


TO: GENERAL COMMITTEE


SUBJECT: APPLICATIONS FOR ZONING BY-LAW AMENDMENT – THE HEDBERN DEVELOPMENT CORPORATION – 298 & 302 EDGEHILL DRIVE

WARD: #5

PREPARED BY AND KEY CONTACT: CARLISSA McLAREN, M.C.I.P., R.P.P DEVELOPMENT PLANNER, EXT. #4719

SUBMITTED BY: S. NAYLOR, MES, M.C.I.P., R.P.P., DIRECTOR OF PLANNING 

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

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

RECOMMENDED MOTION

1. That the Zoning By-law Amendment application submitted by Innovative Planning Solutions, on behalf of Hedbern Development Corporation, to rezone the lands known municipally as 298 & 302 Edgehill Drive (Ward 5) from "Residential Single Detached Dwelling Second Density (R2)" and "Environmental Protection (EP)" to "Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP)" and "Environmental Protection (EP)" (D14-1590), be approved.
2. That the following Special Provisions (SP) be referenced in the implementing Zoning By-law for the subject lands:
 - i) Permit a minimum front yard setback of 5.5 metres, whereas 7 metres is required;
 - ii) Permit a minimum west side yard setback of 1.0 metres, whereas 1.8 metres is required;
 - iii) Permit a minimum east side yard setback of 1.3 metres, whereas 1.8 metres is required;
 - iv) Permit a minimum east landscape buffer strip abutting a parking area of 2.1 metres, whereas 3.0 metres is required; and
 - v) Permit a minimum density of 26 units per hectare and a maximum density of 42 units per hectare.
3. That pursuant to Section 34(17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this report is to recommend approval of the application submitted by Innovative Planning Solutions, on behalf of Hedbern Development Corporation, for lands known municipally as 298 & 302 Edgehill Drive (Ward 5). The effect of the application would be to permit the

development of three (3) fourplexes on the subject lands, resulting in a total of 12, two-bedroom, residential units and a density of 42 units per hectare. The current Environmental Protection Designation and Zoning on the northern portion of the subject lands is intended to remain. Staff are recommending approval of the subject application as the lands are considered to be appropriate for this form of medium density residential development in accordance with both Provincial and Municipal policy.

Location

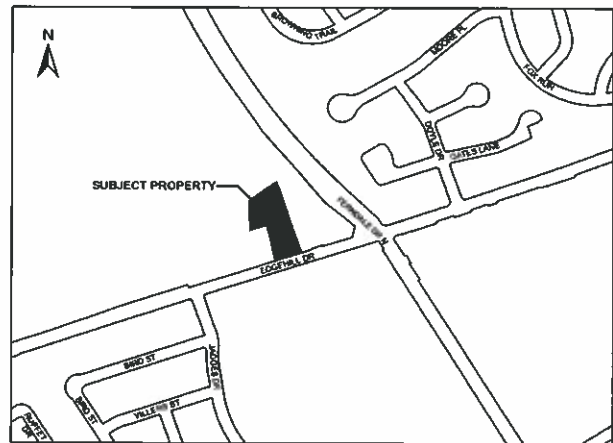
5. The subject property is located on the north side of Edgehill Drive, west of Ferndale Drive North, within the Edgehill Drive and Sandy Hollow Planning Areas (Ward 5). The property previously contained two (2) single-detached residential dwelling units with accessory structures which have been removed. The lands are currently vacant.
6. The subject property is known municipally as 298 & 302 Edgehill Drive (Part of Lot 23, Concession 7, Plan 51R-19554) and has a total lot area of approximately 0.59 ha (1.48 acres), with 47.9m of frontage on Edgehill Drive. Lands to the immediate south, east and west are predominantly low density residential with an existing banquet facility located opposite the subject lands on the south side of Edgehill Drive. Lands to the immediate north are designated and zoned Environmental Protection, while lands beyond these contain the City's active Sandy Hollow Landfill site.
7. The existing land uses surrounding the subject property are as follows:

North: Environmental Protection lands associated with Dymont Creek and significant woodland feature and the City's Sandy Hollow Landfill site; zoned Environmental Protection (EP) and Municipal Services and Utilities (MSU).

South: Edgehill Drive, single detached residential dwellings and the Edgehill Banquet Facility; zoned Residential Single Detached Dwelling Second Density (R2).

