



TOWN OF INGERSOLL MINUTES OF PUBLIC MEETING

A Public Meeting of the Council of the Town of Ingersoll held at 7:00 p.m. in the Council Chambers, at the Town Centre, 130 Oxford Street, on Monday July 11, 2011.

Present: Mayor Ted Comiskey
Deputy Mayor Fred Freeman
Councillors: Fortner, Lesser, McLeod, Mott and Van Kooten-Bossence

Staff: James Timlin, CAO
Marsha Paley, Clerk/ Deputy CAO
Ann Wright, Deputy Clerk/Executive Assistant
Ron Versteegen, County Planner
Don Johnson, Chief Building Official
John Brown, IT Manager

Mayor Comiskey welcomes members of Council and the public to the Public Meeting to hear comments on a Zoning Application submitted by Canadian Housing & Mortgage Corporation, applicant Harold Wierenga.

The meeting is called to order at 7:09 p.m.

DECLARATION OF PECUNIARY INTERESTS

None declared

APPLICATION

a) Canadian Housing & Mortgage Corporation/Harold Wierenga, 121&125 Church St., File No. ZN 6-11-04

Ron Versteegen, County Planner, provides a planning review of the Community and Strategic Planning Report No. 2011-158 for the zone change application submitted by the Canadian Housing & Mortgage Corporation, applicant Harold Wierenga, File No. ZN 6-11-04, for the lands located at the South-east corner of Church Street and Duke Lane, Lot111, Block 6, Plan 279, municipally known as 121 & 125 Church Street in the Town of Ingersoll. The application is requesting to rezone the subject property from 'Residential Type 2 Zone (R2) to 'Special Residential Type 3 (R3-special) in order to allow development of a 4-unit multiple dwelling.

According to the applicant, the property has a lot area of 571.7sq.m. (6,154.6sq.ft) and contains a detached garage that is to be removed. The applicant has entered into an agreement of Purchase and Sale and, provided Council approves the requested zoning, intends to construct the 4-unit dwelling in 2011. The applicant also has requested approval of site-specific R3 provisions that would allow for a reduced lot

frontage, a reduced lot area (per unit), less amenity area (per unit) and reductions in the side yards and parking requirements. Specific details of these requested provisions are shown on Plate 3 and described later in the report. It is noted that the proposed 4-unit multiple dwelling on the 571.7 sq.m. property would result in a *net residential density* of 70 units per hectare (28.3 units per acre).

For Council's information, a previous application (ZN 6-11-03), also proposing development of 4-units, was presented to Council at its meeting of May 9, 2011. Planning staff supported the previous proposal, which included 4 parking spaces at the rear of the new building, because more amenity area would be established at the front of the dwelling, thereby achieving an appropriate compromise between landscaping and off-street parking. Council's decision denied the application over concerns related to off-street parking and neighbours' concerns related to traffic on Duke Lane. In response to these concerns, the applicant has revised the proposal to include all required (6) parking spaces on the subject site, with 4 spaces to the rear and 2 spaces at the front of the building.

The subject property is located within the "Entrepreneurial District", as designated on Schedule "I-1" Town of Ingersoll Land Use Plan.

The Entrepreneurial District is considered to be one of two components to the Central Area, the other being the Central Business District. Within Section 9.3.2.3.2, the policies for Entrepreneurial Districts recognize that this area, along the western periphery of the Central Business District, can accommodate a range of commercial and business development opportunities through the conversion of existing residential dwelling and new development or redevelopment. Within this area of the Town, the continuation of residential uses is anticipated and new development will result in a mix of land uses. Where new development is proposed (not conversion of existing buildings), Town Council is encouraged to give consideration to development that involves Low, Medium and High Density residential uses, business uses, professional and administrative offices and minor institutional uses, provided that the existing building (if any) is not of any architectural significance to merit renovation.

Within the Entrepreneurial District, site plan control will be applied to new development to ensure compatibility with adjacent residential uses. Accordingly, the following criteria will be evaluated prior to the approval of site plans:

- Parking areas and driveways will be located and include appropriate landscaping and screening. Parking areas will generally be located to the rear or side of the main building.
- the needs of persons with disabilities are to be addressed in the design of the development;
- controls on signage and exterior lighting will minimize impacts on adjacent residences;
- buffering measures will be incorporated into the design;
- maintain existing mature vegetation, where possible; and,
- On-site drainage will be controlled, in relation to adjacent properties.

As noted previously in the report, the *net residential density* of the proposed development (4 units on 572 sq.m.) would amount to almost 70 units per hectare (28.3 units per acre), which fits within the lower part of the range for High Density Residential areas (the range being 63 to 111 units per hectare or 26 to 45 units per acre).

Overall, it is the opinion of this Office that the proposed application is in general compliance with the policies contained within the County Official Plan.

The applicant's proposed site plan (see Plate 3) illustrates how the proposed building will fit onto the lot. The site plan also shows adjustments to five (5) of the standard provisions of the R3 zone are necessary in order to allow the following:

R3 ZONE PROVISION: REQUIRED PROPOSED

Lot Area - 600 sq.m. (4 units) 571.7 sq.m.

