



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Ruth Conard, Planner – Development Review

DATE: October 30, 2020

REPORT NO.: PD-2020-0056

RE: Public Meeting for a proposed Zoning By-law Amendment to permit and expand an existing legal non-conforming use (Hope Place Centres) at 8173 Trafalgar Road (Premier Gateway Employment Area)

RECOMMENDATION:

THAT Report No. PD-2020-0056, dated October 30, 2020, with respect to a “Public Meeting for a proposed Zoning By-law Amendment to permit and expand an existing legal non-conforming use (Hope Place Centres) at 8173 Trafalgar Road (Premier Gateway Employment Area)”, 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 permit and expand an existing legal non-conforming use (Hope Place Centres) located at 8173 Trafalgar Road (Premier Gateway Employment Area).

2.0 Location & Site Characteristics:

The subject lands, municipally known as 8173 Trafalgar Road, are located on the east side of Trafalgar Road just north of Steeles Avenue; see SCHEDULE 1 – LOCATION MAP. The lot has an area of approximately 2.0 hectares (5.0 acres) with frontage of approximately 68.0 m (223.0 ft) on Trafalgar Road. The property currently contains a one storey rehabilitation facility (Hope Place Centres) that is serviced by a private well and septic system.

Surrounding land uses to the subject site include:

To the North:	Existing agricultural lands and woodlot
To the East:	Existing agricultural lands intended for future employment uses
To the South:	Existing agricultural lands intended for future employment uses
To the West:	Single detached dwelling and existing agricultural lands intended for future employment uses

3.0 Development Proposal:

On September 26, 2020, the Town deemed complete the Zoning By-law Amendment application (File No. D14ZBA20.002) submitted by Clare Riepma (the Applicant) on behalf of Hope Place Centres.

Hope Place Centres is an existing men's rehabilitation facility that operates within a one-storey 486 m² (5,231 sq. ft.) building. Hope Place is proposing to construct a new three-storey 2,600 m² (27,986 sq. ft.) building on the lands to house the men's rehabilitation facility and also to relocate and consolidate two other facilities currently located elsewhere in Halton Region (Hope Place Women's Centre - 9605 Regional Road 25, Halton Hills; and Hope Place Community Centre - Oakville). The existing building would be demolished and the new facility constructed to the west of the current building. The proposal also contemplates the future construction of a one-storey gymnasium approximately 450 m² (4,843 sq. ft.) in size; see SCHEDULE 2 – SITE PLAN.

To permit the existing use and proposed expansion the Applicant is suggesting to rezone the property from Agricultural (A) to a site specific zone with special provisions for height, setbacks, parking and planting strip width; see SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT.

A list of reports and drawings submitted in support of the application is attached as SCHEDULE 4.

Should the Zoning By-law Amendment application be approved the proposed development will require the submission of a Site Plan application to ensure the site is developed in accordance with the standards set out by the municipality and external agencies including Conservation Halton and Halton Region.

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 2020 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate mix and range of employment, institutional and broader mixed uses to meet the long-term needs of residents. Further, the PPS promotes a policy-led system that provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

1.2 Growth Plan for the Greater Golden Horseshoe:

The Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for employment and commercial lands.

As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

1.3 Region of Halton Official Plan (ROP):

The subject lands are designated Urban Area and Regional Natural Heritage System in the 2009 ROP. The subject property is also within the Employment Area overlay of the ROP. Section 77.4(a) of the ROP states that it is the policy of the Region to prohibit residential and other non-employment uses, including major retail uses, in the Employment Areas except to recognize uses permitted by specific policies of a local Official Plan.

1.4 Town of Halton Hills Official Plan:

Under the Town's Official Plan the subject property is designated Employment Phase 1B. As per Section D3.5.4.4.3 of the Official Plan, prior to any development occurring on lands designated Employment Phase 1B a Secondary Plan must be completed to the satisfaction of Council.

