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# Agenda

## Public Meeting of Council

Chair: Mayor Gervais

Tuesday, February 4, 2025

Council Chambers

6:00 p.m.

1. **Land Acknowledgement**
2. **Call to Order**
3. **Disclosure of Pecuniary Interest & General Nature Thereof**
4. **Approval/Amendment of Agenda**
5. **New Business**
  - Planning Advisory & Adjustment Committee Minutes Attached
  - a. Z-1/2025 – 1 & 101 Howard Street – Jp2g Consultants Inc.
    - i. Official Plan & Zoning By-law Amendments Application
    - ii. Planning Report, Maps, Survey, Site Plan, and Notice Attached
  - b. Z-2/2025 – Blocks 614 & 615 Golfview Subdivision – Jp2g Consultants Inc.
    - i. Zoning By-law Amendment Application
    - ii. Planning Report, Maps, Site Plan, and Notice Attached
6. **Adjournment**

# **DRAFT Planning Advisory & Adjustment Committee Meeting Minutes**

## **Council Chambers**

Pembroke, Ontario

Tuesday, January 28, 2025

1630hrs

## **Present:**

Gary Severin, Chair

Romeo Levasseur, Vice-Chair

Councillor Ed Jacyno

Councillor Ian Kuehl

Marie-Josée Levesque

Marcel Mantha

## **Also Present:**

Colleen Sauriol, Director of Planning, Building & By-law Enforcement

Owen Hutton, Planner

Nevill Carney, Planning Technician & Recording Secretary

### **1. Land Acknowledgement**

Mr. Severin read the City's land acknowledgement.

### **2. Call to Order**

Mr. Severin called the meeting to order at 1631hrs.

### **3. Approval of Agenda**

#### **Motion:**

Moved by Councillor Kuehl

Seconded by Mr. Mantha

That the agenda be approved with no additions or modifications.

**Carried**

### **4. Approval of Minutes – November 25, 2024**

#### **Motion:**

Moved by Councillor Jacyno

Seconded by Mr. Mantha

That the minutes of the Planning Advisory & Adjustment Committee meeting of November 25, 2024, be approved with no additions or modifications.

**Carried**

**5. Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures of pecuniary interest.

**6. New Business**

**a) Z-1/2025 – 1 & 101 Howard Street – Jp2g Consultants Inc.**

Mr. Hutton presented his report, including the Planning Department's recommendation for approval.

Mr. Hutton noted that a single informational inquiry was received prior to the meeting for this application.

Kathryn Curry and Anthony Hommik of Jp2g Consultants Inc. were present to represent the application.

A lengthy discussion was held regarding the application.

Property owners from Synercapital, Alex Diaz and Ashraf Arif, were present electronically to speak further to the application.

John Wren of 629B Nelson Street was present to speak regarding the application.

**Motion:**

Moved by Councillor Kuehl

Seconded by Mr. Mantha

That the Committee recommend to Council the approval of the official plan and zoning by-law amendments application for 1 & 101 Howard Street.

**Carried**

**b) Z-2/2025 – Blocks 614 & 615 Golfview Subdivision – Jp2g Consultants Inc.**

Mr. Hutton presented his report, including the Planning Department's recommendation for approval.

Mr. Hutton noted that a single information inquiry was received prior to the meeting.

Kathryn Curry and Anthony Hommik of Jp2g Consultants Inc. were present to represent the application.

**Motion:**

Moved by Mr. Mantha

Seconded by Councillor Jacyno

That the Committee recommend to Council the approval of the zoning by-law amendment application for Blocks 614 & 615 Golfview Subdivision.

**Carried**

**Past Decision Update – Mr. Hutton**

- a. Z-11/2024 – 362 Miller Street – Esther Prins
- b. Z-12/2024 – 1127 Pembroke Street West – Jp2g Consultants Inc.

Mr. Hutton indicated that both items moved to a Public Meeting of Council on December 3, 2024, and were passed as by-laws on December 17, 2024. Both by-laws are in full force and effect as of January 8, 2025, as they passed their 20-day applicable appeal periods, making both applications final. Earlier in the month, Mr. Hutton was able to attend the opening of First Step Options at 362 Miller Street.

**7. Next Meeting**

Mr. Severin indicated that the next meeting of the Planning Advisory & Adjustment Committee would be scheduled for Monday, February 24, 2025.

**8. Adjournment**

**Motion:**

Moved by Councillor Kuehl

Seconded by Councillor Jacyno

That the Planning Advisory & Adjustment Committee meeting of January 28, 2025, adjourn at 1735 hrs.

**Carried**



# Committee Report

**To:** Planning Advisory & Adjustment Committee  
Choose an item.

**From:** Owen Hutton, Planner  
Planning, Building & By-law Enforcement Department

**Date:** 2025-01-28

**Re:** **Z-1/2025 – 1 & 101 Howard Street**

## **Recommendation:**

The Planning Department recommends the approval of the official plan and zoning by-law amendments application for 1 & 101 Howard Street, for reconfiguration of the “Flood Fringe Residential” and “Hazard” designations’ delineation, along with an exemption to allow for the granting of consent to sever lots not fronting a public road, and from a “Residential Type 1-flood fringe – R1-ff” zone to a “Residential Type 1-flood fringe-holding – R1-ff-h” zone, and from “Highway Commercial – C2” & “Highway Commercial-holding – C2-h” & “Residential Type 2 – R2” zones to a “Residential Type 4 – R4” zone.

The application is in-keeping with the intents of the zoning by-law, official plan, and provincial policy statement.

## **Background:**

The applicant, Kathryn Curry of Jp2g Consultants Inc., on behalf of the property owners, has submitted an official plan and zoning by-law amendments application for two properties, 1 Howard Street and 101 Howard Street.

The intention for 1 Howard Street is for a future development of single detached dwellings on separate lots fronting the Ottawa River, subject to future applications for consent to sever being approved. 1 Howard Street is currently zoned “Residential Type 1-flood fringe - R1-ff” by Zoning By-law 2020-05. The “R1” portion of the zoning permits the use of “Single Detached Dwelling”. The “ff” suffix requires that no lower-level openings are permitted below 114.2m C.G.D.

The proposed “Residential Type 1-flood fringe-holding – R1-ff-h” zoning is required to add a holding zone marker to the existing zoning, which will require the submission of a satisfactory archeological investigation, environmental impact study, functional servicing report, and approval from the County of Renfrew for private road access crossing the



Algonquin Trail, prior to the holding marker being lifted and the development being able to proceed.

1 Howard Street is designated “Flood Fringe Residential” and “Hazard” by Schedule “A” of the Official Plan, 2016. The applicant has submitted a new topographical survey of the site, which identifies applicable elevations to reconfigure the delineation of the two designations on Schedule “B” of the Official Plan, 2016.

Additionally, under the proposed official plan amendment to reconfigure the designations of 1 Howard Street, an exemption to Section 7.15 of the official plan is required. Said section states that, “Consents should be granted only when the land fronts on an existing public road that is of reasonable standard of construction. Consents will not be granted that have the effect of creating landlocked parcels either for the severed or retained lot.” In the case of 1 Howard Street, a future private road is proposed to provide access to the future proposed severed lots. This private road would be subject to the approval of the County of Renfrew for it to cross the Algonquin Trail, which, as previously mentioned, would be a condition for the removal of the holding zone. The proposed exemption would allow for the possibility of the proposed private road, which would prevent the proposed lots from being landlocked.

Two (2) three-storey apartment buildings are proposed for 101 Howard Street. The properties that currently comprise 101 Howard Street are zoned “Highway Commercial – C2”, “Highway Commercial-holding – C2-h”, and “Residential Type 2 – R2” by Zoning By-law 2020-05. None of these zonings permit the use of “Apartment Dwelling”.

The proposed “Residential Type 4 – R4” zoning for 101 Howard Street is required to allow for the standard “R4” permitted use of “Apartment Dwelling”. All applicable “R4” provisions for “Apartment Dwelling(s)” are able to be met, including “Minimum Lot Area”, “Minimum Lot Frontage”, “Minimum Front Yard Setback”, “Minimum Rear Yard Setback”, “Minimum Exterior Side Yard Setback”, “Minimum Interior Side Yard Setback”, “Minimum Landscaped Open Space”, “Minimum Dwelling Unit Area”, “Maximum Building Height”, and “Privacy Yards”. As such, the proposed zoning can be viewed as being highly in-keeping with the intent of the zoning by-law.

Regarding parking regulations, Section 3.29(2) of Zoning By-law 2020-05 requires a total of 1.5 parking spaces per dwelling unit for “Apartment Dwellings” (1.25 spaces plus an additional 0.25 spaces for visitor parking). The developer intends to fully accommodate the required parking with both underground and surface parking. As such, the proposed zoning can again be viewed as being highly in-keeping with the intent of the zoning by-law.

