



## REPORT

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

**FROM:** Tharushe Jayaveer, Planner – Policy/Development Review

**DATE:** March 10, 2023

**REPORT NO.:** PD-2023-017

**SUBJECT:** Recommendation Report for proposed Official Plan and Zoning By-law Amendments to permit an adult lifestyle community consisting of 46 single detached bungalow, 21 bungalow loft townhouse and 21 rear lane townhouses at 15651 10 Side Road (Georgetown)

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### **RECOMMENDATION:**

THAT Report No. PD-2023-017, dated March 10, 2023, regarding “Recommendation Report for proposed Official Plan and Zoning By-law Amendments to permit an adult lifestyle community consisting of 46 single detached bungalow, 21 bungalow loft townhouse and 21 rear lane townhouses at 15651 10 Side Road (Georgetown)” be received;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 48, which amends the Town of Halton Hills Official Plan as generally shown on SCHEDULE 3 - OFFICIAL PLAN AMENDMENT, be adopted as an exempt Local Official Plan Amendment;

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 4 - ZONING BY-LAW AMENDMENT, be approved on the basis that the amendment for the lands municipally known as 15651 10 Side Road, Part of Lot 11, Concession 10 (Georgetown) are consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the Town of Halton Hills Official Plan (as amended), and represents good planning for the reasons outlined in Report No. PD-2023-017, dated March 10, 2023;

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:

- 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 46 single detached bungalows, 21 bungalow townhouse and 21 three-storey rear lane townhouse dwelling units (88 units total) at 15651 10 Side Road (Georgetown).
- The Statutory Public Meeting for the applications was held on October 25, 2021, and a Public Information Meeting was also held on May 9, 2022. Through the application review process the Town also received a number of inquiries from residents. There was general support for the proposal amongst the community; however, some concerns regarding the height of the rear lane townhouses, potential for increased traffic and the amount of parking provided within the development were raised.
- Town and external agency staff have completed their review of the applications and development proposal.
- This report is recommending approval of the Official Plan and Zoning By-law Amendment applications.

## BACKGROUND AND DISCUSSION:

### 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, which 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 lands uses to the subject site include:

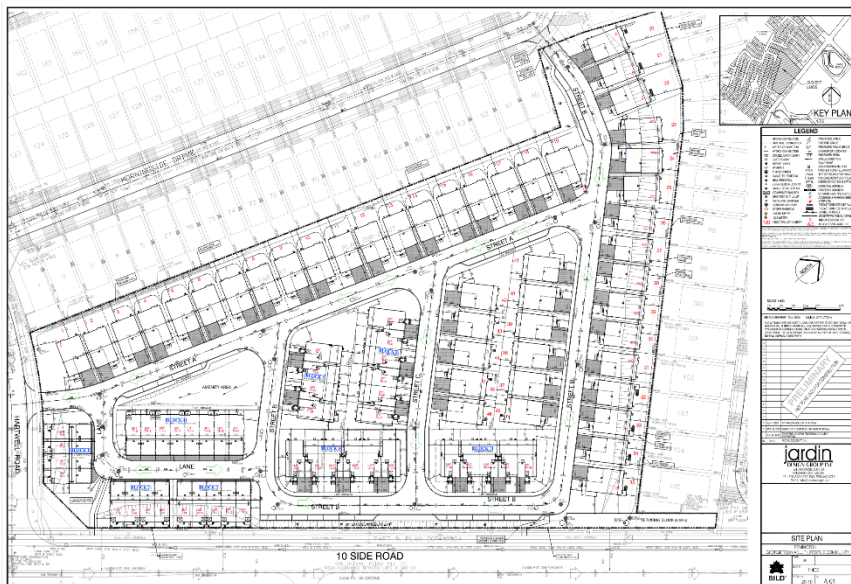
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|---------------|-----------------------------------------------------------------------------------------------------------------------------------|
| To the North: | Built and under construction single detached homes, a future elementary school block 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. The original application submission contemplated an adult lifestyle community consisting of 61 single detached bungalow (with an optional loft layout) and 21 three-storey rear lane townhouse dwellings for a total of 82 units. The Applicant revised the proposal through the second submission and is now seeking approval for 46 single detached bungalow (with an optional loft layout), 21 bungalow townhouse and 21 three-storey rear lane townhouse dwelling units for a total of 88 units; see **SCHEDULE 2 – PROPOSED SITE PLAN & BUILDING ELEVATIONS.**

The different housing types are proposed to be situated on the site as follows:

- The single detached bungalows are located around the perimeter of the site, backing on to the existing single and semi-detached homes located on Morningside Drive and Branigan Crescent, as well as one of the interior blocks;
- The 1.5 storey bungalow townhouse units are situated at the interior of the site and also fronting onto the window street adjacent to 10 Side Road; and
- The 3-storey rear lane townhouses are positioned at the corner of 10 Side Road and Hartwell Road.