East: Single detached residential; zoned Residential Single Detached Dwelling Second Density (R2).

West: Single detached residential; zoned Residential Single Detached Dwelling Second Density (R2).



Existing Policy

8. The property is designated "Residential Area" and "Environmental Protection Area" within the City of Barrie Official Plan and is zoned "Residential Single Detached Dwelling Second Density (R2)" and "Environmental Protection (EP)" in accordance with the City's Comprehensive Zoning By-law 2009-141.

Supporting Information

9. In support of the subject application, the following reports were submitted:
- a) **Planning Justification Report** (September 2015) provides a review of the property characteristics and surrounding lands, description of the proposed development as well as the planning policy basis and opinion of Innovative Planning Solutions that the proposal is an appropriate form of multiple unit residential development and location for residential intensification outside of a designated Intensification Area.
 - b) **Functional Servicing Report** (August 2015) serves to demonstrate on a preliminary basis that the proposed residential development can be accommodated by the existing infrastructure (water, sanitary, stormwater, transportation) along Edgehill Drive.
 - c) **Scoped Environmental Impact Study** (February 2015) considers the proposed development in relation to natural features that have been identified within the property limits and on adjacent lands and presents an assessment of the potential environmental impacts associated with the proposed development. The EIS concludes that the proposed development can be achieved with no direct, indirect or cumulative impacts to the environmental features identified in the area. The existing natural heritage features and functions, wildlife habitat, and vegetation communities in the area will remain unaffected post development. The proposed development will not affect the habitat of any known Species at Risk, provided that the appropriate work timing windows are implemented and the proposed development does not impact upon Provincially Significant Wetlands (PSW), Areas of Natural and Scientific Interest (ANSI), Significant Woodlands, Valley Lands, fish or wildlife habitat, or significant environmentally sensitive areas on or within 120m of the proposed development as defined by the Provincial Policy Statement (PPS).
 - d) **D-4 Guideline Report** (January 2015) considers the proposed development given the proximity of the City's active Sandy Hollow Landfill site. In accordance with MOE Guideline D-4, this report evaluates the potential for soil gas (methane) migration from the landfill site onto the subject property as well as ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin. The report concludes in the opinion of Azimuth Environmental Consulting Inc., that the neighbouring Sandy Hollow Landfill site does not represent a significant methane hazard to the proposed development given the hydraulic barrier (Dymont Creek) between the landfill and the subject property, which would limit the potential for methane migration onto the subject property. Further, no other 'potential concerns' as identified in MOE Guideline D-4 were identified that would warrant migration through the use of specialized engineering controls.
 - e) **Tree Inventory, Removal & Preservation Plan** (August 2015) identifies existing trees on site, their characteristics, and areas where preservation and removal would occur should the development proceed. Boundary tree preservation of some specimen trees is expected adjacent to Edgehill Drive, along the west property boundary and within the Environmental Protection portion of the subject lands, north of the proposed development envelope.
 - f) **Stage 1-2 Archaeological Assessment** (August 26, 2015) describes the process undertaken in completing an assessment of the archaeological potential of the subject lands. The report concludes that no archaeological resources were encountered on the subject lands and therefore no further archaeological assessment of the study area is

warranted, the Provincial interest in archaeological resources has been addressed and the proposed undertaking is clear of any archaeological concern.

Neighborhood Meeting

10. A Neighbourhood Meeting was held on November 12, 2015 to present the proposed development to the local residents (see Appendix "A"). Notice of this meeting was circulated to landowners within 240m of the subject lands. Four (4) residents attended this meeting in addition to the applicant, their consultants, Ward 5 Councillor and Planning staff. The concerns raised at the Neighbourhood Meeting related to the following:

- Preservation of the Environmental Protection Lands:

As identified in Appendix "C" to this report, the majority of the current environmental protection lands on northern portion of the subject site are intended to remain. Additional lands (approximately 127m²) immediately north of 304 & 306 Edgehill Drive are proposed to be rezoned to Environmental Protection (EP), while approximately 167m² of the proposed development envelope which is currently zoned Environmental Protection (EP), is proposed to be rezoned to Residential Multiple Dwelling Second Density Special (RM2)(SP). The Lake Simcoe Region Conservation Authority has confirmed that the Environmental Protection (EP) limit as identified on Appendix "C" to this report is the appropriate delineation of the associated environmental protection lands on subject property. The proposed reconfiguration of the EP lands on site would provide for an appropriate buffer to Dyments Creek and would not negatively impact the existing woodland feature on site. Should the subject application be approved, the Environmental Protection (EP) lands would be conveyed to the City at the time of Site Plan Approval.

