

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: February 12, 2019

REPORT NO.: PLS-2019-0012

RE: Public Meeting for proposed Zoning By-law Amendment and Draft Plan of Subdivision to allow for the development of 122 to 134 residential townhouse units at 11571-11605 Trafalgar Road (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2019-0012, dated February 12, 2019, with respect to the “Public Meeting for proposed Zoning By-law Amendment and Draft Plan of Subdivision to allow for the development of 122 to 134 residential townhouse units at 11571-11605 Trafalgar Road (Georgetown)”, 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:

1.0 Purpose of the Report:

The purpose of this report is to advise Council and the public about the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by BV Georgetown GP Inc. – Trolleybus (the Applicant) seeking to obtain the necessary approvals to construct 122 to 134 residential townhouse units on a private condominium road at 11571-11605 Trafalgar Road in Georgetown.

The development applications seek to implement the vision for the subject lands established through the Comprehensive Development Plan (CDP) approved by Council in September 2018.

2.0 Location & Site Characteristics:

The subject lands are made up of 5 properties located on the east side of Trafalgar Road, immediately west of the CN Railway; see **SCHEDULE 1 – LOCATION MAP**. The 5 properties have a combined area of approximately 3.16 hectares (7.80 acres) and contain a frontage of approximately 140 metres along Trafalgar Road.

Specific information for each of the 5 properties is shown in the table below:

Municipal Address	Area (ha)	Existing Buildings/Structures
11571 Trafalgar Rd.	0.79 ha	Single Detached Dwelling
11583 Trafalgar Rd.	0.25 ha	Single Detached Dwelling
11597 Trafalgar Rd.	0.14 ha	Single Detached Dwelling
11603 Trafalgar Rd.	1.61 ha	Industrial Building
11605 Trafalgar Rd.	0.35 ha	Single Detached Dwelling

Surrounding lands uses to the subject lands include:

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

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

To the South: Residential properties that are part of the Trafalgar Road Redevelopment Area Phase 2 lands and the CN Railway

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

3.0 Site / Development History:

Under the Town's Official Plan the subject lands are included within the area referred to as the Trafalgar Road Redevelopment Area (TRRA). Section D1.6.5 of the Official Plan required the completion of a Comprehensive Development Plan (CDP) for the TRRA, to the satisfaction of Council, prior to considering any development proposals for the lands. At the request of the Applicant the TRRA CDP process was initiated in 2017 by way Report No. P&I-2017-0051.

Over the course of 2017 and 2018 the Applicant's consultants (WSP Group) prepared the CDP. The process included a Public Information Centre (PIC) held on June 6, 2017, and numerous reviews by Town and external agency staff. The CDP was completed in August 2018 and approved by Town Council on September 10, 2018, through Report No. PLS-2018-0066.

The approved CDP is separated into 2 phases as illustrated in **FIGURE 1 – TRRA PHASING** below:



Figure 1 – TRRA Phasing

The CDP was completed using the following guiding principles, which were formulated through the use of the Town's Official Plan as a frame of reference:

- *Achieve higher densities that have appropriate transition of built form to adjacent uses;*
- *Accommodate planned growth;*
- *Promote and integrate a diverse mix of land uses, users, building types, physical connections, trails and public spaces;*
- *Nurture a high quality neighbourhood character and built form through applying urban design guidelines consistently;*
- *Support eventual integration into a multimodal transportation system (transit, cycling, pedestrian, auto);*
- *Integrate natural systems to connect and expand the existing trail network;*
- *Encourage a healthy active community through pedestrian and cycling connectivity;*
- *Prioritize sustainable and efficient development - energy and infrastructure – to sustainably service new development; and,*
- *Manage and enhance environmental features.*

Urban Design Guidelines were also adopted for the TRRA through the CDP process.

On December 20, 2018, the Applicant submitted Zoning By-law Amendment and Draft Plan of Subdivision applications for the Phase 1 lands only. The Phase 2 lands are held under separate ownership and would be developed at a later date. However, the CDP requires any development proposal for the Phase 1 lands to incorporate future access to the Phase 2 lands.

4.0 Development Proposal:

The Town deemed the Zoning By-law Amendment and Draft Plan of Subdivision applications complete on January 9, 2019.