Two resident parking spaces are provided per dwelling unit and 27 visitor parking spaces are proposed within the development site. 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 m<sup>2</sup> outdoor amenity area is also proposed within the community to provide recreational space for future residents.

Further details of the proposal are provided in the table below:

Design Elements	Application Proposal		
	Single-detached bungalows	Bungalow townhouses	Rear lane townhouses
# of Units	46	21	21
Height	1 to 1.5 storeys (9 m)	1 to 1.5 storeys (9 m)	3 storeys (12 m)
Unit Parking	2 spaces per unit (1 in the garage; 1 in a private driveway)		
Visitor Parking	27 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 <sup>2</sup> outdoor amenity area plus private rear yards for the single-detached bungalow and bungalow townhouse units		

The proposed Official Plan Amendment seeks to modify the language of the existing site-specific Residential Special Policy Area 6 designation that applies to the property to increase the density permitted under the underlying Low Density Residential Area designation from 20 units per net residential hectare (would allow for 70 units) to 25 units per net residential hectare in order to allow for the proposed 88 residential units; see **SCHEDULE 3 – 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 (UR) Zone with special provisions, as identified in **SCHEDULE 4 – ZONING BY-LAW AMENDMENT**. The purpose of rezoning the property to a UR Zone is to ensure both low density and medium density dwelling types are permitted. To accommodate the proposed development, site specific provisions to the UR Zone would be required in order to address the following:

- Maximum number of units - 88;
- Minimum required number of parking spaces – 2 parking spaces per dwelling unit, plus 0.3 spaces per dwelling unit for visitor parking; and
- A number of other technical provisions pertaining to driveway widths, how to properly define some of the unit types, soft landscaping requirements and yard encroachments that apply to the various on-site sub-zones.

Single Detached Bungalow Dwellings:

- Maximum building height of 9.0 metres instead of the permitted 11.0 metres;
- Minimum front yard setback of 5.0 metres instead of the permitted 3.0 metres;
- Rear yard setbacks as follows:
  - Lots backing on to Morningside Drive - maintain the minimum 7.5 metre setback;

- Lots backing on to Branigan Crescent – 7.0 metre whereas 7.5 metres is required (except for 2 lots which have a 6.0 metre setback to one corner of the house closest to the lot line); and
- Lots at the interior of the site – 4.5 metres whereas 7.5 metre is required.

#### Bungaloft Townhouse Units:

- Maximum building height of 9.0 metres instead of the 11.0 metres typically permitted under the UR zone;
- Minimum front yard setback of 6.0 metres instead of the 3.0 metres typically permitted (except for one corner unit where the minimum setback to a corner rounding of 2.3 metres shall be required);
- Minimum exterior side yard setback of 2.0 metres whereas 3.0 metres is typically required;
- Minimum rear yard setback of 4.5 metres whereas 7.5 metres is typically required; and
- Provide a minimum 1.2 metre unencumbered maintenance access from the front yard to the rear yard for each unit.

#### Three-Storey Rear Lane Townhouse Units:

- Maximum building height of 12.0 metres whereas 11.0 metres is typically permitted for townhouses in the UR zone;
- Minimum lot frontage of 6.0 metres;
- Minimum front yard setback of 1.9 metres whereas 3.0 metres is typically required;
- Minimum exterior side yard of 2.5 metres whereas 3.0 metres is typically required;
- Minimum rear yard setback of 0.5 metres (abutting the internal laneway); and
- Other technical setback and encroachment requirements to acknowledge the unique design of the laneway townhouses located within a condominium development.

Should the Official Plan and Zoning By-law Amendment applications be approved, the proposal requires the submission of a Plan of Condominium application. The Applicant submitted a Site Plan Control application on May 16, 2022, which is also currently under review.

### **3.0 Planning Context:**

The purpose of this section is to evaluate the proposed Official Plan and Zoning By-law Amendment applications 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. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

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. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Planning staff is of the opinion that the proposed Official Plan and 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. 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 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.

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

### 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 and height of 3 storeys. Residential 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 proposal represents a density of 24.8 units per hectare; therefore, an Official Plan Amendment is required to address the proposed density request.

