



11 AND 47 BECKWITH STREET

DP3-01-2017, AMENDED BY DP3-10-2019

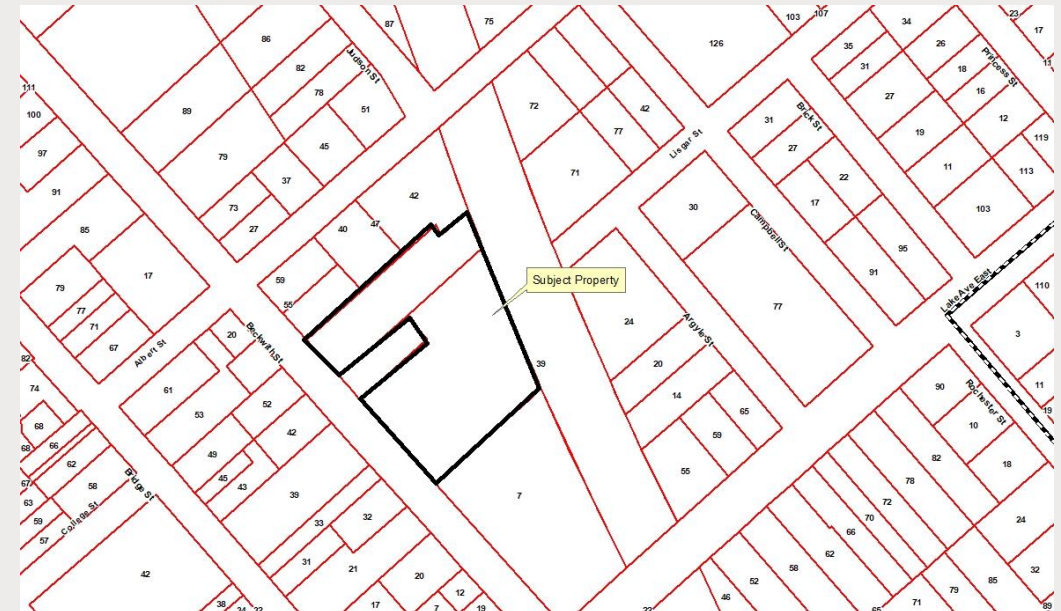


LOCATION OF PROPERTY

2017



2019, lots have merged



Background Context

- Land was purchased from the Town and proposal for a 51 unit apartment building with 2 commercial units and parking on ground floor was approved. At that time several other variances were approved including parking in anticipation of the building being 70% barrier free.
- Once project was approved and a Development Permit application was signed the owner sold to Saumure Group of Companies who took on the project and began construction. Some items agreed to at Committee were not finalized and the current developer was not made aware of items such as cash-in-lieu of parking and the anticipation of 70% barrier free units.
- Mid-construction the Building Department noted significant changes related to parking. Due to structural safety concerns Saumure added posts into the interior parking garage which lead to a decrease in 9 parking spaces.