The Applicant has submitted two (2) development concepts with their applications; one proposing 122 townhouse units and one proposing 134 townhouse units. After the review of the 1st Submission is complete and comments are provided to the Applicant it is expected one of the two concepts will be selected and advanced. Both concepts are based on the guiding principles of the approved CDP document and accompanying Urban Design Guidelines. The development concepts are described below:

Development Concept 1:

Development Concept 1 proposes 122, 3-storey residential townhouse units comprised of dual-frontage and traditional townhouses. The dual frontage units are located along the Trafalgar Road frontage, with garage entrances located on the interior road. The Concept also contains a centralized parkette that is proposed to contain play equipment; see **SCHEDULE 2 – DEVELOPMENT CONCEPT 1**.

The concept proposes one main full-movement access from Trafalgar Road that lines up with the driveway access for JS Jones & Son Funeral Home across the street (11582 Trafalgar Road). The interior road is proposed to be a private condominium road and is designed to provide access to the Phase 2 CDP lands to the south of the site.

A total of 244 parking spaces is proposed for the 122 townhouse units as follows:

- 2 spaces per unit; 1 in the garage and 1 on the driveway; and,
- 40 visitor spaces located throughout the development site.

A north-south pedestrian trail is also proposed for the site, adjacent to the CN Rail corridor, linking the site to Princess Anne Drive and the Phase 2 CDP lands. Once the Phase 2 CDP lands are developed it is expected the trail will provide a connection to the Trafalgar Sports Park entrance.



Figure 2 – Development Concept 1

Development Concept 2:

Development Concept 2 proposes an almost identical layout to Development Concept 1 in terms of block configuration, site access, parkette location, internal road design and trail connection. However, Concept 2 proposes 134, 3-storey residential townhouse units comprised of dual-frontage, traditional townhouses and back-to-back townhouses; see **SCHEDULE 3 – DEVELOPMENT CONCEPT 2**.

The dual frontage units are also proposed to front onto Trafalgar Road; the back-to-back townhouses would be located towards the rear of the site; and, the traditional townhouse units are to make up the remainder of the property. Parking is again being provided at a rate of two spaces per unit, with 44 visitor spaces proposed throughout the site (total of 248 parking spaces).



Figure 3 – Development Concept 2

For both concepts the Zoning By-law Amendment seeks to rezone the lands from Development (D) to a site specific Medium Density Residential Two (MDR2) zone to accommodate the townhouses and varying building typologies. The Applicant has submitted a Draft Zoning By-law that proposes a number of site specific provisions to the MDR2 Zone; see **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**.

The Draft Plan of Subdivision application is administrative in nature and is being submitted to create the necessary development block (Block 1) for the entire Phase 1 lands; see **SCHEDULE 5 – DRAFT PLAN OF SUBDIVISION**.

The subject lands are proposed to be developed on full municipal services through watermain and sanitary sewer connections to Princess Anne Drive. The Applicant has indicated that this method of connection is the most cost-efficient way to service the development. To accommodate a servicing connection a portion of land will have to be acquired from the abutting Halton Hills Christian School property. The two parties have generally agreed on the purchase and sale of the lands, conditional upon the approval of a Severance application.

The Applicant has provided examples of building elevations that could be incorporated within the proposed development; see **SCHEDULE 6 – BUILDING ELEVATION EXAMPLES**. The specific architectural design of the townhouse units would be approved through the required Site Plan process.

A list of drawings and reports submitted in support of the application is attached as **SCHEDULE 7 – SUBMISSION MATERIALS** to this report.

Should the Zoning By-law Amendment and Draft Plan of Subdivision applications be approved the proposed development will require the submission of additional implementing applications, including Site Plan Approval, Draft Plan of Common Element Condominium and Part Lot Control.

COMMENTS:

1.0 Planning Context and Policy Framework:

In Ontario, when reviewing applications for Draft Plans of Subdivision and those seeking to amend local 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 (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.

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 Georgetown. 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.

1.2 Region of Halton Official Plan (ROP):

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

1.3 Town of Halton Hills Official Plan (HHOP):

Under the Town's Official Plan, the subject lands are included within an area referred to as the Civic Centre District, which is made up of the "Civic Centre Area" and the "Trafalgar Road Redevelopment Area"; see **FIGURE 4 – CIVIC CENTRE DISTRICT** below.

