

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2022-0082

**FOR THE CONSIDERATION OF
COUNCIL**

SEPTEMBER 21, 2022

**SUBJECT: APPLICATION TO AMEND ZONING BY-LAW NO. 500 AND
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND DRAFT
PLAN OF CONDOMINIUM
MEL'S LANE DEVELOPMENTS INC.
REG PLAN 78, PART LOT 2; PLAN 65R5947, PARTS 2 & 5, PLAN
65R12519, PARTS 1 & 2; PART LOT 12, CONC. 3 (NG)**

1. RECOMMENDATIONS:

1. That Council receive Report No. DS-2022-0082 prepared by the Development Planning Division, Development Services Department dated September 21, 2022 respecting applications for Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Mel's Lane Developments Inc., for the lands described as Reg Plan 78, Part Lot 2; Plan 65R5947, Parts 2 & 5, Plan 65R12519, Parts 1 & 2; Part Lot 12, Concession 3 (NG).
2. That Staff report further to Council following the receipt and assessment of all Town Department and external agency comments, and once the proponent has addressed these comments and the concerns presented in Report No. DS-2022-0082 as well as any concerns raised by the public and Council at the Public Meeting.
3. That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - i. Any person or public body that has requested to be notified of any future public meeting(s); and,
 - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject applications.

2. PURPOSE:

The purpose of this report is to provide Staff's preliminary analysis and to outline comments received with respect to the Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Common Element Condominium applications submitted by Michael Smith Planning Consultants on December 17, 2021, on behalf of Mel's Lane Developments Inc. for lands known as Reg Plan 78, Part Lot 2; Plan 65R5947, Parts 2 & 5, Plan 65R12519, Parts 1 & 2; Part Lot 12, Concession 3 (NG).

3. **BACKGROUND:**

OWNER/APPLICANT: Mel's Lane Developments Inc.

DESCRIPTION: (Refer to Attachments 1 – 4)
E/S Mel's Lane
Reg Plan 78, Part Lot 2; Plan 65R5947, Parts 2 & 5
Plan 65R12519, Parts 1 & 2; Part Lot 12, Concession 3
(NG)
Roll #: 094-949

AGENT: Michael Smith Planning Consultants; Development Coordinators Ltd.

FILE NUMBERS: 01.158 / 19T-22G01 (Draft Plan of Subdivision)
01.159 / 19CDM-22G01 (Draft Plan of Condominium)
03.1166 (Zoning By-law Amendment)

The application proposes to rezone the subject property from “Transitional (T)”, “Institutional (I-8)” and “Institutional (I-9)” to a site-specific zone to permit a residential subdivision development consisting of 78 units, comprised of 20 semi-detached units and 58 street townhouse units, with a total gross floor area of approximately 16,889.22 sq. m. (181,800 sq. ft.) fronting onto The Queensway South. The proposed development would also include a total of 176 parking spaces (156 resident spaces and 20 visitor spaces). Access to the site is gained by a private condominium road off of The Queensway South via Mel's Lane.

Applications for draft plan of subdivision and draft plan of common element condominium have also been submitted to facilitate the proposed development. The development will include a common-element condominium road system. The draft plan of subdivision and draft plan of common element condominium are included as Attachments 5 and 6, and the proposed site plan is included as Attachment 7.

The subject property is located on the east side of Mel's Lane and The Queensway South, in Keswick. The subject property has an area of 2.18 hectares (5.4 acres), with a broken frontage along The Queensway South of a total of 81.47 m (267.3 ft.).

The property is currently undeveloped, and contains grasses, shrubs and a cluster of trees within the northwest and southwest quadrants of the site. The subject property slopes down from east to west with an average slope of approximately 10%. There is a steep embankment in the south west area adjacent to The Queensway South.

