

COMMUNICATION 135186

Received from: Niki Dwyer, MCIP RPP, Director of Development Services
Addressed to: Committee of the Whole
Date: October 22, 2024
Topic: Coleman Central Subdivision (Phase 2) - Re-lotting Proposal

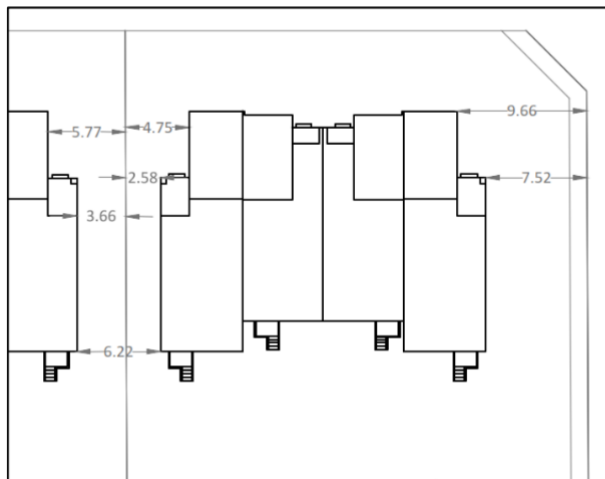
SUMMARY

The Town has received a request from Cavanagh Developments Inc. for changes to the draft subdivision plan for Phase 2 of the Coleman Central Subdivision. The proponent has indicated that the purpose of the amendment is to re-lot the current draft plan to reduce the frontages contemplated for street-fronting townhomes and maximize the use of land within the subdivision. The proponent has indicated that the established product line of townhomes does not fit within the existing lotting without creating large side yards.

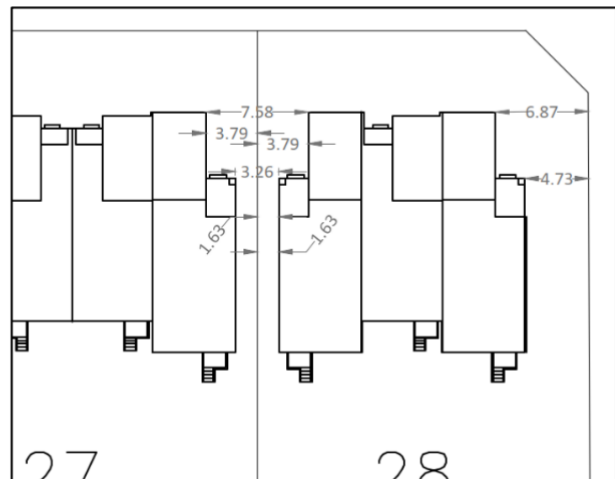
The original proposed lotting provided a frontage of 7m per dwelling, where 6m is now proposed. The minimum frontage for a townhome described in the Development Permit By-law is 5.5m. The change also results in the creation of 6-unit blocks of townhomes, where previously the blocks were proposed to accommodate no more than 4-units in a row.

Figure 1 – Before and After configuration of townhomes relative to lot lines

Before Redline



After Redline



A summary of all lot line changes can be found in Attachment 1.

The re-lotting will result in a net increase of five (5) dwelling units within this phase of the development. The proposed density of the development will increase from 28.7 units per net hectare to 30.2 units per net hectare. No changes are proposed to the medium-density residential block, street layouts, or stormwater blocks.

Figure 2 – Redistribution of Units

Unit-types	Before Redline	After Redline
Singles	13	17
Semis	0	4
Townhomes	48	45
Medium Density ¹	35	35
Total	96	101

BACKGROUND

This is the third re-lotting application for the Coleman Central Subdivision. Phase 1 of the plan was subject to an amendment in 2020 to introduce more townhome models resulting in an increase of 26 units. Phase 2 was previously amended in 2022 to reduce the number of dwellings by three (3) units to accommodate a larger storm pond.