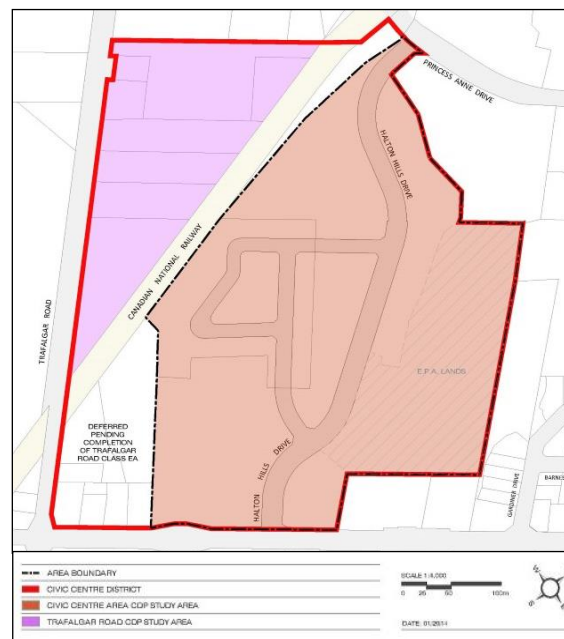


Figure 4 – Civic Centre District

The lands in question form part of the TRRA (area in purple on the map), which are 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 limits (Phase 2) 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 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. As previously mentioned, the CDP was completed and approved by Council on September 10, 2018 (Report PLS-2018-0066).

An intensification target of 520 new residential units has been established for the entire Civic Centre District between 2015 and 2031. It should be noted that a CDP for the Civic Centre Area (area 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 Phases 1 and 2 of the TRRA lands.

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

The entire subject lands are zoned Development (D) Zone. The Development (D) Zone only permits buildings and structures that legally existed on the effective date of the By-law and does not permit the proposed residential townhouse units.

The Applicant is proposing to re-zone the property from Development (D) to a site specific Medium Density Residential Two (MDR2) Zone.

2.0 Issues Summary:

2.1 Department and Agency Circulation Comments:

The applications were circulated for review and comment to Town departments and external agencies on January 10, 2019. At the time of writing this Report the circulation is still under review by the various departments and agencies. However, any comments received between completion of this Report and the Public Meeting will be assessed and included in Town staff's presentation at the Public Meeting.

Thus far, none of the departments and agencies has objected to the proposed applications. If any issues are identified over the course of the review they will be addressed prior to and as part of staff's final Recommendation Report.

2.2 Public Comments:

To date, Planning staff has received only one (1) phone call inquiry asking general questions about the proposed development and expressing interest in potentially purchasing a unit in the future.

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 Zoning By-law Amendment and Draft Plan of Subdivision applications were considered at the June 14, 2018, Development Review Committee Pre-Consultation meeting (D00ENQ18.020). The Applicant was provided with preliminary comments from various Town Departments, the Region of Halton and the Credit Valley Conservation Authority (CVC).

Public Information Centre (PIC):

It should be noted that as part of the CDP process for the subject lands the Town held a Public Information Centre (PIC) on June 6, 2017, at the Devereaux House. Town and Regional staff, Councillors, and the Applicant attended the event. The event was also attended by 4 residents/property owners.

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 Trafalgar Road property frontage explaining the purpose of the proposed application.
- Jan. 10, 2019: Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
- Feb. 5, 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.
- Feb. 7, 2019: Notice of a Public Meeting was published in the Independent & Free Press.
- Feb. 28, 2019: Courtesy Notice to be published in the Independent & Free Press.

CONCLUSION:

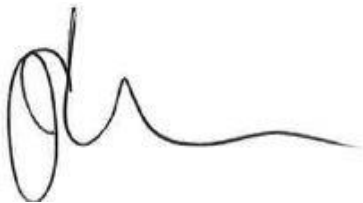
The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications contemplate the development of 122 to 134 residential townhouse units on lands located in Georgetown. Once all relevant information, reports and comments have been reviewed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the proposal, will be prepared.

Should Council concur, the Recommendations of this report can be adopted.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak".

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt".

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall".

Brent Marshall, Chief Administrative Officer