

REPORT

REPORT TO: Chair and Members of the Planning, Public Works and Transportation Committee

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: June 6, 2018

REPORT NO.: PLS-2018-0045

RE: **Recommendation Report for proposed Official Plan and Zoning By-law Amendments to permit six, 3-storey townhouse units at 25 James Street (Georgetown)**

RECOMMENDATION:

THAT Report No. PLS-2018-0045 dated June 6, 2018, regarding the “Recommendation Report for proposed Official Plan and Zoning By-law Amendments to permit the six, 3-storey townhouse units at 25 James Street (Georgetown)”, be received;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 33, which amends the Town of Halton Hills Official Plan, for the lands municipally known as 25 James Street (Georgetown), as generally shown in SCHEDULE 3 – OFFICIAL PLAN AMENDMENT, be adopted as an exempt Local Official Plan Amendment;

ANY FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands municipally known as 25 James Street (Georgetown), as generally shown in SCHEDULE 4 – ZONING BY-LAW AMENDMENT, be approved.

BACKGROUND:

1.0 Purpose of the Report:

The purpose of this report is to provide Council with recommendations concerning the final disposition of Official Plan and Zoning By-law Amendment applications submitted by Haviland Homes Ltd. (the Applicant) to permit the development of six, 3-storey townhouse units on the lands municipally known as 25 James Street in Georgetown.

2.0 Location & Site Characteristics:

The subject property, municipally referred to as 25 James Street, is generally located on the south side of James Street, west of Main Street South and east of Charles Street in the Downtown Georgetown Area; see **SCHEDULE 1 – LOCATION MAP**. The rectangular shaped lot is approximately 0.15 hectares (0.34 acres) in size and has

roughly 38 metres (126 feet) of frontage along James Street. The lands are currently vacant.

Surrounding land uses to the subject property include:

To the North: Low density single detached residential dwellings

To the East: Medium Density, 3-storey townhouses

To the West: Remembrance Park

To the South: Edith Street Municipal Parking Lot accessed from Mill Street

3.0 Site / Development History:

Lovilla Enterprises filed Official Plan and Zoning By-law Amendment applications in 2004 to permit seven townhouse units, each to be accessed by way of individual private driveways off James Street. A public meeting was held on April 4, 2005.

Following the Public Meeting, the applications went through a long period of inactivity due to inaction by the Owner over concerns raised by Town staff and the public regarding the proposal. The concerns identified include the following:

- multiple private driveways for each unit connected directly onto James Street;
- density of the proposal and its impact on Remembrance Park and the character of James Street; and,
- potential for increased on-street parking in the neighbourhood.

Town staff recommended a design that was similar to that of the adjacent townhouse development located to the east of the subject lands with the intent of bringing the building closer to the street, locating parking at the rear of the site, reducing access points and enhancing the character of the street.

In 2016, the property was sold to Haviland Homes Ltd. (Current Applicant), who modified the townhouse concept to respond to staff and public concerns by:

- eliminating multiple private driveways on James Street by locating parking for the units at the rear of the site, accessed by one common driveway;
- reducing the density of the proposal from 7 units to 6 and improving the relationship between the site and adjacent Remembrance Park by increasing the west yard setback;
- providing a built form more consistent with the existing character of James Street; and,
- minimizing the impact for on-street parking by providing 7 visitor parking spaces at the rear of the site.

For comparison purposes, the original 2004 proposal and current proposal have been provided below:

