

## REPORT

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

**REPORT FROM:** Tony Boutassis, Senior Planner – Development Review

**DATE:** August 10, 2018

**REPORT NO.:** PLS-2018-0066

**RE:** **Recommendation Report for the Comprehensive Development Plan for the Trafalgar Road Redevelopment Area**

### RECOMMENDATION:

THAT Report No. PLS-2018-0066, dated August 10, 2018, regarding the “Recommendation Report for the Comprehensive Development Plan for the Trafalgar Road Redevelopment Area”, be received;

AND FURTHER THAT the Trafalgar Road Redevelopment Area Comprehensive Development Plan, as shown in SCHEDULE 6, be approved.

### PURPOSE OF THE REPORT:

The purpose of this report is to present to Council for consideration and approval the Trafalgar Road Redevelopment Area Comprehensive Development Plan (CDP) completed by WSP Canada and Trolleybus Urban Development Inc. (Trolleybus) in collaboration with Town and external agency staff.

A CDP must be completed for the Trafalgar Road Redevelopment Area before a landowner may submit an application under the *Planning Act* seeking to redevelop the lands.

### BACKGROUND:

#### Location & Site Characteristics:

The Trafalgar Road Redevelopment Area (TRRA) refers to a collection of 8 properties located on the east side of Trafalgar Road, immediately west of the CN Railway; see **SCHEDULE 1 – LOCATION MAP**. The 8 properties have a combined area of approximately 5.75 hectares (14.21 acres).

Trolleybus has acquired and/or secured the right of first refusal to 5 of the 8 properties, which represents a majority of the land area within the TRRA. The other 3 properties are held in separate private ownership. Specific information for each of the 8 properties located within the TRRA is shown in the table below:

<b>Municipal Address</b>	<b>Area (ha)</b>	<b>Existing Buildings/Structures</b>	<b>Ownership</b>
11605 Trafalgar Rd.	0.35 ha	Single Detached Dwelling	Trolleybus
11603 Trafalgar Rd.	1.61 ha	Industrial Building	Trolleybus
11597 Trafalgar Rd.	0.14 ha	Single Detached Dwelling	Trolleybus
11583 Trafalgar Rd.	0.25 ha	Single Detached Dwelling	Trolleybus
11571 Trafalgar Rd.	0.79 ha	Single Detached Dwelling	Trolleybus
11551 Trafalgar Rd.	0.66 ha	Single Detached Dwelling	Private Ownership
11541 Trafalgar Rd.	0.64 ha	Single Detached Dwelling	Private Ownership
11509 Trafalgar Rd.	1.31 ha	Single Detached Dwelling	Private Ownership

Surrounding land uses to the TRRA include:

To the North:           Georgetown Christian Reformed Church and Halton Hills Christian School

To the East & South:       CN Railway and further east and south Maple Avenue and the Civic Centre Area including the Halton Hills Town Hall

To the West:           The Trafalgar Sports Park, JS & Son Funeral Home and the Robert C. Austin Operations Centre across Trafalgar Road

### **Trolleybus/CDP History:**

In 2016, Trolleybus approached the Town of Halton Hills to discuss the potential redevelopment of the Trafalgar Road Redevelopment Area (TRRA).

Town staff advised Trolleybus that the TRRA is subject to Special Policy Area 5 under the Town's Official Plan, which requires the completion of a Comprehensive Development Plan (CDP), to the satisfaction of Council, before the Town can consider any development applications.

Town staff indicated the general purpose of the CDP would be to:

- outline all development constraints within the area;
- respond to the policy context applicable to Special Policy Area 5 as outlined in the Town's Official Plan;
- prepare development concepts for all lands within the TRRA that demonstrates a comprehensive plan for the entire area that could allow one landowner to proceed with development without precluding the ability for future landowners to redevelop; and,
- prepare detailed Urban Design Guidelines that would be used to provide guidance for any future development applications.

The expectation is for the CDP to be completed by a landowner under the oversight of Town staff.

At the request of Trolleybus, the Trafalgar Road Redevelopment Area CDP process was initiated in 2017 by way Report No. P&I-2017-0051, which outlined a Terms of Reference for the CDP. Trolleybus retained WSP to complete the Comprehensive Development Plan.

Over the course of the last year the CDP underwent numerous iterations and revisions to respond to and address comments from Town and agency staff and the public. The process to prepare the CDP also included a Public Information Centre (PIC) on June 6, 2017, to present the intent of the CDP process to the community and obtain their comments and feedback on the various development concepts proposed as part of the CDP. Trolleybus and WSP have now completed the CDP and are seeking its approval by Council.

