

**To: Mayor and Members of Ingersoll Council**

**From: Heather St. Clair, Senior Planner, Community Planning**

## **Applications for Official Plan Amendment and Zone Change OP 16-08-6 & ZN 6-16-9 Sifton Properties Ltd.**

### **REPORT HIGHLIGHTS**

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- The purpose of this report is to outline the details of the proposed development applications.
- The intent of Official Plan amendment and zone change applications is to facilitate the establishment of two 6 storey residential apartment buildings (120 apartment dwelling units total) and 13 street fronting townhouse dwelling units on the subject lands.
- The proposed Official Plan amendment would redesignate the subject lands from 'Medium Density Residential' (Block 65) and 'Service Commercial' (Part Block 66) to permit the high-density residential uses. The policies are also intended to provide flexibility to enable the development of a large-scale nursing and rest home with 20 or more beds on the subject lands.
- The proposed zone change would rezone the lands from 'Special Residential Type 3 Zone (R3-24(H))' (Block 65) and 'Special Highway Commercial Zone (HC-10)' (Part Block 66) to 'Special Residential Type 3 Zone (R3-Special)' to facilitate the proposed development, as well as establish special provisions to address lot provisions, building setbacks and building heights.

### **DISCUSSION**

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#### **Background**

**OWNERS:**

Sifton Properties Limited c/o Lindsay Clark  
1295 Riverbend Road, Suite 300, London, ON N6K 0G2

**LOCATION:**

The subject lands are described as Block 65 and Part Block 66, Registered Plan 41M-309 in the Town of Ingersoll. The lands are located on the west side of Hollingshead Road, north of Clarke Road East.

COUNTY OF OXFORD OFFICIAL PLAN:

Existing:

Schedule "I-1"	Town of Ingersoll Land Use Plan – Residential & Service Commercial
Schedule "I-2"	Town of Ingersoll Residential Density Plan – Medium Density Residential

Proposed:

Schedule "I-1"	Town of Ingersoll Land Use Plan – Residential
Schedule "I-2"	Town of Ingersoll Residential Density Plan – High Density Residential

TOWN OF INGERSOLL ZONING BY-LAW 04-4160:

Existing Zoning: 'Special Residential Type 3 Zone (R3-24(H)) & 'Special Highway Commercial Zone (HC-10)'

Proposed Zoning: 'Special Residential Type 3 Zone (R3-Special)'

PROPOSAL:

The proposed Official Plan amendment has been submitted to amend Schedule "I-1," Town of Ingersoll Land Use Plan, to redesignate the northern portion of Block 66, Plan 41M-309 from Service Commercial to Residential and to further designate these lands as High Density Residential use on Schedule "I-2", Town of Ingersoll Residential Density Plan. The proposed amendment also proposes to redesignate Block 65, Plan 41M-309 from Medium Density Residential to High Density Residential to facilitate the establishment of two 6 storey residential apartment buildings (120 dwelling units total) and 13 townhouse dwellings on the subject lands. The owners are also proposing to establish Official Plan policies that would enable the development of a large-scale nursing and rest home with 20 or more beds on the subject lands.

The associated zone change intends to rezone the subject lands from 'Special Residential Type 3 Zone (R3-24(H))' (Block 65) and 'Special Highway Commercial Zone (HC-10)' (Part Block 66) to 'Special Residential Type 3 Zone (R3-sp)' to facilitate the above-noted development, as well as establish special provisions to address lot provisions, building setbacks and building heights.

A functional servicing report, planning justification report, Environmental Noise Study, Transportation Impact Study, and Shadow Analysis were submitted in support of the applications.

The noise study recommended that the following measures be implemented into the design and orientation of the buildings on the block due to the various sources of noise in the immediate area:

- A number of architectural elements be established to achieve acceptable indoor noise guidelines including specific exterior wall and window construction for the apartment and townhouses as well as ventilation requirements;
- Warning clauses to inform prospective owners/occupants of potential annoyance due to existing noise sources.

The subject lands comprise approximately 1.26 ha (3.1 ac) and no buildings or structures are present on the property. Surrounding uses include existing and planned residential uses to the north and northeast, planned neighbourhood commercial lands to the east, industrial lands to the south and institutional uses to the east and northeast (Curry Park and St. Jude's Catholic School).

