

COMMUNICATION 130190

Received from Joanna Bowes, Manager of Development Services
Addressed to Committee of the Whole
Date October 22, 2019
Topic DP3-09-2019, Town of Carleton Place
3 Francis Street – Carleton Place Childcare Facility Addition

SUMMARY

An application has been submitted for a Class 3 Development Permit for the property locally known as 3 Francis Street (legally described as Beckwith Concession 12, Part Lot 16 RP27R-3817, Part of Part 1 RP 27R-5095 Parts 15 to 19). The property is designated as *Residential District* in the Official Plan and *Institutional* in the Development Permit By-law.

The property is owned by the Upper Canada District School Board (UCDSB) and the Town has a 99-year lease with the school board for the lands upon which the Childcare Centre is located. A provincial grant was awarded to the Town of Carleton Place to complete the works associated with the expansion.

The application proposes a 2-storey addition to the Childcare Facility which will result in an increase of 88 new registrations and 15 new staff members (elevations appended). The site currently holds 61 parking spaces each at 2.75m x6m as required under Development Permit By-law 15-2015. The current daycare plus the proposed addition requires a total of 100 parking spaces. The Town is only able to provide 17 parking spaces on site on the space it leases from the school board. Therefore, the proposal is short a total of 22 parking spaces. The application is requesting relief from the Development Permit By-law's minimum required parking provision for the addition from 39 spaces to 22 spaces and for a reduction in the minimum length of a parking space for the additional parking spaces (from 6 m to 5.2 m).

Typically, an addition to an existing permitted use would not be subject to a Class 3 Development Permit application, however the Town has elected to open the proposed addition and minor site plan amendment to public consultation for full transparency.



COMMENT

The review of this application is subject to the policy framework set out by the Provincial Policy Statement 2014, Lanark County Sustainable Communities Official Plan, and the Town of Carleton Place Official Plan.

The Carleton Place Development Permit By-Law regulates the development standards and site-specific provisions within the Town. The proposed development will require two (2) variations to the Development Permit By-Law:

- To reduce the minimum required parking from 33 spaces to permit 17 spaces (Section 3.31.2); and
- To reduce the minimum length of a parking space (for the 17 new spaces) from 6 metres to permit a length of 5.2 metres (Section 3.31).

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein. The statement believes that long term prosperity for the Province depends on upon a “strong, sustainable and resilient community, a clean and healthy environment, and a strong and competitive economy”. The policy statement directs development to settlement areas and protects the resources throughout the province.

Section 1.0 of the PPS, Building Strong Healthy Communities, stresses the utilization of existing infrastructure and the promotion of efficient development patterns that support sustainable, livable, healthy and resilient communities while facilitating economic growth.

Section 2.0 of the PPS speaks to the protection and management of resources.

Section 3.0 of the PPS outlines policies to direct development away from areas of potential hazards.

This proposed application is consistent with the Provincial Policy Statement.

County of Lanark Sustainable Communities Official Plan

The County Official Plan delineates the Town of Carleton Place as a Settlement Area. Section 2.3, Settlement Area Policies, encourages efficient development patterns in Settlement Areas to optimize the use of land, resources, infrastructure and public service facilities. Further, the plan states that local land use policies shall be further elaborated in local Official Plans (Town of Carleton Place Official Plan).

Local land use policies shall provide for mixed use development including residential, commercial, employment lands, parks and open space and institutional uses in areas designated as a settlement area in local Official Plans.

This proposal conforms to the Lanark County Sustainable Community Official Plan.

Town of Carleton Place Official Plan

Section 3.5 of the Town of Carleton Place Official Plan sets out the intent and objectives of the *Residential District*. The objectives of the *Residential District* include:

- To promote sustainable, efficient and diverse residential neighbourhoods; and
- To provide a diverse range of housing types and densities.

The existing Childcare Facility, and its addition, will continue to promote a sustainable and efficient neighbourhood.

Community and social service facilities, such as a daycare facility, are listed as permitted uses within the *Residential District*.

The proposed addition to the existing daycare facility is an appropriate and permitted use for the property and will not have any negative impacts on adjacent land use.

This proposal conforms to the Town of Carleton Place Official Plan.