- Tree Preservation:

Boundary tree preservation of some specimen trees is proposed adjacent to Edgehill Drive, along the west property boundary, and within the Environmental Protection portion of the subject lands, north of the proposed development envelope.

- Increased Density:

As noted throughout the Analysis section of this report, Planning staff are satisfied that the proposed density for the property is appropriate given that adequate parking, landscaping and pedestrian/vehicular access have been accommodated on site. Should the subject application be approved, staff are confident that these matters would be adequately addressed through the subsequent site plan approval process without adversely impacting adjacent properties.

- Reduction to the Required Front Yard Setback:

The applicant has requested a site specific zoning provision for a reduced front yard setback abutting a street as it relates to the main building. Staff are satisfied that a variance to the front yard setback can be supported as noted below in paragraph 31 of this report.

- Insufficient Parking:

Planning staff are satisfied that the proposed 24 parking spaces would adequately service the proposed development given that this represents a ratio of 2 parking spaces/unit, whereby the Zoning By-law requires a minimum of 1.5 parking spaces/unit.

- Traffic:

The property is located on Edgehill Drive, a minor collector roadway which is intended to carry traffic between arterial and local roads, and service individual properties. Staff in the Traffic Division of the City's Engineering Department are satisfied that the proposed development will not negatively impact the existing transportation network in the vicinity of the proposed development.

- Building Materials, Site Lighting, Snow Removal/Storage, Stormwater Management:

Planning staff are satisfied that these site plan related matters would be adequately addressed at the time of a subsequent Site Plan Approval process, should the subject application be approved. In this regard, in accordance with the City's Official Plan and Urban Design Guidelines, development applications that propose residential intensification outside of the Intensification Areas will be of high quality urban design, all exterior lighting is required to be dark sky friendly and directed away from adjacent properties and streets, adequate snow storage areas would be identified, and stormwater management would be required to be addressed to the satisfaction of the City's Engineering Department and the Lake Simcoe Region Conservation Authority.

- Proposed Rental Tenure:

Residents expressed concerns that the proposed rental tenure could lead to an increase in crime rates in the area. Planning staff have no comment on the perceived implication of crime rates based on the proposed rental tenure as this is not a land use planning matter and no evidence has been provided to support this claim.

- Adverse Effects on Property Values:

Planning staff have no comment on the perceived implication the proposed development may have on the market value of private property as this is not a land use planning issue.

Public Meeting

11. A statutory Public Meeting was held on January 4, 2016 to present the subject application to Council and the Public. One (1) resident expressed concerns relating to insufficient parking for the proposed development. As identified in paragraph 10 (bullet 5) above, staff are satisfied that the proposed parking ratio is sufficient to accommodate the proposed development as it would exceed the minimum parking requirement prescribed by the City's Comprehensive Zoning By-law by 6 spaces.

Department & Agency Comments

12. The Lake Simcoe Region Conservation Authority (LSRCA) provided comments indicating that the subject property contains a portion of Dyments Creek; its associated floodplain and erosion hazards, as well as significant woodland. In this regard, the subject lands have been identified as having Level 1 and Level 3 Natural Heritage Resources in accordance with Schedule H of the City's Official Plan. The subject application was reviewed in the context of the Provincial Policy Statement (PPS), the Lake Simcoe Protection Plan (LSPP), and Ontario Regulation 179/06 under the *Conservation Authorities Act*. LSRCA identified that they have no objection to the proposed Zoning By-law Amendment application subject to the delineation of the Environmental Protection (EP) limits of the site in accordance with Appendix "C" to this report, as well as the provision of an Ecological Offsetting Plan and an Edge Management Plan that would be completed at the time of Site Plan Approval to the satisfaction of the LSRCA. These plans would address compensation plantings within the existing woodland feature and its associated minimum buffer as well as any

development and grading setbacks to the significant feature on site. Additional technical comments were also provided which would be required to be addressed through a subsequent Site Plan Approval application review process.

