



Staff Report

Planning and Development Services – Planning Division

Report To: Committee of the Whole
Meeting Date: November 3, 2020
Report Number: PDS.20.99
Subject: Towns of Thornbury – Removal of Holding (-h33) Symbol
Prepared by: Denise Whaley, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.20.99, entitled “Towns of Thornbury – Removal of Holding (-h33) Symbol”;

AND THAT Council enact a Zoning By-law Amendment to remove the Holding ‘-h33’ Symbol for the property known as Part 4, RP 16R-1213, Part of Park Lot 10, southwest side of Louisa Street, Town Plot of Thornbury.

B. Overview

This report examines the Holding “-h” requirements for the Towns of Thornbury project site and provides a recommendation to remove the Holding “-h” symbol to permit the development in accordance with Accepted for Construction drawings and site plan agreement.

C. Executive Summary

Application File #: P2784 (Holding Removal Application)

Application Received: May 29, 2020

Official Plan Designation: Community Living Area (CLA)

Zoning Bylaw Category: R2-111-h33-h4a

Short Term Accommodation Uses: Within the Thornbury Zoning By-law 10-77 the use is Permitted, subject to the provisions of Section 7.6 SHORT TERM ACCOMMODATION (amended by OMB through By-law 2009-04)

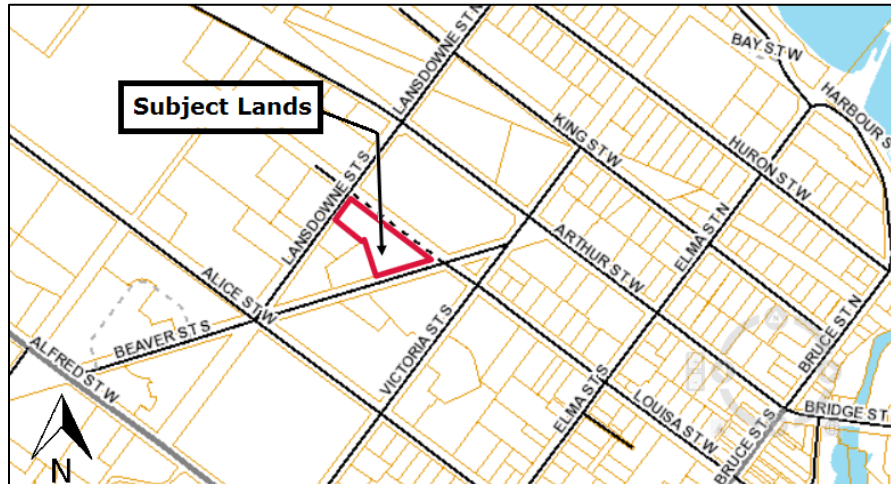
Servicing: Town Water and Sewer services (to be extended to the property at the cost of the applicant).

Location: Part 4, RP 16R-1213, Part of Park Lot 10, southwest side of Louisa Street, Town Plot of Thornbury (corner of Lansdowne, Beaver and Louisa Streets)

D. Background

The Towns of Thornbury Townhouse Project proposed 23 townhouse dwellings on the lands on the corner of Lansdowne, Louisa and Beaver Streets, as shown in Figure 1.

Figure 1: Location Map



Council approved the Site Plan Application for the Towns of Thornbury Townhouse project on subject to the following conditions:

AND THAT Council grant Site Plan approval for these lands, subject to the following conditions:

1. That the final Plans and Drawings be received and accepted for Approved for Construction stamping by the Town;
2. That the Owner of the lands enter into a site plan agreement with the Town to satisfy all financial, legal, planning, engineering, and landscaping requirements; and
3. That this conditional approval is valid for a period of 90 days, after which, should the conditions not be met, the approval shall expire (*September 14, 2020*).

The Staff Report PDS.20.52 which recommended approval, and the Council resolution are attached to this report (Attachments #1 and #2). The applicant did satisfy all the conditions above and the agreement was duly executed.

