



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Greg Macdonald, Senior Planner – Development Review

DATE: August 21, 2020

REPORT NO.: PD-2020-0027

RE: Public Meeting for proposed Official Plan and Zoning By-law Amendments to allow for the development of 10 townhouse units at 20 Ransom Street (Acton)

RECOMMENDATION:

THAT Report No. PD-2020-0027, dated August 21, 2020, regarding Public Meeting for proposed Official Plan and Zoning By-law Amendments to allow for the development of 10 townhouse units at 20 Ransom Street (Acton), 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:

The purpose of this report is to advise Council and the public about the submitted Official Plan and Zoning By-law Amendment applications seeking to obtain the necessary approvals to construct 10 two-storey townhouse units on a private road at 20 Ransom Street in Acton.

Location and Site Characteristics:

The subject property, municipally known as 20 Ransom Street, is located in Acton on the south side of Ransom Street just west of Main Street South; see SCHEDULE 1 – LOCATION MAP. The 0.27 ha property is rectangular in shape and has 33.6 m of frontage on Ransom Street. The lands currently contain a single detached dwelling, which is proposed to be demolished.

Surrounding land uses to the subject property include (note for the purposes of the description, Main Street South is east of the property):

- To the North: Single detached dwellings (opposite side of Ransom Street on Adams Court)
- To the East: Single detached dwellings and a place of worship
- To the South: Block townhouses
- To the West: 3-Storey apartment building

Development Proposal

On June 12, 2020, the Town deemed complete Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc. (the Applicant), on behalf of Sovereign Ransom Street Company, seeking the necessary land use approvals to facilitate the development of 10 two-storey townhouse units (six in Block 1 and four in Block 2) on a private road; see SCHEDULE 2 – SITE PLAN.



Figure 1: Concept Plan

Further details regarding the proposal are outlined in Table 1, below.

Table 1: Development Proposal Details

Design Elements	Application Proposal
Number of Units	10 townhouses
Height (Storeys)	2-storeys (approximately 10.5 m to roof peak)
Unit Parking	2 space per unit (1 in garage; 1 in driveway)
Visitor Parking	3 spaces
Vehicular Access Points	1 (from Ransom Street)
Amenity Space	Private rear yard amenity area for each unit with screening

The Applicant has also provided conceptual elevations of the townhouse units for illustrative purposes; see SCHEDULE 3 – CONCEPT ELEVATIONS. Both blocks have the same general architectural details.

The proposed Official Plan Amendment seeks to change the current designation of the property from Low Density Residential Area to Medium Density Residential Area to allow the townhouse dwellings and proposed density; see SCHEDULE 4 – DRAFT OFFICIAL PLAN AMENDMENT. The current Low Density Residential Area designation does not permit townhouse units and restricts the maximum density of development to 15 units per net residential hectare (Section D1.3.1.2); the proposed 10-unit townhouse development would constitute a density of 38 units per net residential hectare. The Medium Density Residential Area designation would permit block townhouse dwellings and a density of 21-50 units per net residential hectare.

The Zoning By-law Amendment proposes to rezone the subject property from Low Density Residential One – Mature Neighbourhood (LDR1-1)(MN) to a site-specific Medium Density Residential Two (MDR2) zone; see SCHEDULE 5 – DRAFT ZONING BYLAW AMENDMENT. To accommodate the proposed townhouse development, site specific provisions to the MDR2 zone would be required to address the following:

- a reduced setback between townhouse Block 1 and the front lot line (adjacent to Ransom St.). The setback is proposed at 2.3 m, whereas 4.5 m is required;
- a reduced setback between townhouse Block 2 and the rear lot line (at the south end of the property). The setback is proposed at 1.5 m, whereas 4.5 m is required; and
- a 6.4 m drive aisle providing access to a parking area instead of 6.7 m;

A list of drawings and reports submitted in support of the application is attached as SCHEDULE 6 to this report.

Should the Official Plan and Zoning By-law Amendments be approved, the proposed development will require the submission of a Site Plan Control Application. A Draft Plan of Condominium Application would also be required to establish a Standard Form Condominium Tenure should the applicant propose condominium tenure.

COMMENTS:

1.0 Planning Context:

In Ontario, when reviewing applications seeking to amend local Official Plans and/or 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

The 2020 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 Acton. 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

The 2009 Regional Official Plan (ROP) designates the subject lands as Urban Area (Acton). 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

The subject lands are designated Low Density Residential Area (LDRA) in the Town's Official Plan. Permitted uses in the LDRA include single detached, semi-detached and duplex dwellings up to a maximum density of 15 units per net residential hectare and a maximum height of three storeys (Section D1.3.1).

Section D1.4.4 outlines that new medium (and high) density development, by way of Amendment, shall be considered provided Council is 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 adjacent residential neighbourhoods, in terms of height, massing and setbacks;*
- c) *can easily be 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.*

The Official Plan also states that all new development requiring Planning Act approval shall conform to the Urban Design policies (Section F2) of the Plan (Section D1.4.1).