The proposed “R4” zoning is compatible in the area. To the north of the property is the Algonquin Trail abutting the Ottawa River, providing for recreation and active transportation options to residents of the proposed higher density development. From every other direction, the property abuts the rears of “Highway Commercial – C2” lots that front on Pembroke Street East. These “C2” properties have significant rear yards with landscaped open space, parking areas, or the rears of their buildings immediately abutting 101 Howard Street. As such, 101 Howard Street can be viewed as having significant buffering from the



busy front stretch of Pembroke Street East. Conversely, setbacks, privacy yards, and buffering requirements will apply to the proposed development at 101 Howard Street, providing for appropriate separations from the abutting “C2” properties.

The properties that will comprise 101 Howard Street are designated “Residential” by Schedule “A” of the Official Plan, 2016. Section 4.2.1 of the official plan defines this designation as, “The Residential classification of land means the predominant use of the land in the areas so designated shall be for all types of residential dwellings.” The proposed zoning is completely in-keeping with this definition of the “Residential” designation by the official plan.

According to Section 4.2.2.1(5) of the official plan, “The City of Pembroke will encourage all forms of residential intensification that creates a potential supply of new housing units. Residential intensification will be encouraged in the built-up areas of the City where there is sufficient existing or planned infrastructure to accommodate such development... Council’s policy is that, through the intensification of land use in existing built-up areas involving infill, redevelopment and the conversion of existing buildings, Pembroke will continue to accommodate... new residential units within the already built-up area.” The proposed zoning is strongly in keeping with this direction in the official plan, as it will allow for residential infill in an already built-up area with sufficient planned infrastructure.

Section 4.2.2.1(10) of the Official Plan states, “All residential development shall be adequately serviced with municipal water and sewer services, waste disposal, and utilities... subject to prior verification that there is adequate capacity.” Similarly, Section 3.6(1)(a) of the Provincial Planning Statement, 2024, directs that, “Planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services”. Section 3.6(2) continues 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.” Full water and sanitary sewer servicing are available to 101 Howard Street. The requirement of both site plan approval and a building permit for the proposed development and buildings will trigger the approval of the Operations Department to ensure adequate servicing capacity to the properties.

Section 4.2.2.1(16) of the official plan states that, “Site plan control shall apply to all residential development where the number of lots/units is three or more.” Due to more recent changes to the Planning Act, the City approved By-law 2023-48, to increase this number of units from three (3) to ten (10). Regardless, the proposed development will be subject to site plan control.

The Provincial Planning Statement, 2024, Section 2.2(2)(b)(2) states that, “Planning authorities shall provide for an appropriate range and mix of housing options and densities... by permitting and facilitating all types of residential intensification, including... development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units...” As this application



proposes residential development which will introduce new housing options and result in a net increase in residential units, it is highly in-keeping with the new provincial planning statement.

The Planning Department recommends the approval of the official plan and zoning by-law amendments application for 1 & 101 Howard Street, for reconfiguration of the “Flood Fringe Residential” and “Hazard” designations’ delineation, along with an exemption to allow for the granting of consent to sever lots not fronting a public road, and from a “Residential Type 1-flood fringe – R1-ff” zone to a “Residential Type 1-flood fringe-holding – R1-ff-h” zone, and from “Highway Commercial – C2” & “Highway Commercial-holding – C2-h” & “Residential Type 2 – R2” zones to a “Residential Type 4 – R4” zone, as the application is in-keeping with the intents of the zoning by-law, official plan, and provincial planning statement.

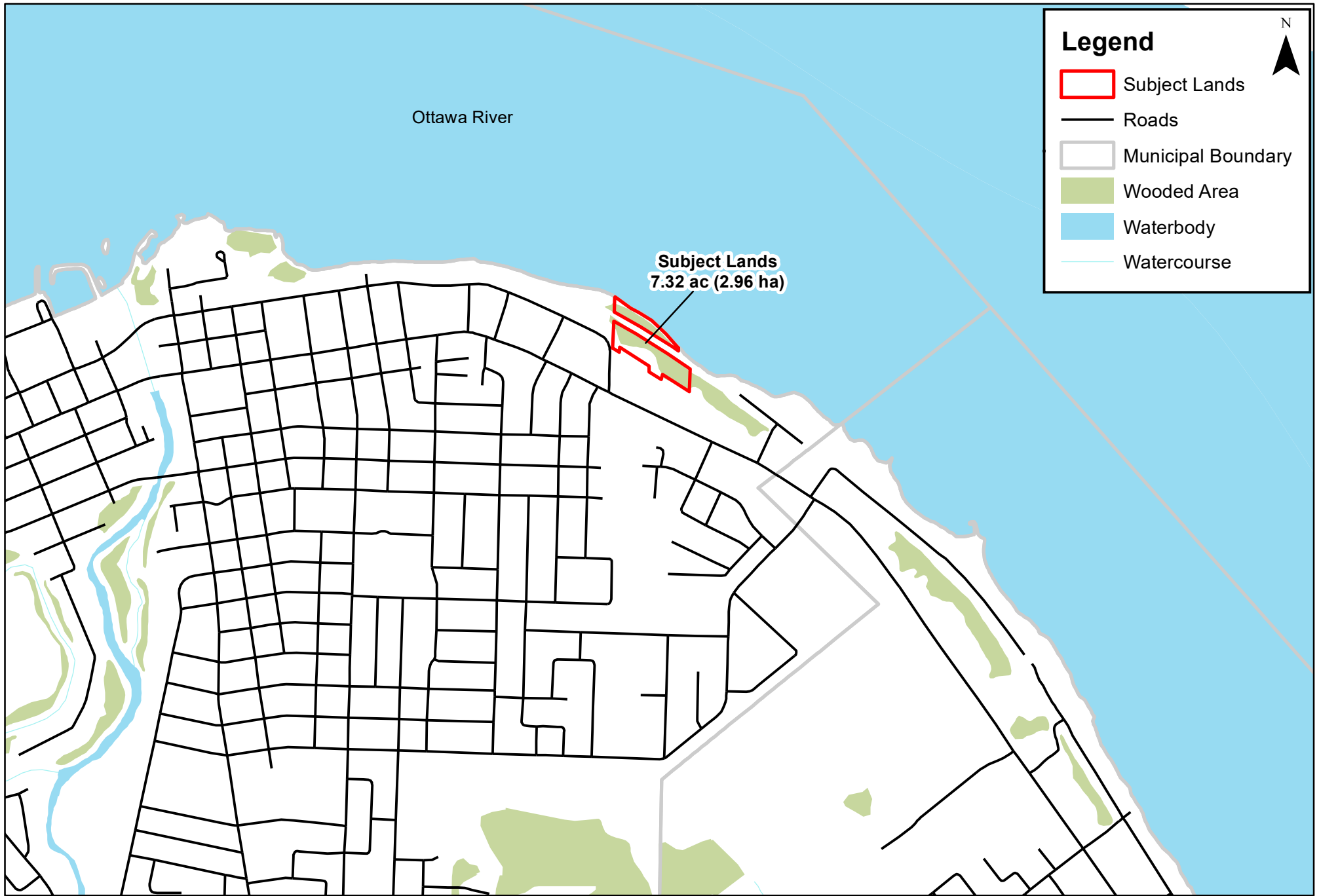
**Financial Implications:**

N/A.

Respectfully submitted,

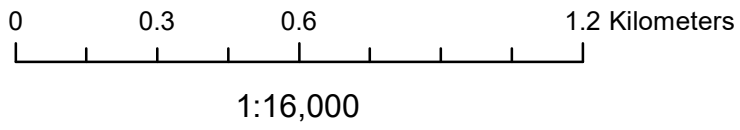
Owen Hutton, Planner  
Planning, Building & By-law Enforcement Department





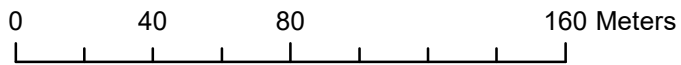
**Legend**

- Subject Lands
- Roads
- Municipal Boundary
- Wooded Area
- Waterbody
- Watercourse



**Key Map**

Project No. 22-7084B  
Prepared by: KC  
Reviewed & Approved by: AH  
Date: May 2024



1:2,200

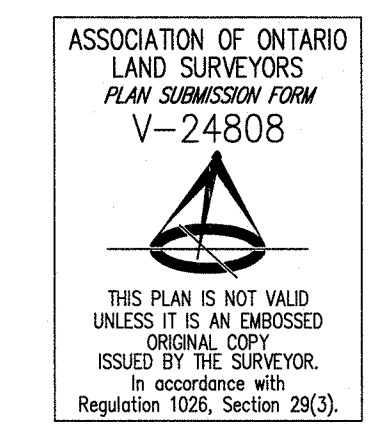
### Site and Surrounding Land Use

Project No. 22-7084B

Prepared by: KC

Reviewed & Approved by: AH

Date: May 2024



PLAN OF SURVEY  
 OF PART OF  
**LOTS 25 & 26**  
**CONCESSION 2**  
 FRONTING ALLUMETTE LAKE  
 GEOGRAPHIC TOWNSHIP OF PEMBROKE  
**CITY OF PEMBROKE**  
 COUNTY OF RENFREW

SCALE 1 : 400

ADAM KASPRZAK SURVEYING LTD.

