



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Mayor and Members of Council
Andrea Fisher, Director of Legislative Services / Clerk

From: Victor Kloeze, Senior Planner
Sarah Kurtz, Student Planner

Date: February 24th, 2025

Re: Zoning By-Law Amendment Application GOD Z01-25

Part 1 RP 22R-7390 being part of Locust and Spruce Streets and all of Lots 1423 and 1436 and Part of Lots 1422, 1424, 1435 and 1437, Plan 467, in the Town of Goderich.

Owner: 13249514 Canada Inc.
Applicant: Baker Planning Group (Lexx Developments Corporation)
Municipal Address: 350 Bayfield Road

Recommendation

The proposed Zoning By-law amendment is consistent with the Provincial Planning Statement, and conforms to the Huron County Official Plan and the Town of Goderich Official Plan.

It is recommended that Town of Goderich Council:

1. Approve the proposed Zoning By-law amendment; and,
2. If there are no further public comments, pass a motion stating that they concur with the planning report regarding the effect of public and agency comments on the decision.

Purpose

The applicant's proposal is to develop the subject property as a six storey residential building with 63 dwelling units. To accommodate additional on-site parking for their anticipated tenant's needs, they are proposing a change to the previously approved special zone that would allow a taller building with a smaller footprint, with more surface parking. There would be an increase in parking from 1 parking space per unit to 1.14, and an increase of 1 unit to 63 units total.

The subject lands are designated Residential and are proposed to keep their current Residential High Density – Special Provisions (R3-6) zoning.

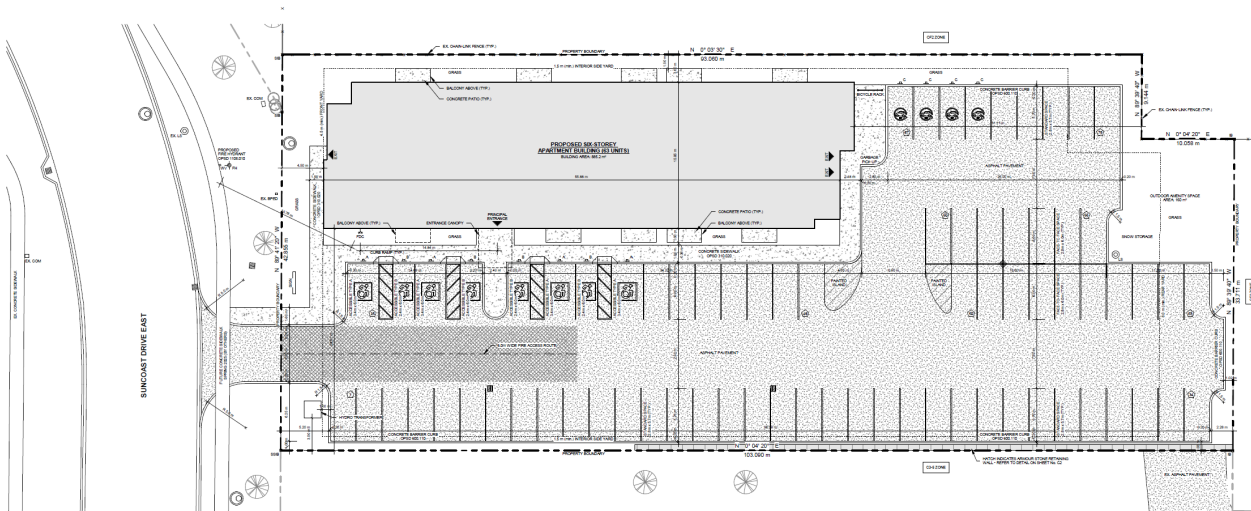
The current zoning and designation of the subject property are a result of a previous Zoning By-law Amendment and Official Plan Amendment application (OPA 14 & Z10-21) to permit a five storey multi-unit residential building with 1 parking space per unit. A related consent application (C01-24) has been approved to create the lot. The subject

property has since been sold to the current applicant for residential development and the owners wish to amend the special zone provisions.