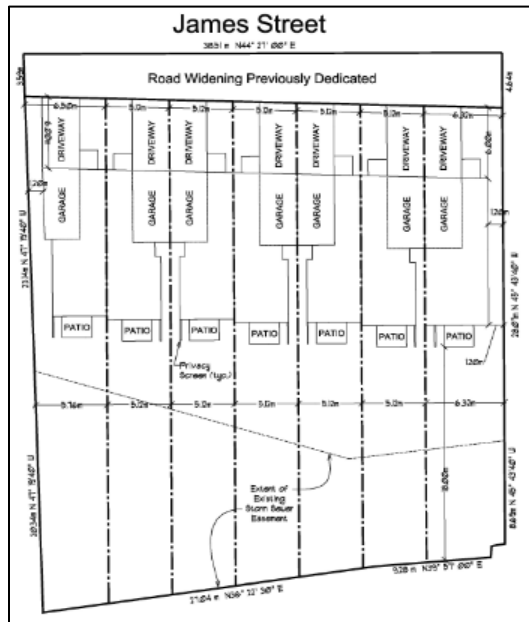


Figure 1 – Original 2004 Proposal

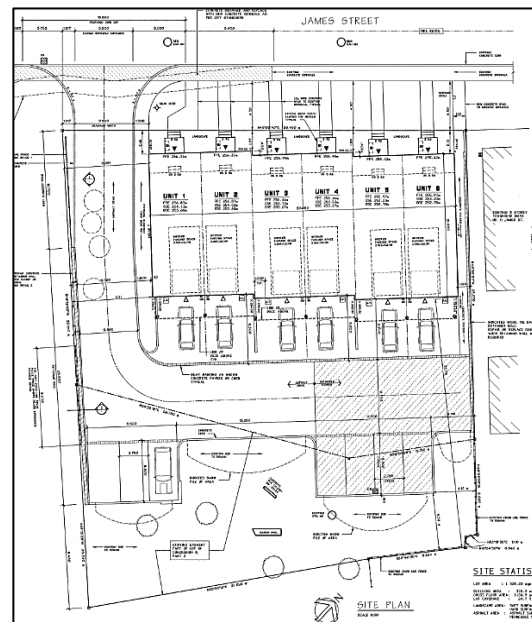


Figure 2 – Current Proposal

A more detailed description of Haviland Homes’ current concept is outlined in the Development Proposal section below, including how this project responds to infill development concerns and policies.

4.0 Development Proposal:

The revised Official Plan and Zoning By-law Amendment applications were submitted by Haviland Homes Ltd. on June 5, 2017, and deemed complete on September 5, 2017. The Amendments are intended to obtain the necessary land use approvals to permit the development of six, 3-storey townhouse units with parking located at the rear of the site; see **SCHEDULE 2 – SITE PLAN CONCEPT**. For comparison purposes, the following table outlines the key differences between the original (2004 Lovilla) proposal and the current (Haviland Homes) proposal:

Design Elements	Original 2004 Proposal	Current Proposal
Number of Units	7	6
Height (Storeys)	3	3
Building Location	Rear of the Site	Front of the Site
Parking Location	Driveways connect to James St.	Parking area at rear
Visitor Parking	0 (on-street parking)	7 (on-site parking)
Curb Cuts	4	1

The Official Plan Amendment seeks to apply a site specific Special Policy Area designation to the lands to accommodate an increase in the permitted density. Under the Town's Official Plan the site is designated Downtown Complementary Sub-Area, which allows a maximum density of 30 units per net residential hectare, which would permit 4 units on the lands. In order to accommodate the proposed 6-unit development, the proposed site specific Special Policy Area would increase the permitted density to 40 units per net residential hectare. The required density of 40 units per net residential hectare falls within the medium density range (21-50 units per net residential hectare) in the Town's Official Plan; see **SCHEDULE 3 – OFFICIAL PLAN AMENDMENT**.

The Zoning By-law Amendment application proposes to rezone the subject property from a Development (D) zone to a site specific Downtown Commercial (DC2) zone; see **SCHEDULE 4 – ZONING BY-LAW AMENDMENT**. The DC2 zone was selected to accommodate the proposed six unit townhouse development and implement the proposed Official Plan designation.

The site specific zoning provisions are designed to facilitate the current proposal by:

- limiting the use of the lands to townhouse dwelling units only;
- permitting a maximum of 6 townhouse dwelling units;
- providing a maximum lot coverage of 27%;
- providing a minimum landscaped open space of 37%;
- reducing the minimum front yard setback from 6.0 metres to 1.87 metres; and,
- reducing the driveway width from 6.0 metres to 5.5 metres.

Town and Regional staff have determined that a Holding (H) Provision is not required to be applied to the site through the site specific By-law.

Haviland Homes intends ownership of the townhouse units to be freehold, with the shared portions of the site to be subject to a common element condominium. Owners would be required to pay fees to a Condominium Corporation for maintenance of the common areas / elements.

A Site Plan application will be required to be submitted to secure the detailed design of the townhouse development and address some of the more specific site design and servicing related matters, including, architectural design and detailing of the townhouses, water and wastewater connections, landscaping, fencing and screening.

Should the Official Plan and Zoning By-law Amendments be approved, Draft Plan of Common Element Condominium, Part Lot Control and administrative Subdivision applications will also be required to be submitted.

COMMENTS:

1.0 Planning Context and Policy Framework:

Subsection 1.0 evaluates 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.

