



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Tharushe Jayaveer, Planner – Policy/Development Review

DATE: June 10, 2022

REPORT NO.: PD-2022-0043

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

RECOMMENDATION:

THAT Report No. PD-2022-0043, dated June 10, 2022, regarding a “Recommendation Report for the proposed Zoning By-law Amendment to permit 3 street townhouse units at 9 Caroline Street (Georgetown)” be received;

AND FURTHER THAT the Zoning By-law Amendment, to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended, as generally shown on SCHEDULE 3 - ZONING BY-LAW AMENDMENT, be approved on the basis that the amendment for the lands municipally known as 9 Caroline Street (Georgetown) are consistent with the Provincial Policy Statement, conform or do not conflict with all applicable Provincial plans, conform with the Region of Halton Official Plan and satisfy the evaluation criteria contained in the Town of Halton Hills Official Plan, and represent good planning for the reasons outlined in Report No. PD-2022-0043, dated June 10, 2022.

AND FURTHER THAT in accordance with Section 34(17) of the Planning Act, no other notice is deemed necessary.

KEY POINTS:

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

- The Zoning By-law Amendment application submitted by Sovereign Caroline Street Limited seeks to permit the development of three 2-storey street townhouse units at 9 Caroline Street (Georgetown).

- The Statutory Public Meeting for the application was held on May 2, 2022. Through the application review process the Town received one verbal and two written submissions expressing concerns with the proposal.
- Town and agency staff have completed their review of the application and development proposal.
- This report is recommending approval of the Zoning By-law Amendment application.

BACKGROUND AND DISCUSSION:

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 the north side of Caroline Street; see **SCHEDULE 1 – LOCATION MAP**. The property is currently vacant; the previous two-storey detached residential dwelling was demolished in 2021.

Surrounding lands uses to the subject site include:

To the North:	Single detached dwellings
To the East:	Single detached dwellings
To the South:	A larger industrial building which is identified as a substantial redevelopment site in 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 (the Applicant), through their agent Glenn Schnarr & Associates Inc. 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 three 2-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 (9 m)
Parking	2 spaces per unit: <ul style="list-style-type: none"> • 1 garage parking space

	<ul style="list-style-type: none"> • 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:

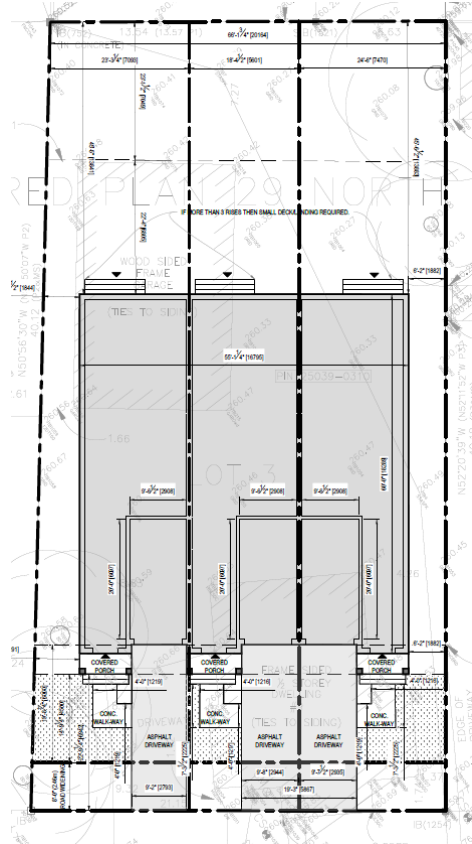


Figure 1

The proposed Zoning By-law Amendment seeks to rezone the site from a Low Density Residential (LDR1-2) zone to a site-specific Medium Density Residential (MDR1) zone to permit the townhouses and to reduce the front yard soft landscaping requirement for the middle unit from 40% to 19%; see **SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT**.

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



Figure 2

3.0 Planning Context

The purpose of this section is to evaluate the proposed Zoning By-law Amendment application against the relevant Provincial, Regional and Town policy framework to determine conformity with the applicable policies and guidelines.

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.

Planning staff is of the opinion that the proposed Zoning By-law Amendment is consistent with the policies of the 2020 PPS.

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.

Planning staff is of the opinion that the proposed development is in conformity with the Growth Plan for the Greater Golden Horseshoe.

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.

Regional staff has confirmed that the application is in conformity with the ROP.

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 residential units per net residential hectare and a maximum height of 3 storeys.