Figure 1. 2020 Aerial photo, subject lands outlined in blue



Figure 2. Concept Site Plan



Review

Both the Provincial Policy Statement and County Official Plan direct fully serviced settlement areas, such as the Town of Goderich, to be the focus of growth and development, to provide opportunities for new residential development, and encourage efficient development patterns for continuing intensification.

The Goderich Official Plan recognizes the need for residential intensification where vacant or underutilized lots within previously developed areas are developed. The

proposed development further conforms to the residential goals within the Goderich Official Plan as outlined below:

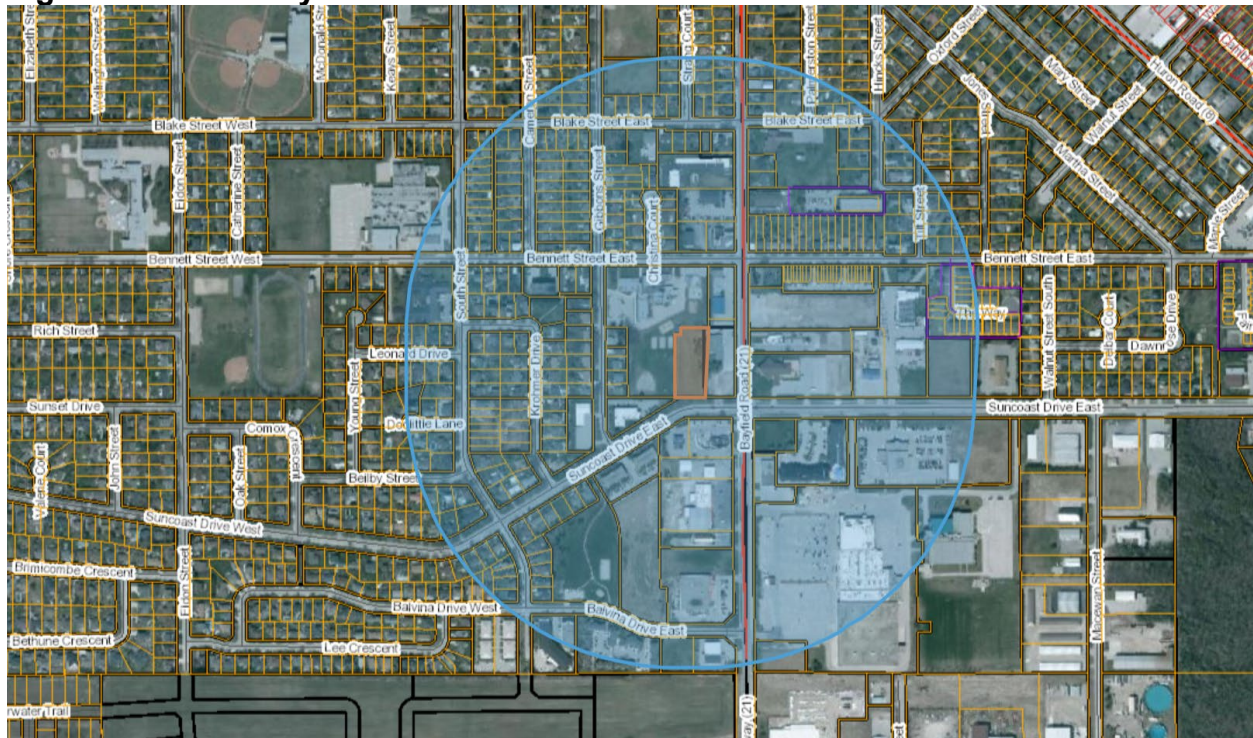
1. To provide a broad range of housing alternatives, to rent, own or lease, and that is provided in sufficient supply and variety in type and cost to meet the varying housing needs of the community,
2. To maintain stable, attractive, and healthy residential neighbourhoods,
3. To introduce and integrate medium density and high density housing into areas of the Downtown Core to create healthy, mixed use neighbourhoods,
4. To permit and facilitate residential intensification and direct this development to locations where land, infrastructure and service facilities are efficiently used, and the use of alternative transportation modes is supported,
5. To establish and implement an affordability target for the Town, to ensure an adequate amount of Goderich's housing stock is affordable for low to moderate income households, and
6. To encourage the integration of new residential development into established neighbourhoods through consideration of, and sensitivity to, the character, context and design of the surrounding area.

