



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Tharushe Jayaveer, Planner – Policy/Development

DATE: October 12, 2021

REPORT NO.: PD-2021-0063

SUBJECT: Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit an adult lifestyle community consisting of 61 single-detached bungalows and 21 townhouse units at 15651 10 Side Road (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2021-0063, dated October 12, 2021, with respect to a “Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit an adult lifestyle community consisting of 61 single-detached bungalows and 21 townhouse units at 15651 10 Side Road (Georgetown)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Remington Georgetown Inc. (the Applicant) is proposing Official Plan and Zoning By-law Amendments to permit the development of an adult lifestyle community consisting of 61 single-detached bungalows and 21 rear lane townhouse units at 15651 10 Side Road (Georgetown).
- To date, Town and agency staff have provided comments regarding the suitability of three-storey townhouse units for an adult lifestyle community and the current design of the proposed access points to the development.
- Two (2) public inquiries have been received to date. The purpose of the Public Meeting is to obtain comments and feedback from the community. Any comments received will be thoroughly reviewed, evaluated, and included in the Final Recommendation Report to Council at a later date.

BACKGROUND AND DISCUSSION:

The purpose of this report is to advise Council and the public about Official Plan and Zoning By-law Amendment applications seeking to obtain the necessary approvals to permit an adult lifestyle community consisting of 61 single-detached bungalows and 21 three-storey rear lane townhouse units at 15651 10 Side Road (Part of Lot 11, Concession 10) in Georgetown.

1.0 Location & Site Characteristics

The subject lands, municipally known as 15651 10 Side Road, are located at the north-east corner of 10 Side Road and Hartwell Road, west of Tenth Line; see **SCHEDULE 1 – LOCATION MAP**. The lot has an area of approximately 3.54 hectares (8.75 acres) with frontage of approximately 258.8 metres (849.08 ft.) on 10 Side Road and 63.3 metres (207.68 ft.) flanking Hartwell Road. The lands are presently occupied by the Remington Georgetown Sales Centre and construction storage; both would be relocated to accommodate the proposal.

The property forms part of Phase 6 of the Halton Hills Village Homes Inc. (HHVHI) plan of subdivision, which was registered on August 17, 2018.

Surrounding land uses to the subject site include:

- | | |
|---------------|---|
| To the North: | Built and under construction single detached homes, a future elementary school block and Maple Creek Park. |
| To the East: | Under construction single detached, semi-detached and townhouse dwellings, and the Southeast Georgetown lands east of Tenth Line. |
| To the South: | Stormwater management ponds and agricultural lands. |
| To the West: | Beyond Hartwell Road are single detached dwellings and a stormwater management pond. |

2.0 Development Proposal

On July 27, 2021, the Town deemed complete Official Plan and Zoning By-law Amendment applications (File No's. D09OPA21.002 & D14ZBA21.014) for 15651 10 Side Road, which are seeking to obtain the necessary land use approvals to permit an adult lifestyle community consisting of 61 single-detached bungalows and 21 three-storey rear lane townhouse units; see **SCHEDULE 2 – PROPOSED SITE PLAN & BUILDING ELEVATIONS**.



Figure 1

The proposed development will provide a total of 82 residential units (61 single-detached bungalows and 21 rear lane townhouses) at a density of 23.2 units per net hectare. Two resident parking spaces are provided per dwelling unit and 25 visitor parking spaces are proposed. Further details of the proposal are provided in the table below.

Table 1: Development Proposal Details

Design Elements	Application Proposal	
	Single-detached bungalows	Rear lane townhouses
# of Units	61	21
Height	1 - 1.5 storeys (approximately 11 m)	3 storeys (12 m to roof peak)
Unit Parking	2 spaces per unit (1 in the garage; 1 in the private driveway)	
Visitor Parking	25 spaces located throughout the development	
Vehicular Access Points	1 from Hartwell Road 1 emergency access from Morningside Road (closed to public access)	
Amenity Space	693 m ² outdoor amenity area	

Primary vehicular access to the community is proposed off Hartwell Road. An emergency access is proposed from Morningside Drive; however, it will be closed off for public vehicular use but can be utilized as a pedestrian connection. A 693 m² outdoor amenity area is also proposed within the community to provide recreational space for future residents.

The proposed Official Plan Amendment seeks to increase the density permitted under the current Low Density Residential Area (LDRA) designation from 20 units per net residential hectare to 24 units per net residential hectare in order to allow for the proposed 82 residential units; see **SCHEDULE 3 – DRAFT OFFICIAL PLAN AMENDMENT**.

The proposed Zoning By-law Amendment seeks to rezone the property from the current Development (D) zone to a site-specific Urban Residential zone (UR) with special provisions, as identified in **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**. To accommodate the proposed development, site specific provisions to the UR zone would be required in order to address the following:

Single Detached Dwellings:

- A reduced rear yard setback for the lots located interior to the development is proposed at a range of 4.4 m to 7.1 m, whereas 7.5 m is required. However, the homes backing on to Morningside Drive are intended to have a rear yard setback of approximately 8.6 m and those backing on to Branigan Crescent would have a setback of roughly 7.2 m.
- A reduced exterior side yard setback is proposed at 2.0 m, whereas 3.0 m is required.

