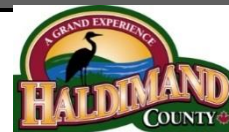

HALDIMAND COUNTY

Report PED-PD-21-2018 Zoning Amendment to Facilitate Development – Caledonia-McKenzie Meadows



For Consideration by Council in Committee on May 15, 2018

OBJECTIVE:

For Council to consider an amendment to the Town of Haldimand Zoning By-law for Phase 1 of the McKenzie Meadows residential development to facilitate a minor, red-line revision to the draft approved plan of subdivision to align the zoning with the revised layout.

RECOMMENDATIONS:

1. THAT Report PED-PD-21-2018 Zoning Amendment to Facilitate Development – Caledonia-McKenzie Meadows be received;
2. AND THAT application PLZ-HA-2018-035 to amend the Town of Haldimand Zoning By-law 1-H 86 be approved for reasons outlined in Report PED-PD-21-2018;
3. AND THAT the By-law attached to Report PED-PD-21-2018 to amend the Town of Haldimand Zoning By-law 1-H 86 be presented for enactment;
4. AND THAT the “Holding (H)” provision removal by-law attached to Report PED-PD-21-2018 be passed and the General Manager of Planning and Economic Development be granted authority to remove the holding provision when all conditions relating to the matter are satisfactorily addressed;
5. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement 2014 and matters of Provincial Interest and meets the intent of the Provincial Growth Plan.

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Reviewed by: Mike Evers, MCIP, RPP, Manager, Planning and Development

Respectfully submitted: Craig Manley, MCIP, RPP, General Manager of Planning and Economic Development

Approved: Donald G. Boyle, Chief Administrative Officer

EXECUTIVE SUMMARY:

The subject zoning by-law amendment for McKenzie Meadows (Phase 1) has been submitted to align the zoning with a minor, road network alignment change to a draft approved subdivision that was presented to Council in Committee on October 25th, 2016 and approved by the General Manager of Planning and Economic Development on December 16, 2016. The zoning, if approved, would help facilitate the residential development that will continue to consist of a mix of single detached and townhouse dwellings, totalling 219 residential units, and apply some additional site specific provisions to allow for a modern building design and lot layout. In planning staff's opinion, the proposed Zoning By-law Amendment is appropriate and represents a minor change as the relief will

allow for specific and consistent housing model types to be utilized, including the introduction of porches and decks which will maintain a consistent streetscape. Overall, there will be no change to the principle of use nor the character of the development, and this proposal conforms with provincial and local policies. As this is a new Zoning By-law Amendment, the subject meeting will form the public hearing for this matter.

BACKGROUND:

The subject Zoning By-law Amendment application has been submitted by Foxgate Developments Inc. and Losani Homes Ltd. in order to align the zoning for the McKenzie Meadows subdivision with a minor, red-line revision proposed to the draft approved plan recently approved by the General Manager of Planning and Economic Development in accordance with the authority delegated by Council. The red-line revision results in an adjustment to the road network to better integrate the plan with the Beattie Estates development to the east and with the development lands to the west. A copy of the subject lands can be seen in Attachment 1 and the proposed revised draft plan can be seen in Attachment 2, with Street 'C' being the main subject of the road realignment.

In terms of site history a plan of subdivision was approved for the subject lands in 2003. In 2016, the new owner introduced modifications to the plan and an Information Report was presented to Council in Committee on October 25, 2016 through staff report PED-PD-34-2016. Following that, Council considered a Zoning By-law Amendment application via staff report PED-PD-11-2017 at the April 18, 2017 Council-in-Committee meeting to bring the zoning into conformity with the new subdivision layout. The 2016/17 proposal involved 218 dwelling units (63 single detached dwellings, 109 street townhouses, a future development block which will potentially contain 46 condominium townhouses), and an open space area.

