

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: January 14, 2019

REPORT NO.: PLS-2019-0006

RE: Recommendation Report for Removal of the Holding (H22) Provision from 193-197 Mountainview Road North and 111 John Street (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2019-0006, dated January 14, 2019, with respect to a “Recommendation Report for Removal of the Holding (H22) Provision from 193-197 Mountainview Road North and 111 John Street (Georgetown)”, be received;

AND FURTHER THAT the request to remove the Holding (H22) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Part of Lot 19, Concession 10 and Part of Lot 10, Registered Plan 182, Town of Halton Hills, Regional Municipality of Halton, municipally known as 193-197 Mountainview Road North and 111 John Street (Georgetown), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H22) Provision as generally shown in SCHEDULE 3 of this report.

BACKGROUND:

On December 12, 2016, Council approved Official Plan and Zoning By-law Amendments that provided the necessary land use approvals to allow for a 6-storey retirement residence containing a maximum of 115 suites on the property municipally known as 193-197 Mountainview Road North and 111 John Street in Georgetown; see **SCHEDULE 1 – LOCATION MAP**.

On January 23, 2018, Credit River Ridge Developers Ltd. and Stella Holdings Inc. submitted a Site Plan application (File No. D11SPA18.003) to facilitate the construction of a 6-storey retirement residence containing 109 residential suites; see **SCHEDULE 2 – PROPOSED SITE PLAN**. The review of the Site Plan application by Town staff and

external agencies has generally been completed and Conditions of Site Plan Approval were issued by the Town on December 20, 2018.

The subject lands are designated High Density Residential Area – Special Policy Area 14 and Greenlands – Special Policy Area 5. The High Density Residential Area portion of the property permits the proposed 6-storey seniors residence, while the Greenlands designation will remain protected and undeveloped.

The property is zoned High Density Residential (HDR) Zone, Exception 97, and is subject to the Holding (H22) Provision under Town of Halton Hills Zoning By-law 2010-0050, as amended. The HDR (97) zoning on the property permits the proposed 6-storey seniors residence. The Holding (H22) Provision may be lifted upon:

- i. Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development that, among other matters, incorporates:
 - a) Urban Design considerations, including appropriate building elevations, landscaping, fencing, internal road layout, parking and pedestrian connections to the satisfaction of the Town's Administration;
 - b) Appropriate easements and operating agreements for the share access, cross parking and service arrangements between the proposed development located at 193-197 Mountainview/111 John Street and the existing building located at 115 John Street;
 - c) Conformity with the Town's current Green Development Standards;
 - d) Submission of an approved Construction Management Plan; and,
 - e) Provision of securities for completion of off-site works including but not limited to construction, at the applicant's expense, of a continuous sidewalk connecting the Mountainview frontage of the development from a point to be determined by the Town to the existing John Street sidewalk located at the corner of Mountainview Road and John Street.
- ii. Receipt of allocation from the Town of Halton Hills of sufficient servicing allocation and confirmation of this to the Region of Halton.
- iii. Satisfaction by the owner of the Region of Halton's Protocol for Review of Contaminated and Potential Contaminated Sites, including but not limited to the completion of a Phase 2 Environmental Site Assessment and any other assessments recommended therein.

The Owner has applied to the Town of Halton Hills requesting that the Holding (H22) Provision removal process commence for the subject property to allow the Owner to

obtain a Conditional Building Permit to begin construction of the building foundation. The Holding (H22) Provision is required to be lifted prior to the issuance of any type of building permit.

COMMENTS:

The Holding (H22) Provision may be lifted once Council is satisfied the above noted conditions have been met. Town staff is satisfied that the conditions of the Holding (H22) Provision have already been satisfied or will be satisfied through the Site Plan Approval process in the following manner:

Site Plan Approval and Execution of a Site Plan Agreement:

Site Plan Approval with Conditions was issued on December 20, 2018. A Site Plan Agreement is currently being completed by Town staff and will need to be executed by the Applicant before Final Site Plan approval can be granted.

Urban Design:

The urban design considerations have been satisfied through Town staff's review of the Site Plan application.

Reciprocal Easements and Operating Agreement:

Consent applications to grant the required Easements and a Reciprocal Easement and Operating Agreement have been submitted by the Applicant and have been reviewed by Town staff. A revised Reference Plan is required from the Applicant in order for the Consent applications to move forward to approval. The approved Consent applications and the requirement for an executed Reciprocal Easement and Operating Agreement are Conditions of Final Site Plan approval.

Green Development Standards:

Conformity with the Town's current Green Development Standards has been satisfied through Town staff's review of the Site Plan application.

Construction Management Plan:

A Construction Management Plan has been submitted by the Applicant and was reviewed by Town staff. Additional information is required to be included in the report. A final Construction Management Plan, to the satisfaction of Town staff, is required and is a Condition of Final Site Plan approval.

Securities:

Securities for on-site and off-site works will be collected through the execution of the Site Plan Agreement and are listed as Conditions of Final Site Plan approval.

Servicing Allocation:

The proposed seniors' residence requires 60 single detached equivalents (SDEs) of servicing allocation. A Report recommending the allocation of the required 60 SDEs of water (Rpt. PLS-2019-0009) was considered by the Planning, Public Works & Transportation Committee on February 5, 2019, and is being considered by Council on February 11, 2019.

Phase 2 Environmental Site Assessment:

Confirmation has been received from Halton Region that the Applicant has satisfied the Region's Protocol for Review of Contaminated and Potential Contaminated Sites through their completion of a Phase 2 Environmental Site Assessment.

As per the above, Town staff is satisfied that the conditions of the Holding (H22) Provision have either been satisfied or will be satisfied through the finalization of the Site Plan approval process.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H22) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

The removal of the Holding (H22) Provision is an administrative matter and has no financial impact.

CONSULTATION:

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

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of a Holding (H22) 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*.

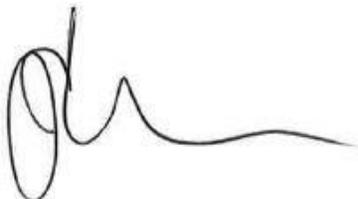
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H22) Provision from the subject lands by enacting the attached By-law, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL ZONING BY-LAW**.

Reviewed and Approved by,



Jeff Markowiak, Manager of Development Review



John Linhardt, Commissioner of Planning and Sustainability



Brent Marshall, Chief Administrative Officer