

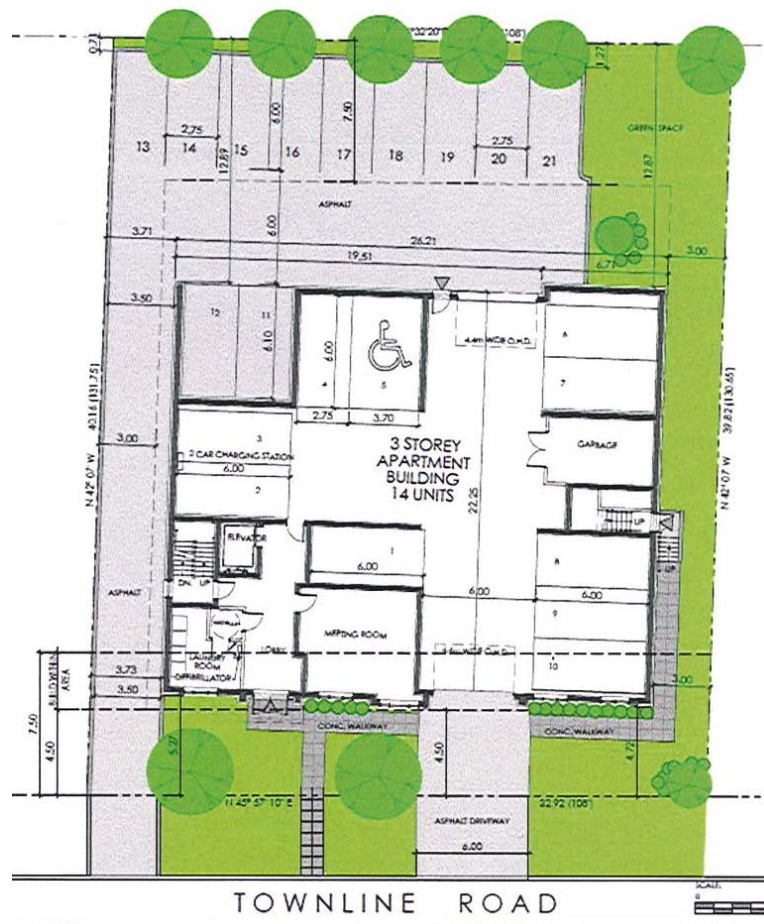
COMMUNICATION 131031

Received from Joanna Bowes, Manager of Development Services
Addressed to Committee of the Whole
Date February 18, 2020
Topic 31 Townline Road West, DP3-14-2019, Marchurst Development Group Inc.

SUMMARY

An application has been submitted for a Class 3 Development Permit for the property legally described as Pt Lt 14, PL 787, Lanark N Ramsay AKA PL 970 Pt 1, 26R-2053, Town of Carleton Place, also known as 31 Townline Road West. The proposed site is the old Barry's Pet Food site, located on the north side of Townline Road.

The property is designated Residential in both the Town of Carleton Place Official Plan and the Development Permit By-law 15-2015. The applicant is proposing to construct a 3-storey, 14-unit apartment building with the required 21 parking spaces. The first floor of the building is for parking/garbage while the remaining two (2) floors will have seven (7) residential units each. There will also be a meeting room, on-site laundry, an elevator and BBQ pit.



The applicant is requesting relief from the following Development Permit Conditions:

1. A variation is requested for greenspace in the rear yard. The developer is required to have 20% greenspace in the rear yard yet is currently providing 8% greenspace. The total amount of greenspace provided on the site is 20.1%.
2. Recognition of the existing frontage of 32.92 m

COMMENT

Higher level documents, such as the Provincial Policy Statement (PPS), the County Official Plan and the Town of Carleton Place Official Plan include policies and directions to consider while evaluating any development proposal. This 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 Land Use Patterns.

