

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: May 10, 2019

REPORT NO.: PLS-2019-0033

RE: Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 11801 Trafalgar Road (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2019-0033, dated May 10, 2019, with respect to the “Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 11801 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 a Zoning By-law Amendment application seeking to obtain the necessary approval to create 5 new residential lots (6 total lots including the retained lot) for single detached dwellings at 11801 Trafalgar Road in Georgetown.

2.0 Location & Site Characteristics:

The subject lands are located on the east side of Trafalgar Road, south of Berton Boulevard; see **SCHEDULE 1 – LOCATION MAP**. The lot is comprised of two properties that are both under the ownership of the Applicant. The combined parcel has an area of approximately 8,400 m² (2.08 acres) and contains frontage on both Trafalgar Road (40 metres) and Newman Place (95 metres).

The property is currently occupied by a two-storey single detached dwelling that is accessed from Trafalgar Road, which is proposed to be maintained.

Surrounding lands uses to the subject lands include:

To the North: Single detached residential dwellings

To the East: Single detached residential dwellings on the east side of Newman Place

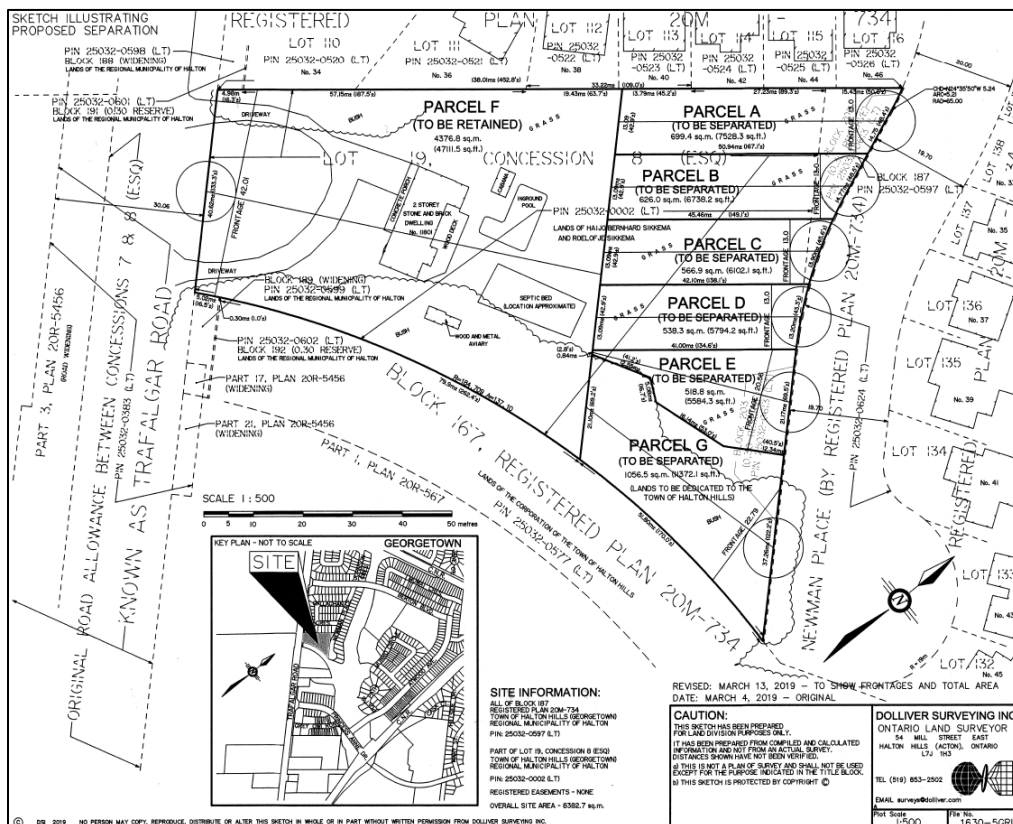
To the South: Wooded area that slopes down and is owned by the Town of Halton Hills

To the West: Agricultural properties with associated farm dwellings and buildings across Trafalgar Road.

3.0 Development Proposal:

On April 18, 2019, the Town deemed complete the Zoning By-law Amendment application (File No. D14ZBA19.005) submitted by BSG Developments Holding Corporation (the Applicant).

The application seeks to obtain the necessary land use approval to allow for the creation of five (5) new residential lots fronting on to Newman Place for the purpose of constructing single detached dwellings. The existing dwelling would be maintained on the retained lot and a portion of the lands at the southern end of the property are intended be dedicated to the Town as they contain part of a woodlot that cannot be developed; see **SCHEDULE 2 –SEPARATION SKETCH**.



The table below outlines the proposed lot sizes of each parcel identified on Schedule 2:

| Parcel | Proposed Land Use | Area | Frontage |
|--------------|-----------------------------------|--|-------------------|
| A | Single Detached Dwelling | 700 m ² (7,535 sq.ft.) | 14.8 m (48.4 ft) |
| B | Single Detached Dwelling | 630 m ² (6,781 sq.ft.) | 14.8 m (48.5 ft) |
| C | Single Detached Dwelling | 570 m ² (6,135 sq.ft.) | 13.9 m (45.6 ft) |
| D | Single Detached Dwelling | 540 m ² (5,813 sq.ft.) | 13.2 m (43.3 ft) |
| E | Single Detached Dwelling | 520 m ² (5,507 sq.ft.) | 21.2 m (69.5 ft) |
| F | Existing Single Detached Dwelling | 4,380 m ² (47,146 sq.ft.) | 40.6 m (133.3 ft) |
| G | Woodlands dedicated to the Town | 1,060 m ² (11,410 sq.ft.) | 37.3 m (122.2 ft) |
| Total | | 8,400 m² (90,417 sq.ft.) | |

Access to each of the 5 new residential lots is proposed by way of private driveways off Newman Place. The retained residential dwelling would continue to be accessed from Trafalgar Road. The residential lots are proposed to be on full municipal services that would connect to the water and wastewater mains located under the Newman Place right-of-way.

