

## Zoning By-Law Amendment Application Planning Justification Report

To:	City of Orillia
Attention:	Ian Sugden, Director of Development Services
From:	Joshua Morgan, RPP
Date:	April 26, 2022
Delivered:	Delivered by Hand and by Email
Subject Property:	28 West Street North, City of Orillia

## **1.0 INTRODUCTION**

MORGAN Planning & Development Inc. (MP&D) has been retained by the owner of 28 West Street, to review the planning policies which apply to the subject property and to determine if the policies would support adding a laundromat as an additional permitted use. Upon reviewing the applicable policies, visiting the subject property and pre-consulting with municipal planning officials, MP&D was further retained to facilitate the approval of a zoning by-law amendment application.

### **1.1 Purpose of Planning Justification Report**

The purpose of this Planning Justification Report is to provide an understanding of the proposed zoning by-law amendment, and to address the appropriateness of the proposed laundromat in relation to the specific circumstances of the subject property and its surroundings. The Planning Justification Report will also describe the existing condition of the subject property.

### **1.2 Overview of Proposal**

The purpose of this Zoning By-law Amendment (ZBA) application is to rezone the property from Downtown Shoulder One (DS1) Zone to a site-specific Downtown Shoulder One Exception (DS1-#) Zone to permit a laundromat as an additional permitted use.

Approval of the ZBA application will enable a first-floor renovation of the building to include two residential dwelling units at the front of the building and a small laundromat within the vacant commercial space at the rear of the building. The laundromat is proposed with 10 washers and 10 dryers.

A formal pre-consultation meeting was held to discuss the proposal on November 4, 2020. As requested during the pre-consultation meeting a survey was prepared to illustrate the built form of the property, and a Functional Servicing Report was prepared to demonstrate how the redevelopment will be serviced.

The survey is included as **Appendix A**. The municipally issued pre-consultation minutes are included as **Appendix B**, and the Functional Serving Report is included as **Appendix C**.

## **2.0 LOCATION AND DESCRIPTION OF LAND**

### **2.1 Description of the Land**

The subject property is known municipally as 28 West Street North and is located on the east side of West Street North approximately 35 metres south of Coldwater Road West.

