



## **Special Council Meeting Agenda**

Tuesday, April 2, 2019 – 5:00 PM

Essex Municipal Building, Large Meeting Room

33 Talbot Street South, Essex, Ontario

### **1. Roll Call**

Present:

Mayor Larry Snively

Deputy Mayor Richard Meloche

Ward 1 Councillor Joe Garon

Ward 1 Councillor Morley Bowman

Ward 2 Councillor Kim Verbeek

Ward 3 Councillor Chris Vander Doelen

Ward 3 Councillor Steve Bjorkman

Ward 4 Councillor Sherry Bondy

Also Present:

Chris Nepszy, Chief Administrative Officer

Doug Sweet, Director, Community Services

Jeffrey Morrison, Director, Corporate Services/Treasurer

Jeff Watson, Policy Planner

Rita Jabbour, Planner

Sarah Aubin, Planning Assistant

Rob Auger, Town Solicitor/Clerk

This statutory public meeting is being held for the purpose of authorizing the preparation of Official Plan Amendment 7 to the Town of Essex Official Plan (OP) and to amend the General Zoning By-Law 1037 under the provisions of the Planning Act, R.S.O. 1990 to permit the conversion of the Essex Motel, 263 Talbot Street North, to multiple residential zoning units.

### **2. Declarations of Conflict of Interest**

### **3. Adoption of Published Agenda**

a) April 2, 2019 Special Council Meeting Agenda

Moved by

Seconded by

That the published agenda for the April 2, 2019 Special Council Meeting be adopted as presented.

#### **4. Reports from Administration**

a) Planning Report 2019-14

Re: The Essex Motel Rezoning Application

263 Talbot Street North

- Power Point Presentation by Jeff Watson Policy Planner

Moved by

Seconded by

That Planning Report 2019-14 entitled "The Essex Motel, 263 Talbot Street North" (Essex Centre – Ward 1), as prepared by Jeff Watson, Policy Planner, and submitted by Chris Nepszy, Deputy CAO, Director Infrastructure and Development, dated April 2, 2019, along with the PowerPoint presentation presented by Mr. Watson, be received.

#### **5. Public Presentations**

The Chair is to call for public delegations if any.

#### **6. Adjournment**

Moved by

Seconded by

That the meeting be adjourned at



## Report to Council

Department: Planning

Date: April 2, 2019

Prepared by: Jeff Watson, Policy Planner

Submitted by: Chris Nepszy, P.Eng.  
Deputy CAO, Director, Infrastructure and Development

Report Number: Planning 2019-14

Subject: The Essex Motel, 263 Talbot Street North  
Essex Centre (Ward 1)

Number of Pages: 3

### RECOMMENDATION(S)

For consideration by Council, it is recommended that:

1. Planning report Planning 2019-14, entitled "The Essex Motel, 263 Talbot Street North" (Essex Centre-Ward 1) be received;
2. Council authorize the preparation of Official Plan Amendment 7 to the Town of Essex Official Plan (OP) and a supplementary change to Zoning By-law 1037 permitting the conversion of the Essex Motel, 263 Talbot Street North, to multiple residential dwelling units;
3. Subject to approval of OPA 7 and the amending zoning by-law, Council authorize the giving of the conversion grant for the provision of affordable multiple dwelling units in the Essex Motel.

### REASON FOR REPORT

On March 4 and 18 Council considered the addition of a residential component in various forms as permitted uses on lands designated and zoned Highway Commercial. Further consideration would follow from the recommendations of a Local Comprehensive Plan that would examine the availability, distribution and suitability of various land uses, particularly employment and residential land uses, from the present and into the future (2031).

However, concurrent to the larger discussion, talks did take place with a proponent who wishes to convert the Essex Motel in Essex Centre to multiple residential dwelling units. The

motel is no longer viable for accommodating the travelling public and it currently operates more as transient facility for persons seeking accommodation on a monthly basis.

**COMMENTS**

The Highway Commercial land use designation in the Official Plan that applies to the motel lands is devoted to retail and service commercial uses. It does not permit residential uses as of right, nor does it provide flexibility for the re-use of facilities more conducive to residential use rather than commercial uses, like a motel or hotel.

However, next south of the motel are two multiple dwellings at 255 and 259 Talbot Street North, such that the motel conversion would not be out of place. The property to the north is occupied by Valvoline Express Oil Change. The motel units face south and the rear of the unit face the rear of the service use. It would be appropriate to separate the two properties and uses by a 1.5 meter high screening fence.





The motel is generally in good physical condition. In front of the motel is the residence of the operator, which is attached to the motel itself. The motel units form an L shape behind the dwelling unit which provides a buffer from street activities. Sufficient parking is available on-site and lands can be devoted to passive recreational activities.



