

## COMMUNICATION 132087

Received from: Niki Dwyer, Director of Development Services  
Addressed to: Committee of the Whole  
Date: June 22, 2021  
Topic: DP3-02-2021, DJW Enterprises Inc (Agent: ZanderPlan Inc.)  
50 Roe Street

## BACKGROUND

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

The applicant (ZanderPlan Inc) has submitted an application on behalf of the property owner DJW Enterprises Inc. for a Class 3 Development Permit for the property known municipally as 50 Roe Street.

The application seeks to permit the construction of a Building Contractors Shop with an office and warehouse space attached. A “*Building Contractors Shop*” is not a permitted or discretionary use in the Business Campus and as such the applicant is seeking approval to permit both the construction and the use. The Development Permit By-law defines the use as follows:

*“Building Contractor’s Shop Means a place of business for persons employed in building trades such as painting, plumbing, electrical work, masonry, metal working and carpentry, or truck, bulldozer, loader and backhoe operating. Such place of business may be used for the storage of equipment, materials and vehicles which are used on construction sites and may include such related uses as office space or maintenance facilities but shall not include a retail business sales counter nor a wholesale business.”*

The Class 3 permit also seeks variations in the parking requirements for the site:

- 1) Where 18 spaces are required and 14 spaces are proposed.

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

The subject lands are located on the west side of Roe Street, north of Cavanagh Road. The lot is an original lot within the Town’s Business Park Campus and represents an area of 0.6 acres (2,428m<sup>2</sup>). Properties adjacent to the site are similarly designated Business Campus and are in various stages of development. The site has been serviced with municipal sewer and water.

As the site was one lot within a larger planned employment park, the majority of the site works including: service extensions, road construction, rough grading, and clearing of the property was completed by the Town earlier. The applicant has submitted civil drawings which show how the new construction on-site will tie into the existing services and adjacent lands.

**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 and land use patterns which sustain the financial well-being of municipalities (Policy 1.1.1). More particularly, lands within settlement areas shall be developed to ensure a mix of land uses are appropriate for and facilitate the efficient use of available infrastructure and public services without the unjustified and/or uneconomical expansion (Policy 1.1.3.2).

The PPS also prescribes that planning authorities shall promote economic development and competitiveness by providing a range of employment opportunities, a diversified economic base, and facilitating the conditions for economic investment by identifying strategic sites for investment readiness (Policy 1.3.1).

Moreover, planning authorities shall protect and preserve employment areas for current and future uses and cyclically assess if the employment areas are appropriate for the planned functions (Policy 1.3.2).

### 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).

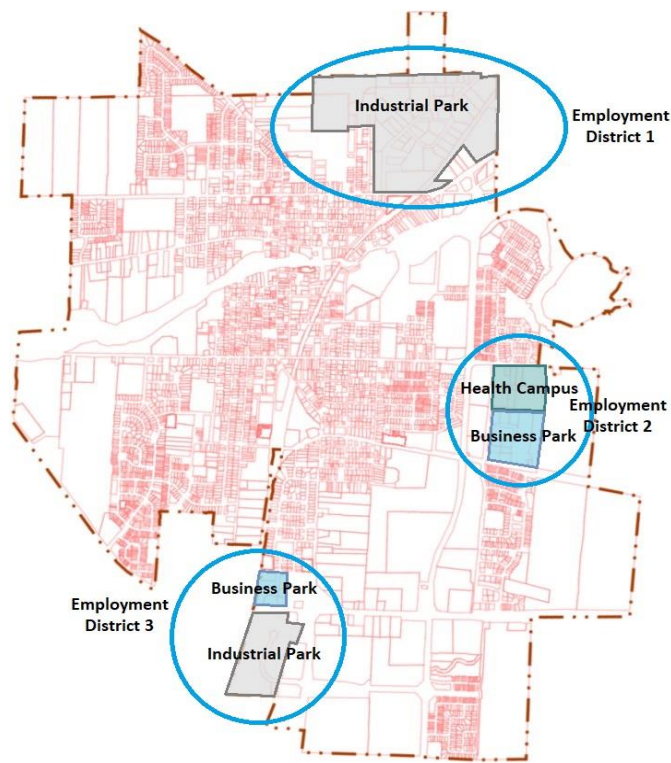
Local land use policies shall provide for mixed use development including residential, commercial, employment lands, parks and open space and institutional uses are in areas designated as a settlement area in local Official Plans.

### 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 “Business Park Campus” within a collection of “Employment District” lands. As part of the development of the Town's Official Plan in 2015, an “Industrial Development Strategy” was completed for implementation through local planning policies. The plan identified three (3) key employment nodes across the Community.

