



Planning Advisory Committee Report

Report Number:	PLAN2021-038
Meeting Date:	July 14, 2021
Title:	Official Plan Amendment and Zoning By-law Amendment for Hamilton Street, Lindsay
Description:	To amend the Town of Lindsay Official Plan and Comprehensive Zoning By-law 2000-75 to permit the development of a 46-unit residential development on the subject site
Type of Report:	Public Meeting
Author and Title:	Jonathan Derworiz, Planner II

Recommendations:

That Report PLAN2021-038, **Official Plan Amendment and Zoning By-law Amendment for Hamilton Street, Lindsay**, be received for information; and

That Report PLAN2021-038, **Official Plan Amendment and Zoning By-law Amendment for Hamilton Street, Lindsay**, be referred back to staff to address issues raised through the public consultation process and agency review for further review until such time that all comments have been addressed.

(Acting) Department Head: _____

Legal/Other: _____

Chief Administrative Officer: _____

Background:

The land known as Hamilton Street in the former Town of Lindsay is owned by the City of Kawartha Lakes (City). Under the Town of Lindsay Official Plan (Official Plan), the property is designated Parks and Open Space and zoned same (OS Zone) under the Town of Lindsay Comprehensive Zoning By-law #2000-75 (Zoning By-law) (Appendix 1). The property is currently park space and known municipally as Hamilton Park (Appendix 2).

Owner:	City of Kawartha Lakes
Applicant:	Kevin M. Duguay Community Planning and Consulting Inc.
Legal Description:	Registered Plan No. 93, Park Lots L & U, Registered Plan No. 8P.
Official Plan:	Parks and Open Space – Town of Lindsay Official Plan
Zoning:	Parks and Open Space (OS) Zone in Town of Lindsay Zoning By-law 2000-75
Area:	Approximately 0.88 hectares
Site Servicing:	Full municipal water, sanitary and storm sewer services
Existing Uses:	Park space
Adjacent Uses:	North: Residential
	East: Commercial and Employment lands
	South: Unopened road allowance and residential
	West: Residential and commercial

Rationale:

Proposal:

The applicant is proposing the development of a four-storey, plus penthouse, multiple-unit dwelling with 46 units (Appendix A). To facilitate this, both an Official Plan Amendment and Zoning By-law Amendment are required to change the current Parks and Open Space designation and zoning to multiple-unit residential. The proposed residential development would be managed by the Kawartha Lakes Haliburton Housing Corporation. Additional zone provisions regarding parking requirements, yard frontage and setbacks are also proposed to accommodate this development. In support of these applications, the following materials were submitted:

- 1) Planning Justification Report (March 2021) prepared by Kevin M. Duguay Community Planning and Consulting Inc. This Report provides an outline of the proposed development, the site, and a description of the proposed amendments. Also included is an analysis of the proposal as it aligns with the Provincial Policy Statement (2020), A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2019), City of Kawartha Lakes Official Plan (2012), Town of Lindsay Official Plan (2000), and Town of Lindsay Zoning By-law.
- 2) Geotechnical Investigation Report (March 2020). This Report details an analysis of the subsurface and groundwater conditions for the subject site and provides recommendations for design and construction based on the findings.
- 3) Functional Servicing Report (March 2021) prepared by Tatham Engineering Limited. This Report provides an evaluation of the existing site conditions and details how the proposed development can be serviced using existing infrastructure.
- 4) Traffic Impact Study (March 2021) prepared by Tatham Engineering Limited. This report provides an evaluation of the potential traffic conditions considering the proposed development. This report indicates that no enhancements to existing infrastructure are necessary should the proposal be approved.
- 5) Engineering Drawings (March 2021) prepared by Tatham Engineering Limited.
- 6) Topographic Survey (January 2021) prepared by Coe Fisher Cameron.
- 7) Site Plan (April 2021) prepared by Ronald Awde Architect.
- 8) Floor Plans and Building Elevations (March 2021) prepared by Ronald Awde Architect.

