

# 600 Stonehaven Avenue – Proposed Amendment to By-Law 2010

This report deals with Marriannville’s proposed By-Law to amend By-Law 2010-40, specifically to remove certain parts of the current zoning by-law and insert a proposed “Residential (R4-R-XXX) Zone which applies site-specific provisions including minimum lot area, minimum lot frontage, minimum rear yard setback, maximum lot coverage, and maximum height; as shown more particularly on Schedule “X” hereto”.

## Marriannville’s proposed Development standards:

a) Minimum Lot Area Per Dwelling	118 square metres Town By-law -180 square metres
b) Minimum Lot Frontage	5.5m Town By-Law - 6m
c) Minimum Yard Setback from Public Street	4m Town By-law - 4.5m
d) Maximum Lot Coverage	54% Town By-law - 50%
e) Maximum Height	3 storeys Town By-law - 2 storeys

Marriannville has not included the following requests in its proposed By-Law;

- to allow garages to be included as parking spots - (not allowed currently in By-Law)
- to allow dual-frontage lots. i.e. lots classified as situated on 2 front streets
- to allow changes to interior side-yard setbacks. Dimensions are not clear on the Site Plan and might not meet By-Law requirements.

## Dual Fronting Condos

Most proposed townhouses facing Stonehaven and Bayview Avenues are referred to as “Dual-Fronting Condos” as shown on the “Elevation & Floor Plans”. The terminology “Dual-Fronting Buildings or Condos” does not appear in the Zoning By-Law. However Alannah Slattery of Town Planning provided the following definition in her email on October 29, 2020:-

### “Lot Line, Front

In the case of a *through lot*

#### 5) Through Lot

In the case of a *through lot*, shall be the longer boundary dividing the *lot* from the street  
In the case that both such *lots lines* are of equal length, the Municipality may designate *either street line* as the front *lot line*.”

This replaces the current definition in Zoning By-Law 4.18 stating:

#### **4.18 Through Lot**

**“Where a lot which is not a corner lot, has frontage on more than one street, the setback and yard requirements of this By-Law shall apply to all street frontages in accordance with the zone or zones in which the lot is located”.**

For through lots, the Town decides which is the front street-line. It makes sense, however, that at Marriannville lots facing internal streets should be the front lot lines. Town Planning could be asked to clarify this.

#### **Changes to “Development standards”**

Proposed changes to “Development standards” have a major impact on the townhouse areas of this development. Our Committee should oppose them.

For additional reference see By-Law “6.2 Residential Zones”.

This report deals only with Blocks 61, 62, 63, 64. These Blocks include all the proposed Townhouses as shown on the Site Plan.

### **Condo Block B, Block 62, “Rears” Facing Along Stonehaven Avenue**

Proposal

- Number of Units - 41 (townhouses coloured turquoise)
- Number of storeys: 3 front along internal public road, and 2 at rear along Stonehaven Avenue (By-Law 2 storey max)
- Lot frontage = 6.1m (current By-Law 6m)
- Lot depth = 21.6m (averaged by author's calculations).
- Lot area = 6.1m x 21.6 m = 131.8 square metres.
- Lot area required by current bylaw 180 square metres.
- Lot area is undersized by 48.24 square metres (519 square feet) or 26.8%.
- Front yard setback (along private road) = ~6m (By-Law: 4.5m)
- Rear yard setback (along Stonehaven Avenue = 4.05m, By-Law - 7m for 3-storey)

#### **Stairs in Townhouses**

Referring to the Elevations & Floor Plans for building 1B, there are a total of 25 risers (stairs) from grade at the front steps to the Main Level (first floor) as follows; five risers up to get to the top of the porch, 1 riser up to the foyer, 3 risers up to the Lower Level, then 16 risers up to the Main Floor. Going through the garage there is 1 riser up to the landing, 4 risers down to the Lower Level, then 16 risers up to the Main Floor for a total of 20 risers.

Note: It appears there is an error on Marriannville’s (VA3 Design) “Elevations and Floor Plans” drawings for “BLOCK 62 Building 1B drawings No. 1&2. Drawing 1 is correct as the LEFT and RIGHT SIDE Elevations indicate a gradual slope of the land according to the “grade contours” on the Grading Plan. However, the floor plans likely apply to townhouses further east where the grades are steeper and require the 25 risers from the front steps to the Main Level.

#### **Potential Eyesores at Rear of Townhouses Along Stonehaven Avenue**

Currently, there is a proposed area of 6.1m x 4m at the rear of each townhouse along this section of Stonehaven Avenue. This could result in this area being used for entertainment purposes that could include BBQ’s, chairs, picnic tables, storage etc. In other words an eyesore! Would fences be allowed? They, too, would be an eyesore. There would be a wall of townhouses behind a wall of fences. All Blocks of townhouses along Stonehaven and Bayview Avenues could become an eyesore. According to the Zoning By-Law, fences on rear-yards may be 1.6 m high max.

