

## COMMUNICATION 132037

Received from: Niki Dwyer, Director of Development Services  
Addressed to: Committee of the Whole  
Date: March 9, 2021  
Topic: DP3-04-2020, Jackson Homes Inc (Agent: ZanderPlan Inc.)  
14 Coleman Street

## BACKGROUND

### ***Purpose and Effect:***

The applicant (ZanderPlan Inc) has submitted an application on behalf of the property owner Jackson Homes Inc. for a Class 3 Development Permit for the property known municipally as 14 Coleman Street. The property is designated “Residential” in both the Official Plan and Development Permit By-law.

The applicant seeks permission to construct a three and one-half story, 24-unit apartment building on the site.

The Class 3 permit seeks the following variations from the requirements of the Section 6 Residential use provisions:

- Recognize 3.5% landscaped open space in the rear yard, where 20% is required;
- Reduce parking requirements to 35 spaces, where 36 spaces are required.

### ***Description of the Subject Lands***

The subject lands are located on the south side of Coleman Street, a local collector road, east of the Ottawa Valley Recreation Trail (OVRT). Adjacent uses include Carleton Junction to the north of the site, and low-density residential uses to the east and south. Other notable uses within the vicinity of the property include Carleton Place Terrace retirement home at 6 Arthur Street, the new Lanark County supportive housing development at 7 Arthur Street, and the Police and Fire Station at 15 Coleman Street.

The site has the ability to be serviced by municipal sewer and water.

***Figure 1 – Context Map***



## **COMMENT**

### ***Evaluation***

#### *Provincial Policy Statement (PPS) (2020)*

The PPS provides policy direction on matters of provincial interest related to land use planning and development. As per Section 3(5)(a) of the Planning Act, R.S.O. 1990, all planning decisions must be consistent with the PPS.

The PPS encourages municipalities to manage and direct land use activities in healthy, livable and safe communities by promoting efficient development patterns and accommodate an appropriate range and mix of land uses within the settlement area (Policy 1.1.3.2).

Healthy livable communities in Settlement Areas will be proposed through appropriate development standards which facilitate intensification and redevelopment while avoiding or mitigating risks to public health and safety (Policy 1.1.3.4).

#### *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, the plan states that local land use policies shall be further elaborated in local Official Plans (Town of Carleton Place Official Plan).

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

#### *Official Plan (2015)*

The Carleton Place Official Plan (OP) has been established to achieve a vision of maintaining and celebrating the heritage of the community through balanced and sustainable growth and supporting a unique sense of place for residents. The OP's core guiding principles identify a proactive approach to preserve existing buildings, landscapes and natural features and ensure that future growth supports the development of clear employment areas to complement residential expansion.

The Official Plan identifies the subject lands as "Residential". The intent of the designation is to be the focus of the majority of housing development within the Town of Carleton Place through the provision of a broad range of housing types and densities in the diverse residential neighbourhoods (Policy 3.5.1).

The Residential area is intended to achieve a density range of 26 to 34 units per net hectare, but the policy further recognizes that infill developments of less than 3 hectares may see residential densities increased from the average of 30 units per net hectare. Densities shall be calculated on a site-by-site basis (Policy 3.5.4).

In the case of the application proposal, the lot area is approximately 0.33 hectares with a proposed density of 72.7 units per hectare and meets the classification of a “high density” development in accordance with Policy 3.5.4.4.

In the evaluation of the new medium and high-density developments, the following criteria shall apply:

- *The proposed design of the residential development is compatible in scale with the character of surrounding uses;*

The subject lands are located in close proximity to adjacent commercial and institutional uses which resemble a more dominate building massing (i.e. the Police and Fire Station). Carleton Terrace and the new County Development both feature a two-storey construction with a high peaked roof providing a building height of 9.4m (measured to the mid-point of the truss). The Police/Fire Station exhibits high commercial floor heights with an asymmetrical height to a maximum of 12m.

The development proposes a height of 13m with a low-pitched hipped roof.

**Figure 2 – Front Elevations**



- *The site is physically suited to accommodate the proposed development;*

The proponent has demonstrated that most of the requirements of the site provisions for the apartment dwelling can be satisfied within the site. No variations have been requested to setbacks for the building and the siting of the structure has maximized setbacks of the development to the existing low-density residential uses.

The only variations requested are for one (1) parking space and a significant reduction in landscaped open space for tenants. In managing the requirement of

the landscaped open space, staff has requested the installation of balconies for 20 of the 24 units and the installation of a sheltered and landscaped gazebo in the rear of the property which is intended to provide covered outdoor amenity space for all residents. Staff believe that these accommodations in conjunction with the site's proximity to Carleton Junction Park immediately to the north of the site, provide sufficient opportunity for outdoor amenity space.

- *The proposed site can be serviced with adequate water and wastewater services;*

The proponent has demonstrated through the provision of a Servicing Brief that adequate water and wastewater capacity exists to service the development.

Stormwater is managed through a large stormwater management pond on the rear of the site with a secondary dry-pond proposed near the front property line.

- *The property shall have appropriate access to an arterial or collector road maintained to a municipal standard with capacity to accommodate traffic generated from the site;*

The subject lands front on Coleman Street, a local collector road, which provides direct access within one block to north-south traffic on Franktown Road and continued easterly access via Coleman Street to commercial lands on McNealy Avenue.