1.1 Provincial Policy Statement (PPS):

The 2014 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that makes efficient use of infrastructure and public services 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*.

The PPS indicates that 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 applications are consistent with the policies of the 2014 PPS.

1.2 Growth Plan for the Greater Golden Horseshoe:

The subject lands are part of a larger designated urban area in Georgetown. The Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for residential intensification. Section 2.2.2 of the Growth Plan states that, until the Region of Halton completes its municipal comprehensive review, a minimum of 40 per cent of all residential development occurring annually will be within the delineated built-up area. Once the Region's comprehensive review has been completed, a minimum of 50 per cent of all residential development must be within the built-up area each year until 2031. 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.

1.3 Region of Halton Official Plan (ROP):

The 2009 Regional Official Plan designates the subject lands as Urban Area (Georgetown). Section 76 of the OP states that the range of permitted uses and the creation of new lots in the Urban Areas will be in accordance with Local Official Plans and Zoning By-laws.

Regional staff has confirmed that the application is in conformity with the ROP and that a Holding (H) Provision is not required.

1.4 Town of Halton Hills Official Plan (HHOP):

The subject lands are designated Downtown Complementary Sub-Area and located in the Georgetown Downtown Area – Intensification Area in the Town’s Official Plan. Residential uses, including townhouse dwelling units are permitted under the Downtown Complementary Sub-Area designation in Section D2.5.1.5.2 of the Town’s Official Plan.

Section D2.5.1.5.3 further indicates the following with regard to residential uses located within the Downtown Complementary Sub-Area:

The development of new townhouse, multiple and apartment dwellings shall require an amendment to the implementing Zoning By-law, and have appropriate regard for the Urban Design Guidelines contained in Appendix X4 to this Plan. Prior to approving such an amendment, Council shall be satisfied that:

- a) the existing building form is utilized to the greatest degree possible;*
- b) the scale of the use does not detract from the residential character of the area;*
- c) the use complements other uses in the Downtown Area;*
- d) the building and/or the general appearance of the site will be improved from an urban design perspective;*
- e) adequate on-site parking is provided;*
- f) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,*
- g) municipal water and wastewater services are adequate and available.*

To accommodate the six townhouse units, the proposed Official Plan Amendment seeks to increase the permitted density to a maximum of 40 units per net residential hectare, which falls within the medium density range of 21-50 units per net residential hectare in the Town’s Official Plan. Town staff has no concerns with the proposed site specific increase in density as staff is of the opinion that the proposed 6-unit development has been appropriately designed to comply with the policies and criteria set out in Section D2.5.1.5.3 of the Official Plan.

Additionally, staff has no concerns with the proposed increase in density as the infill development is consistent with the intensification area policies approved through Official Plan Amendment 9. OPA 9 identifies the subject lands as being located within the Georgetown Downtown Area – Intensification Area. Table D5-1 – Minimum Residential Intensification Target within the Built Boundary establishes an intensification target of 340 new residential units in the Georgetown Downtown Area between 2015 and 2031.

Additionally, staff is satisfied that the height, building location, and massing of the proposal comply with the general urban design objectives of the Official Plan (Section F2). The application will also be subject to an urban design peer review as part of the Site Plan application review process to ensure that the architectural design and proposed building materials satisfies the more detailed urban design policies and complements surrounding neighbourhood architectural design.

For the above reasons, Planning staff is satisfied that the proposed Official Plan Amendment will allow for the development of the subject lands in a manner that is consistent with the policies and objectives of the Town’s Official Plan.

1.5 Town of Halton Hills Zoning By-law 2010-0050:

The subject lands are zoned Development (D). The Development (D) Zone only permits buildings and structures that existed on the property on the effective date of the Zoning By-law, meaning that any new development requires the owner to file an application to amend the Zoning By-law. The Applicant proposes to rezone the property from the Development (D) zone to a site specific Downtown Commercial Two (DC2) zone.

The DC2 zone will allow for new residential uses on the site; the site specific provisions would alter the DC2 zone as follows:

Provision	DC2 Zone	Site Specific
Permitted Uses	Residential Uses (only # of units and floor area that legally existed on effective date of By-law)	Townhouse dwelling units only
Maximum Density	N/A	6 townhouse dwelling units
Maximum Lot Coverage	N/A	27%
Minimum Landscaped Open Space	N/A	37%
Minimum Front Yard Setback	6.0 metres	1.87 metres
Minimum Driveway Width	6.0 metres	5.5 metres

The site specific zoning for the subject property ensures that the lands will be developed with a maximum of 6 townhouse dwelling units. The reduced front yard setback will provide for an urban street frontage whereby the building will be located closer to the street similar to the existing townhouses directly east of the site.