## **Parking**

There is a single garage for each townhouse that can not be counted as a parking spot according to the current By-Law, and 1 space in front of each garage door that can be counted as 1 spot. Therefore, the townhouses are short by 0.5 parking spot each, according to the current By-Law.

## **Who is the Target Buyer?**

- Not seniors or disabled - too many stairs
- Not a family with young children – there are 32 steps, in some units, from the bedrooms in the upper floor down to the basement. Children would not be easily supervised from the kitchen area when playing in the front yard (private road elevation) or rec room. They could, though, be supervised in the rear yard as the kitchen/breakfast areas are at the rear of the townhouse on the main floor just adjacent to grade level, but on busy Stonehaven Avenue. This would be a dangerous place for young children to play without a fenced-in area.
- Is there really a market for these townhouses?

The remainder of the proposed townhouses would be on reasonably level ground, and the issue with stairs should not be a “problem”.

## **Condo Block B, Block 62, Fronting along Internal Private Road Backing onto Wetland Area**

proposal

- Number of Units - 25 (townhouses coloured Avocado)
- Number of storeys- not known as elevations or floor plans not provided
- Lot frontage = 7m (current By-Law 6m)
- Lot depth = 24.4m (averaged by author's calculations).
- Lot area = 7m x 24.4m = 171 square metres.
- Lot area required by current By-Law 180 square metres.
- Lot area is undersized by 9 square metres (97 square feet) or 5%.
- Front yard setback = 6m (By-Law - 6m)
- Rear yard setback = 7.05m (By-Law - 6m)

## **Condo Block A, Block 61, Rears along Stonehaven Avenue - West End of Site**

Appears to have same “Elevations & Floor Plans” as the units along the eastern section of the Site Plan along Stonehaven Avenue.

proposal

- Number of Units – 9 (townhouses coloured turquoise)
- Number of storeys: 3 at front along internal public road, and 2 at rear along Stonehaven Avenue, By-Law 2 storey max)
- Lot frontage = 6.1m, (current By-Law 6m)
- Lot depth = 21.6m shown
- Lot area = 6.1m x 21.6 m = 131.8 square metres.
- Lot area required by current bylaw 180 square metres.
- Lot area is undersized by 48.2 square metres (519 square feet) or 26.8%.
- Front yard setback (along private road) = ~6m (By-Law: 4.5m minimum)
- Rear-yard setback (along Stonehaven Avenue – 4.05m, By-Law – 7m for 3 storey)

## **Freehold Townhouses, - Blocks 63 & 64, Buildings, 1, 2, 3, Rear along Stonehaven Avenue**

The rear elevations face Stonehaven Avenue. Each unit has 2 parking spaces in garages fronting onto internal road. There are also 2 parking spaces provided in driveway.

proposal

- Total Units – 16 (coloured blue on Site Plan)
- Number of Storeys – 2 – meets By-Law
- Lot Frontage = 7m (current By-Law 6m)
- Lot depth = 32.6m (averaged author's calculation).
- Lot area = 7m x 32.5 m = 227.5 square metres.
- Lot area required by current bylaw 180 square metres.
- Lot area is oversized by 47.5 square metres (511 square feet) or 26%.
- Front yard setback onto the private street appears to meet minimum By-Law setback – 4.5m
- Front yard setback onto Stonehaven Avenue. - proposed – 4.05m (By-Law requires – 4.5m )

## **Condo Block A, Block 61, Rearing along Bayview Avenue & Sight Triangle**

proposal

- Total Units – 19 (coloured light green on Site Plan)
- Number of Storeys – 3 –(does not meet By-Law, requires 2 storey max)
- Lot frontage= 5.5m (current By-Law 6m)
- Lot depth = 21.5m (averaged author's calculation).
- Lot area = 5.5m x 21.5m = 118.25 square metres.
- Lot area required by current bylaw 180 square metres.
- Lot area is undersized by 61.75 square metres (511 square feet) or 34.3%.
- Front yard setback = 4.0m (By-Law - 6m)
- Rear-yard set-back - 4m (along Bayview Avenue: - By-Law requires 7m for 3 storey)

## **Condo Block A, Block 61, Fronting along Private Road**

Backing onto Detached Houses, and Wetland Areas.

proposal

- Total Units – 29 (coloured dark green on Site Plan)
- Number of Storeys 2 – meets By-Law
- Lot frontage = 6m (current By-Law 6m)
- Lot depth = 28.93m - (single measurement)
- Lot area = 6m x 28.93m = 173.6 square metres.
- Lot area required by current By-Law -180 square metres.
- Lot area is undersized by 7.4 square metres (79.65 square feet) or 4.1%
- Setback front yard – 6.05m - (single measurement) - meets By-Law – 4.5m
- Setback rear yard – 7.55m - (single measurement) – meets By-Law - 7m