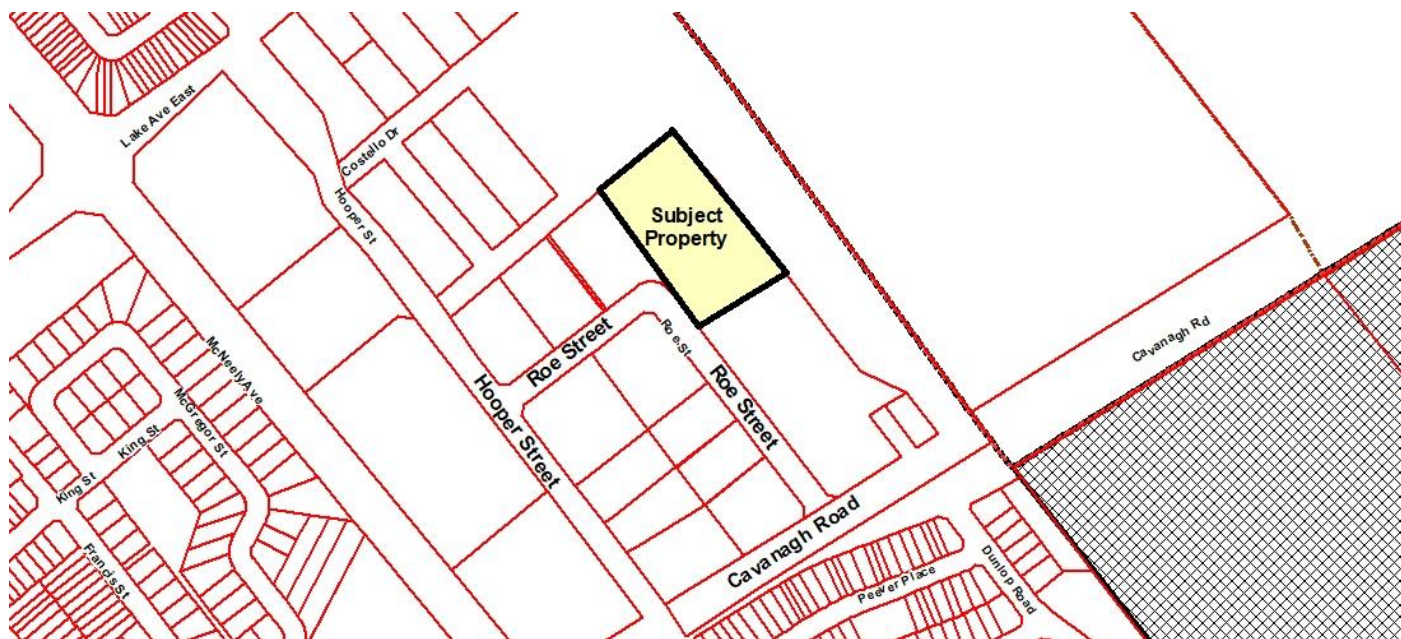


## COMMUNICATION 131076

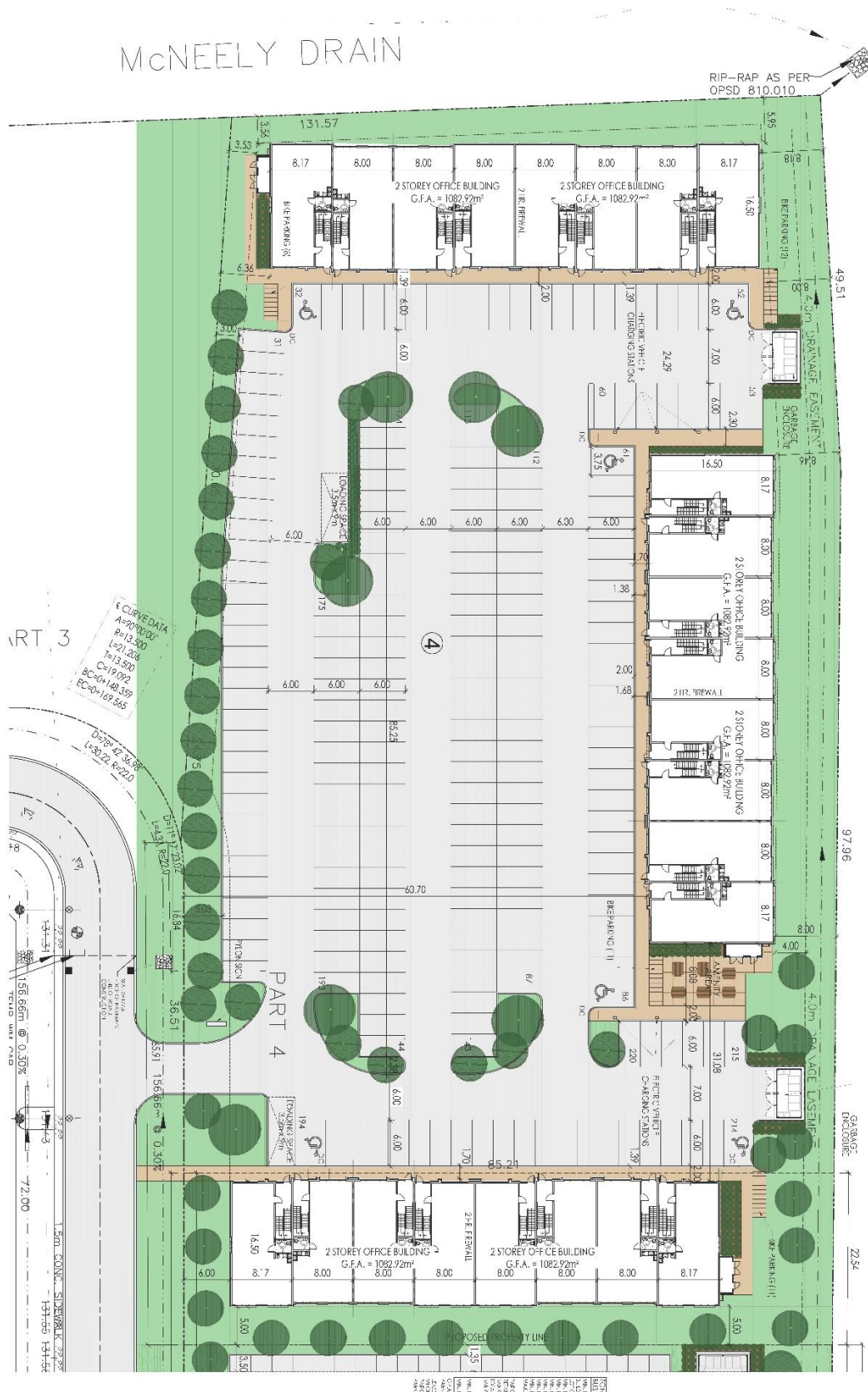
Received from: Joanna Bowes, Manager of Development Services  
Addressed to: Committee of the Whole  
Date: June 9, 2020  
Topic: DP3-01-2020, 35 Roe Street, Matrix Investment Group Ltd.

### SUMMARY

An application has been submitted for a Class 3 Development Permit for a vacant property currently owned by Matrix Investment Group Ltd. The property is located in the Business Park Campus, locally known as 35 Roe Street, and legally described as Part of Lot 16, Concession 11, Beckwith, Parts 1, 2 and 3 27R10635 except Parts 1 and 2 27R-10965, Parts 1 and 2, 27R11243 and except Parts 1,2,5,6,7,9,12,13 and 15 27R11033 subject to an easement over Part 14 27R11033 as in BK6557, subject to an easement in gross over Part 4 27R11153 as in LC196169 subject to and easement in gross over Part Lot 16, Concession 11 Beckwith, Parts 3 and 7 27R11243 as in LC196971 Town of Carleton Place. The property is designated as Employment District - Business Park Campus in both the Official Plan and Development Permit By-Law. The applicant proposes to construct three (3) office condominium buildings, each containing 16 units and being two stories in height. The total leasable floor area proposed is 5,321.28m<sup>2</sup>. The site will include 220 parking spaces, electric vehicle parking spaces, loading spaces, bicycle parking, outdoor amenity space and garbage enclosures. The development will be phased with one (1) building being built at a time. Variations requested include a reduction in the required parking spaces from 324 to 220 spaces and a variation to the location of the buildings which are oriented away from the street due to the shape and frontage of the lot in question. Offices are a permitted use in the Business Park Campus. The below drawings indicate both the location of the site and the site layout proposed.



RIP-RAP AS PER  
OPSD 810.010



## **COMMENT**

The review of this application is subject to the policy framework set out by the Provincial Policy Statement 2014, Lanark County Sustainable Communities Official Plan, and the Town of Carleton Place Official Plan.

The Carleton Place Development Permit By-Law regulates the development standards and site-specific provisions within the Town. The proposed development will require variations to the Development Permit By-Law as outlined in this report.

### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) provides direction on matters of Provincial interest pertaining to land use matters and all development proposals must be consistent with the policies therein. The statement believes that long term prosperity for the Province depends upon a “strong, sustainable and resilient community, a clean and healthy environment and a strong and competitive economy”. The policy statement directs development to settlement areas and protects the resources throughout the Province.

