

STAFF REPORT: Town of The Blue Mountains Planning Department



REPORT TO: Mayor and Members of Council
MEETING DATE: April 16, 2007
REPORT NO.: PL.07.36
SUBJECT: Revision to Draft Plan of Subdivision
File No. 42T-94004; and
Zoning By-law Amendment
Westbrook Development Corporation
Part Lots 17 and 18, Concession 1;
Town of The Blue Mountains

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Planner I
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A. Recommendations

THAT Council does receive Planning Staff Report PL.07.36, “Revision to Draft Plan of Subdivision File No. 42T-94004; and Zoning By-law Amendment, Westbrook Development Corporation”; Part Lots 17 and 18, Concession 1;

AND THAT Council recommends that the County of Grey grant the Revision to Draft Plan Approval of the Subdivision File No. 42T-94004, subject to the conditions contained in this report;

AND THAT Council does hereby grant a Zoning By-law Amendment to rezone Part Lots 17 and 18, Concession 1, Westbrook Development Corporation from the Residential R2-h, Residential R3-h, Residential R3-121-h, Residential R6-127-h, Residential R6-130-h, Residential R6-131-h, Residential R6-133-h, Residential R7-126-h, Residential R7-128-h, Residential R7-129-h, Residential R7-132-h, Residential R7-134-h, Residential R7-135-h, Public Open Space OS1, Private Open Space OS2, Private Recreational PREC-h and Hazard H Zones to the Residential R3-121-h, Residential R3-126-h, Residential R6-127-h, Residential R6-128-h Private Recreational PREC, Public Open Space OS1 and Hazard H Zones.

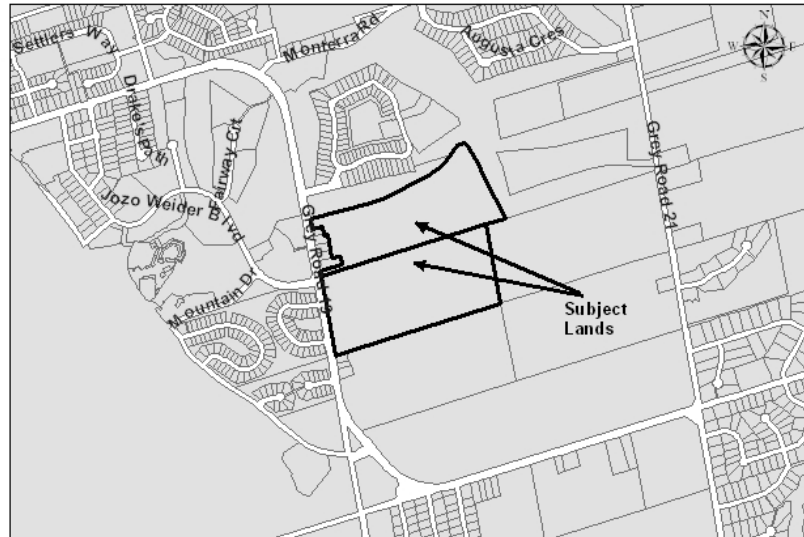
B. Background

The Proponent has applied to the County of Grey for a revision to the existing draft plan of subdivision for a portion of the Westbrook lands (Monterra South and Plateau South) that would result in a significant reduction in density. The original approved draft plan proposed 420 dwelling units on these two parcels, reducing the dwelling units by 184

with the revision via a reduction in single detached units and medium density, with the removal of the linked units. The new development proposal is for 236 dwelling units, consisting of 154 single detached units and 82 multiple attached units. Concurrent with this application, is a request by the Applicant for a zoning by-law amendment to recognize the revisions to the Draft Plan Approval.

A Planning Justification Report was submitted in conjunction with the applications prepared by the Proponent's Agent, Travis & Associates in December 2006, as well as an updated Preliminary Servicing Report and Traffic Study.

The property consists of 36.4 hectares, encompassing 20.196 hectares of residential, 10.438 hectares of natural area and 0.35 hectares of amenity area. The development proposal is situated adjacent to the Monterra Golf Course to the north and east and Grey Road 19 to the west. Future development lands are located to the south and east as well. Some adjacent residential lots fronting onto County Road 19 are located to the west of the Plateau South Lands.