For Council's information, the lands were subject to a recent consent application (File B21-106-6), whereby Part Block 66 was proposed to be added to Block 65 to accommodate the proposed development subject to the current OPA/ZBA applications, and a place of worship was proposed to be developed on the southern portion of Block 66.

The consent was recommended for approval by Planning staff and was subsequently approved by the County of Oxford Land Division Committee in May, 2022. The decision of the Land Division Committee was appealed by a neighbouring landowner to the Ontario Land Tribunal. An Ontario Land Tribunal hearing to consider the consent has been adjourned pending the consideration of the Official Plan amendment and zone change applications by Town and County Councils.

Plate 1 – Location Map and Existing Zoning indicates the location of the subject property and the existing zoning in the immediate vicinity.

Plate 2 – Aerial Photography (2020), provides an aerial view of the subject property and surrounding area as of the spring 2020.

Plate 3 – Proposed Site Plan, provides the layout of the proposed development as prepared by the owners.

Plate 4 – Consent Application, shows the approximate location and configuration of the consent application that is subject to an adjourned Ontario Land Tribunal hearing.

## **Application Review**

### 2020 Provincial Policy Statement

Section 1.1.1 of the Provincial Policy Statement (PPS) directs that healthy, liveable and safe communities are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term, 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, institutional, recreation, park and open space, and other uses to meet long-term needs.

Section 1.1.2 of the PPS directs 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 25 years, informed by provincial guidelines.

Section 1.2.6.1 details that sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Further, the policies note that where avoidance is not possible in accordance with Section 1.2.6.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

Section 1.4.1 sets out policies which are intended to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area. To accommodate this, planning authorities shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.

Section 1.7.1 directs that long-term economic prosperity should be supported by, among other measures, encouraging residential uses to respond to dynamic market-based needs and providing necessary housing supply and range of housing options for a diverse workforce, optimizing the long-term availability and use of land, resources, infrastructure and public service facilities.

#### Official Plan

The subject lands are currently designated 'Medium Density Residential' and 'Service Commercial', as per Schedules I-1 & I-2 of the Official Plan.

High Density Residential areas are those lands that are primarily developed or planned for a limited range of intensive, large scale, multiple unit development. This designation shall be applied in a localized and site-specific manner in locations where high density high-rise development can:

- result in the preservation of features of the natural environment which may otherwise be compromised with more dispersed low rise development, or
- result in the efficient use of land which may be difficult to develop at lower residential density due to the presence of environmental constraints and the costs of mitigating such constraints, or
- constitute community landmarks or reference points, or
- support the viability and functionality of the Central Area.

The height and density limitations applicable to the various forms of development allowed in the High Density Residential area shall be determined on the basis of the nature, character and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law and may vary from location to location. Unless there are specific site or area characteristics which favour higher limits, net residential densities will normally not exceed 111 units per hectare (45 units per acre). Under no circumstance will development within a High Density Residential areas be less than 63 units per hectare (26 units per acre) net residential density without amendment to this Plan.

The proposed high density block would have a net residential density of approximately 106 units per ha (42.9 units per ac.).

In addition to areas predominantly composed of existing or planned High Density Residential development as identified on Schedule I-2, any further designations will be consistent with the following location criteria:

- sites which abut arterial or collector roads and will have direct access to the arterial or collector road;
- on vacant or under-utilized sites adjacent to development which is already built at medium or high densities;
- Sites which are close to shopping, recreation, cultural and community facilities;
- within or near the periphery of the Central Area in accordance with the policies of Section 9.3. 2.3.

High Density Residential development will generally be discouraged adjacent to Low Density Residential development except where such low density development is proposed for redevelopment to higher density land uses or where considerable separation between the low density area and the proposed high density development exists.

Any lands proposed for High Density Residential development not identified on Schedule I-2 will require an amendment to the Official Plan. In addition to the location policies outlined in this Section, when considering proposals to designate lands for High Density Residential development, Town Council and County Council will be guided by the following site-specific criteria:

- the size, configuration and topography of the site is such that there is sufficient flexibility for site design to mitigate adverse effects on the amenities and character of any adjacent residential development through adequate setbacks, buffering and screening;
- the development results in a gradual transition from low profile residential buildings to higher profile residential buildings and vice versa;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on public streets has been assessed and is acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided;
- the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

As noted, Part Block 66 is located within the 'Service Commercial' designation according to the County Official Plan. Service Commercial areas are those lands that provide locations for a broad range of commercial uses that, for the most part, are not suited to locations within the Central Area because of their requirements for large lot area, access or exposure requirements or due to compatibility conflicts with residential development. Generally, Service Commercial uses cater to vehicular traffic and single purpose shopping trips where customers are typically generated from passing traffic or a wide ranging market area.

