

Planning Justification Report

prepared by

Ted L. Halwa, MCIP, RPP

on behalf of

Falkins Properties Inc.

**171 Victoria Street, Rodney
Municipality of West Elgin**

1. The Proposal

The subject lands, located at 171 Victoria Street being the former site of Royal Canadian Legion Branch 525 in the village of Rodney, were acquired by Falkins Properties on March 31, 2021 upon the closing of the Legion. The lands are occupied by a two storey masonry building erected in 1963, enlarged in 1971, and a large asphalt surface parking lot which served as its operating premises up until its closure in 2021.

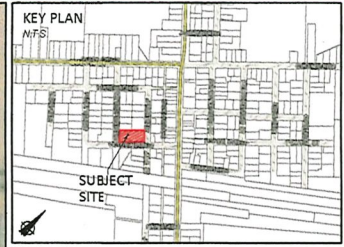
The subject lands are situated in a residential area just west of the downtown core of the village and within easy walking distance thereof. The lands are generally flat and devoid of natural vegetation with the exception of a few large coniferous trees along its northern boundary. Adjacent to the lands on the north, south, east and west are modest one and two storey single unit detached dwellings. Nearby to the north on the east side of Jane Street lies a three storey multi-unit residential building (Figure 1).

The new owners propose to convert the existing former 'Legion' building into 12 rental apartment units and to erect an addition to accommodate an additional 6 units for a total of 18 dwelling units and tenant amenity space.

2. Provincial Policy Statement (PPS)

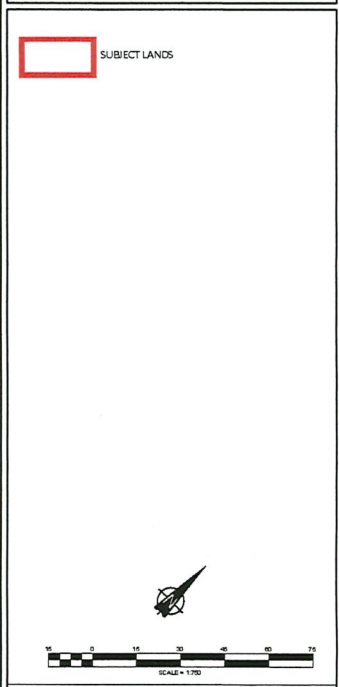
Under the PPS, which planning authorities (including notably municipalities) must ensure "consistency with" when making land use planning decisions, the village of Rodney qualifies as a 'settlement area'. Settlement areas are deemed to be the focus of growth and development by the PPS and their vitality and regeneration promoted. Opportunities for intensification and redevelopment are to be promoted and existing services and utilities (water supply, sanitary sewers, roads) utilized in favour of extending existing infrastructure.

The subject lands lie well within the settlement area of Rodney in the Municipality of West



PROPOSED REDEVELOPMENT

FALKINS PROPERTIES
171 VICTORIA STREET, RODNEY
IN THE
MUNICIPALITY OF WEST ELGIN
COUNTY OF ELGIN



Elgin. The proposed development qualifies as both intensification and redevelopment as defined by the PPS and will make use of existing infrastructure without the need for any extension thereof.

The proposal is considered to be “consistent with” the Provincial Policy Statement.

3. Official Plan of the County of Elgin

Under the County of Elgin Official Plan, Rodney is designated as a ‘Tier 1 Settlement Area’ where the Plan directs the majority of future growth. For residential areas, the County Plan has adopted the following objectives:

- a) maintain and enhance the character and identity of existing residential areas;*
- b) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;*
- c) promote the efficient use of existing and planned infrastructure by supporting opportunities for various forms of residential intensification, where appropriate;*
- d) encourage increases in density in new development areas to maximize the use of infrastructure and minimize the amount of land required for new development;*
- e) ensure that residential areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, small-scale commercial uses and recreational open space areas;*
- f) require a high standard of urban design for development and redevelopment; and,*
- g) encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional and attractive. (Section C1.1.1)*

The proposed development satisfies or is capable of satisfying or otherwise demonstrating consistency with the above stated objectives and is not in conflict or potential conflict with any of them.