Land uses surrounding the subject property include:

- North: low density residential (single detached dwellings)
- East: WJ Watson Public School
- South: low density residential (single detached dwellings)
- West: The Queensway South, Stephen Leacock Theatre, 2 ½ storey

residential condominium building, low density residential, commercial uses

The applicant has submitted the following material in support of the Zoning By-law amendment, draft plan of subdivision and draft plan of condominium applications:

- Stage 1 & 2 Archaeological Assessment (2021), prepared by Archaeological Services Inc.;
- Geotechnical Investigation (2021), prepared by Canada Engineering Services Inc.;
- Traffic Impact Study and Functional Internal Traffic Study (2021), prepared by CGE Transportation Consulting;
- Phase 1 ESA (2021), prepared by Envirovision Inc.;
- Noise Feasibility Study (2021), prepared by GC Engineering;
- Preliminary Site Plan (2021), prepared by Riverstone Environmental Solutions Inc.;
- Preliminary Elevations (2021), prepared by Hunt Design Associates Inc.;
- Planning Justification Report (2021), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.;
- Arborist Report & Tree Compensation Plan (2021), prepared by Riverstone Environmental Solutions Inc.;
- Functional Servicing Report (2021), prepared by SCS Consulting Group Ltd.;
- Topographic Survey (2021), prepared by Vadimir Dose Surveying;
- Hydrogeological Study (2021), prepared by Canada Engineering Services Inc.;
- Draft Plan of Subdivision (2021), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.;
- Draft Plan of Common Element Condominium (2021), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.;
- Draft Zoning By-law (2021), prepared by Michael Smith Planning Consultants; Development Coordinators Ltd.

Any document listed above which has not been attached to this report is available for viewing by appointment with the Planning Division in the Georgina Civic Centre during regular business hours or by clicking on the following link:

<https://files.georgina.ca/app?operation=pubopp&id=1662059270560X192A168A21A46wTbr1>

PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

4.1 PUBLIC CIRCULATION

Pursuant to the provisions of the *Planning Act*, R.S.O. 1990, as amended, a Notice of Public Meeting was mailed to all assessed property owners within 120 metres of

the subject property on August 11, 2022 and two (2) Public Notice Signs were erected on the property on August 16, 2022.

For the purpose of additional public notification, the Notice of Public Meeting was posted on the Town's page in the Georgina Advocate and on the Town's website.

As of the writing of this report, Staff have received no written comments from members of the public on the proposal but have indications of interest. Should comments be received prior to the public meeting they will be circulated to Council and included as an addendum to the agenda.

4.2 EXTERNAL AGENCY AND TOWN DEPARTMENT COMMENTS

The applications have been circulated for review and comment to Town departments and external agencies.

Bell Canada provided conditions of approval and requested the Owner provide servicing plans/CUP to confirm provision of communication/telecommunication infrastructure needed to service the development. It was noted that the Owner must provide entrance/service ducts from the existing network infrastructure to service the development.

Canada Post Corporation advised that the development would be serviced by Canada Post Community Mail Boxes. A list of approval conditions was provided and a further request that the owner be notified that a license to occupy land agreement and the provision of snow clearance at the mailbox is required, that there will be no more than one mail delivery point for each address, and existing postal codes may not apply. A link to Canada Post's delivery standards was also provided.

Hydro One has no comments or concerns at this time, the preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

Southlake Regional Health Centre noted that continued residential development is not unexpected but the provincial growth policies do not provide for the necessary capital investment to expand hospital infrastructure to meet the health care needs of new residents. Southlake will require Council's continuing support with respect to supporting local share fundraising and to supporting efforts to secure necessary funding approvals from the provincial government.

York Catholic District School Board has no comments on the proposal.

Georgina Fire has no objections to the proposal and provides the following comments:

1. All new construction shall be in conformance with the Ontario Building Code.
2. The dividing median on street A shall be a traversable median.
3. Prior to the construction phase, the developer will be required to provide a fire break plan for approval by the Chief Building Official and/or the Chief Fire Official.

4. We would ask that the Developer give consideration to the installation of a residential sprinkler system in the homes being proposed and meet with Georgina Fire to discuss the benefits of this life safety feature.