“Healthy, livable, and safe communities are sustained by:

- a) Promoting efficient development and land use patterns which sustain the financial well being of the Province and municipalities over the long term;
- b) Accommodating an appropriate range of housing and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries, and long-term care homes), recreation, park and open space and other uses to meet long term needs;
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent to or close to settlement areas;
- e) Promoting cost effective development patterns and standards to minimize land consumption and servicing costs;
- f) Improving accessibility for persons with disabilities and older persons by identifying and removing land use barriers which restrict their full participation in society.

This project meets the above requirements.

Section 1.1.3 Settlement Areas

Section 1.1.3.1 of the PPS states “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted. This project maintains growth in the settlement area and this site will be regenerated from the previous use.

Section 1.1.3.2 of the PPS discusses the positive nature of density in the fact that it aids in the efficient use of land and resources and is appropriate to efficiently use existing infrastructure which avoids the need for unjustified or uneconomical expansion.

This development is an example of increasing density on existing services.

Section 1.1.3.3 notes that Planning Authorities should identify locations to promote opportunities for intensification and re-development where it can be accommodated. This project is an infill site, on a main thoroughfare, and can accommodate this level of development. There is also sufficient infrastructure to support the proposal.

1.1.3.4 Appropriate Development should promote or facilitate intensification, development and compact form while avoiding risks to public health and safety. This project appropriately facilitates intensification and compact form in the change from a commercial building to a low-rise apartment building. The proposal does not occur on lands deemed to be hazardous in any respect and so also meets the requirements of *Section 3.1 Natural Hazards* and *3.2 Human-Made Hazards* of the PPS. The project is located in an area where one would expect this type of development.

Section 1.4 Housing

Section 1.4.3 provides details with respect to how development should occur. It notes that planning authorities should provide a range and mix of housing types and densities to meet the projected requirements of both current and future residents. It also notes that residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitates compact form, while maintaining levels of public health and safety are appropriate. In this case the development helps to continue to provide a mix of housing types in the area which currently ranges from single family homes to apartment buildings. Further, it is anticipated that these apartments will offer a lower cost of housing than much of the new development (i.e. townhomes, singles, etc.) in the Town of Carleton Place.

Section 1.6.6 Sewage, Water and Stormwater

Section 1.6.6.1 notes that development projects should direct and promote expected growth or development in a manner that promotes the efficient use and optimization of existing services. This project does not require additional servicing to be provided. Further, as with most developments in Town, this project is on public services.

Of note, the project does not disturb any natural heritage features (Section 2.1), water (Section 2.2), Agricultural Land (Section 2.3) nor has any relation to other sections of the PPS not outlined above.

County of Lanark Sustainable Communities Official Plan (SCOP)

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. This project meets the intent of the SCOP.

Town of Carleton Place Official Plan

Section 2 Community Design Framework

Section 2.2 looks at the objectives relating to what developers are expected to provide in their projects. These include things such as ensuring a high quality of design, incorporating pedestrian and cycling amenities, improving the esthetic appeal of gateways and thoroughfares leading into the downtown core and recognizing the importance of street trees. This development does all of these things by adhering to the general design policies found in the Official Plan, including bicycle storage, improving the esthetic appeal of Townline Road, a thoroughfare, and through the proposed addition of three (3) street trees along the front of the building. This will be discussed in more detail in the appropriate Development Permit By-law.

Section 2.3 General Design Policies include the review of items such as ensuring that the development maintains the character of the area and shows consistency and continuity with its surroundings, that is complementary and contributes to local landmarks, and that maintains the linkages to and from the area. The development proposed complements the area in the sense that the massing is on par with the developments across the street, the parking is hidden behind the building and is to be surrounded with either fencing or shrubs to ensure privacy of neighbours behind the development, it further brings new and needed development along a major thoroughfare and replaces the derelict building that once stood on the property. It maintains the current linkages to the downtown core.