Service Commercial Areas, while providing for a limited amount of retail use, are not intended to accommodate retail activities that are typically characteristic of a Central Area location and will not directly compete with this area. Uses permitted within the Service Commercial designation include: hotels, motels, automotive sales and service, furniture and appliance sales and service, farm implement sales, business services, convenience commercial uses, retail food stores, recreation and entertainment uses, gas bars, car wash facilities, retail sales of automotive supplies, automated teller machines and kiosks, tourism information outlets or kiosks, restaurants and fast food outlets, uses which require large areas for on-site storage of goods or vehicles and other types of commercial uses that offer service to the travelling public, business and industry.

Further, site specific policies also apply to the subject lands (as well as the commercial lands on the immediate east side of Hollingshead Road) that place certain restrictions on the commercial uses on the property.

#### Zoning By-law

The application for zone change proposes to rezone the subject lands from 'Special Residential Type 3 Zone (R3-24(H))' (Block 65) and 'Special Highway Commercial Zone (HC-10)' (Part Block 66) to 'Special Residential Type 3 Zone (R3-sp)' to facilitate the above-noted development and to establish special provisions to address lot provisions, building setbacks and building heights.

The 'R3-24(H)' zone permits all uses within the 'R3' zone, such as an apartment building, street fronting townhouses and a multiple-attached dwelling. Additionally, a Holding provision applies to these lands that states a noise attenuation study is required to the Town's satisfaction as part of a site plan control application prior to the removal of the "H" symbol.

The proposed zoning provisions are denoted in the table below:

Proposed Zone	Use	Site Specific Regulations
<b>R3-sp</b>	Apartment Dwelling	<ul style="list-style-type: none"> <li>• Reduce the minimum lot area from 150 m<sup>2</sup> to 84.1 m<sup>2</sup> per dwelling unit;</li> <li>• Reduce the minimum front yard depth from 7.5 m to 3.1 m;</li> <li>• Reduce the minimum rear yard depth from 10 m to 5 m;</li> <li>• Reduce the minimum interior side yard width from 6 m to 4 m;</li> <li>• Reduce the minimum interior side yard width for end units from 3 m to 1.2 m;</li> <li>• Reduce the minimum landscape open space requirement from 30% to 25%;</li> <li>• Increase the maximum permitted lot coverage from 40% to 50%;</li> <li>• Reduce the minimum amenity space requirement from 40 m<sup>2</sup> to 25 m<sup>2</sup> per dwelling unit;</li> <li>• Reduce the parking space requirement from 1.5 spaces to 1 space per dwelling unit.</li> </ul>
<b>R3-sp</b>	Street Fronting Townhouse Dwelling	<ul style="list-style-type: none"> <li>• Reduce the minimum lot area for end unit from 240 m<sup>2</sup> to 228 m<sup>2</sup></li> <li>• Reduce the minimum lot depth requirement from 30 m to 28.5 m;</li> <li>• Reduce the minimum interior side yard width from 3 m to 1.5 m;</li> <li>• Increase minimum lot coverage requirement from 40% to 50%;</li> </ul>
<b>R3-sp</b> (Using IN2 Zone for base provisions)	Long Term Care Facility	<ul style="list-style-type: none"> <li>• Reduce the minimum front yard depth from 7.5 m to 4.1 m;</li> <li>• Reduce the minimum rear yard depth from 10 m to 5 m;</li> <li>• Increase maximum height requirement from 11 m to 21 m</li> </ul>

**PUBLIC CONSULTATION:**

Notice of complete application regarding the proposal was provided to surrounding property owners in accordance with the requirements of the Planning Act on May 19, 2023, and notice of public meeting was provided on October 24, 2023.

**SUMMARY:**

The above-noted information is provided for Council's information. A subsequent report, including comments received via agency circulation, a summary of public input and Planning staff analysis and recommendations will be provided for Council's consideration at a future scheduled meeting.

## **RECOMMENDATIONS**

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It is recommended that Council of the Town of Ingersoll receive Report No. CP 2023-323, as information.