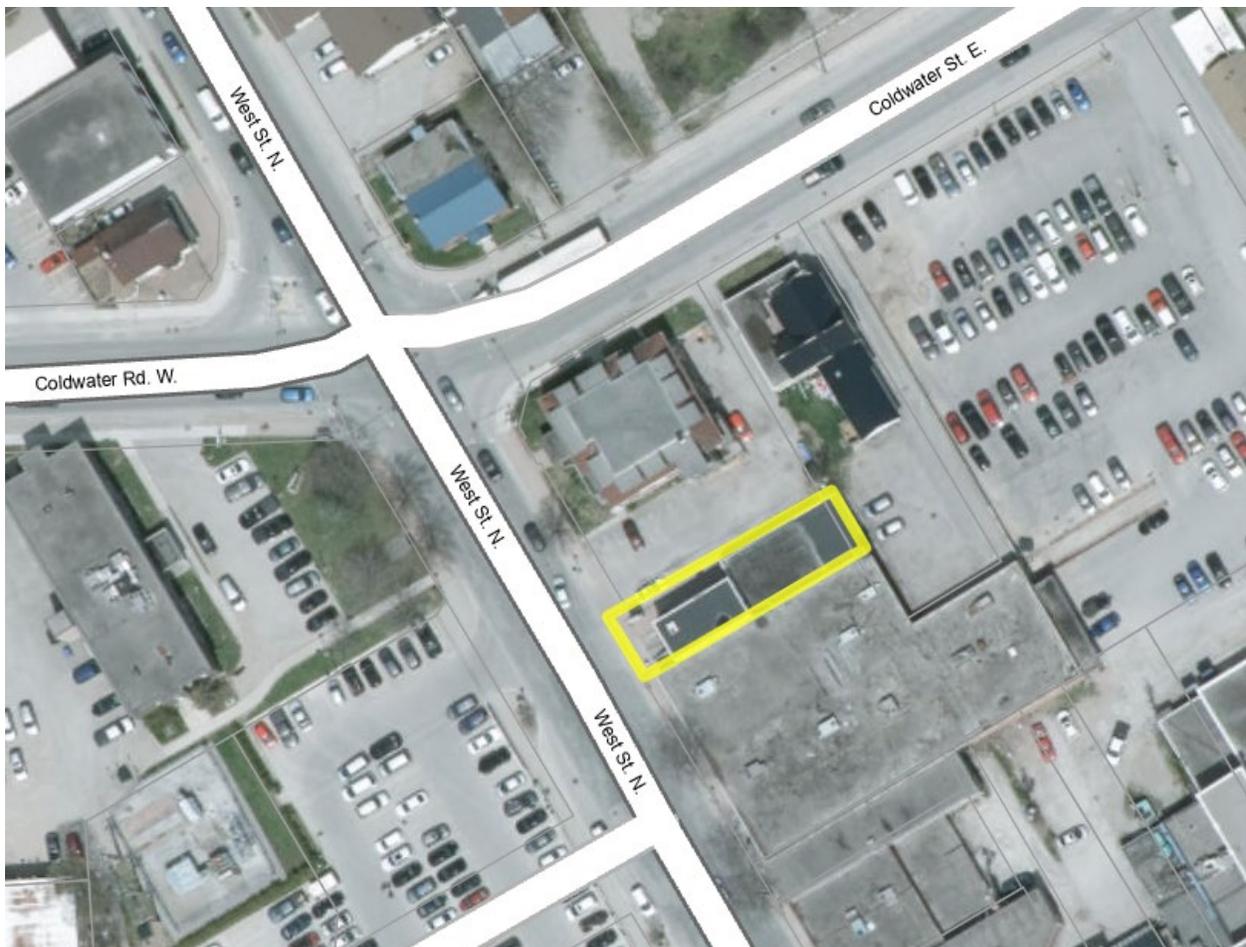
The property has approximately 9.2 metres of frontage on the east side of West Street North and an approximate lot area of 315 m<sup>2</sup> (0.03 hectares / 0.08 acres).

The property is developed with a modest two-storey mixed-used building. The main floor of the building consists of approximately 130 m<sup>2</sup> of vacant office space. The second floor of the building consists of three residential dwelling units.