4. West Elgin Official Plan

The lands are designated ‘Residential’ in the Official Plan of West Elgin. Under the polices of the Plan which apply to this land use designation, ‘low rise small scale apartment buildings’ are permitted (Section 5.2.1). The Official Plan specifically addresses ‘Medium Density Housing’ and Section 5.2.8 of the Plan is relevant in this instance. It states, in full:

Medium density residential development in the form of townhouses, low-rise apartments and other forms of multiple unit housing shall be encouraged. Preference shall be given to:

- a) sites with direct or proximate access to a County Road;*
- b) sites in proximity to the 'Downtown Core', schools and/or parks and open space;
and*
- c) sites which due to their size, configuration or neighbouring land uses are considered suitable for such purposes.*

Municipal services shall be available or capable of being made available. Intrusions into existing residential areas of predominantly single unit dwellings shall be discouraged and compatibility with the character and design of neighbouring development expected. Appropriate buffering and setbacks shall be provided where necessary to ensure compatibility. Standards regarding housing types, density, height, parking and landscaped open space shall be addressed in the Zoning By-law. Site plan control shall apply. (Section 5.2.8)

The subject lands have direct access to Furnival Road (County Road No. 103) lying one block to the east and to Queen Street (County Road No. 104) lying two blocks to the north. The site also lies within one block of the downtown core which is concentrated along Furnival Road in more less the geographic centre of the village.

Given its size, its regular shape and the nature of neighbouring land uses the lands are considered well suited for the development being proposed. Municipal services are available and their extension or up-grading is evidently not required. Efforts will be made to ensure the design improvements to the exterior of the existing building and the design of the building addition will be compatible with the design and character of neighbouring development.

5. West Elgin Zoning By-Law

The lands are zoned Institutional(I) in the West Elgin Zoning By-law. A rezoning to Residential Third Density (R3) is required. All standards of the R3 Zone are capable of being complied with, with the exception of the northerly interior side yard. A side yard setback of 6.5m (21.3 ft) is being proposed whereas the required setback is 7.5.m (24.6 ft). The reduced side yard stems from the need to provide for a sufficient width of the proposed parking lot along with sufficient lands for buffering/landscaping along Victoria

Street.

The following table shows compliance (with the exception of aforementioned northerly interior side yard) of the proposed redevelopment with the standards of the Zoning By-law and, in particular, the R3 zone.

Residential Third Density (R3)	standard/requirement	proposed
Minimum Lot Area ¹ (sq m)	2270	3238
Minimum Lot Frontage (m)	30.5 m	40.2
Maximum Lot Coverage (%)	35%	30
Front Yard Depth (m)	7.5	2.9
Side Yard Width -interior (m)	7.5	6.5
Side Yard Width - exterior (m)	7.5	5.5
Rear Yard Depth (m)	10.5	22.1
Maximum Building Height (storeys)	3	2
Minimum Outdoor Amenity Area (sq m)	45m ² /dwelling unit = 855 m ²	
Maximum Density (units/ha)	60	58.6
Minimum Parking (#)	1.5 spaces /dwelling unit = 18 x 1.5 = 27	28

Notes:

1. 230 m² for each of the first 4 dwelling units and 90 m² for each unit thereafter = (230 x 4) + (90 x 15) = 920 + 1350 = 2270
2. Deficient side yard width of existing building deemed to comply by Section 4.13

6. Neighbourhood Awareness and Input

The developer organized and convened a neighbourhood open house and meeting on the 30th of October 2021 in the former Legion building on the subject lands. Notice of the meeting (attached) was hand delivered by the developer to those residing in proximity of the site. A map of the neighbourhood along with the site plan and elevation drawings prepared to date of the finished building were displayed. Team representatives in attendance included planning, engineering and the developer.

The meeting was well attended with approximately 40 neighbours attending along with the Mayor, Deputy Mayor and individual councillors. No opposition to the proposed redevelopment was expressed. Suggestions were made with respect to the exterior finish of the building. On the other hand, considerable support was expressed for the project including a number of queries pertaining to details on the units, project construction and availability. Affordability was also raised and the developer agreed to explore available funding sources and programs. The meeting lasted almost 2 hours.