13. The Engineering Department provided comments indicating that they are generally satisfied with the submission materials required in support of the proposed development. While adequate water servicing appears to be available for the proposed development, a further detailed review of all servicing (water, sanitary, storm) would occur at the time of the Site Plan Approval process. In the meantime, Engineering staff identified that additional stormwater quality treatment methods will be required to achieve Level 1 protection in accordance with LSRCA standards and a 1.5m road allowance widening will be required, both of which would be secured as a condition of Site Plan Approval.
14. A Traffic Impact Study was not required as it is staff's opinion that the traffic generated by the proposed development would not have a significant impact on the existing road network in the area. Edgehill Drive and Ferndale Drive North are identified as minor collector and arterial roadways, respectively; both of which are designed to carry the anticipated traffic associated with medium density residential developments of this nature.
15. Parks Planning provided comments relating to the provision of adequate snow loading areas/pedestrian access/on-site tree preservation/fencing limits, plantings and encroachments associated with the required 5m environmental protection buffer and cash-in-lieu of parkland contribution. All of these matters would be addressed through a subsequent Site Plan Approval process.
16. PowerStream and the City's Fire Department reviewed the proposed development and have expressed no objection to the approval of the subject application as they are satisfied that any outstanding matters can be adequately addressed through the subsequent Site Plan Approval process.

Amended Concept Site Plan

17. Following the Neighbourhood meeting and the preliminary comments received from various City Departments, a revised site plan was submitted by the applicant to address the minimum access width requirements, pedestrian access to the rear yard parking area/main entrances and reduced side yard setback. The analysis provided below is reflective of the revised concept plan submitted and attached as Appendix "B" to this report.

ANALYSIS

Policy Planning Framework

18. The following provides a review of the application in accordance with applicable Provincial and Municipal policy documents.

Provincial Policy

Provincial Policy Statement (2014) (PPS) and Places to Grow (2012) (The Growth Plan)

19. Staff is satisfied that the proposed development would meet the intent and policies found in both the PPS and the Growth Plan. The proposed development represents a unit type that is not provided in the general area thereby adding to the range of housing available, provides for much needed rental housing units with the City and makes efficient use of land and existing infrastructure. In accordance with the Growth Plan requirements to accommodate 40% of new

growth within the existing “built boundary” of the City, the proposed application represents intensification of an existing site.

Official Plan

20. As noted above, the subject lands are designated “Residential Area” and “Environmental Protection Area” within the City’s Official Plan. Lands designated Residential are intended to be used primarily for residential uses, with all forms of housing permitted subject to locational criteria. Lands designated Environmental Protection are intended primarily for the preservation and conservation in their natural state. In this regard, the owner has agreed to dedicate approximately 0.30 ha (0.73 acres) of the existing woodland on site to the City for Environmental Protection. This dedication would serve to preserve the ecological features and functions of the significant woodland feature in perpetuity.
21. There are a number of policies in the Official Plan that generally support the proposed development. Sections 2.3 Assumptions, 3.1 Growth Management, 3.3 Housing and 4.2 Residential, relate to providing increased densities, directing growth to take advantage of existing services and infrastructure and the provision of a range and mix of housing types at appropriate locations.
22. Sections 3.3.2.1 (a), (b) and (c) of the Official Plan encourage the maintenance of reasonable housing costs by encouraging a varied selection of housing with regard to size, density and tenure. The provision of innovative housing and a wide range of housing opportunities, including rental housing, are encouraged in order to meet identified housing needs where it is recognized to be in accordance with good land use planning principles. The Official Plan further encourages residential intensification in built-up areas in order to support the viability of neighbourhoods and provide opportunities for a variety of housing types. Staff are satisfied the proposal conforms to these policies of the Official Plan given that the proposed fourplex units are the only ones of their kind in the immediate neighborhood and rental tenure is proposed. In addition, the development would contribute to a compact urban form through the efficient use of land and resources, support transit, and optimize the use of existing infrastructure and services in the area as the subject property is located within the City’s existing built-up area.
23. The subject property is not located within an Intensification Area as identified on Schedule I of the Official Plan and as such, the subject application has been reviewed based on its conformity with section 4.2.2.6 (d) of the Official Plan.
24. Section 4.2.2.6 (d) of the Official Plan requires development applications that propose residential intensification outside of designated Intensification Areas be considered on their merits provided the proponent demonstrates the following:
 - i) that the scale and physical character of the proposed development is compatible with, and can be integrated into, the surrounding neighborhood;
 - ii) that infrastructure, transportation facilities, and community facilities and services are available without significantly impacting the operation and capacity of existing systems;
 - iii) that public transit is available and accessible;
 - iv) that the development will not detract from the City’s ability to achieve increased densities in areas where intensification is being focused;
 - v) that sensitive, high quality urban design will be incorporated into the development including the efficiency and safety of the environment; and
 - vi) that consideration is given to the preservation of heritage resources.
25. In regards to the above, the proposed fourplex units have been designed to mimic the style and character of similar two-storey residential dwellings in the area and have been located to respect

