

Pluribus Corp.

Planning Justification Report

McElroy Court/Fallis Crescent

PAUL A. KING, Planning & Development Consultant

March 23, 2018

1.0 INTRODUCTION

1.1 Background

This planning justification is prepared in support of an application to amend the Town of Caledon Comprehensive Zoning By-law 2006-50, as amended, to permit the development of the subject property with fourteen (14) residential townhouses. Pluribus Corp. is the owner of a 0.29 ha (0.72 acres) parcel of land identified as Blocks 142 and 145, Plan 43M-1921. The subject property has frontage on McElroy Court and Fallis Crescent within the "Pathway" subdivision of Caledon East.

On December 9, 2009, the Council for the Town of Caledon enacted By-law No. 2008-124 for the purpose of adopting Official Plan Amendment No. 219 (OPA 219). The purpose of OPA 219 was to amend the Official Plan to permit the development of a comprehensively planned residential neighbourhood in Part of Lot 21, Concession 1 (Albion). OPA 219 permitted the inclusion of retail commercial uses, modifications to the size and location of the neighbourhood park, expansion of Special Use Area D and modification of the Open Space Policy Area.

Subsequent to adopting OPA 219, the Council of the Town of Caledon passed By-law 2012-123 on October 9, 2012 to rezone certain lands within the OPA 219 area to permit residential and live-work uses. The subject property was zoned RT-5-E(222)-H-18 by By-law-2012-123. The Special Provisions for the zone restricted any use of the subject property until the H, or Holding Symbol is removed. The By-law provided that the Holding (H-18) symbol is not to be removed until such time as:

1. *A site plan application has been submitted and deemed satisfactory to the Town of Caledon, and,*
2. *The Town of Caledon is satisfied with the connection of Street J and Street K, as shown on the October 2012 Redlined Draft Plan.*

The purpose of the current zoning by-law amendment application is to amend the Townhouse Residential (RT) zone standards that are applicable to the property and to satisfy the requirements to remove the Holding Zone (H) on the site.

