

TO: GENERAL COMMITTEE

SUBJECT: APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS TO PERMIT LOW AND MEDIUM DENSITY RESIDENTIAL LAND USE AND THE EXTENSION OF SUMMERSET DRIVE, NORTH OF ARDAGH ROAD, WEST OF WRIGHT DRIVE

WARD: 6

PREPARED BY AND KEY CONTACT: C. TERRY, MCIP, RPP
PLANNER, EXTENSION #4430

SUBMITTED BY: R. FORWARD, MBA, M.Sc., P. ENG., DIRECTOR OF PLANNING AND BUILDING SERVICES

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

CHIEF ADMINISTRATIVE OFFICER APPROVAL: C. LADD, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the Official Plan Amendment application submitted by the Jones Consulting Group Ltd., on behalf of 1934811 Ontario Limited - John Duivenvoorden for lands identified as Lots 2 and 3, Concession 14 and all of Blocks 160, 161, 162, 163 and 164 Plan 51M-876, to amend the land use designation on Schedule A - Land Use from Future Urban to Residential and Environmental Protection as identified in Appendix "A" to Staff Report PLN005-17 be approved.
2. That the Zoning By-law Amendment application submitted by the Jones Consulting Group Ltd., on behalf of 1934811 Ontario Limited - John Duivenvoorden for lands identified as Lots 2 and 3, Concession 14 and all of Blocks 160, 161, 162, 163 and 164 Plan 51M-876, to rezone the lands from Agriculture and Environmental Protection to Residential Single Detached (R3), Residential Multiple (RM2) and Environmental Protection (EP) as identified in Appendix "B" to Staff Report PLN005-17 be approved.
3. That the written and oral submissions received relating to this application, have been on balance, taken into consideration as part of the deliberations and final decision related to the approval of the application, including the following matters raised in those submissions and identified within Staff Report PLN005-17: the protection and buffering of Centre Creek and the Bear Creek Wetland, tree removals and traffic concerns.
4. That no further public notice is required in accordance with Section 34 (17) of the *Planning Act*.

PURPOSE & BACKGROUND

Report Overview

5. The purpose of this staff report is to recommend that the property north of Ardagh Road, west of Wright Drive be designated and zoned to permit an area of low and medium density residential development. The development limits have been established through a site specific Environmental Impact Study (EIS) on a parcel of land designated as Future Urban in the City's Official Plan. The

Future Urban designation was provided to lands in the deferral area of the Ardagh Secondary Plan that were located outside of the defined limit of the Provincially Significant Bear Creek Wetland and could have development potential.

Location

- The subject property is located on the north side of Ardagh Road, west of Wright Drive and will be bordered by the extension of Summerset Drive connecting with Ardagh Road.

Surrounding Land Uses

North

future Summerset Drive extension, Bear Creek Wetland

East

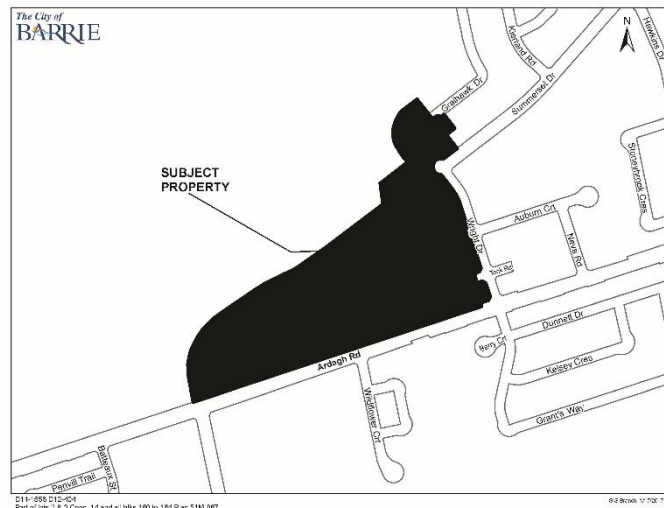
Wright Drive, Graihawk Drive, single detached homes, elementary schools