the existing front yard setbacks of adjacent residential properties so as to provide a continuous streetscape along Edgehill Drive. Infrastructure, transportation facilities, community facilities and public transit are all available to service the proposed development and staff are satisfied that the proposed development will not detract from the City's ability to achieve increased densities in the designated Intensification Areas. Further, staff are satisfied that quality urban design would be further addressed through a subsequent Site Plan approval process and the preservation of heritage resources would be realized through the dedication of the associated woodland on site to the City for environmental protection.

26. In accordance with Section 4.2.2.2 of the Official Plan, the net residential hectare calculation for medium and high density residential development shall mean the area of land measured in hectares utilized solely for the residential dwelling units, excluding local residential streets, Open Space and Environmental Protection Areas. Medium density residential development shall consist of multiple dwelling types such as triplexes, fourplexes, apartments and street/stacked/cluster townhouses ranging between 26-53 units per hectare. In accordance with the medium density provisions of the Official Plan, the proposed development would result in a density of approximately 42 units per net hectare, following the dedication of approximately 0.30ha of environmental protection lands associated with the existing woodland on site.
27. Section 4.2.2.3 (b) of the Official Plan provides that medium density development is encouraged to locate in the Intensification Areas and should be directed to locate close to parks, schools and local commercial facilities, and adjacent to arterial or collector roads. In staff's opinion, the proposed development would meet the City's locational criteria with respect to medium density development, as the subject property is located within approximately 500m of the City's Oats Park and a number of schools (St. Mary's Catholic School, Andrew Hunter Elementary School, The Good Shepherd Catholic School and Emma King Elementary School). While commercial facilities are currently not available in the immediate vicinity, vacant commercial lands south of the subject property on the west side of Ferndale Drive North, opposite the City's Operation Centre, are intended to develop for convenience commercial type uses with a food store. Additional commercial uses are also located in proximity to the proposed development at the intersection of Ferndale Drive North and Dunlop Street West. The property fronts a minor collector roadway (Edgehill Drive) and is in close proximity to an arterial road (Ferndale Drive North); both of which are designed to carry significant volumes of traffic. The property is also located on a municipal transit route which would provide service to the future residents.
28. The General Design Policies of the Official Plan require residential development to provide necessary on-site parking and functional open space amenity areas including landscaping, screening and buffering. The preliminary concept plan submitted and included as Appendix "B" to this report, identifies that sufficient parking would be accommodated on-site as noted in paragraph 10 above and sufficient amenity space would be available as it is over double the size of that required by the Zoning By-law (301m² proposed, whereas 144m² is required). In addition, the applicant will be required to install privacy fencing along the east and west property boundaries and existing boundary trees would be preserved so as to provide additional buffering between the proposed development and the existing single detached residential units to the immediate east and west as noted in paragraph 9(e) above.
29. Based on the provisions identified above, staff are of the opinion that the proposed development, if approved, is considered to be consistent with and in conformity to the City's Official Plan.

Zoning Rationale for Special Provisions (SP)

30. As noted above, the applicant has requested a Residential Multiple Dwelling Second Density with Special Provisions (RM2)(SP) zoning over the subject lands to permit the proposed development. A number of site specific provisions have been requested and are discussed below.

Front Yard Setback

31. The applicant has requested a site specific zoning provision for a reduced front yard setback abutting a street as it relates to the main building. The applicant is proposing a 5.5 metre setback for the main building(s), along Edgehill Drive, whereas the City's Comprehensive Zoning By-law requires a 7.0 metre setback. While staff recognize that this reduced front yard setback is a result of the required 1.5m wide road allowance widening required, staff are satisfied that this proposed reduction would provide a strong street presence as supported through the City's Urban Design Guidelines and as such, Planning staff have no objection to the proposed reduced setback.