The single detached dwellings intended to be constructed on the 5 new lots are proposed to be 1 and 2 storeys in height. The Applicant has provided conceptual building footprints, elevations and renderings to show the potential location of the single detached dwellings and how they could be designed; see **SCHEDULE 3 – CONCEPTUAL BUILDING FOOTPRINTS, ELEVATIONS AND RENDERINGS**. The Applicant has noted that the development would represent a density of 14 units per net residential hectare.

To accommodate the development the Applicant is proposing to rezone the majority of the property from a Development (D) zone to a Low Density Residential One (LDR1-3) zone; see **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**. The LDR1-3 zone applies to the surrounding low density residential properties to the north and east. The proposal complies with all of the current LDR1-3 zone standards, including lot frontage, building height and setbacks.

The portion of the property intended to be conveyed to the Town is proposed to be zoned Environmental Protection Two (EP2) as it contains a wooded area that connects to a larger valley system containing a tributary of the Black Creek.

A list of drawings and reports submitted in support of the application is attached as **SCHEDULE 5 – SUBMISSION MATERIALS** to this report.

Should the Zoning By-law Amendment application be approved the proposed development will require the submission of a Consent (Severance) application to facilitate the creation of the proposed residential lots.

COMMENTS:

1.0 Planning Context and Policy Framework:

In Ontario, when reviewing an application 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.

1.3 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.

1.4 Town of Halton Hills Official Plan (HHOP):

Under the Town's Official Plan, the subject lands are designated Low Density Residential Area, which permits single detached dwellings.

Section D1.3.1.2 of the Official Plan indicates the following with regard the height and density of residential uses within the Low Density Residential Area:

The maximum permitted density shall not exceed 20 units per net residential hectare in the Low Density Residential Area designation as shown on Schedule A3: Georgetown Urban Area.

The maximum building height shall not exceed three storeys in the Low Density Residential Area designation.

Section D1.4.3 indicates the following with regard to infill development in established residential neighbourhoods:

Infill development, in accordance with the applicable land use designation in this Plan, shall be encouraged provided Council is satisfied that:

- a) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;*
- b) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;*
- c) a suitable transition in lot sizes, densities, building forms and heights is provided from adjacent development;*
- d) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;*
- e) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,*
- f) significant views and vistas which help define a residential neighbourhood are preserved.*

With regard to new lots proposed to be created by consent, Section F1.2.1 requires the following to be satisfied for the retained and severed lots:

- a) front on and will be directly accessed by a public road that is maintained on a year-round basis;*
- b) will not cause a traffic hazard;*
- c) has adequate size and frontage for the proposed use in accordance with the implementing Zoning By-law and is compatible with adjacent uses;*
- d) can be serviced with an appropriate water supply and means of sewage disposal;*
- e) will not have a negative impact on the drainage patterns in the area;*
- f) will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan; and,*
- g) will not have a negative impact on natural heritage features and related ecological functions in the area.*

1.5 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 creation of new residential lots.

The Applicant is proposing to re-zone the property from Development (D) to the Low Density Residential One (LDR1-3) Zone and Environmental Protection Two (EP2) with no site specific provisions.

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 23, 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 five (5) inquiries from residents regarding the subject application. Comments/concerns identified by residents can be characterized as follows:

- effect on property values and uniqueness of the neighbourhood;
- stormwater drainage and basement flooding due to sewage backups;
- location of the proposed dwellings; and,
- appropriateness of this site for infill development rather than on the larger parcels of land located on the west side of Trafalgar Road.

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 application was originally considered at the May 21, 2015, Development Review Committee Pre-Consultation meeting (D00ENQ15.024). A revised set of Pre-Consultation notes were provided to the Applicant on March 14, 2019, which outlined the most recent comments and submission requirements from the various Town Departments, the Region of Halton and the Credit Valley Conservation Authority (CVC).

PUBLIC ENGAGEMENT:

Planning Staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, will 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 Newman Place property frontage explaining the purpose of the proposed application.
- April 23, 2019: Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
- April 29, 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.
- May 2, 2019: Notice of Public Meeting was published in the Independent & Free Press.
- May 23, 2019: Courtesy Notice to be published in the Independent & Free Press.

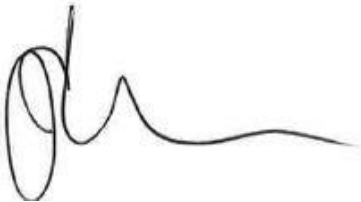
CONCLUSION:

The proposed Zoning By-law Amendment application contemplates the creation of 5 new residential lots (6 total lots including the retained lot) for single detached dwellings 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.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is fluid and cursive, with the first name "Jeff" being more prominent.

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is very stylized, with a large, looped initial "J" and a long, sweeping horizontal stroke at the end.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is cursive, with the first name "Brent" being more prominent and the last name "Marshall" following in a similar style.

Brent Marshall, Chief Administrative Officer