Since the approval of the zoning in April 2017, the subsequent review of an subdivision on the east side of McKenzie Road (known as Beattie Estates) identified that there was a need to improve the integration and alignment of these two subdivisions. This has resulted in a change to the internal road network to McKenzie Meadows (i.e. a more direct connection to the development lands to the west of McKenzie Meadows Phase 1), and a round-about to improve connectivity, movement and ultimately traffic control between the McKenzie Meadows and Beattie Estates subdivisions. The changes to the revised draft plan of subdivision have since been approved by the General Manager of Planning and Economic Development and the subject zoning by-law amendment is required to reflect the changes to the McKenzie Meadows layout and also incorporate some additional provisions that support an increased density, modern and high quality urban design. As such, the subject report is intended to address the following:

- Introduce a revised zoning by-law that aligns with the new layout resultant from the red-line revision and carries forward the unique zoning provisions from the previous approval;
- Incorporate several new unique site specific provisions relating to housing model types (i.e. height increase for townhouses; increase the allowable encroachment for porches, decks and stairs into the required front and exterior side yards; restricting the deck and porch sizes; and allowing for a reduction in the garage sizes and the projection of stairs to encroach);
- Limit uses on the open space area; and
- Repeal the existing approvals in place.

It should be noted that the minor, draft plan redesign is a separate matter that is being dealt with through an internal delegated approval process similar to site plan approval. While the changes will result in one (1) additional single family dwelling lot which will bring the total number of units in the

subdivision to 219, the dwelling types, unit distribution and general configuration of the plan and lots are not proposed to change.

Land Location and Description

The subject lands are located on the west side of McKenzie Road, south of Fuller Drive, and located within the southern portion of the urban area of Caledonia. The site is legally described as OND Range WCTR PT LOT 3 RP 18R6318 Parts 1 to 10, and known municipally as 1535 McKenzie Road, Caledonia (Attachment 1). These lands have an area of approximately 10.2 hectares (25.31 acres) in size with direct frontage and access onto McKenzie Road. The subject lands are used for agricultural purposes, and there currently is a single family dwelling and associated accessory structures situated on site. This portion of the subject lands is identified as McKenzie Meadows (Phase 1).

ANALYSIS:

All matters pertaining to Provincial and County policy frameworks were reviewed and appropriately addressed as part of a previous information report, PED-PD-34-2016, and approval of the Draft Plan of Subdivision has since been granted. Since this proposal is for a minor adjustment to the existing, site specific zoning on the subject lands due to a alteration of the road network, there are no issues with the principle of land use; therefore, a detailed planning analysis was not required for this report.

Town of Haldimand Zoning By-law 1-H 86

As seen in the by-law maps within Attachment 5, the subject lands are divided into parts (i.e. 1-5), with Part 1 containing single family dwellings, Part 2 containing the street townhouses, and Part 3 containing the future development block intended for group townhouse development. Part 4 will continue to be the location of the naturalize open space and Part 5 is access to the future stormwater management pond on the lands to the west. The housing types and the location of each housing type within the site are not proposed to change as part of this proposal. The intent is still to maintain single family dwellings along the periphery, with street townhouses in the middle, and the future development block in the front along McKenzie Road. The intent of the subject proposal is to (i) carry forward the original site specific provisions and layer those onto the new layout (shown on Attachment 3); (ii) establish some additional permissions for each dwelling type that will ultimately allow for certain dwelling model types to be constructed on the subject lands; and (iii) add a site specific provision to limit the uses on Part 4, which is the open space area, to a park, recreational trails and open space. The additional modifications to future singles and townhouses include:

- proposing a porch to project 2.0 metres (6.5 feet) into the front yard and 1.8 metres (5.9 feet) in the exterior yards, where a distance of 1.5 metres (4.9 feet) is permitted;
- proposing the projection of stairs 1.8 metres (5.9 feet) into the required front yard, where 1.5 metres (4.9 feet) is permitted;
- the projection of a deck 2.5 metres (8.2 feet) into the required rear yard where a distance of 2.0 metres (6.5 feet) is permitted;
- establish a minimum deck size of 3.1 metres (10.1 feet) x 2.5 metres (8.2 feet); and
- modifications to the garages sizes from 3.3 metres (10.8 feet) by 6.0 metres (19.6 feet) to 3.0 metres (9.8 feet) by 6.0 metres (19.6 feet) and allow for three steps to project into the interior garage setbacks; and
- to permit an increase in height (from 11 metres (36 feet) to 12 metres (39.4 feet)) for the townhouses (street and group) only.