## **SIGNATURES**

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**Authored by:**

Heather St. Clair, MCIP, RPP  
Senior Planner

**Approved for submission:**

Gordon K. Hough, RPP  
Director, Community Planning

# Plate 1 - Location Map and Existing Zoning

File Nos.: OP 16-08-6 & ZN 6-16-09, Sifton Properties Ltd., Block 65 & Part Block 66,  
Reg. Plan 41M-309, Town of Ingersoll



- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
  - 100 Year Flood Line
  - 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

## Notes



0 92 185 Meters

NAD\_1983\_UTM\_Zone\_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

May 7, 2023

# Plate 2 - Aerial Photography (2020)

File Nos.: OP 16-08-6 & ZN 6-16-09, Sifton Properties Ltd., Block 65 & Part Block 66,  
Reg. Plan 41M-309, Town of Ingersoll



## Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

## Notes



0 48 96 Meters

NAD\_1983\_UTM\_Zone\_17N



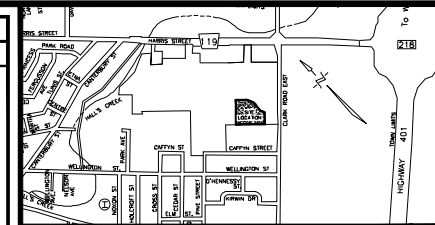
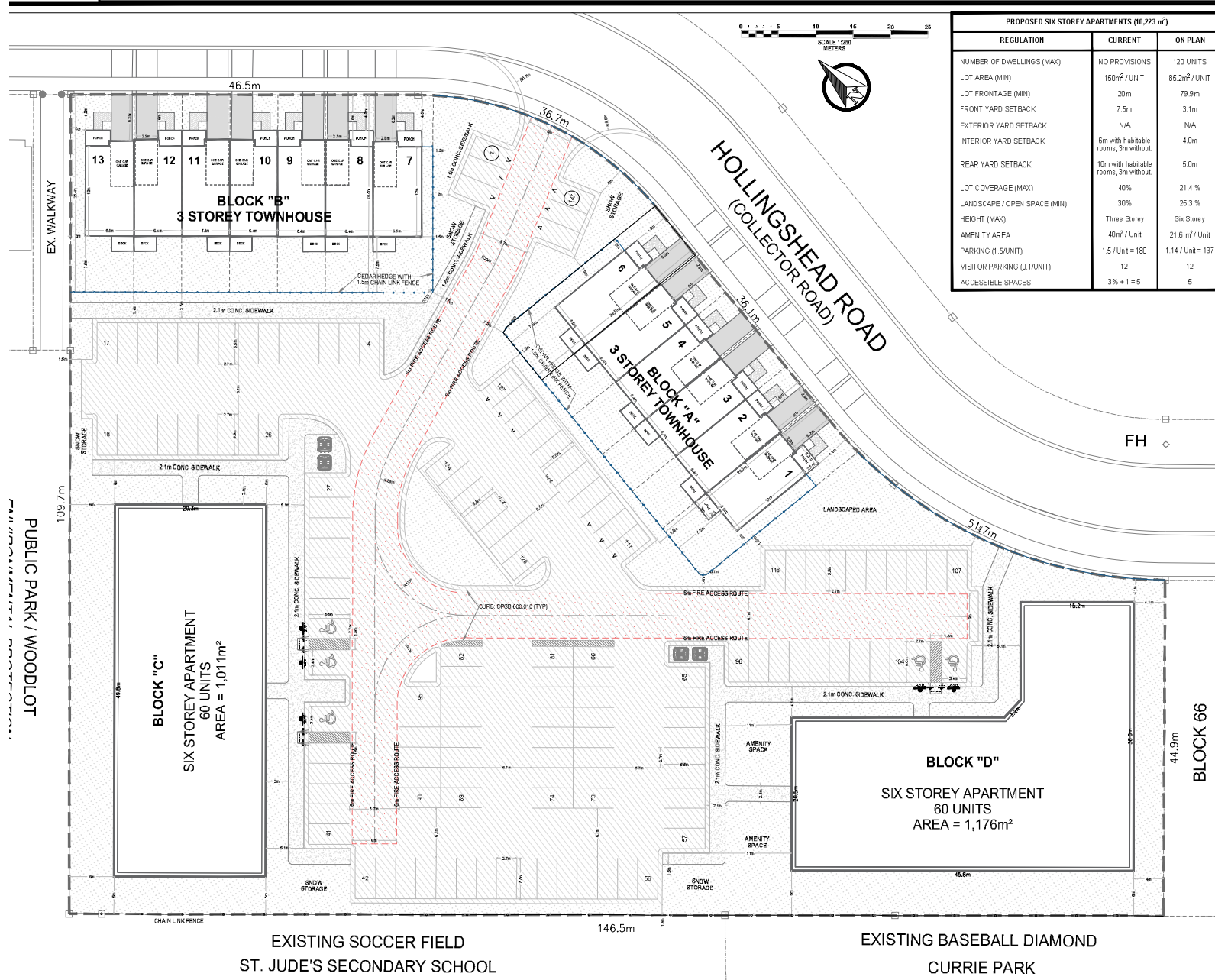
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April 19, 2022