E. Analysis

The Zoning for the Towns of Thornbury Property is Residential Two with Exception 111 (R2-111-h33-h4a). The Holding Symbols (-h33) and (-h4a) impact development of the lands and apply conditions to development.

The Holding Symbol (-h4a) relates to the Source Water Protection area. In this case, the proposed residential use is not an identified threat to source drinking water and does not limit

the development of the lands, therefore the -h4a will remain in place. The development of the property may continue to proceed as proposed while the -h4a symbol remains in place.

The Holding symbol -h33 is site-specific and requires a Site Plan Approval and an Executed Site Plan Agreement prior to development of the lands. The Site Plan Agreement has now been executed and required fees paid.

It should be noted that the Holding Symbols, and Zoning generally, applies to the subject property only and does not affect off-site works, such as road works, which fall under a separate process through the Site Plan Agreement and Municipal Land Use Permit.

Planning Staff are satisfied that the requirements of the Holding '-h' symbol have been fulfilled and that it is appropriate now to remove the Holding '-h' symbol. A by-law has been drafted and attached to this report for Council review (Attachment #3).

F. Strategic Priorities

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

G. Environmental Impacts

No impacts anticipated as a result of this report.

H. Financial Impact

Removal of the Holding Symbol would allow the project to move into the development phase and may trigger further Town fees, including Building Permit fees. Development Charges for will be collected for this development at the time of Building Permit applications.

I. In consultation with

Trevor Houghton, Manager of Community Planning

Nathan Westendorp, Director of Planning and Development Services

J. Public Engagement

The Development Project which is the topic of this specific Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither are required. Pursuant to Subsection 36(4) of the Planning Act a public meeting is not required prior to Council passing a

by-law to remove a holding “h” symbol. The previous Zoning Bylaw Amendment was subject to a Public Meeting on March 12, 2018.

Comments regarding this report should be submitted to Denise Whaley through email to planning@thebluemountains.ca.

K. Attached

1. Staff Report PDS.20.52
2. Council Resolution dated June 15, 2020
3. Holding Removal By-law

Respectfully submitted,

Denise Whaley, MSc MCIP RPP
Planner II

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:
Denise Whaley
planning@thebluemountains.ca
519-599-3131 extension 262



Staff Report – *Revised*

Planning and Development Services

Report To: Committee of the Whole
Date: June 2, 2020
Report Number: PDS.20.52
Subject: Towns of Thornbury Site Plan Approval
Prepared by: Denise Whaley, Planner II

A. Recommendations

THAT Council receive Staff Report PDS.20.52 entitled “Towns of Thornbury Site Plan Approval” for the lands known as RP 16R-1213, Part of Park Lot 10, Town Plot of Thornbury;

AND THAT Council grant Site Plan approval for these lands, subject to the following conditions:

1. That the final Plans and Drawings be received and accepted for Approved for Construction stamping by the Town;
2. That the Owner of the lands enter into a site plan agreement with the Town to satisfy all financial, legal, planning, engineering, and landscaping requirements; and
3. That this conditional approval is valid for a period of 90 days, after which, should the conditions not be met, the approval shall expire (*September 14, 2020*).

B. Overview

The purpose of this report is to make a recommendation on a Site Plan Application for a 23-unit condominium Townhouse project known as “Towns of Thornbury”. The subject property is located on the corner of Lansdowne, Louisa and Beaver Streets. This Site Plan Application is required to return to Council for approval, rather than delegated to Town staff. Staff completed the review of the Site Plan Application and are now prepared to recommend approval of the Site Plan subject to conditions outlined in the recommendations section in this report.

C. Executive Summary

Application File #: P2784 (Site Plan Application)

Application Received: August 1, 2019

Application Deemed Complete: August 13, 2019

Official Plan Designation: Community Living Area (CLA)

Zoning Bylaw Category: R2-111-h33-h4a

Servicing: Town Water and Sewer services (*to be extended to the property at the cost of the applicant*).

