

## REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Keith Hamilton, Planner – Policy

**DATE:** January 8, 2019

**REPORT NO.:** PLS-2019-0004

**RE:** Public Meeting for proposed Official Plan and Zoning By-law Amendments to allow for the development of 16 bungalow townhouses at 284 Queen Street East (Acton)

### RECOMMENDATION:

THAT Report No. PLS-2018-0004, dated January 8, 2019, with respect to the Public Meeting for proposed Official Plan and Zoning By-law Amendments to allow for the development of 16 bungalow townhouses at 284 Queen Street East (Acton), be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

### BACKGROUND:

The purpose of this report is to advise Council and the public about the submitted Official Plan and Zoning By-law Amendment applications seeking to obtain the necessary approvals to construct 16 bungalow townhouses on a private condominium road at 284 Queen Street East in Acton.

### Location and Site Characteristics:

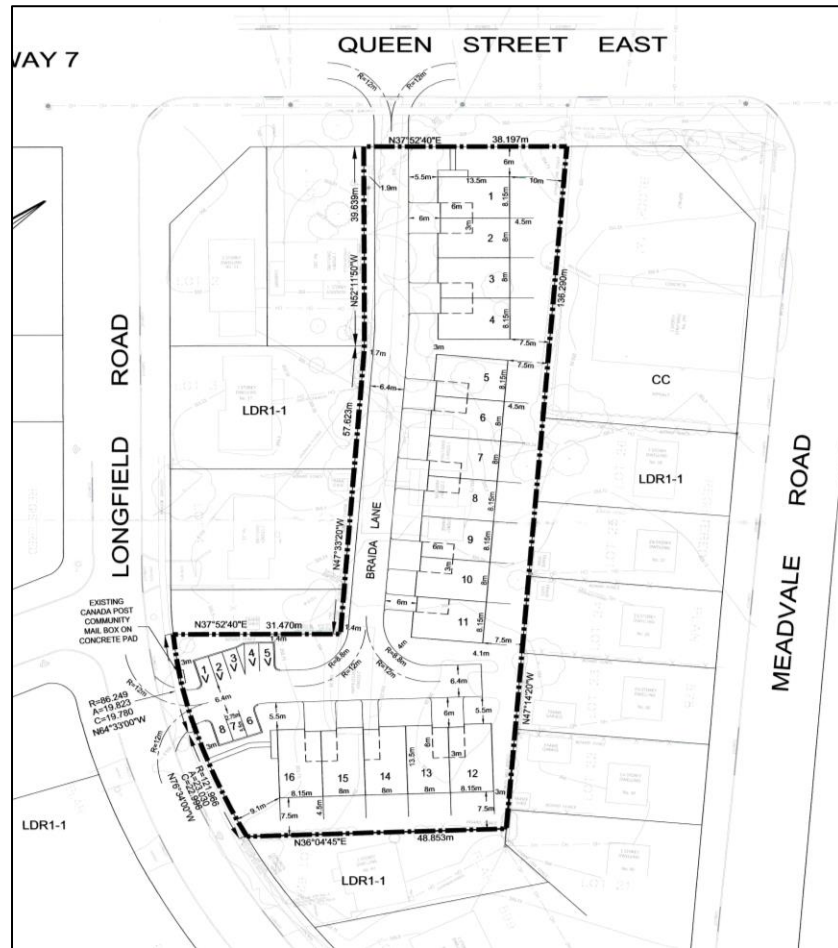
The subject property, municipally known as 284 Queen Street, is located on the south side of Queen Street East, between Longfield Road and Meadvale Road in the urban area of Acton; see SCHEDULE 1 – LOCATION MAP. The 0.57 ha (1.42ac) lot has an irregular “L” shape and fronts both Queen Street East (38.2m) and Longfield Road (42.2m). The subject lands currently contain a 1-storey dwelling and large accessory storage structure, which are proposed to be demolished.

Surrounding land uses to the subject property include:

- To the North: Commercial plaza
- To the East: Low density residential dwellings
- To the South: Low density residential dwellings
- To the West: Low density residential dwellings and commercial buildings

## Development Proposal

On April 30, 2018, the Town deemed complete Official Plan and Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants (the Applicant), on behalf of Charleston Homes, seeking the necessary land use approvals to facilitate the development of 16 townhouse units on a private condominium road; see Figure 1 below.



**Figure 1:** Concept Plan

Further details regarding the proposal are outlined in Table 1, below.