The proposal for three, 2-storey street townhouse units conforms with the policies of the GO Station Secondary Plan and Town’s 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 a site-specific Medium Density Residential One (MDR-1) Zone to permit the proposed townhouse development. The site-specific zone will include the following site-specific provisions:

- restrict the maximum height to 2-storeys; and
- reduce the front yard soft landscaping requirement for the middle unit from 40% to 19%.

Staff considers the proposal to rezone the property from LDR1-2 to a site-specific MDR-1 zone appropriate given that it conforms with intent of the Town’s Official Plan and will implement the policies of the Medium Density Residential/Office Area designation applied to the lands through the Georgetown GO Station Secondary Plan.

The special provision regarding the front yard soft landscaping requirement is sufficient from an urban design and streetscape perspective and will maintain proper drainage on the property. Additionally, the proposed soft landscaping will reduce the potential for landowners to expand the driveway for additional parking spaces on the site, which is not permitted.

For the reasons outlined above, Town staff are recommending approval of the proposed site-specific Zoning By-law Amendment.

4.0 Department and Agency Comments

The proposed development was circulated to Town departments and external agencies for review and comment, with the most recent circulation occurring in January 2022. 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 Zoning By-law Amendment.

Comments flagged in the April 7, 2022, Public Meeting Report pertaining to the request for additional information, inclusion of a special provision for the soft landscaping requirement, and access to the rear yard for the interior unit have all been addressed or will be resolved as part of the required Site Plan approval process.

5.0 Public Comments:

The proposed Zoning By-law Amendment was presented to the public by way of Report No. PD-2022-0024 through a Statutory Public Meeting on May 2, 2022. One member of the public residing at 11 Caroline Street raised questions and concerns regarding proof of abatement that was completed prior to demolition of the previously existing detached dwelling on the property and requested soil test results for the site. Additionally, the resident expressed concerns regarding the omission of the property from the Mature Neighbourhood Character Study and inquired about the requirements for a shadow study.

Residents at 10 Rosetta Street and 25 Caroline Street also expressed apprehensions over the number of units proposed on the site, the potential for landowners to seek secondary units at a later time, traffic concerns on Caroline Street and questions regarding infrastructure capacity supporting the development.

Staff Response:

The Building Department advised that the Ministry of Labour (MOL) is the authority that regulates the removal of any materials containing asbestos during demolition work. It is the applicant's responsibility to ensure the work is completed in compliance with Ontario Regulation 278/05 which pertains to the removal and disposal of asbestos or other harmful materials. The Town provides this information to the applicant as part of the demolition permit documentation; however, proof of abatement is not required as part of the demolition permit application, it is up to the applicant to follow MOL requirements. Additionally, the removal of asbestos is not regulated under the Building Code, it is considered a health hazard which means it is covered under the Ministry of Labour Act. With regards to the soil test results, the completed Phase 1 Environmental Site Assessment (ESA) was provided to the resident, which confirmed that no contaminants were identified on site.

The row of properties on the north side of Caroline Street are designated "Medium Density Residential / Office Area" under the Georgetown GO Station Secondary Plan, which was adopted by Council in 2010. In 2016 the Mature Neighbourhood Character Study was undertaken by the Town and examined only "Low Density Residential Areas" in Georgetown. Since the property and Caroline Street are designated Medium Density it was not examined or included as part of the Mature Neighbourhood Character Study Area.

The Official Plan permits a maximum height of 3 storeys in the “Medium Density Residential / Office Area”. The Applicant is proposing a two-storey townhouse development. The Town typically does not require shadow studies for developments that comply with height requirements given the shadow being cast would be consistent with the expected shadow of a compliant structure.

The Applicant is no longer proposing secondary units as part of the application. No space is available on site to accommodate the parking required for any secondary units in the future should the development be approved and constructed. With respect to traffic, the additional trips generated by this development is considered to be minor. It should be noted that as planned development occurs in the immediate vicinity (e.g. 1 Rosetta), upgrades to the surrounding road network will be undertaken. In regard to servicing, the Region has confirmed that there is sufficient infrastructure capacity in the area to support the proposal.

STRATEGIC PLAN ALIGNMENT:

This report aligns to the Town’s Strategic plan recognizing the value to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

This report also identifies shaping growth as one of the Town’s Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's Net Zero target through climate mitigation.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows:

A Statutory Public Meeting was held on May 2, 2022. This meeting fulfilled the 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 have consulted with the appropriate Town departments and external agencies including Halton Region in 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