



## REPORT

---

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

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

**DATE:** March 7, 2023

**REPORT NO.:** PD-2023-021

**SUBJECT:** Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit a new 6-storey, 157-unit residential rental apartment building at 14015 Danby Road (Georgetown)

---

### RECOMMENDATION:

THAT Report No. PD-2023-021, dated March 7, 2023, regarding the “Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit a new 6-storey, 157-unit residential rental apartment building at 14015 Danby 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:

- Kindred Works (the Applicant) has submitted Official Plan and Zoning By-law Amendment applications on behalf of the Norval United Church (the Owner) proposing the development of a new 6-storey, 157-unit residential rental apartment building at 14015 Danby Road (Georgetown).
- To date, Town and external agency staff have identified concerns with the proposal, which include possible shadowing, traffic, parking, bicycle parking, vehicular access, municipal servicing and additional easement information that must be addressed prior to staff providing any recommendation to Council regarding the applications.
- As of the date of this report, one letter of objection has been received from a resident in the neighbourhood. The identified concerns relate to traffic, parking, pedestrian safety, shadowing, privacy, adequacy of existing services and facilities, and the scale, density and height of the proposed development.

- The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any additional comments received will also 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 that the Town has received Official Plan and Zoning By-law Amendment applications seeking to obtain the necessary approvals to permit the development of a new 6-storey, 157-unit residential rental apartment building at 14015 Danby Road (Georgetown).

### 1.0 Location & Site Characteristics

The subject lands are located at the northeast corner of Eighth Line and Danby Road, north of 10 Side Road and in the Mountainview West neighbourhood of Georgetown; see **SCHEDULE 1 – LOCATION MAP**. The lands have an approximate area of 1.99 hectares (4.93 acres) and contain approximately 130 metres of frontage along Eighth Line and 175 metres of frontage along Danby Road. The lands are the site of the Norval United Church, which is intended to be retained during the development process.

Surrounding land uses to the subject site include:

To the North:	Vacant lands intended for future expansion of the Gellert Community Park, the existing Gellert Community Park and Community Centre and single detached dwellings further north
To the East:	Single detached dwellings, Hidden Lake Trail Parkette, open space, Ethel Gardiner Public School and Danby Road Park
To the South:	Single detached dwellings, Halton Hills Headquarters Fire Station and agricultural properties south of 10 Side Road
To the West:	Vacant lands forming part of the Vision Georgetown Secondary Plan Area

### 2.0 Development Proposal

On December 22, 2022, the Town deemed complete Official Plan and Zoning By-law Amendment applications (File No(s). D09OPA22.004 & D14ZBA22.011) submitted by Kindred Works (the Applicant) on behalf of the Norval United Church (the Owner). The applications seek to obtain the necessary land use approvals to allow for the development of a new 6-storey, 157-unit residential rental apartment building intended to be severed from the Norval United Church property through a future Consent (Severance) application; see **SCHEDULE 2 – PROPOSED SITE PLAN & BUILDING ELEVATIONS** and **SCHEDULE 3 – CONCEPTUAL RENDERINGS**.

The Applicant has noted that it is the Norval United Church’s intention to continue to own the apartment building and that the severance is needed to ensure that any debt associated with the construction of the residential building will not impact the church. The Applicant has also noted that 30% of the units would be affordable housing, meaning they would be rented at no more than 80% of median market value.

Required parking for the residential building is proposed to be partially located on the church site and visitor parking is proposed to be shared between the parcels on a non-exclusive basis. In addition, one of the vehicular accesses to the residential building (and the underground parking garage) would be through the church parking lot.

Through the future Consent (Severance) application process, reciprocal easements between the church and residential building parcels would be required to secure the proposed shared vehicular accesses and parking areas. The proposed development also includes one level of underground parking below the residential building, a green roof, pedestrian pathways around the site and a covered pedestrian connection to the Gellert Community Park through the proposed building.