**Figure 2 – Official Plan Employment Districts**



The objective of the District was to support the expansion of the employment base through flexible land use policies in order to recognize the dynamic regional economy and to provide areas for commercial and industrial uses which may require larger lots that assist in limiting conflict with sensitive adjacent uses.

The purpose of the Business Park Campus was to accommodate various business employment uses which may overlap with health related and industrial uses. These may include: business offices, transportation depots, open storage, warehousing, and *“other commercial uses appropriate or compatible with an industrial area or business park as described in the implementing Development Permit By-law”*.

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

This property is designated “*Business Campus*” in the Development Permit By-law. The purpose of the designation is to permit traditional business park development and accommodate non-industrial employment uses.

Further to this purpose, the By-law lists 16 permitted uses which range from Automotive Repair Garages to Hotel uses. The various impacts and sensitivities of the permitted uses is wide and with the exception of perhaps being limited in daily traffic impact, there are few unifying traits of the uses. Most of the uses would likely see an employment base of 10-20 employees per business with the exception of “Industrial Uses – Class I Light” which may be higher.

The permitted discretionary uses include more “every day” uses such as restaurants, gas-bars and daycares but are also supportive services for employees within the immediate Employment District.

The addition of a “Building Contractors Shop” is viewed to be a generally compatible with the permitted uses of the designation as it requires a larger lot area to accommodate large garage bays and warehousing/storage space. The only potential incompatible factor of the use may be the eventual creep into additional “outdoor storage” which is strictly prohibited in the Business Campus. Should a subsequent use occupy the space with demand for outdoor storage, additional approvals via a Class 3 Development Permit would be required.

Traffic generation by truck traffic and employees/visitors are viewed to be compatible with the design of the Business Park and the owner has accommodated on-site bike storage to support active-transportation planning.

#### *Development Standards:*

The site design has also been modified to bring the building close to the street to establish a stronger street presence on Roe Street and leave ample room on the rear of the site should an expansion or addition ever be warranted.

Provision	Required	Proposed
Lot Area (min)	Nil	2518.7m <sup>2</sup>
Lot Coverage (max)	70%	21.4%
Lot Frontage (min)	Nil	39.3
Front Yard Build Within Area	6.0m	6.0m
Exterior Side Yard Build Within Area	6.0m	N/A
Interior Side Yard (min)	3.5m	3.5m / 16.9m
Rear Yard (min)	8.0m	27.2m
Usable Landscaped Open Space in the Rear Yard (min)	10% of Lot Area	45% (not including easement)
Height (max)	24.0m	±8m
Parking Spaces (min)	18 Spaces (1 space per 30m <sup>2</sup> GFA)	<b>14 Spaces*</b> <b>(12 surface, 2 in garage)</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 the parking requirement of 18 spaces where 14 spaces are provided. As noted above, the site design provides ample space in the rear yard to accommodate expansions of either the building or the parking area should the demand warrant. Given that the proposal is short four (4) parking spaces, the four (4) parking spaces will be subject to payment of a cash in lieu of parking fee of \$3,500 per space in accordance with the Town's Fees By-law 114-2020.

Staff do not believe that 14 spaces is unreasonable as other industrial and employment-based uses are calculated within the range of 1 space per every employee or at a much lower ratio of parking to gross floor area. Parking calculations specific to warehousing and office uses, which are the noted two (2) primary activities on the site, would result in a parking requirement of 13 spaces (Section 3.29.3).

Type of Use	Calculation	Required for Proposal
Building Contractor's, Printing and Publishing Establishment, Custom Workshop (539.4 m <sup>2</sup> GFA)	1 parking space per 30 square metres (322 square feet) of gross floor area	18 spaces
Retail store, personal service business, bank, office. (165.0m <sup>2</sup> GFA)	1 space per 20 square metres (215 square feet) of gross floor area	9 spaces

Manufacturing or warehouse (374.4m <sup>2</sup> GFA)	1 space for per 95 square metres (1,022 square feet) of Gross Floor Area plus 1 space per every 3 employees per shift	4 spaces
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*Vegetation Removal:*