Background

Context

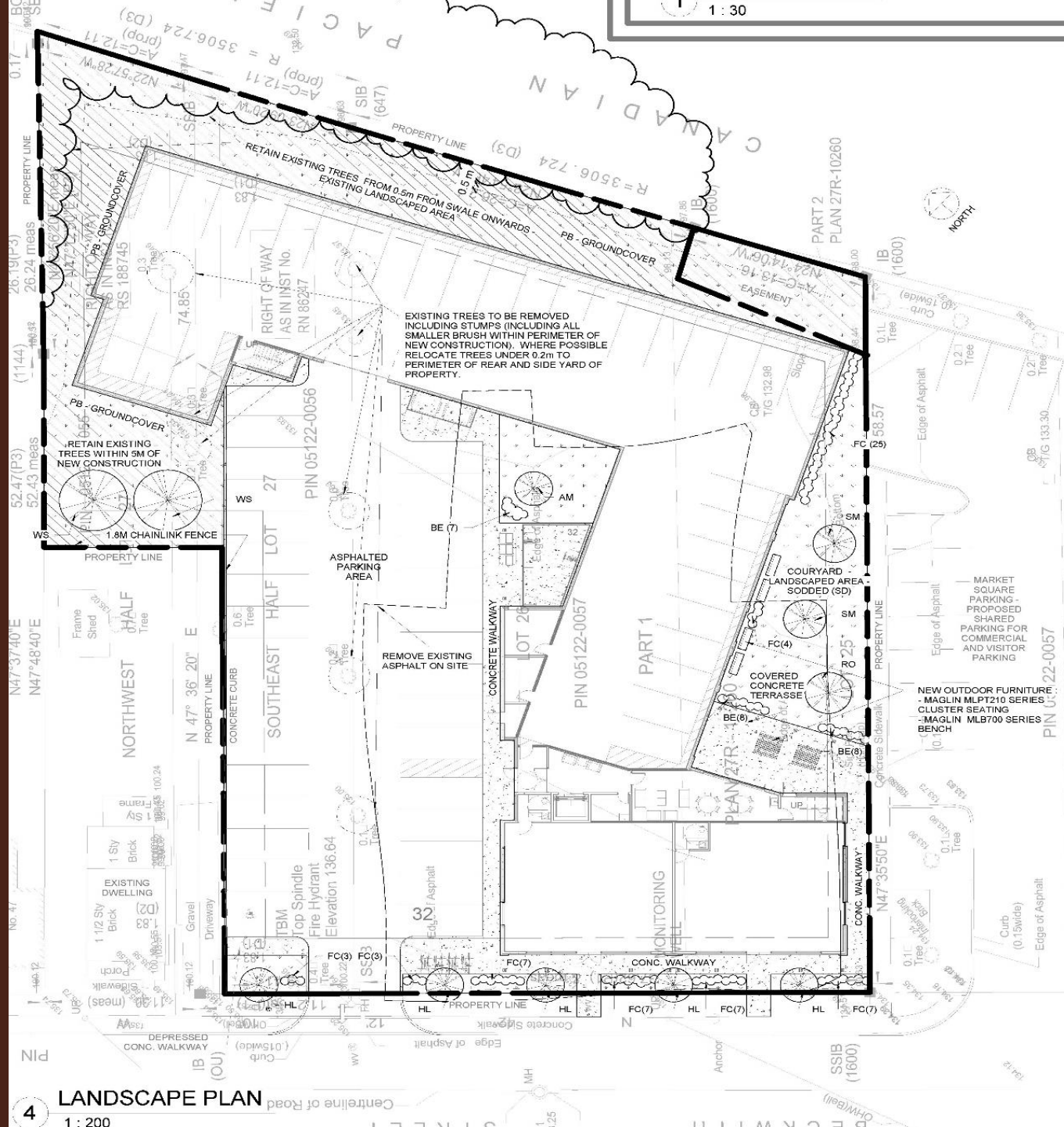
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- The developer came in for a pre-consultation with planning staff in July 2019 and it was determined that a number of items had to be worked through in order to apply for the required DP3 application including, merging of lots and additional studies and drawings. Other items such as barrier free accessible units and cash-in-lieu were discussed.
- Multiple discussions were had on a variety of issues in order to bring this file to Committee through the DP3 process.
- In the meantime the developer continued to construct, and no orders were placed on the property because the project was being discussed with staff.

Provincial Policy Statement, Lanark County Sustainable Communities Official Plan, Town of Carleton Place Official Plan