The Towns Building Division had no comments.

Consolidated comments received to date are included as Attachment 8. Staff will ensure all relevant comments are received and considered before returning to Council with a further report regarding the applications.

4. ANALYSIS:

Based on the comments received to date, the information provided by the applicant, and a site visit, the following is an overview of the proposed Zoning By-law Amendment and draft plan of subdivision against applicable Provincial, Regional and Town planning documents.

5.1 PROVINCIAL POLICY FRAMEWORK

Section 3(5) of the *Planning Act*, requires that a decision of the Council of a municipality, in respect of the exercise of any authority that affects a planning matter, shall be consistent with the Provincial Policy Statement and shall conform with, or not conflict with, the Provincial Plans that are in effect.

5.1.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development, and plays a key role in setting the policy foundation for regulating development and the use of land in Ontario. The PPS encourages cost-effective development patterns that make efficient use of resources, create housing, and protect the environment.

The subject property is located within the Keswick Secondary Plan area, which is considered a “Settlement Area” in the PPS. Settlement areas consist of both urban areas and rural settlement areas, including cities, towns, villages and hamlets, which have been designated for development over the long-term planning horizon and which shall be the focus of growth and development. Land use patterns in settlement areas shall be based on densities and a mix of land uses which ensure the efficient use of resources and which provide for a range of opportunities for intensification and redevelopment. Land use patterns shall also support active transportation and minimize negative impacts to air quality and climate change. In particular, new development in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.4: Housing requires planning authorities to provide for an appropriate range and mix of housing options and densities to meet the projected requirements of current and future residents. This will be achieved by means of establishing and implementing targets for the provision of affordable housing, permitting and facilitating housing required to meet social, health and well-being requirements, intensification, directing housing to locations with existing or planned infrastructure

and public services facilities, and promoting densities which make efficient use of resources and which support alternative modes of transportation.

Policy 1.6.6.2 states that municipal sewage and water services are the preferred form of servicing in settlement areas and that intensification and redevelopment within settlement areas on existing municipal sewage and water services should be promoted where feasible. Policy 1.6.6.6 continues by stating that lot creation may only be permitted if there is confirmation of sufficient reserve sewage system servicing capacity and reserve water system capacity.

In Section 1.6.7: Transportation Systems, it states that connectivity within and among transportation systems and modes should be maintained and, where possible, improved as part of a multimodal transportation system (1.6.7.3) and that a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation (1.6.7.4).

The proposed application seeks to amend the Zoning By-law to permit a 78-unit residential subdivision comprised of semi-detached and townhouse units. The subject property is within a designated growth area of the Keswick Secondary Plan, and the proposed development would be on municipal water and sanitary sewer services. The property is also adjacent to an existing stable residential neighbourhood, an elementary school and is within the “built boundary”. The proposed development consists of a compact development form which would introduce a higher density than the surrounding residential built form. The compact development form contributes to the efficient use of land, resources and infrastructure.

The proposed development would contribute to providing a range and mix of housing types in the community. There is no proposed affordable, accessible or other special needs housing included in the proposed development.

From a transportation perspective, a single access to the proposed development will be accommodated via Mel’s Lane, a private unassumed road. The applicant is proposing that Mel’s Lane be converted to a full moves 13.0 m wide common element condominium road, with a centre median to accommodate emergency vehicles. Three (3) existing dwellings currently gain access via Mel’s Lane. It is unclear how access for the existing dwellings over a condominium road will be achieved. As illustrated on the plan of subdivision, the semi-detached dwellings will have direct access onto Mel’s Lane (Condo Road ‘A’), with the townhouse units gaining access from an internal 6.0 m wide road system (Condo Roads ‘B’ & ‘C’). The subject application will require further review to confirm consistency with the regional and municipal requirements for vehicular movement to, from and within the site, and ensure there are no safety concerns from the perspective of emergency services access.

Staff are of the opinion that the proposed development is consistent with the PPS, provided the above noted transportation network concerns and requirements are addressed.