Location: Part of Park Lot 10, RP 16R-1213, Geographic Town of Thornbury, Town of The Blue Mountains (corner of Lansdowne, Beaver and Louisa Streets)

The Town received a Site Plan Application for the Towns of Thornbury project on August 1, 2019. The project is for 23 townhouse units proposed through a standard condominium. A previous zoning by-law amendment application rezoned the lands from the Development (D) zone to the Residential Multiple (RM1) zone with an exception provision to limit the number of units to 23, allow Townhouse units only and provide specific lot provisions. Town Staff identified issues with the initial application and worked with the applicant's team through the Site Plan process towards resolution of these issues.

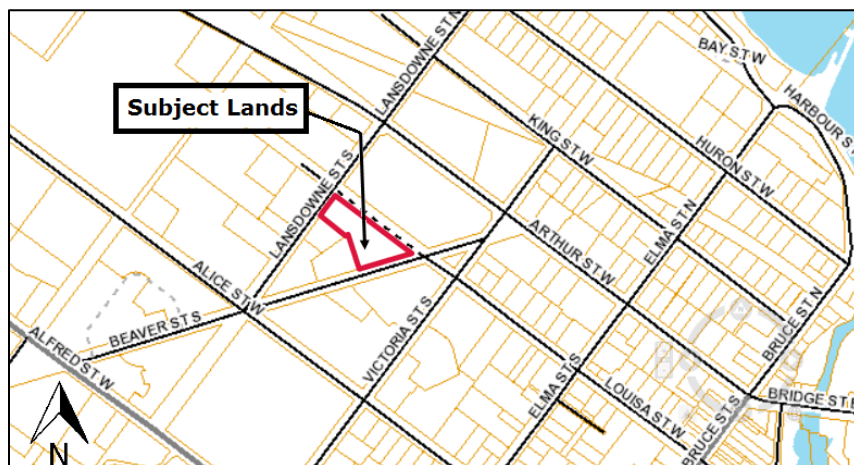
D. Background

A previous Zoning By-Law Amendment application rezoned the lands on October 9, 2018 through By-law 2018-54 to permit up to 23 Townhouses on the lands. Council at that time also required the next phase of Site Plan approvals be done through Council, rather than delegated to Town staff. Background on these matters was provided to Council through staff report PDS.20.31 Update on Towns of Thornbury Site Plan Application.

The Site Plan Application was initially received on August 1, 2019. As part of the staff review of the file, feedback provided to the applicant has resulted in several revisions.

The property is located at the corner of Lansdowne, Louisa and Beaver streets, in a transitional area, adjacent to low density residential uses, and across from medium density residential and commercial uses (Foodland and LCBO).

Figure 1: Location Map



The following list of Site Plan drawings form the basis of this Site Plan Review:

KFA Architects and Planners:

- A001 Topographical Survey 1Nov17
- A002 Development Statistics 01Oct19
- A003 Site Plan 13May20
- A004 Axo View 1 23Apr20
- A005 Axo View 2 23Apr20
- A006 Perspectives 23Apr20

Floor Plans

- A101 Type 1 23Apr20
- A102 Type 2 23Apr20
- A103 Type 2 23Apr20

Elevations

- A201 Block A 23Apr20
- A202 Block B 23Apr20
- A203 Block C 23Apr20
- A204 Type 1 Typ. Front & Rear Elevations 23Apr20
- A205 Type 2 Typ. Front & Rear Elevations 23Apr20
- A206 Type 2 Typ. Side Elevation 23Apr20
- A207 Unit 17 Side Elevation 23Apr20

Envision Tatham:

- LP-1 Landscape Plan 25May20
- LP-2 Tree Inventory 25May20
- LD-2 Landscape Details 25May20

Tatham Engineering:

- GS-1 General Servicing Plan Apr20
- SC-1 Siltation, Erosion Control and Removals Plan Apr20
- SG-1 Site Grading Plan Apr20
- SAN-1 Sanitary Drainage Plan Apr20
- STM-1 Storm Drainage Plan Apr20
- Wat-1 Water Distribution Plan Apr20
- SWM-1 Stormwater Management Plan Apr20
- PP-1 Plan and Profile, Internal Works Apr20
- PP-2 Plan and Profile, External Works Apr20
- SP-1 Signage Plan Apr20
- CUP-1 Composite Utility Plan Apr20
- DE-1 Details and Notes Apr20
- DE-2 Details and Notes Apr20