The site is located within the Community Improvement Project Area for Essex Centre. The CIP plan encourages the conversion of obsolete and under-utilized commercial space to affordable dwelling units (where permitted). An affordable dwelling unit must rent for a maximum of \$1000 (all in) monthly in order to qualify for grants monies.

If commercial space is converted to affordable dwelling units, grant monies are available for the conversion, landscaping and the grant equivalent for the municipal portion of development charges and building permits. Normally these grants apply to above ground floor conversions, although Council has permitted the conversion of ground floor commercial space where the building is less viable for new commercial uses but reasonable for affordable dwelling units e.g. 35 Gordon Avenue. If Council endorses the conversion of the motel for multiple dwelling units, the conversion grant would encourage the conversion to affordable dwelling units. This would also be the stimulus for landscaping improvements to the site to provide amenity areas for the dwelling units.

No affordable housing has been constructed in Essex Centre for several decades and the lack of such has been the topic of considerable discussion in recent months. While modest, this project helps to satisfy the need for affordable rental housing. It also makes good use of a commercial building that no longer serves its original purpose and is of a form that is not particularly conducive to commercial development otherwise.

# Statutory Public Meeting

April 2, 2019

Town of Essex



**Lands affected: 263 Talbot Street North**

**Existing land use: The Essex Motel**

**Lot frontage, depth and area: 145 feet, 260 feet and 0.85 acres +/-**

**Official Plan designation: Highway Commercial**

**Existing zoning: C3.1, highway commercial**

**Official Plan Amendment required: Add supplementary provisions to permit the conversion of the motel to multiple dwelling units**

**Zoning Change required: Add supplementary provisions to permit multiple dwelling units**



**The Essex Motel is located on the east side of Talbot Street North, the principal entrance to Essex Centre. It is surrounded by a mix of uses, including an oil change shop to the north, two multiple dwellings to the south with Essex High School and Beau's Collision immediately across the street.**





**The motel property has a frontage of 145 feet and depth of 260 feet for an area of 0.85 acres. The motel is an L-shape with the attached residence of the proprietor in front. The residence helps to buffer the motel units from traffic noise on Talbot.**



**Paved parking is located in front of the 10 motel units. The south one half of the property is occupied by a gravel parking area with a landscaped front yard and a wide driveway entrance.**



**Two multiple dwellings are located to the immediate south at 255 and 259 Talbot Street.**





**A third is located at 189 Talbot between Tim's Horton's and a single-detached dwelling, the last remaining home on this section of Talbot.**





**This section of Talbot from Maidstone to our border with Lakeshore is designated Highway Commercial in our Official Plan and zoned C3.1, highway commercial.**

**Multiple dwellings and combined use buildings (commercial/residential) are not permitted uses.**

**On March 4, Council considered a proposal by the Planning Department to undertake an Official Plan Amendment (OPA) and rezoning to permit multiple residential uses.**

**This was deferred by Council pending the undertaking of a Local Comprehensive Plan Review to determine whether or not the potential removal of lands as Employment Lands is justified.**

**The proposal to initiate this OPA and rezoning project was in part of a response to a request for a rezoning to permit the conversion of the Essex Motel to 5-10 multiple dwelling units.**

**Pre-consultation with the County Manager of Planning Services indicated that she would have no objection to the motel conversion given the presence of the multiple dwellings to the south and the fact that this is a re-use of a redundant motel unsuited for modern tourist accommodation but still in good structural condition.**

**In the March report, Planning outlined the need for multiple residential rental accommodation in Essex Centre, given the 2 decade gap in new construction.**

**This also adds to the justification for conversion, modest that it may be.**

**An OPA, once approved by Council by by-law, is submitted to the County Manager of Planning Services for formal approval.**

**Essex Centre Community Improvement Plan (ECCIP) provisions:**

**As a stimulus to conversion, Planning recommends that the ECCIPP grants apply to this project for dwelling unit conversion, handicapped accessible entrances, landscaping and professional services.**

**The conversion of commercial space to affordable multiple dwelling units is eligible for conversion grants of \$5000 per unit normally for above the ground floor dwelling units.**

**However, Council has extended the grant to ground floor conversions, e.g. 35 Wilson Street, to encourage the construction of handicapped accessible dwelling units.**

**Development permit fee grants are also available for affordable rental dwelling unit conversions.**



## **Next Steps:**

- 1. Subsequent to this public meeting, on April 15, or such other date determined by Council, Planning will submit a report to Council with specific recommendations with regard to this development.**
- 2. Should Council endorse this development proposal, an Official Plan amendment by-law and a rezoning by-law will be presented to Council for approval.**
- 3. Notice of approval will be sent to all persons previously notified of the application for an Official Plan Amendment (OPA) and rezoning with an explanation of the effect of them and the public appeal procedures.**
- 4. The OPA is sent to the Manager of Planning Services for the County of Essex for final approval. A 20 day public appeal period takes effect.**

## Questions?

