

REPORT

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

REPORT FROM: Jeff Markowiak, Manager of Development Review

DATE: March 18, 2019

REPORT NO.: PLS-2019-0023

RE: Conditional water allocation for 12 Church Street East (8 SDE from the Acton residential pool)

RECOMMENDATION:

THAT Report No. PLS-2019-0023, dated March 18, 2019, regarding the “Conditional water allocation for 12 Church Street East (8 SDE from the Acton infill pool)” be received;

AND FURTHER THAT 8 single detached equivalents (SDE) of water system capacity be allocated from the Acton residential pool to 12 Church Street East (Site Plan D11SPA17.010) 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:

Planning staff are bringing forward a report to the April 9, 2019, Planning, Public Works & Transportation Committee (Report PLS-2019-0020) recommending the approval of a site specific Zoning By-law Amendment to permit the development of 11 townhouse units on the property municipally known as 12 Church Street East. The site is also currently the subject of Site Plan application D11SPA17.010, which has been reviewed concurrently with the Zoning By-law Amendment application; see **SCHEDULE 1 – PROPOSED SITE PLAN**. Should Council chose to approve the Zoning By-law Amendment, staff anticipate that the Town will be able to issue conditional Site Plan approval shortly thereafter.

This report recommends allocation of 8 SDE to 12 Church Street East provided Council supports the approval of the Zoning By-law Amendment required to permit the 11-unit townhouse proposal.

COMMENTS:

As per Region of Halton comments, the townhouse proposal requires 9 single detached equivalents (SDE) of capacity. The property has a credit of 1 SDE from the previous

use; therefore, the Town is required to allocate the remaining 8 SDE. Halton Region staff indicated they would only support approval of the Zoning By-law Amendment upon condition that the 8 SDE were allocated to the property. The Region offered two options to satisfy this condition:

- Bring forward a report to Council to allocate the 8 SDE at the same date that the Recommendation Report for the Zoning By-law Amendment was being considered; or
- Apply a Holding (H) Provision to the site specific Zoning By-law Amendment that contained a condition requiring the allocation of the necessary 8 SDE.

Town staff chose to bring forward a report in conjunction with the Recommendation Report for the Zoning By-law Amendment given:

- No other Holding (H) Provision conditions had been identified through the review of the proposal. Therefore, a Holding (H) Provision would only be applied to the property to address the servicing requirement; and
- The typical process is to bring forward a report allocating the necessary servicing capacity following the issuance of conditional Site Plan approval. Given the advanced state of review of the Site Plan application, Town staff felt comfortable bringing forward a report to allocate the 8 SDE at this time.

If Council approves the Zoning By-law Amendment application and subsequent allocation of 8 SDE to 12 Church Street East the following amounts will be left remaining in the respective Acton water allocation pools:

- 17 SDE in the residential pool; and
- 22 SDE in the flex 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.

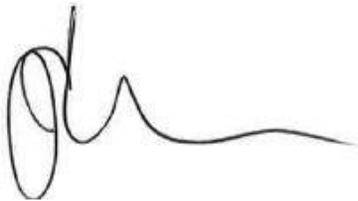
COMMUNICATIONS:

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 8 single detached equivalents (SDE) of water system capacity be allocated from the Acton residential infill to the 11-unit townhouse development at 12 Church Street East provided Council approves the Zoning By-law Amendment required to permit the proposal. The allocation of the 8 SDE is recommended to be 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,



John Linhardt, Commissioner of Planning and Sustainability



Brent Marshall, Chief Administrative Officer