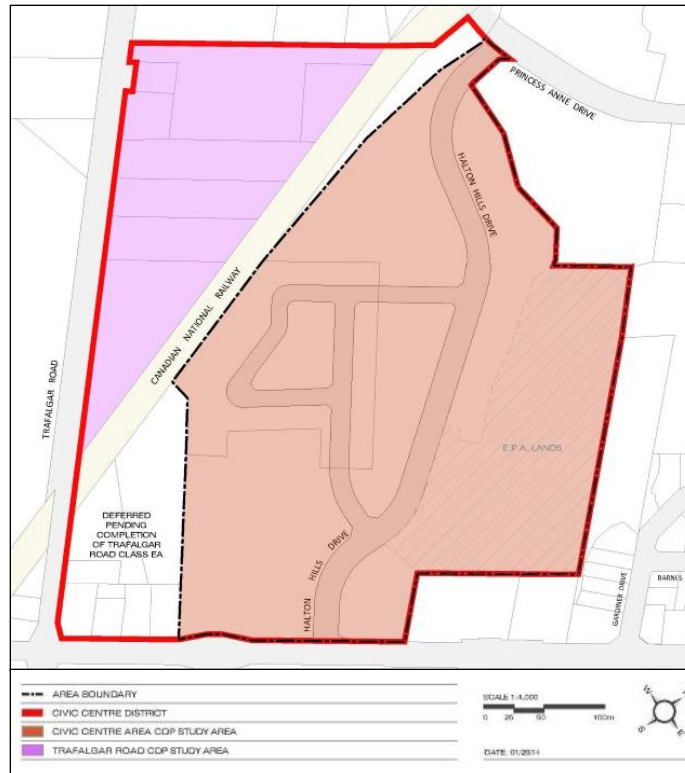
It is important to note that a CDP can be advanced for lands that are not under the complete ownership of a single entity as long as the proponent investigates the development potential of all lands within a specified area, subject to any constraints associated with those lands.

Trolleybus has indicated their desire to submit a Zoning By-law Amendment and Draft Plan of Subdivision applications before the end of 2018 in order to try and obtain the necessary development approvals to redevelop the lands owned by them within the TRRA consistent with the completed CDP.

## **COMMENTS:**

### **1.0 Policy Context:**

Through Official Plan Amendment No. 9 (OPA 9), the subject lands were included within the area referred to as the Civic Centre District. The Civic Centre District is made up of the “Civic Centre Area” and the “Trafalgar Road Redevelopment Area”, as shown on the map below.



Under the Town's Official Plan, the area shaded in purple on the map above is identified as the Trafalgar Road Redevelopment Area and is also subject to Residential Special Policy Area 5. This designation permits medium and high density residential uses on the bulk of the TRRA lands. The subject lands also contain a Greenlands designation associated with a watercourse which may impact the development potential of the southern portion of the TRRA.

Section D1.6.5.2 of the Town's Official Plan identifies that a Zoning By-law Amendment will be required for the Trafalgar Road Redevelopment Area (TRRA) before redevelopment can occur. However, prior to considering any re-zoning application, a Comprehensive Development Plan (CDP) must be completed for the lands, to the satisfaction of Council. The CDP shall include information on the following:

- a) Proposed built form elements including type, height, massing and location of all main buildings and structures;
- b) The proposed location of appropriate access points along Trafalgar Road;
- c) The proposed location of parking areas and driveways;
- d) How the development can be designed in an innovative manner that addresses the site location adjacent to a major arterial road and a railway line;
- e) Proposed streetscape components and the location of proposed landscaping;
- f) Potential pedestrian areas and linkages to the residential areas to the north; and,
- g) Means by which the protection of the Black Creek tributary will be accomplished in accordance with the Watercourse policies of this Plan.

OPA 9 also established an intensification target of 520 new residential units to be developed within the entire Civic Centre District between 2015 and 2031. It should be noted that a CDP for the Civic Centre Area (shaded in orange on the map above) was completed and approved by Council in 2016 (Report PI-2016-0036). That CDP contemplates a total of approximately 350 to 375 residential units for the Civic Centre Area, leaving a balance of approximately 145-170 residential units to be accommodated on the TRRA lands.

Planning staff is satisfied that the proposed CDP includes the required information and will allow for the development of the subject lands to occur in a manner that is consistent with the policies and objectives of the Town's Official Plan.

