

July 18, 2023

Township of Edwardsburgh Cardinal
18 Centre Street
Spencerville, ON.
K0E 1X0

**RE: Application for Zoning By-Law Amendment
2073 Dundas Street
Edwardsburgh/Cardinal
Applicant: 2733521 Ontario Inc.**

ZanderPlan has been retained by the applicant to assist with a Zoning By-Law Amendment for the property located at 2073 Dundas Street in the Settlement Area of Cardinal in the Township of Edwardsburgh/Cardinal. The property is rectangular in shape with an existing 88.2 sq.m building located closest to Dundas Street. The lot currently has room for 1 parking space along Henry Street, and utilizes an additional lot located 56 m down Dundas Street for off-site parking. The property owner is seeking a Zoning By-Law Amendment to transition the interior of the building into a mixed use building offering 1 residential unit and 1 commercial unit on the ground floor and one large residential unit on the second floor. The lot resides within the Urban Settlement Area of the UCLG Official Plan, and within the Settlement Policy Area of the Edwardsburgh/Cardinal Official Plan, which permits the use of residential units on the ground floor. The Edwardsburgh/Cardinal Main Street Commercial zone (MC) does not permit ground floor residential, requiring a Zoning By-Law Amendment for a site specific Main Street Commercial zone (MC-x).

SITE LOCATION

The subject property is located at the corner of Dundas Street and Henry Street in the Urban Settlement Area of Cardinal in the Township of Edwardsburgh/Cardinal. The total property is approximately 232 sq.m in size with the existing building located approximately 1 metre from the front and exterior side yards along Dundas Street and Henry Street. The property maintains 8 metres of frontage onto Dundas and has a depth of 29m also fronting to Henry Street (Figure 1). A single parking space is accessible from Henry Street and resides along the fenced-in rear yard. An additional lot located 56 metres down Dundas Street is also used for off-property parking in addition to on street parking along both Henry and Dundas Streets. The neighbouring lots consist of a mix of smaller commercial buildings as well as mixed density residential. A majority of the homes along Henry Street consist of single detached dwellings, where Dundas Street appears to have a mix of semi-detached and smaller style apartments in addition to mixed use and

commercial buildings. The St. Lawrence River is located approximately 200 metres away down Henry Street, providing different views and open space to the community.



Figure 1. Aerial Image of Subject Site

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS, 2020), created under the authority of Section 3 of the *Planning Act*, identifies matters of Provincial interest which must be considered when planning applications are filed in Ontario. Approval authorities are required to ensure that decisions on planning matters are consistent with these policies.

The existing development of the lot is consistent with **Section 1.0** Building Strong Healthy Communities, as it represents a variety of intensification within an existing building thereby efficiently using land and the existing infrastructure networks. It will contribute to the local area by providing housing and commercial opportunities while promoting efficient development and land use patterns to match the surrounding built environment and support the financial well-

being of the Township (Sec. 1.1.1a) and contribute to the range and mix of available housing options (Sec. 1.1.1b). No additional development is required through this request, ensuring no adverse effects on the environment or public health and safety (Sec. 1.1.1c). The proposal will not affect any of the settlement boundaries or prevent further expansion of these boundaries (Sec. 1.1.1d). The existing building and lot front onto Dundas Street and Henry Street, both Township Road's with connectivity to major corridors in and out of the urban area providing intensification within a transit-supportive area (Sec. 1.1.1e). By permitting the mix of residential units and commercial within this particular area of Cardinal improves the accessibility of the land and surrounding. It will allow persons with disabilities or elderly to fully participate and engage, as it places most necessities within close proximity to ground floor living corridors (Sec. 1.1.1f). The proximity also increases walkability, preparing for impacts of climate change (Sec. 1.1.1i). Ultimately the request to allow residential and commercial units within the existing buildings first and second floor will help build a healthy, liveable and safe community.

Section 1.1.3 speaks to Settlement Areas and the focus on growth and development relying on vitality and regeneration of the communities for long-term economic growth. The current land use and building stock will efficiently use land and resources (Sec. 1.1.3.2a) and will continue to maintain proper infrastructure and servicing to the site (Sec.1.1.3.2b). The site will provide a variety of living accommodations for the community as well as commercial opportunities creating an intensified mixed community, aiding in minimizing the effects of climate change and urban sprawl (Sec. 1.1.3.2d). The site falls within an area that can promote active transportation as amenities are close by and accessible by sidewalks (Sec. 1.1.3.2.e). Additionally, the site falls closely along many County Roads (2 and 22), making it easily accessible for future transit plans (Sec. 1.1.3.2f).

