

COMMUNICATION 131096

Received From: Niki Dwyer, MCIP RPP, Director of Development Services
Addressed to: Committee of the Whole
Date: August 25, 2020
Topic: Interim Control By-law – Proposed Amendment to Development Permit Bylaw

SUMMARY

Council has received the final Neighbourhood Character Assessment and report prepared as a result of the Interim Control By-law passed in 2019 addressing multi-unit developments within established mature neighbourhoods in Town. In addition, an education session with Council took place on June 19, 2020 whereby JL Richards and Associates made a presentation to Council followed by a question and answer period. Following this education session, Council requested time to process the findings prior to considering the options provided.

The purpose of this report is to bring forward the final recommended options for Council's discussion and decision.

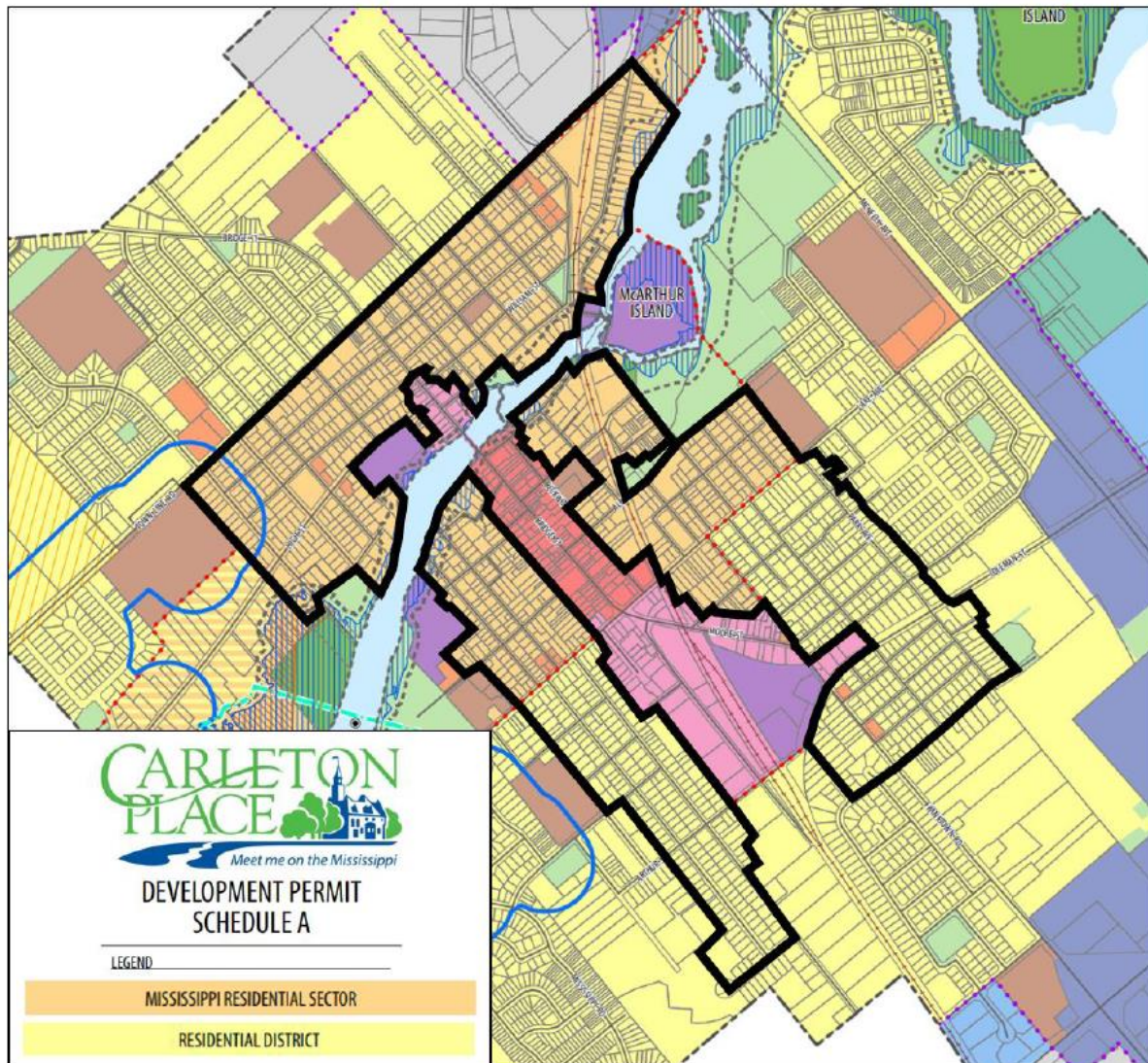
COMMENT

Following the consideration of applicable land use planning policy, case study review and local public consultation sessions during the fourth quarter of 2019, the Neighbourhood Background Study presented three (3) options for Council's consideration:

