

COMMUNICATION 135194

Received From: Niki Dwyer MCIP RPP, Director of Development Services
Addressed To: Committee of the Whole
Date: December 10, 2024
Topic: 1 Year Update - Interim Control By-law – Strategic Properties

SUMMARY

In December 2023, the Council of the Town of Carleton Place passed an Interim Control By-law (ICBL) prohibiting the filing and evaluation of planning applications for the properties identified as “Strategic Properties” in the Town’s Official Plan and Development Permit By-law.

The ICBL was appealed to the Ontario Land Tribunal by one of the property owners (Krumac Holdings Inc) and a decision to amend the ICBL was issued by the OLT on September 26, 2024. As a result of the order, the ICBL was amended to remove the “Findlay Foundry” site as a property subject to the By-law.

The purpose of the ICBL was to permit the Town to study and report on the effectiveness of the current “Strategic Properties” designation as well as to examine:

- The creation of site-specific performance standards, permitted uses and design guidelines for each site; and
- The addition and/or removal of “Strategic Properties” from the designation.

COMMENT

In May 2024, Staff commenced preliminary background work on the “Strategic Properties” analysis, while awaiting a decision from the OLT regarding the appeal.

A case study review was conducted to examine land use planning policies across the province developed on a property or district specific basis. The assessment found that municipalities use a variety of planning tools including:

- Secondary Plans for specific neighbourhoods;
- Official Plan “Hub” policies around strategic urban transit corridors;
- “Special Development Areas” in Official Plans for site specific redevelopment policies specific to a development proposal.

The initial background review also included the circulation of a community survey which was used to:

- Identify how the Town should proceed regarding Strategic Properties;
- Identify further criteria for future Strategic Property sites; and
- Contribute to the creation of policies for the Strategic Property designation that will support the vision and goals for the Town of Carleton Place as outlined in the Official Plan.

An “As We Heard It Report” of the public response to the survey is appended to this report for Council reference.

As is noted within the report, the public response to the survey recommended the following fundamental principles for amendment to the current Strategic Properties policies:

- They are an important land use designation within the policy framework to identify certain properties;
- They should be used for Mixed-used Residential developments of densities similar to that seen in the Downtown Core;
- However, the density should be appropriate and consider the adjacent neighbourhood context and the availability and access to services;
- They should be prominent landmarks within the community;
- Each property should include public greenspace – particularly where they are adjacent to the Mississippi River;
- Where a property has existing buildings, these buildings should be preserved;
- Affordable housing should be incorporated into the design; and
- Each property should be treated differently and consider the adjacent neighbourhood character

The survey recommended the investigation of 17 other sites which could be considered as “Strategic Properties”. Of these sites, Staff have reviewed and made recommendations for their inclusion or elimination as potential properties. A summary is appended to this report and Council direction to include additional sites identified in the appendix is required before site specific policies can be created.

Staff have also commenced modelling each of the Strategic Properties and their neighbourhoods to understand the context of the massing, height, density and uses of adjacent properties. These digital twins will be helpful in understanding the impact of the new proposed performance standards on adjacent existing uses in order to determine the appropriateness and consistency of the standard within the neighbourhood.

Figure 1 – 115 Emily Street (Existing Condition)