Provincial Policy Conformity:

Provincial Policy Statement, 2020:

The Provincial Policy Statement, 2020 (PPS) sets the policy foundation for regulating development and land use planning in Ontario. A harmony among economic development, resources, public health and safety, and the quality of the natural and built environment is facilitated through the policies contained in this document. The intent of the proposed amendments is to facilitate the development a 46-unit residential development containing affordable dwelling units. Considering the location of the proposed development within an established settlement area, Staff feels that the proposed amendments can be generally supported by the PPS.

Section 1.1.1. includes provisions that aim to sustain healthy, liveable and safe communities. The proposed development will be managed by Kawartha Lakes Haliburton Housing Corporation, a housing provider, and will be a form of multi-unit

affordable housing that is situated in a mix of other land uses. The proposed location and type of housing that comprise this development are supported by 1.1.1.b) which states that, "healthy, liveable and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs." Provisions 1.1.1.d and 1.1.1.e support intensification of lands within an established settlement area in order to achieve cost-effective development patterns and minimize land consumption and servicing costs. Both of these sections are realized through the proposed amendments and the location of the development within the municipality.

As previously stated, the proposed development is within a Settlement Area. The PPS contains policies that pertain to the vitality and regeneration of settlement areas such section 1.1.3.2. which states that, "Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and, are transit-supportive, where transit is planned, exists or may be developed." Staff feel that the proposed amendments would facilitate an efficient use of land given that, following preliminary review of the supported materials, no upgrading of municipal servicing or traffic infrastructure is required. Additionally, the Lindsay Transit Red Line runs along this portion of Hamilton Street and a transit stop is located approximately 50m north at 19 Hamilton Street making this a transit-supportive development.

Preliminary review of the Functional Servicing Report prepared by Tatham Engineering Limited suggests that existing capacity can adequately service the proposed development. This point satisfies Section 1.6.6: Sewage, Water and Stormwater of the PPS which states that: "Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services."

Staff feels that the analysis provided in the Planning Justification Report generally supports the proposal and full PPS conformity will be determined once the application review is complete.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020:

To plan for growth and development in a manner that supports economic prosperity, protects the environment, and assists communities in achieving a high quality of life, the Ontario government prepared A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan).

Section 2.2.6 of the Growth Plan contains policies that pertain to housing. In particular, affordable housing. The intent of these applications is to create 46 units that offer a range of rents and affordability. This inherently achieves many of the policies within Section 2.2.6 in addition to supporting complete communities. For instance, 2.2.6.3, states that, "to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes." Through the proposed Official Planning Amendment and Zoning By-law Amendment, housing options for a range of household sizes and incomes would be realized.

Additionally, the subject land is located along the Lindsay Transit Red Line with a transit stop nearby. Given the proposed 46 units, this is a development that can facilitate a transit-supportive density as described by the Growth Plan.

The Growth Plan places emphasis on the creation of complete communities through the implementation of the policies contained within. For instance, as per section 2.2.1.4, such policies are supporting the achievement of complete communities that provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. Following a preliminary review of this application and supporting materials, this particular section supports the amendments. Full Growth Plan conformity will be determined once the application review is complete.

Town of Lindsay Official Plan

The Town of Lindsay Official Plan (Lindsay OP) guides the growth and development of the Town of Lindsay and designates the subject site as Parks and Open Space. In order to facilitate the proposed development, an amendment to Residential is proposed. While the removal of park space from a municipality can be disputed, staff feel that, based on policies within the Official Plan, there is merit to this amendment.

Section 3.2.4.d. of the Official Plan pertains to Parks and Open Space and states the following: "Ensure that active parks are available to every new neighbourhood, and retrofit established neighbourhoods where possible to provide active parks within a ten-

minute walk or 800 metres of all residences." Based on a mapping analysis of the area, should the proposed amendment be approved, parks continue to exist within the prescribed 800m catchment area.