Planning staff is of the opinion that the proposed adult lifestyle community has been appropriately designed to provide an attractive appearance from 10 Side Road, be sensitive to existing adjacent residential properties while also achieving the objectives of Residential Special Policy Area 6 to provide housing suitable for seniors. For these reasons, staff support the requested Official Plan Amendment seeking to increase the density permissions as the proposal will allow for the development of the subject property in a manner consistent with the intent of the Official Plan.

### 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). Given the site is currently vacant a Zoning By-law Amendment is required.

In order to permit the 46 single detached bungalow, 21 bungalow townhouse and 21 rear lane townhouse dwellings, the Applicant is proposing to rezone the lands to a site specific Urban Residential (UR) Zone with special provisions.

Staff considers the proposal to rezone the property to an Urban Residential (UR) Zone appropriate given that it will implement Residential Special Policy Area 6 in the Town's Official Plan and also allow for both low density and medium density dwelling types. Staff are also satisfied that the proposed site-specific provisions are appropriate for the site and allow for a respectful relationship to existing neighbouring properties given:

- The majority of the units (67 of 88 units) are to have a height of 1 to 1.5 storeys and maximum height of 9.0 metres, which is less than the 2-storey dwellings situated on Morningside Drive, Branigan Crescent and Hartwell Road that surround the site. The rear lane townhouses positioned at the immediate corner

of 10 Sideroad and Hartwell Road are intended to be three storeys (12 metres) in height.

- Almost all the bungalow homes backing on to Morningside Drive and Branigan Crescent are to have a minimum rear yard setback of 7.5 metres and 7.0 metres respectively, which is consistent with the by-law requirements and the setbacks maintained by the existing abutting homes (however, on average the bungalows will have an approximate setback of 8.3 m and 7.15 m respectively). Only two bungalows adjacent to Branigan Crescent will have a setback of 6.0 metres, which is due to the orientation of the two lots. The lots on the internal blocks are permitted to have a lesser rear yard setbacks of 4.5 metres given it will not result in any adjacency concerns for existing homes.
- Two resident parking spaces are provided per dwelling unit and 27 visitor parking spaces are proposed within the development site. This satisfies the current by-law parking requirement of 2 spaces per dwelling unit plus 0.3 spaces per dwelling unit for visitor parking for multiple dwelling units on a private road.

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 December 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 with the Official Plan and Zoning By-law Amendments.

Comments flagged in the October 12, 2021, Public Meeting Report pertaining to the request for additional information regarding the height of the three-storey rear lane townhouse dwellings proposed for the corner of 10 Side Road and Hartwell Drive have been addressed by the Applicant. The Applicant noted that the three-storey townhouses provide a solution for noise attenuation for the internal units, which is needed to address the site's proximity to 10 Side Road. Additionally, the three-storey townhouse units offer a range of dwelling types on-site to suit adults of various ages, including recent empty-nesters. The Applicant also noted as residents' needs change, they could seek to transition to a bungalow within the same community allowing them to age in place.

#### **5.0 Public Comments**

The proposed Official Plan and Zoning By-law Amendment applications were presented to the public by way of Report PD-2021-0063 through a Statutory Public Meeting on October 25, 2021. A Public Information Meeting (PIM) was also held on May 9, 2022.

At the PIM a number of residents spoke in support of the proposal, citing the need for more adult lifestyle communities in Town. A few questions and concerns were also raised regarding:



- Concerns about the extra traffic that may result from the increased density, whether sufficient parking was available and if the emergency access off Morningside Drive could allow traffic to penetrate into the neighbourhood; and,
- The appropriateness of 3-storey units for the site.

In regard to traffic, Town staff are satisfied that the submitted Traffic Impact Study demonstrates the proposed increase in density and will not result in any unacceptable level of traffic. Staff are also satisfied that the proposal complies with Town by-law parking requirements. The emergency access will only be used by emergency vehicles requiring secondary access to the site; it will have a barrier in place preventing residents from gaining vehicular access.

In regard to the height of the rear lane townhouse units, the Official Plan allows 3-storeys on the site. Staff are satisfied that the 3-storey units provide a solution for noise attenuation and that they are positioned away from any abutting single detached homes to avoid possible privacy and overlook concerns.

#### **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.

Compliance with the Town's Green Development Standards will be addressed through the approval of the Site Plan application. The application of the Green Development Standards to this project will help achieve energy and water efficiencies along with other sustainable objectives.

#### **PUBLIC ENGAGEMENT:**

Public Engagement has been conducted as follows:

A Statutory Public Meeting was held on October 25, 2021. 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.

A Public Information Meeting was also held on May 9, 2022. The purpose of this meeting was to provide the public with information regarding the changes made to the proposal following the first submission by the Applicant.

**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 & Development

Chris Mills, Chief Administrative Officer