An Urban Design Brief was provided to the Town for review which discusses how the proposed project meets the requirements of the Official Plan. This design brief notes that while the project does not intend to replicate the past, it does respect massing and uses materials similar and complementary to those found in the area. The design is visually interesting and there is no excessive ornamentation. Further, no significant views are obstructed, landscaping is provided, it is complementary to the surrounding area in terms of massing, setbacks and orientation to the street.

The roof is flat which in this particular neighbourhood suits because it fits the designs of the apartment buildings near by it and allows for the roof to provide stormwater retention. The architect also notes that a simple cornice was added at the roof level. This was done because it is a very traditional detail found on flat rooves in residential and mixed-use buildings in Carleton Place. The cornice creates an elevation more sympathetic to the neighbourhood and reduces the perceived height of the building,

Of further note, the building is an Insulated Concrete Form (ICF) that exceeds the latest requirements of the Building Code's SB012 energy efficient design requirements.

Section 3.5 Residential District

"A broad range of housing types and compatible services and amenities are permitted to make the most efficient use of available infrastructure". Section 3.5.1 notes that we are to promote efficient and diverse residential neighbourhoods as well as to provide a diverse range of housing types and densities. Residential uses are noted as a permitted use, and apartment uses are also listed as permitted in 3.5.2 and 3.5.3. Section 3.5.3.6 specifically notes "Where lots designated Residential District have

frontage on a Mississippi District Thoroughfare, new high-density residential uses and new commercial uses may be permitted provided that such new developments can be undertaken in accordance with the policies of Section 2.0 (outlined above). This project meets all the requirements of this section.

Section 3.5.4 Density Provisions

3. "Notwithstanding Section 3.5.3.1, where development is proposed on infill sites or sites which are a result of lot consolidations, and which infill sites or consolidated sites have areas of 3 hectares or less, residential density may be increased..."
The density of this project is 106.8 units/ha.

Section 4.1 Green Infrastructure

Section 4.1.2 Objectives lists the increase in the number of street trees as one objective to work towards under the Green Infrastructure section. Currently no street trees are located on this site. There are three (3) proposed street trees to be located in the front yard as a part of this development.

Section 4.3.5 Water, Wastewater and Stormwater Services

Section 4.3.5.1 General policies state that all development shall occur on the basis of full municipal water and wastewater services, and that the allocation of infrastructure capacity for infill and economic development purposes is encouraged. This project meets these requirements.