Section 1.0 of the PPS, Building Strong and Healthy Communities, stresses the utilization of existing infrastructure and the promotion of efficient development patterns that support sustainable, livable, healthy and resilient communities while facilitating economic growth.

Section 2.0 of the PPS, Wise Use and Management of Resources, speaks to the protection and management of resources.

Section 3.0 of the PPS, Protecting Public Health and Safety, outlines policies to direct development away from areas of potential hazards.

This proposed application is consistent with the Provincial Policy Statement as it will make use of existing municipal infrastructure and provides employment opportunities within an urban settlement area.

### **County of Lanark Sustainable Communities Official Plan**

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. Further, it states that local land use policies shall be further elaborated in local Official Plans.

Local land use policies shall provide for a mixed-use development including residential, commercial, employment lands, parks and open space and institutional uses in areas designated as a settlement area in local Official Plans.

This proposal conforms to the Lanark County Sustainable Community Official Plan.

## Town of Carleton Place Official Plan

Section 2.3, General Design Criteria, speaks to new development complementing the character of the area and being consistent with the surrounding area. The appearance of the building is shown below and has been found to be consistent with the other projects proposed for the Business Park.



The side of the building fronting onto Roe Street has also been designed so as to appear to be the “front” entrance to the building as depicted below.





The proposed office buildings are an appropriate and permitted use for the property and will not have any negative impacts on adjacent land use.

Section 3.4 of the Town of Carleton Place Official Plan sets out the intent and objectives of the Employment District. The objectives of the Employment District include:

- To support the expansion of the Town's employment;
- To provide for commercial uses which require larger land areas; and
- To enhance economic development opportunities.

The Employment District is further divided into specific designations including the Business Park Campus designation. The Business Park Campus is intended to accommodate various types of business employment uses. Permitted uses for the Business Park Campus include Office uses.

Section 4.1.4 of the Official Plan discussed Species at Risk. A Species at Risk Assessment was completed by the Town in 2014 in order to get the Site Certified by the Province of Ontario. The assessment noted no Species at Risk or potential habitat.

Section 4.1.6 notes that tree planting and tree preservation will occur so that all areas of Town are provided with trees in order to maintain a high standard of amenity and appearance. A total of 51 new trees and shrubs are proposed on this site to act as a buffer for the parking lot area, and to improve the general appearance of the development.

Section 6.18, Economic Development, notes that the Town is dependent up on a mix of commercial, service industries, manufacturing activities and tourism. Council should be establishing a framework to encourage new economic growth and employment generation. This project will enable Council to meet the following policies: broadening

the Town's employment opportunities and sustaining and building on the existing strength of commercial and industrial sectors of the economy.

This proposal conforms to the Town of Carleton Place Official Plan.

### **Town of Carleton Place Development Permit By-law**

The property is designated as Employment District- Business Park Campus in the Development Permit By-Law. The proposed Office buildings are listed among the permitted uses of the designation.

Found above in the report are the proposed elevations and site plan for the project. Below are the required development standards for the Business Park Campus indicating where the standards are being complied with, or where variances are being requested.

Site Provisions	Requirements	Provided
Lot Area (min)	Nil	13,582.69 square m
Lot Coverage (max)	70%	24.04%
Lot Frontage (min)	Nil	65.91 m
Exterior Side Yard (min)	6.0 m	6.0 m
Interior Side Yard (min)	3.5 m	3.53
Rear Yard Depth (min)	8 m	8 m
Landscape Open Space (min)	10%	28.36%
Building Height (max)	24 m	7.2 m
Vehicle Parking	1 space/20 square m= 324 spaces	<b>220 spaces provided</b> 3 barrier free spaces
Bicycle Parking	13	19

Request for variances include:

1. A reduction in the required parking spaces from 324 to 220 spaces.  
Typically, this is not a variance that would be approved due to such a large number of spaces not being provided. However, the Planning Rationale provided outlines numerous reasons as to how this parking lot would function appropriately. Parking for office space is based on a calculation of 1 space/20 square metres of gross floor area. Gross floor area includes stairs, lobbies, mechanical shafts, exterior walls and other areas where it is not feasible that people would use. The saleable floor area is significantly less and if calculated in light of this, the required parking would be reduced from 324 spaces to 266 parking spaces. 220 parking spaces have been provided on site, as well as a significant amount of bicycle parking. Separate areas for garbage and recycling facilities for each building have been provided, which permits the site to operate efficiently and appropriately, although if made into one area may have allowed for additional parking.

Further to this, given that the intended use of these buildings are offices, there is significant potential that one (1) visitor may visit several of the buildings.

