

COMMUNICATION 130179

Received from Joanna Bowes, Manager of Development Services
Addressed to Committee of the Whole
Date October 8, 2019
Topic DP3-08-2019, Revera Long Term Care Facility

SUMMARY

An application has been submitted for a Class 3 Development Permit for the property legally described as Part of Lot 16, Concession 11, Parts 1 and 2 on Plan 27R-11259, in the Geographic Township of Beckwith, now in the Town of Carleton Place and locally known as 29 Costello Drive. The property is designated as Employment Lands in the Town of Carleton Place Official Plan and Employment Lands - Health Campus in the Development Permit By-law. The applicant is proposing to construct a two storey, 128 bed, long-term care residence comprised of 76 private rooms and 26 basic rooms (2 beds). The proposal is to have surface level parking.

Site access is provided from Costello Drive, while fire access will be from Lake Avenue. The development includes amenity areas, services for the residents (beauty salon/barber, health club and clinic, dining rooms, administrative offices and other similar uses.

The V shaped building allows for a secure courtyard and for more windows throughout the building providing views and sunlight for the residents.

The applicant is requesting relief from the following Development Permit

Provisions:

1. A variation to the 30m setback from the municipal drainage easement to 3.0m in concert with Low Impact Development (LID) measures;
2. A variation for parking location due to the property being a through lot.

COMMENT

Higher level documents, such as the Provincial Policy Statement, the County Official Plan and the Town of Carleton Place Official Plan include policies and directions to consider while evaluating any development proposal. The development generally meets the requirements of these documents.

Provincial Policy Statement:

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

This project meets the requirements of Section 1.1. This project is appropriate for, and efficiently uses, existing infrastructure and prevents the need for expansion of the Town's boundaries. It further, provides housing for older persons, employment for the Town, and provides institutional uses in the form of a long-term care home.

1.3 Employment

This project meets Section 1.3 Employment lands by providing a range of employment and institutional uses to meet long-term needs.

1.4 Housing

This project meets the requirements of Section 1.4 of the PPS by providing an appropriate range of housing types and densities for current and future residents by permitting and facilitating forms of housing required to meet social, health and well being requirements, including special needs requirements.

This project is in compliance with the Provincial Policy Statement.

Lanark County Sustainable Communities Official Plan:

2.3 Settlement Area Policies

Section 2.3.1 General Policies

“Lanark County is home to many thriving Towns, Villages and Hamlets which provide a plan to live, work and play. The following shall apply:

- 5) Efficient development patterns will be encouraged in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities....”

This project meets these requirements.

8.2.9 Affordable Housing

This proposed project allows Council to provide affordable housing by enabling a full range of housing types to meet the requirements of current and future residents of the County by monitoring the need for social assisted housing for households and seniors.

The County of Lanark’s Objectives respecting development in Settlement Areas are as follows:

- 1) “To ensure the provision of an adequate supply of residential land;
- 2) To provide a range and mix of low, medium and high-density housing types in accordance with servicing capacity;
- 3) To provide for neighbourhood facilities and amenities which are appropriate to a residential living environment;
- 4) To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas;
- 5) To provide for mixed use communities with appropriate commercial, institutional and employment uses.”

This project meets the requirement for servicing capacity and provides institutional and employment uses.

This project complies with the Lanark County Sustainable Official Plan.

Town of Carleton Place Official Plan

Section 1.3 Guiding Principles

This section of the Town's Official Plan lists principles to guide development. One of this is that the Town is directed to maintain and increase the employment base through supporting commercial, institutional and industrial opportunities.

The guiding principles also note that the Town is to ensure that effective infrastructure services will be provided in a cost-efficient manner. This project meets the guiding principles.

Section 2.3 General Design Policies

The General Design Policies outlined in Section 2.3 state:

1. "Proposed developments shall enhance the image of the Town of Carleton Place by complementing and contributing to:
 - The character of the area;
 - Local landmarks;
 - The consistency and continuity of the area within its surroundings;
 - The edges of the area;
 - Linkages within, too and from the area"

The proposed structure maintains some consistency with the building surrounding it. The original elevation plan submitted had the building entirely clad with vinyl siding. Staff and developer had discussed the need for some brick or stone where the building was visible from the roadway. The developer noted that the property is visible from multiple vantage points and from this perspective adding brick or stone to the majority of this large building would considerably increase the cost on a budget which is limited by the Province of Ontario. They asked to maintain solely vinyl siding. A visit to the site and the area by staff in the Planning Department was performed where either brick or stonework was noted on every building within the area. The developer agreed to add brick around the main entrance as well as on the sign for the building. They further noted that considerable landscaping would break up the appearance of the building. With the added brick in the locations noted, this building will now provide some consistency and continuity with the area and surroundings.