Section 1.2.6 speaks to Land Use Compatibility, noting that *"Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects"*. The existing development and proposed use of the site requiring an amendment to the Zoning By-Law does not meet the definition of a major facility as defined by the Provincial Policy Statement as there are no adverse effects expected from contaminant discharges, noise, odour, or other public health risks from the proposed use of the existing lot and building (Sec. 1.2.6). Further, the subject property is not located in proximity to any major facilities that would result in a conflict with the following request.

Section 1.4 speaks to housing and providing an appropriate range and mix of housing options and densities. The proposed development will offer residential units to meet the social, health, economic and well being requirements of future residents (Sec. 1.4.3b). The subject site will also ensure the appropriate levels of infrastructure and servicing are continued to be available to the site (Sec.1.4.3c). As mentioned, the subject site falls within the Settlement Area, that is

supported by active transportation through the access of sidewalks and close proximity to amenities and open space areas (Sec. 1.4.3d).

Section 1.6.6 of the PPS speaks to sewage, water and stormwater. Municipal sewage and water services is the preferred form of servicing within Settlement Areas. There are existing connections on site, requiring no additional costly expansions to the Township's existing infrastructure, ensuring feasibility is financially viable over the lifecycle.

Section 1.6.7 of the PPS speaks to transportation systems, noting connectivity among transportation systems should be maintained. The development and lot already front onto an existing road, where no foreseen implications shall arise due to the proposed and existing use of the lot. The area shall continue to facilitate the movement of people and goods in a safe and energy efficient manner.

Section 1.7.1 of the PPS speaks to long-term economic prosperity. The proposed use of the lot will optimize the long-term availability and use of land, resources, infrastructure and public service facilities through the intensification and mixed use opportunities proposed within the existing structure. In addition to promoting opportunities for economic development and the encouragement of residential uses. The proposed development will minimize the negative impacts from a changing climate and respond to market-based needs by providing residential and commercial units and utilize existing available servicing and infrastructure.

Section 2.1 of the PPS speaks to Natural Heritage requiring natural features and areas to be protected for the long term (Sec. 2.1.1) and the diversity and connectivity of natural features shall be maintained, restored, or where possible improved (Sec. 2.1.2). There are no natural heritage features identified on or surrounding the existing lot.

Section 2.2 of the PPS speaks to water. No significant water resource areas are identified on or surrounding the lot. The site will continue to be serviced with existing municipal water services.

Section 2.3 speaks to agriculture. The subject property is within a Settlement Area with no identified agricultural lands identified.

Section 2.4 of the PPS speaks to minerals and petroleum. The subject site does not contain any known significant minerals and petroleum resources that need to be preserved.

Section 2.5 speaks to mineral aggregate resources; there are no known mineral aggregate resources on or within close proximity to the subject site.

Section 2.6 of the PPS speaks to cultural heritage and archaeology; there are no known cultural heritage or archaeological resources on or within close proximity to the subject site.

Section 3 of the PPS speaks to protecting public health and safety. The subject site does not contain any natural hazards. At this time there are no other known public health and safety hazards identified on the property or man-made hazards pursuant to the policies of Section 3.2.

Overall, the proposed amendment to allow commercial and residential uses on the ground floor of the existing building is consistent with the policies in the 2020 Provincial Policy Statement.

UNITED COUNTIES OF LEEDS AND GRENVILLE OFFICIAL PLAN, 2016

The United Counties of Leeds and Grenville Official Plan establishes the goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural environments of the Counties. The subject property resides within the Urban Settlement of Cardinal in the Township of Edwardsburgh/Cardinal found on Schedule A of the Leeds and Grenville Official Plan.

