
HALDIMAND COUNTY

Report PDD-28-2022 Zoning By-law Amendment – Caledonia Gateway For Consideration by Council in Committee on June 21, 2022



OBJECTIVE:

To amend the existing zoning in the Caledonia Gateway Subdivision, to support revisions to the subdivision and provide additional housing options within the development.

RECOMMENDATIONS:

1. THAT Report PDD-28-2022 Zoning By-law Amendment – Caledonia Gateway be received;
2. AND THAT application PLZ-HA-2022-022 to amend the Haldimand County Zoning By-law HC 1-2020 to amend the existing zoning on the subject lands be approved for the reasons outlined in Report PDD-28-2022;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement 2020 and the Growth Plan for the Greater Golden Horseshoe 2020;
4. AND THAT the by-law attached to Report PDD-28-2022 be presented for enactment.

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Reviewed by: Shannon VanDalen, MCIP, RPP, CMMI, Manager of Planning and Development

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

The subject lands are part of the draft approved subdivision known as Caledonia Gateway. An Official Plan Amendment and Zoning By-law Amendment were previously approved for the subject lands, however, the proponent is seeking some changes to the subdivision layout and applicable zoning. This subject application was submitted in conjunction with a redline revision proposing minor changes to the layout and density of the draft approved subdivision resulting in a larger variety of housing forms and to update the existing special provisions to align with the current Haldimand County Zoning By-law HC 1-2020.

Planning staff are of the opinion that this proposal is in conformity with the Provincial Policy Statement 2020, complies with the Provincial Growth Plan 2020, conforms to Haldimand County's Official Plan and maintains the general intent and purpose of the Haldimand County Zoning By-law HC 1-2020. Planning staff recommend approval of the amendment for the reasons set out in this report. A public notice sign was posted at the site and was visible when the Planner conducted a site visit.

BACKGROUND:

The subject application is seeking to amend the zoning in the draft approved Caledonia Gateway Subdivision and facilitate a redline revision of the approved Draft Plan of Subdivision. A redline revision is a minor change to an approved plan that will not impact the functionality or overall design of the subdivision. Authority to approve a redline revision in Haldimand County has been delegated to the General Manager of Community and Development Services. The Draft Plan of Subdivision was approved on November 2, 2020. The related Official Plan Amendment and Zoning By-law Amendment were approved prior on August 31, 2020. The original proposal included a maximum of 1,255 residential units and a 6.77 hectare mixed-use block. In July of 2021, a redline revision of the subdivision layout was approved, changing the maximum yield to 1,155 units. No zoning amendments were required to facilitate the July, 2021 revision.

The subject application is intended to facilitate an additional redline revision application. The current redline revision is intended to increase density, and provide a diversity of housing options differentiating it from the nearby Avalon development, which is comprised primarily of single detached dwellings. The increased density will result in a new maximum yield of 1,221 residential units, an increase of 66 units from the current approved plan. The increase in density will be accomplished through the conversion of existing single detached blocks to back-to-back town houses and street townhouses and add permissions for back-to-back townhouses and standard townhouses within the multi-use block (Attachment 2). The amendment will also introduce a new taller single-detached dwelling product. As part of the application a Transportation Letter and Municipal Servicing, Grading and Stormwater Management Brief were submitted by the consultant WSP confirming the proposed changes would not impact the conclusions and recommendations of the previously submitted studies and reports for the subject lands.

The proposed Zoning By-law Amendment will facilitate the redline revision as follows (see Attachment 2 for block references):

- Re-zone the new back-to-back townhouse blocks to the existing Urban Residential Type 4 (R4) zone, subject to the existing special provisions HAL36.465, which permits back-to-back townhouses;
- Re-zone the new street townhouse blocks to the existing Urban Residential Type 4 (R4) zone, subject to the existing special provision HAL36.469, which permits street townhouses;
- Re-zone single detached Blocks 24, 40-42 by adding a new special provision to permit the permissions of HAL36.466 and add a maximum height of 13.5 metres;
- Add back-to-back townhouses and group/street townhouses as a permitted use within the CG zone (subject to special provision HAL36.466) for the mixed use block, except the quadrant closest to the Haldimand Road 66 and Argyle Street North intersection; and
- Make a technical clarification in the existing special provision HAL36.464 for the existing Urban Residential Type 4 (R4) zone, to bring it into conformity with the current Haldimand County Zoning By-law HC-1-2020.

The above changes to the zoning by-law will facilitate the requested redline revision. The request will amend the Draft Plan as follows (see Attachment 2 for reference):

- Addition of new back-to-back townhouse blocks (Blocks 16, 19, 20, 39);
- Conversion of previous detached blocks to street townhouses (Blocks 17, 18, 21-23, 26, 29, 30, 32);
- Minor revision to the buffer limits of the woodlot (Block 55), as a result of discussion with appropriate County staff; and
- Adjustment to the road layout to facilitate the new back-to-back townhouses.

The subject report addresses the planning issues related to the proposed zoning by-law amendment. Technical review of the requested redline revision is ongoing. The General Manager of Community and Development Services has delegated authority to approve the revision pending the finalization of the technical review, and the approval of the subject by-law amendment.

ANALYSIS:

Matters pertaining to the establishment of a subdivision and the existing zoning were reviewed and presented through previous reports in 2020. The below analysis reviews the relevant planning policies as it relates to the proposed amendments to the Zoning By-law, intended to facilitate a redline revision of the Draft Approved plan.

Provincial Policy Statement, 2020

The subject lands are located within the settlement boundary for Caledonia. The Provincial Policy Statement (PPS) encourages development within existing settlement boundaries providing a mix of housing options that are appropriate for and efficiently use the infrastructure and public service facilities of the community. The proposed Zoning By-law Amendment will facilitate a greater density and variety of housing options in the Caledonia Gateway subdivision. The proposed changes will not necessitate any additional improvements to existing infrastructure.

