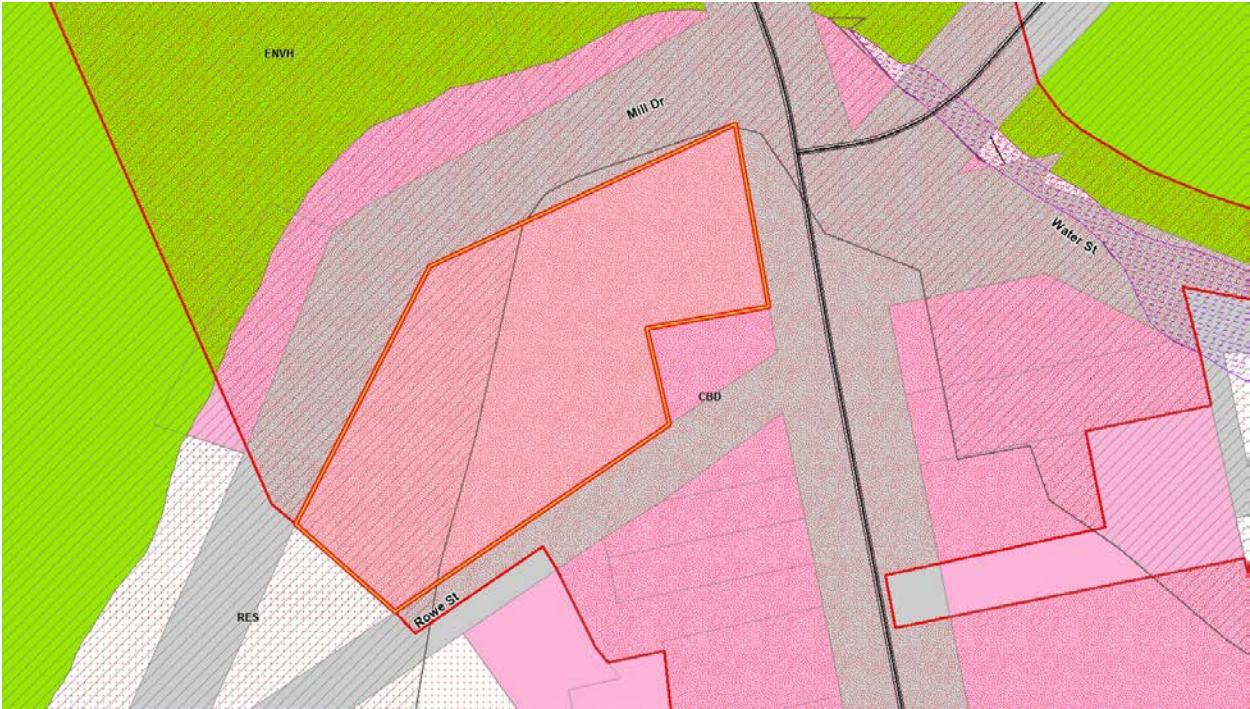
Appendices

- County Official Plan Map
- Local Official Plan Map
- Local Zoning Map
- List of Supporting Documents and Studies
- Public Notice

County Official Plan Map (Designated Primary Urban)



Local Official Plan Map (Designated Central Business District)



Local Zoning Map (Zoned Central Business District 'C1')



Supporting Studies

- Planning Report - May, 2022 (Cuesta Planning)
- Functional Servicing Brief - May, 2022 (GSS Engineering)



County of Bruce
Planning & Development Department
268 Berford Street
Warton ON N0H 2T0
brucecounty.on.ca
226-909-5515



June 21, 2022

File Number(s): Z-2022-064

Public Meeting Notice

You're invited:

Public Meeting

to consider Zoning Bylaw Amendment Z-2022-064

July 11, 2022 at 9:30 a.m.

A change is proposed in your neighbourhood: The application proposes an amendment to the Zoning By-Law to modify the building height to permit a 13.7 metre building and to permit more than one apartment within a commercial building. If approved, the rezoning will allow for a new commercial and residential four-storey structure that will include 35 apartment and townhouse units



Learn more

You can view limited information about the application at <https://brucecounty.on.ca/living/land-use>. Additional information, including the supporting materials, can be provided upon request by e-mailing BCPLWI@brucecounty.on.ca or calling 226-909-5515. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday).

The Planner on the file is: Daniel Kingsbury

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after July 4, 2022 may not be included in the Planning report but will be considered if received prior to a decision being made, and included in the official record on file.

Before the meeting: You can submit comments by email BCPLWI@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to the Committee for its consideration.

How to access the public meeting

The public meeting will be held in both electronic format via teleconference and in-person at the Municipal Office.

For information on how to participate in the public meeting, please visit the municipal website at www.arran-elderslie.com under "Municipal Services" then "Zoning and Planning"

Please contact Christine Fraser McDonald at the Municipality deputyclerk@arran-elderslie.ca or 519-363-3039 ext 101, if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Municipality of Arran-Elderslie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.