10. "The Town shall promote and encourage building facades to be visually interesting through extensive use of street level entrances and windows. Functions that do not directly serve the public such as loading bays and blank walls, should not be located directly facing the street."

This building has an interesting building façade broken up with windows both at street level and on the second storey. The main entrance is to be bricked. No portion of the building has blank walls. Loading spaces and garbage areas are hidden from roadways.

3.4 Employment District

The Employment District is broken up into three (3) separate districts: one being the Health Campus which is intended to provide opportunities for health care related or health care compatible employment. Institutional uses are listed as one of the permitted uses in the Official Plan.

This project meets the above.

4.1 Green Infrastructure

4.1.2 Objectives

One of the objectives listed in the green infrastructure section is to protect the natural heritage features from negative impacts of development through the use of appropriate management and mitigative techniques.

Although the development is adjacent to the man-made drainage ditch, Low Impact Design techniques are being suggested for implementation to mitigate any development impacts.

4.1.5 Fish Habitat

(3) "Although stormwater management and drainage measures are often located some distance from a water course these measures can impact the water quality and quantity of the watercourse and affect fish habitat. When evaluating stormwater management and drainage activities, consideration shall be given to impacts upon fish habitat."

The developer has noted that Low Impact Design will be used. Further, the Mississippi Valley Conservation Authority was circulated and has not made comment with respect to this issue.

The stormwater management and drainage plans have been reviewed by the Town's Engineering Department.

4.1.6 Street Trees

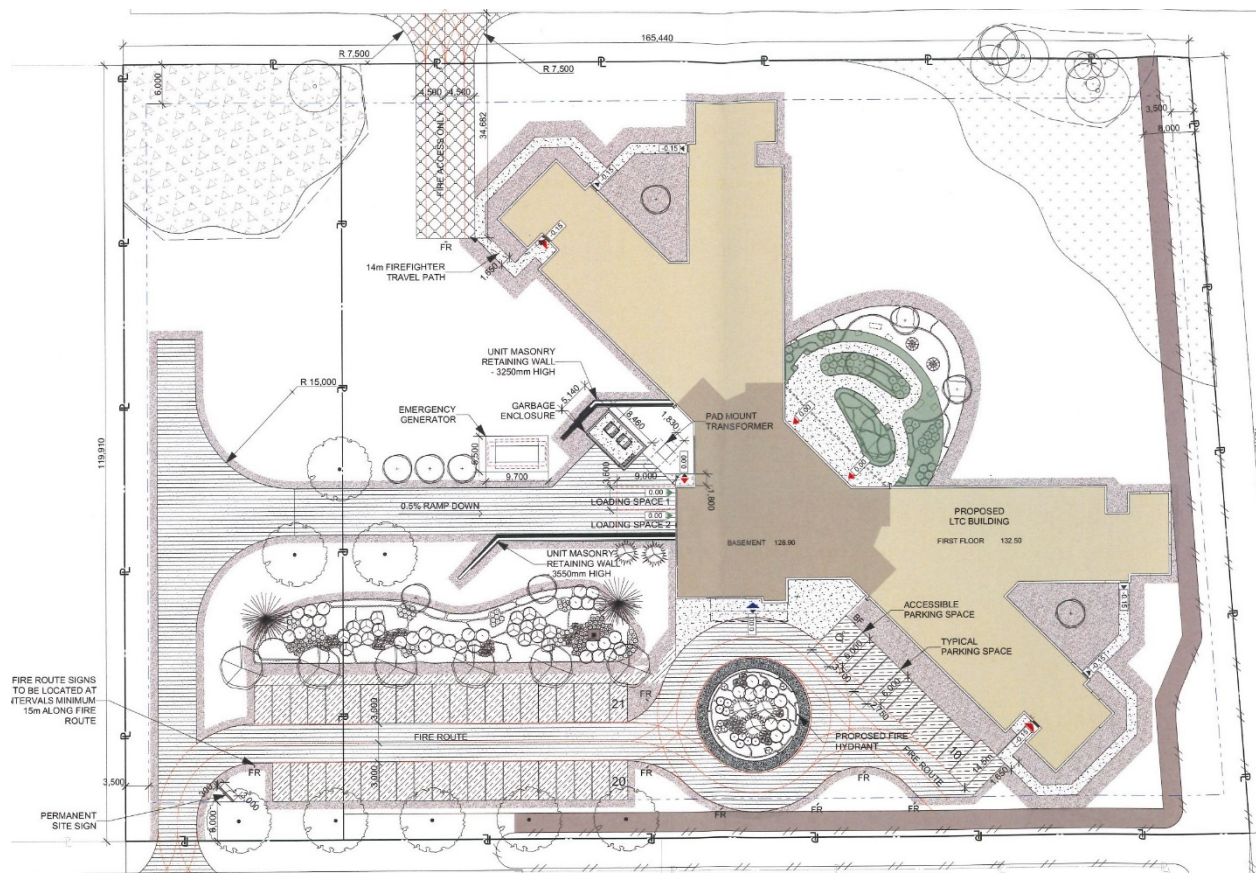
This section of the Official Plan is looking to both preserve trees where possible and to plant a sufficient number of trees in order to maintain a high standard of amenity space and appearance. The landscape plan presented shows a variety of trees throughout the property and has been reviewed by the Urban Forest Committee.