Town of Carleton Place Development Permit By-law

This property is designated *Institutional* in the Development Permit By-law. A Daycare Facility is listed among the permitted uses of the designation.

The existing Childcare facility currently operates with 61 standard parking spaces. The existing facility and associated parking are not subject to this minor site plan amendment, and so the 61 spaces which were once approved are deemed to be appropriate for a current Childcare Centre. As discussed above, under the Development Permit By-law, 39 additional parking spaces are required, of which 17 can be provided on lands leased from the Upper Canada District School Board (a reduction of 22 spaces).

However, Section 3.31.2 also states that “*the minimum parking requirements for Non-Residential uses may be reduced or waived provided the owner enters into a Class II Development Permit agreement and the applicant can provide justification and rationale*”

for the reduction in the parking requirement.” As such, Committee may grant a reduction to a Childcare facility’s minimum parking requirement. A Planning Rationale Report was submitted to the Planning Department for review which notes that the majority of parking is use for drop-off/pickup over the space of 2 hours in the morning and an hour and a half at night. The same parking lot is shared with the School Board, whose hours of pick up and drop off are at different times. It was also noted that drop-off/pickup times at the Childcare Centre are no more than 15 minutes. As such Planning Staff is of the opinion that the request for relief from the minimum parking requirement from 39 spaces to 17 spaces is acceptable and appropriate for the use and will not cause any adverse effects to the community or surrounding property owners. Moreover, Staff are of the opinion that the prescribed parking rate for Daycare Facilities in the Development Permit By-law should be revised as part of the ongoing review of the Development Permit By-law.

The number of required accessible parking spaces is not affected by the proposed addition to the Childcare.

Section 3.31 of the Development Permit By-law states that “*each standard parking space shall have a minimum width of 2.75 metres (9.0 feet) and a minimum length of 6.0 metres (19.7 feet)*”. The application is requesting that the proposed new 17 spaces have a minimum length of 5.2 metres (17 feet). The slightly shallower parking stalls are proposed on the south of the building where they will be single loaded along the 6-metre-wide driving aisle. This part of the parking area is intended for staff parking and is not anticipated to be a high traffic area. In comparison, the minimum length of a parking space in the City of Ottawa is 5.2 metres, which accommodates most all moderately sized vehicles. Planning Staff is of the opinion that the requested variation to the Development Permit By-law is minor and appropriate and will not cause adverse affects to traffic, vehicular movements or public safety.

Lastly, the Notice posted and circulated for the application stated that this Development Permit Agreement, if approved and finalized, will recognize an existing non-complying rear yard setback of 5.2 metres. This setback is derived from the location of the existing Childcare building and the boundary of the 99-year leased area occupied by the Centre. The lease boundary is not technically a transferable legal lot line, and so a building setback should not be measured from it.

Further, the application meets or exceeds all required landscaping and open space development standards.

PUBLIC CONSULTATION

To date, three (3) comments were received from commenting agencies and members of the general public.

Two (2) comments were the subject of tree preservation. The on-site trees lost due to the proposed addition will be replaced at a 1-for-1 ratio; the replacement trees will be planted on site if possible, and if not, either on the Arklan School property or in the Carleton Junction Park.

A last comment was made proposing the Town converting the one-way portion of Francis Street to two-way traffic. A portion of Francis Street is two-way (from Lake Avenue to the entrance to the Childcare Centre). From the entrance to the Centre to Patterson Street, Francis Street is a one-way Street. The section of Francis Street that is one-way is not considered a public street as it was closed and transferred to the Upper Canada District School Board when Arklan School was constructed. As a result, the Town is not in a position to be able to make the requested change.

The proposed Site Plan is appended at the of this report.

COMMITTEE OPTIONS

As with any Development Permit application, the Committee has the following options:

- 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 further conditions attached

STAFF RECOMMENDATION

THAT the Committee hereby authorizes application DP3-09-2019 for the construction of a two-storey addition to the existing Childcare Facility at 3 Francis Street and directs Staff to move forward with the drafting of the Development Permit Agreement with conditions attached; and

THAT the Committee authorizes staff to issue a Development Permit upon receipt of all required information, fees and securities.

APPENDIX 1