You're Invited

Location:

The Former Rodney Legion,
177 Victoria Street

On October 30, 2021

Purpose:

A Neighbours Meeting,
To Discuss What's Being Proposed
By Falkins Properties Inc.,
In The Redevelopment Of This Long Standing
Community Building at 4pm.

"THE 525"

We Hope To See You There!

Sincerely: Dean and Sandra Falkins

Based on the open house and meeting, it is apparent there is no widespread neighbourhood opposition to the proposed redevelopment with respect to land use compatibility or the prospect of adverse impacts. If anything, the meeting confirmed the redevelopment is appropriate for the site and the neighbourhood and that there is an un-met demand for this type of housing in the community.

7. Site Plan Control

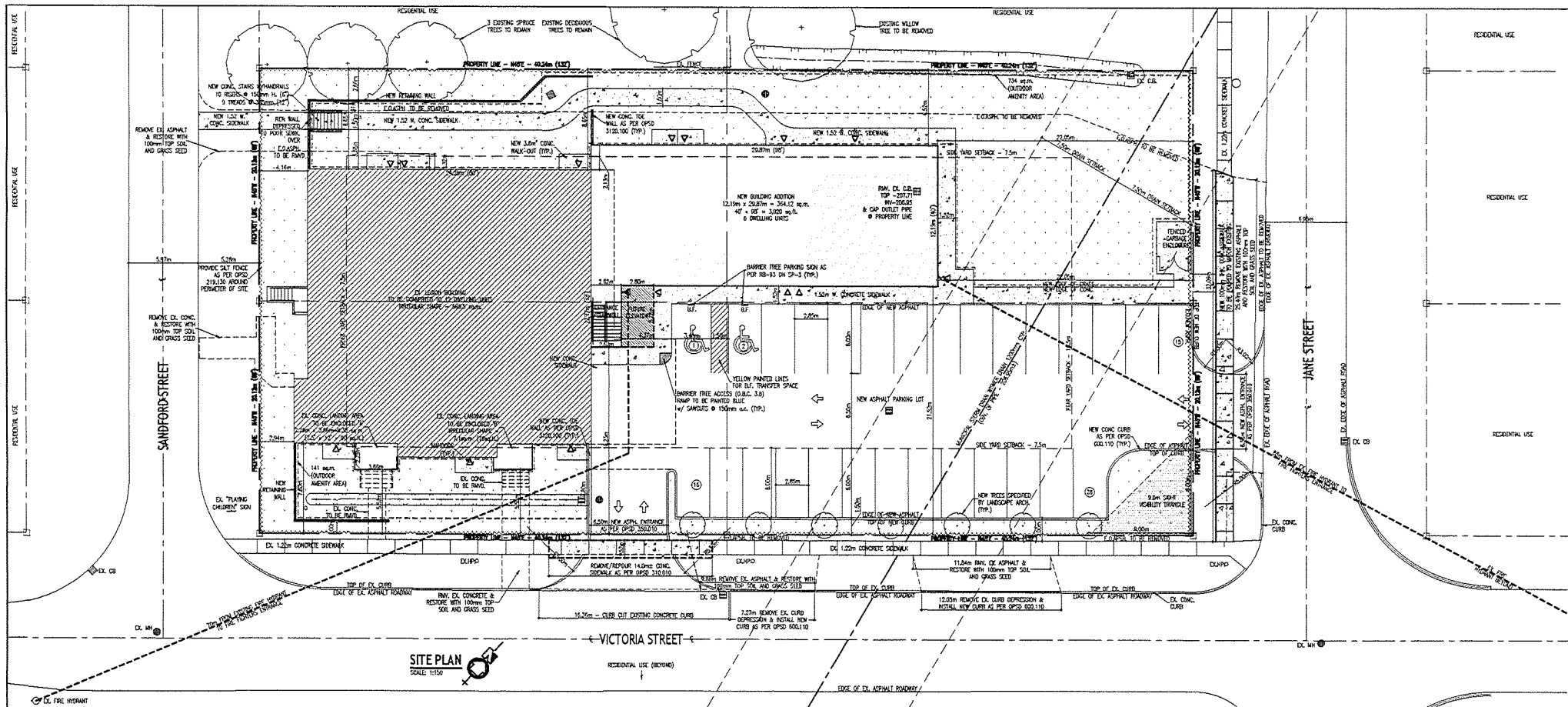
The proposed redevelopment is subject to site plan control and the developer will be submitting the necessary drawings and technical reports in making application for site plan approval. A preliminary site plan is attached (Figure 2)