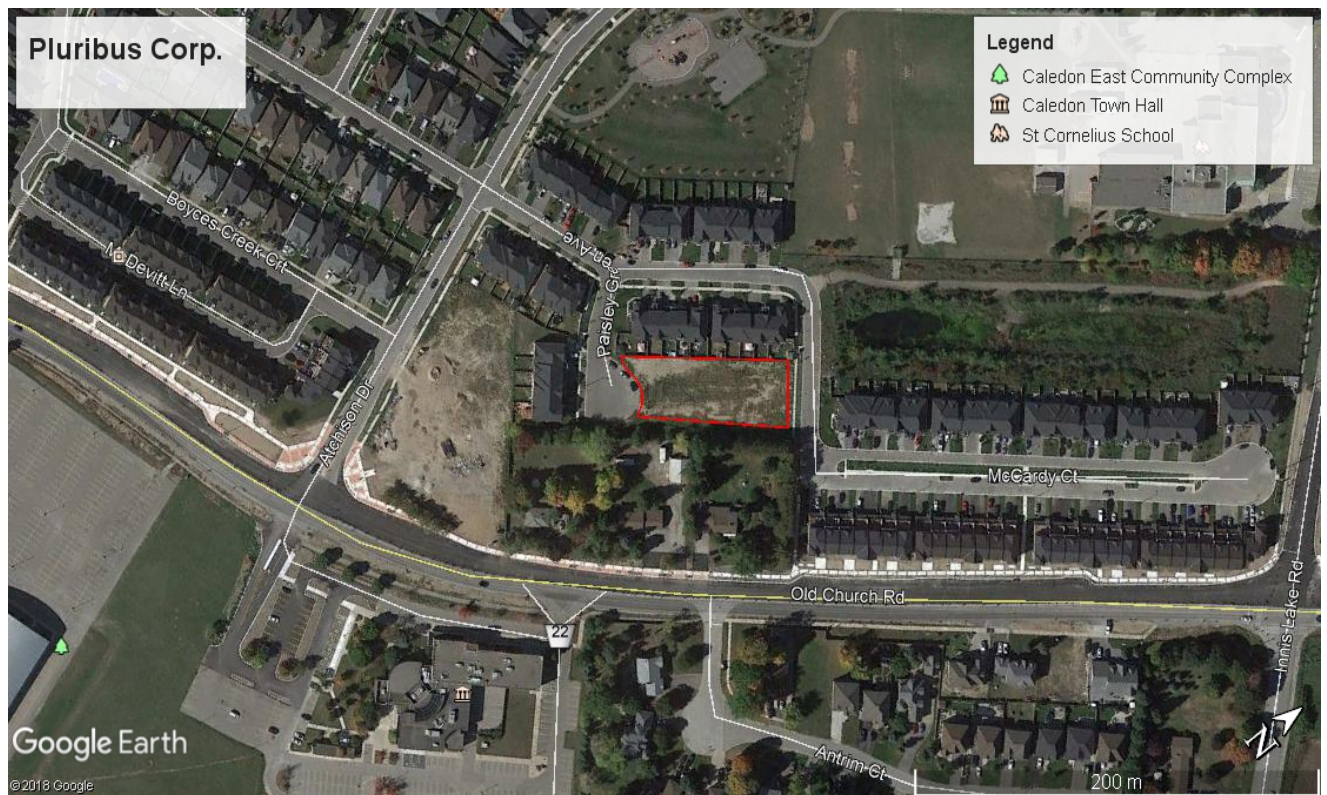
1.2 Site Location and Description

The subject property is located in Part of the West Half of Lot 21, Concession 2, (former Township of Albion) Town of Caledon. It is identified as Blocks 142 and 145 on Plan M-1921. The site is 0.29 ha (0.72 acres) in size and has frontage (subject to 0.3 metre reserves) on both McElroy Court and Fallis Crescent. The frontage on each of the roads is approximately 37 metres. The width of the property, from McElroy Court to Fallis Crescent is approximately 88 metres.

The subject property is abutted by two residential properties along its south property line. These properties have frontage and access onto Old Church Road and are occupied by single detached dwellings. Although these two lots, and a third directly to the west, were not part of the comprehensive residential development that surrounds them, it is the intention of the Town of Caledon that they be integrated into the surrounding subdivision through their redevelopment.

To the north, are 10 - 2 storey - street townhouses. West, on McElroy Court are 2 storey street townhouses and to the east, on McCarty Court are 2 storey street townhouses and 3 story townhouses with optional "live-work" units fronting onto Old Church Road. Figure 1 identifies the location of the subject lands and the surrounding land uses.