5.1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe is a document which informs decision-making regarding growth management in the Greater Golden Horseshoe until the year 2051.

Section 2.2.1: Managing Growth provides that population and employment growth will be accommodated by directing development to settlement areas, and more specifically a significant portion of growth will be directed to built-up areas in the form of intensification. The Growth Plan encourages the development of complete communities which have a mix of land uses and which support alternative modes of transportation and thereby reducing the reliance on the automobile. Policy 2.2.2.1 states that a minimum of 50% of all residential development will be within the built-up area of specified lower and upper tier municipalities, including the Region of York. Municipalities are also to provide for an appropriate mix of employment uses, including industrial, commercial and institutional, to meet long term needs.

The subject property is located within the delineated built-up boundary and urban servicing boundary of a settlement area (Community of Keswick). The development proposal would be considered infill development, a form of intensification.

The proposed development is for a compact residential development within the built-up area and will therefore contribute to meeting the intensification target.

Staff are of the opinion that the proposed development conforms to the Growth Plan.

5.1.3 The Greenbelt Plan (2017)

The Greenbelt Plan (GBP) identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring on the landscape.

The subject property is located within the Community of Keswick which is a designated Town/Village on Schedule '1' to the GBP. In this regard, where lands are located within a Town/Village or Hamlet, Section 1.4.3.2 of the GBP refers the reader to the local municipal official plans and therefore, the policies within the GBP do not apply to the subject property, save and except for the external connection policies contained in Section 3.2.6. The subject property is not located in proximity to any external connections which would impact the proposed development.

Staff are of the opinion that the proposal conforms to the Greenbelt Plan.

5.1.4 The Lake Simcoe Protection Plan (LSPP, 2009)

The LSPP seeks to protect, improve and restore elements that contribute to the ecological health of the Lake Simcoe Watershed, including water quality, hydrology, Key Natural Heritage Features and their functions, and Key Hydrologic Features and their functions.

The Town of Georgina has a Memorandum of Understanding (MOU) with the LSRCA. The MOU, among other matters, specifies that the LSRCA will review and

comment on development proposals relative to the LSPP and the natural heritage policies of the Official Plan and Secondary Plans.

A portion of the subject property appears to be regulated by the LSRCA. It does not appear to contain key natural heritage features; however, it is identified as being partially within a Significant Groundwater Recharge Area (SGRA).

Section 4.8-DP provides that an application for “major development” shall be accompanied by a stormwater management plan that demonstrates conformity with the LSPP. Major development is defined as: i) the creation of four or more lots; ii) the construction of a building or buildings with a ground floor area of 500 square metres or more; or iii) the establishment of a major recreational use. The subject application proposes the development of 20 semi-detached units and 58 townhouse units; therefore, a stormwater management plan will be required at the time of application for Site Plan Approval/Draft Plan of Condominium.

Section 6.40-DP states that an application for major development within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored. The subject property is partially within an identified LSPP Recharge Area and the LSRCA anticipates that an EIS to address policy 6.40-DP will be submitted with the future application for Site Plan Approval/Draft Plan of Condominium.

A Stormwater management component has been included within the Functional Servicing Report, prepared by SCS Consulting, dated December 2021.

Subject to receipt of comments from the LSRCA, Staff are of the opinion that the proposed development generally conforms to the LSPP.

5.2 REGIONAL AND MUNICIPAL PLANNING DOCUMENTS

5.2.1 York Region Official Plan 2010 (Office Consolidation January 2019)

The subject property is designated Urban Area on Map 1 of the York Region Official Plan (YROP).

Section 5.4 of YROP states that the Region strategically focuses growth in the Urban Area to conserve resources and to create sustainable and liveable communities. Urban Areas will accommodate a full range of residential, commercial, industrial and institutional uses. In addition, Policy 5.3.1 states that a minimum of 40 per cent of all residential development across the Region as a whole will occur within the built-up area as defined by the Province’s Built Boundary in A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

Confirmation from the Region of York that the proposed development conforms to the YROP policies is pending.