Schedule A6-1 of the Town's Official Plan, also identifies the subject lands as being located within the Built Boundary of the Urban Area of Acton. The intensification targets establish a minimum of 460 units within the Built Boundary of Acton between 2015 and 2031 (excluding Downtown Acton and the South Acton Special Study Area which have additional intensification targets).

The subject lands were also identified as a potential infill opportunity site within the Town's recent Residential Intensification Opportunities Study Update. This study was intended to identify possible development sites in Acton and Georgetown that could help achieve anticipated population growth targets established by the Province for the 2041 planning horizon. The results of the Study Update were presented to Council in June 2020 and forwarded to the Region of Halton for use as part of their Regional Official Plan Review and Municipal Comprehensive Review program that are currently underway.

The Applicant is proposing to amend the designation of the property from Low Density Residential Area to Medium Density Residential Area to facilitate the proposed townhouse development.

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

The subject lands are zoned Low Density Residential One – Mature Neighbourhood (LDR1-1)(MN), which permits only single detached dwellings.

In order to permit the townhouse development the Applicant is proposing a Zoning By-law Amendment to rezone the lands to a site-specific Medium Density Residential Two (MDR2) zone.

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 June 15, 2020. First submission comments have been received from all departments and agencies circulated.

None of the departments and agencies have objected to the proposed application; 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:

Planning:

Planning and urban design comments have been provided requesting further information in order to better evaluate the compatibility of the proposed townhouse development with the mature neighbourhood to the north and east (i.e. clarification on the proposed reduced setbacks, landscaping, fencing, overlook, etc.).

Transportation:

The Traffic Impact Study (TIS) is required to be updated to accurately reflect the existing traffic and parking conditions in the area. As part of the update the study will need to look at traffic to a 2025 horizon year and add a section that addresses TAC standards for the setback of the access driveway.

Region of Halton

Servicing allocation must be obtained from the Town of Halton Hills for the equivalent of 7 SDE of allocation.

2.2 Public Comments:

To date, Planning staff has received three (3) emails and one (1) phone call outlining concerns with the proposed development. Comments/concerns identified in the correspondence relate to the following:

- incompatible built form to the existing mature neighbourhood;
- tree loss along the east property line, abutting the single detached homes fronting Main St.;
- construction impacts (noise, dust, etc.);
- increased traffic congestion and parking pressures on adjacent local roads;
- loss of privacy to residents to the east;
- impacts from the storage of garbage (vermin, odours, unsightliness, etc.);
- snow storage melt impacts onto adjacent vegetation;
- lack of greenspace/outdoor amenity for the new residents; and,
- concern as to whether the development could exacerbate water main issues occurring in the neighbourhood.

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 Amendments were considered at the October 3, 2019, Development Review Committee Pre-consultation meeting (D00ENQ19.039). The Applicant was provided with preliminary comments from various Town Departments and the Region of Halton at the meeting. It should be noted at that time the proposal was for 15 stacked townhouse (multiple dwelling) units within two 4-storey blocks. Through the pre-consultation process Town staff questioned whether a 4-storey stacked townhouse development was suitable for the site and compatible with some of the adjacent land uses.

Public Information Centre (PIC):

The Applicant held a Public Information Centre (PIC) on October 30, 2019, at the Dufferin Rural Heritage Centre in Acton to introduce the proposal for 15 stacked townhouses to the community. The meeting was attended by approximately 15 residents. Town staff also attended the meeting. Residents raised a number of

concerns pertaining to compatibility, height, density, parking, and other impacts on the neighbourhood.

The Applicant has since indicated it was the comments from staff at the Pre-Consultation stage and the feedback from residents at the PIC that resulted in the revised development proposal for 10 two-storey townhouse units.

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:

June 15, 2020: Notice of Received Applications mailed out to all property owners and tenants assessed within 120 m of the subject property.

June 30, 2020: Sign posted along the Ransom Street property frontage explaining the purpose of the proposed applications.

Aug. 19, 2020: Notice of Public Meeting was mailed out to all property owners and tenants assessed within 120 m of the subject property and to anyone who requested notification.

Aug. 20, 2020: Notice of a Public Meeting was published in the Independent & Free Press.

Sept. 10, 2020: Courtesy Notice to be published in the Independent & Free Press.

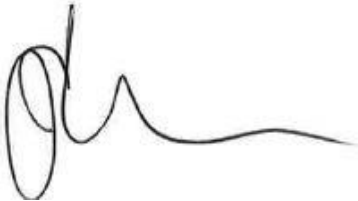
CONCLUSION:

The proposed Official Plan and Zoning By-law Amendments contemplate the development of 10 two-storey townhouses units at 20 Ransom Street in Acton. Once all relevant information, reports and comments have been reviewed and assessed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the application, will be prepared.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'Jeff Markowiak', written in a cursive style.

Jeff Markowiak, Director of Development Review

A handwritten signature in black ink, appearing to read 'John Linhardt', written in a cursive style.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read 'Chris Mills', written in a cursive style.

Chris Mills, Acting Chief Administrative Officer