Figure 1

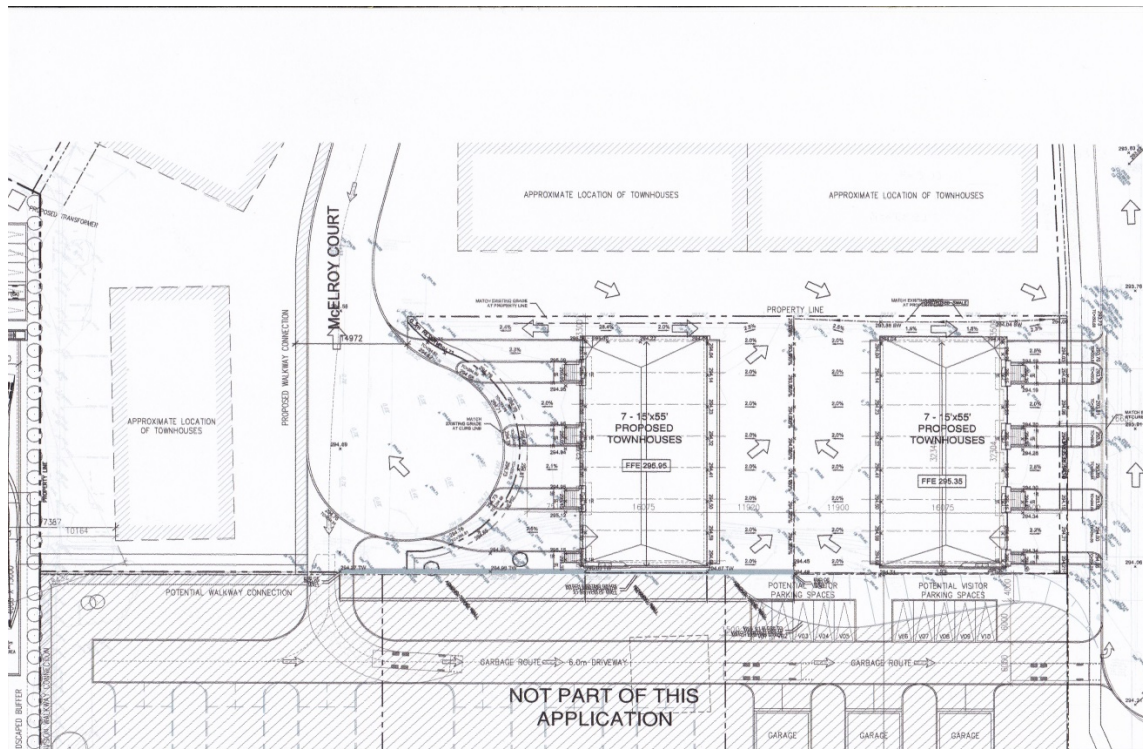


The subject property is currently vacant and does not contain any significant vegetation. The site was partially graded with the development of the surrounding roads and residential development.

2.0 Development Proposal

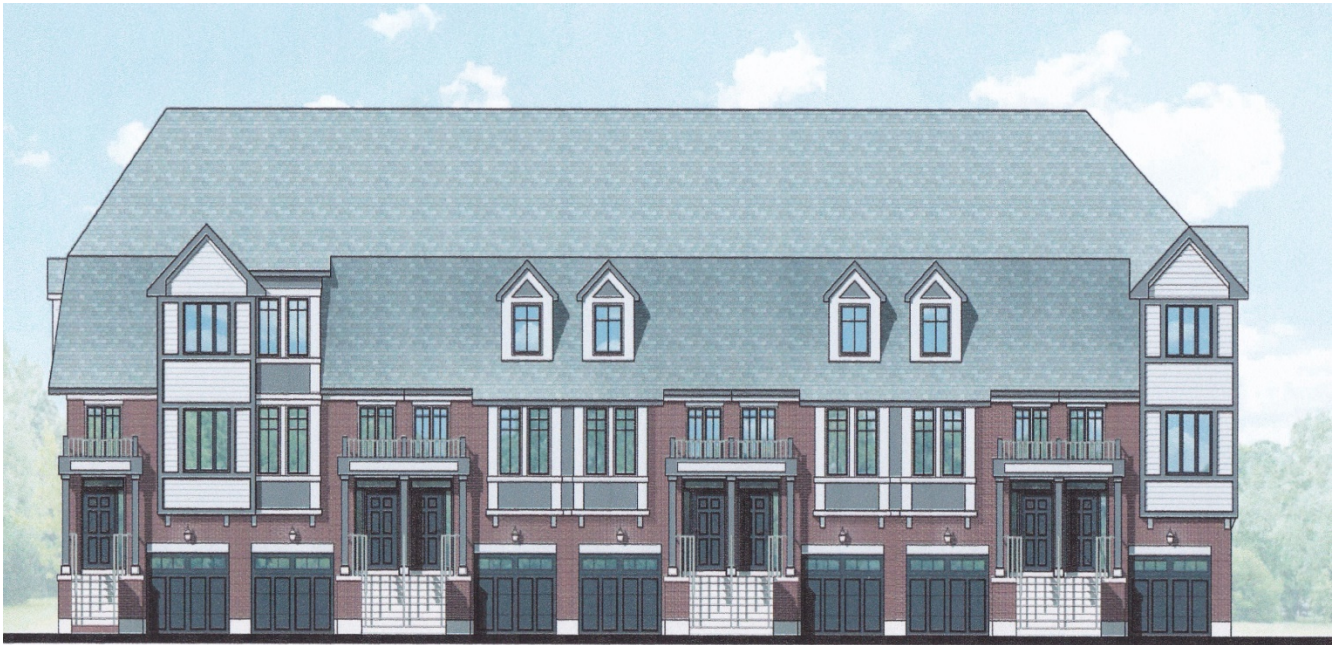
Pluribus Corp. is proposing to develop the subject property with 14 freehold street townhouses. One block each of seven attached dwelling are proposed on the McElroy Court and Fallis Crescent road frontages. Figure 2 illustrates the proposed development of the property.