On June 11, 2018, Town Council adopted the Premier Gateway Employment Area Phase 1B Secondary Plan (OPA31A) which designates the property as Prestige Industrial Area (front portion of the property along Trafalgar Road) and Natural Heritage System (rear portion of the property).

The Prestige Industrial Area designation permits limited institutional uses as well as uses that legally existed at the date of the adoption of the Secondary Plan including expansions and alterations thereto which conform to the intent of the Secondary Plan. The property in question is also subject to a site-specific policy (H5A.7.1.7) under the Secondary Plan which specifically states:

The property at 8173 Trafalgar Road currently contains a residential treatment facility. The subject lands may be zoned to permit the existing use. Any new development or expansion of the existing facility will require rezoning which will be reviewed by the Town in the context of the Secondary Plan policies.

As such, the Secondary Plan provides a policy basis for the Town to consider:

- a) recognizing the existing use; and
- b) permitting a proposed expansion through the Zoning By-law Amendment process.

However, it should be noted that the Region of Halton has not yet approved the Employment Area Phase 1B Secondary Plan. The Town will not be able to make any decision on the proposed Zoning By-law Amendment until the Region approves the Secondary Plan, any appeals affecting the site are resolved and the plan is in full force and effect.

The Natural Heritage System designation (applicable to the rear of the site) permits existing agricultural operations and forest, wildlife and fisheries management, archaeological activities. The application does not propose to locate any of the structures within lands subject to the Natural Heritage designation.

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

Under Zoning By-law 2010-0050, the property is zoned Agricultural (A). Rehabilitation facilities are not permitted in the Agricultural (A) zone, which makes the existing use legal non-conforming.

As per Policy H5A.7.1.7 in the Premier Gateway Employment Area Phase 1B Secondary Plan, a site-specific Zoning By-law Amendment will be required for the proposed new building and any required provisions for setbacks, height, parking, etc.

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 October 5, 2020. The following comments have been identified which require further discussion:

Zoning:

Zoning staff have advised that the proposed draft Zoning By-law Amendment is currently insufficient to capture the intended permissions being requested for the site. As such, prior to any approvals, the draft Zoning By-law will need to be revised to address the exact nature of the use, parking requirements and other technical issues.

Transportation and Engineering:

Transportation staff has provided comments pertaining to site access vis-a-vis Trafalgar Road and the new east-west collector road identified in the Phase 1B Secondary Plan that extends between the Eighth Line and Trafalgar Road.

In this regard, the Applicant is proposing that access to the new facility continue to be provided off Trafalgar Road. However, as noted above, a new east-west collector road that would cross a portion of the subject site and intersect with Trafalgar Road is intended to be constructed. It is staff's expectation that the long-term access for this site would be off the new collector road. The Applicant is currently engaged with abutting landowners (Prologis and Bental GreenOak) about constructing the road. However, the existing septic system for Hope Place is currently situated in the intended location where the new collector road would cross the site. Therefore, coordination with the three landowners is required to address these matters. Staff will continue to work with the Applicant to try and resolve the access and servicing constraints facing the site.

2.2 Public Comments:

To date, Planning staff has not received any correspondence or inquiries from the public related to the application.

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 June 27, 2019, Development Review Committee Pre-Consultation meeting (D00ENQ19.030). The Applicant was provided with Pre-Consultation notes that outlined comments from the various departments and agencies together with their submission requirements.

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:

October 5, 2020:	Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
October 15, 2020:	Notice of Public Meeting was published in the Independent & Free Press.
October 20, 2020:	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.
November 5, 2020:	Courtesy Notice to be published in the Independent & Free Press.

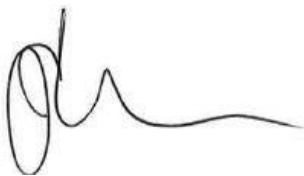
CONCLUSION:

The proposed Zoning By-law Amendment seeks to permit and expand an existing legal non-conforming use (Hope Place Centres) located at 8173 Trafalgar Road. 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, Director of Development Review



John Linhardt, Commissioner of Planning and Development



Chris Mills, Acting Chief Administrative Officer