The maximum lot coverage provision has been included to ensure the building envelope of the proposed townhouses generally remains the same at the Site Plan stage. The minimum landscaped open space is the result of the parking being located to the rear of the building, which is supported by Town staff.

The reduction in the minimum driveway width is required to ensure the east side yard setback of 1.2 metres is being maintained. It also allows for a concrete sidewalk to be built on the west side of the building and landscaping to be provided between the subject lands and Remembrance Park. Development Engineering has indicated that the 5.5 metre driveway is acceptable based on the minimal traffic being generated through the proposed development of 6 townhouse units.

Staff considers the site specific proposal to change the Development (D) Zone category to a site specific Downtown Commercial Two (DC2) Zone appropriate given the proposal satisfies the Official Plan policies for new infill development within the Georgetown Downtown Area.

2.0 Water Allocation:

The Region of Halton has identified that 5 SDEs of water will be required to be allocated to the site to accommodate the development.

3.0 Town Department and External Agency Comments:

The 6-unit townhouse proposal was circulated to Town departments and external agencies for review and comment, with the most recent full circulation occurring on February 26, 2018. Staff from the various departments and agencies have completed their review of the proposed development and have indicated that they have no concerns or objections with the proposed Official Plan and Zoning By-law Amendments.

For information purposes, staff has provided comments on some of the site specific matters regarding the proposal:

3.1 Urban & Architectural Design:

The overall design is similar to that of the existing townhouse development to the east of the subject lands. Generally, the proposed new scenario addresses a number of the previous concerns outlined by staff and the public, including:

- brings the building closer to the street in a manner similar to the adjacent development;
- pushes vehicular parking and garages to the rear of the site and away from the public view;
- reduces the amount of access points and curb cuts; and,
- provides new residential units and a sufficient density within a designated intensification area.

The proposed design scenario also implements and addresses a number of good urban design principles, including:

- enhances and encloses the character of the street;
- creates opportunity for urban and architectural visual interest;
- provides a continuous street frontage with adjacent buildings;
- integrates a pedestrian-scaled development;
- complements the building massing and architectural design of surrounding development; and,
- promotes ‘eyes on the street’ which increases the element of safety in the public domain.

Additionally, the shared driveway providing access to the rear of the site has been located at the west end of the development, which provides greater separation between the building massing and Remembrance Park.

Staff note that the design of the building has changed slightly from the concept presented at the November 27, 2017 Public Meeting. The third storey has been redesigned to incorporate dormers to complement the design of the existing adjacent townhouse development and to mitigate the appearance of the height. The Applicant has provided preliminary building elevations (see below). Confirmation of the final architectural design of the townhouses will occur at the Site Plan stage, which will be subject to an urban design peer review.



Figure 3 – Front Building Elevations

3.2 Servicing & Stormwater Management:

Following review of a revised Functional Servicing Report (May 8, 2018), Regional staff have confirmed that their previous concerns regarding the location and extension of services, water pressure, watermain and water system analysis, sanitary sewer design and source water protection have been satisfied.

3.3 Traffic & Transportation:

The Applicant submitted an updated Transportation Review Memorandum on February 23, 2018, which satisfied Town Transportation staff comments regarding pedestrian and vehicular circulation, access, sight lines, curbing, walkway width and parking space width.

4.0 Public Comments & Issues:

The development proposal was presented to the Public by way of Report No. PLS-2018-0029 through a Statutory Public Meeting on November 27, 2017. There were approximately four (4) interested persons in attendance at the meeting; however, no members of the public came forward to speak.

Prior to the Public Meeting, Planning staff received three (3) counter inquiries from residents with general questions about the proposed development. Planning staff received a letter of support for the proposed development from the Georgetown BIA.

Planning staff also received one (1) email outlining concerns with the proposed development that relate to the following:

- Increase in density;
- height (3-storey) and privacy concerns;
- overflow of vehicular parking onto the public road;
- vehicular speeding along James Street;
- removal of trees; and,
- increase in noise.

Town staff has provided the following responses with regard to the above outlined concerns:

4.1 Increase in Density:

The Applicant has proposed a modest increase to the density, from the permitted 30 units per net hectare to 40 units per net hectare. The increase in density will allow 2 extra units on the site (from 4 to 6 units). Staff is satisfied that the proposal is consistent with the intensification objectives of the Growth Plan, Regional Official Plan and Town Official Plan. The medium density townhouses are also designed to reflect the built form and character of James Street by providing a continuous street frontage with adjacent buildings.