Section 2.3.2 speaks specifically to Urban Settlement Areas and their function as the primary centre for growth, development and urban activities. The policies of the Urban Settlement Area are in place to promote growth and accommodates a broad range of uses. The proposed re-development of the lot intends to provide intensification within the existing building while continuing to utilize the existing municipal servicing and infrastructure in place. The proposed will create both commercial and residential opportunities within one building contributing to mixed-use development along accessible pedestrian oriented streetscapes, which is encouraged. Due to the already developed nature of the lot and a majority of re-development consisting inside the building, the exterior aesthetic of the Dundas streetscape will be preserved, while minimizing any public health and safety concerns.

Section 2.4.1 speaks to intensification, creating efficient and cost-effective development without the need for expansion of the settlement area boundaries. The proposed use of the lot will create opportunities for additional housing while continuing to offer commercial space within the existing building that is appropriate in size for the area. Appropriate locations for intensification are considered, *"small scale intensification through modifications to an existing dwelling to include a second unit"*, which is the intended purpose of the proposed.

Section 2.7 speaks to the supply of land for housing where local municipalities are encouraged to provide an appropriate range of housing types and densities to meet the projected requirements of current and future residents. The proposed re-development within the existing

building will offer both commercial and residential units on the ground floor opening the options for accessible housing for the aging or physically disabled population of Cardinal.

Section 6.0 speaks to transportation, infrastructure and servicing where the subject property is located in an area with established transportation systems and support active transportation through the use of sidewalks. Municipal sewage and water services are already in place and fiscally viable over their life cycle. Due to the already developed and built-up community, effective, efficient and sustainable infrastructure is already in place to support the proposed mixed use building within the Main Street Area of Cardinal.

The proposed re-development inside of the existing building at the corner of Dundas Street and Henry Street complies with and is supported by the United Counties of Leeds and Grenville Official Plan.

TOWNSHIP OF EDWARDSBURGH CARDINAL OFFICIAL PLAN, 2020

The Township of Edwardsburgh Cardinal Official Plan sets forth a framework to guide land use decision for the next 20 years. It puts an emphasis on growth and development while reflecting on community values and protecting the health of residents to ensure an economically and environmentally sustainable community. The subject property resides within the Settlement Policy Area on Schedule A of the Official Plan.

Section 3.1 speaks to the Settlement Policy Area with the overall goal to create sustainable mixed-use communities while maintaining the local character of each Village and Hamlet within the Township. The proposed use of the existing building complies with the objectives of the Settlement Policy Area as the proposed use will enhance the existing residential uses and create a new form of medium density residential while enhancing and protecting the business/commercial aspect of the building. The commercial unit will encourage street related retail aiding in recreation and tourism dependent upon the commercial business. Lastly, the location of the building residing on Dundas Street promotes pedestrian and cycling circulation throughout the Main Street area of Cardinal.

Section 3.1.3 speaks to the specific residential development policies which are in place to provide an adequate supply and range of low to high density housing types. Although the subject property isn't specifically identified as a sole residential development, the addition of the residential unit on the ground floor provides an affordable and accessible residential unit in a neighbourhood that is appropriate and offers safe and accessible transportation routes, ultimately complying with the residential development policies of the Official Plan.

Section 3.1.5 speaks to commercial development policies where the main objective is to permit a mix range of commercial uses providing local employment opportunities that are compatible with the neighbourhood and can be appropriately serve. The continued use and redevelopment of the commercial unit in the existing building will provide the commercial aspect within the Main Street area. As is, the commercial unit is currently under-utilized where the proposed adjustment in commercial size to accommodate ground floor residential will help utilize the building to its full potential.

Section 6.2.1 speaks to additional residential units as an efficient means of increasing the supply of housing. The proposed additional residential unit on the first floor will offer new affordable and accessible housing within the existing mixed use building.

Section 6.8 speaks to development criteria where due to the existing developed state of the lot and no additional need for exterior development, the building and proposed use will continue to comply with the development criteria policies for the Official Plan.

Section 6.16 speaks to land use compatibility to minimize conflicts between incompatible land uses. There are no identified land uses surrounding the subject property that would cause conflict with the proposed use, as the proposed shall not inflict any conflict onto the existing built up area.

The proposed re-development and use of the existing building located at 2073 Dundas Street complies with the general objectives, goals and policies of the Edwardsburgh/ Cardinal Official Plan.