Furthermore, Section 4.6.3.2 prescribes a minimum size of 1.8ha for a Neighbourhood Park. The subject land is approximately 0.88ha. Given this and the proximity of nearby parks, staff feel that proposed amendment to develop residences can be supported.

As with the Growth Plan, the Lindsay OP acknowledges the significance of a transit-supportive development and states in section 5.1.6. In areas where new development is proposed, consideration shall be given to the design, densities and inter-relationships with existing areas to facilitate and support the provision of public transit. Given the proximity of the proposed development to the transit stop on 19 Hamilton Street and consideration for density, staff feel that this amendment has merit. Full conformity with the Lindsay OP will be determined once the review of the applications are complete.

Town of Lindsay Comprehensive Zoning By-law 2000-75

The property is currently zoned Parks and Open Space (OS) Zone. In order to conform with the proposed Official Plan amendment and permit the development, a rezoning to Residential Multiple Two Exception Zone (RM2-X) is proposed. The Exception Zone is put forward to acknowledge deficiencies pertaining to the following:

	RM2 Zone	Proposed
Minimum lot frontage	36.0m	24.4m
Minimum front yard setback	7.5m	6.0m
Parking requirement	62	28

Staff feel that the proposed decrease to frontage is acceptable given this is the frontage of the site currently and it would otherwise have to be addressed during a Minor Variance. Staff are reviewing the proposed parking requirement.

Other Alternatives Considered:

No other alternatives have been considered.

Alignment to Strategic Priorities:

In line with the Strategic Priority of an Exception Quality of Life, the proposed amendments facilitate the development of a 46-unit affordable housing development for the City of Kawartha Lakes.

Practice of the Strategic Priority of Good Government is conducted through this application as Staff continue to evaluate applications diligently and promote continuous improvement in all steps of the land use planning process.

Financial/Operation Impacts:

There are no financial or operational impacts pertaining to the proposed amendments. Costs would be incurred in the event of an appeal to the Ontario Land Tribunal of the decision made by Council.

Consultations:

Notice of this application was delivered to property owners within 120m of the subject site. In alignment with Public Notice procedure, signage detailing the amendment was placed on site.

Public Comments:

At the time of report writing, three phone calls were received pertaining to this development. Questions asked pertained to the owner of the development, type and tenure of the proposed residential units, maintenance plan, and park space. Staff indicated the following:

- This is an affordable housing project owned by the City of Kawartha Lakes – Kawartha Lakes Haliburton Housing Corporation (KLHHC) that will offer a range of rents and units.
- The City, through KLHHC, will continue to own and maintain the property.
- This removal of park space has been considered in the context of the area and the Lindsay Official Plan.

Agency Review Comments:

Building Division (June 14, 2021): Through site plan, Fire department connection needs to be located and the hydrant protecting the building shall be positioned in accordance with NFPA 24, 40 feet from the building it is protecting.

Fire (June 14, 2021): For Site Plan approval please provide means of egress to public thoroughfare from all required exits out of the building.

Development Services – Planning Division Comments:

The proposed amendments would facilitate the development of a housing project that offers a range of affordability. Staff feels that while the development is replacing a portion of the existing park, given the size of the existing park and proximity to other

parcs, the proposed affordable housing development should take precedence. There is constantly a need for affordable housing in the community and this is project is generally supported by applicable Planning policies.

Conclusion:

Staff recommends that this report for the proposed Official Plan Amendment and Zoning By-law Amendment for Hamilton Street in Lindsay be referred back to staff for further review and consideration until comments from agencies and the public meeting have been reviewed and zone requirements have been evaluated.

Attachments:



Appendix A.pdf



Appendix B.pdf



Appendix C.pdf

Appendix 'A' – Location Plan

Appendix 'B' – Aerial Photo

Appendix 'C' – Site Plan

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Department File: D01-2021-003 and D06-2021-015