

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: November 18, 2019

REPORT NO.: PLS-2019-0071

RE: Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit the development of 4 townhouse units and a semi-detached dwelling at 37 King Street (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2019-0071, dated November 18, 2019, regarding “Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit the development of 4 townhouse units and a semi-detached dwelling at 37 King Street (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 Official Plan and Zoning By-law Amendment applications submitted by Habitat for Humanity Halton-Mississauga (the Applicant) seeking to obtain the necessary approvals to construct 4 residential townhouse units and a semi-detached dwelling (containing 2 units) on a private condominium laneway at 37 King Street in Georgetown.

2.0 Location & Site Characteristics:

The subject lands are located on the north side of King Street, west of Queen Street and south of the Georgetown GO Station; see **SCHEDULE 1 – LOCATION MAP**. The irregularly shaped lot has an approximate area of 0.14 hectares (0.34 acres) and has roughly 22 metres (72 feet) of frontage along King Street and 51 metres (167 feet) flanking Queen Street. The site slopes down from the Georgetown GO Station to King Street. The subject lands currently contain the former Exchange Hotel building, which is proposed to be demolished.

Surrounding land uses to the subject property include:

To the North: Georgetown GO Station
To the East: Low density single detached dwellings
To the West: Low density single detached dwellings
To the South: Low density single detached dwellings

Although the property is not currently listed on the Town's Heritage Register nor designated under Parts IV or V of the Ontario Heritage Act, the former Exchange Hotel building located on the lands has been identified as a cultural heritage resource by the municipality. Heritage attributes of the Exchange Hotel identified by staff include the:

- historic proximity and relationship to the Georgetown Railway Station and to the intersection of King and Queen Streets;
- rectangular form;
- pitched roof;
- 5-bay frontage;
- original window opening on the front façade of the Hotel;
- original central front entrance door with side-lights and transom;
- original staircase;
- original ceiling boards; and,
- original post and beam framing.

3.0 Site / Development History:

The subject lands were purchased by Habitat for Humanity Halton-Mississauga (the Applicant) in 2013 with the intentions to redevelop the site while ensuring that the existing Exchange Hotel building would be preserved and renovated to produce a building with an exterior look and feel of the original hotel. Since Habitat's purchase of the property the following has taken place:

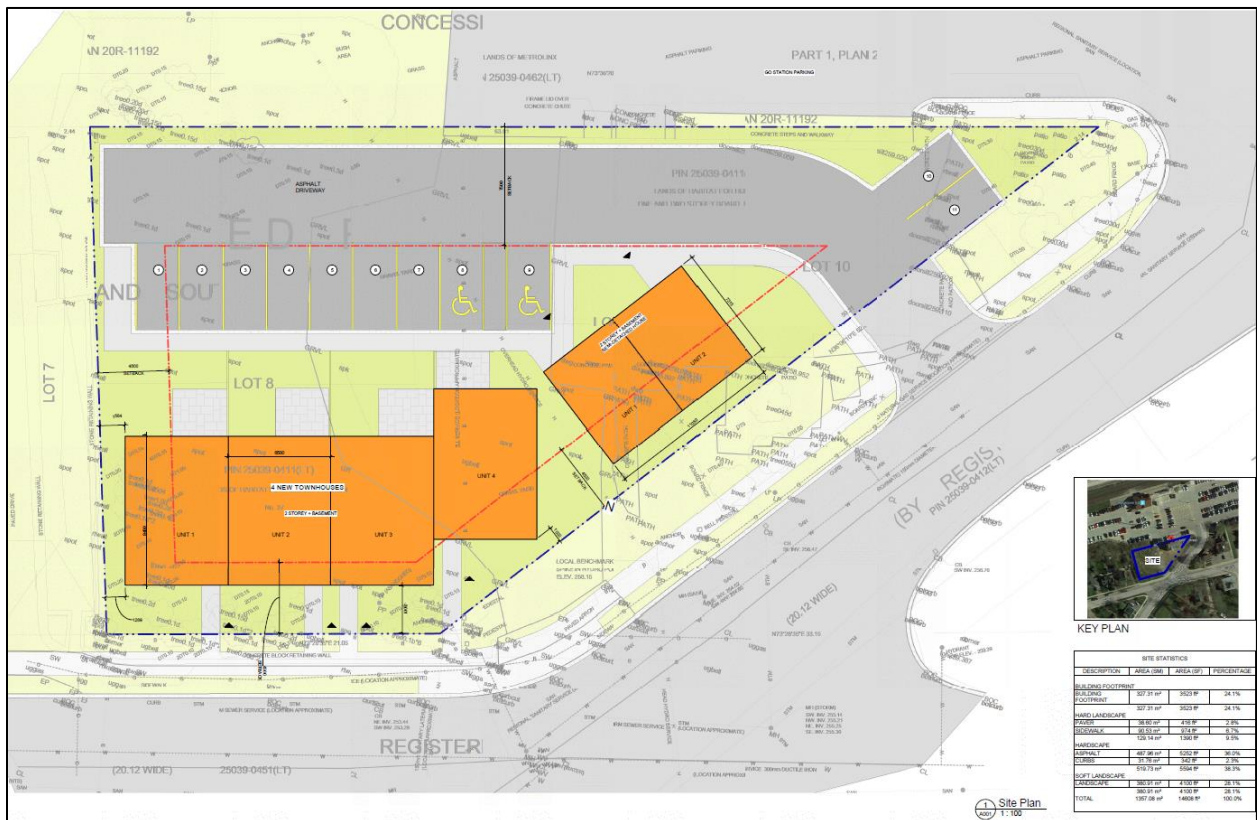
- Between 2013 and 2017, Habitat worked with Town staff to consider various redevelopment options. Habitat's preferred concept was very similar to the one proposed through the subject application;
- In 2017, the non-historic "wings" of the building were removed in order to align the building with its original design. However, concerns regarding the feasibility of moving the building due to deterioration were noted;
- To accommodate Habitat's preferred concept, it was determined that the Exchange Hotel would need to be moved to front onto Queen Street to allow for the construction of the proposed townhouses fronting onto King Street;
- In 2018, a Minor Variance application was submitted to facilitate the relocation of the Exchange Hotel building, which was supported by Town staff; and,
- In late 2018 / early 2019, in preparing to relocate the Exchange Hotel building, there was significant deterioration identified that would make the relocation