**BEARING NOTE:**  
 BEARINGS ARE UTM GRID, DERIVED FROM INTEGRATED MONUMENTS ORPA AND ORPB, PER PLAN 49R-1887B, SHOWN HEREON HAVING A GRID BEARING OF N58°15'20"W, UTM ZONE 18 (75° WEST LONGITUDE) NAD83 (CSRS)(1997).  
 TO COMPARE BEARINGS WITH UNDERLYING PLANS, THE FOLLOWING ROTATIONS HAVE BEEN APPLIED:  
 (P1) 1°16'40" CLOCKWISE

**DISTANCE NOTE:**  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
 DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99997.

**WATER'S EDGE NOTE:**  
 THE WATER'S EDGE SHOWN ON THIS PLAN WAS MEASURED ON APRIL 13, 2022 AND IS ACCEPTED AS THE BEST AVAILABLE EVIDENCE OF THE OTTAWA RIVER EXISTING AT THE TIME OF THE ORIGINAL SURVEY OF THE TOWNSHIP OF PEMBROKE.

**ELEVATION NOTE:**  
 ELEVATIONS SHOWN ON THIS PLAN ARE GEODETIC AND REFER TO FIRST ORDER GEODETIC BENCHMARK 0011993UB31, HAVING A PUBLISHED GEODETIC ELEVATION OF 124.037 (COVD28-78).

**CONTOUR NOTE:**  
 MAJOR CONTOURS INDICATE 1.00 DIFFERENCE IN ELEVATION. MINOR CONTOURS INDICATE 0.25 DIFFERENCE IN ELEVATION.

**INTEGRATION DATA:**

POINT ID	NORTHING	EASTING	ELEVATION
ORPA	5 076 937.47	337 597.45	122.69
ORPB	5 077 022.99	337 460.11	121.81

OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM PLAN 49R-1887B, UTM ZONE 18 NAD83 (CSRS)(1997).  
 COORDINATE VALUES TO RURAL ACCURACY PER SEC. 14 (2) OF O. REG. 218/10 AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THIS IS NOT A VALID COPY UNLESS EMBOSSED WITH A SURVEYOR'S SEAL  
 © COPYRIGHT ADAM KASPRZAK SURVEYING LTD., 2022

THIS PLAN HAS BEEN PREPARED FOR ALEX DIAZ, ART HOUSE DEVELOPMENTS.

**LEGEND (If Applicable)**

IB	IRON BAR
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
MF	MONUMENT FOUND
MS	MONUMENT SET
RIB	ROUND IRON BAR
(782)	A.C. BOUNCE, O.L.S.
(1038)	A.J. SIMPSON, O.L.S.
(AK)	ADAM KASPRZAK SURVEYING LTD.
AK	FENCE
WT	WITNESS
HP	HYDRO POLE
MH	MANHOLE
SAN	SANITARY
COMM	COMMUNICATIONS
D	DIAMETER
OHW	OVERHEAD UTILITY WIRES
TOP	TOP
B	BOTTOM
FI	FIRE HYDRANT
WV	WATER VALVE
GV	GAS VALVE
PE	TELEPHONE PEDESTAL
INV	INVERT (OF CULVERT)
EP	EDGE OF PAVEMENT
CL ROAD	CENTRELINE OF ROAD
SL	STEEL LAMPPOLE
WV	WATER VALVE(W) OR GAS VALVE(GV)
CB	CATCH BASIN
MH	MANHOLE
GM	GAS/HYDRO METER
WP	WOOD POST
CP	CONCRETE PIN
DECID	DECIDUOUS
G	DECIDUOUS TREE
TR	CONIFEROUS TREE
TR	TRAFFIC LIGHT
CB	ROUND CATCH BASIN
NEF	NO EVIDENCE FOUND
(P1)	PLAN 49R-1887B
(P2)	PLAN 49R-19172
(P3)	PLAN 49R-7321
ST	UNDERGROUND STORM LINE
SAN	UNDERGROUND SANITARY LINE

**SURVEYOR'S CERTIFICATE**

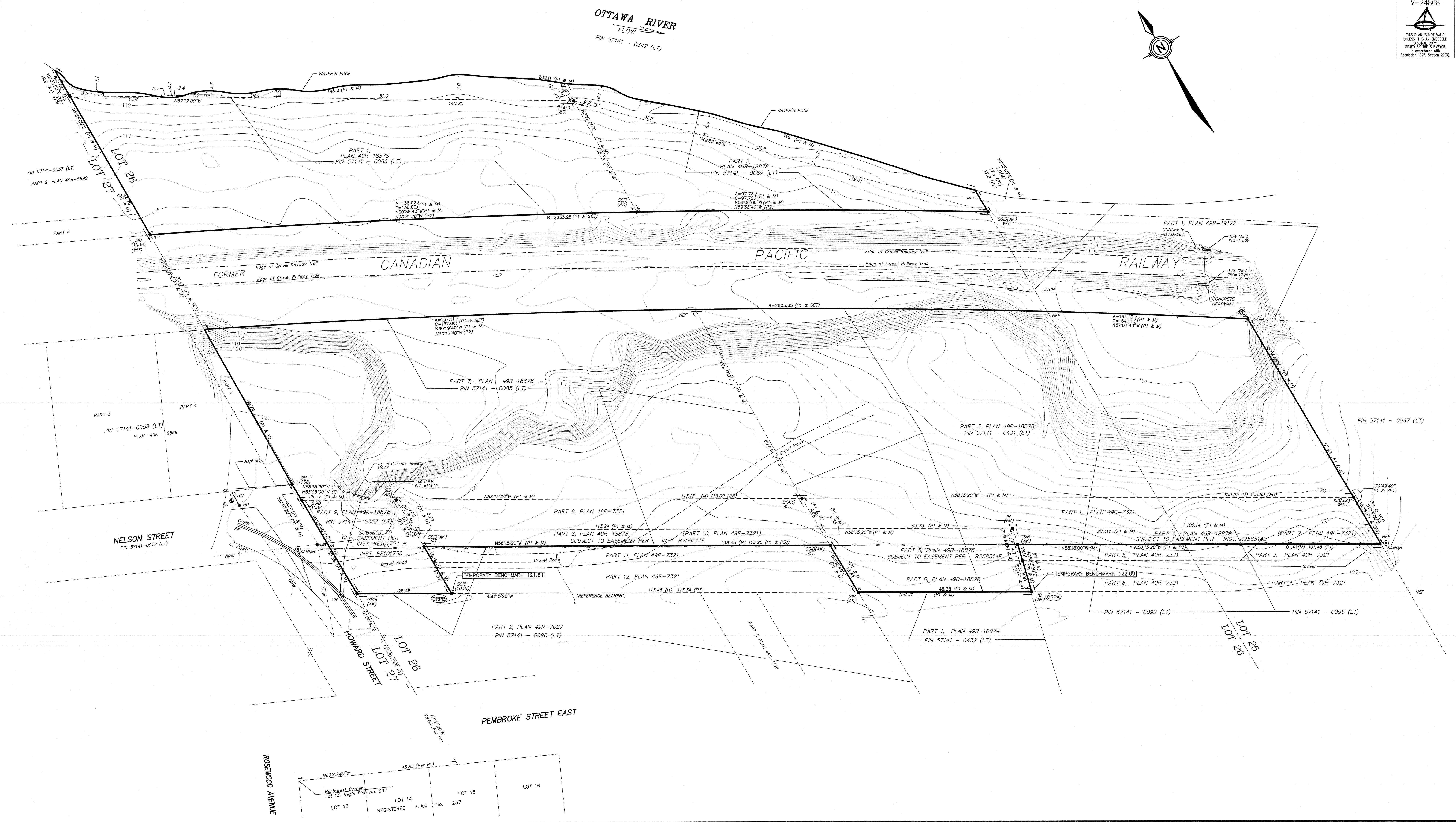
I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON APRIL 16, 2022.