It should be noted that Zoning By-law 2010-0050 zones the vast majority of the subject lands as Development (D). The Development (D) Zone only permits buildings and structures that existed on the effective date of the by-law. The southern portion of the site is zoned as Environmental Protection One (EP1) Zone, which only permits conservation and agricultural uses. The redevelopment of the subject lands will require the submission of a Zoning By-law Amendment and other development applications after the completion and approval of the TRRA CDP.

## **2.0 Trafalgar Road Redevelopment Area CDP:**

The Trafalgar Road Redevelopment Area CDP prepared by WSP outlines the vision for the subject area and provides a detailed framework to guide the comprehensive development of the lands. The final CDP is attached as **SCHEDULE 6 – TRAFALGAR ROAD REDEVELOPMENT AREA CDP**, and is structured and summarized as follows:

- **Section 1.0 – Introduction:** provides a description of the subject lands, outlines the guiding principles and public consultation that has occurred to date and provides a detailed policy overview of the Regional Official Plan, Town of Halton Hills Official, Zoning By-law 2010-0050 as well as other related studies that have been completed or are currently ongoing in the area.
- **Section 2 – Constraints:** identifies and describes the site constraints that limit the amount of developable land or forms of development that can occur within the TRRA. The effect of the constraints leaves a total developable area of approximately 3.1 hectares. The constraints are described below and illustrated in **SCHEDULE 2 – CONSTRAINTS MAP**.
  - Halton Hills Hydro Easement: located on the northern limit of the property, requiring a 6 metre easement for access and maintenance.
  - CN Railway Buffer: the eastern limit of the property interfaces with the CN railway corridor which requires a 30 metre setback for any residential building.

- Trafalgar Road Widening and Access: The western limit of the subject lands interfaces with Trafalgar Road, which will be widened from two to four lanes. Access to the subject lands will have to be appropriately spaced from the planned signalized intersection at the Trafalgar Sport Park entrance.
- Environmental Features: The subject lands contain two woodlot features and a watercourse feature with an associated floodplain and meander belt. The full extent of the two woodlot features as well as the associated buffer area will be confirmed through an Environmental Impact Statement (EIS) at the development application stage.
- Sanitary Servicing: Two options were explored to connect to the main sanitary sewer in the area – south along the realigned Trafalgar Road or north to Princess Anne Drive. The options are explored in detail in the CDP document.
- Property Acquisition and Phasing: The development of the subject lands is intended to be accomplished through phasing as only the 5 northern properties are under ownership by Trolleybus. The southern 3 properties are currently owned by two private landowners who have no intentions to develop their land at this time.
- **Section 3 – Concept Plans**: provides 3 development concepts that illustrate a variety of built forms and densities for the subject lands. The 3 development concepts can be found in Section 3 of the CDP and are briefly described below:
  - Concept 1: Provides for 139, 3-storey condominium townhouse units divided into 25 blocks. Each block will consist of 4 to 7 units, and overall the concept includes 22 dual front townhouses and 117 townhouses to be accessed by a private road; see **SCHEDULE 3 – CONCEPT 1**.
  - Concept 2: Provides 156, 3-storey townhouses divided into 23 blocks. Each block will consist of 4 to 7 condominium units and the overall concept includes 22 dual front townhouses, 80 townhouses and 54 back-to-back townhouses to be accessed by a private road; see **SCHEDULE 4 – CONCEPT 2**.
  - Concept 3: Provides a total of 230 units consisting of 42 3-storey townhouses, 132 3-storey stacked condominium townhouse units and 56 apartment units to be accessed by a private road; see **SCHEDULE 5 – CONCEPT 3**.

Town staff worked extensively with the proponent on the creation of 3 options; each option shows how the subject lands could be developed with varying built forms and densities. Notwithstanding their variation, components such as the

centralized parkette, location of the access from Trafalgar Road and the active transportation and pedestrian trail connection remain similar in all 3 concepts. Each of the concepts provides densities consistent with OPA 9.

- **Section 4 – Technical Analysis:** provides an overview of the technical aspects that need to be addressed prior to the redevelopment of the site, including water supply, sanitary sewage system, grading, stormwater management, transportation, access, and ecology. The proponent has indicated that detailed evaluation through the preparation of professional technical reports will be submitted in support of any future development applications.
- **Section 5 – Urban Design:** provides comprehensive Urban Design Guidelines that are intended to provide guidance for future development proposals related to the built form, architectural design, streetscape, landscaping, transportation and site circulation, and amenity area elements.
- **Section 6 – Implementation:** outlines the steps for implementing the CDP and Urban Design Guidelines for any future development applications.