South

Ardagh Road, single detached homes, commercial plaza, secondary school and townhouses

West

Bear Creek Wetland, vacant lands designated as Future Urban



Background

- The subject lands were formerly part of a deferral area in the Ardagh Secondary Plan. The deferral related to confirmation of the boundary of the Provincially Significant Bear Creek Wetland, which was defined through a Comprehensive EIS (2009). The deferral has since been lifted and Future Urban parcels were designated on Schedule A: Land Use of the Official Plan. The Future Urban designation indicates where development could occur subject to the completion of a site specific EIS to identify development limits for the property.
- These applications were first submitted in 2013 with two separate development parcels on the subject lands. A Public Meeting was held for the original proposal on September 30, 2013. The application was subsequently amended in 2015 to include only the lands identified in Staff Report PLN005-17. A Neighbourhood Meeting was held for the amended application on June 15, 2015. Since that time, the property has changed ownership and the new owner is proceeding with the applications to amend the Official Plan and Zoning By-law to permit residential and environmental protection uses on the subject lands.
- A site specific EIS was submitted to define the developable area for the property north of Ardagh Road and west of Wright Drive. Staff from the City and the Nottawasaga Valley Conservation Authority (NVCA) worked closely with the original applicant to further detail the recommendations of the EIS and identify a potential development limit for the property. This limit is demonstrated on the attached plans for residential land use designation (Appendix "A"), residential and environmental protection zoning (Appendix "B") and the proposed Draft Plan of Subdivision (Appendix "C").

10. In addition to the EIS (Golder Associates, February 2013), the following reports have been submitted in support of this application:
- a) Planning Justification Report (GSP Group, March 2015)
 - b) Functional Servicing Report (Jones Consulting Group Ltd., October 2016)
 - c) Natural Hazards Assessment (Jones Consulting Group Ltd., October 2016)
 - d) Traffic Impact Study (JD Northcote Engineering Inc., October 2016)
 - e) Tree Inventory Assessment and Preservation Plan (Stantec, June 2013/December 2014)
 - f) Archaeological Assessment, Stages 1 & 2, 3 and 4 (Archaeologix Inc., August 2002, February 2004, March 2004)

Public Consultation

11. A Neighbourhood Meeting was held on June 15, 2015. There were 15 residents in attendance. A general summary of the comment topics from the public is included below with comment from staff *in italics*:
- a) Protection of Centre Creek and the Provincially Significant Bear Creek Wetland
Through the detailed EIS and the consultation with City and NVCA staff, a development limit was set for the subject site that provided an average of 30 metre of protected vegetated buffer from the Bear Creek Wetland. In addition, a similar vegetation buffer is preserved along the Centre Creek corridor that goes through the site, into the wetland to the north.
 - b) Tree removal and preservation
If the proposed amendments are approved, City and NVCA staff will be working with the owner/applicant and the consultant team to ensure appropriate consideration is given to responsible tree removal, buffering and tree preservation on and adjacent to the site. The Draft Plan of Subdivision conditions will reference this requirement.
 - c) Increase in traffic, in particular traffic congestion at the local schools
Although not originally required for this project, in response to this comment, the applicant did submit a Traffic Impact Study. The recommendations of the study do not identify the need for traffic calming measures as a result of this proposed development. With regard to traffic congestion around the schools located on Summerset Drive east of the proposed development, staff from Road, Parks and Fleet has been advised of the concern. Staff are investigating traffic congestion around schools in the City in an effort to provide solutions to this issue.
12. A second Public Meeting was held on February 29, 2017. No comments were received from the public at the meeting.

13. Through the Ward Councillor, an email dated March 8, 2017 was received by staff. The email expressed concern with the species of the existing treed area on site, as it was potentially white pine and therefore an endangered tree species. Staff has received confirmation that the treed area is red pine and staff from the Ministry of Natural Resources & Forestry (MNR) has confirmed that red pine is not an endangered species.

