

# MEMORANDUM

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**DATE:** NOVEMBER 1, 2023

**TO:** TOWNSHIP OF EDWARDSBURGH CARDINAL – COMMITTEE OF THE WHOLE -  
COMMUNITY DEVELOPMENT

**FROM:** NOVATECH

**RE:** 2073 DUNDAS STREET, CARDINAL ON – ZONING BY-LAW AMENDMENT

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## Background & Applicant's Proposal

A Zoning By-law amendment application has been received for a property located in Lot 256 of Plan 25, known locally as 2073 Dundas Street in the Village of Cardinal. The application proposes to rezone the lands to permit one residential unit on the ground floor of an existing mixed use commercial building.

The subject property is located within the community core area of the Village of Cardinal. The property is a corner lot that has an area of approximately 232 m<sup>2</sup> with approximately 8 m of frontage Dundas Street and 29 m of frontage on Henry Street. The property is presently developed with a mixed use two storey building facing Dundas Street. The building includes unoccupied ground floor commercial space and one residential dwelling unit within the upper storey of the building. Surrounding uses include residential and commercial uses within the core of the Village of Cardinal. The Galop Canal is approximately 200 m north, and the St. Lawrence River is approximately 200 m south of the property.

The subject property is designated Urban Settlement Area in the United Counties of Leeds and Grenville's Official Plan. Within the Township's Official Plan the property is designated as Settlement Policy Area. The property is zoned Main Street Commercial (MC) in the Township's Zoning By-law 2022-37.

This zoning by-law amendment application proposes to rezone the property from Main Street Commercial (MC) to Main Street Commercial – Special Exception (MC-x) to permit a residential unit on the ground floor of the existing mixed use commercial building. The owner is proposing to create one residential unit on the ground floor while maintaining approximately 54 m<sup>2</sup> of ground floor commercial space. Parking for the additional unit will be provided at a nearby property approximately 50 m from the subject site located at 2084 Dundas Street. A parking agreement has been provided to demonstrate this parking arrangement between the two owners. There are no additions proposed to the existing building as a result of the proposed conversion of the ground floor.

## Planning Discussion

The proposed zoning by-law amendment application has been reviewed against the following planning policy documents:

## 2020 Provincial Policy Statement (PPS)

The PPS has specific policies regarding settlement areas stating that they should be the focus of growth and development (Section 1.1.3.1). The PPS encourages development to efficiently use existing infrastructure, encourages opportunities for intensification and providing a range of housing options (Section 1.1.3.2 & 1.1.3.3). The PPS also states that planning authorities shall provide for an appropriate range of housing options and densities to meet projected market-based and affordable housing needs of current and future residents by permitting and facilitating all housing options and all types of residential intensification (Section 1.4.3b)). The PPS also states that the long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets (Section 1.7.). The proposed zoning by-law amendment meets the intent of the PPS as the application proposes residential intensification within an existing building while maintaining commercial space of the Village's community core.

## United Counties of Leeds & Grenville Official Plan

The subject property is designated as Urban Settlement Area on Schedule A of the United Counties Official Plan. Similar to the PPS, the Counties' Plan encourages growth and development to be directed towards settlement areas including intensification and redevelopment within historic downtowns (Section 1.1.5.10 & 2.3.1). Within settlement areas, historic downtowns and main streets areas should be maintained and/or enhanced through development that is compatible with the existing character of these areas and mixed-use development is encouraged (Section 2.3.2 f)). The proposed zoning by-law amendment is found to meet the intent of the Counties Official Plan as it will allow for the creation of one additional dwelling unit within the community core area of the Village of Cardinal.

## Township of Edwardsburgh Cardinal Official Plan

The subject property is designated as Settlement Policy Area on Schedule A of the Township of Edwardsburgh Cardinal's Official Plan. This designation allows for a mix of uses and encourages higher density residential uses. The subject property is identified as being location within a community core area of the Village of Cardinal. Official Plan policies support the preservation and adaptive re-use of historic building while encouraging appropriate intensification (Section 3.1.4.1). A mix of commercial and medium and high-density residential uses are also permitted within the community core area (Section 3.1.4.2). The proposed zoning by-law amendment is found to meet the intent of the Township's Official Plan as it will permit an additional residential units within an existing building while maintaining commercial space along one of the Village's main streets.

## Township of Edwardsburgh Cardinal Zoning By-law 2022-37

The subject property is zoned Main Street Commercial (MC) on Schedule B of the Township's Zoning By-law. The MC zone permits apartment units in the upper storey of a non-residential building. A zoning by-law amendment is required to permit the proposed residential unit on the main floor of the building. The applicant is proposing one residential unit on the main floor of the existing building while maintaining approximately 54 m<sup>2</sup> of commercial space fronting onto Dundas Street.

The Zoning By-law requires a minimum of one parking space per dwelling unit (Section 3.14.10.1) and requires a minimum of 3 parking spaces for the proposed 54 m<sup>2</sup> of commercial space. It is understood that one parking space can be accommodated on site and a parking agreement for the

other required 4 spaces has been provided to demonstrate the remaining parking spaces can be accommodated at 2083 Dundas Street. This parking arrangement is permitted by the Township's Zoning By-law (Section 3.14.10.2).

A draft by-law has been prepared to rezone the entire subject property to Main Street Commercial – Special Exception 2 (MC-2) to permit one apartment dwelling on the first floor subject to providing a minimum commercial floor area of 50 m<sup>2</sup> on the first floor. This provision is proposed to ensure the building maintains a portion the existing commercial space facing Dundas Street. Preserving commercial spaces of existing buildings is important to maintaining the vitality, character and a mix of uses within Cardinal's core area.

### Public & Agency Comments

No oral or written comments were received from the public or circulated agencies at the time of writing this report.

### **Recommendation**

It is our opinion that the proposed Zoning By-law amendment is consistent with the 2020 Provincial Policy Statement and conforms to both the United Counties of Leeds and Grenville and the Township of Edwardsburgh Cardinal's Official Plans. The Township's Official Plan encourages intensification within settlement areas and allows a mix of uses including commercial and residential development within the community core area of Cardinal. A Zoning By-law amendment has been drafted to create a Special Exception to the Main Street Commercial zone (MC-2) to permit one apartment dwelling on the ground floor while maintaining a minimum commercial floor area.

Sincerely,

**NOVATECH**

**Prepared By:**



Jordan Jackson, MCIP, RPP  
Project Planner