

## **Attachment 8 – Staff Review and Planning Analysis**

### **Provincial Policy Statement, 2020**

The Provincial Policy Statement, 2020 (PPS) provides direction on matters of provincial interest related to land use planning and development and is issued under the authority of Section 3 of the Planning Act. All planning decisions shall be consistent with the PPS. Section 1.0 of the PPS – Building Strong and Healthy Communities, speaks to efficient land use and development patterns to support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 1.1.1 of the PPS speaks to accommodating an appropriate range and mix of residential uses (including second units, affordable housing and housing for older persons) and focusing growth within settlement areas. Section 1.1.3.2 outlines that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources and which 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. Section 1.1.3.3 also promotes opportunities for intensification and redevelopment including brownfield sites where it can be accommodated taking into account existing building stock or areas.

The purpose of this application is to place the existing single detached dwelling in an R.1 zone and permit the further development of additional single detached dwellings. R.1 zone is more appropriate for the existing building type. The existing single detached dwelling is on full municipal services and is using existing infrastructure and public service facilities. This zone will allow for intensification of the site by allowing additional single detached dwellings through future lot creation applications. The proposed additional dwellings will add density which is similar to and compatible with adjacent land use patterns. The dwellings will also efficiently use land, infrastructure and public service facilities that are available and avoids the need for expansions.

The proposed Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement, 2020.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) provides a framework for managing growth in the Greater Golden Horseshoe area and works to support the achievement of complete communities and to ensure that land to accommodate forecasted population and employment growth will be available when needed.

The current Growth Plan came into effect on May 16, 2019 and applies to any decisions on planning matters made on or after this date. The Growth Plan builds on other provincial initiatives and policies and provides a framework to manage and guide decisions on growth through building compact, vibrant and complete communities by directing growth to built-up areas, the promotion of transit-

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supportive densities, and a healthy mix of residential, employment and recreational land uses.

The guiding principles of the plan include:

- Building compact, vibrant and complete communities;
- Optimizing the use of existing and new infrastructure to support growth in a compact and efficient form;
- Providing for different approaches to managing growth that recognize the diversity of communities in the Growth Plan.

The subject property is located within the City's "Built-Up Area" as shown on Schedule 1: Growth Plan Elements of the Official Plan.

Section 2.2.1 and 2.2.2 of the Growth Plan identify how population growth will be accommodated within the "Delineated Built-up Areas". These sections introduce policies related to intensification, reducing dependence on the automobile, complete communities and efficient use of infrastructure and public service facilities. The proposed Zoning By-law Amendment conforms with the policies of this section by:

- Directing development to the built-up area;
- Promoting development that supports active and public transportation options;
- Proposing different housing forms in the neighbourhood that contributes to the mix of housing types in the area;
- Contributing to the objective of a 'complete community' by encouraging development in close proximity to services, public transit and public open space; and,
- Making efficient use of existing infrastructure and public service facilities (e.g. roads, water and sewer, etc.).

The proposed Zoning By-law Amendment is consistent with and conforms to the Growth Plan for the Greater Golden Horseshoe (2019).

### **Conformity with the Official Plan**

The Official Plan land use designation that applies to the subject property is "Mixed Office/Commercial". This designation is intended to provide a range of uses to meet the needs of daily living. It allows for a variety of freestanding small-scale commercial, office, residential or mixed-use buildings. The permitted uses within this designation include: convenience commercial and small-scale retail commercial, small-scale office, personal service, detached, semi-detached, townhouses and apartments.

The proposed Zoning By-law amendment will recognize an existing single detached dwelling and allow for future development of additional single detached dwellings which is a permitted use within the "Mixed Office/Commercial" land use designation and is therefore considered to conform to the policies of the Official Plan.

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy (AHS) sets an annual City-wide 30% target for housing that is affordable with the goal of ensuring that affordable housing is included in the range and mix of housing provided for all households across the

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City. The goals and objectives of the AHS have also been incorporated into the Official Plan in Section 7.2 (Affordable Housing). These policies are intended to encourage and support the development of affordable housing throughout the city by planning for a range of housing types, forms, tenures and densities and have been applied to the review of this proposed residential development application.