Lot Frontage - 20.0 m (65.6 ft) 15.1 m (49.5 ft)

Exterior Side Yard width - 7.5 m (24.6 ft) 2.01 m (6.6 ft)

Interior Side Yard width - 4.0 m (13.1 ft) 2.27 m (7.4 ft)

Amenity Area - 160 sq.m. (1722 sq.ft.) 112 sq.m. (1205 sq.ft.)

From a planning perspective, with the exception of the proposed Exterior Side Yard, the applicant's request for reductions in these provisions can be considered to be minor departures from the established performance standards of the R3 zone.

The application was circulated to several agencies that would have interest in the development proposal. The following comments were received:

The County Department of Public Works indicated the property is to have a single water service and any additional existing water services are to be abandoned.

The Erie Thames Powerlines Corporation indicated no concerns or objections to the proposed development.

The application for zone change has been submitted to amend the existing zoning on the subject property to a Special R3 zone that would allow development of a 4-unit multiple dwelling on lands located in the Entrepreneurial District of Ingersoll.

Review of the proposal in regard to the 2005 Provincial Policy Statement has determined the proposal can be considered to be consistent with the relevant Settlement Area and Housing policies.

Written comments were received by the Town from Tim Lobzun, an Ingersoll resident, his letter was read and is attached to these minutes as Schedule "A".

It is recommended that the Council of the Town of Ingersoll approve the attached zoning by-law for the zone change application by Harold Wierenga, for lands owned by the Canadian Mortgage and Housing Corporation, whereby lands located at 121-125 Church Street and located at the south-east corner of Church Street and Duke Lane, in the Town of Ingersoll, are to be rezoned from "Residential Type 2 Zone (R2)" to "Special Residential Type 3 Zone (R3-24)" to permit development of a multiple unit dwelling with 4 units.

Harold Wierenga, spoke saying that when they originally looked at the lot they did consider it to be used for seniors and had worked with surveyors for 3 hours considering different scenarios for parking, and is hoping that the proposed scenario will be sufficient.

Deputy Mayor Freeman, has received a few calls from residents with concerns about an increase in traffic to that area and in regard to having parking spaces at the rear of the proposed building, and asks 2 questions on behalf of the local residents; could you put 2 spaces at the front and 2 at the back on the property; and

hopes that Mr. Wierenga would consider seniors, even though you can't discriminate, this would make the local residents happy.

Harold Wierenga, has no problem with that parking proposal stating that it was initially geared to seniors and it is still their intention.

Karen Armstrong, 5 Duke Lane – Inquires whether the existing garage will be taken down and about parking on site, and also suggests that parking would be better at the front of the proposed building rather than the back for the purpose of snow removal.

Harold Wierenga – Responds saying that the garage would be removed and that their plans have consideration for snow removal, there is a band around the parking area for snow storage, but should a large storm hit removal of snow from the site could be needed.

No further questions or comments.

A list of those in attendance at these meetings is attached hereto and form a part of the minutes.

ADJOURNMENT

7: 29 PM

Edward (Ted) Comiskey, Mayor

Marsha Paley, Clerk/ Deputy CAO

SIGN-IN LIST
PUBLIC MEETING
CMHC/ HAROLD WIERENGA
JULY 11, 2011

NAME	ADDRESS	Phone Number	Email Address
PLEASE PRINT KAREN ARMSTRONG	5 DUKE LAWE	519 485 1838	
PLEASE PRINT BARBARA HUTCHINSON	164 CANTERBURY ST	" " 2185	
PLEASE PRINT ROBERT HUTCHINSON	164 CANTERBURY ST.	" " "	
PLEASE PRINT			

Schedule "A"

Tim Lobzun

65 King Street West, Ingersoll, Ontario N5C 2J7

To: Ingersoll Town Council

Cc: Stephen Couture, Development Planner

Regarding: Zoning Bylaw Amendment – 121-125 Church Street Ingersoll

July 8, 2011

I am writing to request councils support for the amendment of the Zoning bylaw for the above property for the following reasons and suggestions for the site plan process.

I am not directly impacted by the amendment as the immediate neighbours are but I was pleased to see the former structure on the lot removed.

My main support for the proposed structure is for the ongoing financial benefit of ratepayers. With the recent \$3.5 million hit on the finances of the town we need to find sources of revenue beyond tax increases. An empty lot brings little revenue.

As far as the setback requirements not meeting standards, there are several existing homes on Duke Lane that also would not meet the standards of today.

From a social aspect, there are many empty nesters, suddenly singles and young couples starting out that are in need of good reasonably affordable rental accommodation in Ingersoll. The benefits of having a new apartment within walking distance of the many amenities of downtown will be a plus to future tenants. The concern about parking has been addressed and I would suggest that the walk-ability rating of these units may find the extra parking spots unwarranted but better safe than sorry.

I have lived wall to wall on both sides of my home on King Street for over 20 years now. On one side lives the same neighbours that welcomed us to the neighbourhood and on the other side are the latest folks amongst the dozen+ that have inhabited the 2 apartments over the last 2 decades. We are mostly sad to see folks leave, rather than fear those who come next and I believe the immediate neighbours of 121-125 will find the same situation.

My site plan suggestion is that the 2 new parking spots be angled to enhance the line of sight and the building appearance be appropriate to the neighbourhood.

Thank You

Tim Lobzun

P.S. - Unlike a subdivision development stuck in the middle of an existing community the pressures on the neighbourhood will likely be less with 4 units versus 30+ units.