TOWNSHIP OF EDWARDSBURGH CARDINAL ZONING BY-LAW NO. 2022-37

The Township of the Edwardsburgh/ Cardinal Zoning By-Law outlines the permitted uses and provisions for specific zones throughout the Township. The subject property is zoned as Main Street Commercial (MC), where an exception is sought to permit the use of a ground floor residential units while providing off-site parking within 100m of the subject property.

Section 3.6 speaks to loading requirements as the building will contain a single commercial unit. Due to the small size of the commercial unit and the lot as a whole, a loading space shall not be required.

Section 3.14 speaks to parking, outlining the number of spaces required per use. As the proposed building will contain 2 residential units, the required parking is 1 space per dwelling unit, for a total of 2 required parking spaces for the residential portion. The proposed commercial unit's

use is unknown at this time, where required parking for a commercial use not defined is 1 space per 20m². The proposed commercial unit will encompass approximately 48.15m² of the building, requiring 2.4 (3) spaces. The total required spaces for the proposed uses are 5 parking spaces. The lot currently only has space for 1 parking spot, however additional parking is available on a separate lot (2084 Dundas Street), or on the on-street parking along Dundas Street.

Section 3.14.10 speaks to parking exceptions where uses located within the MC zone shall provide one parking space per dwelling, and required parking for non-residential uses shall be reduced by 50%. This reduces the required commercial parking from 2.4 to 1.2, requiring a total of 4 parking spots. Additionally, Section 3.14.10.2 speaks to parking spaces which can be provided on a separate lot within 100m. The lot currently directs additional parking to 2084 Dundas Street which is located approximately 56.5m from the subject property. At this time there is no official agreement in place, but this can be put in place as part of the application process.

Section 4.1 speaks to additional dwelling units as the owner is proposing to convert part of the ground floor space to accommodate a second dwelling unit. Although the building is considered commercial and currently a mixed use building, residential units are a permitted use above the ground floor. The proposed additional unit will share access and outdoor amenity space and will not enlarge or extend the principal dwelling. Complying with the zone provisions of the Zoning By-Law.

Section 7.1 speaks to the Main Street Commercial (MC) zone listing the permitted uses as:

- *apartment dwelling unit(s) in upper storey of a non-residential building*
- *antique shop*
- *bank*
- *catering establishment*
- *clinic*
- *commercial parking lot*
- *community service*
- *custom workshop*
- *day nursery*
- *existing automobile service station*
- *funeral home*
- *hotel*
- *instructional facility*
- *laundromat or dry cleaners*
- *microbrewery*
- *motel*
- *open market*
- *personal service*
- *place of assembly*
- *place of worship*
- *professional or business office*
- *recreational establishment*
- *retail store*
- *restaurant*
- *service outlet*
- *specialty food store*
- *veterinary clinic*

An exception to Section 7.1 is sought to permit the use of an apartment dwelling unit within the ground floor of the building in addition to the permitted upper storey residential unit.

Section 7.1.2 outlines the zone provisions for the Main Street Commercial zone. As the building is existing and the proposed use shall not affect or modify the exterior of the building all existing building setbacks will continue as is.

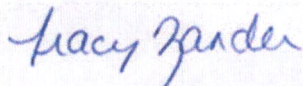
SUMMARY

The applicant is proposing to convert the existing building to offer both ground floor residential and commercial space in addition to a second-floor residential unit within the Village of Cardinal. The proposal will contribute to a compatible and cohesive neighbourhood with the surrounding properties which contain mixed density residential and commercial uses along Dundas Street and Henry Street. Permitting the proposed use of 2073 Dundas Street creates an opportunity for diverse intensification within a settlement area, while creating an accessible unit within a dense area of Cardinal. The requested uses of the subject property is consistent with the policies found in the Provincial Policy Statement (PPS) 2020, and meets the intent of the policies in the United Counties of Leeds and Grenville Official Plan and the Edwardsburgh/Cardinal Official Plan. The Zoning By-Law Amendment is requesting a site specific designation for the subject property, to permit the proposed commercial and residential unit on the ground floor of the building, ultimately benefiting the Counties and Township:

- An exception to Section 7.1 of the Edwardsburgh/Cardinal Zoning By-Law is required to permit the use of a single ground floor residential unit within the Main Street Commercial building.

Should you require any additional information in order to process this application, please don't hesitate to contact the undersigned.

All respectfully submitted by:



Tracy Zander, M.PI, MCIP, RPP