Runge Engineering:

- E1 Utility Design Layout 21Apr20
- E2 Lighting Layout 21Apr20
- E3 Photometrics 21Apr20
- E4 USF Details & Road Crossings 21Apr20
- E5 Single Line Diagram 21Apr20
- E6 Lighting Details 21Apr20
- E7 General Notes and Specifications 21Apr20

Current Application

This application is for a standard condominium within three townhouse Blocks. There are two entrances proposed for the development, one on Beaver Street and one on Lansdowne Road. The entrances create a through-lane on the property.

The Townhouses are ground-oriented 3-storey units, and each home has a dedicated driveway and garage. The site also has thirteen (13) visitor parking spaces, including two (2) barrier-free spaces. With the exception of the barrier-free parking spaces, the visitor parking spaces are additional parking not required by the Town's Zoning By-law.

The site will be serviced by Town Water and Sewer Services. These services will need to be extended at the cost of the developer to the property line. The Site Plan also includes on-site Stormwater Management.

After the Site Plan Application is approved, the proposal would also need to proceed by a separate application to the County of Grey to request a Condo Exemption to create a standard condominium corporation.

E. Analysis

Official Plans

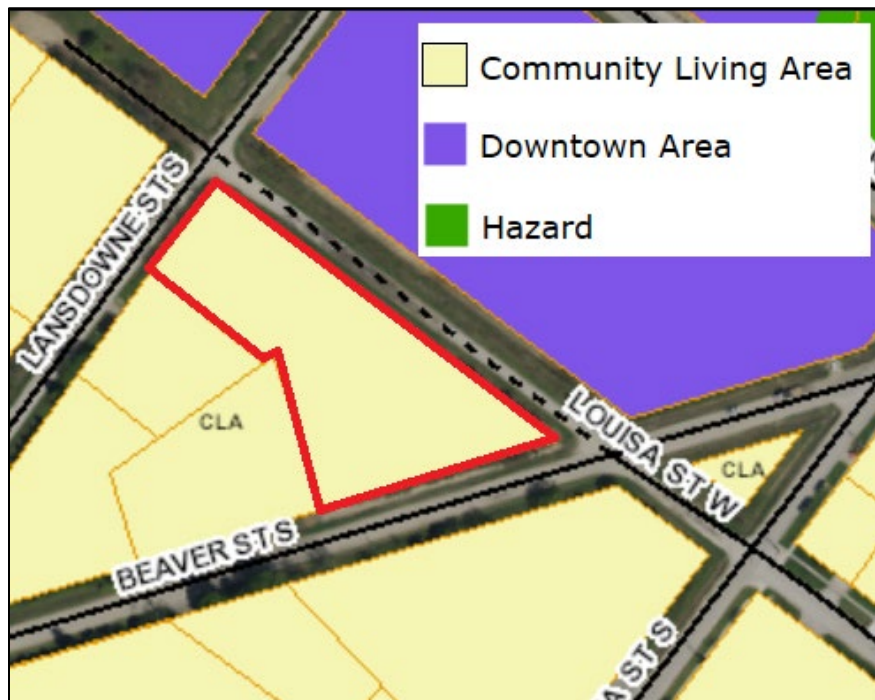
County Official Plan

The property is designated Primary Settlement Area in the County's Official Plan. Within the County's Plan, a variety of urban land uses are supported on full municipal water and sewer services, including commercial, industrial, institutional and residential. The County's Official Plan defers detailed development requirements to the Town's Official Plan.

The Blue Mountains Official Plan

The property is designated **Community Living Area** in The Blue Mountains Official Plan. The Community Living Area designation allows for a variety of residential housing types. As shown in Figure 2, the property is also adjacent to the Downtown designation.

