

COMMUNICATION 131031

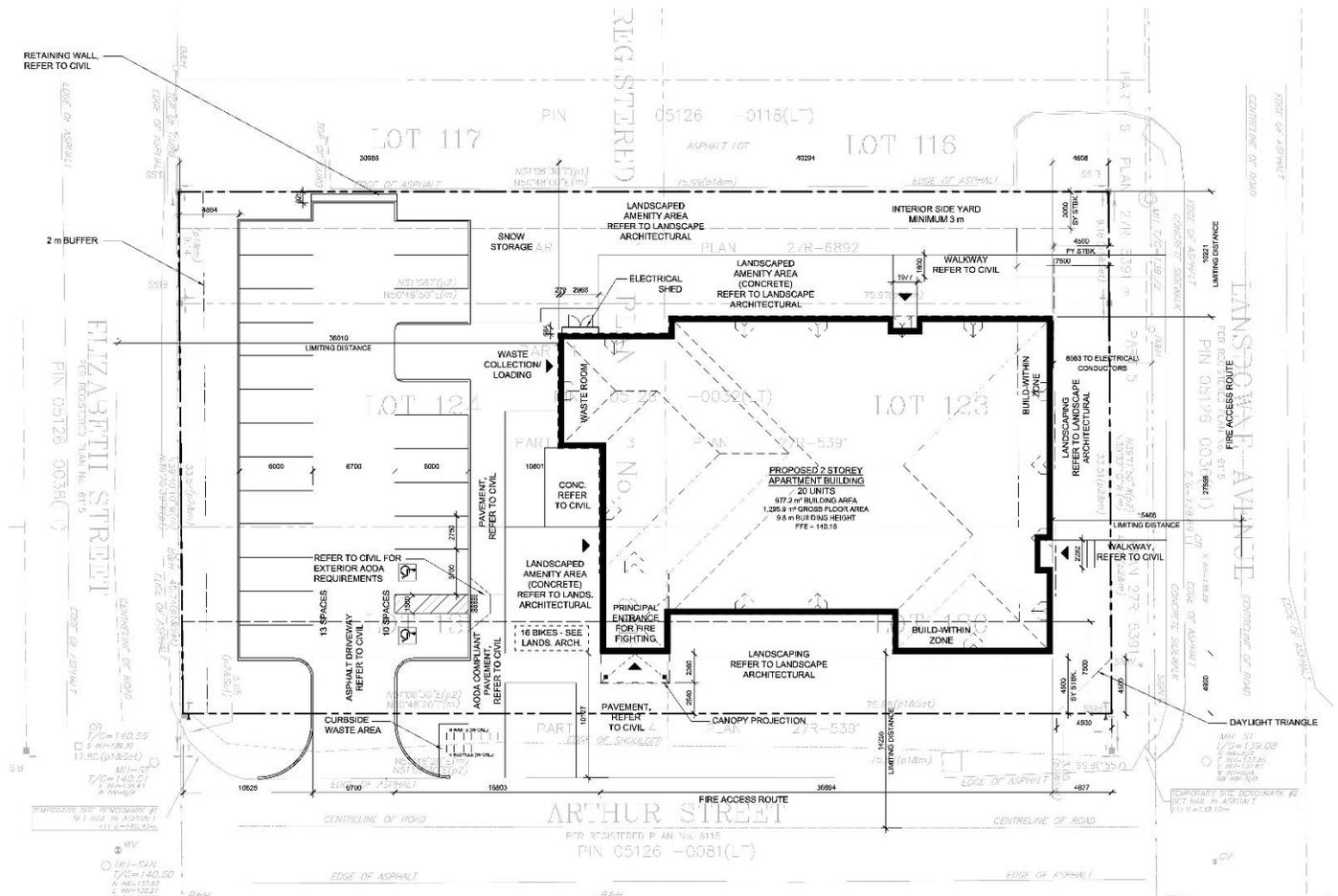
Received from Joanna Bowes, Manager of Development Services
Addressed to Committee of the Whole
Date May 12, 2020
Topic DP3-02-2020, 7 Arthur Street, Lanark County Housing Corporation

SUMMARY

An application has been submitted for a Class 3 Development Permit for the property legally described as Part of Lot 116, 117, 123, 130, 132 and all of Lot 124, Registered Plan 6115, Town of Carleton Place, County of Lanark. Town of Carleton Place, also known as 7 Arthur St. The proposed site is located on three streets, fronting on Arthur St, Lansdowne Ave and Elizabeth Street.