The relief requested for porches, decks and stairs will ensure that similar dwelling model types can be utilized throughout the development that will generally have a more prominent street presence due to the existing and proposed reductions. The requested relief, in staff's opinion, is appropriate and minor, as there will be a stronger street presence and the relief allows for consistent and contemporary design throughout the subdivision. With regards to the relief in the garage size, staff also view this as appropriate as the garages will maintain their functionality and the reduction in size allows for more dense development and efficient use of land. There are other developments within the County that utilize an identical reduced garage size and allow the projection of stairs and although smaller than typical, this approach still allows for function and usability to be maintained. Further, staff are also of the opinion that the increase in height is appropriate, minor and will not offend the character of the area as the relief would allow for an additional 1 metre (3.2 feet) that will be applied to the townhouse units only which are located in the middle of the subdivision and a block along McKenzie Road. As this development proposal does not propose to amend the general lot layouts and unit type location, the townhouse units will still continue to be buffered by the single detached dwellings along the periphery from existing, adjacent dwellings; and the height increase will not be a major change to the look and feel of the area, nor would it infringe on the pedestrian experience. With regards to the proposed site specific provision to the open space area, planning staff are of the opinion that the restrictions on Part 4 will ensure the open space area is limited to appropriate uses related to the intended use and does not carry forward permissions for inappropriate uses (i.e. a golf course, etc.). The subject changes do not preclude the existing infrastructure on the site.

The subject zoning amendment not only seeks to align the zoning with the revisions to the draft plan, but to establish a more compact and contemporary design that is consistent with other recently approved subdivisions in the County. All of the proposed zone changes and relief will continue to maintain the general layout and dwelling type locations. The charts outlining a summary of the existing site specific zone provisions for each part (1-3) and the additional provisions to be added to each part can be seen in Attachments 3 & 4. Overall, planning staff are of the opinion that the reduction in yard provisions further facilitates a more site specific and compact development and a functional and attractive urban design that effectively uses land.

A copy of the draft amending by-law to the Town of Haldimand Zoning By-law 1-H 86 is included as Attachment 5. The "Holding (H)" provision proposed for each of the development zones would ensure proper and orderly development of the site; completion of the plan of subdivision and remaining technical requirements, including subdivision agreement and development security; clearance from the Ministry of Tourism, Culture and Sport relating to archaeological matters; and, confirmation of servicing allocation. A draft 'Holding (H)' removal by-law has been drafted for the development, and is included as Attachment 6. This is in accordance with the 'H' removal delegation process approved by Council to streamline development approvals.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Building Controls & By-law Enforcement – No objections. Steps should read as 3.8 metres into the required front yard and 1.8 metres into the exterior side yard (Section 6.21 (c)); maximum deck size for McClung was 8 feet x 12 feet, will that be applied here? Height is calculated from the front

of the building to the peak. A walkout, at the back, in the basement does not alter how height is calculated.

Planning Comment:

The site specific relief has been incorporated into the attached by-laws and staff is proposing a maximum deck size.

Planning and Development (Development and Design Technologist) – No objections. During engineering submission and assessing the detailed geometry of right-of-way elbows, some revisions/adjustment may be required.

Grand River Conservation Authority – No comments regarding the rezoning and revised road network.

Roads Operations – No driveways/house will be permitted on the dead end sections until the next phase is constructed (i.e. Lot #35 & #36 should be part of Phase 2).

Planning Comment:

This will be addressed through the more detailed design review of the subject development.

Facilities and Parks Operations – No objection.

Finance – No objection.

Environmental Services (Water & Wastewater) – No comments.

Emergency Services – No comments provided.

Trans-Northern Pipeline – No objection; however, any fencing, grading, drainage, landscaping etc. close to Part 4 may be subject to Damage Prevention Regulations and Trans-Northern should be contacted prior to any works being completed so that the pipeline can be staked.

Hydro One – No objection/comments.

Union Gas – No comments provided.

Canada Post – This development will still be serviced by Community Mailboxes as stated in the previous commenting on August 4, 2016 under file #PLZ-HA-2016-088 & 28T-2003-501.

Mississauagas of New Credit – No comments received.

Six Nations – No comments received.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Location Map.
2. Owner's Sketch–Draft Plan.

3. Current Site Specific Provisions.
4. Proposed Site Specific Provisions.
5. Draft Zoning By-law Amendment to By-law 1-H-86.
6. Draft Holding (H) Removal By-law.