Figure 2: Official Plan Excerpt



The proposed 23 units are supported by the Town's Official Plan policies. Section B3.1.5 "Infill, Intensification and Greenfield Development" deals with development within existing residential neighbourhoods. Several B3.1.5 section matters were addressed within the Zoning By-law amendment. However, the following list of matters were those most appropriately addressed through the Site Plan process and formed part of this Site Plan review:

j) retains and enhances existing trees and vegetation where possible and additional landscaping will be provided to integrate the proposed *development* with the existing neighbourhood.

A Landscaping and Tree Retention Plan was required. Staff are satisfied with the submitted revised Landscaping Plan and Tree Retention Plan, which has been prepared by a qualified Landscape Architect.

n) will have minimal impacts on adjacent properties in relation to grading, drainage, access and circulation, and privacy.

Grading and Drainage are addressed within the submitted Site Grading and Storm Drainage Plans. The grading and drainage of the site meets Town requirements, it has been prepared by qualified Civil Engineer, and has been peer reviewed by the Town's in-house Civil Engineer.

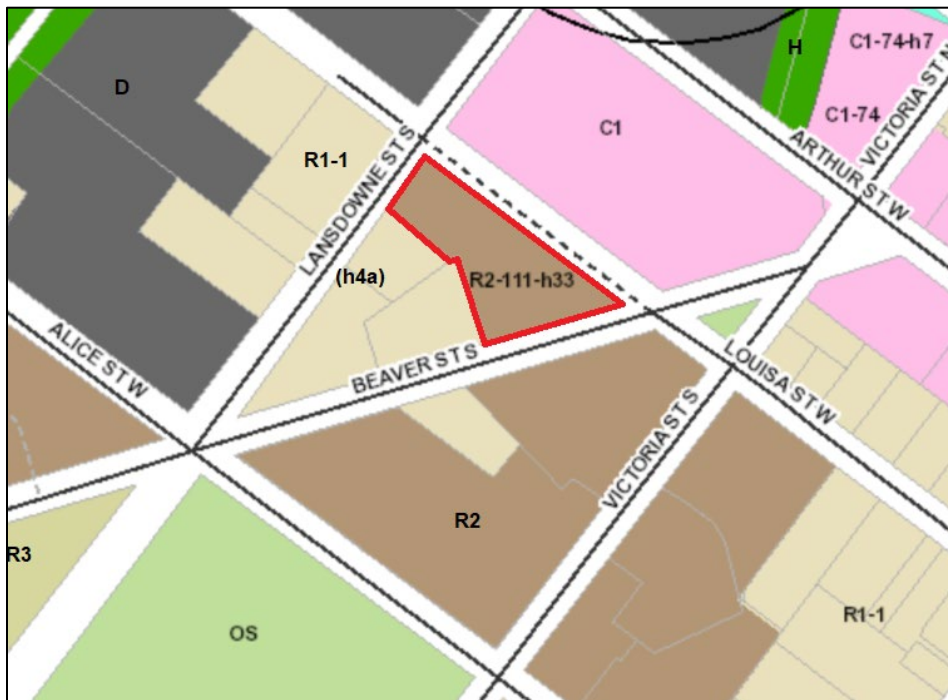
Access and Circulation were addressed in the general Site Plan. Access to the properties via two driveways provides safe access to the property. Having a through lane allows for safe

movement of garbage trucks, snow plowing, and emergency vehicles. The driveways and lane have been oriented to facilitate traffic-calming and discourage and minimize external traffic.

Privacy relating to adjacent properties through a board fence proposed along the property line. This fence separates and provides privacy between the parking area and southwesterly units to two the adjacent properties.

Staff are satisfied that the proposed Site Plan conforms with the policies within the Town's Official Plan.

Figure 3: Zoning Excerpt



Town of The Blue Mountains Zoning By-law 2018-65

The lands are zoned Residential Two Exception (R2-111-h33-h4a) in the Town of The Blue Mountains Zoning By-law 2018-65 (Figure 3). The R2-111 exception zone permits the proposed townhouses to a maximum number of 23 units.

