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Public Hearings Committee – July 03, 2025

Subject: Application ZNPL2025156 has been received to amend the zoning by-law from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provisions to allow for the development of a 25-unit affordable housing residential apartment on the lands legally described as PT LT 38-39, LT 41-43 PI 216, Norfolk County.

Report Number: CD 22-067
Division: Community Development
Department: Planning
Ward: Ward 3
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-067 for development application ZNPL2025156 be received for information; and

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

Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 ("Planning Act"), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site June 4th, 2025.

Discussion:

The applicant is proposing amend the zoning by-law from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provisions to allow for the development of a 25-unit affordable housing residential apartment.

An overview summary of the development application(s) that have been submitted for the subject property at 676 Gilber Street is contained within Attachment A. This includes an outline of the site context, the proposed development and overview of the application consistency with the planning framework.

The draft by-law amendment(s) is included as Attachment E.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority "Foster Vibrant, Creative Communities".

The proposed development provides access to affordable housing geared to foster inclusive communities and support access to housing.

Conclusion:

A recommendation report will be provided on this matter following the review of the circulation comments, planning framework considerations and this statutory public hearing meeting public input.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning Considerations
Attachment C Technical comments
Attachment D Public Comments
Attachment E Proposed Draft Zoning Bylaw Amendment

Approval:

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