Further details regarding the proposed development are outlined in the table below:

<b>Design Elements</b>	<b>Application Proposal</b>
Number of Units and Unit Mix	157 residential rental apartment units consisting of: <ul style="list-style-type: none"> <li>• 72 one-bedroom units</li> <li>• 69 two-bedroom units</li> <li>• 16 three-bedroom units</li> </ul>
Number of Storeys and Height	6 storeys and 22.0 metres (excluding the mechanical penthouse)
Gross Floor Area	11,609 m <sup>2</sup> (124,958 ft <sup>2</sup> )
Landscaped Open Space	3,525 m <sup>2</sup> (51% of lot area)
Indoor Amenity Area	123 m <sup>2</sup> (1,324 ft <sup>2</sup> )
Vehicular Access	2 entrances (1 from Danby Road; 1 from Eighth Line)
Vehicular Parking (Residential Property)	87 spaces consisting of: <ul style="list-style-type: none"> <li>• 79 underground resident spaces</li> <li>• 8 shared surface visitor spaces</li> </ul>
Vehicular Parking (Church Property)	211 surface spaces consisting of: <ul style="list-style-type: none"> <li>• 61 place of worship spaces</li> <li>• 118 resident spaces</li> <li>• 32 shared visitor spaces</li> </ul>

The Applicant has provided a site plan and 3D rendering of the proposed residential development for illustrative purposes; see Figure 1 and Figure 2 below:

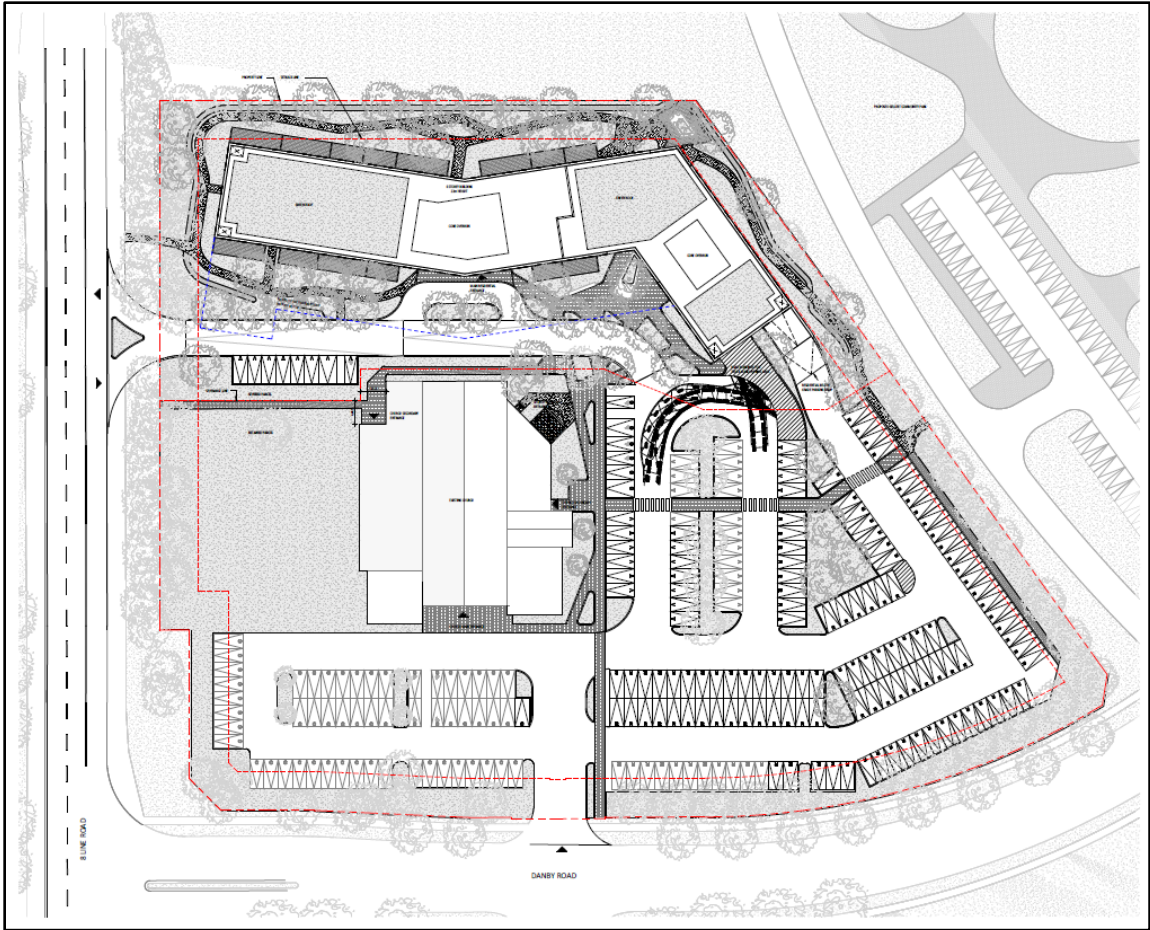


Figure 1



Figure 2

To facilitate the proposed development the Official Plan Amendment seeks to redesignate the portion of the site intended for residential housing to a site-specific High Density Residential Area with special policies to permit the maximum density to increase from 100 units/net residential hectare to 229 units/net residential hectare. In addition, the Official Plan Amendment will limit the residential building to a maximum height of 6 storeys; see **SCHEDULE 4 – DRAFT OFFICIAL PLAN AMENDMENT**.

The proposed Zoning By-law Amendment seeks to rezone the lands to be severed to accommodate the proposed apartment building to a site-specific High Density Residential (HDR) Zone with special provisions, as well as apply special provisions to the lands to be retained; see **SCHEDULE 5 – DRAFT ZONING BY-LAW AMENDMENT**. The special provisions include:

Lands to be Severed (apartment building):

- minimum rear yard and interior side yard setbacks of 7.5 metres to the entire building (minimum is currently 6.0 metres for the portion of the building up to 4.6 metres in height);
- remove the requirement for the portion of the building that has a height between 4.6 metres and 13.4 metres to have a rear yard setback and interior side yard setback in accordance with a 45-degree angular plane;
- remove the minimum setback of 13.4 metres from an interior side lot line or rear lot line for buildings that have a height greater than 13.4 metres;
- reduce the minimum parking requirement from 1.5 resident spaces per unit plus 0.25 visitor spaces to 1.25 resident spaces per unit plus 0.25 visitor spaces;
- permit required parking spaces to be located on an adjacent parcel of land (Norval United Church parcel);
- permit required visitor parking spaces to be shared with place of worship parking;
- reduce the minimum drive aisle width from 6.7 metres to 6.0 metres; and
- limit the maximum height to 22.0 metres (maximum is 25.0 metres in the standard HDR Zone).

Lands to be Retained (place of worship):

- reduce the minimum interior side yard setback from 7.5 metres to 2.25 metres;
- reduce the minimum parking requirement from 1 space per 9 square metres of net floor area to 1 space per 4 persons of worship area capacity; and
- permit required parking spaces to be shared with residential visitor parking.

A list of reports and drawings submitted by the proponent in support of the applications is attached as **SCHEDULE 6 – SUBMISSION MATERIALS** to this report.

Should the Official Plan and Zoning By-law Amendment applications 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 Official Plans and 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 lands are designated Urban Area (Georgetown) in the Regional Official Plan (ROP) as recently amended by ROPA 48 and 49. 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. The ROP also contains policies that support the provision of assisted and affordable housing, as referenced in Section 86.

#### Town of Halton Hills Official Plan

The subject lands are designated Major Institutional Area in the Town's Official Plan, which allows institutional uses such as secondary schools, hospitals and places of worship. Residential uses such as retirement residences, long term care facilities and other complementary accommodation may be permitted, but only in conjunction with a

major institutional use. Severing the portion of the lot intended for residential housing from the church site triggers the need for approval of an Official Plan Amendment as the two uses would not exist on the same lot. As such, the Applicant is proposing to redesignate the severed lot to High Density Residential Area to accommodate the proposed residential building. Given the number of units, a site-specific policy is also requested to permit the maximum density to increase from 100 units/net residential hectare to 229 units/net residential hectare. In addition, the proposed Official Plan Amendment will limit the residential building to a maximum height of 6 storeys.