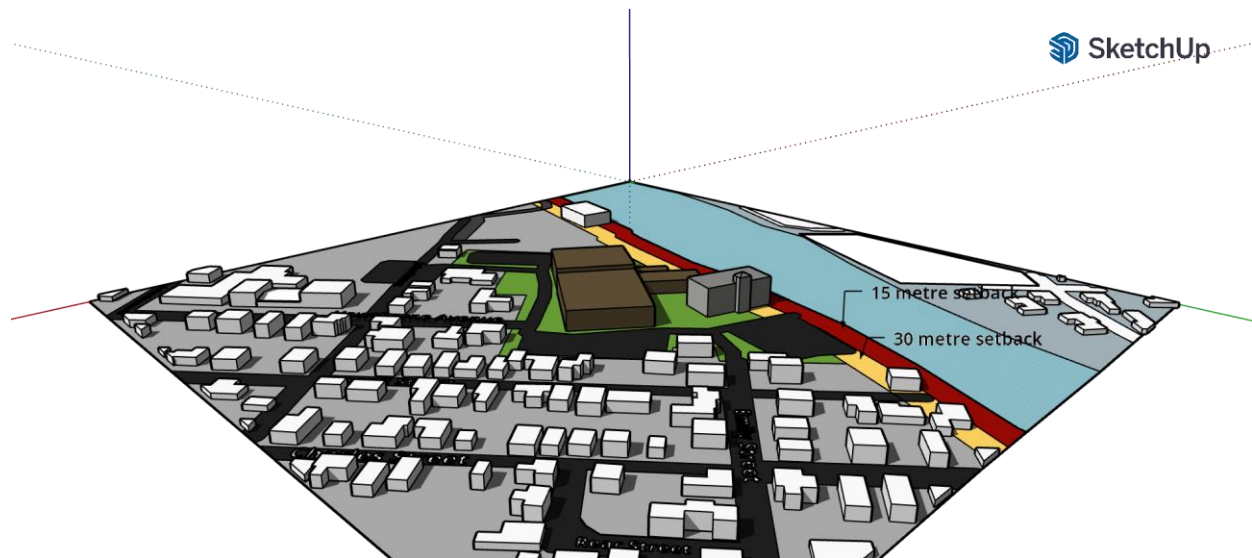
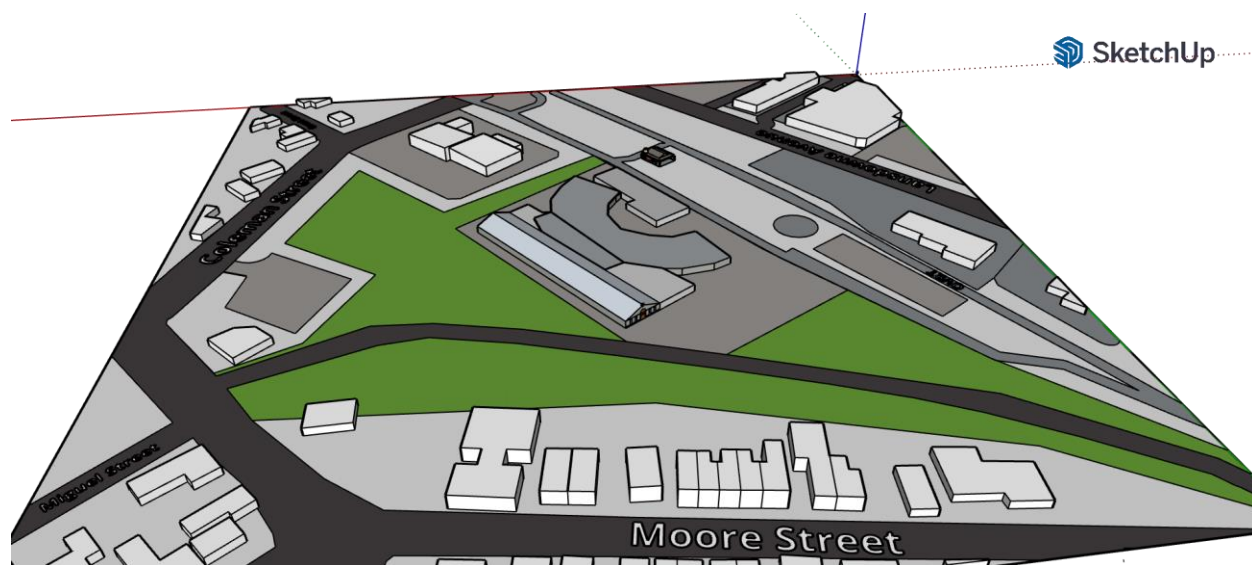


Figure 2 – 142 Franktown Road - Woolgrowers (Existing Condition)



In order to continue the work on the policy update, Staff require direction from Council to include specific sites in the review based on the preliminary findings and recommendations from public consultation.

After Council has provided direction on preferred sites, Staff will commence consultation with the impacted property owners and complete digital mapping of the selected sites.

FINANCIAL IMPLICATIONS

All of the work conducted to date has been completed with internal resources. The next stages of the study will include overlap with the work currently underway in the re-write of the Development Permit By-law. The costs associated with the drafting of the new Development Permit By-law have been contemplated within the 2025 budget.

STAFF RECOMMENDATION

THAT Council directs staff to investigate adding properties 9, 12, 13, 14, 15, 17 and 19 in the development of site-specific policies of “Strategic Properties” for inclusion in the Development Permit By-law as identified in the report by the Director of Development Services dated December 10, 2024.

ATTACHMENT

1. As We Heard It Report – Strategic Properties
2. Potential Strategic Properties List