Figure 2



The townhouse units are proposed on individual lots of 4.57 metres (15 feet) frontage and minimum 35 metres (115 feet) depth. Setbacks to the front facing garage are 7.5 metres and rear yards are approximately 12 metres in depth. The townhouses are three storeys (10.4 metres) in height with approximately 192 square metres (2,066 sq. ft.) of living space. Although the units are three storeys the building design makes the façades of the units appear to be 2 storeys. The maximum building coverage for any of the individual lots does not exceed 50% of the lot area. Each of the units includes 2 tandem parking spaces in the integrated garage and one space on the driveway of the lot.

The Site Plan Application, which is being submitted together with the proposed zoning by-law amendment, includes the following coloured elevation of the townhouse block. The elevation illustrates the proposed building elements, colour palette and roof treatment to integrate the third storey into the building design.



3.0 Proposed Zoning By-law

The draft zoning by-law is designed to set out appropriate standards for the development of the site as proposed in the site plan. The current zoning of the property (Townhouse Residential – Exception 538 – Holding Provision 18, (RT-538-H18))¹ provides for townhouse development consistent with the existing townhouses on McElroy Court, Fallis Crescent and McCurdy Court. The RT-538 zone requires minimum lot areas of 195 square metres per dwelling unit, minimum lot frontages of 7 metres for interior lots and 9 metres for corner lots, and maximum building heights of 10 metres. The proposed zoning of the property seeks to amend these specific standards to the following:

- Lot Area (minimum) 165 square metres
- Lot Frontage (minimum) 4.5 metres per dwelling unit
- Building Height (maximum) 10.4 metres

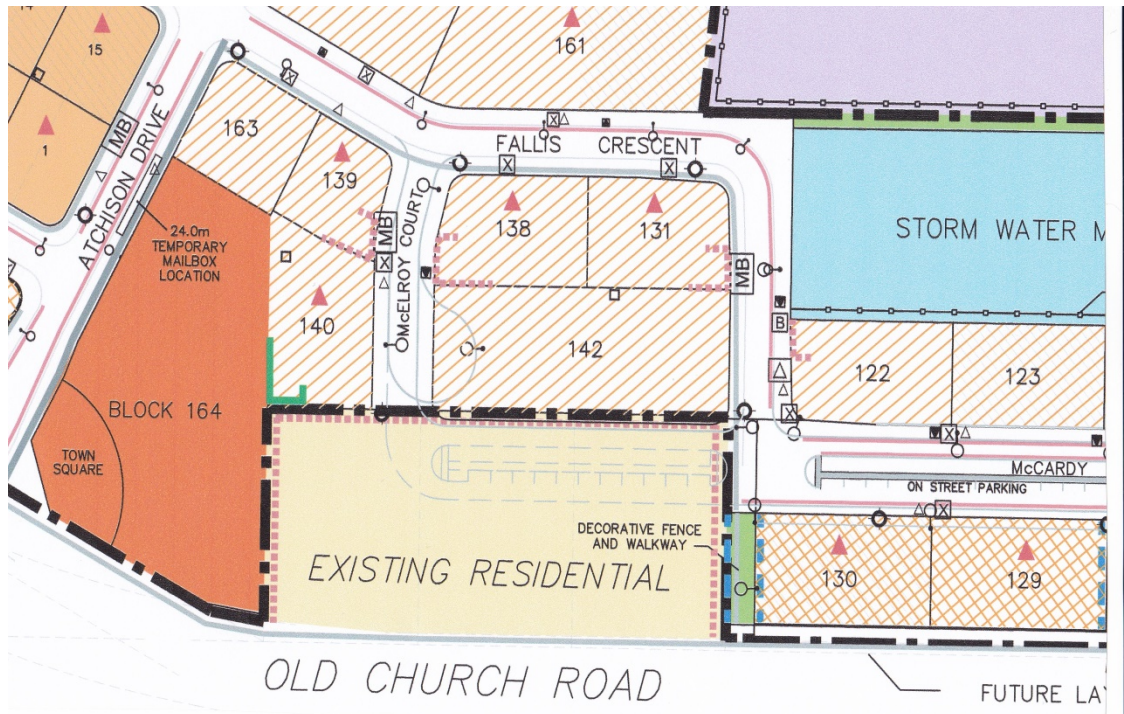
Most of the remaining zone standards related to building setbacks, parking space size, parking space location and driveway setbacks remain as per the existing zoning of the property.

