To: Greg Pinchin

From: Caitlin Sheahan

Date: February 27, 2020

Ref: Application for Zoning By-Law Amendment
144 Avondale Road

BACKGROUND

Ainley Group has been retained to prepare Applications for Consent and Zoning By-Law Amendment for the property located at 144 Avondale Road, immediately north of the intersection of Avondale Road and Aldersgate Drive in Belleville, Ontario, described as:

Part of Lot 16
Registered Plan 198
Former Sidney Township, now City of Belleville, Hastings County

The subject property has 21.3m of frontage on Avondale Road and 65.15m of frontage on Aldersgate Drive. The property is bounded to the west by Potters Creek residential development (R5-37 zoning) and to the east, north, and south by other Avondale Road residential development (R1 zoning). A regional location plan showing the location of the site relative to other urban and residential properties is attached as Figure 1.

The current and future land use for the property is residential. It is proposed to sever approximately 1140m$^2$ from the rear of the lot at 144 Avondale Road and create two (2) new development lots for single family residential units. The proposed lots will each have 15.0m frontage on Aldersgate Drive and approximately 38.0m depth (Figure 2). This would leave the retained 144 Avondale Road lot with a lot size of approximately 749m$^2$, which exceeds the minimum area for the existing R1 zoning (min. lot area - 696.5m$^2$). As such, the retained lot will comply with its existing R1 zoning.

ZONING BY-LAW AMENDMENT

The proposed two (2) new infill lots would not be in compliance with the existing R1 zoning of the subject lands. As such, it is proposed to rezone the two new lots to the R2 zone. The proposed two (2) new lots comply with the special provisions of the R2 zone, including minimum frontage (15.0m) and minimum lot area (464.5m$^2$). This proposed zoning and lot size is consistent with other single family residential lot sizes in Belleville subdivisions, such as Potters Creek, located to the immediate west of the subject lands. Figure 3 shows the
proposed lands to be rezoned.

SERVICING CONSIDERATIONS

This proposal will require bringing sanitary sewer services from Avondale to service the future lots. Municipal watermain is already available on Aldersgate Drive. The City has Avondale Road reconstruction on the 2020 budget as a Capital Works project. The property owner has requested that the City include the two (2) proposed sanitary service laterals as part of the proposed construction works. A permanent 3.0m wide easement on the 144 Avondale property would be required for the two (2) 135mm diameter PVC sanitary service laterals. Two (2) new watermain services will be provided to the Municipal main on Aldersgate Drive.

This potential future infill development would provide residential use which is similar to the existing land use found throughout the surrounding area. An overview of how the proposal conforms to the City’s Official Plan and the Provincial Policy Statement is as follows.

Official Plan

The lands are designated for residential land use within the City’s Official Plan. The Official Plan outlines the vision and objectives for the City (City of Belleville, 2002).

Section 3.10-Residential Land Use policies of the Official Plan states, “Residential development within areas designated Residential land use should be permitted to occur at various densities within the City to ensure a full range of housing forms at different sizes and styles that meets the needs of all citizens provided.”

- The proposed lot severances from 144 Avondale and Zoning By-Law Amendment will create two (2) infill residential lots of approximately 570m² area each. This will contribute to the supply of a range and mix of housing types and densities available in the City of Belleville to meet projected requirements of current and future residents by providing housing which is affordable to low and moderate income households.

Section 3.10.2 (h) states, “Infill housing should be encouraged in existing neighborhoods to maximize land utilization and efficiency of municipal infrastructure, provided such development does not detract from the character of the neighborhood.”

- The proposed infill project will maximize the use of lands which are currently underdeveloped and abutting high density development (R5-37). The character of the neighborhood will be consistent with that of existing Aldersgate Drive. Further, the proposal will include use of existing municipal infrastructure, which should be promoted, wherever feasible.

Section 7.15.4 states that the Official Plan “…supports compatible housing intensification and infill development such as…infilling on existing lots of record and maximizing use of underutilized lots.”

- The existing 144 Avondale Road lot backs onto townhouses developed according to the R5-37 Zoning By-Law. The proposed infill residential development fronting Aldersgate Drive develop the site to a higher level of use, similar to the surrounding Potters Creek development, and will make use of existing municipal sewer and water
services.

**Provincial Policy Statement**

The provincial policy statement (PPS) came into effect April 30, 2014 (Provincial Policy Statement, 2014). The PPS provides direction on matters of Provincial interest. Section 2 of the Planning Act requires that the decisions of municipal councils ‘be consistent’ with the PPS in matters related to planning. The PPS ensures that development provides an efficient use of land, that it co-ordinates with existing and possible future transit opportunities and that development contributes to the long-term economic health of the municipality. The following information addresses how the proposed meets the requirements and intent of the various sections of the PPS regarding building strong communities.

Section 1.1.2 of the PPS indicates that, "Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years.” This section supports intensification for the development of vacant and / or underutilized lots within previously developed areas.

- The subject lands are currently underutilized within a serviceable area that can be redeveloped for residential uses. The proposed will create infill residential development fronting Aldersgate Drive. This is consistent with the PPS as an intensification project within a settlement area that will provide housing to meet the future population needs of the City.

Section 1.1.3.1 states, “Settlement Areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”

- The PPS directs residential development to settlement areas, which are defined as urban areas, including villages and hamlets. The City of Belleville is a designated settlement area. It is therefore appropriate and consistent with the PPS that these underutilized lots be made available for infill residential development.

Section 1.4.1 states, “...planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development.”

- The proposed redevelopment would accommodate housing demand through the intensification of currently underutilized serviced / serviceable lands which are designated for residential use by the Municipality’s Official Plan.

Section 1.4.3 states, “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents...by directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.”

- The proposed two (2) infill lots and retained 144 Avondale Road lot will create smaller
lot sizes, which will provide more affordable housing within the City. It will also allow for efficient use of existing infrastructure and public service facilities.

Section 1.6.6.1 states, “planning for sewage and water services shall direct and accommodate expected growth or development in a manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services…”

- This proposal will utilize municipal sewage services and water services which are the preferred form of servicing for settlement areas. The PPS states that intensification and redevelopment within settlement areas on existing municipal sewage and water services should be promoted, wherever feasible.

References


City of Belleville GIS Viewer. gis.city.belleville.on.ca Site accessed January 24, 2020.