

# MEMORANDUM

To: Ms. Amy Shanks, Planner I, Town of Grimsby

From: Cheryl Selig, Associate  
T. Johns Consulting Group Ltd.

Date: September 17, 2018

Dear Ms. Shanks,

**RE: 709-721 WINSTON ROAD, GRIMSBY  
ZONING BY-LAW AMENDMENT APPLICATION NO. 26Z-16-1702**

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**The following is a planning addendum** for the Zoning By-law Amendment application No. 26Z-16-1702 (“ZBA”). The initial submission was to permit thirty-six (36) dwellings comprised of eight (8) freehold single detached dwellings fronting onto Winston Road and twenty-eight (28) condominium semi-detached units accessed from North Service Road. The above referenced ZBA application was submitted concurrently with an Official Plan Amendment application (26OP-16-1701) and a Draft Plan of Subdivision application (26T-16-1702).

Discussions since the submission between T. Johns Consulting Group Ltd. and Town of Grimsby Staff in response to public feedback and agency review have resulted in a revised site layout. As such, the proposal and the zoning requirements have changed from the initial rezoning application (Refer to attached revised Draft Amending By-law). This planning addendum will explain the changes and their justification.

The proposal has changed slightly in that the number of proposed single detached dwellings fronting onto Winston Road has decreased from eight (8) units to seven (7) units. This will bring the total unit count from thirty-six (36) units to thirty-five (35) units.

The intention of amending Zoning By-law No. 14-45 2017 is to rezone the subject lands from the existing Residential Detached 2 (RD2) Zone to Residential Detached 3 (RD3) Zone for the single detached dwellings and Residential Multiple 1 (RM1) Zone for the semi-detached dwellings remains.

## **Residential Detached 3 (RD3) Zone, Modified**

The following will provide clarity of the various zoning reliefs initially requested and what the newly proposed site specific zoning is:

<b>Residential Detached 3 (RD3) Zone</b>			
<b>Provision</b>	<b>Required</b>	<b>Initial Submission</b>	<b>Revised Submission</b>
Minimum Lot Area	550m <sup>2</sup>	405m <sup>2</sup>	535m <sup>2</sup>
Maximum Lot Coverage	15%	40%	35%
Minimum Front Yard	11.6m	4.5m to the dwelling 6.0m to garage	10m Except Lot 1: 11.6m

### **1. Minimum Lot Area**

As noted, the required minimum lot area for the RD3 Zone is 550 square metres. The newly proposed zoning relief is 535 square metres, a 130 square metre increase from what was initially proposed. This was achieved by proposing seven (7) single detached lots instead of eight (8) single detached lots. The proposed lot area will accommodate sizeable building envelopes and setbacks that are compatible with the existing character on Winston Road. By reducing the number of single detached lots the proposed lot frontages and lot areas are more consistent with the single detached dwellings on the north side of Winston Road. The reduction in lot area from the require 550 m<sup>2</sup> to 535 m<sup>2</sup> is a minimal reduction in lot area and is minor enough that the reduction will not result in a visible difference in the lot pattern expected in an RD3 Zone.

### **2. Maximum Lot Coverage**

The permitted maximum lot coverage is 15%. The proposed maximum lot coverage is 35%. The proposed maximum lot coverage is a 5% decrease from what was initially proposed. The proposed 35% lot coverage is based on the building envelope created after implementing setbacks. The proposed increase in lot coverage will provide design flexibility and a variety of unit sizes to be achieved in accordance with the urban design policies of the Town of Grimsby Official Plan. The required yard setbacks will restrict the built footprint to prevent the overbuilding of lots.

### **3. Minimum Front Yard**

The required minimum front yard is 11.665 metres. The proposed minimum front yard is 10 metres. The initially requested front yard was 4.5 metres to the dwelling and 6.0 metres to the garage. As such, the newly proposed 10 metre front yard setback will be more aligned with the existing setbacks on the street. The proposed 10 metre front yard setback is to apply to lots 2-7. Lot 1 is proposed to comply to the required 11.6 metre front yard setback to maintain a stronger

tie of compatibility with the existing dwelling and lot configuration of the adjacent property to the west, municipally known as 725 Winston Road. A 10 metre front yard setback is more aligned with the Town of Grimsby's vision for Winston Road and will function with a driveway and landscaping. Overall, the proposed 10 metre front yard will provide consistency of the built-form and existing setbacks along the streetscape of Winston Road and maintain compatibility between existing and new development.