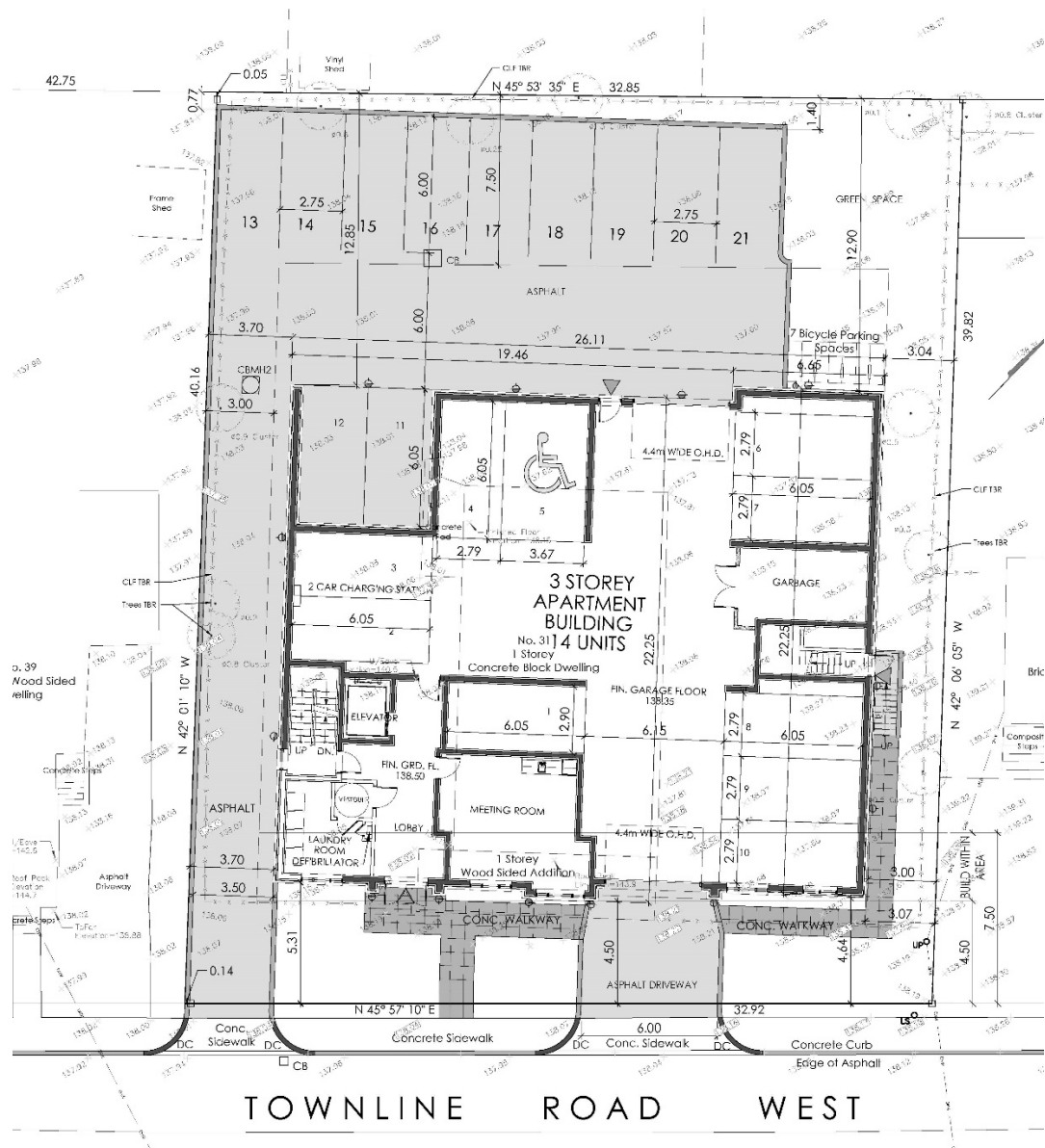
Section 6.12 Interim Control By-law

The Town of Carleton Place currently has an Interim Control By-law in place (51-2019), but this lot is not within the By-law area and is therefore exempt from the restrictions included within the By-law.

Town of Carleton Place Development Permit By-law 15-2015

Below are the proposed elevations and site plan for the project:





Below is a table indicating where the project meets or does not meet the requirements of the Development Permit By-law.

Site Provisions	Requirements	Provided
Lot Area	Nil	1316.9 square m
Lot Coverage (max)	60%	43.8%
Lot Frontage	35 m	32.92 m
Front Yard Build Within	4.5 m-7.5 m	5.27 m
Exterior Side Yard	4.5 m-7.5 m	n/a
Interior Side Yard (min)	3.0 m	3 m
Rear Yard (min)	7.5 m	12.97 m

Usable Landscape Open Space (Rear Yard Min)	20%	8% 20.1% of entire lot is greenspace
Building Height (max)	14 m	9.5 m
No Encroachment Area	2.5 m	5.27 m
Parking	21	21
Bicycle Parking	7	7 provided in the rear yard

It should be noted the original pre-consultation provided to the Planning Department was a proposal for a similar apartment, but 4-storeys and 21-units rather than the current rendition brought forward as an application. Parking requirements with the pre-consultation proposal could not be met on the site and some concern was expressed with respect to compatibility with the neighbourhood. And such, one (1) floor was removed from the project in order to meet as much of the Development Permit By-law as possible.

The first variance the developer is asking for is to recognize the existing frontage of the lot. The required frontage for an apartment building is 35 m, whereas the existing lot is 32.92 m.