The property is designated as Mississippi Transitional Sector in both the Town of Carleton Place Official Plan and the Development Permit By-law 15-2015. The applicant is proposing to construct a 2-storey, 20-unit affordable housing apartment building with the required 23 parking spaces. Access is to be from Arthur Street.

Below is the site plan of the proposed development:



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

1. Request that Arthur Street be deemed as the functional front lot line.
2. That parking be permitted in the exterior side yard.
3. To permit vinyl siding along all elevations for the entire building.

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 and provides a mix of housing types within the area, provides affordable housing, and ensures development and land use patterns that promote minimization of land consumption and servicing costs.

Additionally, the building will be completely accessible for persons with disabilities and has 2 dedicated handicap spaces closest to the access of the building. All the proposed units are to be barrier free as per the Ontario Building Code.

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 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 vacant lot 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 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 generally meets the requirements of this Section of the Official Plan. It incorporates pedestrian amenities through sidewalks and given the nature of the development provides access to services within the Downtown core including medical offices and grocery stores immediately adjacent. It also provides cycling amenities and is located near the Ottawa Valley Rail Trail. Additionally, there will be a significant number of street trees and shrubs surrounding the building.

The proposed is a contemporary looking building and it is entirely sided in vinyl siding. This is not what is contemplated in the Official Plan, although the remainder of the requirements exist. The request to allow for vinyl siding is being made to allow for this affordable housing project to move forward. The Planning Department, in discussion with the County requested additional measures be taken to add stone or brick to the design. However, the County noted that if this was a requirement, they would not be able to ensure that this project would remain affordable citing not only the materials as cost but also the redesign of the plans.

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, while within an exterior side yard, is buffered with shrubs. The building, which is entirely vinyl siding is to have numerous tress to break up the façade. Further brings development to a long vacant infill site close to the downtown core and provides residents access to the downtown core and essential services.

This property falls under 3.1 Mississippi District, and more specifically 3.2.5 Mississippi District Transitional Sector. The proposal meets the permitted uses section as outlined in 3.1.2 (low, medium and high density residential).

Section 3.2.5 Mississippi District Transitional Sector

“The sector primarily consists of a mix of commercial uses with some existing low density residential development...The intent of the Transitional Sector policies is to encourage a gradual change to development which is more reflective of the design elements of the Downtown District and to provide for a variety of uses which is supportive of the overall intent of downtown revitalization...”

3.2.5.4 Where new development or re-development is proposed, the resulting building facades shall generally be consistent with the architectural style of the Downtown District. Cable accent elements that are inserted along the rooflines speak to the spirit of the downtown guidelines. Various architectural elements also generate interest. The sloped roof, while not reflective of the downtown core has been made in part to attempting to cut costs to ensure that this project remains affordable (social housing). A similar roof line is also found on the Carleton Place Terrace and consideration also had to be given to this. Below is a picture of the Carleton Place Terrace.



Below is the proposed project:



3.2.5.5 notes that development of residential uses shall result in higher densities. This is the case for this project taking a vacant parcel of land and adding 20 additional affordable housing units.