2. A variation to the location of the buildings which are oriented away from the street due to the shape and frontage of the lot in question.

Section 14.2 states “Buildings should be oriented towards the street and parking provided in the rear or side of the building. Where property fabric will not lend itself to the provision of parking except at the front of the building, parking will be buffered and screened by landscape materials providing an element of all-season screening. At no time will parking be provided within the front yard setback”. The Planning Department and the developer had discussions at the pre-consultation stage with respect to the placement of the buildings. Typically, the request would be for the developer to have the buildings moved towards the road as stated in Section 14.2. However, it was determined that the development potential of the property would be limited to one building or perhaps two buildings at maximum. The narrow entrance ensures that a building cannot have its front entrance along Roe Street. The developer has provided significant buffering through landscaping to prevent parking from being visible to both the road and the neighbouring properties. The developer also ensured that no parking was provided within the front yard setback.

Section 14 of the Development Permit By-Law provides direction with respect to how a development in the Business Park Campus should occur. It notes under Section 14.2, Employment District, that all service building areas should be located away from public view, and this has been considered. Additionally, it notes that building should be integrated at existing grade and provide at grade entrances or alternatively provide accessibility modifications. In this case, the buildings are at grade and will be built with accessibility in mind. Further, elevators will be an added option for those looking to purchase a unit on the second floor of the buildings.

Section 14.2 goes on to state that entrances to parking areas should be well defined by signage and curbing and that parking lots should have landscape elements along islands. These items have all been considered and included.

The developer has also included a 5-metre buffer strip along the front yard setback designed so as to include a more natural looking landscape.

### **Other studies/Supporting Documents**

As part of this application the following studies and reports have been submitted to staff for review:

- Planning Rationale Report;
- Species at Risk Assessment;
- Site Plan;
- Landscape Plan;

- Coloured Elevations;
- Site Grading Plan; and
- Site Servicing Plan.

**Comments received include the following:**

The Building and Fire Departments indicate that they have no objections but note that Ontario Building Code requirements, including fire access routes, hydrant locations and firefighting requirements must be met prior to issuance of a permit.

The Engineering Department is working directly with the developer on minor outstanding issues.

Rogers had no comments.

Mayor Black notes that the Developer has done a good job orienting the building on a difficult site. Impressed with landscaping plan, bike facility and electric plug ins, maybe a new standard. More importantly however is the creation of employment opportunities by maximizing the usage of the taxpayer subsidized property. Totally support this application.

The Urban Forest Committee would like to see the suggested Balsam Fir be replaced with Tamarack. They would also like to see additional detail as to the specific numbers of each species to be planted. They note that 2/3 of the burlaps and wire be removed during planting of the trees to better help with the distribution of roots in shallow soil that is common within the Town.

The Carleton Place Environmental Advisory Committee states that when dealing with roofing and siding, a company that is environmentally aware of upcoming environmental conditions is recommended so that they will be able to provide solutions to significant weather. They further recommend that the landscaping around the building be suitable to accommodate intense rainfall over a short period of time to ensure that the water will not drain into the proposed structure. The Committee suggest the use of permeable asphalt. They further request that lighting be LED and pointed downward to help keep the night skies visible. Lastly the Committee suggest that the facility be heated and cooled with heat pumps and the developer could consider a “living” roof top or an active solar collection system.

Bell Canada noted that the following condition should be included in the Development Permit Agreement: “The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.



The Mississippi Valley Conservation Authority is requesting a minimum 15 metres setback from the Hooper Drain. The developer, staff and the Conservation Authority are currently reviewing options regarding potential site design or mitigation measures for the proposed setback.

The French Catholic School Board has no concerns relating to this proposal.

Enbridge notes standard clauses with no objections.

A council member was looking for clarification with respect to how greenspace may be increased through minor changes to the site plan. The member also requested e-vehicle charging stations be considered in the building design.

A member of the public requests that the developer give thought to the addition of permeable pavement, green roofs as well as a request for additional trees/shrubs to prevent soil erosion and help with stormwater retention along the McNeely Drain and easements.

As with any Development Permit application, the Committee has the following options:

- a) Refuse the application;
- b) Approve the application and issue a Development Permit with no conditions attached;
- c) Approve 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 the conditions have been met, issue a Development Permit with further conditions attached.

#### **STAFF RECOMMENDATION**

THAT the Committee defer the decision on application DP3-01-2020 for the construction of three (3) office condominium buildings containing 16 units each and being 2-storeys in height at 35 Roe Street;

AND THAT the proposal be brought forward to Council once an acceptable solution has been reached between the Conservation Authority, developer, and staff.