Housing Supply and Density

Housing supply has been identified as a key land-use planning issue. Broad support for increasing the supply of housing and the variety of housing types and tenures is provided in the Provincial Planning Statement, the County Official Plan and the Town's Official Plan. Each of these recommends the efficient use of land through the intensification of existing built up areas, particularly in walkable locations.

Figure 2, below, shows lands within 400 metres of the subject property, which is approximately a 5 minute walk. Amenities within this distance include parks, St. Mary's Catholic Elementary, Goderich District Collegiate Institute, the Suncoast Mall, the Maitland Recreation Centre, churches, restaurants, and other commercial properties. Additional amenities, such as Bannister Park, are available within a 10-minute walking distance.

Figure 2. Walkability



Design and Compatibility

The Town has adopted the Residential Intensification Guidelines to provide guidance on how development should integrate with existing neighbourhoods. It is important to note that compatibility does not require new development to be the same, in appearance or type, to existing buildings or uses.

Figure 3 below, shows the concept design of the proposed development in two provided exterior renderings.

Figure 3. Concept Exterior Renderings



The proposed development is a six storey residential building containing 63 dwelling units with a mix of 1 and 2-bedroom units and 1.14 parking spaces per unit. Amenity space is proposed to be a combination of at grade, rooftop, and interior common space.

The Town's Official Plan provides guidance for integrating high-density uses into existing residential areas. This guidance specifies that development will be designed in harmony with the scale and character of the surrounding area; that adequate

landscaping, parking and amenities will be provided to enhance the appearance and compatibility of the development with adjoining non-residential uses; and that direct access to arterial and collector roads exists or measures are taken to ensure that heavy volumes of traffic do not negatively impact residential streets.

The submitted Functional Servicing Report and Planning Justification Report speak to the proposed design functionality and compatibility. Further review will occur at the site plan stage for details such as snow storage, grading and drainage, entrance access, etc.

Special Provisions

There are two special provisions in the new site-specific zoning seeking relief from the R3 zone, requesting that:

- The maximum building height be 24 metres or 6 storeys to allow space for additional dwelling units and surface level parking, whereas the existing special provisions permit 19 metres or 5 storeys; and
- A maximum of 440 square metres (approximately 10 percent) of the required landscaped open space may be provided on the rooftop to allow for flexibility in the arrangement of open space, whereas Section 9.2.1.8 of the Goderich Zoning By-law requires a landscaped open space minimum of 30 percent.

Based on the materials submitted by the applicant (particularly the concept site plan and planning justification report), these provisions appear to be appropriate.

Conclusion

The proposed application represents an appropriate and more efficient use of the land and is consistent with the Provincial Planning Statement and conforms to the County and Town Official Plan.

Comments Received

No public comments have been received at the time of writing this report. There are no outstanding staff or agency concerns with the proposed zoning amendment. Additional comments may be received before or during the public meeting.

Effect of Public and Agency Comments

One comment letter has been received from Watson & Associates acting on behalf of the AMDSB. This letter indicates they see minimal potential impact from the development but that the local intermediate / secondary school is operating near capacity, and if there is continued population growth there may need to be interim measures including portables in the future.

As no public comments have been received, and no agency concerns have been received, there has been no effect of public comments, and agency comments have resulted in the planning recommendation to approve the application.

Notices of decisions are required to include a statement about the effect of public and agency comments on their decision. It is recommended that if Council agrees with the recommendation and review of the comments received, that Council should pass a motion stating that they concur with the planning report regarding the effect of public and agency comments on their decision.

Others Consulted

- Town of Goderich Development Review Group (Legislative Services, Operations, Engineering, Fire, Hydro, Building) – no concerns

Sincerely,

[Original Signed By]

Victor Kloeze, Senior Planner, RPP MCIP

Sarah Kurtz, Student Planner