

PLANNING REPORT

TO: **PLANNING ADVISORY COMMITTEE**

FROM: Brenda Guy
Manager of Community Development

DATE: Wednesday, April-11-18

SUBJECT: CPPS2018-04 – 250 KING STREET WEST
CLASS III

Background:

Property: 250 King Street West

Legal Desc: PLAN 164 LOT A PT OF THE LANE RP 28R8856 PARTS 1 AND 2
Town of Gananoque

Acreage: 46,224 SQ. FT. (1.06 acres)

Max. Lot Coverage: 35%

Official Plan: RESIDENTIAL

DP Designation: RESIDENTIAL

Purpose and Effect:

The applicant is proposing to construct a single family dwelling, detached garage in the rear yard and add three guest rooms to the existing building.

Currently, the building contains 10 guest rooms on the main and second floors with the owners dwelling unit on the third floor. The proposal is to remove the dwelling unit, create three additional guest rooms.

Official Plan:

The property is designated Residential.

Development Permit:

The Development Permit designates the property as Residential. The residential designation provides for similar uses such as a heritage tourist inn or bed and breakfast. On this property, the previous zoning bylaw 91-37 identifies that a hotel was a permitted use on the property.

Site Plan Agreement No. 0294033 was registered to this property April 29th, 1999. This Site Plan appears to indicate that the current kitchen building was once used as a dwelling unit for

the owners at that time. At some point between the signing of the Site Plan Agreement and the purchase of the property by the current owners, the dwelling space was converted to a kitchen and storage space.

Section 3.28, “extension or expansion of existing uses”, of the Community Planning Permit By-law allows extension or expansion of an existing, non-conforming use through a Class II Development Permit. This would permit the requested addition of three additional guest rooms to be permitted.

Additionally, “Accessory Buildings”, allows the erection of a building accessory to the non-conforming use provided that such accessory building complies with all other relevant provisions of the By-law. The proposed residence building is an accessory use to the inn and complies with all setback requirements for an accessory or primary building in the residential designation. Further discussion on the use of an accessory building is identified further in this report.

Lot Coverage

Existing uses = 11.05% lot coverage

Existing (11.05%) + proposed (5.9%) 5.9% = 16.95% lot coverage.

This lot coverage falls within the permitted lot coverage of 35% for this designation.

Height

Means the vertical distance measured from the average elevation of the finished grade adjacent to a building or structure, or for a structure partially or entirely on or over the water, from the elevation of the ordinary water's edge, to:

- i) The highest point of the surface of a flat roof or of the surface of a structure, but excluding any railing;*
- ii) **Half the distance between the top of the highest load-bearing wall and the roof ridge of any sloped roof; or***
- iii) 75% of the height of the roof ridge of an A-framed structure.*

The proposed residence is a height of 18'10" which under a single family dwelling meets the provisions for height. Under these circumstances, staff would consider it an accessory structure to the main or primary building being the inn. The garage is a height of 17'7", which would require relief.

The accessory structures are in keeping with the bylaw for setbacks and maximum lot coverage of 10% for accessory structures.

Parking

If approved, the required number of parking spaces is 15 spaces; 13 for the guest rooms and 2 for the residential dwelling. The submission proposed 21 spaces on the property. Staff would propose that the four spaces along the west side of the driveway be eliminated to maintain the two-way traffic minimum width requirement of 6m or 11.7ft. This would result in 17 spaces; 7 of which are located in the front yard, 8 in the rear yard and 2 in the proposed garage. It is additionally proposed that one of the existing spaces in the front yard be an accessible space. Any open areas adjacent the parking and sidewalk should be landscaped.

Servicing

It appears that a sewer clean out appears to be located in the rear yard of the property. Further information will be provided by the public works department in this regard at the meeting.

Design Criteria

Section 5.4.4 of the CPP Residential designation speaks to the retention of existing mature trees and attention to architectural and façade details. The proposal includes the preservation of 10 existing trees and the removal of 2 in the rear yard (Figure 3). The applicants have indicated that the removed trees could be transplanted or replaced if required.

The design of the residence and garage keep with the architectural style of the main building and includes design elements such as “gingerbread” detail, circular window accent and peaked roofs (Figure 1 and Figure 2). Brick will be used on both the residence and garage and will match the existing brick on the main building as closely as possible. Boards, trim, and windows will either be white or “greyish brown putty” in colour.

Secondary Suites

While this proposal does not meet the requirements for secondary suites outlined in Section 3.40 of the Development Permit By-law, staff need to identify the newer provincial policy.

The Strong Communities through Affordable Housing Act, 2011 (Bill 140) imposed changes to the Planning Act which requires municipalities to allow the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached house or rowhouse contains a single residential unit.

It is noted, however, that the property is not a single family dwelling in its entirety. This is a mixture of dwelling, heritage tourist inn/hotel and non-conforming.

In February 1986, Council passed By-law No. 86-5 which allowed the lands at 279 King Street West (currently the Victoria Rose Inn) to be used as a hotel, restaurant and to contain an accessory residential use. The Victoria Inn is located within 100m of the Woodview Inn. The two properties are similar.

Severance

It is not the intent of the owners to obtain consent to sever the Inn from the proposed dwelling, however, staff recommend that a condition of approval note that the secondary unit may not be severed in the future. Severing these uses would create an isolated lot behind the existing heritage inn.

Circulation to agencies (comments received to date):

Canada Post		
CAO		
CRCA	No comments	
CBO		
Eastern Ontario Power		
Economic Development		

Leeds Grenville EMS		
Fire Department		
LG Health Unit		
Police Department		
Water/Sewer		
Public Works		
Other:		

Should approval of the application be issued, the following conditions of approval are being recommended:

- Restriction on title to restrict severing the proposed development from the existing building
- Conditions by Public Works Department for the sewer clean out be undertaken, if required
- Final storm drainage area plans, site servicing plans, grading plans approved to the satisfaction of Public Works, if required
- Owners enter into an agreement with the Town within one year of approval.

Design Elements:



Figure 1 - Existing Building



Woodview Inn: Proposed Residence



Figure 2 – Proposed design and elevations



Figure 3 – General location of proposed dwelling (not to scale)



Figure 4 – General location of proposed garage (not to scale).



Figure 3 – Trees to be removed, location of proposed dwelling



Figure 4 – Approximate Lot location