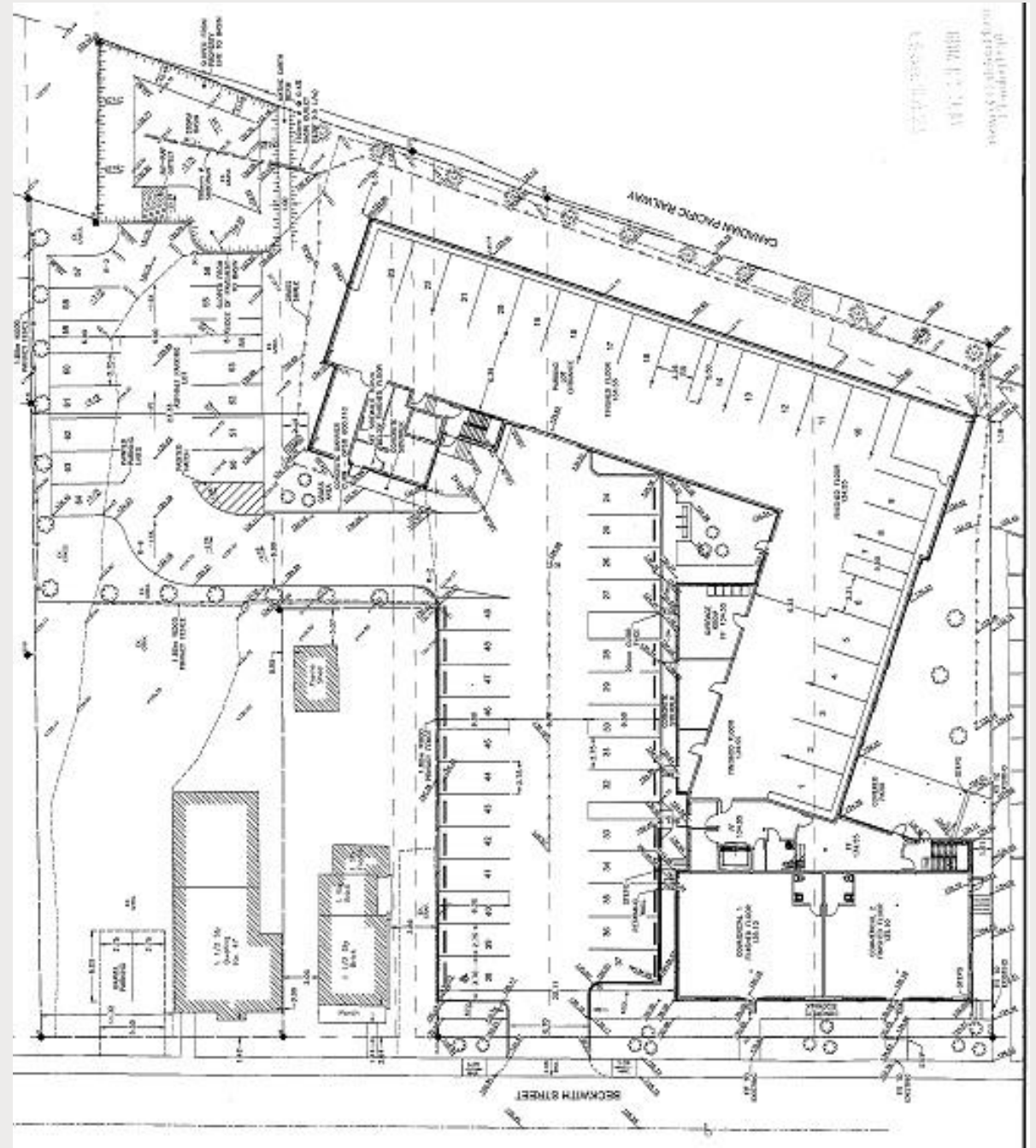
- Upon review of this project it has been determined that it conforms to the Provincial Policy Statement and is consistent with the Lanark County Sustainable Communities Official Plan as well as the Official Plan for the Town of Carleton Place.

- Adjacent to Ottawa Valley Rail Trail
- Adjacent to Market Square
- 51 Residential units
- 2 Commercial spaces