Rear Lane Townhouses:

- The Applicant will be required to provide a definition of rear lane townhouses as it does not fit the definition of multiple dwellings, or street townhouse dwellings because each unit does not have direct access to a public street.

A list of reports and drawings submitted in support of the applications is attached as **SCHEDULE 5 – SUBMISSION MATERIALS** to this report.

Should the Official Plan and Zoning By-law Amendment applications be approved, the townhouse units would require the submission of a Site Plan Control Application and the overall community would require a Plan of Condominium Application.

3.0 Planning Context:

In Ontario, when reviewing applications looking to amend local Official Plans and/or Zoning By-laws, development proposals are expected to conform with and meet the intent of applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

Provincial Policy Statement:

The 2020 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that make efficient use of infrastructure and public service facilities, thus supporting the development of healthy communities. Section 1.1.3 of the PPS identifies Settlement Areas as the focus of growth and development and states that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.

The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

Growth Plan for the Greater Golden Horseshoe:

The subject lands are part of a larger designated urban area in Georgetown. The 2019 Growth Plan contains policies that speak to the provision of a diverse range and mix of housing options to accommodate people at all stages of life and creating an urban form that will optimize infrastructure to support the achievement of complete communities through a more compact built form. A major guiding principle of the Growth Plan is to prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.

As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

Region of Halton Official Plan:

The subject lands are designated Urban Area (Georgetown) in the 2009 Regional Official Plan (ROP). Section 76 of the ROP establishes that the range of permitted uses and the creation of new lots within the Urban Area shall be in accordance with local Official Plans and Zoning By-laws.

Section 84 of the ROP states that the goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.

Town of Halton Hills Official Plan:

Under the Town's Official Plan the subject property is designated Low Density Residential Area and is subject to Residential Special Policy Area 6.

The Low Density Residential Area designation allows for residential uses at a maximum density of 20 units per net residential hectare (approximately 71 lots for the subject site) and height of 3 storeys. Special Policy Area 6 states that the development of single and semi-detached dwellings or other forms of horizontal multiple dwellings suitable for seniors housing or any combination of these dwelling types may be permitted within a condominium development on the subject lands. Through the site plan and condominium approval processes, the street and block layout on the subject lands shall provide for an attractive appearance from 10 Side Road through the use of measures such as service roads and/or the location of private open space elements.

The 82-lot proposal represents a density of 23.2 units per hectare; therefore, an Official Plan Amendment is required to address the proposed density request.

Town of Halton Hills Zoning By-law 2010-0050:

The property is zoned Development (D), which only permits uses that existed on the effective date of the by-law (i.e. 2010).

In order to permit the 61 single-detached bungalows and 21 townhouse units, the Applicant is proposing to rezone the lands to a site specific Urban Residential zone with special provisions.

4.0 Department and Agency Circulation Comments:

The application was circulated for review and comment to Town departments and external agencies on July 27, 2021. As of the date of this report, Planning has not yet received all the department and agency comments. However, it is anticipated that staff comments will generate the requirement for the Applicant to update a number of drawings and technical and/or planning studies prior to any future recommendation report being considered. The following comments/issues have been identified which require further discussion:

Planning:

- The submitted building elevations suggest that the 21 townhouse units are intended to be three storeys. Staff questions whether three storey units are appropriate for an adult lifestyle community given the mobility issues that can affect many of the residents attracted to these types of communities. The Applicant has not provided any justification in the submission materials regarding the proposed height of the townhouse units.

Development Engineering:

- The Town does not support a vehicle connection to Morningside Drive, only Pedestrian/Emergency access.

Zoning:

- Staff have noted that formatting of the By-law needs to be revised in keeping with previous site-specific By-laws in the Town of Halton Hills.
- The site-specific By-law needs to be revised to include additional zoning definitions and permissions for detached dwellings and rear lane townhouses.

5.0 Public Comments

As of the date of this report, Planning staff have received two (2) phone calls from residents who inquired about the location of the property and details of the proposed development.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any further comments received from the public will be reviewed, addressed, and included in the final Recommendation Report.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows:

Public Notification

August 24, 2021:	Sign posted on the subject lands explaining the purpose of the proposed applications
September 29, 2021:	Notice of Received Application and Public Meeting was mailed out to all property owners within 120 m of the subject lands
September 30, 2021:	Notice of Public Meeting published in the Independent & Free Press
October 21, 2021:	Courtesy Notice of Public Meeting to be published in the Independent & Free Press

INTERNAL CONSULTATION:

The proposed Official Plan and Zoning By-law Amendments were considered at the January 10, 2019, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ19.001). Remington Georgetown Inc. was provided with preliminary comments from various Town departments and external agencies at the meeting, and with revised notes on March 23, 2020.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Chris Mills, Acting Chief Administrative Officer