

REPORT

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

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: January 14, 2019

REPORT NO.: PLS-2019-0009

RE: Conditional water allocation for 193-197 Mountainview Road North and 111 John Street (60 SDE from the Georgetown residential infill pool)

RECOMMENDATION:

THAT Report No. PLS-2019-0009, dated January 14, 2019, regarding the “Conditional water allocation for 193-197 Mountainview Road and 111 John Street (60 SDE from the Georgetown residential infill pool)” be received;

AND FURTHER THAT 60 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown residential infill pool to 193-197 Mountainview Road North and 111 John Street (Site Plan D11SPA18.003) conditional on the issuance of building permits within 18 months of the date of Council approval of this report, failing which, Council, may at its discretion, withdraw the respective water allocation.

BACKGROUND:

In December 2016 Council approved site specific Official Plan and Zoning By-law amendments to permit a 6-storey, 109-suite retirement residence on the property municipally known as 193-197 Mountainview Road North and 111 John Street in Georgetown. The site is currently the subject of Site Plan application D11SPA18.003; see the site plan attached as **SCHEDULE 1**. Conditions of Site Plan approval were issued by the Town on December 20, 2018, and staff anticipates final Site Plan approval being granted in the next two months.

Through the site specific zoning by-law a Holding (H22) Provision was applied to the lands. One of the conditions of the Holding Provision was that sufficient servicing be allocated to the lands to accommodate the development. This report recommends allocation of the necessary 60 SDE in order to satisfy this condition.

COMMENTS:

Town staff is bringing forward a report (Rpt. PLS-2019-0006) to the February 11, 2019, Council meeting recommending the removal of the Holding (H22) Provision in order to allow work on the seniors' residence to commence prior to the summer.

This report recommends that 60 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown residential infill pool to 193-197 Mountainview Road North and 111 John Street, conditional on the issuance of building permits for the seniors residence within 18 months of the date of Council approval of this report. Should building permits not be issued within the 18 month period Council may, at its discretion, withdraw the respective water allocation. The allocation of the 60 SDEs will allow the Region of Halton to clear the servicing condition of the Holding (H22) Provision, which remains the last condition to be resolved.

If Council approves the allocation of 60 SDE to 193-197 Mountainview Road North and 111 John Street the following amounts will be left remaining in the respective Georgetown water allocation pools:

- 135 SDE in the residential infill pool; and
- 12 SDE in the non-residential pool.

RELATIONSHIP TO STRATEGIC PLAN:

This report supports the following strategic directions outlined in Council's 2014-2018 Strategic Action Plan:

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.

Provide Sustainable Infrastructure & Services:

- To maintain and enhance community infrastructure and services that support our quality of life.

FINANCIAL IMPACT:

Water allocation is required to allow projects to advance through the land and building approvals process. Development triggers collection of various monies throughout the approvals process and ultimately results in the expansion of the Town's assessment base.

CONSULTATION:

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

PUBLIC ENGAGEMENT:

No public notification or engagement is required for the allocation of water system capacity.

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.

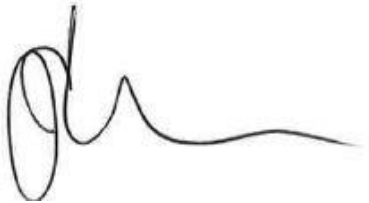
COMMUNICATIONS:

A copy of this report and Council's decision will be forwarded to the Applicant and the Region of Halton.

CONCLUSION:

This report recommends that 60 single detached equivalents (SDE) of water system capacity be allocated from the Georgetown residential infill pool to the 109-suite retirement residence at 167-171 Mountainview Road, conditional on the issuance of building permits for the development within 18 months of the date of Council approval of this report.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'John Linhardt', with a stylized, flowing script.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read 'Brent Marshall', with a stylized, flowing script.

Brent Marshall, CAO