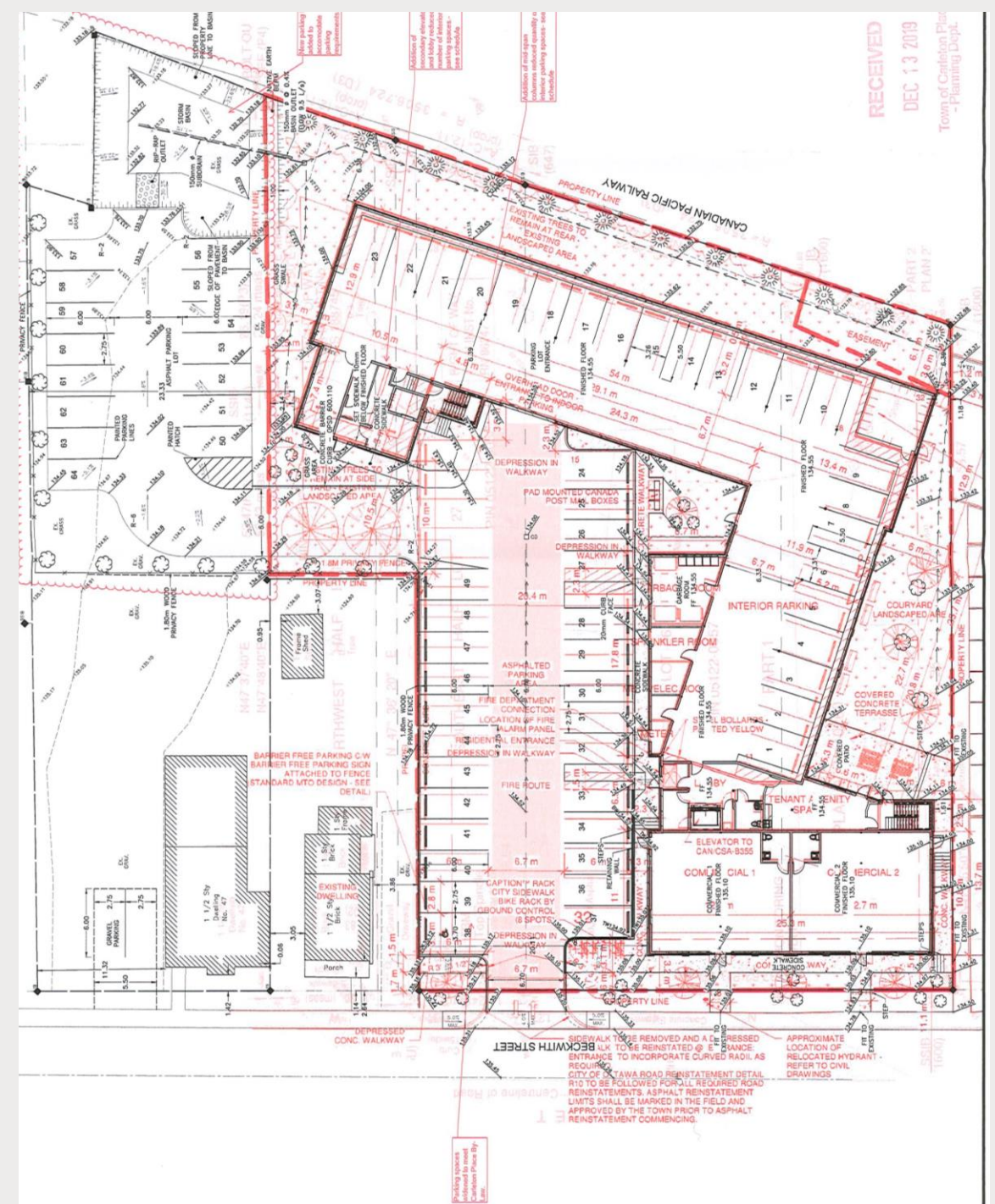
Proposed Layout and Use of Property in 2019

- 51 Residential units
- 2 Commercial units
- 11 Beckwith Street and 47 Beckwith Street merged
- Addition of parking area (15 spaces) to make up for lost parking within the building



Red Line Changes

- Merging of lots
- Reconfiguration of 15 parking spaces
- Access aisle to 47 Beckwith parking lot
- Larger interior and external parking spaces
- Recognition of actual setbacks as per the As-Built survey