DATE: JUNE 3, 2022

*Adam Kasprzak*  
 SMOK KASPRZAK  
 ONTARIO LAND SURVEYOR

**ADAM KASPRZAK SURVEYING LTD.**  
 ONTARIO LAND SURVEYORS  
 432 PEMBROKE ST. W., P.O. BOX 492  
 PEMBROKE ONTARIO K8A 6X7  
 PHONE (613) 735-0764

SCALE: 1 : 400 REF: 21-5329  
 FILE: 21-5329.E.dwg



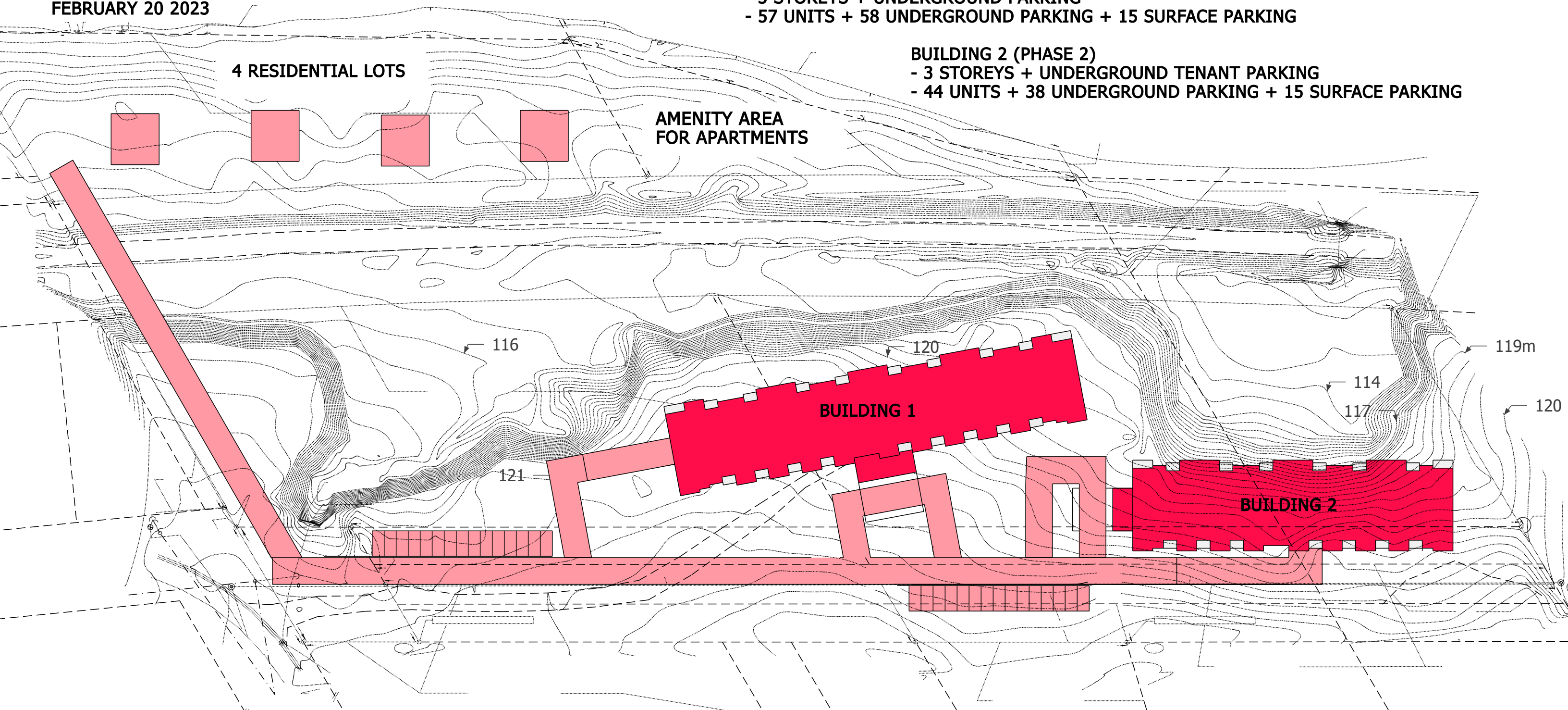
813 PEMBROKE ST  
SITE PLAN  
FEBRUARY 20 2023

**BUILDING 1 (PHASE 1)**  
- 3 STOREYS + UNDERGROUND PARKING  
- 57 UNITS + 58 UNDERGROUND PARKING + 15 SURFACE PARKING

**BUILDING 2 (PHASE 2)**  
- 3 STOREYS + UNDERGROUND TENANT PARKING  
- 44 UNITS + 38 UNDERGROUND PARKING + 15 SURFACE PARKING

4 RESIDENTIAL LOTS

AMENITY AREA  
FOR APARTMENTS





# THE CORPORATION OF THE CITY OF PEMBROKE

## PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO THE OFFICIAL PLAN, 2016, AND ZONING BY-LAW 2020-05 OF THE CITY OF PEMBROKE

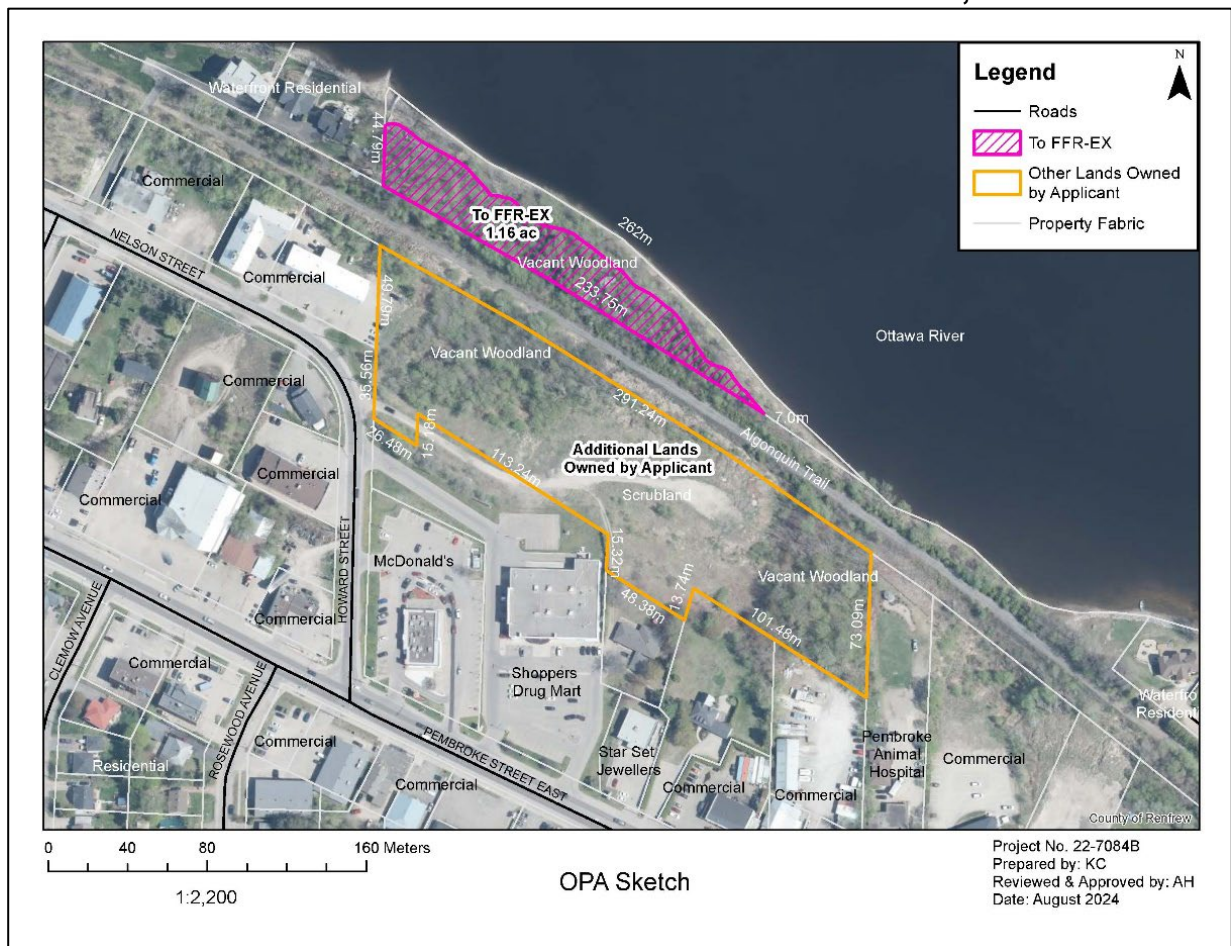
TAKE NOTICE THAT the Council of the Corporation of the City of Pembroke will hold a **Public Meeting** on **Tuesday, February 4, 2025**, at City Hall at **6:00 p.m.**, to consider proposed amendments to the Official Plan, 2016, and Zoning By-law 2020-05, under Sections 17 and 34 of the Planning Act R.S.O., 1990.