ANALYSIS

Provincial Policy

14. The Provincial Policy Statement and Places to Grow policies generally direct growth to established serviced areas, as well as encourage the protection of natural features in urban areas. The proposed development concept provides the opportunity for development while preserving, protecting and buffering both the Provincially Significant Bear Creek Wetland and the Centre Creek watercourse that feeds into the wetland feature.

Official Plan Policy

15. The subject lands are currently designated as Future Urban in the Official Plan. The Future Urban designation is applied to lands that are being examined through a detailed study or secondary plan process. These lands are intended for residential and complementary land uses such as commercial, institutional and environmental protection. The Future Urban designation is illustrated on Schedule A: Land Use of the Official Plan, and typically requires special study prior to considering an amendment to the land use designation.
16. In this case, the Future Urban lands were part of the Ardagh Secondary Plan prior to its passing in December, 1996. When the Plan came into effect, a decision on the permitted land use in proximity to the Bear Creek Wetland was deferred until the completion of a Comprehensive EIS. A Comprehensive EIS was completed and approved by MNR in April, 2009. When the deferral was subsequently lifted, parcels of Future Urban land remained outside of the defined limit of the Provincially Significant Bear Creek Wetland. To be redesignated, these lands require a Site Specific EIS to evaluate the environmental significance of the lands and determine the potential development limit.
17. A site specific EIS was submitted in support of this application and through additional consultation with staff from the City and NVCA an acceptable development limit was established for this project. The proposed amendment is to designate the developable limits of the parcel as Residential, as well as define lands intended to be preserved and designated as Environmental Protection.

Zoning By-law

18. The current zoning for the property is Agriculture (A) and Environmental Protection (EP). The application is to rezone the subject lands to Residential Single Detached (R3), Residential Multiple (RM2) and Environmental Protection (EP) as identified in Appendix "B" to Staff Report PLN005-17. The proposed residential and environmental protection zoning categories integrate into the existing neighbourhood and protect the natural features identified through the detailed review of the property. The applicant has not requested any site specific provisions to the Zoning By-law to permit the proposed residential development.

Plan of Subdivision

19. The Draft Plan of Subdivision, attached to Staff Report PLN005-017 as Appendix "C", outlines single detached Lots 1-75, Block 76 as a Medium Density block, Blocks 77-80 as Environmental Protection and the road network. If the requested Official Plan and Zoning By-law amendments are approved, the Plan of Subdivision process is delegated to Staff. Draft Plan Conditions will be issued to facilitate the development of these lands, and will include but not be limited to: lot and road network; municipal service infrastructure; stormwater management; and, preservation and buffering of Centre Creek and the Bear Creek Wetland.

Site Plan Control

20. If the Official Plan and rezoning amendments are approved, the medium density block, noted as Block 76 on the Draft Plan of Subdivision (Appendix "C"), would be subject to Site Plan Control. The built-form and detailed site design will be established through the Site Plan Control process when an application is submitted.

ENVIRONMENTAL MATTERS

21. The following environmental matters have been considered in the development of the recommendation:
- a) The protection and preservation of the Bear Creek Wetland and Centre Creek, including an average of 30 metres of buffer area around the wetland and watercourse features.

ALTERNATIVES

22. The following alternative is available for consideration by General Committee:

Alternative #1

General Committee could maintain the existing Official Plan designation of Future Urban and the zone of Agriculture for a portion of the captioned lands. (i.e. Status Quo)

This alternative is not recommended as the intent of the Future Urban designation in the Official Plan is to identify the potential for development to be integrated into this area, provided a site specific Environmental Impact Study is completed and the recommended buffering and/or mitigation measures are respected when identifying the development limit. The applicant has provided the required information and analysis to establish residential development on this property.

FINANCIAL

23. The Draft Plan of Subdivision identifies 75 lots for single detached housing and a medium density block. The estimated property tax for 2017 as a vacant residential lot is \$452,820.00. The property owner paid \$87,183.09 in municipal taxes in 2016.
24. The Development Charges for residential uses can be estimated at \$43,478.00 per unit for a total of \$3,260,850.00 for the 75 single detached units. The potential development charges for the medium density block estimated as townhouses at a density of 53 units per hectare would be \$32,503.00 per unit for a total of \$7,735,714.00.