**Table 1:** Development Proposal Details

Design Elements	Application Proposal
Number of Units	16 townhouses
Height (Storeys)	Bungalow (1.5 storeys)
Unit Parking	2 space per unit (1 in garage; 1 in driveway) plus 3 additional surface spaces available for purchase
Visitor Parking	5 spaces
Vehicular Access Points	2 (Queen Street East and Longfield Road)

The Applicant has provided conceptual renderings of the townhouse units for illustrative purposes; see Figure 2 below.



**Figure 2:** Conceptual Rendering

The proposed Official Plan Amendment seeks to change the current designation of the property from Low Density Residential to Medium Density Residential to permit the townhouse dwellings and an increased density; see SCHEDULE 4 – DRAFT OFFICIAL PLAN AMENDMENT. The current Low Density Residential Area designation does not permit townhouse units and restricts the maximum density of development to 15 units per net residential hectare (Section D1.3.1.2); the proposed 16-unit townhouse development requires a density of 27.9 units per net residential hectare. The Medium Density Residential Area designation would permit block townhouse dwellings and a density of 21-50 units per net residential hectare.

The Zoning By-law Amendment proposes to rezone the subject property from Low Density Residential One (LDR1-1) to a site-specific Medium Density Residential Two (MDR2) zone; see SCHEDULE 5 – DRAFT ZONING BYLAW AMENDMENT. To accommodate the proposed townhouse development site specific provisions to the MDR2 zone would be required to address the following:

- Define the units as Private Road Townhouses;
- Establish a minimum rear yard setback of 7.5 m;
- Establish minimum setbacks of 3.0 m between townhouse blocks;
- Restrict the dwelling height to 1.5 storeys or 8.0 m; and
- Require a 6.0 m setback from the unit garages to the private road.

A list of drawings and reports submitted in support of the application is attached as SCHEDULE 6 to this report.

Should the Official Plan and Zoning By-law Amendments be approved, the proposed development will require the submission of additional implementing applications, including Site Plan approval and Draft Plan of Condominium.

## **COMMENTS:**

### **1.0 Planning Context:**

In Ontario, when reviewing applications seeking to amend local Official Plans and/or Zoning By-laws, development proposals are expected to conform with and meet the intent of all applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

#### **1.1 Provincial Policy Statement**

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.

Specifically, Section 1.1.3 of the PPS speaks to density, intensification and redevelopment. This section (1.1.3.1 to 1.1.3.5) promotes intensification and redevelopment where appropriate in settlement areas, and where public health and safety are maintained.

#### **1.2 Growth Plan for the Greater Golden Horseshoe:**

The subject lands are part of a larger designated urban area in Acton. The 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. As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

A major guiding principle of the Growth Plan is to prioritize intensification and higher densities, where appropriate, to make efficient use of land and infrastructure and support transit viability.

### **1.3 Region of Halton Official Plan**

The 2009 Regional Official Plan (ROP) designates the subject lands as Urban Area (Acton). 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. Section 89 of the ROP requires all development within the Urban Area to be on full municipal services.

### **1.4 Town of Halton Hills Official Plan**

The subject lands are designated Low Density Residential Area (LDRA) in the Town's Official Plan. Permitted uses in the LDRA include single detached, semi-detached and duplex dwellings up to a maximum density of 15 units per net residential hectare and a maximum height of three storeys (Section D1.3.1). Townhouses are not permitted under the Low Density Residential Area designation.

Section D1.4.3 outlines that new medium density development, by way of Amendment, shall be considered provided Council is 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 easily be 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.*

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

It should be noted that 284 Queen Street has been identified as a potential infill development site (between the 2016 and 2031 timeframe) through the Town's previous intensification study. Although recognized as having potential for medium density development through that study, the lands were not re-designated as part of Official Plan Amendment 9 (OPA 9) at that time.

The Applicant is proposing to amend the designation of the property from Low Density Residential Area to Medium Density Residential Area.

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

The subject lands are zoned Low Density Residential One (LDR1-1), which permits single and semi-detached dwellings. Notwithstanding that the property has been identified as a potential intensification site through the previous intensification study, it is also located within the Mature Neighbourhood Area under the Town's Zoning By-law (as per By-law 2017-0033). Townhouse dwellings and multi-unit residential buildings are not permitted in this zone.

The Applicant is proposing to re-zone the subject property from LDR1-1 to a site specific Medium Density Residential Two (MDR2) zone.