T. Halwa

Ted L. Halwa, MCIP, RPP

22/12/2021

Date



SITE PLAN
SCALE: 1:150

CONSTRUCTION NOTES:

1. GENERAL

- ALL PERMITS PROVIDED BY T.C. LIU ENGINEERING
- TOPOGRAHY SURVEY PROVIDED BY T.C. LIU ENGINEERING
- ALL WORKS TO BE COMPLETED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS, AND THE WEIGHTS OF THE DIVISIONS AND ENERGY GUIDELINES (LATEST EDITION)
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION

2. EROSION CONTROL MEASURES

- PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION
- ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE BEFORE STARTING CONSTRUCTION AND REMAIN UNTIL RESTORATION IS COMPLETE
- ALL COLLECTED SEDIMENT MUST BE DEPOSITED AT AN APPROVED LOCATION
- PROTECT ALL GUTS, MANHOLES AND PIPE CHIGS FROM SEDIMENT INFILTRATION WITH COARSELY FILTERING (TYPICAL) COARSE (2" CRUSHER-SCREEN LINED) MATERIAL, MAINTAIN COVER DISTANCE THROUGHOUT CONSTRUCTION
- DO NOT LOCATE TOPSOIL PILLS AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED AFTER THE PILE IS REMOVED. ALL TOPSOIL PILLS TO BE SITED IF THEY ARE TO REMAIN ON-SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 1 MONTH)
- CONTROL RUN-OFF FROM SITES OPERATIVE TO ACCEPTABLE LEVELS BY SEEDING TOPSOIL PILLS AND OTHER AREAS TEMPORARILY, AND/OR WEEDING AS REQUIRED
- ALL OF THE ABOVE NOTES AND ANY SEDIMENT AND EROSION CONTROL MEASURES ARE AT THE MANUIN TO BE IN ACCORDANCE WITH THE WEIGHTS OF NATURAL RESOURCES GUIDELINES ON EROSION AND SEDIMENT CONTROL FOR URBAN CONSTRUCTION SITES

3. LIGHT DUTY TRAFFIC AREAS

SCALE: 1:15

- 40mm HLS SURFACE COURSE ASPHALT
- 50mm HLS BASE COURSE ASPHALT
- 150mm GRANULAR "A"
- 300mm GRANULAR "B"
- (COMPACTED TO 100% STANDARD PROCTOR DENSITY)

ASPHALT PAVEMENT (TYP.)

SCALE: 1:15

- 60mm HLS SURFACE COURSE ASPHALT
- 75mm HLS BASE COURSE ASPHALT
- 200mm GRANULAR "A"
- 400mm GRANULAR "B"
- (COMPACTED TO 100% STANDARD PROCTOR DENSITY)

ASPHALT PAVEMENT (TYP.)

HEAVY DUTY TRAFFIC AREAS (DRIVING WALKS, ENTRANCES)

SCALE: 1:15

- 150mm GRANULAR "A" COMPACTED TO 100% S.P.A.M.D.
- 300mm GRANULAR "B" COMPACTED TO 100% S.P.A.M.D.
- 40mm HLS SURFACE ASPHALT COMPACTED TO 92-97% M.A.D.
- 50mm HLS SURFACE ASPHALT COMPACTED TO 92-97% M.A.D.
- 20mm GRANULAR "A" COMPACTED TO 100% S.P.A.M.D.
- 40mm GRANULAR "B" COMPACTED TO 100% S.P.A.M.D.
- 50mm HLS SURFACE ASPHALT COMPACTED TO 92-97% M.A.D.
- 75mm HLS SURFACE ASPHALT COMPACTED TO 92-97% M.A.D.