## **Multiple Residential 1 (RM1) Zone**

The following will provide clarity of the various zoning reliefs initially requested and what the newly proposed site-specific zoning is:

<b>Residential Multiple 1 (RM1) Zone</b>			
<b>Provision</b>	<b>Required</b>	<b>Initial Submission</b>	<b>Revised Submission</b>
Minimum Exterior Side Yard	4.5m	1.5m	2.5m
Minimum Interior Side Yard	0.8m	1.5m	Lot 22: 0.0m
Minimum Rear Yard*	7.5m	7.3m	7.5m
Minimum Lot Area	225m <sup>2</sup>	225m <sup>2</sup>	200m <sup>2</sup> Except Lot 22: 170 m <sup>2</sup>
Minimum Lot Frontage	7.5m	7.5m	7.1m Except Lot 22: 6.0m
Minimum Parking Space Dimensions*	Width: 2.75m Length: 5.75m	Width: 2.75m Length: 5.5m	Width: 2.75m Length: 5.75m
Number of Accessible Parking Spaces*	3 spaces @ 1 space/20 required spaces	1 space	3 spaces

- [\*] Zoning relief is no longer required.

### **1. Minimum Exterior Side Yard**

The required minimum exterior side yard is 4.5 metres, whereas the proposed exterior side yard is 2.5 metres. The proposed minimum exterior side yard permits a buffer for a safe distance between the dwellings abutting the corners and the private road. The proposed exterior side yard is functional and will maintain privacy and access for maintenance. Further, the proposed 2.5 metre side yard can accommodate landscaping.

## **2. Minimum Interior Side Yard**

The required minimum interior side yard is 0.8 metres, whereas the proposed Lot 22 specific interior side yard is 0.0 metres. All other interior side yards for the semi-detached dwellings exceed the required minimum interior side yard with 1.2 metres. The requested interior side yard is to accommodate Lot 22 which has been shifted southerly in the redesigned site plan to accommodate a larger exterior side yard for Lot 25. The dwelling on Lot 22 is proposed to abut directly against the 14 metre setback required by the MTO. As such, the dwelling on Lot 22 will have functional landscaped space in place of a legal interior side yard. The proposed interior side yard will not negatively impact character or visual aesthetic of North Service Road. The building placement and orientation of the proposed dwellings on Lots 22 through 25 are essential for noise impact control to the interior of the condominium. As such the proposed Lot 22 specific interior side yard will facilitate a safer exterior side yard for Lot 25 and contribute towards noise mitigation.

## **3. Minimum Lot Area**

The required minimum lot area is 225 square metres, whereas the proposed minimum lot area is 200 square metres, save and except Lot 22, where the proposed minimum lot area is 170 square metres. 200 square metres provides a lot area that provides functional lot frontage and setbacks to accommodate a typical semi-detached building footprint. The proposed minimum lot area provides adequate private amenity area for each dwelling. The proposed minimum lot area of 170 square metres is unique to Lot 22 and is the outcome of Staff's recommendation of pulling the proposed building footprint up against the Ministry of Transportation (MTO) setback on the south side of the property, the lot size still provides for adequate amenity area. Additionally, the abutting 14 metre MTO setback will provide a sense of space for this unit and there will not be a dwelling to the south of this lot. This was done with the intention of providing a greater exterior side yard to Lot 25. As such, the lot area for Lot 22 was reduced as technically the lot will not have a side yard. However, functionally Lot 22 will have an adequately sized lot with access to the side of the dwelling for maintenance. The MTO setback will be landscaped.

## **4. Minimum Lot Frontage**

The required lot frontage is 7.5 metres. The proposed minimum lot frontage is 7.1 metres, save and except Lot 22 where the proposed lot frontage is 6.0 metres. The proposed minimum lot frontage of 7.1 metres will allow for a functional lot and can accommodate a 6.0 metre wide dwelling, 1.2 metre interior side yards, driveway and landscaping. The proposed 6.0 metre frontage is unique to Lot 22 and is the result of the same recommendation of Staff to pull the dwelling up against the required 14 metre MTO setback. As such, without the technical side yard,

the lot width is reduced to 6.0 metres which can accommodate the width of the proposed dwelling, the driveway, and landscaping.

### **Conclusion**

The proposed site specific zoning is the result of reconfiguring the proposed site design to be more aligned with the design principles guiding the Town of Grimsby's growth. The proposed modifications will facilitate an infill residential development that efficiently uses urban lands and provides a variety of unit types and tenures while maintaining compatibility with the existing neighbourhood. The modifications will allow for functional and safe residential lots that support Grimsby's growth.

Respectfully submitted,  
**T. Johns Consulting Group Ltd.**



**Cheryl Selig, MCIP, RPP**  
Associate