- Option 1: Status Quo – The Town may elect not to amend their current planning and design regulations for residential development within the Study Area at this time. If this approach is chosen, all current approval processes will remain intact.
- Option 2: Amend Provisions of the Mississippi Residential Sector – Amend Section 4.3 of the Development Control Bylaw to create unique development standards for the designation rather than the current approach which relies on the standards of the Residential District. These provisions will assist to ensure that development is appropriate and desirable within the area, which will further help to inform the by-law's built-form inventory and design criteria section.
- Option 3: Comprehensive Official Plan (OP) and Development By-law Review – Conduct a fulsome review of the Town's planning policy. The review will allow for an update of the OP and subsequent by-law to better reflect the current state of the Town and the recent growth it has seen. The review may go as far as to re-designate municipal lands, re-define density targets and revise the existing community design framework. This could also include an update of the Town's built form inventory and design criteria sections.

The consultants recommend Option 2 as the preferred solution and have prepared a draft amending by-law for the repeal and replacement of the existing Policy section of the Development Permit By-law. No alterations to the boundary of the Mississippi Residential Sector are recommended at this time; as a result the amendment will only impact the lands identified in orange on Figure 1. Figure 1 also denotes the limits of the Interim Control By-law Study Area which has been subject to the review.

Figure 1



Council has previously approved the allotment of funds in the 2020 budget for a comprehensive Official Plan review. The current Official Plan was approved in 2013 and has been subject to five (5) policy specific amendments but as yet, the statutory 5-year consistency review has not occurred. A Request for Proposal for the Comprehensive Review project has been awarded and the scope of work will include a conformity exercise with the Provincial Policy Statement, County of Lanark Sustainable

Communities Official Plan as well as a refreshment of local goals and objectives held by the Carleton Place community. It is anticipated that the Comprehensive Review will conclude in April 2021 with a report to Council for endorsement.

In accordance with Section 26 of the Planning Act, following the conclusion of the Official Plan review, the Development Permit By-law will similarly be required to be reviewed comprehensively within three (3) years to ensure consistency with the Official Plan.

Notwithstanding the forecasted comprehensive review of the Development Permit By-law, staff continue to process the Housekeeping Amendment initiated in fall of 2019. This by-law is anticipated to be brought forward for Council discussion and decision in September 2020. The Housekeeping Amendment, which proposes various miscellaneous administrative amendments, will be helpful in clarifying interpretations of the policy but will not specifically improve the provisions of the Mississippi Residential District. As a result, it is recommended that Council proceed with the housekeeping amendment and the amendment to the Mississippi Residential District provisions separately.

Staff encourages Council to continue to explore improvements and amendments to the policy and respective by-law through these comprehensive review processes. The blanket approach to designating residential neighbourhoods at large within the Municipality regardless of their district character elements has resulted in inconsistent and incompatible infill, particularly as it pertains to higher densities.

It is recommended that Council provide support to staff to undertake a 2-step approach to amending the Development Permit By-law to establish a more structured and localized approach to evaluating development:

Step 1 – Adopt the proposed amendment provided in Option 2 by the consultant; and

Step 2 – Undertake the comprehensive review of the building inventory and design criteria as part of the statutory reviews of the Official Plan and Development Permit By-law with the intent of creating specific zones within the municipality which provide localized design guidelines and lot provisions based on an identified cohesive neighborhood.

It is not recommended that Council move directly into Step 2 at this time as the delivery of an amended Official Plan and Development Permit By-law may take several months to complete and will not be completed before the termination date of the extended Interim Control By-law in May 2021.

STAFF RECOMMENDATION

THAT Council direct staff to undertake the statutory public process to amend Section 4.6 of the Development Permit By-law as recommended by the Interim Control By-law's Neighbourhood Character Study completed by JL Richards and Associates; and

THAT Council direct staff to include a building inventory and design criteria review in a comprehensive review of the Development Permit By-law within three (3) years of the adoption of a Comprehensive Official Plan Amendment.