Town of Carleton Place Development Permit By-law:

5.1 Health Campus

The intent of this designation is to provide uses that will serve and complement health related land uses. 5.1.1 specifically lists Long Term Care Facility as a permitted use.

Below is the site plan for the proposed project:



Below is a chart outlining the Development Standards of the Health Campus designation.

Site Provisions	Requirements	Provided
Lot Area	Nil	✓
Lot Coverage (maximum)	70%	✓
Lot Frontage	Nil	✓
Front Yard (minimum)	6.0 m	✓ for both Costello Dr and Lake Ave
Exterior Side Yard (minimum)	6.0 m	none
Interior Side Yard (minimum)	3.5 m	✓
Rear Yard Depth (minimum)	8 m	none
Usable Landscaped Open Space (minimum)	10% of the lot area	✓
Building Height (maximum)	24m (78 ft)	✓
Parking	0.25 spaces/dwelling unit or rooming unit plus 1 per 100 square metres of gross floor area used for medical, health or personal services	✓
Setback from natural watercourse	30m	3m
Parking location (section 14.2)	Parking to be located at rear or side of building	No rear yard exists.

This proposal generally meets the requirements found under the Development Permit By-law. The two (2) areas that require a variation are the setback from a natural water course and the location of parking.

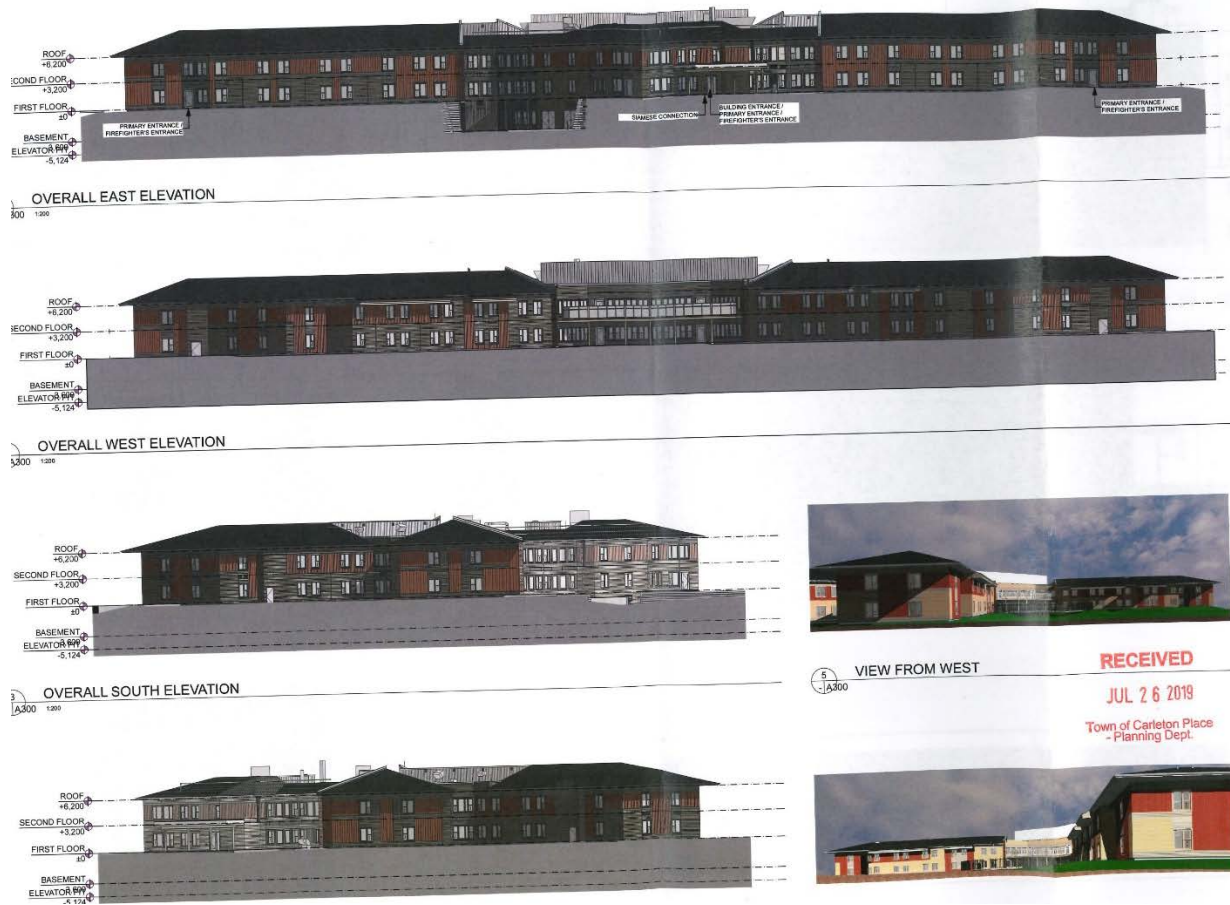
Section 3.39 of the Development By-law entitled “Setbacks from a Natural Watercourse” require a setback of 30 m be provided between all development and a natural watercourse. In this case, the watercourse in question is a man-made municipal drainage ditch, which, nonetheless, drains into a natural watercourse. Correspondence from the Mississippi Valley Conservation Authority notes that the watercourse is not of sufficient significance to warrant a setback. A tributary to the Mississippi River was noted to the south east of the subject lands and as such Low Impact Design measures in the form of an enhanced bioswale is proposed to the north of the parking lot. No further comments have been received from the Mississippi Valley Conservation Authority.