The other provisions are illustrated in Table 1. The Table also provides and overview of how the proposed plan conforms with the Zoning By-law.

It should be noted that the lands also have a two holding symbols: Holding symbol -h33 is site-specific and requires a Site Plan Approval and an Executed Site Plan Agreement prior to development of the lands. The h33 Holding Symbol will need to be removed by by-law enacted by Council once Site Plan Approval has been conditionally granted and the Agreement has been executed. Holding symbol -h4a relates to the Source Water Protection area. In this case, the proposed residential use is not an identified threat to source drinking water and does not limit

the development of the lands, therefore the -h4a will remain in place. The development of the property may continue to proceed as proposed while the -h4a symbol remains in place.

Table 1: Zoning Review – Residential Two Exception (R2-111-h33-h4a)

Zoning Standards	Required / Permitted	Proposed	Conforms?
Dwelling Type	Up to 23 Townhouses	23 Townhouses	Yes
Minimum Lot Area	650 sq m	(existing)	Yes
Minimum Frontage	18 m	(existing)	Yes
Minimum Front Yard	6.0 m	6.0 m	Yes
Minimum Exterior Side Yard	4.0	5.9 m	Yes
Minimum Interior Side Yard	4.0 m	4.4 m	Yes
Minimum Rear Yard	7.5 m	7.77 m	Yes
Maximum Height in Metres	11 m	9.596 m (to parapet)	Yes
Maximum Storeys	3	3	Yes
Parking – 23 units	46 spaces (plus 1 accessible)	75 (plus 2 accessible)	Yes
Maximum Driveway Width	6.1 m	6.1 m	Yes
Maximum Number of Driveways	2	2	Yes

Staff are satisfied that the Site Plan conforms with the Town’s Zoning By-law.

Other matters

Community Design Guidelines

Community Design Guidelines are meant to be a design tool that provides “mid-level” guidance for design, operating between the general policies, principles and objectives of the Town of The Blue Mountains Official Plan and the specific details and plans of the development review

process. Some of the tools to create good design that were employed for this development include staggering of units, and varying the façade materials, windows and other design elements within blocks to create visual interest and avoid a “wall” effect for Townhouse blocks. End units that face the street were given similar architectural details and treatments also used on the fronts of units.

In review of the Community Design Guidelines, Town staff is satisfied that the proposal incorporates appropriate design elements and is consistent with the general intent and direction of the guidelines.

Landscaping and Tree Preservation

Landscaping Plans created by a qualified Landscape Architect were provided. These plans include existing trees that are to be protected as well as adjacent trees within the Town’s Road Allowance. Initially, the landscaping along Beaver Streets included four (4) deciduous trees (two (2) Hackberry and two (2) Skyline Honeylocust).

Suggestions from adjacent property owners were for twelve (12) coniferous trees (spruce) to create better screening. The Landscape Architect considered this comment and created a revised drawing working with the other property features which included ten (10) White Spruce abutting Beaver Street South.

Staff are satisfied with the submitted Landscape Plan.

Town Roads and Infrastructure

The proposal includes the extension of services at the cost of the developer. Construction within the Town’s Rights of Way is required to install the services. These areas are required to be returned to the same condition as they were prior to construction, as per Town Standards. The size and scope of the proposed development did not necessitate further upgrades to Town roads.

Conclusions

All of the engineering drawings are now final and accepted by the Town’s Development Engineering Services. Staff are satisfied that this Site Plan submission conforms with the Official Plan, the Zoning By-law and is consistent with the Community Design Guidelines.

Staff recommend approval, subject to the conditions of the recommendations section above. For the consideration of Council, the Drawing Package is included as Attachment 1 and an updated Comments Response Matrix is included as Attachment 2.

F. The Blue Mountains Strategic Plan

Goal #3 - Support healthy lifestyles

Objectives:

1. Increase the range of housing choices and promote housing affordability and
2. Manage growth and promote smart growth

G. Environmental Impacts

No known adverse environmental impacts are anticipated as a result of this application.