4.2 Height & Privacy Concerns:

The Applicant is proposing a height of 3-storeys for the townhouse dwellings, which is permitted under the current Official plan designation applicable to the site. Additionally, the townhomes have been redesigned to incorporate the third storey into a mansard roof structure and the use of dormers, which complements the building massing and architectural design of the adjacent existing townhouses.

With regard to privacy, Town staff is satisfied that the proposed townhouses should not affect the privacy of existing residents in the neighbourhood. Balconies will be provided on the 2nd storey facing the rear of the site, which backs onto a Municipal Parking Lot and green space.

4.3 Overflow of Vehicular Parking Onto the Public Road:

The Applicant is proposing a total of 19 parking spaces on the site; each townhouse will have 2 parking spaces (1 on the driveway and 1 in the garage) and 7 visitor parking spaces are provided for the development. As per Zoning By-law 2010-0050, the Applicant is only required to supply a total of 14 parking spaces (12 residential, 2 visitor). As such, Town staff is of the opinion that the proposed number of parking spaces is sufficient for this development.

4.4 Vehicular Speeding Along James Street:

As a local road, the speed limit along James Street is 50 km/h. If any member of the Public has a direct concern with vehicular speeds they are urged to contact the Transportation Department at the Town of Halton Hills.

4.5 Removal of Trees:

A Tree Preservation Plan is required to be submitted with the Site Plan application which will identify which trees are to remain and which trees are to be removed on the site. There is an expectation that some trees, especially where the townhouse building is proposed to be located, will have to be removed. However, through the Site Plan process, the Applicant will be required to submit a Landscape Plan that indicates how they intend to address / compensate for the removal of any trees.

4.6 Increase in Noise:

The Development Engineering Department has requested that a Noise Impact Letter/Report to be submitted with the Site Plan submission to confirm there will be no noise generators on-site.

RELATIONSHIP TO STRATEGIC PLAN:

The proposed development is most closely aligned with Strategic Direction G – Achieve Sustainable Growth, the goal of which is:

To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses.

The Strategic Direction is to be achieved as it relates to this application in part through Strategic Objectives:

- G7.** *To ensure that the character and stability of existing residential neighbourhoods is maintained when accommodating growth.*
- G9.** *To ensure that new population growth takes place by way of identifiable, sustainable, healthy and complete communities and neighbourhoods that reflect excellence in urban design.*
- G10.** *To promote intensification and affordable housing in appropriate locations within the Town.*

FINANCIAL IMPACT:

There is no immediate financial impact to the Town budgets as a result of these applications.

CONSULTATION:

Planning staff have consulted with the appropriate Town Departments and the Region of Halton in the preparation of this Report.

PUBLIC ENGAGEMENT:

The proposed Official Plan and Zoning By-law Amendment applications were presented to the Public through a Statutory Public Meeting on November 27, 2017 (Report No. PLS-2017-0029).

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 recommendation outlined in this report advances the Strategy's implementation.

This report supports the Environmental Health and Social Well-Being pillars of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is Very Good.

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

COMMUNICATIONS:

Public Notice of Council's decision regarding the passage of the Official Plan and Zoning By-law Amendments will be completed in accordance with the requirements of the Planning Act.

CONCLUSION:

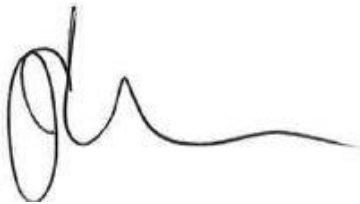
Staff has completed our review of the proposed six unit townhouse development, including the relevant policies, supporting documentation and public comments and are of the opinion that the proposal has merit and should be supported. The proposed Official Plan and Zoning By-law Amendment applications conform to the Growth Plan for the Greater Golden Horseshoe, are consistent with the Provincial Policy Statement and are in conformity with the Town and Regional Official Plans.

For these reasons, Planning staff recommends that Council approve the Official Plan Amendment as generally shown in **SCHEDULE 3** of this Report and also approve the Zoning by-law Amendment generally shown in **SCHEDULE 4** of this Report.

Reviewed and Approved by,



Jeff Markowiak, Manager of Development Review



John Linhardt, Commissioner of Planning and Sustainability



Brent Marshall, CAO