



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: May 23, 2018

REPORT NO.: PLS-2018-0042

RE: **RECOMMENDATION REPORT**

Application for Removal of Holding (H4) Provision
File No.: D14ZBA18.003H – Normandy Developments Inc.
Location: Plan 383, Lots 2, 3 and Part Lot 1,
Town of Halton Hills, Regional Municipality of Halton
120 Guelph Street (Georgetown)

Related File No.: D11SPA17.009 – Normandy Development Inc.

RECOMMENDATION:

THAT Report No. PLS-2018-0042, dated May 23, 2018, with respect to the Recommendation Report for an “Application for Removal of Holding (H4) Provision, File No. D14ZBA18.003H – Normandy Development Inc., for the lands legally known as Plan 383, Lots 2, 3 and Part Lot 1, Town of Halton Hills, Regional Municipality of Halton, municipally known as 120 Guelph Street (Georgetown)”, be received;

AND FURTHER THAT the request to remove the Holding (H4) Provision from Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands described as Plan 383, Lots 2, 3 and Part Lot 1, Town of Halton Hills (Georgetown), Regional Municipality of Halton, be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H4) Provision, as shown in SCHEDULE 3 – PROPOSED HOLDING REMOVAL ZONING BY-LAW, of this report.

BACKGROUND:

On November 24, 2008, the previous Owner (Bulut Construction Ltd.) of the subject property, municipally known as 120 Guelph Street, submitted a Zoning By-law Amendment application (File No. D14ZBA08.012) to permit a mixed-use building containing 12 residential units and 7 commercial units. Based on concerns related to a large parking shortfall the file had been on hold since December 2012.

On May 1, 2017, Planning staff was notified in writing by Bulut Construction Ltd. that the property was sold and the new owners (Normandy Development Inc.) were now in possession of the property. In May 2017 Normandy Development Inc. advised the Town of their intention to close the previous Zoning By-law amendment application (D14ZBA08.012) and submit a new Site Plan application for a 1-storey commercial building that would be permitted under Zoning By-law 2010-0050. The Zoning By-law amendment file was closed on June 30, 2017, by way of Council approval of Recommendation Report No. PI-2017-0074.

On July 24, 2017, Normandy Development Inc. submitted a Site Plan application (File No. D11SPA17.009) to facilitate the construction of a 700 m² (7,535 sq. ft.) medical centre containing medical offices, a pharmacy and retail space on the subject lands; see **SCHEDULE 1 – LOCATION MAP**. The review of the Site Plan application by Town staff and external agencies is currently ongoing and is nearing completion; see **SCHEDULE 2 – PROPOSED SITE PLAN**.

The property is designated Mixed Use Sub-Area in the Town's Official Plan, which permits the proposed commercial and medical office uses. The property is zoned Georgetown Community Node Three (GCN3) Zone and is subject to Holding (H4) Provision under Town of Halton Hills Zoning By-law 2010-0050, as amended. The GCN3 Zone permits medical offices, retail and service commercial uses. The Holding (H4) Provision may be lifted once Council is satisfied that the policies in Section D2.5.2.5.3 – Mixed Use Sub-Area – Development & Redevelopment of the Official Plan, have been met.

The Owner has applied to the Town of Halton Hills requesting that the Holding (H4) Provision removal process commence for the subject property. The Holding (H4) Provision is required to be lifted prior to the issuance of a building permit.

COMMENTS:

The Holding (H4) Provision may be lifted once Council is satisfied that the policies in Section D2.5.2.5.3 (Mixed Use Sub-Area – Development and Redevelopment) of the Official Plan, have been met. The policies in Section D2.5.2.5.3 require the following:

- an implementing Zoning By-law Amendment; and,
- a Comprehensive Development Plan (CDP) for all contiguous lands in the Mixed Use Sub-Area.

Town staff is satisfied that the conditions of the Holding (H4) Provision have been fulfilled as follows:

Zoning By-law Amendment:

An implementing Zoning By-law is not required as the uses proposed through the Site Plan application comply with Zoning By-law 2010-0050. A Minor Variance Application

(File No. D13VAR18.007H) was approved on March 28, 2018, for a minor reduction in parking and to permit a portion of the building and landscape strip to be located within the site triangle.

Comprehensive Development Plan (CDP):

A Comprehensive Development Plan (CDP) is not required as:

- the subject lands are a standalone property bounded on three sides by roads (Guelph Street, Edward Street and Normandy Boulevard) with no real opportunity to merge with any other lands for commercial and/or residential redevelopment purposes, and;
- the Site Plan application submitted to facilitate the development proposes uses that are permitted in the Town's Zoning By-law 2010-0050 and ensures all aspects of the proposal are reviewed, including urban design. An Urban Design Peer Review was conducted as part of the review of the application.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H4) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

The removal of the Holding (H4) Provision is an administrative matter and has no financial impact.

CONSULTATION:

Planning staff have consulted with the appropriate Town departments in preparation of this report. The Region of Halton did not require any consultation.

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of a Holding (H4) Provision.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendations outlined in this report are not applicable to the Strategy's implementation.

COMMUNICATIONS:

Notice of the Town's intention to pass the Holding Removal By-law was completed in accordance with the requirements of the *Planning Act*.

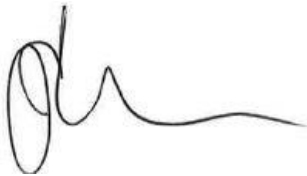
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H4) Provision from the subject lands (120 Guelph Street) by enacting the attached By-law, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL ZONING BY-LAW**.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak".

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt".

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall".

Brent Marshall, CAO