Changes to Elevations

2017

2019



BECKWITH STREET - LOOKING DOWN MARKET SQUARE



BECKWITH STREET - FROM MARKET SQUARE



Development Permit Variations Requested

Site Provisions	Requirements	Provided 2017	Provided 2019
Lot Area	Nil	Yes	Yes
Lot Coverage (maximum)	60%	41%	31.9%
Lot Frontage	35m	47.03m	47.03m
Front Yard Build Within Area	4.5m-7.5m	3m at closest point	3.04 m (improved)
Exterior Side Yard Build Within Area	4.5m-7.5m	Not applicable	Not applicable
Interior Side Yard (minimum)	3m	1.2m at closest point	1.18m (slightly less)
Rear Yard Depth (minimum)	7.5m	6.1 at closest point	6.38 m (improved)

Usable Landscaped Open Space (rear yard, minimum)	20% of the lot area	35% open space (rear yard)	?
Building Height (maximum)	14m (4 storeys)	4 storeys	4 storeys
No encroachment area (front and exterior)	2.5m	Does not encroach	Does not encroach
Parking	Residential: 1.25 per dwelling unit 0.25 visitors Total required: 77 Commercial: Retail store/personal business/office 1 space/20m ²	Request variance for all 13 visitor parking spaces. Request for 14 spaces to accommodate 279m ² of commercial space to be dealt with in a lease in the adjoining town parking lot Total Reduction of 13 parking spaces. <ul style="list-style-type: none"> Handicap accessible space provided as per by-law. 	64 previously approved through DP3-01-2017

Section 3 Parking Space Size	2.75m x 6m	Interior parking Request 2.6m x 5.2m (with excess 0.7m from required aisle with parking length would be at 5.9m) Exterior parking: Request 2.6m x 6m	Interior parking space size 3.26 x 5.5 (improved) Exterior parking space size Now meets the By-law
Aisle Width	6m	6.7m- exceeds	6.39- exceeds
Bicycle Parking	Residential: Require 32 Commercial: Require 8	Residential: 32 Commercial: 8	A large interior area has been provided for the storage of bicycles
House at 47 Beckwith (now merged with 11 Beckwith)	Recognizing non-compliance of existing house	From 1.2 m to 0.06m from interior lot line From 4.5m (min) to 1.42m front yard setback, within no encroachment zone	
Site specific	One dwelling per lot	Two dwellings on one lot	

Comments from Council, Staff, Agencies and the Public

- Building Department notes OBC requirements must be adhered to for permit issuance and occupancy.
- MVCA, Rogers, Ministry of Transportation had no concerns.
- Two members of the public requested the construction of a privacy fence. Additional height over 8 feet can be requested and conditioned through the Development Permit Agreement.
- Other concerns from the public include: privacy, sight of vehicles, fumes/noise/light interference of vehicles in the parking lot, decrease in property values, destruction and removal of trees, damage to root system/life span of trees, animals coming to site to rummage through garbage and recycling.

Staff Recommendation

THAT the Committee hereby authorizes application DP3-10-2019 for modifications to application DP3-01-2017 for construction of a 51-unit apartment building with 2 commercial units with interior and exterior at grade parking at 11 (and 47) Beckwith Street and directs staff to move forward with the drafting of the Development Permit Agreement with the conditions listed below:

1. That garbage and recycling be stored inside of the building and removed weekly.
2. That a 10 foot privacy fence be installed and trees and shrubs be planted along the lot line facing the rear of the properties along Albert St.
3. Where possible, protect all root systems and branches of mature trees along the borders of the property.

Staff Rec. Continued

4. Cash-in-lieu of parking to be provided as per the direction of Council for the 13 commercial parking spaces.
5. In the event that easement(s) are required to service this development, and any future adjacent developments, the owner will provide easement(s) to Enbridge Gas at no cost.
 - **As well as all conditions from the previous signed agreement which include:**
6. That the Owner shall construct a 1.8 m wooden privacy fence along the lot line between the subject property and the adjoining neighbour at 43 Beckwith St.
7. All proposed work must adhere to Enbridge Gas Distributions minimum clearance guidelines.
8. The developer must supply, install and maintain the mail delivery equipment within the buildings to Canada Post's specifications.
9. That snow will be removed from the site after each significant snow fall.