

MEMORANDUM

DATE: NOVEMBER 1, 2023

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

FROM: NOVATECH

RE: 2084 DUNDAS STREET, CARDINAL ON – ZONING BY-LAW AMENDMENT

Background & Applicant's Proposal

A Zoning By-law Amendment application has been received for a property located in Part Lot 312 & 313 of Plan 25, known locally as 2084 Dundas Street in the Village of Cardinal. The application proposes to rezone the property to a Main Street Commercial – Special Exception (MC-x) zone to permit residential units on the ground floor of the existing building.

The subject property is located within the community core of the Village of Cardinal as identified in the Township's Official Plan. The property is approximately 200 m south of Highway 2 and approximately 260 m north of the St. Lawrence River. The property is an irregular shaped corner lot that has an area of approximately 2,149.7 m² with approximately 18.6 m of frontage on Dundas Street and 75.9 m of frontage on Bridge Street. The property is presently developed with a three storey building facing Dundas Street extending back to a two-storey building addition along Bridge Street. It is understood that the entire building is used for residential purposes and contains a total of seven residential dwelling units. Six residential dwelling units are located within the three-storey portion of the building facing Dundas Street and one residential unit is located in the back two storey portion of the building. Surrounding uses include residential and commercial uses within the core of the Village of Cardinal.

The subject property is designated Urban Settlement Area by the United Counties of Leeds and Grenville Official Plan and is designated as Settlement Policy Area in the Township of Edwardsburgh Cardinal's Official Plan. The Township's Zoning By-law (2022-37) zones the property as Main Street Commercial (MC) and Residential Second Density (R2).

The applicants are proposing to convert the two-storey building portion along Bridge Street from one residential unit into four residential units, utilizing both the main and upper floors of the building. As a result of this conversion, a total of ten apartment units will be contained within the existing building. No building additions are proposed. The MC zone does not allow residential uses on the ground floor of a non-residential building and does not permit an entirely residential use building. The zoning by-law amendment application is necessary to allow for interior renovations to permit an additional three dwelling units within the existing building.

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 intensification within an existing building with no changes to the building's footprint which represents good land use planning and utilization of existing services within the downtown core of Cardinal.

United Counties of Leeds & Grenville Official Plan

The subject property is designated as Urban Settlement Area on Schedule A of the UCLG 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). Further, Section 2.4.1 of the Counties Plan encourages residential intensification within settlement areas. The proposed zoning by-law amendment will allow for intensification through the creation of additional residential units within existing building to accommodate additional housing options with 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 where appropriate. 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 buildings 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 additional residential units within an existing building and the proposed site is able to accommodate off-street parking facilities within Cardinal's community core.

The subject property is located adjacent to an existing railway spur line which runs through the Village of Cardinal. The application proposes internal renovations to accommodate additional residential units and no building additions are proposed. It is understood that the Township will be requesting that the site be subject to site plan control to provide new fencing adjacent to the railway spur.

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. It is understood that the property is currently used for entirely residential uses and is considered non-conforming as residential units exist on the main floor of the building. A zoning by-law amendment is required to permit additional residential units on the main floor of the building.

The Zoning By-law requires that a minimum of one parking space be provided per dwelling unit (Section 3.14.10.1). The Site Plan provided with the application demonstrates that the subject property has the ability to accommodate up to 17 parking spaces. Ten of the parking spaces will be required for the ten dwelling units and 4 spaces will be dedicated to providing required parking for 2073 Dundas Street. The applicant has provided a parking agreement to demonstrate that off-street parking requirements for 2073 Dundas Street, which is approximately 50m from the site, can be accommodated on the property. The proposed modifications to the building will be internal and will not affect the existing building setbacks as no additions are proposed.

A draft by-law has been prepared to rezone the entire subject property to Main Street Commercial – Special Exception 3 (MC-3) to permit an apartment dwelling as an additional permitted use. The proposed amendment would recognize the existing residential uses within building and would allow for the proposed conversion for three additional apartment units. Permitted uses of the MC zone would remain in effect to allow for future commercial and mixed-use opportunities on site.

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 medium to high density 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-3) to permit an apartment dwelling as an additional permitted use.

Sincerely,

NOVATECH

Prepared By:



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