# Plate 3 - Proposed Site Plan

File Nos.: OP 16-08-6 & ZN 6-16-09, Sifton Properties Ltd., Block 65 & Part Block 66, Reg. Plan 41M-309

Town of Ingersoll



## SITE DATA CHART FOR HARRISVIEW, BLOCK 65

CURRENT ZONING & PROPOSED NUMBER OF UNITS:  
Current Zoning: R3-24(h)  
13 - Three Storey Street Fronting Townhouse Units (Block 65)

Building Blocks & Unit Counts	Building Gross Floor Area (GFA)	Ground Floor Area Coverage
BLOCK "A", SIX UNITS BLOCK "B", SEVEN UNITS BUILDING "C", 60 UNITS BUILDING "D", 60 UNITS	1,395.3m <sup>2</sup> 1,887.4m <sup>2</sup> 6,060.0m <sup>2</sup> 7,058.0m <sup>2</sup>	522.5m <sup>2</sup> 608.3m <sup>2</sup> 1,070.0m <sup>2</sup> 1,176.0m <sup>2</sup>
<b>TOTAL 133 UNITS:</b>	<b>16,400.6m<sup>2</sup></b>	<b>3,317.8m<sup>2</sup></b>

## PROPOSED THREE STOREY TOWNHOUSES (2,410.6m<sup>2</sup>)

REGULATION	CURRENT	ON PLAN
NUMBER OF DWELLINGS (MAX)	8 Units / Building	7 Units / Building
LOT AREA (MIN)	150m <sup>2</sup> Internal Unit	169.3 m <sup>2</sup> (Int.)
LOT FRONTAGE (MIN)	250m <sup>2</sup> End Unit	211 m <sup>2</sup> (End)
LOT DEPTH (MIN)	5m Interior & 8m for End	6.4m Interior & 8.0m End
FRONT & EXTERIOR SIDEYARD	Front Yard 6.0m	26.4m
SETBACK TO MAIN BUILDING	Ext. Side Yard 6.0m	6.0m
REAR AND INTERIOR SIDEYARD	Rear Yard 7.5m	N/A
(END UNITS) SETBACKS (MIN)	Interior Side 3.0m	7.5m
LOT COVERAGE (MAX)	40%	N/A
LANDSCAPE / OPEN SPACE (MIN)	30%	47.0%
GROSS FLOOR AREA	65m <sup>2</sup> per unit	38.3%
HEIGHT (MAX)	11m	86.8m <sup>2</sup>
AMENITY AREA	40m <sup>2</sup> / unit	9.63m
PARKING (2.0/UNIT)	2 spaces / Unit	59.8m <sup>2</sup>
		26