unfeasible. This led to an agreement between the Town and Habitat to allow for deconstruction and cataloguing materials that could potentially be used in the building's reconstruction.

The deconstruction of the Exchange Hotel is anticipated to occur before the end of 2019.

4.0 Development Proposal:

On September 6, 2019, the Town deemed complete Official Plan Amendment (File No. D09OPA19.001) and Zoning By-law Amendment (File No. D14ZBA19.007) applications submitted by the Applicant. The applications seek to obtain the necessary land use approvals to permit the development of four (4) townhouse units and a semi-detached dwelling (containing 2 units) to be accessed by a private condominium laneway; see **SCHEDULE 2 – SITE PLAN CONCEPT**.



The four (4) townhouse dwellings are proposed to be constructed within one (1) block, have a height of 3-storeys and front onto King Street. Due to the grading of the site the townhomes have been designed so that the ground floor would be accessed from King Street, while the 2nd storey would be accessed from the rear parking lot. Each townhome is proposed to contain an approximate gross floor area (GFA) of 185 m² (1,991 sq. ft.) and contain 3 bedrooms. Private amenity space will be provided for each unit at the rear of the townhouses.

The proposed semi-detached dwelling will front onto Queen Street and is proposed to be designed to reference the former Exchange Hotel building, which will be demolished. The reconstructed building will have a total approximate GFA of 245 m² (2,637 sq. ft.) with each proposed residential unit having a GFA of 122.5 m² (1,318 sq. ft.). A small amenity space area will be provided for each unit at the rear and the 2 units will share a porch fronting onto Queen Street.

Access to the development is proposed by way of one common private driveway from Queen Street. The access driveway has been located on the north part of the site, which would provide a separation between the building massing and the Georgetown GO Station parking lot. Parking will be provided in the form of a shared parking area at the rear of the site containing a total of 10 parking spaces. None of the dwellings are proposed to contain garages. Snow is intended to be stored at the end of the private driveway.

Additionally, a sidewalk is proposed to be constructed in the Town's right-of-way on the west side of Queen Street from King Street to the Georgetown GO station to allow for pedestrian connectivity to and from the subject property.

The Applicant has provided elevations and a number of renderings of the proposed development for conceptual and illustrative purposes; see **SCHEDULE 3 – CONCEPTUAL ELEVATIONS & RENDERINGS**. Town staff note that that the renderings do not represent the final design of the townhouses and semi-detached dwelling. Confirmation of the final architectural design of the development will occur at the Site Plan stage.