- *Sufficient off-street parking facilities is provided in accordance with the standards set out in the Development Permit By-law;*

The development proposes 35 parking spaces, sufficient to satisfy the 1.25 space requirements per unit, including two (2) mobility spaces. The configuration does not however satisfy the requirement for six (6) visitor spaces, providing only five (5) on the site.

In order to compensate for the variation, staff recommend the collection of cash-in-lieu of parking rather than the granting of carte blanche relief of the standard.

- *The development can take place in accordance with the policies of Section 2.0.*

Policies of Section 2.0 of the Official Plan pertain to the establishment of "high quality developments" through urban design. In particular, new designs shall fit with the character of the neighbourhood and promote a pedestrian scale of development through the establishment of strong horizontal facades, repetition in landscaping components and familiar sized architectural elements.

Designs are also encouraged to feature building facades which are visually interesting through the extensive use of street level entrances and windows, as well as creating energy efficient and conservative design styles.

Through revisions of the proposed elevations, staff requested the introduction of a masonry façade on the first two storeys to provide visual weight and priority to

the lower half of the building; the introduction of balconies on both the front and OVRT side yards; as well as additional masonry details around the windows on the first two storeys to provide additional visual interest within the human scale of the building.

While the front door of the development is situated on the interior façade of the building, efforts were made to create a more substantial portico to clearly identify the entry point on the site.

Four (4) street trees are also proposed along the front of the property to provide shade and visual separation between the site and the public streetscape.

Additional spirea's have been proposed to buffer the functional elements of the dry-pond and garbage enclosure.

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

This property is designated “*Residential*” in the Development Permit By-law. The purpose of the designation is to provide an array of residential uses ranging from single detached dwellings to four-storey apartment dwellings.

Provision	Required	Proposed
Lot Area (min)	Nil	3,363.9m <sup>2</sup>
Lot Coverage (max)	60%	16.3%
Lot Frontage (min)	35.0m	73.8m
Front Yard Build Within Area	4.5m (min) 7.5m (max)	4.5 – 5.6m (Building) 3.8 – 5.5m (Balcony)
Exterior Side Yard Build Within Area	4.5m (min) 7.5m (max)	N/A
Interior Side Yard (min)	3.0m	3.0m (Building) 1.5 – 1.8m (Balconies)
Rear Yard (min)	7.5m	14.7m
Usable Landscaped Open Space in the Rear Yard (min)	20% of Lot Area	<b>3.5% of Lot Area</b>
Height (max)	14.0m	13.0m
No Encroachment Area From Front or Exterior Side	2.5m	4.5m (Building) 3.8m (Balcony)
Parking Spaces (min)	36 Spaces (1.25 / unit + 0.25 Visitor Spaces / Unit)	<b>35 Spaces</b>

As noted previously, the development proposal is compliant with the majority of the provisions of the Development Permit By-law with the exception of usable landscaped open space and the parking requirements. Staff recommend the acceptance of cash-in-lieu of parking for the one (1) deficient space and the recognition of the reduced landscaped open space requirement as the design has accommodated additional options for outdoor amenity space through the provision of balconies and the rear yard gazebo.

## **PUBLIC CONSULTATION**

The application has been circulated in accordance with the requirements of the Planning Act and Development Permit By-law. Notice was posted on site, circulated by mail to property owners within 120m of the subject lands and provided electronically to prescribed agencies.

Staff received twelve (12) comment submissions respecting the proposed amendment. Comments received from Bell Canada and Canada Post pertained to blanket wording required for inclusion in the Development Agreement and will be accommodated. Concerns were raised by multiple commenters identifying the need to uphold the requirement for 18 bike parking spaces, delineation of property lines by fencing, and a desire to see additional plantings on the site to re-vegetate the property. All three (3) comments have been satisfied in the final design. Commentors also noted that a reduction of 20% to 0% landscaped open space was unacceptable which has similarly been considered by staff and accommodated through alternative designs.

The Carleton Place Environmental Advisory Committee also provided significant comments on the application pertaining to options for green building initiatives. At this time, the construction material components of the development are not known as they will be finalized at the time of building permits, however staff can confirm that we have reviewed the drawing to increase water infiltration through the two (2) ponds rather than direct entry catch-basins and will include the provision of watering and maintenance requirements for tree plantings within the Development Permit Agreement.

## **SUMMARY:**

Having reviewed and assessed the proposed application, staff are satisfied that the proposal complies with the provisions of the Provincial Policy Statement 2020, conforms to the policies of the Official Plan and satisfies the applicable sections of Development Permit By-law 15-2015.

As there are no outstanding or unaddressed comments and concerns raised by members of the public, staff are satisfied that the proposal will not result in negative impacts within the local community.

## **STAFF RECOMMENDATION**

THAT the Committee hereby authorizes the approval of application DP3-04-2020 respecting the property known as 14 Coleman Street with the following conditions:

1. That the proponent pay cash-in-lieu of parking for one (1) visitor parking space;
2. That the approval is granted recognizing the variation from the requirement for landscape open space in the rear yard from 20% to 3.5% as outdoor amenity space can be accommodated through the provision of balconies and a rear yard gazebo; and

THAT the Committee directs Staff to execute a Development Permit Agreement in accordance with Section 2.25 of Development Permit By-law 15-2015.