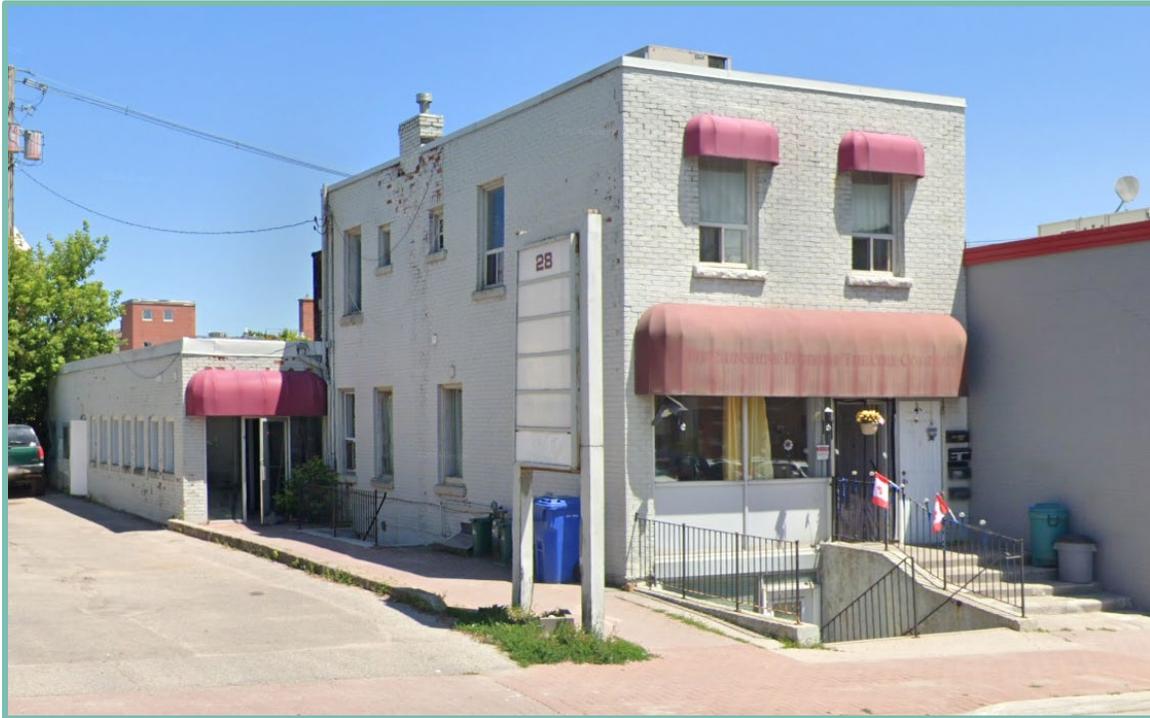
## 2.2 Surrounding Lands

- The property is bound to the north by a multi-unit residential apartment building situated on the south-east corner of West Street North and Coldwater Road East.
- The property is bound to the east by a parking lot which services a mixed use building with frontage onto Coldwater Road.
- The property is bound to the west by West Street North. On the west side of West Street North is a municipal parking lot, which also serves as the home for the Orillia Farmer's Market.
- The property is bound to the south by a fitness centre.

**Figure 1** Aerial Image of Property and Surrounding Uses



**Figure 2** Illustrates the west facing side of the lot as seen from West Street North



### **3.0 OFFICIAL PLAN AND ZONING BY-LAW**

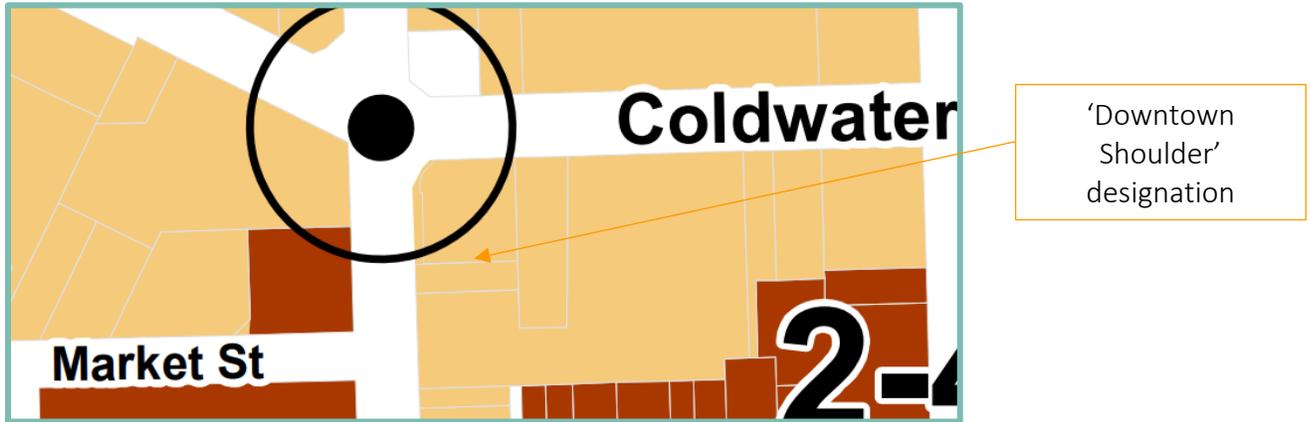
#### **3.1 City of Orillia Official Plan (2010)**

The entirety of the subject property is designated 'Downtown Shoulder' by Land Use Schedule 'B' (Downtown Area) of the City of Orillia Official Plan. Small-scale retail, service commercial uses, accessory dwelling units and multiple-unit buildings are among uses permitted within the 'Downtown Shoulder' designation.

The proposed laundromat is permitted within the Downtown Shoulder designation provided that it can be demonstrated that there are adequate swage and water services available to service the use.

As noted, a Functional Servicing Report was prepared by Tatham Engineering to illustrate how the five residential units (3 existing and 2 proposed), together with the proposed laundromat will be serviced.