WEST ELON - ZONING BY-LAW REGULATIONS - RESIDENTIAL THIRD DENSITY (R3)

REQUIREMENT	EXISTING	PROPOSED
MIN LOT AREA (4' x 200ft) + (14' x 90ft) + 2,100sq.ft.	5,228sq.m.	5,567sq.m.
MIN LOT FRONTAGE	30.0m	40.2m (SANDFORD ST)
MAX LOT COVERAGE	35%	56.5/3,238 = 18.4% (100.4/2,538 = 39.2%)
FRONT YARD DEPTH	7.5m	2.94m
EXT. SIDE YARD WIDTH	5.22m	2.5m
INT. SIDE YARD WIDTH	7.5m	8.65m
REAR YARD DEPTH	10.5m	51.92m
MAX. BUILDING HEIGHT	3 STOREYS	2 STOREY
MAX. GROUND FLOOR AREA	100 SQ.M.	18.0/1,320 SQ. M. = 1.3% SQ.M.
MAX. AGRIETY AREA	80 SQ.M.	N/A

EXISTING BUILDING

REGULAR SHAPE = 596.5 sq.m.

EX. LANDING TO ENTRANCE "A" = 2.25m x 3.66m = 8.30 sq.m.

EX. LANDING TO ENTRANCE "B" = REGULAR SHAPE = 7.11 sq.m.

NEW BUILDING ADDITION

REGULAR SHAPE = 12.15m x 20.81m = 254.12 sq.m.

NEW ENTRANCE (CENTRAL) = 7.22m x 5.22m = 37.80 sq.m.

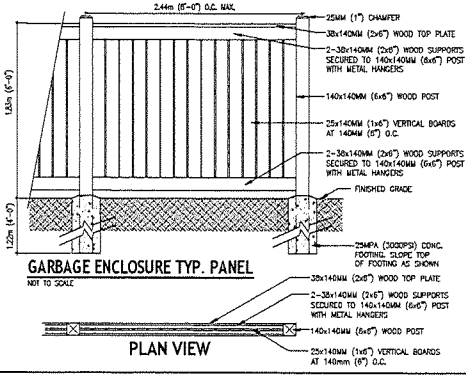
FUTURE ELEVATOR ROOM = 2.82m x 5.22m = 14.78 sq.m.

TOTAL BUILDING AREA = 1094.7 sq.m.

EXISTING CALCULATION

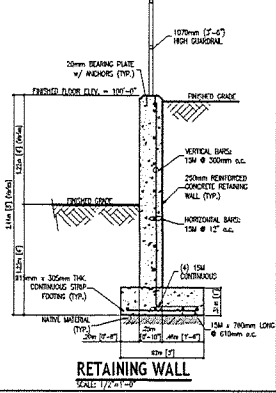
1.5 SPACES PER DWELLING UNIT = 16 UNITS x 1.5 SPACES = 27 SPACES

(45 BARBER FEES REQUIRED @ 1 x 0.04 = 1 B.F. SPACES)



GARBAGE ENCLOSURE TYP. PANEL

PLAN VIEW



RETAINING WALL

REVISION	ISSUED FOR	DATE
	OWNER REVIEW	JUNE 15/2021
	OWNER REVIEW	JUNE 23/2021
	OWNER REVIEW	AUG. 13/2021
	OWNER REVIEW	AUG. 25/2021
	ZONING BY-LAW AMENDMENT	DEC. 13/2021
	OWNER REVIEW	DEC. 16/2021

SITE PLAN FOR "THE 525" APARTMENT DEVELOPMENT			
177 VICTORIA STREET, ROBBY, ONTARIO			
SITE PLAN			
DESIGN	DATE	FILE NO.	DWG. NO.
C.W.	CL	21-190	1
DATE	DATE	DATE	DATE
05/25/21	09/23/21	JUNE 21 2021	05/25/21