Town staff is supportive of the CDP submitted by Trolleybus and recommend that it be approved, as the document:

- effectively outlines the development constraints within the subject lands;
- generally fulfills the density requirements outlined in OPA 9 and in conjunction with the Civic Centre Area CDP;
- conforms to the policies and criteria outlined in the Town's Official Plan;
- allows Trolleybus to advance their redevelopment now without precluding the development of the 3 southern properties from redeveloping in the future; and,
- includes comprehensive Urban Design Guidelines that will sufficiently guide the urban and architectural design of the future community.

### **3.0 Town Department and External Agency Comments:**

The proposed CDP was circulated to Town departments and external agencies for review and comment, with the most recent circulation occurring on May 23, 2018. Staff has completed their review of the CDP and is satisfied with the document. However, the commenting departments and agencies did indicate that detailed technical information relating to landscaping, stormwater management, water and wastewater servicing, transportation and access, ecology and natural heritage, and hydrogeology would still be required at the development application stage.

#### **4.0 Public Comments**

Preliminary development concepts were presented to the community at a Public Information Centre (PIC) held on June 6, 2017. Notice was provided to all landowners within 120 metres of the subject lands and was also advertised in the Independent & Free Press.

The PIC was attended by 7 individuals, which included property owners within the Trafalgar Road Redevelopment Area and representatives from the Georgetown Christian Reformed Church and Halton Hills Christian School. Most of the comments and questions received were positive in nature and generally related to the following:

- connecting a safe, multi-use trail from Princess Anne Drive to the Trafalgar Sports Park entrance;
- preference for diversity in housing forms;
- inclusion of a park space within the development; and,
- avoiding rear yard orientation toward the Georgetown Christian Reformed Church and Halton Hills Christian School located to the north of the subject lands.

Trolleybus worked with Town staff to incorporate all the comments noted at the PIC into the development concepts proposed as part of the CDP.

Additional public consultation will be required as part of any *Planning Act* applications submitted to obtain the necessary approvals to redevelop the TRRA lands.

#### **5.0 Next Steps:**

In order to implement the Trafalgar Road Redevelopment Area CDP a series of planning and development applications will be required, including but not limited to the following:

- Zoning By-law Amendment;
- Draft Plan of Subdivision and/or Condominium;
- Site Plan Approval; and,
- Part Lot Control.

The Town of Halton Hills requires that any applications be accompanied by the necessary submission materials, as determined by the Town through the pre-consultation process, including Urban Design and Architectural Control Guidelines with sufficient detail to confirm compliance with the CDP.

All future development of lands within the designated Trafalgar Road Redevelopment Area must comply with the direction provided in the CDP.



## RELATIONSHIP TO STRATEGIC PLAN:

The Trafalgar Road Redevelopment Area CDP is most closely aligned with the following Strategic Directions and their corresponding Goals and Strategic Objectives outlined in the Town of Halton Hills Strategic Plan 2031:

- **A – Foster a Healthy Community:** *To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.*
- **B – Preserve, Protect and Enhance our Environment:** *To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.*
- **G – Achieve Sustainable Growth:** *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.*

## FINANCIAL IMPACT:

There is no immediate financial impact to the Town budgets as a result of this report.

## CONSULTATION:

Planning staff have consulted with the appropriate Town departments, Halton Region and the Credit Valley Conservation Authority in the preparation of this report.

## PUBLIC ENGAGEMENT:

On June 6, 2017, a Public Information Centre was held to introduce the intent and objectives of the CDP to the community and obtain public input on the preliminary Development Concepts being completed as part of the process.

## 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 Cultural Vibrancy, Environmental Health, Economic Prosperity 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 future Site Plan applications. 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 Trafalgar Road Redevelopment Area CDP will be provided to nearby property owners and interested stakeholders.

**CONCLUSION:**

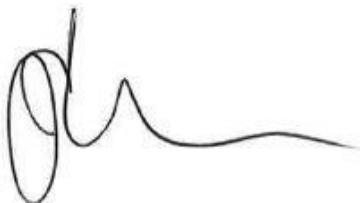
This report is intended to provide a summary of the final Trafalgar Road Redevelopment Area CDP that is being recommended for approval and is provided as **SCHEDULE 6**.

It is the opinion of planning staff that the final CDP document provides the necessary direction to guide the future development of the Trafalgar Road Redevelopment Area in a manner that aligns with the vision and principles of good community planning and the direction outlined in the Town's Official Plan.

Reviewed and Approved by,



**Jeff Markowiak, Manager of Development Review**



**John Linhardt, Commissioner of Planning and Sustainability**



**Jane Diamanti, Acting CAO**