



TOWN OF  
**HALTON HILLS**  
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## REPORT

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**TO:** Mayor Bonnette and Members of Council

**FROM:** John McMulkin, Senior Planner – Development Review

**DATE:** June 17, 2022

**REPORT NO.:** PD-2022-0042

**SUBJECT:** Recommendation Report for a One Block Draft Plan of Subdivision to facilitate the development of 131 townhouse units at 11571-11605 Trafalgar Road (Georgetown)

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### RECOMMENDATION:

THAT Report No. PD-2022-0042, dated June 17, 2022, regarding a “Recommendation Report for a One Block Draft Plan of Subdivision to facilitate the development of 131 townhouse units at 11571-11605 Trafalgar Road (Georgetown)”, be received;

AND FURTHER THAT the Commissioner of Planning & Development be authorized to grant Draft Approval and Final Approval to the One Block Draft Plan of Subdivision, File D12SUB18.001, as generally shown on SCHEDULE 3 – DRAFT PLAN OF SUBDIVISION of this report, subject to the conditions as generally set out on SCHEDULE 4 – CONDITIONS OF DRAFT APPROVAL of this report.

### KEY POINTS:

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

- Essence Homes (the Applicant) is requesting approval of a one block Draft Plan of Subdivision application to facilitate the development of 131 townhouse units on a private condominium road at 11571-11605 Trafalgar Road (Georgetown).
- The townhouse development was previously approved by Council through a site-specific Zoning By-law Amendment on July 27<sup>th</sup>, 2020 (By-law No. 2020-0041).
- The subdivision is administrative in nature and is required to create the necessary development block to facilitate Part Lot Control Exemption By-law and Draft Plan of Common Element Condominium applications to legally create the townhouse units and common elements (e.g., private condominium road).

- The Statutory Public Meeting was held on March 5<sup>th</sup>, 2019. No one from the public spoke at the meeting and no comments have been received from the public as of the date this report was prepared.
- Town and external agency staff have completed their review of the one block Draft Plan of Subdivision application and development proposal.
- This report is recommending approval of the Draft Plan of Subdivision application, subject to the Conditions of Draft Approval.

## **BACKGROUND AND DISCUSSION:**

The Town has received a one block Draft Plan of Subdivision application to facilitate the development of 131 townhouse units on a private condominium road at 11571-11605 Trafalgar Road (Georgetown).

### **1.0 Location & Site Characteristics**

The subject lands are made up of 5 properties located on the east side of Trafalgar Road, immediately west of the CN Railway; see SCHEDULE 1 – LOCATION MAP. The 5 properties have a combined area of approximately 3.16 hectares (7.80 acres) and contain a frontage of approximately 140 metres (460 feet) along Trafalgar Road.

Surrounding land uses to the subject lands include:

To the North:	Georgetown Christian Reformed Church and Halton Hills Christian School
To the East:	CN Railway and further east Maple Avenue and the Civic Centre Area including the Halton Hills Town Hall
To the South:	Residential properties that are part of the Trafalgar Road Redevelopment Area Phase 2 lands and the CN Railway
To the West:	The Trafalgar Sports Park, JS & Son Funeral Home and the Robert C. Austin Operations Centre across Trafalgar Road

### **2.0 Application History**

In December 2018, Trolleybus submitted Zoning By-law Amendment and one block Draft Plan of Subdivision applications for Phase 1 of the TRRA CDP to allow for the development of 131 townhouse units on a private condominium road.

Through the review of the applications Halton Region staff noted that there were certain outstanding matters that needed to be addressed related to ground water, source water protection and environmental site assessment requirements, as well as commitments from the Owner related to the construction of off-site Regional infrastructure required to support the proposed development. Given the outstanding matters would not impact the zoning or the maximum number of units that could be accommodated on site, Town and

Region staff were comfortable advancing the Zoning By-law Amendment application and including the above mentioned matters as part of a Holding (H6) provision to be addressed through the Draft Plan of Subdivision or other implementing applications (e.g., Site Plan and Consent applications).

On July 27<sup>th</sup>, 2020, Council approved the site-specific Zoning By-law Amendment to change the zoning of the subject lands from Development (D) to Medium Density Residential Two Exception Holding (MDR2(103)(H6)) and Environmental Protection One (EP1) to permit the proposed townhouse development (By-law No. 2020-0041). Final disposition of the Draft Plan of Subdivision was held in abeyance to allow the other implementing applications to be submitted to address the previously discussed outstanding matters.

The previously approved Zoning By-law Amendment allows for the development of the 131 townhouse units consistent with the concept plan shown in Figure 1 below:



Figure 1

Since approval of the site-specific Zoning By-law Amendment in 2020 the Applicant has taken the following steps to address the deferred items to be resolved through the Draft Plan of Subdivision process:

- A small parcel of land was obtained from the adjacent Halton Hills Christian School (Consent File No. D10CON19.007H) to facilitate future municipal servicing connections through the Town woodlot to the water and sanitary sewer mains located along Princess Anne Drive.
- The Site Plan application for the townhouse units (File No. D11SPA22.001) was submitted on January 7<sup>th</sup>, 2022; see SCHEDULE 2 – PROPOSED SITE PLAN & BUILDING RENDERINGS. A review of the initial submission has been completed by Town staff and comments have been provided back to the Applicant.

For Council's information, 2810007 Ontario Ltd. (Essence Homes) purchased the property from the original Applicant (Trolleybus) in 2021 to become the developer/home builder.

### 3.0 Development Proposal

Essence Homes is requesting approval of a one block Draft Plan of Subdivision application to facilitate the development of the previously approved 131 townhouse units on a private condominium road at 11571-11605 Trafalgar Road (Georgetown). The subdivision is administrative in nature and is required to create the necessary development block (Block 1) to facilitate Part Lot Control Exemption By-law and Draft Plan of Common Element Condominium applications to legally create the townhouse units and common elements (e.g., private condominium road, visitor parking, parkette and walkways). In addition, the Draft Plan of Subdivision includes road widening blocks along Trafalgar Road (Blocks 2 and 3) required to be dedicated to Halton Region prior to final approval; see SCHEDULE 3 – DRAFT PLAN OF SUBDIVISION.

### 4.0 Department and Agency Circulation Comments

Staff from various departments and agencies have completed their review of the proposed development and have indicated that they have no concerns or objections to the proposed Draft Plan of Subdivision, subject to the Conditions of Draft Approval; see SCHEDULE 4 – CONDITIONS OF DRAFT APPROVAL. Town and Halton Region staff are satisfied that the 1<sup>st</sup> submission of the Site Plan application and the Applicant's acquisition of the parcel of land from the Halton Hills Christian School sufficiently address the previously discussed outstanding matters to be able to support the approval of the Draft Plan of Subdivision at this time.

### 5.0 Public Comments

The Draft Plan of Subdivision and Zoning By-law Amendment applications were presented to the public through a Statutory Public Meeting on March 5<sup>th</sup>, 2019 (Report No. PLS-2019-0012). No one from the public spoke at the meeting and no comments have been received from the public since the 2019 Public Meeting.

### **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: a Statutory Public Meeting was held on March 5<sup>th</sup>, 2019. This meeting fulfilled requirements for public participation under the Planning Act, and provided for Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter.

**INTERNAL CONSULTATION:**

Planning staff consulted with the appropriate Town departments and external agencies including the Region of Halton in the preparation of this report.

**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

Jon Rehill, Acting Chief Administrative Officer