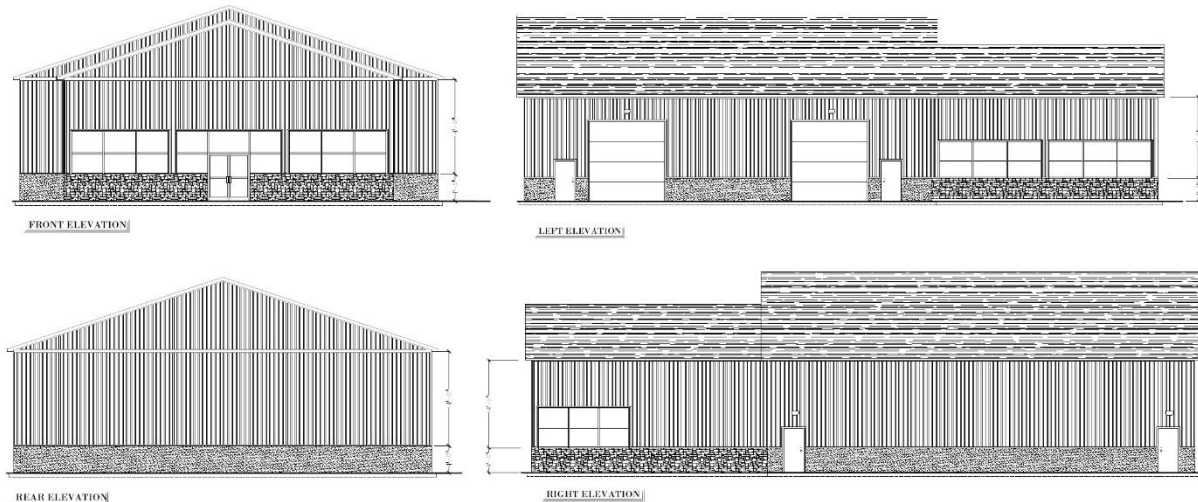
Section 3.44 of the Development Permit By-law requires that the proponent receive approval by way of a Development Permit for the removal of trees on the site in excess of 200mm diameter at breast height (DBH). The site is presently cleared of all landscape features and as a result, no tree-cutting approval is required as part of the Class 3 Permit.

The landscaping plan has also been enhanced through the vegetative and fencing buffering around the garbage enclosure, and the planting of nine (9) trees in the front and rear yards.

*Design Standards:*

The proposed development must demonstrate conformity with the Design Standards specified in Section 14 of the Development Permit By-law. The purpose of the design criteria for the Employment areas is to provide a broader range of commercial and/or industrial uses within a multi-use business area and soften the transition to adjacent existing neighbourhoods.

**Figure 3 – Elevations**



Of particular note this proposal conforms with the following specified criteria:

- 1) All building service areas shall be located away from public view.
- 2) Buildings should be oriented towards the street and parking provided in the rear or side of building.
- 3) Entrances to parking areas should be well defined by signage and curbing. Parking lots shall provide landscape elements within the islands and along thoroughfares.

- 4) A minimum of 5.0 metres (16.4 feet) of buffered landscaped area shall be provided within the 6.0 metre (19.6 feet) front yard setback.
- 5) Plant material arrangement shall be designed and maintained in a staggered or undulating manner to create a more natural looking landscape. Not less than 50% of the landscaped area provided shall be natural earth comprised of the natural planting of grass, lawns, trees, shrubs and flowers in such a manner as to establish and enhance the beautification of the landscaped area and any building or structure on the same lot. Soft landscape materials may also include shrubs and planting at foundation base, container planting consisting of urns, planters, window boxes or suspended baskets.
- 6) Plant material should be selected with regard for the annual climate of Carleton Place and the ability to tolerate salt. Native species are preferred.
- 7) Garbage enclosures are to be fenced with wood screen and buffered with soft landscape elements.
- 8) Garbage receptacles require screening (wood or ornamental metal facing). Recommended locations include inside parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance and should not block access drives during loading operations.

The proposal does not conflict with any of the design criteria prescribed within the By-law.

### **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.

No comments were received from members of the public pertaining to the application. Comments received from staff and agencies have been addressed or will be specified per the submissions request in the Development Permit Agreement (i.e. Canada Post collection notice).

### **SUMMARY:**

Having reviewed and assessed the proposed application, staff is 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 during the circulation process, staff is 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 DP3-02-2021 respecting the property known as 50 Roe Street with the following conditions:



1. That the approval is granted for the development in accordance with the plans identified in a Development Agreement; and
2. That the approval is granted to recognize the variation of the Development Permit By-law to permit a "Building Contractors Shop" as a permitted use on the subject property; and
3. That the approval is granted to recognize the variation of the Development Permit By-law to reduce the parking requirement from 18 spaces to 14 spaces which shall be paid in accordance with the Town's Fee By-law for Cash-in-Lieu of Parking.

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