The draft approval of the subdivision was issued by the County of Lanark on August 30, 2012, and has been extended on five (5) occasions. The original approval was split into two (2) phases for registration, with Phase 1 registered in September 2020. The execution of the Subdivision Agreement for Phase 2 was approved by Council on June 25, 2024.

On July 19, 2024, Cavanagh advised the Town that the need for a redline amendment had been identified following a review of the siting of model townhomes on the blocking fabric by their homebuilder (Patten Homes). The requested re-lotting will require approval by the County of Lanark (with recommendation by the Town), the circulation of new civil designs, sign-off from the utility companies and an amended Subdivision Agreement (requiring further Council approval).

While the homebuilder had commenced marketing the lots for construction in July 2024, it is estimated that the homes will not be constructed before July 2025.

COMMENTS

In their submission for the re-lotting, the proponent has indicated that they do not believe the increase of five (5) units impacts the subdivision's conformity with the Provincial Policy Statement. They note that the re-lotting results in a land use pattern that more efficiently uses land within the settlement area in a compact form while avoiding risks to public health and safety (PPS Policy 1.1.3.4).

Staff confirm that the proposed re-lotting is not contrary to the Provincial Policy Statement and the proposal does represent a more compact built form resulting in a higher density of dwellings on the site.

¹ Note that this redline amendment also proposes an adjusted land use description for Block 92, from "Condo Townhouses" to "Medium-Density." This change is proposed to improve conformity with Official Plan terminology. The unit count is capped at 35 dwelling units as a result of limited downstream sanitary capacity.

While a fulsome analysis was not provided in their submission, the proponent has also indicated that the proposed re-lotting continues to comply with all performance standards of the Development Permit By-law. If on a case-by-case basis, certain models of homes do not conform to the standards, the homebuilder may be required to file for variations to the standard which will be evaluated by staff in Class 1 development permits. For these reasons, staff do not have concerns with the amendment's general conformity with the Development Permit By-law.

The proponent's submission did not make any comment on the proposal's conformity with the Town's Official Plan (OP) and as a result, a scoped review has been completed by staff pertaining to the relevant sections of the Plan.

Residential District Policies:

The lands are designated Residential in land use Schedule A and conform to the permitted uses contemplated for the district. The re-lotting proposes to introduce semi-detached dwellings in the phase, where previously none were proposed, which aligns the subdivision more closely with the OP's objective to provide a range of dwelling types and densities within subdivisions (Policy 3.5.3).

Density policies for the site are intended to provide a mix of housing types with a targeted density of 30 units per net hectare (upnh) with a range of 26 to 34 upnh. The proposed density of the site after taking into account the redline amendment is 30.2 upnh, up from 27.8 upnh. On a lot-by-lot basis the proposed blocking yields a net density ranging from 14.21 upnh (Lot 103) to 41.1 upnh (Block 85). By built form classification, the proposed phase as a cohesive site complies with the density targets of each type of unit as described in Figure 3 below.

Figure 3 – Density Classifications

Density Classification	Built Form	Upnh	Lots/Blocks	Total Area	Units	Density Achieved
Low-Density	Singles and Semis	Up to 22	33-37; 41-48; 103-108	1.03	21	20.4
Medium-Density	Street Townhomes and Block 92	22-35	81-89; 92	2.31	80	34.6
Overall	-	26-34	-	3.34	101	30.2

Based on the current unit configuration, the Medium-Density uses comply with the permitted density ranges. This is largely attributed to the maximum unit cap established for Block 92. If future development plans result in an increase to the number of units attributed to Block 92, an Official Plan Amendment may be required to justify the increased density across the site. As development of Block 92 at a minimum requires a Class 2 Development Permit, there will be ample opportunity to assess potential impacts and the appropriateness of the increase at that time.

Built Infrastructure Policies:

Staff are also cognizant of capacity limitations in the downstream sanitary sewer system which services this development. As a result, the Town requested a Servicing Brief to analyze the impact of the additional five (5) residential lots on both the planned sanitary and water infrastructure.