The **Planning Advisory & Adjustment Committee** will be discussing the application at their meeting set for **Tuesday, January 28, 2025**, at **4:30 p.m.** in the Council Chambers at City Hall.

These are public meetings and you are encouraged to participate either in-person or by requesting a link to attend virtually via Zoom or by providing a letter of your concerns to Owen Hutton at [ohutton@pembroke.ca](mailto:ohutton@pembroke.ca) or by calling 613-735-6821 Ext. 1304. Both meetings will be live streamed on the City's YouTube channel at <https://www.youtube.com/channel/UCMmnlvi4hXXaKXGRto06jQw>.

The proposed official plan amendment (OPA-25) would change the designation of the lands to be municipally known as **1 Howard Street** and legally described as **PEMBROKE CON 2 FAL PT LOT 26; OTTAWA RIVER** from "**Flood Fringe Residential**" and "**Hazard**" designations to reconfigured "**Flood Fringe Residential**" and "**Hazard**" designations.

### PROPOSED AMENDMENT TO THE OFFICIAL PLAN, 2016

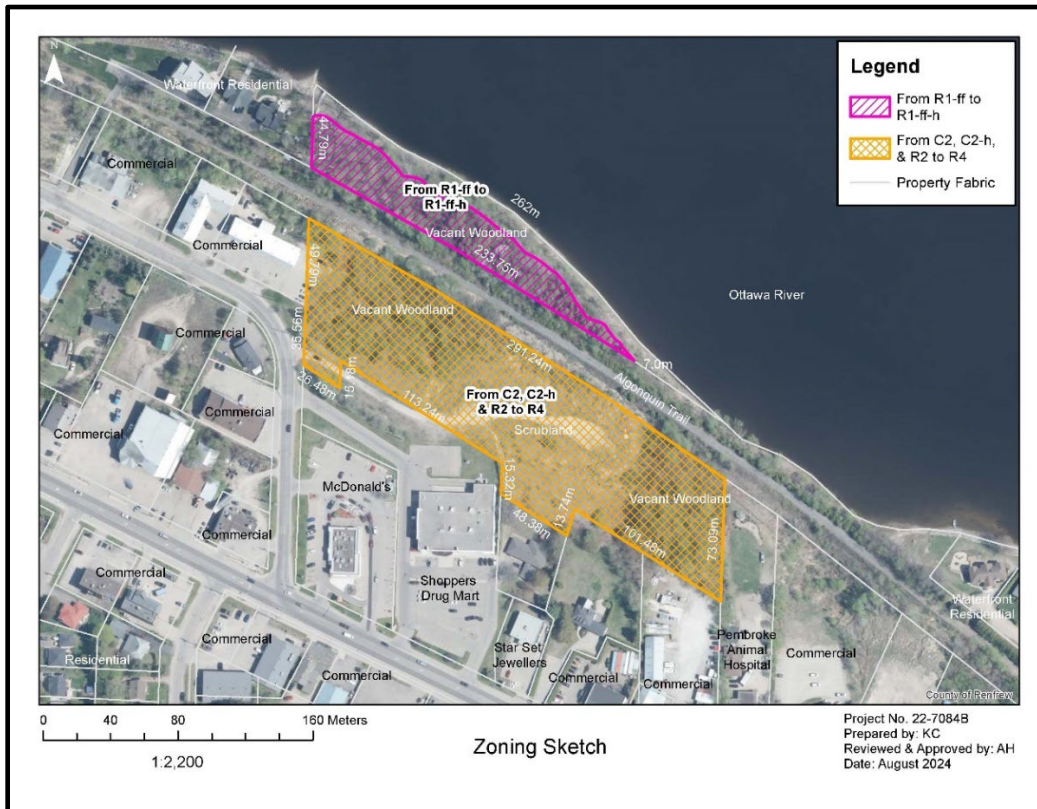


If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of Pembroke to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation City of Pembroke before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The proposed zoning by-law amendment (File Z-1/2025) would change the zoning of the lands to be municipally known as **1 Howard Street** and legally described as PEMBROKE CON 2 FAL PT LOT 26; OTTAWA RIVER from a “Residential Type 1-flood fringe – R1-ff” zone to a “Residential Type 1-flood fringe-holding – R1-ff-h” zone, and the lands to be municipally known as **101 Howard Street** and legally described as PEMBROKE CON 2 FAL PT LOTS 25 AND 26; RP 49R-7321 PARTS 1, 2, 7 TO 12 from “Highway Commercial – C2” & “Highway Commercial-holding – C2-h” & “Residential Type 2 – R2” zones to a “Residential Type 4 – R4” zone.

**PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05**



If you wish to be notified of the decision of the Corporation of the City of Pembroke on the proposed official plan and zoning by-law amendments, you must make a written request to Colleen Sauriol at 1 Pembroke Street East, Pembroke, ON K8A 3J5 or [csauriol@pembroke.ca](mailto:csauriol@pembroke.ca).

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of Pembroke to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the by-laws are passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the by-laws are passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Colleen Sauriol at 613-735-6821 Ext. 1301 or by email at [csauriol@pembroke.ca](mailto:csauriol@pembroke.ca).

DATED at Pembroke, Ontario this 6<sup>th</sup> day of January, 2025.

Colleen Sauriol, Director  
Planning, Building & By-law Departments

Victoria Charbonneau  
Clerk

**EXPLANATORY NOTE:** Firstly, the applicant is proposing the future development of single detached dwellings on the property to be known as 1 Howard Street (highlighted in purple on the above mapping). The proposed “R1-ff-h” zoning for these lands includes as “Holding Zone” marker, which restricts development until certain conditions are met.

Secondly, the applicant is proposing the development of apartment buildings on the property to be known as 101 Howard Street (highlighted in yellow on the above mapping), which would be permitted by the proposed standard “R4” zoning.



# Committee Report

**To:** Planning Advisory & Adjustment Committee  
Choose an item.

**From:** Owen Hutton, Planner  
Planning, Building & By-law Enforcement Department

**Date:** 2025-01-28

**Re:** **Z-2/2025 – Blocks 614 & 615 Golfview Subdivision**

## **Recommendation:**

The Planning Department recommends the approval of the zoning by-law amendment application for Blocks 614 & 615 in Golfview Subdivision, from a “Residential Type 4-21 – R4-21” zone to a “Residential Type 4-15 – R4-15” zone.

The application is in-keeping with the intents of the zoning by-law, official plan, and provincial policy statement.

## **Background:**

The applicant, Kathryn Curry of Jp2g Consultants Inc., on behalf of the property owners, has submitted an application to reconfigure the site-specific zoning of Blocks 614 & 615 of Golfview Subdivision. A more detailed development proposal has now been prepared for this portion of Golfview Subdivision, which includes four (4) fifteen-storey apartment buildings and a six-storey retirement residence.

Blocks 614 & 615 are currently zoned “Residential Type 4-21 – R4-21” by Zoning By-law 2020-05. The “R4-21” zoning permits the use of “Apartment Dwelling”, along with main floor permitted uses of “Home-Based Business”, “Day Nursery”, and commercial uses limited to “Bakeshop”, “Bank”, “Convenience Store”, “Drug Store”, “Eating Establishment”, “Health Club”, “Laundromat”, “Local Retail Store”, “Medical Clinic”, “Mixed Use Building”, “Office”, “Personal Services Establishment”, and “Service Shop”. The “R4-21” zoning allows for a “Maximum Building Height” of 15 storeys for “Apartment Dwelling(s)”.

The proposed “Residential Type 4-15 – R4-15” zoning is required to add the permitted use of “Retirement Home Dwelling” to the existing permitted uses and to allow for this use to also have a “Maximum Building Height” of 15 storeys. Further site-specific relief is requested from allow for a “Minimum Lot Area” of 1.5 hectares for Block 614 and 5.8 hectares for Block 615, and for “Privacy Yard” requirements to be reduced from 7.62m to 5m.



The proposed addition of the permitted use of “Retirement Home Dwelling” is highly compatible with the existing permitted use of “Apartment Dwelling”; both are permitted uses under the standard “R4” zoning. While the proposed “Retirement Home Dwelling” is only intended to be six storeys, allowing a “Maximum Building Height” of 15 storeys for a “Retirement Home Dwelling” will give the developer flexibility in designing the building in the future, and will also keep the “Maximum Building Height” requirement in the zone consistent, as both permitted uses will have the same height restrictions.