Figure 1 City of Orillia Official Plan – Land Use Schedule ‘B’



### 3.2 City of Orillia Zoning By-law 2014-44

The subject property is zoned Downtown Shoulder One (DS1) and is located within the Downtown Overlay Zone. Accessory dwelling units are permitted within the DS1 Zone, however the approval of a site specific zoning by-law amendment is required to add a 'laundromat' as an additional permitted use.

Figure 2 City of Orillia Zoning By-law



### 3.3 Parking Summary

There are no parking spaces present on the property, and the built-form of the property does not provide any opportunity to add parking spaces, however the property benefits from a 50% parking reduction because it is located within the Downtown Overlay Zone.

A parking calculation is provided within the municipally issued pre-consultation minutes (Appendix B), and confirms that the conversion of the existing (vacant) office space to a laundromat does not result in a parking increase as the parking ratio for offices and laundromats are equivalent (1 space / 30 m<sup>2</sup>).

The addition of two new residential units will result in the need for one additional parking space. The calculation is as follows:

*Two additional residential dwelling units require two additional parking spaces, however the 50% parking reduction within the Downtown Overlay area decreases the parking demand from two spaces to one space.*

Due to the fact that the property cannot physically accommodate the one additional parking space, the applicants propose to pay a cash-in-lieu of parking fee as outlined within the pre-consultation minutes.

#### **4.0 PROPOSED ZONING BY-LAW AMENDMENT**

The application herein proposes to rezone the property from the Downtown Shoulder One (DS1) Zone to the Downtown Shoulder One Exception (DS1-#) Zone.

The DS1-# Zone would add a 'laundromat' as an additional permitted use.

#### **5.0 OVERVIEW OF FUNCTIONAL SERVICING REPORT**

A Functional Servicing Report (FSR) was prepared by Tatham Engineering and submitted in support of the proposed zoning by-law amendment application. The FSR is attached as Appendix C to this report.

The FSR contemplates the existing water and sanitary services which extend through the adjacent municipal right-of-way, and the existing site services. The conclusions of the FSR are summarized as follows:

- The design sanitary flow rate is 2.8 L/s. The existing sanitary service and existing sewer on West Street North have sufficient capacity to support the proposed redevelopment.
- The design water demand is 2.9 L/s. The existing 19 mm diameter water service does not have sufficient capacity to support the proposed redevelopment. A minimum 50 mm diameter service connection to the existing 300 mm diameter watermain will be required to support the redevelopment.
- Stormwater management measures will not be required as the exterior of the property will not change.
- Existing utilities (gas, hydro, and telecommunications) are expected to provide sufficient service.

The Tatham Functional Servicing Report is submitted together with this Planning Justification Report to collectively illustrate that the ZBA application is appropriate and represent good land use planning.

## **6.0 PLANNING POLICY FRAMEWORK**

In addition to reviewing the City of Orillia Official Plan (2010) and City of Orillia Zoning By-law 2014-44, we also reviewed the Provincial Policy Statement (2020) and A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020) in the context of the proposed zoning by-law amendment application. A brief summary of those policy documents is provided below.

### **6.1 Provincial Policy Statement (2020)**

The Provincial Policy Statement (PPS) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the province.

The most salient policy areas affecting the proposed redevelopment are Section 1.1.3 (Settlement Areas) and Section 1.6.6 (Sewage, Water and Stormwater).

A review of those policies as they relate to the proposed renovation is as follows:

*Section 1.1.3.1*

*Settlement areas shall be the focus of growth and development.*

*Section 1.1.3.3*

*Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*

MP&D Comment      The subject property is located on West Street North, which is an Arterial Road and a transit route. The subject property abuts one multi-unit residential building, a fitness centre and a mixed-use building. The proposed laundromat would provide convenient access to many of the residents living and working in the area.

*Section 1.6.6.2*

*Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.*

MP&D Comment      Tatham Engineering prepared a Functional Servicing Report and concluded that the existing sanitary service and existing sanitary sewer on West Street North will have sufficient capacity to support the proposed laundromat, with a modest upgrade required to the on-site water service. The FSR also noted that storm water management measures will not be required and the existing utilities (Gas, Hydro, and Telecommunications) are expected to provide sufficient service.

