



# A.J. Clarke & Associates Ltd.

525 Lake Ave, Crystal Beach

Planning Justification Report  
December 2022

## Contact Info

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## 1 Introduction

A.J. Clarke and Associates Ltd. has been retained by the owner of the subject property, Daniel Read, to prepare an application for a zoning by-law amendment and this accompanying planning justification report and to rezone the property at 525 Lake Ave, Crystal Beach in the Town of Fort Erie from Residential 2B (R2B) zone to a Residential 3 (R3) zone in order to facilitate the construction of a semi-detached dwelling and amend zoning by-law provisions that will permit a:

- minimum unit frontage of 9.2 m;
- minimum lot area of 241 sqm;
- minimum interior side yard of 1.7 m; and
- maximum height of 3 storeys/9.5 m.

An application for severance of the property will follow the zoning by-law amendment.

The property is designated Urban Residential in the Town's Official Plan which permits a semi-detached dwelling. In the Crystal Beach Secondary Plan (which has been approved by the Town but currently under appeal) the proposed designation is Low-Density Residential which also permits a semi-detached dwelling. However, in the Town's Zoning By-law the property is zoned Residential 2B (R2B) which only permits a single detached dwelling. As a result, a Zoning By-law Amendment is required to rezone the property to R3 which permits a semi-detached dwelling, followed by an application for severance to create two distinct properties. The purpose of this report is to satisfy the requirements to support an application for a Zoning By-law Amendment.

A pre-consultation meeting was held on 24 February 2022. As part of the complete application under the Planning Act, the following supporting reports/plans have been prepared to satisfy the requirements to support the Zoning By-law Amendment, as identified in the Pre-consultation Agreement, and are provided in the appendices of this report:

A. Survey	Chambers and Associates Surveying Ltd
B. Conceptual Site Plan	Charles Linsey & Associates Ltd
C. Grading Plan	AJ Clarke and Associated Ltd
D. Landscape Plan	Adesso Design Inc
E. Archaeology Letter	Detritus Consutaing Ltd
F. Plans, Elevations, 3D renders	Charles Linsey and Associates Surveying Ltd

## 2 Site Context

The property at 252 Lake Ave (site legal description Part of Lot 10 Plan 369 PIN 64187) is a vacant lot of approximately 0.05 ha. The property is designated Urban Residential in the Town of Fort Erie's Official Plan which permits a semi-detached dwelling as proposed. The current zoning of the property is Residential 2B (R2B) which permits a single detached residential dwelling.

The site is located in a residential area that is predominantly zoned R2B and is within a residential block bound by Lake Ave to the east, Crystal Beach Dr to the north, Ridgeway Rd to the west and Terrace Ln to the south. (refer to Figure 1) The characteristics of this area are as follows:

- the Crystal Beach Waste Water Treatment Plant is to the north of Crystal Beach Dr and the Crystal Beach Waterfront Park is to the south of Terrace Lane;
- there are 9 residential dwellings within the block, predominantly along Ridgeway Rd and Lake Ave;

- there is a significant portion of vacant undeveloped land running from north to south through the centre of the block;
- the topography of the block is undulating with grading generally dropping from north (Crystal Beach Dr) to south (Terrace Ln); and
- the grading varies along each of the street frontages and on many of the properties.

Lake Ave, on which the property fronts onto, is oriented from north to south, with north being the highest point of the road, sloping down to the southern most point at the end of the road. There are four residential properties along each side of Lake Ave, with 525 Lake Ave being the only vacant property fronting Lake Ave. Along Lake Ave the character of housing, building height, setbacks and grading varies.

**Figure 1: Location Map - 525 Lake Avenue, Crystal Beach, Fort Erie**



The characteristics of the properties bordering 525 Lake Ave are as follows:

- The frontage of 525 Lake Ave is east facing onto Lake Ave which is classified as a local road.
- Along the north boundary the adjacent property is a corner lot at the northern most end (top) of the Lake Ave with an established single detached residential building (zoned R2B). The grading of this property is above street level with a retaining wall along the perimeter of each street frontage, on a proportion of the property fronting onto Lake Ave the grading has been dropped to street level to provide driveway access and a garage.
- Along the south boundary the adjacent property consists of a recently constructed 2 1/2 storey 4 plex (zoned R2B). The grading of a majority of this property has been dropped to



street level with the exception of a small area at the rear of the property where a retaining wall has been constructed.

- Along the west boundary (at the rear of the property) is vacant undeveloped land (currently zoned R2B) that consists of undulating land and at least one, but possibly more dunes of various sizes. The development at 525 Lake Ave was referred to the Niagara Peninsula Conservation Authority (NPCA) due to the potential of a dune on this site representing a “hazard slope”, to which the following response was provided by the NPCA:

*While we have not seen a grading plan for the works to know if they are cutting into or doing extensive grading at the base of the dune, staff do not feel we have any erosion concerns for this property based on the review of the site plan submitted during the pre-consultation.*

*If any change in scope has been made, a grading plan showing the proposed works would be required to confirm if there are any slope stability concerns that would warrant any geotechnical work to support the proposal.*

Although the potential for a hazard slope is a consideration for the short term, the design of a retaining wall along the rear boundary of 525 Lake Ave will resolve any slope stability concerns. However, the longer-term significance relating to this vacant property is the type, scale and height of development that the property at 525 Lake Ave will inevitably back onto and the likely removal of the dune and levelling of the property to accommodate development. As described in the Urban Design section below, the design of 525 Lake Ave has been thoughtfully considered in the context of the site, surrounding area and future development to be permitted.

### **3 Description of Proposal**

The proposal for the development of 525 Lake Ave is for a three-story semi-detached residential dwelling of two 3 bedroom units. To facilitate this development, a zoning by-law amendment is required to change the zoning to a Residential 3 (R3) zone which will permit a semi-detached dwelling. The proposed development meets the intent and objectives of Provincial, Regional and Town policies which can be summarised as follows:

- the property is within the urban area of Crystal Beach;
- the proposed development contributes to an increase supply and diversity of housing while maintaining designation of low density residential;
- it represents infill development that provides an efficient use of land and contributes to reducing the requirements for urban boundary expansions;
- the building design is contemporary and compact with an active frontage that implements the concept of “eyes on the street”;
- the landscaping along the road provides a seamless transition between public and private realm and increases shading and positively impacts the streetscape; and
- it is located on a local road and will be connected to existing services .

The only outstanding requirements that are not consistent with the zoning by-law provisions relate to building height and setbacks.

#### **3.1 Pre-consultation Agreement**

A pre-consultation meeting was held on February 24, 2022, in attendance were representatives from the Town, Region, Hydro and the Agent representing the property owner (AJ Clarke). At this meeting there were only conceptual plans provided and there were no objections in principle to the proposed development. A summary of comments are as follows:





- Provincial and Regional Land Use Designations - Consistent with Provincial Policy Statement (Settlement Areas), Growth Plan (Delineated 'Built-Up' Area) and Regional Official Plan (Urban Built-Up Area)
- Planning Comments – no objections, aligns with intent of planning policy, supports diversification of housing supply, building height may not be supportable but will be reviewed in context of proposal submitted.
- Land Use Compatibility – close proximity to Crystal Beach Wastewater Treatment Plant, warning clauses required regarding potential noise and odour, air conditioning required to allow all windows to be closed if required.
- Environmental Comments - no requirements
- Archaeological Resources - if a letter from a registered archaeologist can be provided affirming that the site has is considered to be disturbed, the requirement for an archaeological assessment can be waved.
- Transportation/Roads - Lake Ave is a local road.
- Servicing - local servicing, noise and odour from WWTP, drawing required for proposed crossing of wastewater effluent pipe.
- Stormwater Management - no comment
- Waste Collection - local curbside collection
- Required Studies/Plans – conceptual site plan, archaeological assessment, grading plan, landscape plan, renders/plans (plans, 3D renders, visualizations)

### 3.2 Urban Design

The proposed development is consistent with The Town of Fort Erie – Official Plan Amendment No. 56 - Crystal Beach Secondary Plan (CBSP) - November 22, 2021 (approved by the Town and currently under appeal). The CBSP recognises that when considering the future character of Chrystal Beach, *“A homogenous community of detached dwellings does not meet with contemporary policy and the need to supply choice in housing and support aging in place. Whether driven by the spectrum of economics or property maintenance considerations, a single choice of dwelling is no longer appropriate when a complete community framework and age-in-place philosophy has become more relevant to an aging population. Not to be overlooked are the needs of our younger cohort, that are most certainly in need of housing that will enable them to establish, grow, invest and transition into an otherwise expensive ownership marketplace.”* (page 20)

Representing an appropriate format of intensification and compact building design, the 3 bedroom units contribute to housing diversity in Crystal Beach. The building is 3 storeys and 9.5m in height, which is only 0.5 m above what is permitted for a 2 ½ storey, 9m building. The design of the semi-detached dwelling represents a contemporary cottage style and functional use of the property that fits in with the character of the beachfront community. The building represents a pedestrian scale design with an active facade that incorporates clearly identifiable entrances, an articulated building frontage with windows on each aspect of the ground and first floors and balconies that are integrated into the roofline and overlooking the road, implementing the concept of “eyes on the street”.

The integration of the design of the building into the site is facilitated by dropping down the grading to a level that further contributes to the pedestrian scale of the building and reduces the slope of the driveway providing better access and integration of the public and private realm. The landscaping plan emphasises trees at the front of the property which will providing shading along the sidewalk. Given the undulating geography of the area and slope of Lake Ave, the building height is brought down to a



level that is consistent with the recently built 2 1/2 storey 4 plex along the southern boundary and the established single detached dwelling along the northern boundary.

In the CBSP, the vacant, undeveloped land at the rear of this property is designated for medium density and the proposed zoning by-law amendment allows the following:

- semi-detached dwellings
- street townhouse dwellings
- block townhouse dwellings
- stacked townhouse dwellings
- apartments; and
- a maximum building height of 3 storeys or 12m from dwelling unit main floor grade for all permitted building types.

If the approved, it is likely that in order to facilitate future development on this site, the existing dune will need to be levelled and the height of any future development may be over and above the visible height of the semi-detached dwelling at 525 Lake Ave, resulting in the development and/or landscaping framing the backdrop of 525 Lake Ave.

### 3.3 Zoning By-law Provisions

The zoning matrix below provides a comparison of the zoning provisions for an R3 zone and the proposed semi-detached dwelling. The provisions for the proposed semi-detached dwelling are not consistent with the following zoning provisions (refer to: Appendix A: Conceptual Site Plan for representation of Lots A and B; Appendix C: Landscape Plan for setbacks):

- minimum unit front (Lot A only);
- minimum lot area;
- minimum interior side yard; and
- maximum height.

#### Residential 3 (R3) Zone Matrix

Section	Provision	Requirement	Proposed	Conforms
<b>Residential 3 (R3) Zone</b>				
13.2	Permitted Uses	One single detached dwelling, Semi-detached dwellings, Duplex dwellings, The conversion of a single detached dwelling existing at the date of passing of this by-law to a duplex or semi-detached dwelling, uses/buildings/structures accessory to the foregoing permitted uses, and home occupations.	One semi-detached dwelling.	Yes
13.4	Regulations for Semi-Detached Dwellings			
	Minimum Unit Frontage	9.5 metres	Lot A = 9.2 metres Lot B = 10.3 metres	No Yes



Section	Provision	Requirement	Proposed	Conforms
	Minimum Lot Area	305 square metres	Lot A = 241 sq m Lot B = 257 sq m	No No
	Maximum Lot Coverage	2 Storey = 40%	Lot A = 35 % Lot B = 33.%	Yes Yes
	Minimum Front Yard	3 metres to other parts of dwelling.	Lot A = 6.2 m Lot B = 6.2 m	Yes Yes
	Minimum Interior Side Yard	3.0m 1.2m plus an additional .5m for every story or part thereof above the ground floor, except where no private garage or carport is provided a side yard of not less than 3.0m on one side of such semi-detached dwelling is required.	Lot A = 1.7 m Lot B = 1.7 m	No No
	Minimum Rear Yard	6 metres	Lot A = 8.1 m Lot B = 9.6 m	Yes
	Maximum Height	2.5 storeys 9 metres.	Lot A = 3 storeys 9.5 m Lot B = 3 storeys 9.5 m	No No
<b>Section 6 – General Provisions</b>				
6.13	Lot Requirements (Dwellings)	Only one dwelling shall be permitted on a single lot except in the case of lawful semi-detached dwellings, street townhouse dwellings, block townhouse dwellings and apartment dwellings.	Only one dwelling proposed per lot.	Yes
6.16	Municipal Services	No person shall, within any Residential Zone, except as provided for in the Rural Residential (RR) Zone or Waterfront Rural Residential (WRR) Zone, erect, alter or use any building or structure unless such lot is serviced by a public water supply and sanitary sewer system.	Noted.	Noted.
6.18	Non-Conforming Uses, Buildings, Structures and Lots			
	Lot Area and/or Frontage Less Than Required	Where a lot having a lesser lot area or lot frontage than that required herein;		
		(i) is the same as in a deed registered on or prior to the date of passing of this By-law; or	Noted.	Noted.



Section	Provision	Requirement	Proposed	Conforms
		(ii) is a consolidation of adjacent lots described in deeds registered on or prior to the date of passing of this by-law, or	Noted.	Noted.
		(iii) was subject to a consent approved prior to the date of passing of this By-law, and was subsequently conveyed or is the remnant part of such a lot after such a conveyance and thereafter continuously held in distinct and separate ownership from abutting registered lot; or	Noted.	Noted.
		(iv) is a whole lot located within a registered plan of subdivision; and such parcel complies with relevant regulations made under The Environmental Protection Act, R.S.O. 1990 and all relevant requirements of the Ontario Building Code, and has a minimum lot frontage of 12m;	Noted.	Noted.
		then the said lot shall be deemed to conform to the requirements of this By-law with respect to lot area and lot frontage, and the provisions hereof respecting lot area and lot frontage shall not apply to prevent the use of such lot, or the erection, alteration or use of a permitted building or structure thereupon, in accordance with all other provisions hereof.	Noted.	Noted.
6.20	Parking Area Regulations	Residential = 1 parking space per dwelling unit.	1 parking space proposed per dwelling unit.	Yes



Section	Provision	Requirement	Proposed	Conforms
	Parking Area Location on Lot	R3 Zone = All yards provided that no part of any area, other than a driveway, is located closer than 0.9 m to any street line and provided further that a parking area, other than a driveway, for a residential use containing 3 or more dwelling units is located in the rear yard only.	Parking area provided in the front yard.	Yes
	Dimensions of Parking Spaces	90 degree parking angle = Width: 2.7 metres Length: 6 metres	Width: 2.7 m Length: 6.0 m	Yes

### 3.4 Supporting Plans and Technical Studies

The studies identified in the pre-consultation agreement are provided in the appendices and are summarised below.

#### Conceptual Site Plan

The conceptual site plan shows the position of the building footprint within the property and the associated setbacks demonstrating the optimal location of the building to best meet the by-law provisions and maximise use of the external space on the property.

#### Grading Plan

A grading plan has been provided that shows the position of the building on the site and demonstrates the lowering of the grading across the site by approximately 1 meter and the resulting slope of the site, drainage and the location of a proposed retaining wall along the north, west and south boundary of the property. The retaining wall along the rear boundary of the property is up to a height of 2 meters which is required to stabilize the slope on the adjacent property.

In the Pre-consultation Agreement, the Building Department indicated that depending how the lot grading is addressed a slope stability report may be required. The proposal was also referred to the Niagara Peninsula Conservation Authority with regards to the potential for a 'hazard slope' at the rear of the property. The response of the NPCA is presented in the Urban Design section above. The retaining wall surrounding on the north, west and south boundary of the property is to ensure stability of grading differences and specifically the stability of the slope at the rear of the property.

#### Landscape Plan

The landscape plan indicates the building footprint as situated within the property, front access including walkways/front porches and covered decks at the back of the property. The landscape plan emphasises the streetscape treatment and presentation of the front of the property by featuring trees, shrubs, grass and alternative paving textures. It addresses pedestrian circulation and buffering of adjacent residential properties by supplementing the height of the retaining wall with a privacy fence.



## Archaeological Assessment

In the Pre-consultation Agreement, it is recognised by Town staff that, although the location of the property may indicate that there is archaeological potential, evidence was found of a previous structure and disturbance on the property. A letter from a registered archaeologist has been provided affirming that the site is considered to already be disturbed which meets the requirements for waiving an archaeological assessment.

## Perspective (3D), Elevation and Floor Plans

The front and side perspectives demonstrate the detailed design, active frontage and detailed design of the building. The balconies being integrated into the roof at the front, side and rear of the building contribute to open design. The elevations and floor plans demonstrate the efficient design of the building providing functional internal spaces and resulting in a building that fits within the context of the property and the street.

## 4 Policy and Planning Analysis

The analysis of policy has considered the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, Niagara Region Official Plan, Fort Erie Official Plan and the Crystal Beach Secondary Plan.

The Crystal Beach Secondary Plan is an important reference document that, although currently under appeal, was approved by the Town on 22 November 2021. It establishes Fort Erie's vision and policy for Crystal Beach and *"reinforces provincial and regional policy directives of the Provincial Policy Statement, Places to Grow and the Region of Niagara's Official Plan"*.

It is within this context that the proposed development is consistent with and contributes to the implementation of Provincial, Regional and Town policies and specifically relating to:

- providing an increase in housing supply, density, and diversity of housing types;
- supporting efficient development patterns, use of infrastructure and use of land; and
- contributing to compact development, quality urban design and improvements to the public realm.

Policies within each of the above mentioned documents that demonstrates the relationship between the proposed development and implementation of policy are presented below.

### 4.1 Provincial Policy Statement

#### 1.0 Building Strong Healthy Communities

*Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.*

Accordingly:

#### 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns



*Policy V:*

*1.1.1 Healthy, liveable and safe communities are sustained by:*

*a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*

*b) 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 (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

*e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

*1.1.3 Settlement Areas*

*Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.*

*The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.*

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

*1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

*a) efficiently use land and resources;*

*b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*

*1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

*1.4 Housing*

*1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

*b) permitting and facilitating:*

*1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*



*2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*

*f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

## **4.2 Growth Plan for the Greater Golden Horseshoe**

### *2.2 Policies for Where and How to Grow*

#### *2.2.1 Managing Growth*

*4. Applying the policies of this Plan will support the achievement of complete communities that:*

*c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*

*e) provide for a more compact built form and a vibrant public realm, including public open spaces;*

## **4.3 Niagara Region Official Plan**

### *2.2.1 Managing Urban Growth*

*2.2.2.1 Development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:*

*a) the intensification targets in Table 2-2 and density targets outlined in this Plan;*

*b) a compact built form, a vibrant public realm, and a mix of land uses, including residential uses, employment uses, recreational uses, and public service facilities, to support the creation of complete communities;*

*c) a diverse range and mix of housing types, unit sizes, and densities to accommodate the market based and affordable housing needs of Niagara's current and future residents;*

*e) built forms, land use patterns, and street configurations that minimize land consumption, reduce costs of municipal water and wastewater services, and optimize investments in infrastructure to support the financial well-being of the Region and local municipalities;*

*g) opportunities for intensification, including infill development, and the redevelopment of brownfields and greyfield sites;*

*i) the development of a mix of residential built forms in appropriate locations, such as local growth centres, to ensure compatibility with stable residential areas;*

### *2.3 Housing*

*2.3.1.1 The development of a range and mix of densities, lot and unit sizes, and housing types, including affordable and attainable housing, will be encouraged throughout settlement areas to meet housing needs at all stages of life.*





2.3.1.3 *The forecasts in Table 2-1 will be used to maintain, at all times:*

*a) the ability to accommodate residential growth for a minimum of 15 years through residential intensification, and lands designated and available for residential development; and*

*b) where new development is to occur, land with servicing capacity to provide at least a three-year supply of residential units through lands suitably zoned to facilitate residential intensification, and lands in draft approved or registered plans.*

2.3.1.4 *New residential development and residential intensification are encouraged to be planned and designed to mitigate and adapt to the impacts of climate change by:*

*a) facilitating compact built form;*

#### **4.4 Fort Erie Official Plan**

##### **4.7. RESIDENTIAL I.**

###### **4.7.1. GENERAL POLICIES**

*III. Residential intensification, infill development and redevelopment shall be encouraged in urban areas that have sufficient existing or planned infrastructure.*

###### **4.7.4. URBAN RESIDENTIAL**

*I. Lands designated as Urban Residential identified on Schedule "A" are intended for a variety of housing forms such as single detached dwellings, duplexes, semidetached dwellings, townhouses, multiple unit dwellings, apartments, accessory apartments, rooming houses, boarding and lodging houses, group homes, housing for the elderly and similar forms of housing. Other uses that make up a neighbourhood including schools, churches, parks, day nurseries, public utilities, home occupations, accessory buildings, cemeteries and neighbourhood commercial uses are also permitted.*

#### **4.5 Crystal Beach Secondary Plan**

##### **4.22.4 Objectives**

*The main objectives of the Crystal Beach Secondary Plan are to:*

*a) Provide a variety of housing choice that supports housing opportunities for all ages, that spans the full lifecycle and economic status;*

*b) Encourage development forms which are more compact, affordable and utilize urban land and services more efficiently;*

##### **4.22.5 General Policies for all Designations**

*a) The Crystal Beach Secondary Plan is largely characterized as being a "builtup" area with limited opportunity for large scale subdivision development, as shown on Schedule CB-1, and will instead rely predominantly on, and be more suitable for, infilling of vacant and/or underutilized lands. The vast majority of its geography and building typology is comprised of detached dwellings; many in the cottage character architecture. Lands that are identified or available for development / redevelopment will be the focus of growth and intensification and will assist the Town in meeting its*



*intensification targets. However, areas for infilling and intensification are not to be viewed in isolation. Existing use, land use designation and zoning of adjacent lands shall be considered when intensification is being proposed and designed.*

*b) Development shall be sensitively planned in the community, having considered such factors as setbacks, interface, building height, built form massing and access.*

#### *4.22.6 Residential – General*

*h) Infilling on smaller parcels and vacant lots will provide opportunities to augment or supplement unit creation within established neighbourhood areas, particularly for those lots which have not been deemed through bylaw. Estimates as high as 200-300 detached small lot singles could be achieved using existing lots of record and through consent to create detached lots throughout the Plan Area.*

#### *4.22.8 Low Density Residential*

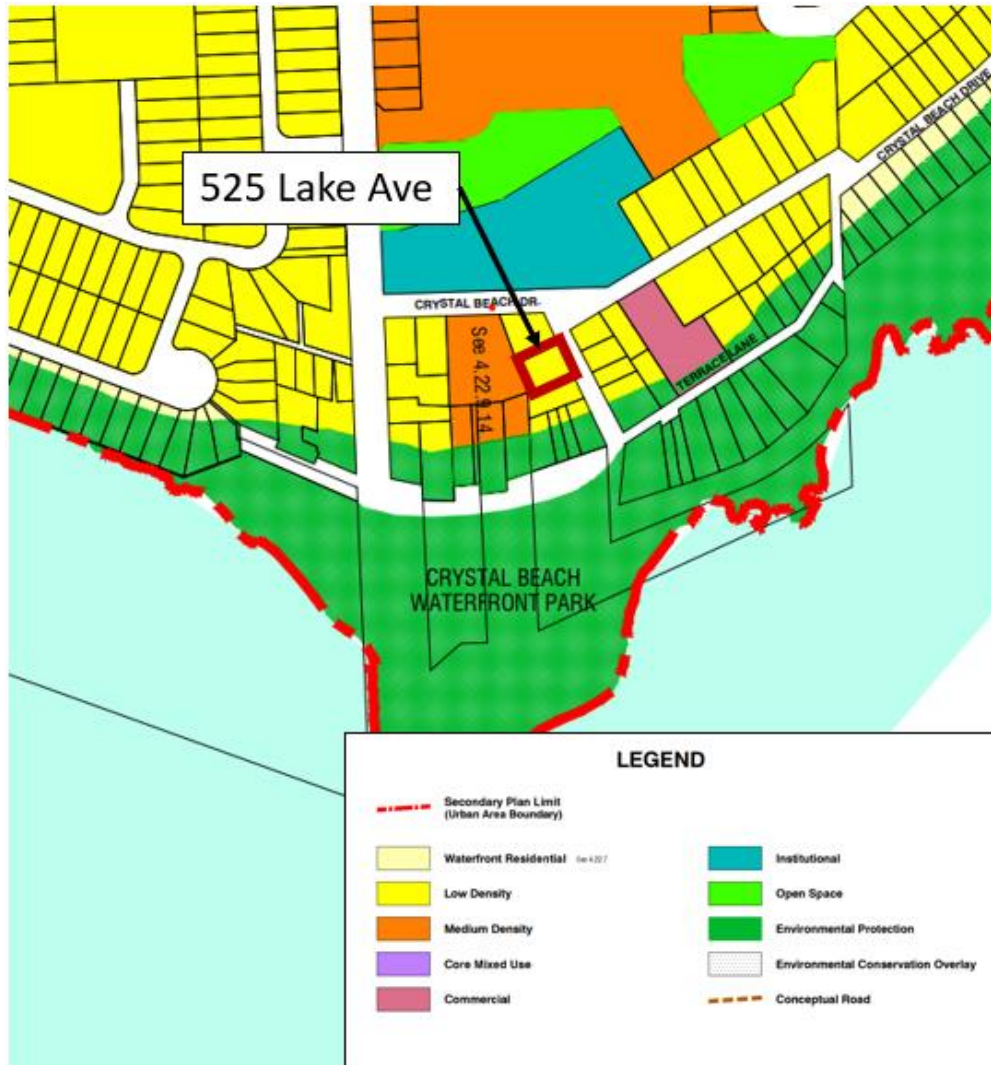
*a) The lands designated on Schedule “CB-2” as “Low Density Residential” shall be reserved for single detached, semi-detached and duplex dwellings and uses accessory thereto, and shall generally be governed by the Residential policies of Section 4.7 unless otherwise defined under this section. Vacant or redeveloping sites in low density residential zones may, through by-law amendment, be considered to intensify with semi or duplex dwellings. Site specific zoning may be applied to address any potential compatibility issues. As part of a required zoning by-law amendment seeking this “soft” intensification, site and surroundings shall be considered and may be required to supply supporting information or study for use in assessing compatibility with existing buildings and surroundings.*

*Therefore, notwithstanding policy 13.4.11 a) a change in zoning to permit a semi-detached or duplex dwelling on vacant or redeveloping site occupied or previously occupied by a single detached dwelling may be placed under Site Plan Control to ensure appropriate details are provided that can demonstrate compatibility is being achieved.*

*b) Schedule “CB-2” illustrates the Low-Density designation, which is predominant throughout the Secondary Plan Area, accounting for approximately 1880 existing units (approximately 86%). As the Low-Density area is almost completely built-out, any addition of low density-built form will likely come from existing lots of record (subdivision lots not previously deemed), consent or the few remaining large parcels suitable for subdivision. A Low-Density range of up to 50 units per hectare will assist in providing opportunities for additional building stock while also making efficient use of existing and proposed infrastructure.*

*Low Density built form through infilling can generally be expected to reflect scale and massing of the surrounding residential dwellings. Estimates project approximately 350 units over the long term can be accommodated through Low Density infilling in the established neighbourhoods and through subdivision plans, assisting in achieving the targeted mix balance of 70% low density and 30% medium and higher throughout the neighbourhood.*

**Figure 2: Crystal Beach Secondary Plan Schedule CB-2**





## 5 Conclusions & Planning Opinion

The proposed development complies with, conforms to and is consistent with the intent and direction provided in the applicable Provincial, Regional and Town land use planning policies. The recommendations and conclusions of this report with regards to the proposed development are as follows:

- It meets the requirements of the evolving planning context of Crystal Beach as described in the Crystal Beach Secondary Plan and provides an excellent example of the implementation of policy.
- The property is located in the urban area where intensification, increased density and housing diversity are encouraged and will contribute to the Town's infill target.
- The vacant residential site provides an opportunity for additional building stock while maintaining the low density building format which is consistent with the development pattern and parcel fabric in the area.
- The design is contemporary, representative of the image of the Crystal Beach beachside community and is compatible with the surrounding development patterns, massing, and built form.
- The design of the semi-detached dwelling and the landscaping provide an active and enhanced streetscape.
- It is supportive of creating complete communities that features a diversity of housing options, compact built form, efficient use of land and infrastructure.

The proposed development should be approved as it represents good planning and thoughtful, quality design within the context of the site and surrounding community.

Prepared by:



Doug Giles MCIP, RPP  
Manager Long Range Planning  
**A. J. Clarke and Associates Ltd.**