Interior Side Yard Setback

32. The applicant has requested a site specific provision for a reduced interior side yard setback of 1.0 metres, whereas 1.8m would be required. This request is a result of the overall width/configuration of the property, the layout of the units, the requirement for an 8.0 metre wide entrance, a 6.4 metre wide driveway to the rear yard parking area and an internal pedestrian walkway connection along one side of the driveway. When combined, these items result in the need for a reduced setback to the interior side lot lines along the east property boundary and the pinch point of the north-east corner of Units 3 & 4 along the west property boundary.
33. The intent of interior side yard setbacks is to provide appropriate separation distances for fire separation, access to the rear yards and privacy/buffering for abutting properties. Staff is satisfied that fire separation would be appropriately addressed through Building Code requirements, rear yard access could be adequately achieved within the reduced 1.0m setback and the proposed pedestrian access along the west side of the driveway, and privacy/buffering would be addressed through the required 2.0 metre high privacy fence and landscaping on the east and west side lot lines. However, in order to ensure that the proposed concept plan presented to the public is realized, staff are recommending that the minimum interior side yard setbacks of 1.3 metres and 1.0 metres along the east and west side yards, respectively, be required.

Reduced Landscape Buffer Adjacent to Parking

34. The applicant has requested a reduced landscape buffer area along the east property line adjacent to the proposed rear yard parking area. While the Zoning By-law requires a minimum 3 metre wide landscape strip, the applicant is proposing a minimum 2.1 metre wide landscape strip adjacent to a parking area. Staff note that the required 3 metre wide landscape strip could be provided by shifting the rear yard parking area to the west; however, this would be at the expense of the driveway and rear yard carport being aligned with the west side of Units 5 & 6. Planning staff are in support of the subject site specific provision as a 2.0 metre high tight board fence would be required along this property boundary, which in combination with the 2.1 metre wide landscape buffer, would in staff's opinion, serve as an appropriate interface/buffer to the rear yard of the abutting single detached residential property. In addition, the proposed detached accessory carport would be screened from Edgehill Drive by Units 5-8, should the rear yard parking area be maintained in its current configuration.

Accessory Structures

35. An additional site specific provision had originally been requested to permit an increase in the maximum coverage permitted for accessory structures to 214m², whereas a maximum of 50m² would have been permitted. Since the original application was received, Section 5.3.5 (h) of the City's Comprehensive Zoning By-law 2009-141 has been amended through By-law 2015-129, which would permit a maximum lot coverage of up to 10% for accessory structures in block/cluster/stacked townhouse, walk-up apartments and apartment developments. In this

regard, the accessory structures associated with the proposed development may occupy up to 296m², therefore this site specific provision is no longer required.

36. In order to ensure that the proposed concept by the owner is realized, staff are recommending that the approval of the subject application be tied to same. In this regard, in addition to the above noted site specific exceptions, staff are recommending that a minimum density of 26 units per hectare be achieved on the site to ensure that the planning policy framework that has been established for intensification of the subject lands is realized. Staff are also recommending that a maximum density of 42 units per hectare as proposed by the applicant, be permitted. This would provide a density range of 26-42 units per hectare in accordance with the minimum medium density provisions of the Official Plan and the maximum density proposed by the applicant. The above noted site specific provisions have been reflected in the recommended motion in order to provide local residents with some level of assurance that the future redevelopment of the property would be reflective of the concept plan submitted in support of the subject application.

Site Plan Control

37. Subject to Council approval of the proposed Zoning By-law Amendment, the property would be subject to Site Plan Control, as per Section 41 of the *Planning Act* and in accordance with By-law 99-312. Site Plan Control addresses the development and design of the lands with regard to access, servicing, stormwater management, landscaping, lighting, setbacks, building orientation/placement/massing, parking, etc. The applicant would be required to submit a Site Plan application which will be further reviewed by City staff and applicable external agencies to ensure that the development complies with all municipal standards and provides an appropriate interface with adjacent properties.
38. The concept plan and elevation drawings submitted in support of the subject application provide a general indication of how the property would be developed and the ultimate design of the future building. While a formal application for site plan approval has not been submitted to date, staff note that consideration has been given to appropriate urban design matters, including a reduced front yard setback, detailed design elements, and rear yard parking.