The Planning Justification Report indicates that an internal pedestrian sidewalk network is proposed. The Applicant should confirm that a sidewalk connection is proposed along Mel’s Lane (Condo Road ‘A’), connecting to The Queensway South.

5.2.2 Keswick Secondary Plan, 2019 (KSP)

The subject property is within the Keswick Urban Service Area Boundary on Schedule F1 – Keswick Land Use Plan to the Keswick Secondary Plan (KSP) and is designated “Urban Corridor 1” and “Neighbourhood Residential”, shown in Attachment 9.

Neighbourhood Residential Designation (Section 13.1.3.1)

The Neighbourhood Residential designation is intended to accommodate well-designed and attractive residential neighbourhoods which include an appropriate range and mix of housing types, parks and open space features and an array of community facilities. Permitted uses include low density residential (defined as a maximum of 11 units per gross residential hectare), special needs housing and neighbourhood centres. All new development must be compatible with existing adjacent residential areas.

Section 13.1.2.7 a) defines low density residential uses as single detached, semi-detached and duplex dwelling units, with a maximum density of 11.0 units per gross residential hectare. The proposed semi-detached dwellings are located within the Neighbourhood Residential designated portion of the property with a proposed density of 30.30 units per gross residential hectare. An elevation drawing of the proposed semi-detached dwellings is included as Attachment 10.

The Town is currently updating the Keswick Secondary Plan which is yet to obtain Council approval. At present, the draft updated Secondary Plan proposes a low-rise residential net density range of between 25 to 40 units per net residential hectare. The maximum density shall only be permitted where it is compatible with existing development. The existing development is comprised of low rise single detached dwellings and a two-storey public elementary school and related playground.

Based on the new proposed density range, the development would have a net density of 36.36 units per net residential hectare.

The proposed development does not comply with the current in-effect Secondary Plan as it relates to density. The applicant would be required to either apply for an Official Plan amendment to increase the permitted density; or, defer further processing of the current application until such time as the updated Secondary Plan has been approved and is in effect.

Urban Corridor Designation (Section 13.1.3.3.1)

The Urban Corridor designation is intended to accommodate higher density forms of development that are transit supportive. New development shall be well-designed and sensitive to the surrounding land uses in terms building mass, height, setbacks, landscaping, etc.

Section 13.1.3.3.2 sets out permitted uses within the Urban Corridor 1 designation which includes low and medium density residential uses. The proposed townhouses are permitted within medium density residential as set out in Section 13.1.2.8, shall not exceed a density of 60 units per net residential hectare; and, shall generally be the lesser of 4-storeys or 12 metres in height.

The proposed development has a density of 58 units per net residential hectare and a proposed height of 3 storeys and 13.5 metres.

Given the nature of the surrounding area, existing residential development and the 2-storey elementary school, Staff have a concern with the proposed height of 13.5 metres, as it is not in keeping with the character of the area.

The Community Structure section of the Secondary Plan includes Section 13.1.1.4.5: Street Pattern. Policy b) states that “the local roads network will have an interconnected street layout with multiple route choices to arterial and collector roads where transit routes and supporting retail facilities are most commonly located”.

The applicant proposes to utilize an existing private, unassumed road (Mel’s Lane) as the only access to the development. Mel’s Lane currently provides access to three existing dwellings. Improvements to the existing private road are proposed as part of the development, including the provision of a divided median to address emergency access concerns. This would also be the only pedestrian access onto The Queensway South. Further review by Town Staff is required to determine if the proposed use of Mel’s Lane is acceptable. For these reasons, built form, access, on-site traffic and pedestrian circulation will have to be addressed in discussion with Town and Regional Staff.

Community Design (13.1.2.2)

Section 13.1.2.2 introduces the Urban Design Guidelines which indicate the Town’s expectations with respect to the character, quality and form of development in the community. Meeting these Guidelines will be addressed at Site Plan Approval/Plan of Condominium and will be included as a condition of approval. In general, this section includes requirements to create an attractive public and pedestrian realm, manage transitions between different uses and built forms and create a sense of place.