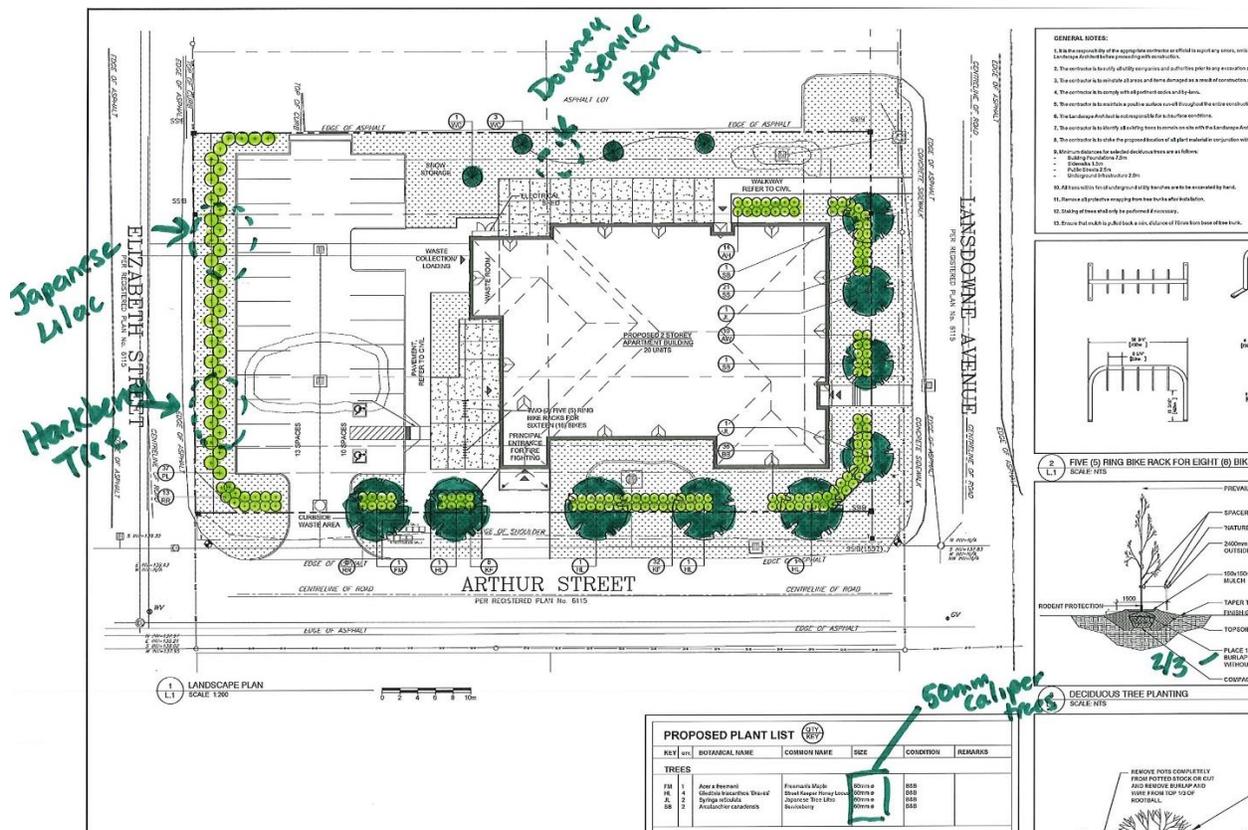
3.2.5.7 does note that Council shall examine opportunities for funding Transitional Sector projects including building facades programs. This may be an element that can be discussed and explored further given the nature of the request to maintain only vinyl siding to keep the project affordable.

Section 3.5.4 Density Provisions

1. "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 61.7units/ha.

4.1.6 Street Trees

No trees are to be removed to make way for construction and nine (9) additional trees, and a variety of shrubs and grasses are proposed. The larger street trees comprising maple, locust, service berry and Japanese lilac are located at the entrance to the parking lot and around the sides of the building fronting onto Arthur Street and Lansdowne Avenue. 37 common lilac are proposed along Elizabeth Street. These were chosen due to their limited height which should not disturb the hydro lines present in the area. There has been significant back and forth between the developer and the Urban Forest Committee who have both worked hard to accommodate each other's concerns. No formal resolution has been reached. As such the Planning Department suggests as follows:



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.

Section 6.21 Social and Cultural Policies

6.21.1 Affordable Housing section of the Official Plan notes that Council will strive to meet a target of 25% of all new housing be affordable housing by enabling a full range of housing types and densities which meet the projected demographic and market requirements of current and future residents.

One of the policies to ensure this happens is to encourage infill and intensification as well as to encourage cost effective development standards and densities for new residential development to reduce the cost of housing.

Because the project is being developed by Lanark County Social Housing, it is confirmed as affordable housing which is something that committee members have been attempting to gain within the Town and is specifically mentioned in the strategic plan.

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

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



VIEW FROM WEST

VIEW FROM SOUTH

VIEW FROM SOUTHEAST



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	3240 square m
Lot Coverage (max)	60%	30%
Lot Frontage	35 m	75.88 m (Arthur St)
Front Yard Build Within	4.5 m-7.5 m	4.5 m
Exterior Side Yard	4.5 m-7.5 m	4.6 m (Lansdowne Ave), 30.98m (Elizabeth St)
Interior Side Yard (min)	3.0 m	n/a
Rear Yard (min)	7.5 m	10.22 m
Usable Landscape Open Space (Rear Yard Min)	20%	22%
Building Height (max)	22 m	9.8m
No Encroachment Area	2.5 m	Exceeds 2.5m
Parking	20	23
Bicycle Parking	16	16

The first variance that the developer is requesting is that Arthur Street be deemed as the functional front lot line. Under the definition of frontage, the shortest front lot line would be considered the front yard. In this case, the developer has determined that the building is physically fronting on Arthur Street and has made a request for the frontage to also be on Arthur although it is the longest of the lot lines. This variance has been granted previously. In this case it must be recognized that there will be no interior lot lines, and two exterior lot lines which actually limits the site with respect to build within areas. The developer has managed to provide a suitable product despite these limitations and has in fact ended up with less lot coverage, more greenspace than would have been anticipated for this site.