On the basis of the foregoing it is the professional opinion of the undersigned that the zoning by-law amendment which seeks to add a laundromat as an additional permitted use is consistent with the provisions of the 2020 Provincial Policy Statement.

## **6.2      A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020)**

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared under the Places to Grow Act, 2005 to guide decisions on a wide range of issues such as transportation; infrastructure planning; land-use planning; urban form; housing; natural heritage and resource protection. All planning decisions made within the Greater Golden Horseshoe must have regard for the Growth Plan, and the Growth Plan prevails where there is a conflict between it and the Provincial Policy Statement.

The most salient policy areas affecting the proposed redevelopment are Section 2.2.1 (Managing Growth), 2.2.2 (Delineated Built-up Areas) and Section 6.2 (Growth Forecasts).

It is the opinion of the undersigned that the proposed redevelopment conforms to the Growth Plan. This opinion has been reached for the following reasons:

- The laundromat will assist the City in developing a more complete community by adding more service facilities within the downtown core.
- The subject property is located on West Street North, which is an Arterial Road and a public transit route, thus providing ease of access to the laundromat.
- The property is serviced by municipal water and sanitary services.
- No expansions to municipal infrastructure are required to accommodate the proposed use.

On the basis of the foregoing it is the professional opinion of the undersigned that the zoning by-law amendment which seeks to add a laundromat as an additional permitted conforms with the policy direction of the Growth Plan for the Greater Golden Horseshoe.

### **6.3 City of Orillia Official Plan (2010)**

As noted within Section 3.1 of this report, the entirety of the subject property is designated 'Downtown Shoulder' by Land Use Schedule 'B' Downtown Area of the City of Orillia Official Plan.

The following is a summary of the most salient policies of the City's Official Plan:

*3.2.5.1 (Intent) It is the intent of this Plan to recognize the role of the 'Downtown Shoulder' designation as a transition between the more intense uses of the 'Historic Main Street' and the existing or planned development forms in the 'Stable Neighbourhood' and 'Hospital District' designations.*

*MPD Comment: The proposed laundromat will service the residents, customers and businesses within both the Downtown Shoulder designation and the Historic Main Street designation.*

#### *6.3.2 (Water and Sanitary Services – General Policies)*

*a) Unless otherwise permitted in this Plan or by Amendment to this Plan, all new development shall be connected to municipal sewer and water systems. No new development shall be permitted to connect to the municipal systems unless adequate capacity exists in both the plant and the lines to accommodate such development.*

*MPD Comment: The Functional Servicing Report submitted in support of the ZBA application demonstrates that the existing sanitary service and existing sanitary sewer on West Street North will have sufficient capacity to support the proposed laundromat. Storm water management measures will not be required and the existing utilities (Gas, Hydro, and Telecommunications) are expected to provide sufficient service.*

It is important to note that the Development Policies and the Design Policies do not apply to the application as no exterior alterations or expansions to the building are proposed.

On the basis of the foregoing it is the professional opinion of the undersigned that the zoning by-law amendment which seeks to add a laundromat as an additional permitted conforms with the City of Orillia's Official Plan.

## 7.0 CONCLUSION

It is the professional planning opinion of the undersigned that the zoning by-law amendment application submitted herein represents good land-use planning for the following reasons:

- The application conforms to the intents and policies of the City of Orillia Official Plan (2010), the Provincial Policy Statement (2020), and A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2020).
- The neighbourhood consists of a mixture of multi-unit buildings, duplexes, and single apartments, many without laundry service. The proposed laundromat is in a convenient and accessible location.
- The exterior of the building will not change and therefore maintains consistency with mixed-use character of the neighbourhood and the character of the neighbouring properties.
- The Functional Servicing Report confirms that there is sufficient water and sanitary capacity within the West Street North right-of-way, and that the subject property can suitably accommodate a laundromat subject to an on-site water service upgrade from a 19 mm water service to a 50 mm water service.
- The applicants propose to pay a cash-in-lieu of parking fee for one deficient parkign space as outlined within the municipally issued pre-consultation minutes.

Respectfully submitted,  
MORGAN Planning & Development Inc.



Joshua Morgan, RPP