Archaeological Preservation (13.1.2.3)

The applicant has submitted a Stage 1 and 2 Archaeological Assessment, prepared by Archaeological Services Inc., dated July 2, 2021. The report concludes that no archaeological materials were encountered and no further assessment is required.

Housing (13.1.2.6)

The Secondary Plan recognizes that the provision of a full range of housing types and densities in Georgina shall be primarily satisfied through residential development in Keswick. This will include encouraging infilling and intensification through development of vacant or under-utilized lands and providing for a diverse and innovative housing stock.

In particular, medium density residential must be compatible and be sensitively integrated with the surrounding uses, which may include setbacks or landscaped buffers. Permissions for medium density residential must also consider whether the site is adequate in size to accommodate sufficient facilities/amenities, the sufficiency of infrastructure and the sufficiency of community and neighbourhood amenities.

The proposed development is located within the built boundary and therefore may be considered as infill development.

The application will need to be reviewed further with respect to the integration of the proposed medium density development within the existing neighbourhood, traffic circulation and access.

Traffic Circulation (13.1.4.2.5)

Private roads to service condominium development may be permitted provided they are designed to support proposed traffic, fire protection vehicles; and, meet Town design standards and specifications. There is some concern with respect to the proposed interface between the new development, the proposed condominium road system; and, the existing dwellings which currently access Mel's Lane. Further review will be required by the Development Engineering Division.

Sanitary Sewage and Water Supply Services (13.1.5)

The policies of this Section are intended to ensure that new growth and development within the Urban Service Area Boundary takes place on full municipal sewer and water services in an orderly and cost-efficient manner. Furthermore, the Town shall only approve development that can be allocated municipal sewage and water capacity or servicing allocation, in conformity with Town and Region policies, procedures and by-laws.

The proposed development will occur on full municipal services and a Functional Servicing Report was submitted with the application. Review of the report and related documents will be required by the Development Engineering Division.

Servicing Allocation

The draft plan proposes 20 semi-detached units and 58 townhouse dwelling units at a rate of 2.63 person's equivalent (p.e.) per unit and 2.74 p.e. per unit respectively, for a required servicing allocation of 211.52 p.e. from Residential Category 2 – Proposed Major Development – Built Up Area in the Keswick Water Resource Recovery Facility (KWRRF).

The required 211.52 p.e. of servicing allocation has been identified as requested in Category 2. The remaining allocation in this category is 158.86 p.e. Upon progression of the subdivision application to draft plan approval Council may choose to preliminarily assign 211.52 p.e. of servicing allocation to draft plan of subdivision 19T-22G01.

5.2.3 Zoning By-law No. 500

The subject property is currently zoned "Transitional (T)", "Institutional (I-8)" and "Institutional (I-9)" on Map 3, page 1 to Schedule A of Zoning By-law No. 500.

5.2.3.1 Proposed R2-xx and R3-xx Zoning

The Applicant is proposing to rezone the subject property from "Transitional (T)", "Institutional (I-8)" and "Institutional (I-9)" to site-specific Residential zones. The Zoning By-law Amendment being sought proposes to rezone the subject property to a site-specific Low Density Urban Residential (R2-xx) zone and Medium Density

Urban Residential (R3-xx) zone to permit the construction of 20 semi-detached units and 58 townhouse units.

A copy of the Applicant's proposed amending by-law and Schedule 'A' are included as Attachments 11 and 12.