The second variation requested is that parking be permitted in the exterior side yard. Normally, parking is not permitted in the front or exterior side yard. Given the configuration of the site and how the building was placed, the developer has requested that the parking be provided in the exterior side yard, as there is no interior side yard and opportunity for parking in the rear yard is limited due to the depth of the site. The developer has proposed significant shrubs and grasses be placed to help block the view of the parking lot.

The last request for variation is to permit vinyl siding along all elevations for the entire building. The reason this request has been made is in order to maintain the viability of this project as “affordable” which as discussed has been a priority for Council and has been a part of the Town’s Official Plan and more recently, their 2019-2023 Strategic Plan.

Section 14 of the Development By-law discuss Built Form and Design Criteria. The Downtown and Transitional District states “Facades will be constructed of one or two materials being brick or stone, solid wood siding or stucco or like product.” This is not the case for this proposed building. This section also notes that the roofs will be flat with decorative crown mouldings. Cornices are encouraged. As discussed in the Official Plan Section above, this has not been proposed in order to help save on costs. The building across the street shown above has a similar roofline as to what is currently being proposed.

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.

Strategic Plan

Council has set targets to improve Affordable housing through eventual amendments to various planning documents to ensure that the feasibility of these types of projects. This would be what the Strategic Plan calls a “quick win”. Approval of this project could ensure affordable housing is provided under the leadership of the Lanark County Housing Corporation, prior to amendments to our current planning documents.

Other Studies/Supporting Documents

As part of this application, the following studies and reports have been submitted to staff for review: Planning Rationale Report, Stormwater Management Report, Landscape Plan, Site Plan, coloured perspective drawings, servicing plans, and plan of survey.

Comments received include the following:

The Building Department has no concerns with the proposal but notes that the development will be required to be in compliance with the Ontario Building Code.

The Engineering Department note that plans have been reviewed and minor changes have been requested for approval prior to issuance of Development Permit. They further note that two sight triangles are to be provided to the Town of Carleton Place at the corners of Elizabeth St and Arthur Street and Lansdowne Ave and Arthur Street to be included as part of the Municipal right-of-way where structures or plantings are not permitted for sightline purposes.

Mississippi Valley Conservation Authority and Rogers had no comments to make.

Bell provided standard conditions to be included in the agreement.

Enbridge made standard comments.

The Urban Forest Committee and Lanark Housing have been negotiating through out the process. Ultimately the Urban Forest Committee has noted that it is important to have trees in this location because it is such a prominent area in town. They note that the best trees and landscaping plans should occur in this area. They do however recognize to address the budget concerns given the nature of this project although they do note that every effort should be made to provide those living in the low rental facilities with access to trees and landscaping. The committee sympathizes with Lanark County Housing Corporation and noted that the costing originally provided for their suggested plan was relatively high. The committee reviewed some potential changes, including smaller tree diameters (60mm to 50mm) and tree heights which allowed the budget to be lowered to 1/3 the original cost. The suggestion is to reduce the size of all trees planted to 50mm.

They have also suggested the following:

1. Planting a Hackberry tree at the corner of Arthur and Elizabeth (outside of the sight triangle) to match the elm on Elizabeth.
2. To plant some trees not just shrubs along Elizabeth St, with the preference being for Japanese Tree Lilacs.
3. Planting a Downey Service Berry in the amenity space.

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 DP3-02-2020 for the construction of a 20-unit apartment building at 7 Arthur St and directs staff to move forward with the drafting of the Development Permit Agreement with the following conditions:

1. That garbage and recycling is stored on site in an enclosure as described in the Development Permit By-law and is removed as appropriate by a contracted waste management firm;
2. That snow be removed from site after each significant snow fall.
3. That trees are maintained and are to be replanted if removal is required; and

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