H. Financial Impact

A Council Decision on this application can be appealed to the Local Planning Appeals Tribunal (LPAT) by the Applicant. Appealed decisions of Council are subject to the LPAT process. Depending on the scope of the appeal and Town involvement in the appeal process, additional financial obligations may be required.

I. In consultation with

This development was reviewed through the Development Planning Review Team Process. Trevor Houghton, Manager of Community Planning
Brian Worsley, Manager of Development Engineering
Nathan Westendorp, Director of Planning and Development Services.

J. Public Engagement

The Site Plan Application which is the topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither are required. The previous Zoning By-law Amendment was subject to a Public Meeting on March 12, 2018, and those who provided email contact information to the Town with their comments on the Zoning By-law Amendment Application were advised of this report.

Comments regarding this report should be submitted to Denise Whaley through planning@thebluemountains.ca

K. Attached

1. Drawings Package – Site Plan, Elevation, Engineering and Landscaping
2. Updated Comments Response matrix

Respectfully Submitted,

Denise Whaley, MSc MCIP RPP
Planner II

Nathan Westendorp, MCIP RPP
Director of Planning and Development Services

For more information, please contact:

Denise Whaley
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519-599-3131 extension 262



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June 15, 2020

Moved by: Rob Sampson

Seconded by: Paula Hope

THAT Council receive Staff Report PDS.20.52 entitled "Towns of Thornbury Site Plan Approval" for the lands known as RP 16R-1213, Part of Park Lot 10, Town Plot of Thornbury;

AND THAT Council grant Site Plan approval for these lands, subject to the following conditions:

1. That the final Plans and Drawings be received and accepted for Approved for Construction stamping by the Town;
2. That the Owner of the lands enter into a site plan agreement with the Town to satisfy all financial, legal, planning, engineering, and landscaping requirements; and
3. That this conditional approval is valid for a period of 90 days, after which, should the conditions not be met, the approval shall expire (September 14, 2020),

Councillor Bordignon	Yay
Councillor Hope	Yay
Councillor Matrosovs	Yay
Deputy Mayor Potter	Yay
Councillor Sampson	Yay
Councillor Uram	Absent
Mayor Soever	Yay

The motion is **CARRIED**.

CERTIFIED TO BE A TRUE COPY

A handwritten signature in black ink that reads "Krista Royal".

Krista Royal, Deputy Clerk

DRAFT

The Corporation of the Town of The Blue Mountains

By-Law Number 2020 –

Being a By-law to amend Zoning By-law No. 2018-65 which may be cited as "Blue Mountains Zoning By-law 2018-65 "

Whereas the Council of The Corporation of the Town of The Blue Mountains deems it necessary in the public interest to pass a by-law to amend By-law No. 2018-65;

And Whereas pursuant to the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, the By-law may be amended by Council of the Municipality;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

1. The Zoning By-law is amended by removing the Holding '-h33' symbol from the lands known as Part 4 of Reference Plan 16R-1213, Part of Park Lot 10 southwest side of Louisa Street, Town Plot of Thornbury (formerly the Town of Thornbury), Town of The Blue Mountains, as shown on the attached Schedule 'A-1'.
2. That Schedule 'A-1' is declared to form part of this By-law.

And Further that this By-law shall come into force and take effect upon the enactment thereof.

Enacted and passed this _____ day of _____, 2020

Alar Soever, Mayor

Corrina Giles, Clerk

I hereby certify that the foregoing is a true copy of By-law No. 2020-___ as enacted by the Council of The Corporation of the Town of The Blue Mountains on the _____ day of _____, 2020.



Dated at the Town of The Blue Mountains, this _____ day of _____, 2020.

Corrina Giles, Clerk

Town of The Blue Mountains Schedule 'A-1'

By-Law No. _____

Legend

-  Subject Lands of this Amendment
-  Area to be rezoned from R2-111-h33 to R2-111