Implementing the City's affordable housing target is largely dependent upon designating a suitable amount of land and density for residential use, including mixed use developments. There is a high correlation between the City's growth management policies and the ability to meet both growth management and affordable housing targets. Apartment and townhouse units represent the vast majority of residential units that are below the affordable benchmark price, as identified in the AHS.

The proposed development includes the development of 2 single detached units which could each contain an accessory apartment units and is anticipated to contribute to the City meeting its overall affordable housing target. However, it is also noted that how much of any given development may be affordable cannot be assessed at the time of zoning approval, understanding that this would only be known when the first sale or rental price is established. For this reason, the measurement on the actual achievement of affordable housing targets is done on the basis of what has been constructed and then sold or rented in the previous year. The City's annual Affordable Housing Reports prepared over the past few years have indicated that the City has been meeting affordable housing targets.

### **Community Energy Initiative Update**

Section 4.7 of the Official Plan contains policies on Community Energy. Policy 4.7.4.1 of the Official Plan indicates that the City will utilize the development approvals process, such as consents, to ensure that new residential development includes sustainable design features.

Staff are recommending a condition to be implemented through consent applications that would require the Owner/Developer to provide a commitment to incorporate features into future dwellings that will contribute to meeting the action items from the CEI (see condition in Attachment 4).

### **Proposed Zoning**

The applicant has requested that the zoning on the subject property be changed to the "Residential Single Detached" (R.1D(H)) zone to recognize the existing single detached dwelling and permit future development of additional single detached dwellings. No specialized regulations have been requested by the applicant.

An "H" or holding provision has been added to this zone. This prevents development of the site until certain criteria have been met. The conditions of this "H" are that; first, the applicant must prove the metal impacts in the soil do not pose a threat to human health or the environment and; second, a "Reliance Letter" authorizing the City to rely on all information and opinions in the report. Both of these conditions will need to be met before the future owner can apply to remove the "H" from the zoning, which requires Council to pass a separate by-law.

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Staff have no concerns with the requested zoning as it will recognize the existing single detached dwelling and allow for the creation of two additional single detached lots within an appropriate lot layout.

### **Statutory Public Meeting Comments**

At the Public Meeting on September 9, 2019, comments provided by Council related to how this development will help achieve the City's Net Zero Carbon goals, the number of storeys permitted, and provincial policy direction on increased density. At the public meeting, a neighbour spoke in favour of the application.

The proposed development will retain an existing dwelling and provide new dwellings, resulting in a modest increase in density on the site. This will happen within the existing neighbourhood and avoid the need to extend infrastructure. The compact nature of the new development on currently underutilized lands will contribute to meeting the action items from the CEI. Further to this, staff are recommending, through future consent conditions, that the Owner/Developer shall provide a commitment to incorporate features into future dwellings that will contribute to meeting the action items from the CEI (see condition in Attachment 4).

The Zoning By-law permits up to 3 storeys in all R.1 zones. The existing single detached dwelling is one storey. On the opposite sides of Morris Street and Alice Street are dwellings with a variety of heights. The number of storeys for dwellings in the immediate vicinity range from 1 to 3 storeys, where the uppermost floor forms a half-storey. This is identified by dormers incorporated into the roofs of several dwellings. It is desirable to maintain the character of existing neighbourhoods, and in this case, third storeys are incorporated into the rooflines. Therefore limiting the maximum height to two storeys could limit future development opportunities on this site, while adjacent properties could be redeveloped as true three storey dwellings as of right under the existing zoning regulations.

As part of the future consent applications, staff will recommendation conditions to the Committee of Adjustment that the elevations be submitted to and reviewed by the Planning Department prior to the issuance of a building permits.

The proposed development of two additional dwellings on this site represents an appropriate residential infill opportunity. Currently the property represents a density of approximately 8 units per hectare. The two new dwellings in addition to the existing dwelling will represent approximately 24 units per hectare. While the Official Plan designation "Mixed Office/Commercial" allows up to 100 units per hectare; 24 units per hectare is in the range allowed for low density residential development and more in keeping with the adjacent neighbourhood.

Accessory apartments are permitted in all R.1 zones. This provides an opportunity for further intensification as a total of 3 additional accessory apartments could be created by the future homeowners. This would also increase the overall mix of housing forms in the area.

The requested zoning regulations recognize the existing dwelling and allow for future development of two additional dwellings in accordance with the standard

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R.1D Zone. Staff recommend that the proposed zoning by-law amendment be approved.