The proposed zoning by-law will also remove the current “Holding” restriction applicable to the property. As noted previously, the removal of the Holding provision is conditional on a satisfactory site plan submission for the subject

¹ Current zoning as per Comprehensive Zoning By-law 2006-50

property and that the Town is satisfied with the connection of Street J (Fallis Cr.) and Street K (McElroy Court) as it was shown on the October 2012 redlined draft plan of subdivision.

The conceptual connection illustrated below reflects the October 2012 redlined plan and demonstrates the proposed linkage of McElroy Court with the intersection of Fallis Crescent and McCarty Court through the three existing residential lots on Old Church Road. The objective is to provide for the redevelopment of the three lots in the same or similar form to the live/work units located directly to the east. The internal road linkage in the rear of the lots would also potentially remove direct vehicular access from the existing residential lots to Old Church Road.



The development proposal for two townhouse blocks fronting onto McElroy Court and Fallis Crescent does not impact the conceptual development opportunity for the three existing residential lots. The site plan submitted for the subject property illustrates how the connection between McElroy Court and Fallis Crescent can be maintained and access provided for development purposes.

4.0 PLANNING CONTEXT

4.1 Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) was released by the Province of Ontario in 2014. The PPS provides policy direction on matters of provincial interest related to land use planning. The PPS provides direction to achieve healthy, livable and safe communities within the context of a clean and healthy environment, and a strong economy. Planning decisions are required to be consistent with the policies outlined in the PPS.

Section 1 of the PPS provides policy direction to build strong healthy communities. Settlements are to be the focus for growth and development and opportunities for intensification where infrastructure and services are planned or available are to be promoted. The proposed development, while small in scale, represents an opportunity for minor intensification in an area where services and infrastructure are available.

4.2 Growth Plan for the Greater Golden Horseshoe, 2017

In July 2017, a revised Growth Plan for the Greater Golden Horseshoe came into effect. Caledon East is within the Greenbelt Area of the Growth Plan and the policies of the Greenbelt Plan are applicable.

4.3 Greenbelt Plan/Oak Ridges Moraine Conservation Plan, 2017

Caledon East is identified as a Settlement Area in the Greenbelt Plan and Oak Ridges Moraine Conservation Plan (ORMCP). The ORMCP identifies the purpose of Settlement Areas is to focus and contain urban growth by encouraging, among other things, access to a full range of housing and through the promotion of efficient land use for transit-supportive densities through intensification and redevelopment within existing urban areas. The minor intensification proposed through the rezoning application is supported by the ORMCP policies.

4.4 Region of Peel Official Plan

The Region of Peel Official Plan, consolidated to December 2016, is the long term policy framework that provides Regional Council with a decision making framework for planning matters. Regional goals include the creation of healthy and sustainable communities, preserving and enhancing ecosystems, recognizing and managing diverse economies while permitting growth in a fiscally responsible and sustainable manner.

The subject property is located with the Rural Service Centre of Caledon East on Schedule D.

The Rural Service Centre objectives include the promotion of safe and secure communities and to enhance the distinct character, cultural attributes and village atmosphere of Caledon East. Policies include

recognizing the Rural Service Centres as locations for growth, providing a range and mix of residential, commercial, recreational and institutional land uses and community services to those living and working in the Rural System. The development of the subject property through the rezoning and site plan approval process provides for an increased mix of residential uses and to enhance the distinct character of Caledon East.