Affordable Housing

39. As noted in paragraph 22 above, the application is consistent with the Housing Goals and General Policies identified in Section 3.3 of the Official Plan. More specifically, the proposed development would support the Affordable Housing policies of the Official Plan through the provision of twelve (12) additional rental units to the overall housing stock.

Summary

43. Staff have reviewed the comments received and considered the proposed Zoning By-law Amendment application, having regard to conformity with the relevant Provincial Policy and the City's Official Plan. In staff's opinion, the provision for medium density residential development on the subject lands as proposed, is considered appropriate and would conform with the relevant Provincial Policy and the City's Official Plan.
44. Staff are satisfied that the proposed development would provide for appropriate spatial separation from the existing single detached residences to the immediate east and west and provides for good urban design. Should the application be approved, staff are satisfied that the detailed design elements would be adequately addressed through a subsequent Site Plan application.
45. Finally, to ensure that the proposed concept plan and desired form of development is achieved on the subject lands, staff are recommending that a number of site specific provisions be specified in the implementing zoning by-law for the subject lands as referenced in the recommended motion.

ENVIRONMENTAL MATTERS

46. Should the subject application be approved, the environmentally sensitive lands associated with the existing woodland and Dyments Creek on site, will be required to be conveyed to the City for Environmental Protection at the time of Site Plan approval in order to help ensure the protection of the significant woodland feature in perpetuity.
47. The environmental issues related to the subject property have been identified and reviewed by the Lake Simcoe Region Conservation Authority. This has occurred through the Scoped Environmental Impact Study prepared by Azimuth Environmental Consulting Inc. In addition, the Lake Simcoe Region Conservation Authority in their comments indicated that any outstanding matters of interest could be addressed at the Site Plan approval stage.

ALTERNATIVES

48. There are two alternatives available for consideration by General Committee:

Alternative #1 General Committee could refuse the proposed Zoning By-law Amendment application and maintain the current 'Residential Single Detached Dwelling Second Density (R2) and Environmental Protection (EP) zoning on the subject property.

This alternative is not recommended as the proposed residential development is considered appropriate for the property given the existing infrastructure and services available in the area and it represents an appropriate gradation of density to the adjacent single detached residential dwellings to the immediate east and west. Staff are satisfied that appropriate buffering and screening measures can be achieved through the subsequent Site Plan Approval process to reduce the impact between the low and medium density development. In addition, the proposed medium density development satisfies Provincial and City policy as noted in the analysis of the report.

Alternative #2 General Committee could approve the subject Zoning By-law Amendment application without the requested Special Provisions (SP).

This alternative is not recommended as the applicant has submitted a detailed concept plan which is generally consistent with current City standards with respect to access, servicing, landscaping, parking, amenity space provisions, building orientation/placement/massing, etc.

FINANCIAL

49. If approved, the subject application would permit the development of 12 residential units. The annual municipal property tax revenue based on twelve (12), two-bedroom rental units is estimated to be \$14,112.00 for the site. The current municipal taxes are \$4,834.00, therefore the estimated municipal increase would be \$9,278.00 based on 2015 tax rates.
50. Building permit application fees are estimated to be \$27,170.32 based on rates of \$17.20/square metre for the proposed apartment units. Development charges revenue is estimated to be \$331,597.00 (\$377,940.00 less \$46,343.00 for the previous two dwelling units provided the rebuild occurs within 60 months of the demolition). This rate would be adjusted for inflation each year as of January 1st. The fee is calculated and paid at the time of issuance of the building permit.

51. The Education levy is currently \$1,759.00 per unit which represents a total levy of \$21,108.00.
52. A parkland contribution would be required based on the density formula as contained within the Official Plan, *Planning Act*, and By-law. In order to do the calculations the owner must supply an appraisal of the land, which is used to determine the amount owed. This fee is calculated and collected based on the land value as of the date before issuance of the Building Permit. A credit is deducted for the existing dwelling on the site.
53. The properties, when developed, would be subject to site plan control. All costs associated with the approval and development of the site would be the owner's responsibility. The developer would be responsible for all capital costs for any new infrastructure required within the development limits and any of the frontage costs associated with upsizing to municipal water and sewer mains already installed. Costs associated with the ongoing maintenance and operational costs of the new internal infrastructure would be the responsibility of the owner. Further, all costs associated with snow/waste removal, landscape maintenance and site lighting would be the responsibility of the developer/future condominium corporation (if proposed). The City would not incur additional operating and maintenance costs associated with extending municipal services to the area such as fire protection, policing, boulevard landscaping maintenance and increased contributions to reserves to plan for the eventual replacement of the municipal assets as these services are already in place.

