

DATE: July 14, 2025

REPORT NO: PD-26-2025

SUBJECT: **Recommendation Report Update: Elite Smithville Developments Inc. Zoning By-law Amendment (File No. 1601-009-24) and Draft Plan of Subdivision (File No. 2000-94-24)**

CONTACT: Susan Smyth, Manager, Community Planning and Design
Gerrit Boerema, Director, Growth and Sustainability

OVERVIEW:

- The Recommendation Report, [PD-22-2025](#) dated June 9, 2025 presented to the Growth and Sustainability (G&S) Committee included Administration's rationale for approving the proposed development of 201 residential units, which included the Zoning By-law Amendment and Schedule and Draft Plan Conditions of Approval.
- There were two issues that were further discussed by Committee, the first being the number of parking spaces proposed at 1.54 spaces per unit, and secondly, concerns with the maximum building height up to 6-storeys.
- Committee referred the report back to staff for further review with the applicants. Subsequently the Agent and Owner has agree to comply with the required zoning by-law parking rate of 1.75 spaces per unit and have remove their request for parking relief.
- Consistent the Northwest Quadrant Secondary Plan, there will be no modifications to the requested maximum building height of 6-storeys or 25 metres with a step down to 5-storeys on each end of the apartment buildings.
- Administration is satisfied that the proposed development and applications for the Zoning By-law Amendment and Draft Plan of Subdivision generally aligns with the applicable planning policies, including the Northwest Quadrant Secondary Plan. As such, Administration recommends approval of the applications.

RECOMMENDATION:

1. That, Recommendation Report PD-26-2025, titled "Recommendation Report Update – Elite Smithville Developments Inc. Zoning By-law Amendment (File No. 1601-009-24) and Draft Plan of Subdivision (File No. 2000-94-24) dated July 14, 2025 be received; and,
2. That, Application for Zoning By-law Amendment File No. 1601-009-24 to change the

Development 'D' zone to site-specific Medium Density 'RM3' and High Density 'RH' Residential, Open Space 'OS', Environmental Protection 'EP', Low Density 'R3' with Holding Provision, and Development 'D' zone, be approved in accordance with the amending Zoning By-law and Schedule contained in Schedule A to this report and that, Council authorize the Mayor and Clerk to sign the by-law; and,

3. That, Application for Draft Plan of Subdivision (File No. 2000-94-24), be approved, in accordance with the provisions of the Planning Act, R.S.O., 1990, Chapter P.13, and regulations thereunder, subject to draft plan approval conditions contained in Schedule B to this report; and,
4. That, the Owner/Applicant is advised the Township's draft approval of this Plan of Subdivision will lapse three years from the date of approval unless Township Council grants an extension of the approval period prior to the lapsing date. If an extension is requested, an updated review will occur and revisions to the conditions of draft plan approval may be necessary at that time.

ALIGNMENT TO STRATEGIC PLAN:

Theme # 1and #2

- Build a safe, connected, caring and active community
- Champion strategic, responsible growth

BACKGROUND:

The Public Meeting for the presentation of the proposal and Information Report, [PD-14-2025](#), held on Monday April 14, 2025 delivered an overview of the development consisting of an original count of 217 residential units containing 41 townhouse dwelling units and 176 apartment dwelling units within two connected 6-storey buildings. Additionally, the dedication of an environmental feature including karst, parkland, trail, and public road leading from Regional Road 20 roundabout.

There were a number of concerns raised by Committee during the public meeting around parking requirements and building height. No members of the public provided any comments. The applicants subsequently modified the proposed by reducing the development by 16 apartment units which increased the number of parking spaces from 1.42 to 1.54 spaces per unit.

The Recommendation Report, [PD-22-2025](#) was presented to Committee on June 9, 2025 presenting the revised development proposal of 201 residential units, which included the Zoning By-law Amendment and Schedule and Draft Plan Conditions of Approval. At the meeting, Committee continued to have concerns with the parking rate and referred the report back to staff to have further deliberations with the applicant to increase the parking ratio.

CURRENT SITUATION:

The Agent indicated that the revised plan with a reduction of 16 apartment units (160 units, 80 units in each building) provided 204 underground parking spaces and 43 surface spaces for a total of 247 spaces at a rate of 1.54 spaces per unit.

Understanding that there were still concerns with parking rate and following the referral of the report back to staff, the Agent and Owner agreed to comply with the zoning by-law parking rate of 1.75 spaces per unit for the apartment dwelling units and remove the request for parking relief. Further investigation for additional underground spaces will be explored during the subsequent Draft Plan of Condominium and Site Plan Approval stage.