LINKAGE TO 2014-2018 STRATEGIC PLAN

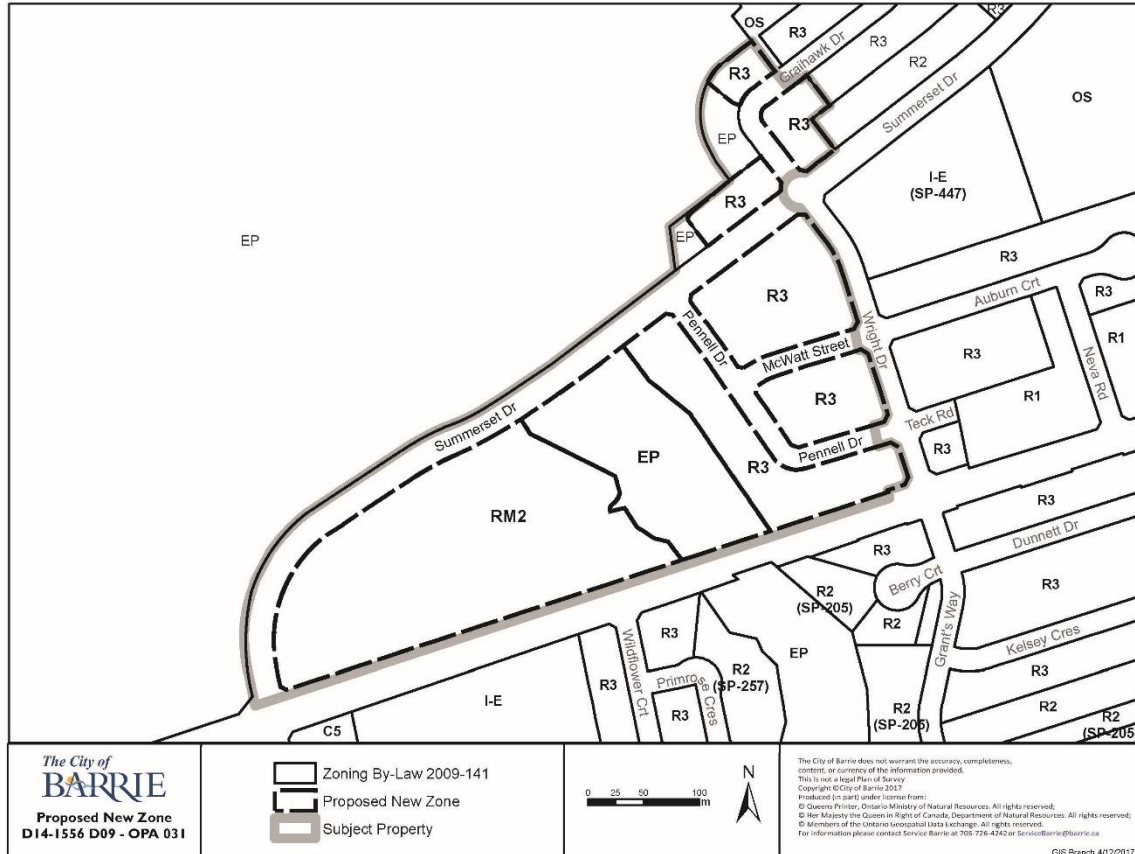
25. The recommendations included in this Staff Report support the 2014-2018 Strategic Plan goal of Inclusive Community in that the development supports safe neighbourhoods and promotes and facilitates community connections.

Attachments: Appendix "A" – Proposed Official Plan Schedule A: Land Use
Appendix "B" – Proposed Zoning Map Schedule
Appendix "C" – Proposed Draft Plan of Subdivision

APPENDIX "A"
Proposed Official Plan Schedule A: Land Use



APPENDIX "B"
Proposed Zoning Map Schedule



APPENDIX "C"
Proposed Draft Plan of Subdivision