Pursuant to Section 6, the zoning provisions for R2 and R3 are set out below:

Zoning Provision	Required	Proposed
R2 Zone (Semi-detached Housing)		
Lot Frontage (Min) – Interior Lot	10 m	8 m
Lot Area (Min) – Interior Lot	300 m ²	250 m ²
Front Yard Setback (Min)	6 m	3.5 m
Rear Yard Setback (Min)	8 m	7 m

Interior Side Yard Setback (Min)	1.2 m, provided that if a lot is to be divided along the common wall then the minimum interior side yard, between the two dwelling units, shall be nil	1.2 m, except between two attached dwellings it shall be nil
Lot Coverage (Max)	35%	55%
Parking Spaces Required (Min)	3	2
R3 Zone (Townhouse Dwellings)		
Lot Frontage (Min) – Interior Lot	6 m	6 m
Lot Frontage (Min) – Corner Lot	11 m	8 m
Lot Area (Min) – Interior Lot	180 m ²	135 m ²
Lot Area (Min) – End Unit Lot	240 m ²	180 m ²
Lot Area (Min) – Corner Lot	330 m ²	180 m ²
Front Yard Setback (Min)	6 m	2 m

Exterior Side Yard Setback (Min)	5 m	2 m
Rear Yard Setback (Min)	11 m	6 m
Interior Side Yard Setback (Min)	2.0m, except between attached dwelling units where the minimum shall be nil	1.5 m, except between attached dwelling units where the minimum shall be nil
Lot Coverage (Max)	40%	60%
Height (Max)	11m	14m
Parking Spaces Required	Resident's Parking: 116 Visitor's Parking: 15	Resident's Parking: 116 Visitor's Parking: 20 (includes 1 accessible parking)

Site Plan Approval will be required for the proposed development. It is recommended that the amending by-law be held until such time as the Site Plan has been reviewed and generally accepted by Staff.

There are fundamental issues with the subject application that must be resolved. It is therefore difficult to address specific zoning provisions without more certainty in the outcome of the subject application. However, at this preliminary stage, several elements may be identified that should be properly addressed in the zoning at a later stage. These elements include but are not limited to: site access, internal site circulation, layout and location of visitor parking, appropriate required landscaped (or other) buffers between the proposed development and the adjacent residential neighbourhood and elementary school, landscape strips and pedestrian walkways.

5. **CORPORATE STRATEGIC PLAN:**

This report addresses the following strategic priorities:

- Grow our economy
- Promote a high quality of life

6. **FINANCIAL AND BUDGETARY IMPACT:**

There are no financial concerns or budgetary impacts on the Town as a result of this application. The owner/applicant will be required to apply for and obtain all necessary approvals associated with land division applications, building permits, site alteration permits and entrance permits, and to pay associated costs for same including the payment of development charges and park levy.

7. **CONCLUSION:**

Staff recommend that a subsequent report be prepared for Council's consideration at such time as all of the Town Departments and external agencies have completed

their review of the development proposal and accompanying studies/reports, and after the applicant has addressed the concerns presented by Staff in this Report, and any additional concerns raised by Council and members of the public at the public meeting. In their current form, Staff have identified several concerns with the subject applications which will require further work and discussion with the Applicant to resolve. In particular, the applicant will need to provide additional material to address the concerns with the proposed increased density and height, compatibility and integration with the existing neighborhood, internal circulation and site access. Staff will continue to work with the applicant with respect to these concerns.

APPROVALS

Prepared By: Angela Sciberras, MCIP, RPP
Planning Consultant

Reviewed By: Janet Porter, MCIP, RPP
Manager of Development Planning

Recommended By: Harold Lenters, M.Sc. Pl, MCIP, RPP
Director of Development Services

Approved By: Ryan Cronsberry
Chief Administrative Officer

Attachments

Attachment 1 – Context Map
Attachment 2 – Key Map
Attachment 3 – Aerial Photograph
Attachment 4 – Site Photos
Attachment 5 – Draft Plan of Subdivision
Attachment 6 – Draft Plan of Condominium
Attachment 7 – Site Plan
Attachment 8 – Consolidated Comments
Attachment 9 – KSP Schedule F1 – Keswick Land Use Plan
Attachment 10 – Semi-detached Elevations
Attachment 11 – Draft Zoning By-law Amendment
Attachment 12 – Draft Zoning By-law Schedule ‘A’