Regarding the Committee's concerns for an increased building height, the Agent has provided justification that the proposal is consistent the Northwest Quadrant Secondary Plan, therefore the requested maximum building height of 6-storeys or 25 metres with a step down to 5-storeys on each end of the apartment buildings is continued for implementing the apartment design.

Section 5.4 of the Northwest Quadrant Secondary Plan states for the High Density Residential designation encourages medium to high density development primarily located along Regional Road 20. Policy 5.4.7 states "The Township may consider a maximum height of 6-storeys in the High Density Residential designation subject to the submission of a design brief which demonstrates the proposed increase in height will maintain an appropriate public realm and pedestrian streetscape."

The apartment buildings will rise to 6-storeys to fit the gateway node location for the Northwest Quadrant, with a stepped design reducing to 5-storeys at each end to minimize bulk. A single-storey link between the two buildings will further diversify the height and massing along Regional Road 20 as well as the building positioned to establish a strong presence on the street.

While the architectural design of the apartment building is not complete, the Applicant has provided concepts of a number of similar projects for 6-storey buildings. Refer to the following images that were contained in the Urban Design Brief prepared by Weston



Consulting that offered some context and examples of how the building can be designed and constructed with the use of different materials, window treatments, and balcony arrangements.

Refer to Schedule A for the updated Zoning By-law Amendment and Schedule to implement the proposal.

FINANCIAL IMPLICATIONS:

While these applications do not have any financial implications, if approved and once construction commences, all new dwelling units would be required to pay Development Charges. At this time, there are no planned affordable or attainable dwelling units which would be exempt from development charges.

INTER-DEPARTMENTAL COMMENTS:

Fire and Emergency Services: Firefighting in these types of buildings are directly addressed within the Ontario Building Code (OBC), which will speak to the type of building materials used and the impact of that choice on the required fire protection measures built into the building. The OBC also speaks to the placement and location of available fire hydrants.

Fire lanes and secondary access to the property, both while under construction and in full operation will be no less than the minimum required in the OBC, but the provision of a permanent, unrestricted secondary access lane/road into the site is preferred.

Fire and Emergency Services is equipped to fight fires in many types of buildings, but high buildings do include some hazards and risks that others do not. To help manage this, there is currently in place an Automatic Aid Agreement with several of our municipal neighbours, in which all three municipalities (West Lincoln, Lincoln, Grimsby) will respond to fires in such buildings in all three municipalities.

There is room to expand the training of West Lincoln's firefighters for these low frequency/high risk events. Some additional equipment including high-rise packs (compact loads of hose and equipment), fans and other items may need to be purchased in preparation for the building and occupancy of these types of buildings.

An aerial truck replacement is planned within the next two years, pending Council approval of the capital budget. With the increase in complex buildings planned for West Lincoln, its timely replacement is critical.

No further comments or concerns from other Township departments or external agencies have been provided since the Public Meeting held on April 14, 2025.

CONCLUSION:

Weston Consulting (Agent) on behalf of Elite Smithville Developments Inc. (Owner) submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment for a 4 hectare (± 10 acre) property located west of South Grimsby Road 5 and the Marz Homes Thrive Subdivision, north of the roundabout on Regional Road 20 and south of the CPKC rail line.

The applications are to facilitate a residential development, which would create 201 units consisting of 41 townhouse units and 160 apartment dwelling units. The development is subject to two future Draft Plan of Condominium applications and Site Plan Approval at a future date to finalize the design of townhouses and apartment buildings.

The applicants have revised their application to remove the requested parking relief and are now proposing to provide 1.75 spaces per unit for the apartment building through a combination of underground and surface parking. In alignment with the policy set out in the Northwest Quadrant Secondary Plan, a building height of 6-storey or 25 metres is being proposed. Additionally, the requested modifications to the landscape open space and yard setbacks will help to accommodate current and future market-based housing needs at all stages of life, cater to the different needs of the community with housing options, and efficiently utilizes the land to create a dynamic and welcoming entry point into Smithville.

Administration upon review of the applications against the Provincial and Local policies, with consideration of the Committee, commenting agencies, and the public comments are satisfied concerns and matters are adequately addressed and recommend approval of the applications.

ATTACHMENTS:

Schedule A: Updated Zoning By-law and Schedule

Schedule B: Draft Plan Conditions of Approval

Schedule C: Fire and Emergency Services Comments

Prepared & Submitted by:

Susan Smyth
Manager, Community Planning and Design

Approved by:

Gerrit Boerema
Director, Growth and
Sustainability

Truper McBride
CAO