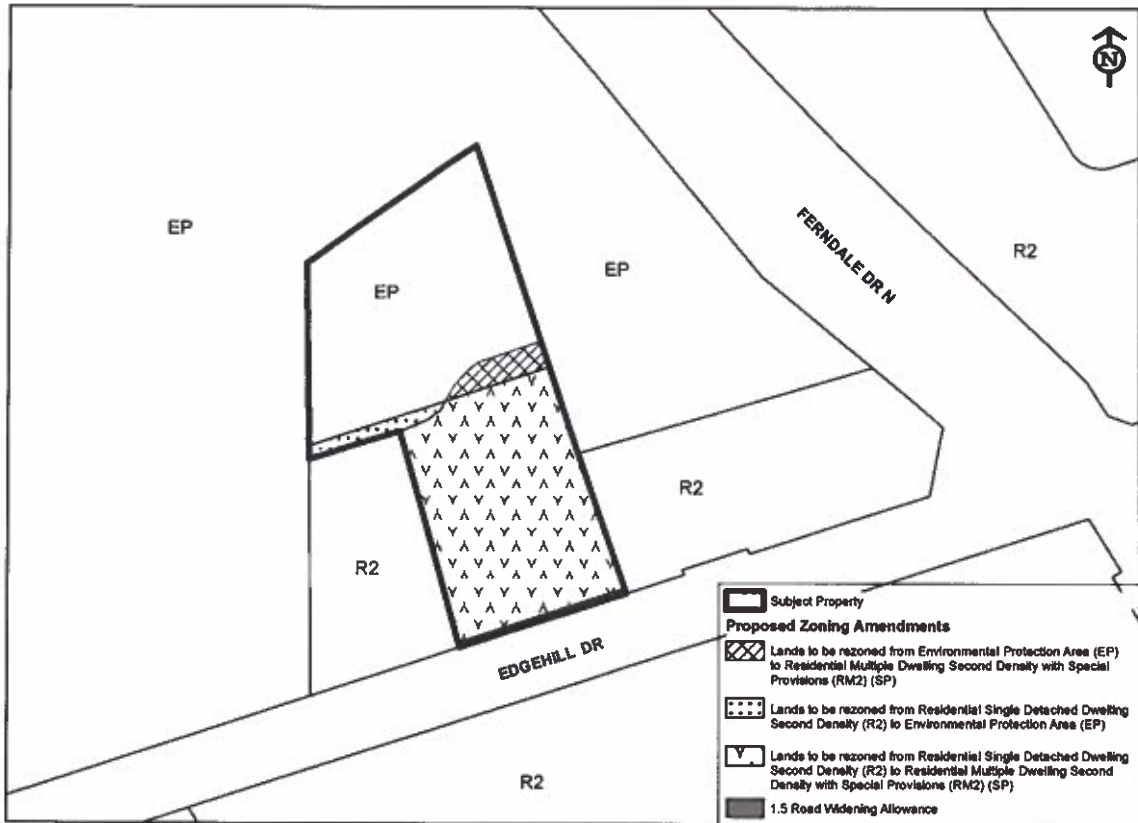
LINKAGE TO 2014-2018 STRATEGIC PLAN

54. The recommendations included in this Staff Report support the following goals identified in the 2014-2018 Strategic Plan:
 - Inclusive Community
55. In accordance with Council's goal to encourage affordable housing, the applicant has indicated that the proposed units would be rental.

Attachments: Appendix "A" – Original Concept Site Plan
Appendix "B" – Proposed Alternative Site Plan
Appendix "C" – Proposed Zoning By-law Amendment Schedule

APPENDIX "C"

Proposed Zoning By-law Amendment Schedule



D14-1590
298 / 302 Edgehill Drive

February, 2016