## APPROVAL STAMP

**SIFTON PROPERTIES LTD.**  
NEIGHBOURHOOD DEVELOPMENTS  
1295 RIVERBEND SOUTH, SUITE 300  
LONDON, ONTARIO  
N6K 0G2

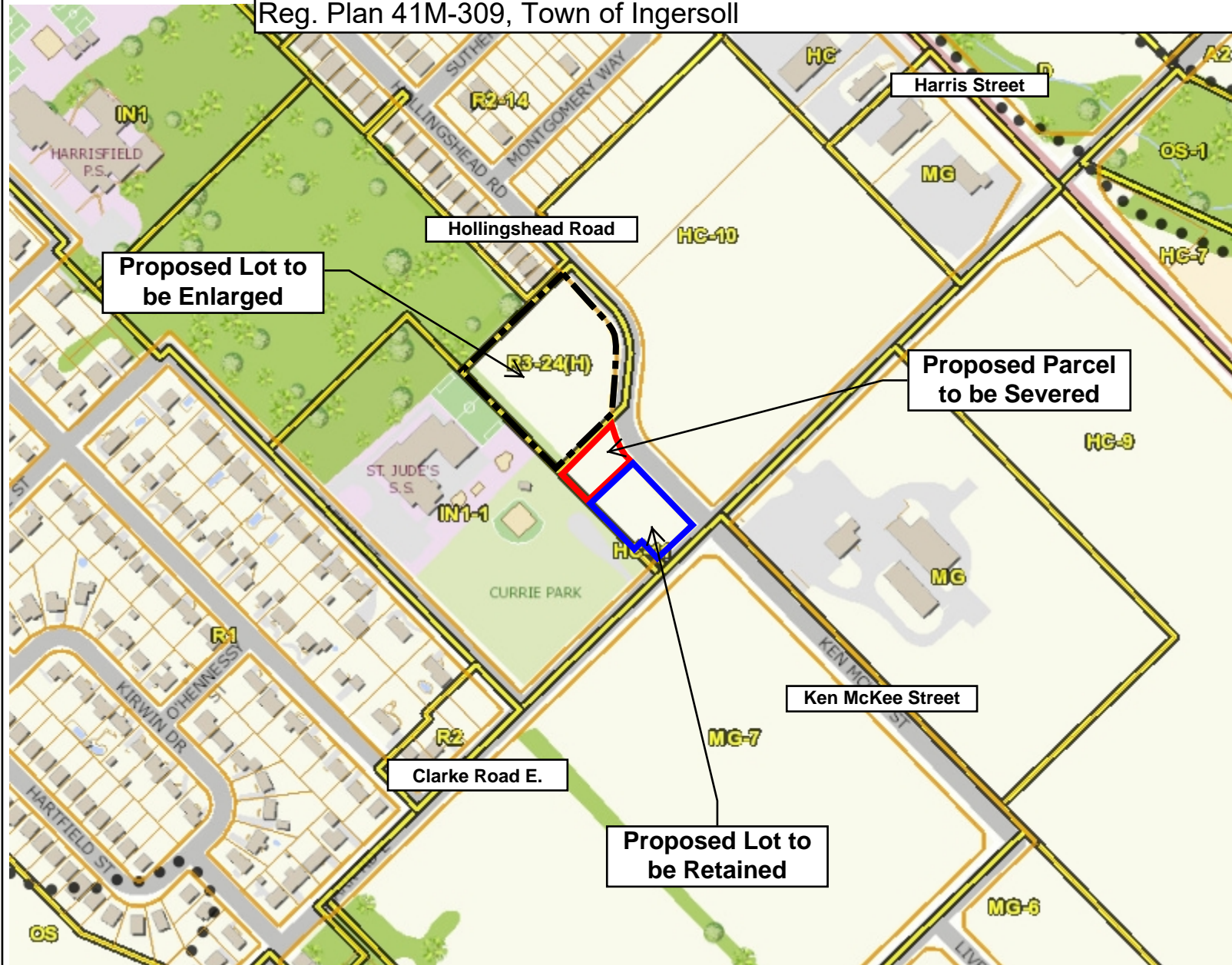
HARRISVIEW, BLOCK 65  
INGERSOLL, ONTARIO  
HOLLINGSHEAD ROAD

## SITE PLAN CONCEPT TOWNHOUSE AND APARTMENT UNITS

Project No. :	--	Date:	26 July 2023
Drawing No. :	--	Scale:	1:250
Drawn By :	AL & DCP	Notes:	
Checked By :	LC & PM	1. All dimensions are in meters unless otherwise specified. 2. All dimensions are to the centerline of the building unless otherwise specified. 3. All dimensions are to the centerline of the building unless otherwise specified. 4. All dimensions are to the centerline of the building unless otherwise specified. 5. All dimensions are to the centerline of the building unless otherwise specified.	

# Plate 4 - Consent Application

File Nos.: OP 16-08-6 & ZN 6-16-09, Sifton Properties Ltd., Block 65 & Part Block 66,  
Reg. Plan 41M-309, Town of Ingersoll



- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines**
  - Regulation Limit
    - 100 Year Flood Line
    - 30 Metre Setback
    - Conservation Authority Regulation Limit
    - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

## Notes



0 119 237 Meters

NAD\_1983\_UTM\_Zone\_17N



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April 12, 2022