In her planning justification report, regarding the proposed reduced “Minimum Lot Area” requirements, Ms. Curry states that, “The formula used in the zoning by-law to calculate the minimum lot area for an apartment building does not contemplate the form of high-rise development proposed in this application. The site plan demonstrates ample room to accommodate landscaping and open space and an appropriate amount of parking for vehicles and bicycles. The amount of land required by the by-law, using the formula currently in place, would require a significant amount of land for apartment buildings of this size, which would be contrary to contemporary good planning principles of compact development and minimizing land consumption.”

The proposed reduced “Privacy Yard” requirement can be viewed as minor relief at a reduction of 2.62m and will allow the developer more flexibility in the site planning process, while still ensuring sufficient privacy for first floor residential units.

Regarding parking regulations, Section 3.29(2) of Zoning By-law 2020-05 requires a total of 1.5 parking spaces per dwelling unit for “Apartment Dwelling(s)” (1.25 spaces plus an additional 0.25 spaces for visitor parking), and 0.5 parking spaces per dwelling unit for “Retirement Home Dwelling(s)” (0.25 spaces plus an additional 0.25 spaces for visitor parking). The developer intends to fully accommodate the required parking with both parking structures and surface parking. As such, the proposed zoning can again be viewed as being highly in-keeping with the intent of the zoning by-law.

Blocks 614 & 615 are designated “Residential” by Schedule “A” of the Official Plan, 2016. Section 4.2.1 of the official plan defines this designation as, “The Residential classification of land means the predominant use of the land in the areas so designated shall be for all types of residential dwellings. In addition, other uses that support the proper functioning of a residential area, such as...senior citizens' housing, local commercial uses, home based businesses...shall also be permitted provided that the location and site design of each is compatible with the residential amenities of the area.” The proposed zoning exactly meets this definition of the “Residential” designation by the official plan.

According to Section 4.2.2.1(5) of the official plan, “The City of Pembroke will encourage all forms of residential intensification that creates a potential supply of new housing units. Residential intensification will be encouraged in the built-up areas of the City where there is sufficient existing or planned infrastructure to accommodate such development...Council’s policy is that, through the intensification of land use in existing built-up areas involving infill, redevelopment and the conversion of existing buildings, Pembroke will continue to accommodate...new residential units within the already built-up area.” The proposed zoning





is strongly in keeping with this direction in the official plan, as it will allow for residential intensification in an existing plan of subdivision with sufficient planned infrastructure.

Section 4.2.2.1(10) of the Official Plan states, “All residential development shall be adequately serviced with municipal water and sewer services, waste disposal, and utilities...subject to prior verification that there is adequate capacity.” Similarly, Section 3.6(1)(a) of the Provincial Planning Statement, 2024, directs that, “Planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services”. Section 3.6(2) continues 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.” Full water and sanitary sewer servicing are planned to Blocks 614 & 615 under the Golfview Land Development Inc. Plan of Subdivision. A servicing impact study has been prepared by Jp2g Consultants Inc. that states that, “the increased number of units proposed within Blocks 614 & 615 will not negatively impact the existing sanitary sewers and pumping station installed to date within the development, nor the downstream collection system. This is possible due to the fact that these additional residential units offset the allowance for “Potential Growth” that was included in the sizing of the pumping station and sewers”. Further, the requirement of both site plan approval and a building permit for the proposed development and buildings will trigger the approval of the Operations Department to ensure adequate servicing capacity to the properties.

Section 4.2.2.1(16) of the official plan states that, “Site plan control shall apply to all residential development where the number of lots/units is three or more.” Due to more recent changes to the Planning Act, the City approved By-law 2023-48, to increase this number of units from three (3) to ten (10). Regardless, the proposed development will be subject to site plan control.

The Provincial Planning Statement, 2024, Section 2.2(2)(b)(2) states that, “Planning authorities shall provide for an appropriate range and mix of housing options and densities...by permitting and facilitating all types of residential intensification, including... development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units...” As this application proposes residential intensification within an existing plan of subdivision which would introduce new housing options and result in a net increase in residential units, it is highly in-keeping with the new provincial planning statement.

The Planning Department recommends the approval of the zoning by-law amendment application for Blocks 614 & 615 of Golfview Subdivision, from a “Residential Type 4-21 – R4-21” zone to a “Residential Type 4-15 – R4-15” zone, as the application is in-keeping with the intents of the zoning by-law, official plan, and provincial planning statement.

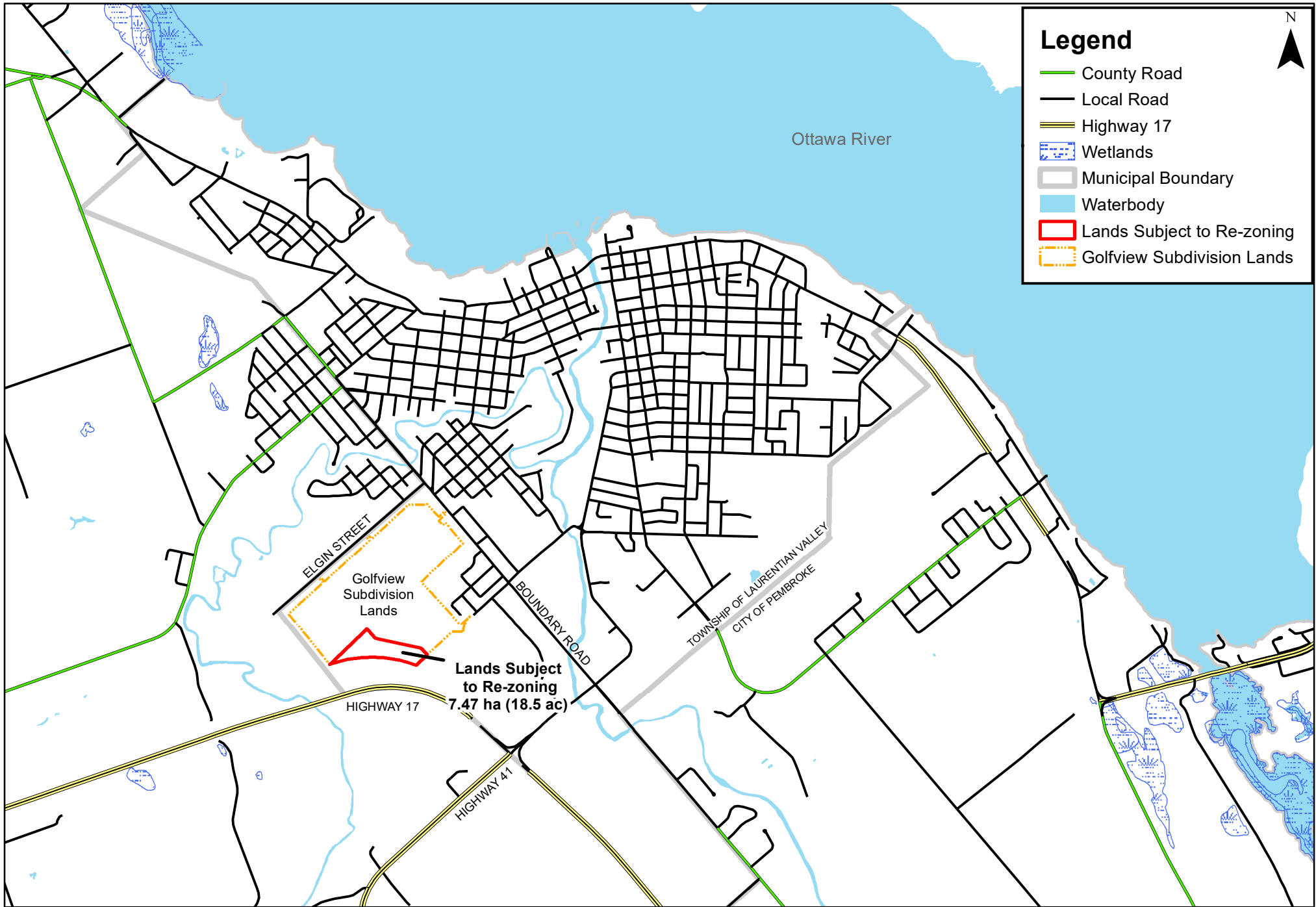


**Financial Implications:**

N/A.