It is the opinion of Planning staff that the subject application conforms to the PPS.

A Place to Grow, 2020

The policies of A Place to Grow largely mirror those of the PPS as they relate to the subject application. A Place to Grow encourages providing range of housing options for all sizes, ages and incomes of households. The proposed zoning by-law amendment will provide a wider range of housing options within the development, and differentiate the subdivision from adjacent developments.

It is the opinion of Planning staff that the subject application conforms to the policies of A Place to Grow.

Haldimand County Official Plan

The subject lands are designated 'Commercial', 'Residential' and 'Hazard Lands' and subject to HCOP 54 in the Haldimand County Official Plan. The existing Official Plan designations were established by way of the August 2020 Official Plan Amendment. The subject application is not seeking any amendments to the existing Official Plan Designations.

The subject application will alter the density of the development as it will alter the amount of medium, high and low density units proposed within the subdivision. The subject application and proposed redline revision will reduce the amount of high and low density units while increasing the medium density. The breakdown of the unit types for each iteration of the proposal can be seen in the table included in Attachment 3 (Unit Type Table).

The Haldimand County Official Plan requires a minimum average density of 40 persons and jobs per hectare within the designated greenfield areas. The subject development has a proposed density of 80.7 persons and jobs per hectare. The Gateway development is being carried out in conjunction with the neighbouring Georgia Pacific subdivision which includes large areas of protected lands, a large park, storm water management ponds and a pumping station. The combined density of the two development is 63.8 persons and jobs per hectare. This density is above the minimum requirement of 40 persons and jobs per hectare.

It is the opinion of Planning staff that the subject application complies with the provisions of the Haldimand County Official Plan.

Haldimand County Zoning By-Law HC 1-2020

The subject application is proposing various changes to the zoning on the subject lands. The analysis below will address each of the proposed changes in turn. For each of the block references, the reader should review Attachment 2.

The subject application is seeking to amend the zoning on newly created blocks 16, 19, 20 and 39. The proposed zoning would be Urban Residential Type 4 (R4), subject to special provision 36.465. This zoning would permit back-to-back townhouses, similar to other areas of the development. These blocks are proposed to be created through the submitted proposed redline revision. These areas of the development are currently zoned Urban Residential Type 1-B (R1-B) and permit single detached dwellings.

In addition to creating new blocks, the application is seeking to re-zone blocks 17, 18, 21-23, 26, 29, 30, 32 to permit street townhouses. This is achieved by rezoning the blocks to Urban Residential Type 4 (R4), subject to provision HAL36.469. These blocks currently permit single detached dwellings, but will align with other blocks within the subdivision.

The subject application is seeking to amend the existing single detached zoning for blocks 24, 40-42 to permit a maximum height of 13.5 metres (44.3 feet) where 11.0 metres (36 feet) is currently permitted. The proposed blocks are adjacent to the natural heritage and storm water management blocks within the development. The proposed height of 13.5 metres (44.3 feet) will facilitate a taller narrow form of single detached dwellings. The developer has constructed this style of dwellings in other municipalities and wishes to introduce them to their development in Caledonia. Attachment 4 shows example elevations of the proposed three storey units. The proposed height of 13.5 metres (44.3 feet) is less than the maximum permitted height for back-to-back townhouses, which have a maximum permitted height of 14 metres (46 feet). As such, the proposed singles will not be the tallest structures within the development. Further, the blocks subject to this amendment back onto areas that will not be developed for dwellings.

The application is also seeking to permit back-to-back townhouses within block 45, except the north-west quadrant closest to the intersection of Argyle Street and Haldimand Road 66. The current zoning for this block permits stacked townhouses and in an effort to provide more diverse housing options the applicant is proposing to add back-to-back townhouses, with the same locational restrictions as the stacked townhouses. Back-to-back townhouses are defined in the Haldimand County Zoning By-law as a building containing four or more dwelling units divided by vertical common walls above grade with a common rear wall. Attachment 5 includes the image of back-to-back townhouses from the definition in the Zoning By-law. Adding back-to-back townhouses to the permitted uses for this block will align closely with the 'Downtown Commercial (CD)' zone established in Haldimand County Zoning By-law HC 1-2020.

The subject application is seeking an amendment to the boundary of the Woodlot on Block 55. The revision – which is a slight reduction to the buffer area of 1 to 3 metres – will ensure sufficient rear yard depth for the lots in Block 14. In conjunction with the County's Project Manager, Forestry, the buffer was added elsewhere at a ratio in excess of 1:1. It is not anticipated to negatively impact the woodlot.

The final amendment being requested is of a technical nature, resulting from changes to the Haldimand County Zoning By-law since the original Zoning By-law Amendment. The previous amendment was made to the previous Zoning By-law 1-H-86, while the current applicable by-law is Zoning By-law HC 1-2020. Under the new by-law a townhouse that fronts onto a condominium road is considered a street townhouse, while under the previous by-law it was considered a group townhouse. The group townhouses within the development are now considered street townhouses. While there will be a change in name, the final built form is not intended to change.

It is the opinion of Planning staff that each of the amendments is appropriate and represents good planning.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Canada Post: No objections.

Grand River Conservation Authority: No objections.

Six Nations Council: No comments received.

Mississaugas of the Credit First Nation: No comments received.

Ministry of Transportation: No comments received.

Hydro One: No objections.

Development Technologist: No objections to the proposed zoning amendment.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Location Map.
2. Owners Sketch 2 (Requested Redline).
3. Unit Type Table.
4. Example Elevations of 3 Storey Detached Units.
5. Image of Back-to-Back Townhouses.
6. Draft By-law.