With respect to the required parking not being permitted in the front yard as per Section 14.2, it should be noted that in this case the lot is deemed to be a through lot (two front yards). Frontage in this case is along both Lake Avenue and Costello Drive. Section

14.2 states “Where property fabric will not lend itself to the provision of parking except at the front of the building, parking will be buffered and screened by landscaped materials providing an element of all-season screening.” The property meets these criteria. The parking along Costello Drive is mitigated through a 6m wide landscaped buffer.

Section 13 and 14 of the Development By-law review the built form inventory and the built form design criteria for the Town. The look and feel of the project should complement the area in which it is built. As examined above, it should also meet the requirements of Section 2 of the Town of Carleton Place Official Plan.

The project will appear as below:



As part of the completed application, studies included were: a planning rationale report, tree preservation plan, site servicing and stormwater management plan, and a scoped Environmental Impact Statement with Species at Risk Assessment. Drawings include elevation drawings, coloured perspective drawings, landscape plan, site plan, servicing plan, grading plan and erosion and sediment control plan.

These studies have been reviewed and deemed acceptable with minor standard conditions by Bell Canada and Enbridge Gas.

The Urban Forest Committee requested more specific details related to the location of two (2) honey locust trees and to indicate details related to planting. A condition to be included in the agreement will be that fencing will be placed around trees to remain and that guidelines with respect to working around trees will be followed.

The Building Department has stated that the project must be in conformity with the Ontario Building Code prior to issuance of a permit.

The Engineering Department has approved all engineering plans and reports.

The Fire Department has indicated that they are satisfied with the project as currently outlined.

The Urban Forest Committee has noted that the tree preservation plan was very well done. They note that they would like to see the Bur Oak be retained if possible. This is supported by the Environmental Impact Statement. All steps should be taken to protect trees prior to construction taking place, as outlined in the report. The Committee also notes that they would like to see more native species trees planted as there is sufficient area. They further note that the naturalizing of areas should be looked at by a professional forester. The Committee has offered their help to the developer to work through this process.

A member of the public has noted issues related to stormwater management and water quality. These items will be examined through the Engineering Department and conditions will be put into place where appropriate.

No comments from Council were received.

All comments and concerns relating to this project received by August 21st for the first circulation and October 4, 2019 for the second circulation. The Developer's responses to those who commented by the deadline were provided by the Town.

Other comments received in this case were similar concerns to others who provided comments before the deadline.

As with any Development Permit application, Committee has the option of the following decisions:

- (a) refuse the application;
- (b) approve the application and issue a development permit with no conditions attached;
- (c) approve the application and require that conditions be met before issuing a development permit;
- (d) approve the application and issue a development permit with conditions attached; or
- (e) approve the application, require that conditions be met before issuing a development permit and, when the conditions have been met, issue a development permit with conditions attached.

STAFF RECOMMENDATION

THAT Committee hereby approves application DP3-08-2019 and authorizes staff to issue a development permit upon receipt of all required information, fees and securities. The development permit will include standard clauses to address servicing, grading, landscaping and utilities requirements as well as the following site-specific conditions:

1. Conditions relating to the removal of snow and garbage will form part of the site-specific conditions in the Development Permit Agreement.