4.5 Town of Caledon Official Plan

The subject property is designated Special Use Area D: Old Church Road in the Caledon East Secondary Plan. Section 7.7.8.6.1 identifies that the permitted uses in this designation “shall be residential uses, small scale office and personal service commercial uses and institutional uses”. It is further noted in Section 7.7.8.6.2 that buildings in this corridor may contain a single use or a mix of the permitted uses. Section 7.7.8.6.5 requires that site development shall include provision for suitable landscaping and building siting to ensure compatibility with adjacent residential uses.

The residential use of the property with a townhouse form of development is established through the existing zoning and conforms to the Special Use Area D land use designation. The proposed zoning by-law includes standards that are compatible with the zoning of the adjacent townhouse development and will provide for compatible street and lot landscaping treatment.

The Official Plan identifies Caledon East as one of three growth centres in Caledon that will be the focus of growth and development. The Town, through its housing policies recognizes the need to create opportunities for a diverse range and mix of housing types. It is a policy of the Town to encourage all forms of residential intensification in parts of the built-up areas that have sufficient existing or planned infrastructure and community services.

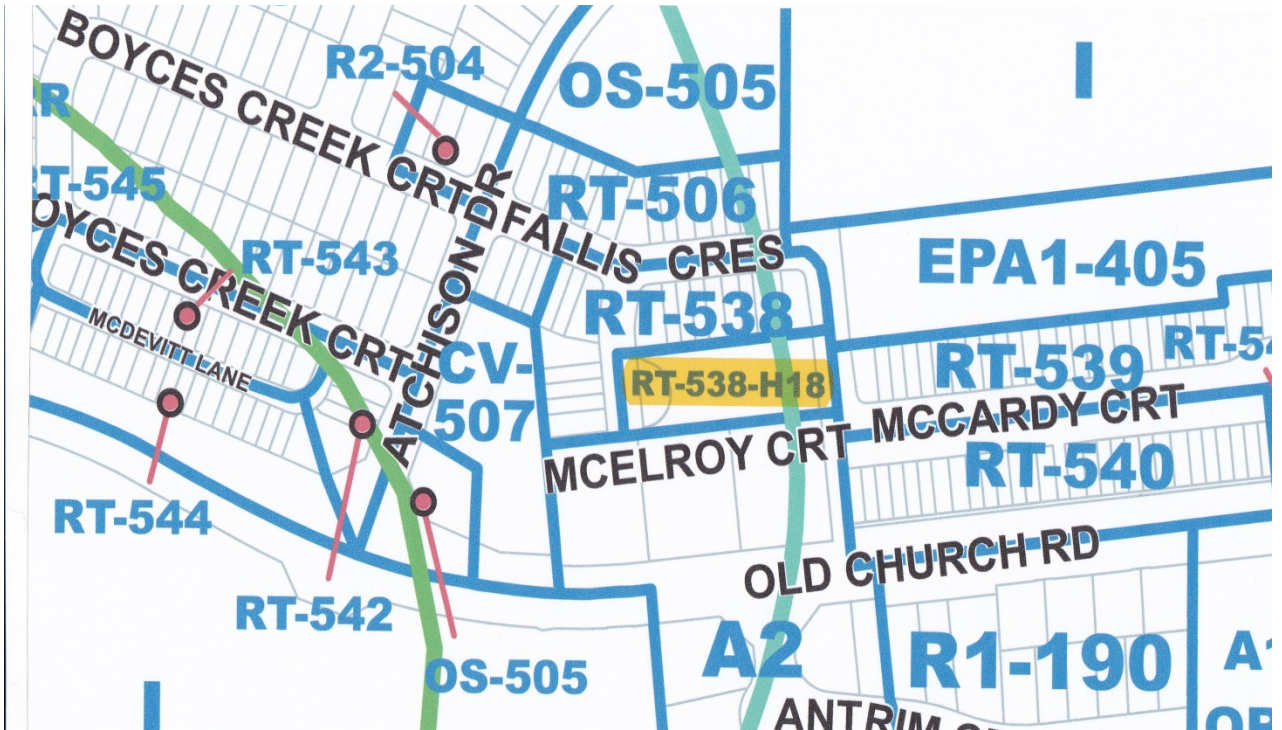
The planned subdivision within which the subject property is located is developed with a mix of single detached, linked, standard street townhouse, street townhouses with rear lane access and live/work residential townhouses. The proposed rezoning of the property will permit an increase in the number of residential units that can be potentially developed on the site. This minor intensification of development will allow an additional style of residential unit to the community fabric. The proposed three storey townhouses will have ground related access and two internal garage parking spaces in a tandem configuration. With an additional single parking space available on the driveway portion of the lot, the proposed development will provide greater on-site parking than is typically available in townhouse developments.