The purpose of the Official Plan Amendment is to allow for the proposed semi-detached and townhouse dwelling uses and an increased density for the site. The Applicant is proposing to re-designate the property from Major Transit Station Area to Medium Density Residential Area. The development proposes a density of approximately 44 units per net residential hectare, which falls within the medium density range (21-50 units per net residential hectare) in the Town's Official Plan; see **SCHEDULE 4 – DRAFT OFFICIAL PLAN AMENDMENT** as submitted by the Applicant.

To accommodate the development the Applicant is also proposing to rezone the property from Low Density Residential One (LDR1-2) to a site specific Medium Density Residential One (MDR1) Zone; see **SCHEDULE 5 – DRAFT ZONING BY-LAW AMENDMENT** as submitted by the Applicant.

Habitat for Humanity has confirmed that, at a minimum, 4 of the units will represent affordable/assisted housing, as defined in Halton Region's Official Plan. The units defined as Assisted Housing will:

- Remain as assisted housing for a period of at least 20 years;
- Have average monthly rental payments that represent 80% or less of the Halton Region Average Market Rent (AMR), relative to the bedroom count; and,

- House clients belonging to third-party non-profit organizations, such as Halton Women's Shelter or Community Living North-Halton, who may be subsidized through government programs (RGTI).

A list of drawings and reports submitted in support of the applications is attached as **SCHEDULE 6 – SUBMISSION MATERIALS**.

Should the Official Plan and Zoning By-law Amendment applications be approved, the proposed development will require the submission of Site Plan and Draft Plan of Condominium applications to facilitate the proposed development.

COMMENTS

1.0 Planning Context and Policy Framework:

In Ontario, when reviewing applications seeking to amend local Official Plans and 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, including affordable housing, 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.

The PPS indicates that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

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, including second units and affordable housing, 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 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):

The subject lands are located within the Georgetown GO Station Secondary Plan Area and designated Major Transit Station Area. The main objective of the Major Transit Station Area designation is to recognize the existing GO Station facility and to encourage modifications to the facility which will allow for increased service while improving its integration with the surrounding residential area. The Major Transit Station Area designation does not permit the proposed medium density residential use.

Schedule H3 of the Georgetown GO Station Secondary Plan, identifies the King Street and Queen Street intersection as a Gateway. Section H3.3.6.b) indicates the following for key gateways within the GO Station Area:

The Town will develop plans for the streetscape in these areas which incorporate upgraded street furniture, appropriate signage, and landscaping as well as special pavement treatments to reflect their role. In addition, consideration should be given to the introduction of non-habitable structures such as a clock tower, decorative poles with banners and/or specialized lighting to serve as a focal point at the gateway at Queen and King Streets which serves as the entrance to the GO Station in the South Precinct, and, as part of the redevelopment of the station in the North Precinct.

In addition, development on lots fronting and flanking these intersections shall be designed so that any buildings reinforce the streetscape edge and have upgraded elevation treatments and gateway features.

The Applicant is proposing to re-designate the property from Major Transit Station Area to Medium Density Residential Area to accommodate the proposed development.

Given the unique designation that applies to the subject lands, the Secondary Plan does not contain any policies that provide direction on how to consider any proposal for a new medium density residential use by way of an amendment to the Secondary Plan for this site. Therefore, staff defer to Section D1.4.4 of the Official Plan for guidance, which states that when considering a proposal for new medium density residential, by way of an amendment, Council shall be satisfied that the proposal:

- a) *is located on and has direct access to a Collector or Arterial Road as shown on Schedule B1 to this Plan;*
- b) *respects the character of the adjacent residential neighbourhoods, in terms of height, massing and setbacks;*

- c) *can be easily integrated with surrounding land uses;*
- d) *will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;*
- e) *can easily be accessed by public transit if available;*
- f) *is located in close proximity to community facilities, such as parks, schools and open spaces;*
- g) *is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;*
- h) *where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of tall buildings on adjacent land uses;*
- i) *has demonstrated that the potential shadow impacts associated with tall buildings will be at an acceptable level on adjacent properties; and,*
- j) *municipal water and wastewater services are adequate and available.*

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

The subject lands are zoned Low Density Residential One (LDR1-2) Zone. The LDR1-2 only permits single detached dwellings.