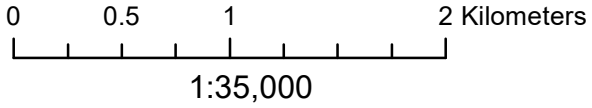
Respectfully submitted,

Owen Hutton, Planner  
Planning, Building & By-law Enforcement Department



### Legend

- County Road
- Local Road
- Highway 17
- ▨ Wetlands
- Municipal Boundary
- Waterbody
- Lands Subject to Re-zoning
- Golfview Subdivision Lands



## Key Map

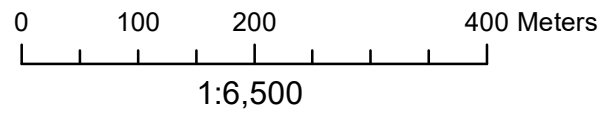
Project No. 20973420  
 Prepared by: KC  
 Reviewed & Approved by: AH  
 Date: October 2024



**Legend**

- County Road
- Local Road
- Highway 17
- Municipal Boundary
- Local Roads
- Lands Subject to Re-zoning
- Golfview Subdivision Lands

N  
▲



**Map 1: Site and Surrounding Land Use**

Project No. 20973420  
 Prepared by: KC  
 Reviewed & Approved by: AH  
 Date: October 2024

architecturalunfolding

STATISTICS: Golfview Communities, Pembroke, ON

SITE INFORMATION	m2		sq ft	
	AREA	PERMITTED UNIT COUNT PER ZONING	AREA	UNITS
SITE AREA	74,814.4	86,231	205,296	18,419
ZONING	R6-21			
PERMITTED UNIT COUNT PER ZONING	700			

TIA	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	GRAND TOTAL
GRAND - RESIDENTIAL	1	1	1	1	1	5
GRAND - RETAIL	1	1	1	1	1	5
2ND-4TH	6	5	5	5	5	26
5TH-15TH	15	9	9	9	9	57
TOTAL	15,733.0	18,241	18,241	18,241	18,241	88,707

GFA	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	GRAND TOTAL
GRAND - RESIDENTIAL	15,733.0	18,241	18,241	18,241	18,241	88,707
GRAND - RETAIL	1,400.0	1,400.0	1,400.0	1,400.0	1,400.0	5,600.0
2ND-4TH	6,000.0	5,000.0	5,000.0	5,000.0	5,000.0	26,000.0
5TH-15TH	15,000.0	9,000.0	9,000.0	9,000.0	9,000.0	57,000.0
TOTAL	38,133.0	43,641.0	43,641.0	43,641.0	43,641.0	172,697.0

1 STATISTICS  
A101 N.T.S.

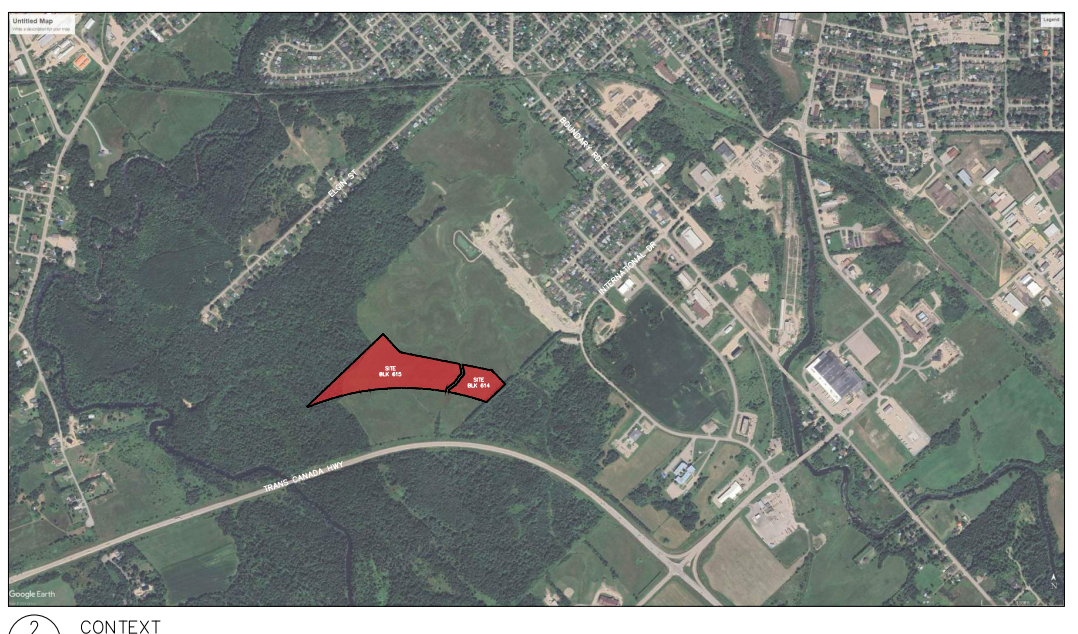
UNIT ESTIMATE	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	GRAND TOTAL
GRAND - RESIDENTIAL	15,733.0	18,241	18,241	18,241	18,241	88,707
GRAND - RETAIL	1,400.0	1,400.0	1,400.0	1,400.0	1,400.0	5,600.0
2ND-4TH	6,000.0	5,000.0	5,000.0	5,000.0	5,000.0	26,000.0
5TH-15TH	15,000.0	9,000.0	9,000.0	9,000.0	9,000.0	57,000.0
TOTAL	38,133.0	43,641.0	43,641.0	43,641.0	43,641.0	172,697.0

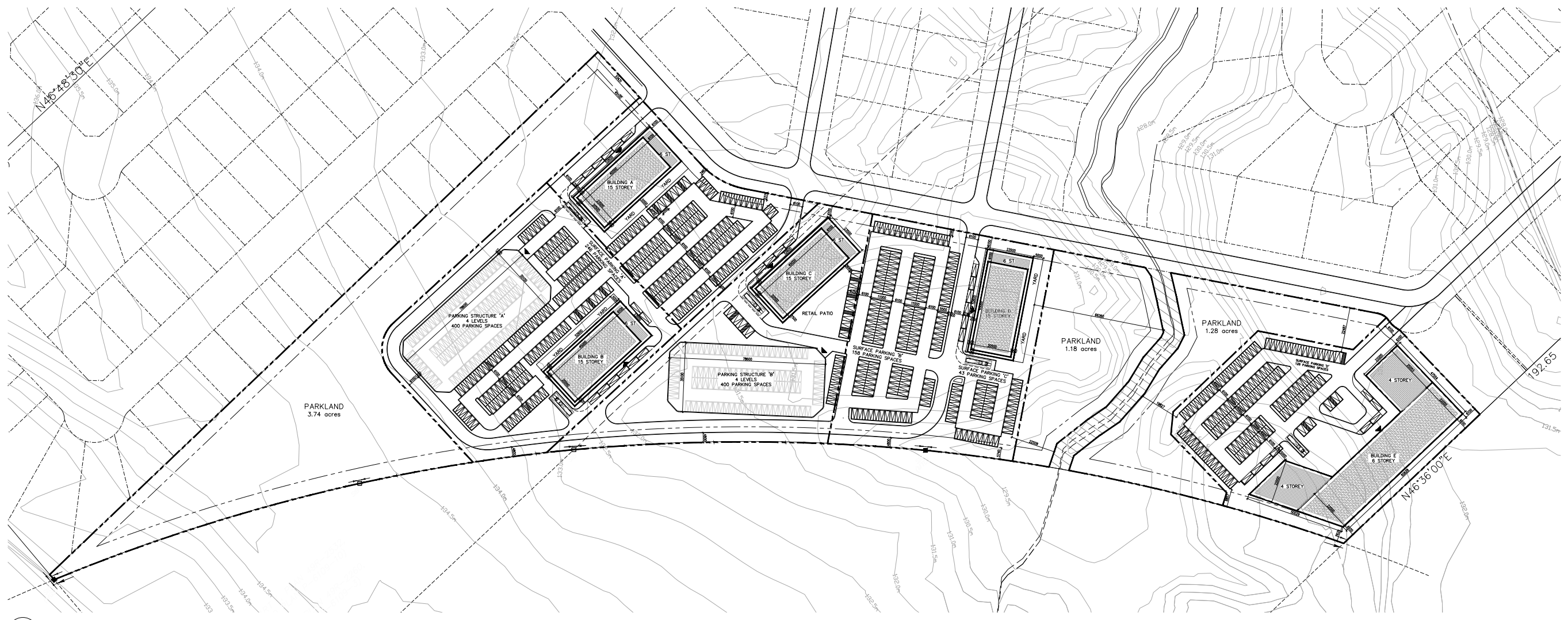
PARKING REQUIREMENT	RESIDENTIAL	RETAIL	RETIRED	GRAND TOTAL
RESIDENTIAL	1.25 sp/s			245
RETAIL		0.25 sp/s		40
RETIRED			0.25 sp/s	40
GRAND TOTAL				325

PROPOSED PARKING ESTIMATE	SURFACE PARKING 'A'	SURFACE PARKING 'B'	SURFACE PARKING 'C'	SURFACE PARKING 'D'	SURFACE PARKING 'E'	GRAND TOTAL
SURFACE PARKING 'A'	4					4
SURFACE PARKING 'B'		4				4
SURFACE PARKING 'C'			4			4
SURFACE PARKING 'D'				4		4
SURFACE PARKING 'E'					4	4
GRAND TOTAL	4	4	4	4	4	20



2 CONTEXT  
A101 N.T.S.



3 SITE PLAN  
A101 1:400

The drawings are the property of Architecture Unfolded. The drawing and all associated documents are an instrument of service by the Designer. The drawing and the information contained therein may not be reproduced in whole or in part without prior written permission of the designer.