The supporting servicing and storm water report suggests that the development proposed can be accommodated within the existing servicing systems.

4.2 Town of Caledon Zoning By-law 2006-50

As noted previously, the subject property was zoned RT-5-E(222)-H-18 by By-law 2012-123 on October 9, 2012. The current consolidated version of By-law 2006-50 zones the site RT-538-H18. Figure 3 illustrates the zoning of the property from Map 36b of By-law 2006-50.

Figure 3



The zoning proposed for the property is an exception to the Townhouse Residential (RT) zone of By-law 2006-50. While maintaining the majority of the Special Standards of the RT-538 zone, and those of some of the surrounding townhouse zones, the zoning proposal varies the standards related to Lot Area, Lot Frontage, Building Height and Dwelling Units per Townhouse Building.

The minimum lot area of the RT-538 zone is 195 square metres. The proposed zoning standard is 165 square metres. The reduction in the minimum lot area is reflective of the proposed lot frontage for each townhouse lot. Other townhouse zones within the subdivision include minimum lot areas of 135 square metres and 174 square metres.

The minimum lot frontage of the RT-538 zone is 7 metres. The proposed zoning standard is 4.5 metres. The site plan submitted concurrent with the zoning by-law amendment application indicates that each of the townhouse units will be 4.57 metres in width. The unit widths are sufficient

to develop an urban townhouse living, parking and rear yard amenity space that is consistent with the surrounding land uses.

The maximum building height of the RT-538 zone is 10 metres. The proposed zoning standard is 10.4 metres. Three storey building heights exist in the community in both the live/work units along Old Church Road and the townhouse blocks west of Atchison Drive fronting onto Old Church Road. The permitted building height for each of these building forms is 11 metres. The impact of the additional building height proposed has been tested through a series of shadow impact drawings contained in the Urban Design Brief. The drawings illustrate that the impacts are negligible with the proposed buildings designed for the site.

The maximum number of dwelling units per townhouse building permitted in the RT-538 zone is 8. The proposed standard is a maximum of 7 dwelling units per townhouse building. The revised standard is to reflect the site plan submission.

Existing zoning standards of the RT-538 zone that are not proposed to be changed through the by-law amendment application include:

- Building Area (maximum) 60%
- Building Setback, Front (minimum) 4 metres
- Building Setback, Rear (minimum) 7.5 metres
- Building Setback, Side (minimum) 1.5 metres
- Interior Garage Width (minimum) 3 metres
- Parking Spaces (minimum) 2 per dwelling unit
- Parking Space Size (minimum) 2.75 metres x 6 metres

5.0 CONCLUSION

Based on the analysis in this Planning Justification Report and the supporting materials prepared in support of the draft zoning by-law, it is concluded that the proposed zoning by-law is appropriate for the development of the property.

The draft zoning by-law proposes standards that will allow townhouse development on the property as previously contemplated in the zoning of the site. The notable difference between the existing and proposed zoning of the property relates to the minimum lot frontage and areas for individual townhouse lots. The proposed lot area is within the range of existing permitted minimum lot areas for other townhouse within the same subdivision. The reduction in lot frontage allows for an additional form of townhouse dwelling in the community that still provides for adequate off-street parking, amenity area and interior living space. The revised zoning standards will not increase the impact of the development to neighbouring properties from the currently existing zoning permission.

The development of the property as illustrated in the site plan will not impact the potential redevelopment of the three neighbouring properties on Old Church Road. Access to these properties will still be maintained from McElroy Court and Fallis Crescent as identified in the redlined draft plan of subdivision from 2012.

With the submission of a Site Plan Application, as required by the current Holding provision, the conditions to remove the "Hold" on the property have been satisfied and it is appropriate that this zoning restriction be removed.

Paul King

Paul A. King
March 25, 2018