

STAFF REPORT

Department: Planning Services

Date: April 5, 2024

Item: Zoning Bylaw Amendment Z01-24

Recommendation: Be It Resolved That: Bylaw No. 3161/24 be adopted, being a bylaw to amend the Zoning Bylaw.

Background: The purpose of this zoning bylaw amendment is to rezone municipal address 80 Second Avenue, Legal description LT 80 PL M883 MERRITT; S/T LT269453; ESPANOLA from R1 (Residential First Density) to R3 – 8 (Residential Third Density, Special Exception) to allow development of 6 dwelling rental units. The special exceptions will allow the development to proceed with a reduction to the lot frontage from 25 m to 20.14 m; reduction of minimum front yard setback from 7 m to 5.44 m; reduced size of each unit from 55 m² to 46.45 m²; reduced continuous strip of landscaped open space along the western property line from 3m to 1.9m; a reduction in parking ratios per unit from 9 to 7 and a 1 m projection into the east interior side yard to allow for external stairs.

Analysis: The Public Hearing was advertised in the Around and About on March 19th, 2024 as per the notice provision requirements under the Ontario Planning Act. To date, there has been one written comment received, which is included in the agenda package.

The Town has retained JL Richards to review the file and submit their recommendations, which are attached to the staff report.

The proposed development is consistent with the Provincial Policy Statement PPS; Growth Plan for Northern Ontario (GPNO) and The Town's Official Plan

Provincial Policy Statement (PPS) 2020

Section 1 of the PPS, speaks to sustaining healthy, liveable and safe communities. This can be *achieved by accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*



Section 1.1.3 suggests that development should take place in areas of settlement and further encourages that a significant supply and range of housing options be made available through intensification and redevelopment in urban settlement areas.

This application is consistent with these policies and will help to increase our housing units as well as the types of housing within the community.

Growth Plan for Northern Ontario (GPNO)

Together Sections 3.4.3 and 4.2.1 of the GPNO indicates that municipalities should prepare long-term community strategies which address, among other items, the accommodation of the diverse needs of all current and future residents.

The proposal is consistent with this strategy. If approved, the development would offer smaller 1 bedroom housing units, which could appeal to various individuals with various needs.

Town of Espanola Official Plan

As stated above, the proposal will help to address the variety of housing types in the community, this goal is also identified in the Town's Official Plan. Section 3.1 states that the Town will encourage new development to be planned to provide a mix of housing types and tenures as a means of diversifying the housing stock and encouraging the supply of affordable housing. Section 4.1.1 states that the residential designation shall include a full range of housing types and densities that is generally consistent with the existing physical character of the Urban Service Area. Rezoning the subject property for the proposed development will improve the efficiency of an otherwise vacant lot to increase the amount of rental housing.

It is the opinion of JL Richards as well as Planning Staff that this proposal is consistent with Provincial Policies and the Growth Plan for Northern Ontario as well as the Town's Official Plan and can be recommended for approval. Planning Staff supports this opinion and adds that as identified in the Strategic Plan Our Gateway to Growth 2023-2027, the lack of housing options is the municipality's most serious issue. Furthermore, respondents of the community survey felt that a greater variety of housing types are needed. The proposed development works to address both issues.

Existing Policy: Bylaw No. 3022/21- Zoning Bylaw

Strategic Goal: Housing; Pride of Place; Infrastructure; Quality of Life; Town Government

Financial Commitment: N/A



Budgeted: NA **Yes** **No**

Implementation: Upon approval of Council

Prepared By: Traci Denault-Roque

Department Manager: Traci Denault-Roque

CAO/Clerk: Joseph Burke

Approval of Recommendation: **Yes** **No**

Comments: