



Working together with our community

Page 1 of 11

Public Hearings Committee – April 13, 2021

Subject: OPNPL2020237 and ZNPL2020236 – An application has been received to amend the Official Plan with a site-specific policy to allow ten block-townhouse units fronting public streets and rezone the subject site with special provision to permit ten block-townhouse units that do not occupy more than 95% of the usable floor area at first floor fronting public streets.

DIEMATIC TOOLING SOLUTIONS INC. and agent CIVIC PLANNING SOLUTIONS has put forth the application affecting the lands described as 171 King Street.

Report Number: CD 21-19
Division: Community Development
Department: Planning
Purpose: For Information

Executive Summary:

An Official Plan Amendment application has been received to permit a mixed-use development comprising two block-townhouse buildings of 10 residential units on the ground floor with an accompanying commercial laundry-mat in the ‘Downtown’ designated area. An existing Site Specific Policy - 7.8.3.3 of Schedule B of the Official Plan currently permits eight residential units on the ground floor and a maximum of eight residential dwelling units in the basement on the subject land.

A concurrent Zoning By-Law Amendment application has also been submitted to permit 95% of the first-storey usable floor area as residential use fronting public streets within the Central Business District (CBD) Zone. The current zoning does not allow townhouse dwellings in the CBD zone. Moreover, the current zoning does not permit more than 50 percent of the first storey's usable floor area and frontages to be residential.

This report is being presented as part of the statutory public meeting required by the Planning Act. A subsequent report will be brought forward containing a recommendation for Council consideration.

Site Features and Land Use:

The subject property is located on the west side of the Town of Delhi, fronting onto the north side of King Street (Highway 3) and the south side of Talbot Road. The subject land is currently vacant and is the site of the former Delhi Foundry. The land is 0.91 acres (3683 sq.m) in area and has approximately 94 metres of lot frontage along King

Street and approximately 120 m of frontage along Talbot Road. The subject property is within the downtown area of Delhi, surrounded by a mix of commercial and residential uses. Most notably, Murphy Funeral Home is located to the immediate north across from Talbot Road, residential dwellings to the east and south across King Street, along Mill Street, and Canada Trust Square to the east.

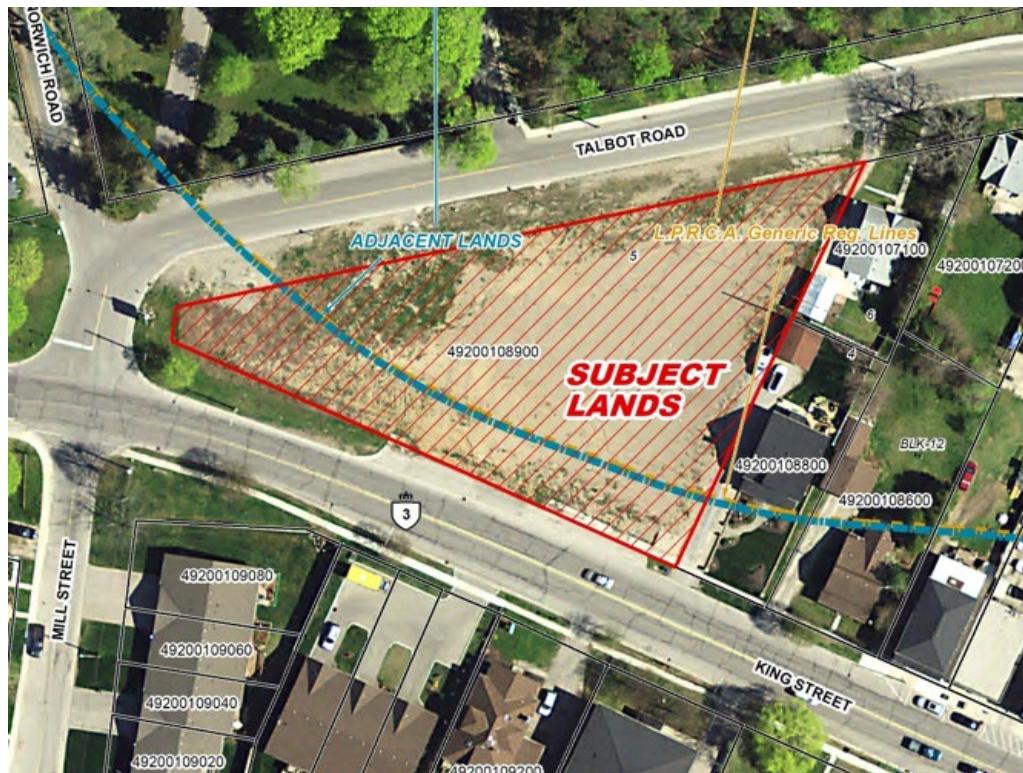


Figure 1: The site within the context



Figure 2: Street view of the subject lands (King Street perspective)

Discussion:

The proposed 10-unit townhouse development is supported by a number of reports and documents, including a functional servicing report, traffic impact study, water demands assessment, and a planning Justification report prepared. Based on the report reviews and staff comments, the following issues are presented for discussion:

Historical Industrial Use: Historically the site was an industrial property. The applicant confirmed that the site is remediated from contamination. A Record of Site Condition (RSC) will be required during the site plan application process.

Site Specific Policy 7.8.3.3 Delhi – Mixed Use/Multi Residential Uses: The subject site has an existing Site Specific Policy on Schedule “B” to the Official Plan, which permits a maximum of eight residential dwelling units shall be permitted on the ground floor and a maximum of four residential dwelling units shall be permitted in the basement. The proposed Official Plan amendment will require this policy to be revised with the following:

“On land designated Downtown – Site Specific Policy Area 7.8.3.3 on Schedule “B” to this Plan, in addition to the uses permitted, a maximum of ten residential dwelling units shall be permitted on the ground floor fronting public streets.”

Site Plan Application: According to Site Plan Control By-Law 2014-97 and section 9.6.5 of the Official plan related to Site Plan Control, a site plan approval, agreement and securities will be required for the proposed development. A Site Plan application has already been received for this proposed development. Upon receipt of all required documents, the site plan application will be processed concurrently.

Circulation Comments: The planning staff has received a number of Staff comments (Appendix A). Key issues addressed in the Staff comments include:

- Recommendation for a Holding (H) provision until either the pre-servicing agreement or a site plan agreement has been executed;
- Requirement of water and sanitary modelling before approval of the Official Plan and Zoning By-Law amendment.

Regard For Public Input:

No public input has been received for this application as of yet. This report is being presented as part of the statutory public meeting, and any public comments will be considered for future recommendation.

Planning Considerations:

Provincial Policy Statement, 2020

The PPS provides policy direction on matters of provincial interest related to land use planning and development. It promotes efficient development and land use patterns and encourages growth and development within existing settlement areas. The subject land is within the 'settlement area' as defined in the Provincial Policy Statement.

Section 1.1.3 states that settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. This section also mentioned that land-use patterns within settlement areas shall be the focus of growth and development, supporting a range of uses and opportunities for intensification and redevelopment that are compact in form, adjacent to the existing built-up area, and complement the existing built form. Section 1.1.4 related to providing a range of housing options state that, 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.

Section 1.6.6.2 related to Sewage, Water and Stormwater states that 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.

Section 1.4.3 related to housing states that planning authority shall ensure 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.

Planning Comments: Planning Staff will perform a conformity check based on the above-mentioned policies of PPS, 2020 within the recommendation report.

Norfolk County Official Plan

The subject land is designated as 'Downtown' in the Official Plan. Predominantly residential use in the downtown area is permitted, provided that the uses do not negatively impact the planned function of the Downtown Designation. New low-density housing forms, such as single-detached and semi-detached dwellings, are discouraged in the Downtown designation, and rental and ownership forms of housing developments are encouraged.

The subject has an existing Site Specific Policy - 7.8.3.3 of Schedule B of the Official Plan which allows mixed-use/multi-residential uses with no more than 8 units on ground floor and 4 units in the basement floor. This amendment was a result of previous development proposal on the subject land which had been approved in 2011(3-OP-2011, Amendment 43). The proposed Official Plan Amendment will update the current Site Specific Policy - 7.8.3.3 with an allowance of 10 residential units on ground floor in 'Downtown' designated area.

Section 5.3.1 related to residential intensification states that urban residential intensification, infilling and redevelopment of existing urban areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs. This policy encourages infill development and residential development of vacant land or underutilized land in existing neighbourhoods. It also states that the County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services. The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on certain criteria including development context and compatibility, servicing capacity, road network, traffic and appropriateness if the proposed use. This policy will be further analyzed in the final recommendation report.

Section 8.9 related to water and Waste water service states that all development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems. However, section 8.9.1 (a) further clarifies that when unallocated servicing capacity does not exist for a proposed development, the County shall defer the processing of the planning application until capacity is available, or until a servicing agreement is in place to ensure that such capacity will be available to service the development.

Section 5.4, related to 'Community Design' policies, provide direction to the physical design of the communities for new development proposals, such infill developments in urban areas.

Planning comments: The proposed development will be further reviewed based on the above mentioned policies. A conformity check of the Official Plan policies will be provided within the recommendation report.

Norfolk County Zoning By-Law 1-Z-2014

The surrounding area consists of a mix of zone types, including: Community Institutional (IC), Hazard Lands (HL), Provincially Significant Wetlands (PSW), Residential Type 1-5, and Central Business District (CBD) to the immediate south and east..

The subject lands are zoned Central Business District (CBD) with special provision 14.832 and with a Holding (H). Special provision 14.832 came into effect through By-law 19-Z-2018, which reads:

"In addition to the uses in the CBD Zone, the following shall apply: a) a minimum setback of 0.9 metres shall be permitted for the interior lot line abutting a residential zone. b) That the front lot line be deemed as King Street. [29-Z-2018]"

The Holding was placed through By-law 25-Z-2011 which rezoned the former Township of Delhi lands from Commercial General (Township of Delhi Zoning By-law 1-DE 80) with

special provision 36.103 to Commercial General with the new special provision. The intent of the Holding was:

"That the Holding "(H)" provision of the By-Law shall be removed upon a site plan agreement being entered into with the municipality and registered on title in accordance with standard site plan policies of Norfolk County"

Section 6.1 of the consolidated Zoning By-law, 1-Z-2014, lists the provisions which regulate the Central Business District zone.

Section 6.1.1 outlines the permitted uses in the CBD zone, which includes, but is not limited to: dwelling, apartment subject to the requirements of Subsection 6.1.4 and a laundromat.

Section 6.1.4 reads *"any dwelling units in the CBD Zone shall not occupy more than 50 percent of the usable floor area of the first storey, and the frontages of the first storey shall be dedicated to retail, office or service uses. [66-Z-2018]"*

Proposed Zoning Change: The proposed zoning change includes:

1. Block Townhouse dwelling as a permitted use
2. Removal of existing Special Provision 14.832
3. Inclusion of a new Special Provision which includes:
 - a. *That the front lot line be deemed as King Street.*
 - b. *That the residential units shall occupy no more than 95% of the usable floor area at first floor fronting public streets*

Planning Comments: The detail zoning provisions will be further reviewed and recommended in the recommendation report.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities".

Explanation: The proposed development should facilitate and promote appropriate growth and density within the neighbourhood.

Conclusion: The purpose of this report is to summarize the planning application proposal, provide the comments received from applicable departments and agencies, summarize comments received from member of the public, and to provide general information in relation to the overall application. A staff report with related recommendations will be submitted to Council for consideration at a later date.

Recommendation(s):

THAT Report PD 21-19, Public Hearing report for OPNPL2020237 and ZNPL2020236 be received for information;

THAT any outstanding technical comments and requirements necessary prior to bringing forward a recommendation report be addressed;

AND THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Attachment(s):

Maps 1 to 3

Appendix A Circulation Comments

Appendix B Site Plan & Perspectives

Appendix C Planning Justification Report

Submitted By:

Brandon Sloan, BES, MCIP, RPP

General Manager

Community Development Division

185 Robinson Street

Simcoe, Ontario, Canada, N3Y 5L6

519-426-5870 ext. 1348

Reviewed By:

Tricia Givens, M.Sc.(PL), MCIP, RPP

Director of Planning

185 Robinson Street

Simcoe, Ontario, Canada, N3Y 5L6

519-426-5870 ext. 1893

Prepared By:

Mohammad Alam, MPL, MUD, MCIP, RPP

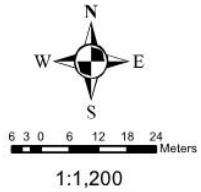
Senior Planner

Community Development Division

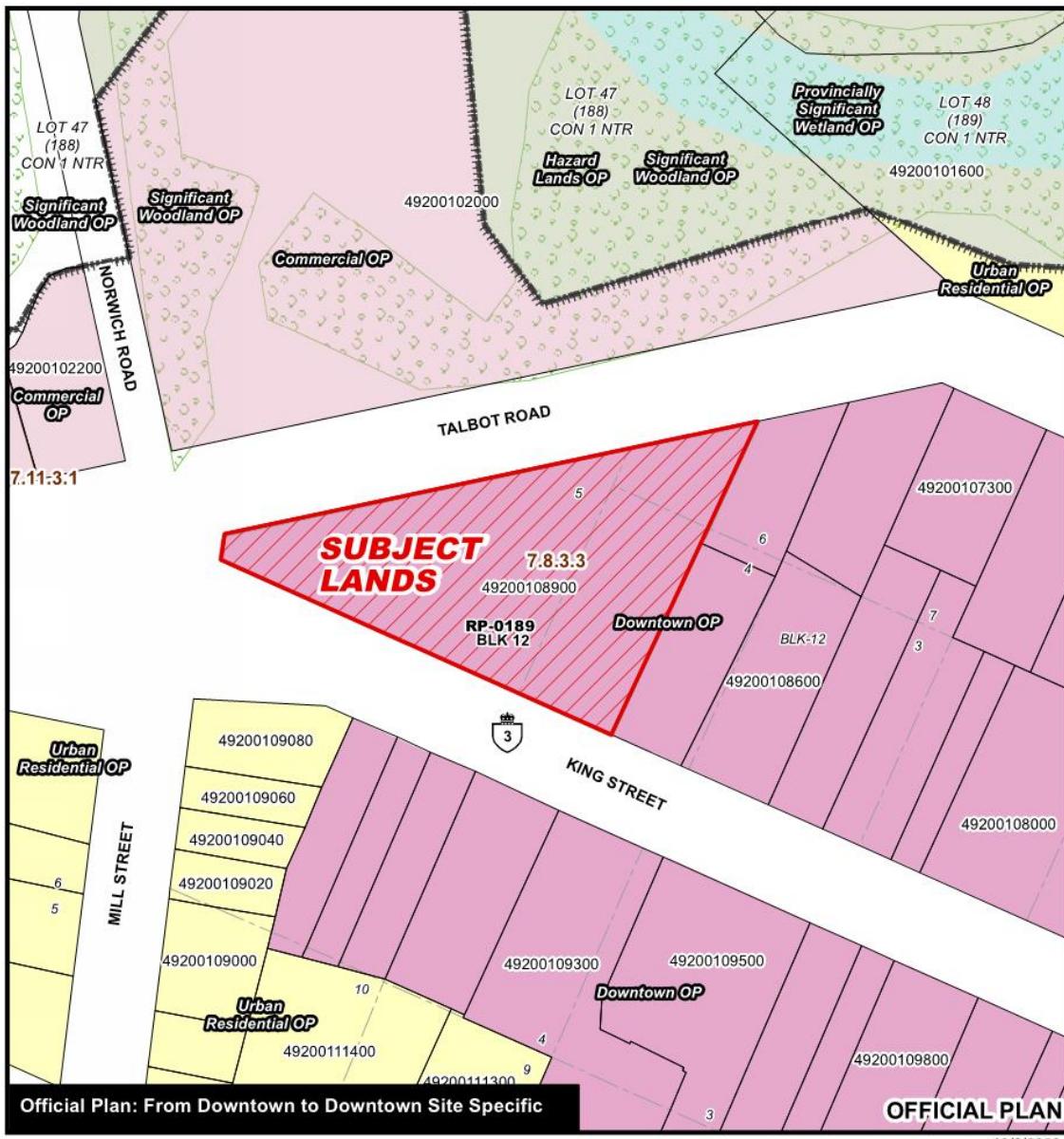
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MAP 1

**File Number: OPNPL2020237 & ZNPL2020236
Urban Area of DELHI**

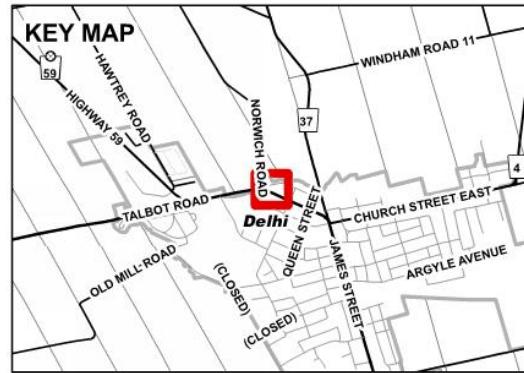
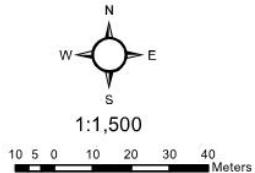


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MAP 2
File Number: OPNPL2020237 &
ZNPL2020236

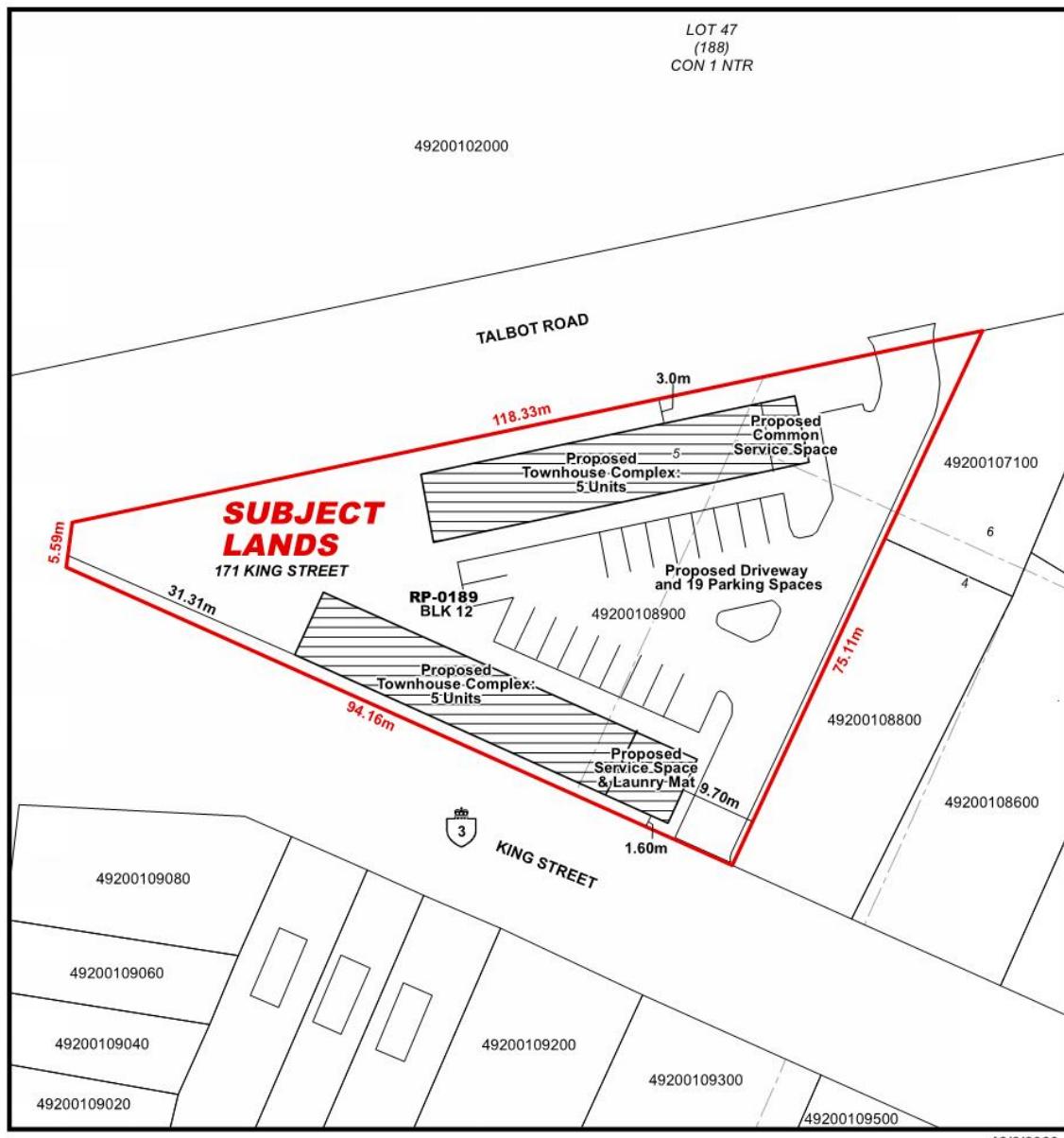
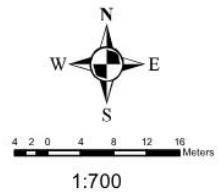
Urban Area of
DELHI



12/8/2020

MAP 3

File Number: OPNPL2020237 & ZNPL2020236
Urban Area of DELHI



12/8/2020

Appendix A

Circulation Comments

Financial Services Comments - Reviewed – This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the property by the Municipal Property Assessment Corporation (MPAC). Norfolk County would also receive Development Charges as per the most recent Development Charges By-law.

Building and By-Law

Reviewed – I do question allowing 50% usable floor area. This is a CBD zone and the requirement to provide parking does not apply in this zone. The current site plan submitted is approx. 26% usable floor area to area of the lot. This looks like a bait and switch to obtain OPA/zoning for a larger development.

Zoning Administrator - Reviewed

- Townhouse units not permitted in a CBD zone
- 2 parking spaces per unit in effect for each townhouse unit as per section 4.9(a), but parking also not regulated in CBD zone as per 4.11, a total of 19 parking spots have been identified which includes one accessible spot.
- Yard setbacks for CBD zone have been met, according to zone provisions section 6.1.2
- A lot coverage calculation needs to be provided (6.1.2 (g))
- application for sign required, please refer to sign bylaw 2009-66

Agreement Coordinator - Reviewed – The Holding (H) provision should remain.

Fire - Reviewed – No concerns.

Geographic Information Systems - Reviewed - Please contact Norfolk GIS for new civic addresses when building.

Development Engineering

Reviewed – An email was sent January 6th, 2021 for confirmation to complete sanitary and water modelling. Confirmation will be required from the Owner/Developer to proceed with the modelling. Once the modelling has been completed, Development Engineering will be able to provide comments.

Long Point Region Conservation Authority

Review pending.

All dimensions and measurements must be checked and verified by the General Contractor

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SITE PLAN

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

KEY PLAN:

CLIENT:
DIEMATIC TOOLING SOLUTIONS INC.

PROJECT:
22013

171 KING STREET REDEVELOPMENT

171 KING STREET
DELHI, ONTARIO
N4B 1X9

ORIGINAL PAGE SIZE ARCH D - 24" x 36"
KEY TO DETAIL LOCATION:
A - DETAIL NO.
B - DETAIL NO. ORIGIN

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THE VENTIN GROUP LTD



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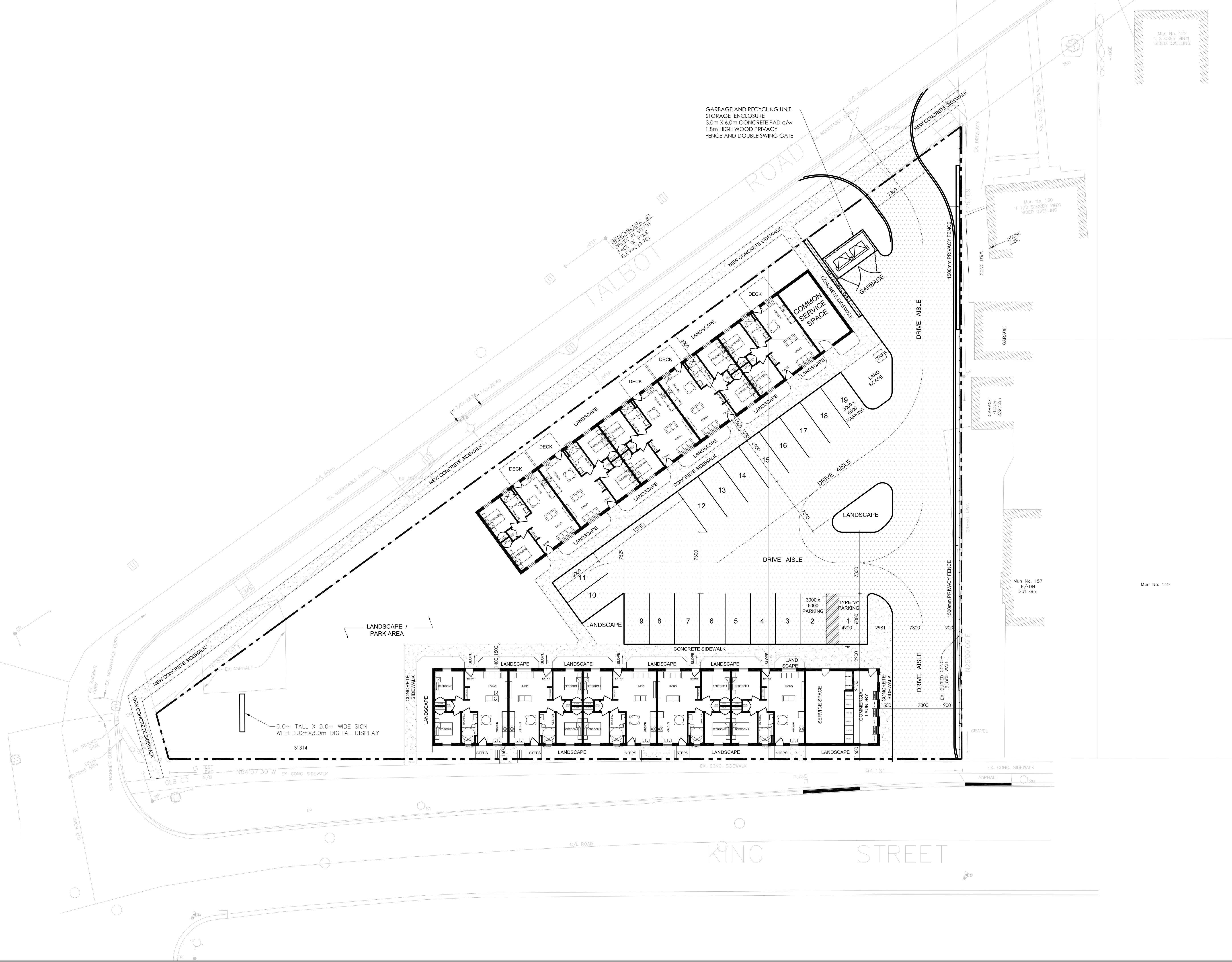
DRAWN BY : SR

CHECKED BY : PV

NO.	DATE	PARTICULAR
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2	2020.09.09	ISSUED FOR N.C. REVIEW MTG.

REVISIONS

1	2020.05.15	ISSUED FOR PRE-CONSULT. MTG.
2	2020.09.09	ISSUED FOR N.C. REVIEW MTG.

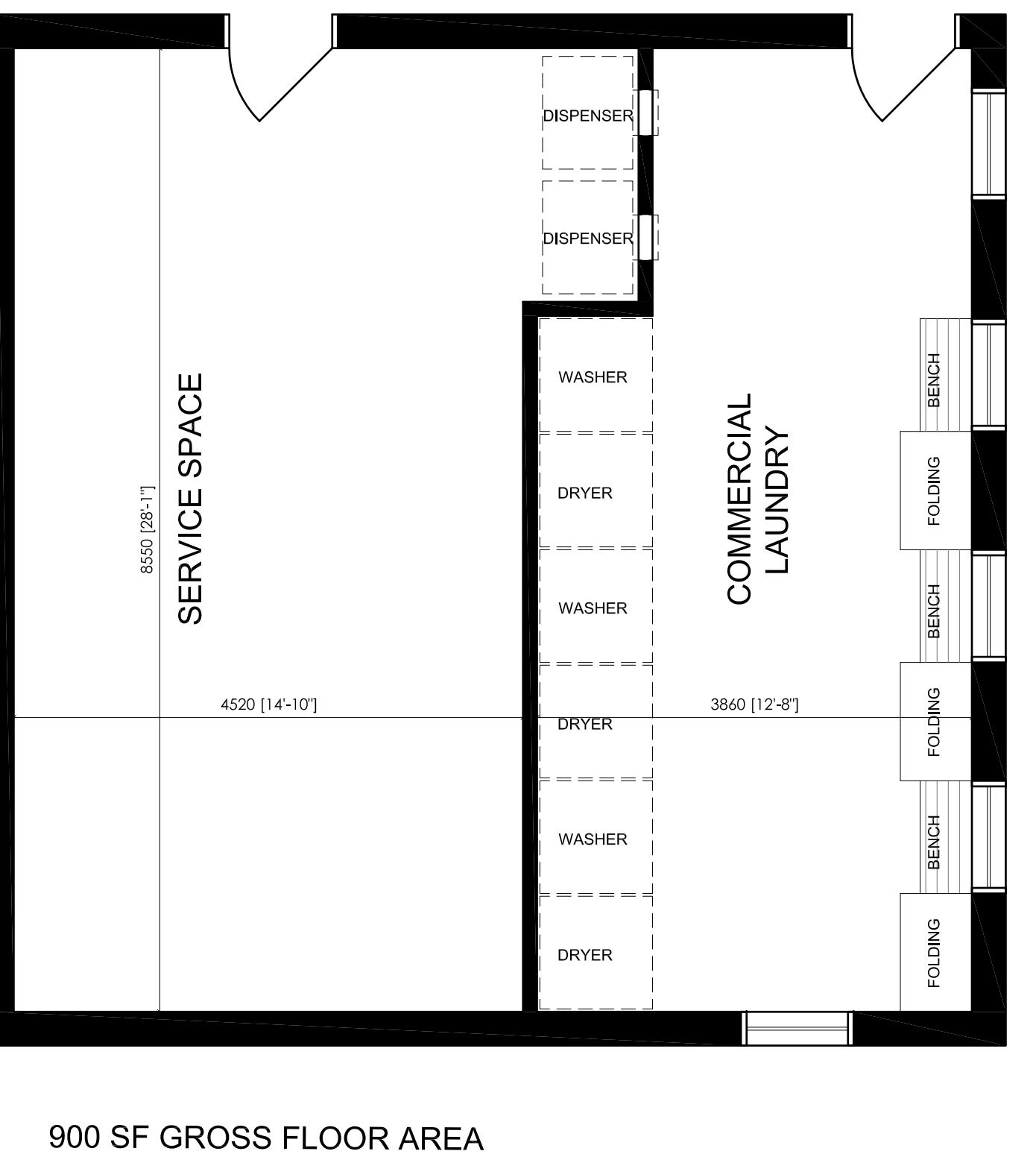
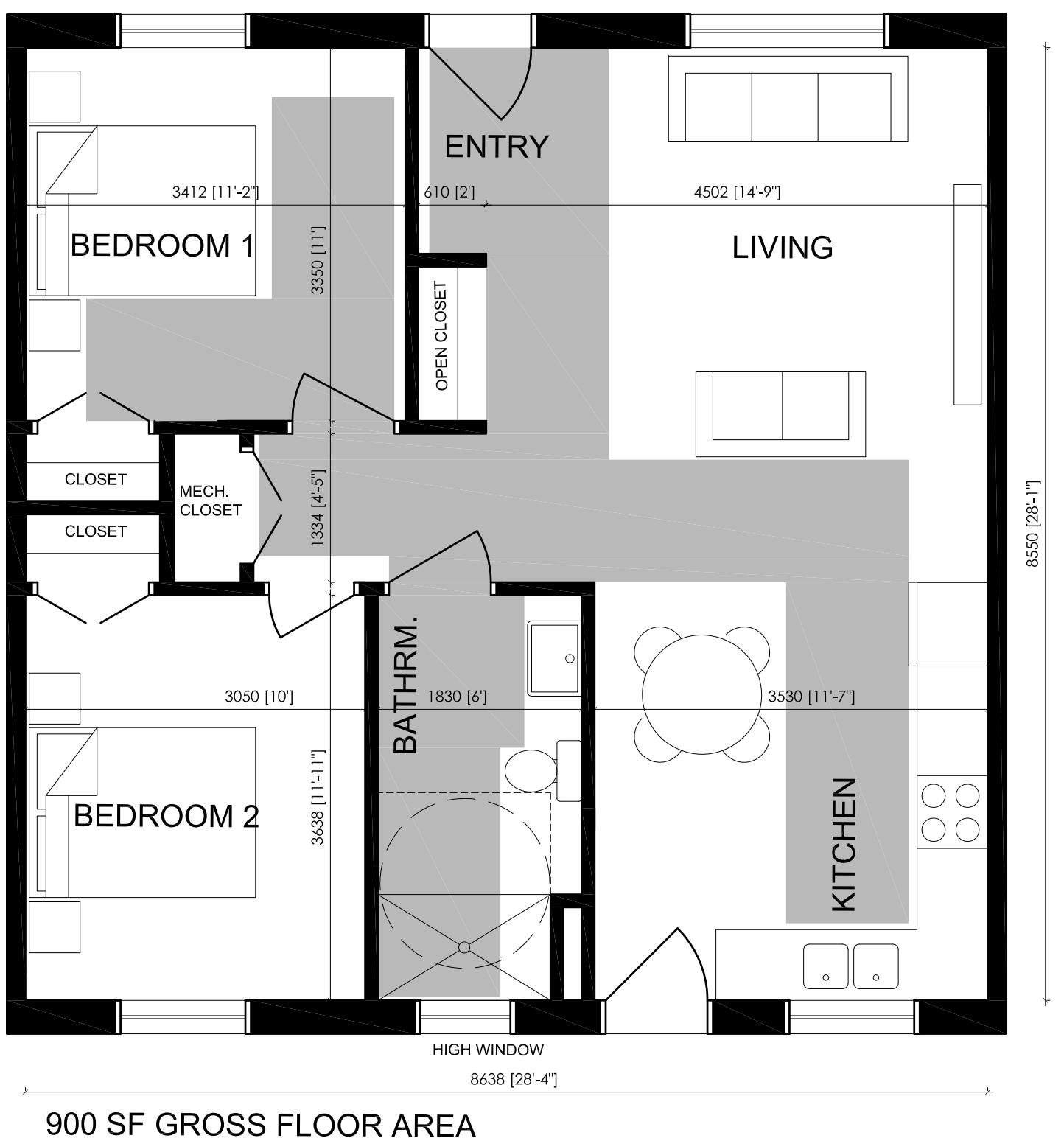


REVISIONS		
NO.	DATE	PARTICULAR
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PRELIMINARY
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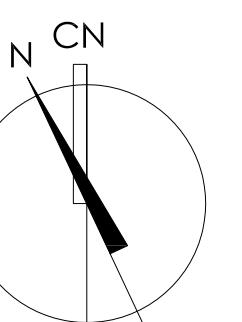
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UNIT LAYOUTS

A2.0

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Planning Justification Report – Diematic Tooling Solutions Inc October 5, 2020

1.0 Introduction and Development Proposal

Civic Planning Solutions Inc has been retained by Diematic Tooling Solutions Inc. to prepare and provide our professional planning opinion on the combined official plan amendment and zoning by-law amendment for the redevelopment of their lands in Delhi. The owner is proposing to construct a mixed use development containing 10 group townhouses and a commercial laundry-mat. The property is the site of the former Delhi Foundry which occupied the site for many years. The old building was removed and the site has been cleared of any contaminates. The lands front onto King Street (Highway 3) and onto Talbot Road.

This report includes a review of the Provincial Policy Statement 2020, Norfolk County Official Plan,

2.0 Background Information

The lands are legally described Plan 189 for the former Town of Delhi, Block 12, Lot 4. The lands have a frontage of 94.161m, depth of 75.109m , width of 118.329m and an area of 0.91ac. The lands are designated as CBD in the Norfolk County Official Plan and zoned Central Business District (CBD) Zone in the Norfolk County Zoning by-law.

The lands are currently vacant as the former industrial building was removed several years ago. There was a previous development proposal for the site which included a mixed use development of a single, three storey building with primarily commercial space on the ground floor and two floors of residential development. A site-specific official plan amendment and zoning by-law amendment was approved for this project. Due to a variety of reasons this project did not proceed and more scaled down proposal has been submitted for consideration.

The surrounding land uses are a mixture of commercial and residential uses.

4.0 Planning Document Review

1.0 Policy Review

1.1 Provincial Policy Statement (2020)

The Provincial Policy Statement guides land use planning for the entire province and the policies are to be read in their entirety. Decisions regarding land use planning matters are to be consistent with the Provincial Policy Statement. The following is a review of pertinent policies for this development proposal.

Provincial Policy Statement	Comments
1.1 Development and Land Use Patterns 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,	Delhi is a designated settlement area within the Norfolk County Official Plan. A full range of municipal services are available.

Planning Justification Report – Diematic Tooling Solutions Inc October 5, 2020

<p>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.</p> <p>1.1.3.1 Settlement areas shall be the focus of growth and development.</p> <p>1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none">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;c) minimize negative impacts to air quality and climate change, and promote energy efficiency;d) prepare for the impacts of a changing climate;e) support active transportation;f) are transit-supportive, where transit is planned, exists or may be developed; andg) are freight-supportive. <p>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.</p>	<p>Development is proposed for the settlement area of Delhi.</p> <p>The proposal will add 10 , 2 bedroom rental townhouse units to the housing stock of Delhi. I will also add a commercial laundry-mat to the commercial uses available in Delhi.</p> <p>The site is a former industrial property which has been cleaned of contaminates and available for redevelopment.</p>
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1.2 Norfolk County Official Plan

The following policies of the Norfolk County Official Plan are relevant to this application:

Norfolk County Official Plan	Comments
6.4 Urban Areas	

<p>The six Urban Areas within the County have historically functioned as the focal points for growth and development activity, as well as public and private sector investment. This role will continue in the future. The Urban Areas will accommodate the greatest amount of the targeted growth throughout the planning period, and will be the focus of residential, commercial, employment, government, institutional, office, entertainment, cultural, and health and social service activities. The following shall be the policy of the County:</p> <p>a) The locations of the Urban Areas are illustrated on Schedule "A" –Community Structure. Each Urban Area is unique and will accommodate a varied range and type of growth and development.</p> <p>5.3.1 Residential Intensification</p> <p>The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. Urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs. The following shall be the policy of the County:</p> <p>a) Housing shall, in part, be provided through urban residential intensification, which may include any of the following:</p> <ul style="list-style-type: none">ii) infill development and residential development of vacant land or underutilized land in existing neighbourhoods; and/oriii) redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a high density or the replacement of non-residential uses with compatible residential or mixed use development with a residential component.	<p>Delhi is a designated Urban Area within Norfolk County. By this designation it is a designated Settlement Area as envisioned by the PPS.</p> <p>Urban Areas are where residential, commercial, institutional and industrial uses are permitted.</p> <p>Delhi is identified as a Urban Area on Schedule A.</p> <p>The proposed development is an example of residential infilling, intensification and redevelopment of a "brownfield" site.</p> <p>The proposal adds new residential development to a former industrial site. This new residential development compliments the townhouse development located on the south-side of King Street. It also is compatible with the existing residential use to the east of the project and with the residential uses to the east located along Talbot Road. I don't foresee any land use conflict with the funeral home on the north-side of Talbot Road. Nor do I see compatibility issues with the laundry-mat and the 10 townhouse units or the adjacent residential uses to the east and south.</p>
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Planning Justification Report – Diematic Tooling Solutions Inc October 5, 2020

<p>b) The County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services. The boundary of the Built-Up areas of Simcoe, Port Dover, Delhi, Waterford and Port Rowan are indicated on Schedule “B” to this Plan and delineates the extent of existing development at the time of the approval of the Official Plan Amendment implementing the Five-Year Review of the Official Plan. Development within the Built-Up Area boundary will be considered as infill development and development situated between the Built-Up Area boundary and the boundary of the Urban Area will be considered as greenfield development.</p> <p>f) The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:</p> <ul style="list-style-type: none"> i) the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study; ii) the existing water and sanitary sewer services can accommodate the additional development; iii) the road network can accommodate the traffic generated; iv) the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and v) the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land. <p>Downtown Designation The Downtown Designation represents and designates the traditional centres of the County, accommodating the largest and most diverse concentration of central functions. This Designation includes retail, office, service, entertainment and other</p>	<p>The proposal is consistent with these Official Plan policies</p> <p>This proposal is consistent with the policies of Subsection f)</p> <p>i)consistent</p> <p>ii)consistent</p> <p>iii)consistent</p> <p>iv)consistent</p> <p>v)consistent</p> <p>The site is on the westerly edge of the CBD. The predominate use of the site will be for residential purposes There will be a small commercial component.</p>
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<p>commercial uses, as well as government, institutional, residential and community activities. Downtowns will be the focus of compact and focused development oriented to the pedestrian scale. There are five Downtown Designations within the County, including Simcoe, Port Dover, Delhi, Waterford and Port Rowan. These areas are delineated on Schedule “B” and the planned function of these areas is described in Section 6.4.1 (Downtown Areas).</p>	
<p>7.8 Downtown Designation</p>	
<p>7.8.1 Permitted Uses</p> <p>Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Downtown on Schedule “B”.</p> <p>a) Permitted uses shall include a wide range of commercial activities, including retail and service commercial facilities, business and professional offices, hotels, motels, restaurants, convention centres, private clubs, places of recreation and entertainment, personal and business services, governmental facilities, outlets for wholesale, retail or mixed retail-wholesale trade, farmers' markets, arts and cultural facilities including museums and art galleries, parks, community facilities, public and private institutions, and limited employment uses.</p>	<p>The site is located within the CBD core of the Delhi urban area.</p>
<p>b) Residential uses shall be permitted, provided that the uses do not negatively impact the planned function of the Downtown Designation, subject to the following provisions:</p> <p>i) in a building of commercial character, residential uses shall only be permitted above the ground floor and on the ground floor in the rear of the building, provided that the street frontage is maintained for commercial uses; and</p> <p>ii) in an existing building of residential character, residential uses (either a single detached dwelling or multiple residential dwellings), and/or commercial uses shall be</p>	<p>The proposed commercial use is permitted within the CBD land use designation.</p> <p>The proposed residential use should not negatively affect the planned function of the commercial core in that the site has never been used for a commercial use but rather an industrial use.</p> <p>The proposed residential use will be at ground floor. The proposed commercial use is at ground floor level and in the most easterly corner of the parcel and closest location to the existing core area.</p> <p>n/a</p>

Planning Justification Report – Diematic Tooling Solutions Inc October 5, 2020

<p>permitted, provided the residential character of the building is maintained.</p> <p>7.8.3.3 Delhi –Mixed Use/Multi Residential Uses Site Specific Policy Area[3-OP-2011, Amendment 43]</p> <p>On land designated Downtown –Site Specific Policy Area 7.8.3.3 on Schedule “B” to this Plan, in addition to the uses permitted, a maximum of eight residential dwelling units shall be permitted on the ground floor and a maximum of four residential dwelling units shall be permitted in the basement.</p> <p>6.5.3 Delhi Urban Area</p> <p>The County will support and promote the continued development of Delhi as the third largest Urban Area in the County. The Delhi Urban Area is recognized as an important urban community, employment, cultural and agricultural support centre in the County. The following shall be the policy of the County:</p> <ul style="list-style-type: none">a) The County shall support the development of a full range of housing types in the Delhi Urban Area, including affordable and special needs housing.b) Business opportunities shall be supported at appropriate locations to provide employment and services to residents, visitors and businesses, particularly agricultural operations.c) A concentration of community services for the County, including social, cultural, entertainment, health, educational and other supporting facilities shall be promoted within the Delhi Urban Area.d) An open space and recreational network that is integrated with open spaces throughout the County, and provides appropriate urban, natural and active areas shall be promoted within the Delhi Urban Area.e) The County may undertake a Community Improvement Plan in accordance with Section 9.5.2 (Community Improvement) of this Plan that may include the Delhi Downtown Area as a focus.f) The County shall promote the Delhi Urban Area as the focus of the area’s agricultural	<p>This amendment was added to the Official Plan for the previous development proposal.</p> <p>The previous proposal permitted maximum of eight units on the ground floor and maximum of 4 units in the basement. This proposal will result in 10 units on the ground floor providing street frontage on a public road (King Street and Talbot Road).</p> <p>The proposed housing will be rental accommodation which is a much needed form of housing in the Delhi urban area.</p> <p>The location of the proposed development will enhance the urban centre and also be a gateway development to the town.</p>
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heritage and as a focal point for the tobacco heritage theme. The County shall promote and support museums, interpretive centres, thematic signage and other measures that recognize the unique economic history and character of the area.	
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5.0 Conclusions

It is my opinion that the proposed development is consistent with the policies of the PPS and conforms with the intent of the Norfolk County Official Plan. As the function of the CBD's remains constant, the size of these areas continues to shrink. There are a number of reasons for this change which include but is not limited to: growth of regional based commerce in the form of big box retailing, the decline in small independent retailing, caused by increased competition and diminishing number of wholesalers which support independent retailer, increase in workers commuting outside our area and therefore finding it convenient to shop outside of the community where they live and the growth of online shopping where the selection of items, competitive prices and low cost or free shipping is available. Regardless of the reason, the commercial core areas function better if it is compact and offers convenience services to the local residents. The shrinking of the CBD creates space/areas on the fringes of the CBD which can be taken up by residential development which will in turn provide consumers for the businesses remaining in the core. The proposed development will be both attractive and is very necessary to provide additional rental housing for the community. I have no doubt that there will be a waiting list of tenants wanting to rent these units. The proposed official plan amendment will also enable the required zoning by-law amendment to be passed. It is for these reasons that I can support these planning applications.



David Roe, MCIP, RPP

Civic Planning Solutions Inc.