Section D1.4.4 outlines that in considering new medium and high density development by way of Official Plan Amendment, Council shall be satisfied that the proposal:

- a) is located on and has direct access to a Collector or Arterial Road as shown on Schedule B1 to this Plan;
- b) respects the character of adjacent residential neighbourhoods, in terms of height, massing and setbacks;
- c) can be easily integrated with surrounding land uses;
- d) will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- e) can easily be accessed by public transit if available;
- f) is located in close proximity to community facilities, such as parks, schools and open spaces;
- g) is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;
- h) where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of tall buildings on adjacent land uses;
- i) has demonstrated that the potential shadow impacts associated with tall buildings will be at an acceptable level on adjacent properties; and,
- j) municipal water and wastewater services are adequate and available.

The Official Plan also states that all new development requiring Planning Act approval shall conform to the Urban Design policies in Section F2 of the Plan (Section D1.4.1).

The retained parcel occupied by the Norval United Church is intended to maintain the current Major Institutional Area designation.

#### Town of Halton Hills Zoning By-law

The property is zoned Institutional (I) under Comprehensive Zoning By-law No. 2010-0050. This zone does not permit apartment dwellings.

To accommodate the proposed apartment building the Applicant is proposing to rezone the lands to be severed to a site-specific High Density Residential (HDR) Zone with special provisions governing the site pertaining to height, setbacks, drive aisle widths and parking.

The lands to be retained are intended to remain zoned as Institutional (I) to reflect the place of worship use, but special provisions are requested to be applied to the site pertaining to setbacks and parking in order to accommodate the development proposal on the severed parcel.

#### 4.0 Department and Agency Circulation Comments

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

##### Planning & Urban Design:

- More information is required to fully understand any potential shadow impacts resulting from the proposed massing and height of the proposed building.
- Further façade articulation, recessions and step-backs, as well as an evaluation of the proposed building materials, should be explored.

##### Transportation

- Transportation staff has questions and concerns about the information and assumptions used by the Applicant to support the proposed parking ratios. Further information is required to consider the requested parking reduction.
- Only 5 bicycle parking spaces are provided. Additional bicycle parking must be provided in accordance with the Town's Zoning By-law and it is suggested that secure, indoor bicycle parking be provided for each residential unit.
- New traffic counts data is required as part of the travel demand forecast given the restrictions that were in place last year as a result of COVID-19 and that the Sunday peak hour traffic was not analyzed.
- The opportunity to partner on a vehicular access from the Gellert Community Park Expansion Lands should be explored with Recreation & Parks staff.

##### Development Engineering

- Additional details regarding the proposed shared parking shall be provided. The shared parking spaces will be required to be secured through permanent easements (not only parking agreements).

##### Halton Region

- Servicing of the proposed residential building will need to be off Danby Road given there are currently no municipal services in the portion of Eighth Line abutting the property. Given the severed lot is not proposing to maintain frontage



along Danby Road, an easement will need to be secured over the retained lot through the Consent process, which will require approval from the Commissioner of Public Works and the development of a Reciprocal Easement Agreement.

## 5.0 Public Comments

As of the date of this report, Planning staff has received several requests for information, phone calls and one letter of objection from a resident in the neighbourhood. The questions and concerns identified by the residents through their correspondence can be generally characterized as relating to:

- Increased traffic, parking, and pedestrian safety;
- Scale and density of the development, building height, shadowing, overlook and privacy impacts to surrounding properties;
- Adequacy of existing services, school sites and park facilities to accommodate the proposed development.

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:

#### Public Notification

January 4, 2023:	The New Application Received notice mailed out to all property owners assessed within 120 m of the subject lands
January 4, 2023:	Sign posted on the subject lands explaining the purpose of the proposed applications
February 28, 2023:	Public Meeting notice mailed out to all property owners assessed within 120 m of the subject lands and emailed to residents who requested notification
March 2, 2023:	Notice of Public Meeting published in Independent & Free Press
March 23, 2023:	Courtesy Notice of Public Meeting published in Independent & Free Press

### Public Information Session

The Applicant has indicated they will also be holding a Public Information Session after the Statutory Public Meeting to demonstrate how the Applicant believes public comments and concerns have been considered through their future resubmission. Notice for the information session will be mailed to all property owners assessed within 120 m of the subject lands and emailed to residents who requested notification.

### **INTERNAL CONSULTATION:**

The proposed Official Plan and Zoning By-law Amendments were considered at the October 13, 2022, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ22.032). The Applicant was provided with preliminary comments from various Town departments and external agencies at the meeting.

### **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