Sanitary

The proposed lot change will introduce five (5) units with a total increased population of 16 residents. This will result in an increase of 0.18L/s in sanitary flow and has been noted to result in *“minimal impact on the residual capacities of the offsite sewers”* (EGIS, 2024).

Water

The original servicing report limited the Fire Underwriter’s Survey (FUS) review to 4-unit townhome models. This has now been expanded to 6-unit townhome models, however there is no impact to the FUS as the previous calculations were capped at 10,000 L/min which can accommodate the added structure loads. There will also be an increase in water demands resulting from the additional 16 residents however, the demands were concluded to be negligible.

Storm Water

The additional five (5) units will result in minor increases to the hard surface area resulting in minimal increases of runoff. While there are “a few sewers which have less than 10% capacity remaining”, EGIS has suggested that the increase in flow can be accommodated within the existing times. Final adjustments may be required in the detailed civil design but can be accommodated through on-site infrastructure. It is not anticipated that the increased runoff will result in design alterations to the proposed stormwater pond.

Affordable Housing Policies:

In their submission to support the redline amendment, the developer has noted that the re-lotting supports the project’s *“economic viability, overall servicing efficiency and the affordability of the homes that are soon to be marketed and sold”* (EGIS, 2024). Staff agree that the development of compact lot forms is one of the best ways to keep the cost of new houses down. By adding more homes per linear meter of road, the developer reduces the overall cost of servicing the development which is shared by the total salable assets. This principle is stated specifically as a policy objective in Section 6.21 and is followed by policies which emphasize the use of density bonusing as a means of encouraging higher densities and compact form.

Options to Managing Existing Lot Frontages:

1. Standard Homes on Large Lots:

The existing lotting of the subdivision is still a usable and buildable arrangement for the developer. By siting the townhomes to have larger interior side yard setbacks, the dwellings are still fully compliant with the performance standards of the Development Permit By-law. The developer has noted however that the additional lot costs created by wider side yards would make these units

unaffordable to homeowners looking to purchase townhomes. Staff acknowledge this comment and agree that affordability is a priority for the Town of Carleton Place.

2. Introduce Bungalow Townhomes to fit a 7m Frontage:

These wider lots could be used to create wider, single-story townhomes, which are in high demand by downsizing retirees as noted in the County's Municipal Tools for Affordable Housing Report 2023. In recent years, the only bungalow free-hold units constructed in Town have been semi and single-detached dwellings which due to their increased lotting size and additional exterior finishing costs, are priced higher relative to single-story townhomes.

Staff acknowledge that there will be additional cost to alter the design of their existing stock model to design a new bungalow townhome, however an alternative design will diversify the selection of homes offered by Patten Homes within their communities. In a review of other local builders, staff found that several developers (i.e. Park View Homes, NeilCorp Homes, EQ Homes, Minto Homes) are offering bungalow townhomes in peri-urban communities around Ottawa.

3. Approve the Re-lotting:

The proponent has demonstrated that the additional five (5) lots can be adequately serviced by the existing and proposed infrastructure for Phase 2. It is also accepted that the proposed dwellings can meet the performance standards outlined within the Development Permit By-law. Finally, the proposal has demonstrated that on a site basis across both phases, and Phase 2 specifically, the current proposal is consistent with the permitted density ranges established by the Official Plan.

STAFF RECOMMENDATION

THAT Council supports the red line amendment to the Phase 2 Coleman Central Subdivision Draft plan to include Lots 33-37, 41-48, 103-104, and 107-108 for Single detached dwellings, lots 105-106 for Semi-detached dwellings, Blocks 81-89 for street-fronting townhomes and Block 92 for a multi-unit development of 35 units; and

THAT Staff be instructed to inform the County of Lanark.

ATTACHMENT

(1) Lotting Amendment Sketch