### **2.0 Issues Summary:**

#### **2.1 Department and Agency Circulation Comments:**

The application was circulated for review and comment to Town Departments and External Agencies on April 20, 2018. First submission comments have been received from all departments and agencies circulated.

None of the departments and agencies have objected to the proposed application; however, some issues have been identified that are to be addressed prior to and as part of staff's final Recommendation Report. These issues include:

#### Development Engineering:

Comments were provided concerning site grading and drainage which will require re-submission. Specifically the comments requested:

- revised drawings to show proper drainage for the private road that will not impact surrounding properties; and
- revised grading plan showing how existing properties around the subject site will drain properly without affecting the proposed development.

### Transportation Planning:

A Traffic Brief will be required as part of the Applicant's second submission to identify any potential traffic issues that could arise from the two proposed entrances.

## **2.2 Public Comments:**

To date, Planning staff has received three (3) counter inquiries and two (2) emails outlining concerns and asking general questions about the proposed development. The Town also held a Public Information Centre (PIC) on June 18, 2018, at the Acton Arena to provide residents an opportunity to review the proposal and ask questions/express concerns about the applications. Comments/concerns identified in correspondence and at the PIC related to the following:

- traffic concerns primarily related to worries that residents in the development would rely on using the Longfield Road entrance, rather than the Queen Street entrance, which would direct more traffic to the surrounding residential neighbourhood. This would increase congestion and noise in the stable residential area.
- insufficient visitor parking will result in more on-street parking on Longfield Road, which will create visibility issues for those pulling out of their driveways;
- concern the height of the proposed bungalow townhomes will be taller than some of the existing adjacent bungalow dwellings;
- concern that privacy fencing will not be high enough and requests that it should be built prior to site development to help mitigate impacts of construction;
- dust created from construction activities spreading onto the surrounding lots; and
- the impact of any new streetlights on surrounding homes.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any further comments received from the public will be reviewed, addressed and included in the final Recommendation Report.

## **RELATIONSHIP TO STRATEGIC PLAN:**

The final Recommendation Report will address the relationship between the proposed development and the Town's Strategic Plan.

## **FINANCIAL IMPACT:**

There is no financial impact associated with this particular report.

## **CONSULTATION:**

### Pre-Consultation:

The proposed Official Plan and Zoning By-law Amendments were considered at the June 29, 2017, Development Review Committee Pre-consultation meeting (D00ENQ17.021). The Applicant was provided with preliminary comments from various Town Departments and the Region of Halton at the meeting.

### Public Information Centre (PIC):

The Town held a Public Information Centre (PIC) on June 18, 2018, at the Acton Arena to introduce the proposal to the community. Notification for the event was circulated to residents within 120 metres of the property and placed in the Acton Tanner on June 7, 2018. Town staff, the Applicant and Charleston Homes attended the event. Approximately 20 residents also attended the meeting.

## **PUBLIC ENGAGEMENT:**

Planning Staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, continue to be at the core of the Public Consultation Strategy throughout the review process for the subject proposal.

## **SUSTAINABILITY IMPLICATIONS:**

The final Recommendation Report will address the relationship between the proposed development and any sustainability implications.

## **COMMUNICATIONS:**

### **Public Notification Key Dates:**

- Immediate: Sign posted along the Queen Street property frontage explaining the purpose of the proposed application.
- May 4 2018: Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
- Jan. 2, 2019: Notice of Public Meeting sign posted along Queen Street.



- Jan. 2, 2019: Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property and to anyone who requested notification.
- Jan. 3, 2019: Notice of a Public Meeting was published in the Independent & Free Press and Acton Tanner.
- Jan. 17, 2019: Courtesy Notice to be published in the Independent & Free Press and the Acton Tanner.

**CONCLUSION:**

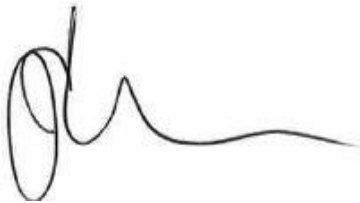
The proposed Official Plan and Zoning By-law Amendments contemplate the development sixteen (16) residential townhouse units on lands located in Acton. Once all relevant information, reports and comments have been reviewed and assessed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the application, will be prepared.

Should Council approve, the Recommendations of this Report can be adopted.

Reviewed and Approved by,



**Jeff Markowiak, Manager of Development Review**



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



**Brent Marshall, CAO**