The second variance requested is relating to a decrease in open space in the rear yard. The developer is requesting the variation from 20% to 8%, noting that the overall site has 20% open space. Further, parking was given a higher consideration than greenspace. Parking spaces could be removed to provide adequate greenspace, but a variance for parking would then have to be requested.

The developer has provided an area for a BBQ and has also provided three (3) street trees, none of which are currently in existence as well as six (6) additional trees to act as a privacy “living fence” for the neighbours to the rear of the property.

Section 13 and 14 of the Development By-law discuss Built Form and Design Criteria. These concerns with respect to compatibility with the neighbourhood were explored in the report above under Section 2.3 Community Design Framework and have been supported through an Urban Design Brief.

Interim Control By-law

The Town of Carleton Place currently has an Interim Control By-law in place (51-2019), but this lot is not within the By-law area and is therefore exempt from the restrictions included within the By-law.

Other Studies/Supporting Documents

As part of this application, the following studies and reports have been submitted to staff for review: Planning Rationale Report, Urban Design Brief, Site Plan, Landscape Plan, Coloured Elevations, Utility Plan, Grading and Drainage Plan and Stormwater Management Plan.

Comments received include the following:

The Engineering Department will work through all concerns with the developer.

Canada Post and Bell Canada have noted standard conditions and clauses to be included in the agreement.

Mississippi Valley Conservation Authority noted that they have no comments for this property.

Rogers offered no comments or concerns.

Canada Post, Enbridge and Bell Canada made general comments

The Municipal Accessibility Advisory Committee listed no concerns.

The Environmental Advisory Committee recommends that 4 “level 2” charging stations be wired into the parking lot (2 for use; 2 as needed). They further note air conditioning units should be provided due to the dangers of heat waves in summer months. They strongly recommend the provision of a larger greenspace area, as there is currently no room for a garden, compost area or rain barrel which the Town promotes. They also note that bicycle racks should be installed (they are to be included on the first level within the building, and to investigate the use of PG45 for walkways and other areas to reduce storm water run off. They also requested that an area for recycling be added. This is also to be included on the first level within the garbage area.

Residents of the area have provided comments, circulated in full, to both the developer and Committee which include concerns with respect to:

- Grading to be reviewed at the front of the property to ensure the sidewalks are clear of ice hazards during the winter as is the case with other developments in the area;
- The lack of open space is a concern for the majority of residents who commented;
- A comment was made with respect to a location for snow storage. A condition will be added to include snow removal from site, rather than snow storage;
- Concerns related to privacy, light pollution, and noise (vehicular and construction), privacy and property values;
- Concern related to air contaminants from construction on site which could impact health of residents;
- Concern with respect to damage of roots/branches of mature trees on adjacent properties;
- Concerns with impact of excavations on adjoining foundations;
- Concerns related to draining onto other properties. Staff reviews and approves all drainage plans to ensure water does not flow onto adjacent properties;
- Surveyors already have been on private property without permission;
- Concerns with relation to property ownership;

As with any Development Permit Application, the 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) Approved 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 conditions have been met, issue a Development Permit with conditions attached.

STAFF RECOMMENDATION

THAT the Committee hereby authorizes application DP3-014-2019 for the construction of a 14-unit apartment building at 31 Townline Road West and directs staff to move forward with the drafting of the Development Permit Agreement with the following conditions:

1. That both garbage and recycling are stored within the building and that both garbage and recycling are removed weekly;
 2. That snow be removed from site after each significant snow fall;
 3. That one-way signs be posted at the cost of the developer to guide or direct traffic;
 4. That an 8-foot privacy fence be installed on the developer's side of the property line as indicated on the approved site plan;
 5. That where possible, the developer will plant additional trees and shrubs to provide further privacy, to the satisfaction of the Town of Carleton Place;
 6. That where possible the developer shall protect all root systems and branches of mature trees along the borders of the property;
 7. That conditions as provided by Canada Post, Bell, and Enbridge be completed;
- and

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