The Applicant is proposing to re-zone the property from Low Density Residential One (LDR1-2) to a site specific Medium Density Residential One (MDR1) 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 September 9, 2019. As of the date of this report, comments have been received from all departments and agencies circulated except for Metrolinx, Bell Canada and Canada Post.

None of the departments and agencies circulated have objected to the proposed applications; however, some issues have been identified that are to be addressed prior to and as part of staff's final Recommendation Report. These issues include the following:

Heritage:

Given the cultural heritage significance of the former Exchange Hotel building, Town staff are seeking to meet with Habitat and their heritage consultant to discuss the proposed architectural design of the semi-detached dwelling to ensure that it appropriately references the former Exchange Hotel.

Although the submitted Elevations and Renderings of the semi-detached dwelling and townhouses are considered preliminary at the Official Plan and Zoning By-law Amendment stage, Town staff would like some level of comfort with the architectural

design prior to preparing a final Recommendation Report for the Official Plan and Zoning By-law Amendments.

Urban Design and Zoning:

The site specific provisions of the Zoning By-law establish the building envelope, setbacks and height within which the proposed development would be assessed at the Site Plan stage.

An Urban Design Brief, Planning Justification Report, Conceptual Site Plan and Preliminary Elevations and Renderings were submitted by the Applicant for review by Town and external Agency staff. Planning staff have reviewed the materials and provided the Applicant with comments related to the built form, façade enhancements, shadowing impacts, utility metre and waste storage locations, fencing, grading, and architectural detailing and design treatment. While a number of these site and building design elements will be reviewed as part of the Site Plan Approval process, staff want some level of comfort that these comments have been considered and can be addressed prior to advancing a Recommendation Report.

Zoning staff have indicated that they require additional information from the Applicant related to height, building setbacks, porch setbacks and encroachments. This information is required to assist in crafting the final site specific Zoning By-law for the proposed development.

Servicing:

The Region has indicated that the proposed development will require 5 single detached equivalents (SDE's) of water allocation from the Town of Halton Hills.

Traffic and Transportation:

A Traffic Brief was submitted by the Applicant for review by Town staff. Based on the comments received from Transportation Planning, the Traffic Brief requires additional information with regard to on-site parking and vehicular circulation. An additional submission satisfying these technical comments will be required.

Noise and Vibration:

A Noise and Vibration Impact Study was submitted by the Applicant for review by Town, Halton Region, CN Rail and Metrolinx staff. Development Engineering and CN Rail staff have indicated the Study requires revisions and additional information related to rail line classification, use of appropriate guidelines, outdoor living areas, receptors location descriptions, appropriate screening (fencing/berming), construction materials and vibration measurements. An additional submission satisfying these technical comments will be required. Town staff is still awaiting comments from Metrolinx.

Staff will work with the Applicant to assist in satisfying the above noted comments. Any other departmental and agency comments will be included and addressed as part of Staff's final Recommendation Report.

2.2 Public Comments:

To date, Planning staff has received only one (1) phone call inquiry from a member of the public asking general questions about the proposed development. The individual expressed concern about the state of the existing building (Exchange Hotel) on the property and wanted to know the timing for the building demolition.

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 Official Plan and Zoning By-law Amendment applications were considered at the June 14, 2018, Development Review Committee Pre-Consultation meeting (D00ENQ18.019). The Applicant was provided with preliminary comments from various Town Departments, Halton Region, Metrolinx and CN Rail.

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: Signs posted along the King Street and Queen Street property frontage explaining the purpose of the proposed application.
- Sept. 9, 2019: Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
- Nov. 4, 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.

Nov. 14, 2019: Notice of a Public Meeting was published in the Independent & Free Press.

Dec. 5, 2019: Courtesy Notice to be published in the Independent & Free Press.

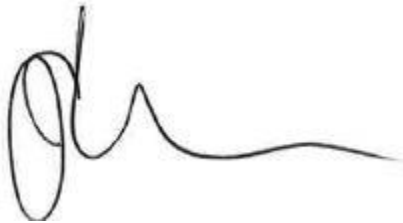
CONCLUSION:

The proposed Official Plan and Zoning By-law Amendment applications contemplate the development of 4 residential townhouse units and a semi-detached dwelling on lands located at 37 King Street 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,



Jeff Markowiak, Manager of Development Review



John Linhardt, Commissioner of Planning and Development



Brent Marshall, Chief Administrative Officer