



REPORT

TO: Mayor Bonnette and Members of Council

FROM: Tharushe Jayaveer, Planner – Policy/Development Review

DATE: April 7, 2022

REPORT NO.: PD-2022-0024

SUBJECT: Public Meeting for a proposed Zoning By-law Amendment to permit 3 street townhouse units at 9 Caroline Street (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2022-0023, dated April 7, 2022, with respect to a “Public Meeting for a proposed Zoning By-law Amendment to permit 3 street townhouse units at 9 Caroline Street (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:

- Sovereign Caroline Street Limited has submitted an application for a Zoning By-law Amendment proposing the development of 3 two-storey street townhouse units at 9 Caroline Street (Georgetown).
- To date, Town and external agency staff have provided comments regarding providing rear yard access for the middle unit, recognition of an adjacent listed heritage structure and possible zoning deficiencies that need to be addressed.
- As of the date of this report, staff has not received any comments from the public regarding the proposal.
- 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 a Zoning By-law Amendment application seeking to obtain the necessary approvals to permit 3 two-storey street townhouse units at 9 Caroline Street (Georgetown).

1.0 Location & Site Characteristics

The subject property, municipally known as 9 Caroline Street, has an area of approximately 778.6 m² (8,380.7 sq.ft.) and frontage of approximately 21.2 m (69.4 ft.) on Caroline Street; see **SCHEDULE 1 – LOCATION MAP**. The property currently contains a two-storey detached residential dwelling which would be demolished to accommodate the proposed townhouse units.

Surrounding lands uses to the subject site include:

- To the North: Single detached dwellings
- To the East: Single detached dwellings
- To the South: A large industrial site which is identified as a substantial redevelopment property under the GO Station Secondary Plan
- To the West: Georgetown GO Station parking lot and residential dwellings

2.0 Development Proposal

On May 12, 2021, the Town deemed complete a Zoning By-law Amendment application (File No. D14ZBA21.008) submitted by Sovereign Caroline Street Limited, through their agent Glenn Schnarr & Associates Inc. (the Applicant), for 9 Caroline Street. The original application contemplated 3 street townhouse units, each containing a basement accessory dwelling unit, for a total of 6 units on-site. However, due to site limitations the Applicant revised the proposal through the second submission to eliminate the basement units. The subject application is now seeking to obtain the necessary land use approvals to permit 3 two-storey street townhouse units only; see **SCHEDULE 2 – SITE PLAN and ELEVATION**.

Further details about the proposed development are outlined below:

| Design Elements | Application Proposal |
|-------------------------|--|
| Total Project GFA | 525.24 m ² (5,653.6 sq.ft.) |
| Number of Units | 3 townhouse units |
| Height | 2-storeys (8.99 m) |
| Parking | 2 spaces per unit: <ul style="list-style-type: none">• 1 garage parking space• 1 driveway parking space |
| Vehicular Access Points | Each unit will maintain a private driveway off Caroline Street |

The overall site concept plan and a conceptual building elevation are provided for illustrative purposes below:

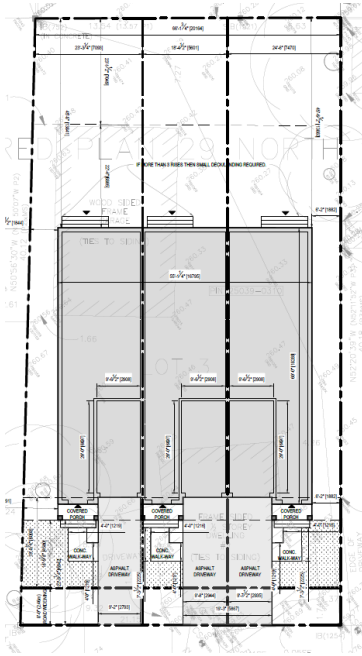


Figure 1



Figure 2

The proposed Zoning By-law Amendment seeks to rezone the site from a Low Density Residential One (LDR1-2) zone to a Medium Density Residential One (MDR1) zone to permit the townhouse use; see **SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT**.

A list of reports and drawings submitted in support of the application is attached as **SCHEDULE 4 – SUBMISSION MATERIALS** to this report.

Should the Zoning By-law Amendment application be approved the proposed building would require the submission of a Site Plan Control application.

3.0 Planning Context

In Ontario, when reviewing applications looking to amend local 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.

More specifically, the subject lands are located within the Major Transit Station Area. The 2019 Growth Plan states that within all major transit station areas, development will be supported by planning for a diverse mix of uses, including additional residential units and that alternative development standards should be considered.

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 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.

The subject property also falls within an Intensification Area as defined in the ROP. Section 86 (11) permits intensification of land use for residential purposes provided the physical character of existing neighbourhoods can be maintained.

Town of Halton Hills Official Plan

The subject site is included within the boundaries of the Georgetown GO Station Secondary Plan and situated within the North Precinct. Under the Secondary Plan the property is designated "Medium Density Residential/Office Area" which permits townhouse units up to a maximum density of 35 units per net residential hectare and a maximum height of 3 storeys.

The proposal is for 3, two-storey street townhouse units, which conforms with the requirements of the Official Plan.

Town of Halton Hills Zoning By-law

The subject site is zoned Low Density Residential One (LDR1-2) under Zoning By-law 2010-0050, as amended. The LDR1-2 zone does not permit street townhouses; therefore, a Zoning By-law Amendment is required.

The Applicant is proposing to rezone the lands to the Medium Density Residential One (MDR-1) Zone to facilitate the proposed development. Currently no site-specific provisions are proposed to accommodate the three proposed units.

4.0 Department and Agency Circulation Comments

The Zoning By-law Amendment application was circulated to Town departments and external agencies for review. The below sections outline the comments, issues and concerns identified by staff to date.

Planning & Engineering:

- The Applicant must demonstrate how access to the rear yard for the middle unit will be provided for landscaping and maintenance purposes.

Heritage

- The adjacent property (11 Caroline Street) is listed on the Town's Heritage Register. The Applicant should provide side-by-side elevations to demonstrate a compatible built form relationship with the listed property while maintaining legibility as new construction.

Zoning

- Under the current design the middle unit may not meet the front yard soft landscaping requirement, which may require a revision to the design or the inclusion of a site-specific provision in the proposed Zoning By-law amendment.

5.0 Public Comments

As of the date of this report, Planning staff has not received any comments or inquiries from the public.

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

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:

- | | |
|-----------------|--|
| May 14, 2021: | Notice of Received Application was mailed out to all property owners within 120 m of the subject lands |
| May 19, 2021: | Sign posted on the subject lands explaining the purpose of the applications |
| March 31, 2022: | Public Meeting Notice mailed out to property owners within 120 m of the subject lands |
| April 7, 2022: | Notice of Public Meeting published in the Independent & Free Press |
| April 21, 2022: | Courtesy Notice of Public Meeting to be published in the Independent & Free Press |

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, Chief Administrative Officer