

## ADDENDUM TO PLANNING JUSTIFICATION REPORT (March 13, 2020)

Section 4.4.2 – 2. of the City of Sarnia Official Plan identifies the development criteria for lands within the Urban Residential land use designation. The requested site-specific Official Plan amendment for the proposed townhouse development complies with this policy as follows: there is no established street pattern for the lands in the vicinity of the subject property east of the Howard Watson Trail. Lands to the west of the trail have an established local/collector street system. The subject property and lands in the vicinity are served by three arterial roads and a local street (L'Heritage Drive) serving large commercial lots with internalized road systems. As such, the proposed development is a large lot with a proposed internalized street system. The proposed internal street system can be obtained through Section 41 of the Planning Act (199) for Site Plan Approval.

The Howard Watson Trail establishes a natural barrier between the subject property and the residential community to the west. The residential community to the west is comprised of a mix of single-detached and semi-detached dwellings having heights of one and two storeys. The proposed development will contain townhouse dwellings of two storeys in height and will set a new dwelling standard for lands east of the Howard Watson Trail. This will not create a conflict with the dwelling types west of the trail.

Building setbacks in the area are generally significant for existing commercial buildings that require front and side yard parking. The proposed development will have setbacks appropriate for residential development and will not reflect the significant setbacks of the surrounding commercial buildings. Appropriate setbacks are established within the Zoning By-law and are implemented at the site plan approval stage of development. A majority of the commercial properties in the area are completely paved offering no landscaped open space. The proposed development provides 37.17 % landscaped open space which would be a new precedent for development in the neighbourhood.

There is an opportunity for the proposed development to connect to the Howard Watson Trail. This can be achieved through discussions at the site plan approval phase of development. Appropriate setbacks from the trail can also be achieved in order to minimize impacts from development.

Section 4.4.2 – 3 of the City of Sarnia Official Plan addresses the development criteria for Large Sites and Redevelopment Opportunities within the Urban Residential land use designation. The primary goal of this policy is to ensure that new development and redevelopments are compatible with the existing physical character and pattern of surrounding development. The proposed development will provide for buildings of a similar height to surrounding buildings with the only exception being the seniors community located to the north of the subject property at four storeys in height.

The proposed development has extensive frontage on a public street (L' Heritage Drive) and the development interface with the street can be addressed at the site plan approval phase of development from an urban design perspective. There are no gates or other impediments proposed to public access to the development. However, there will be no through streets for vehicular traffic circulation. Landscape design features including walkways, plantings and fencing will be provided through a landscape design plan to ensure or enhance privacy where needed.

On-site parking and personal privacy space will be provided for all units within the proposed development. The screening of utility facilities and garbage facilities will also be addressed at the site plan approval phase of development to minimize impacts on street views and impacts on residents.