These Contract Documents are the property of the architect. The architect bears no responsibility for the interpretation of these documents by the Contractor. Upon written application the architect will provide written/verbal clarification or supplementary information regarding the intent of the Contract Documents. The architect will review Shop Drawings submitted by the Contractor for design conformance only.

Drawings are not to be scaled for construction. Contractor to verify all existing conditions and dimensions required to perform the work and report any discrepancies with the Contract Documents to the architect before commencing work.

Portions of exposed or finished mechanical or electrical devices, fittings, and fixtures are indicated on architectural drawings. The locations shown on the architectural drawings given over the Mechanical and Electrical drawings. Those items not clearly located will be located as directed by the architect.

These drawings are not to be used for construction unless noted below as "Issued for Construction".

All work to be carried out in conformance with the Code and bylaws of the authorities having jurisdiction.

The Designer of these plans and specifications gives no warranty or representation to any party about the constructability of the represented by them. All contractors or subcontractors must verify themselves when bidding and of all lines that they can properly construct the work represented by these plans.

notes:

1. Concept Site Plan submissions: 03-06-24 dd-mm-yy

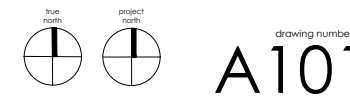
architectural team :  
eduardo artiz  
inhab daokour

project:  
**Golfview Land Development Inc.**  
Pembroke, Ontario

concept site plan

2024  
1:1000  
24-16  
id

date:  
scale:  
project:  
drawing number:



A101



# THE CORPORATION OF THE CITY OF PEMBROKE

## PUBLIC MEETING CONCERNING A PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05 OF THE CITY OF PEMBROKE

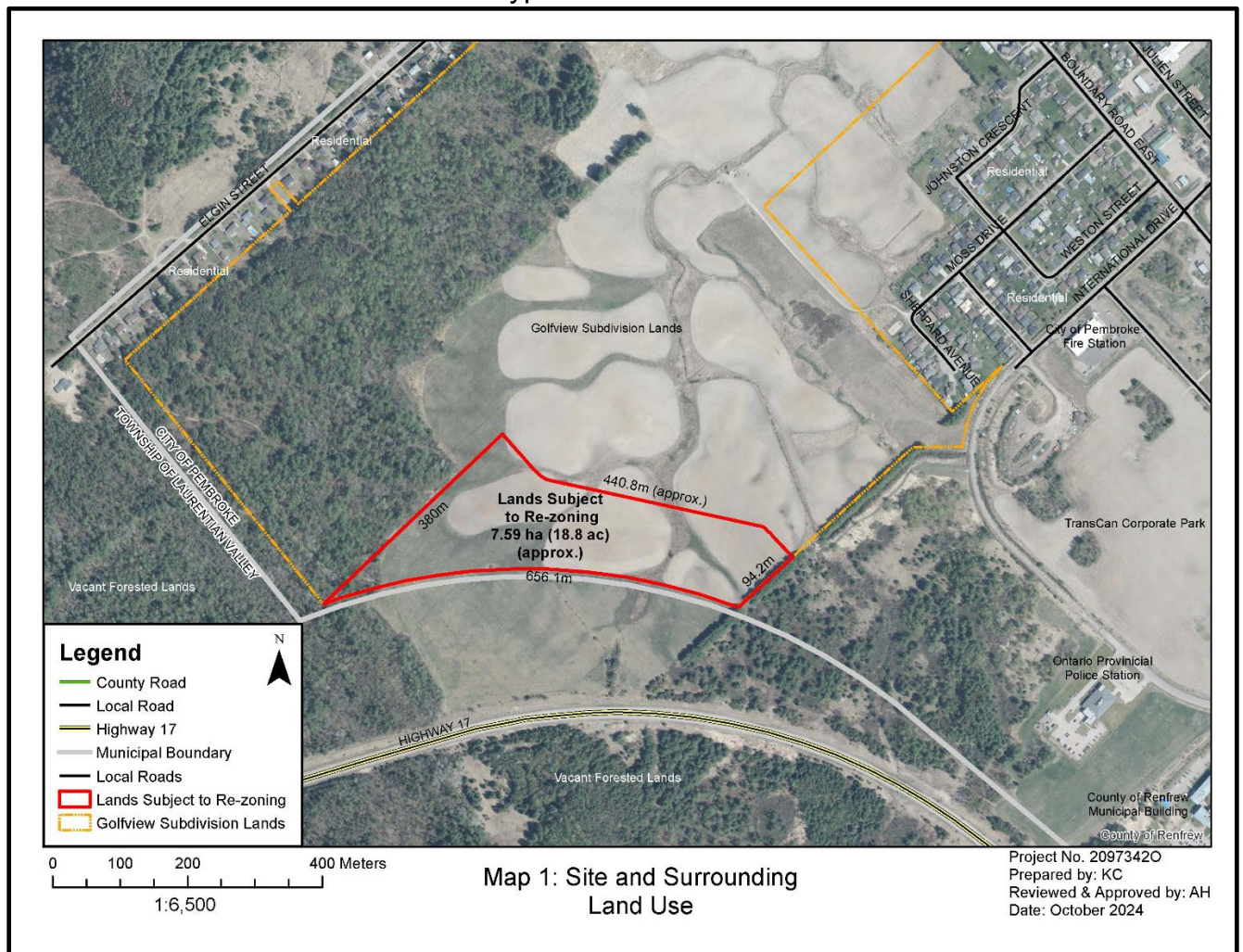
TAKE NOTICE THAT the Council of the Corporation of the City of Pembroke will hold a **Public Meeting** on **Tuesday, February 4, 2025**, at City Hall at **6:00 p.m.**, to consider a proposed amendment to Zoning By-law 2020-05 under Section 34 of the Planning Act R.S.O., 1990.

The **Planning Advisory & Adjustment Committee** will be discussing the application at their meeting set for **Tuesday, January 28, 2025**, at **4:30 p.m.** in the Council Chambers at City Hall.

These are public meetings and you are welcome to participate either in-person or by requesting a link to attend virtually via Zoom or by providing a letter of your concerns to [ohutton@pembroke.ca](mailto:ohutton@pembroke.ca) or by calling 613-735-6821 Ext. 1304. Both meetings will be live streamed on the City's YouTube channel at <https://www.youtube.com/channel/UCMmnlvi4hXXaKXGRto06jQw>.

The proposed zoning by-law amendment (File Z-2/2025) would change the zoning of the lands legally described as STAFFORD CON 1 PT LOTS 29 & 30; BLOCKS 614 & 615 GOLFVIEW SUBDIVISION from a "Residential Type 4-21 – R4-21" zone to a "Residential Type 4-15 – R4-15" zone.

### PROPOSED AMENDMENT TO ZONING BY-LAW 2020-05 AREA REZONED FROM A "Residential Type 4-21 – R4-21" ZONE TO A "Residential Type 4-15 – R4-15" ZONE



If you wish to be notified of the decision of the Corporation of the City of Pembroke on the proposed zoning by-law amendment, you must make a written request to Colleen Sauriol at 1 Pembroke Street East, Pembroke, ON K8A 3J5 or [csauriol@pembroke.ca](mailto:csauriol@pembroke.ca).

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the City of Pembroke to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Corporation of the City of Pembroke before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

FOR MORE INFORMATION about this matter, including information about appeal rights, contact Colleen Sauriol at 613-735-6821 Ext. 1301 or by email at [csauriol@pembroke.ca](mailto:csauriol@pembroke.ca).

DATED at Pembroke, Ontario this 6<sup>th</sup> day of January, 2025.

Colleen Sauriol, Director  
Planning, Building & By-law Departments

Victoria Charbonneau  
Clerk

**EXPLANATORY NOTE:** The current site-specific zoning is limited to specified residential and commercial permitted uses, along with relief from “Maximum Building Height” requirements. The applicant wishes to add the use of “Retirement Home Dwelling” to these permitted uses, along with further site-specific relief from “Maximum Building Height”, “Minimum Lot Area”, and “Privacy Yards” requirements.