The Town of The Blue Mountains Official Plan designates the subject lands as Primary Residential Exception 28 (PR-28) and Hazard (H), as amended by Amendment #4. Under Section 4.9, the purpose of the Primary Residential (PR) designation is to identify those lands in Craighleith whereon major higher density residential development together with associated recreational lands and facilities may occur on full municipal water and sewage facilities. Exception 28 states that a maximum of 713 residential dwelling units may be permitted on all of these lands combined. The Hazard (H) designation is denoted along the stream and floodplain that runs through the property. The proposed use of single detached and multiple attached dwelling units and the revision of lowering the dwelling units from what was initially approved, still complies with the Official Plan. The unit yield of 713 reflected the previous Draft Plan Approval for all of the Westbrook lands.

The subject lands are zoned in accordance with the initial approval under By-law No. 98-45. This proposed rezoning would amend By-law 98-45 insofar as it would apply to the Plateau South and Monterra South lands. The Plateau East Pod will not be affected. The rezoning will rezone the single detached lots to the Residential R3 Zone. It would appear that the majority of single detached lots will meet the minimum lot

frontage of 18 metres, save and except for a number of lots which will be slightly deficient. It would be our preference to allow a reduced lot frontage requirement of 17 metres for all lots in the development, while retaining the Residential R3 standard which maintains the 2 metre side yard setback. The surveyor will need to confirm that all lots meet the 17metre lot frontage requirement prior to registration of any phase. The increased rear yard setback of lots that was established under the original By-law for all lots backing onto the golf course will be maintained. The two multiple blocks are to be zoned Residential R6 with exceptions that establish a maximum unit yield of 22 for Block 157 and 60 for Block 155. The Private Recreational will recognize the proposed Amenities Block (158) and the Public Open Space OS1 and Hazard H Zones will reflect all the open space, hazard and storm water management blocks being deeded to the Town.

The Zoning Amendment will also utilize the Holding –h symbol in accordance with the Planning Act to control phasing and servicing capacity for all development. In addition Site Plan Approval will be a condition for the Multiple Blocks.

The Grey Sauble Conservation Authority has reviewed the proposal and subject to a few minor revisions to some lots, they are satisfied with the lot layout. An updated Plan has been provided which incorporates these changes. The Conservation Authority will still require the normal review and approvals of the Storm Water Management and Drainage and Grading under the Draft Plan Approval Conditions.

The Original Draft Approval and Zoning By-law Amendment occurred back from 1998 to 2000. A Master Development Agreement (MDA) and Servicing Agreement (SA) was executed, addressing the phasing of these lands. The first phase was the Historic Snowbridge, also known as Plateau North, from 2000 to 2006, situated on the lands to the north.

There are numerous items within the MDA and SA that require consideration as part of these revisions. These are as follows:

- a) Due to the decrease in the total unit yield, Section 13.2 will need to be revised to adjust the valuation of the cash-in-lieu of parkland. The contribution was on a per unit basis, while the value of land did not change. The MDA encompassing the proposed revisions will consist of 446 units, based on the 184 unit reduction. Schedule F of the MDA requires amending as the \$357.47 per lot/unit change will increase to \$636.18 for lots within the Plateau South and Monterra South lands. The original charge will still apply to the other lands affected by the Master Development Agreement.
- b) Under Section 19, Road Works and Improvements, the Traffic Impact Report concludes that turning lanes and traffic signals would be required to accommodate the traffic flows for the proposal at the intersection of Jozo Weider Boulevard and Grey Road 19. The County of Grey proceeded and administered this project in 2005. Since a portion of the intersection improvements are now

- complete, the Proponent will need to reimburse the County of Grey for the said works. The remainder of the works required include a completion of the Jozo Weider extension and related works.
- c) The original Draft Plan Approval and MDA required a road connection from Snowbridge Way to Plateau South. The purpose of this connection was to provide a second road access to the Historic Snowbridge Subdivision. Subsequent to this provision, the proponent designed an access into Historic Snowbridge which functions as a dual access with two 6 metre wide access lanes divided by a median. This is similar to what has been constructed in other urban areas to address the requirement for two access points into large developments. The Development Review Committee, together with the Fire Chief, has reviewed this proposal and is willing to support the Draft Plan revision to remove the second road access. It being noted that it is our understanding that said crossing would require a extensive bridge, would cross between two existing golf course holes and disrupt the natural environment in this area. It should however be noted that the Public Walkway linkage between these two areas will be maintained.
 - d) The original Draft Plan provided for the creation of a Regional Park in the southeast corner of the development as required under the Official Plan. The MDA also required that the Developer to "Landscape" the regional park. The extent of landscaping required for the regional park is premature until the Town assembles the additional land required for the park from the developments to the south and east. In this regard, the amendment to the MDA for the Plateau South and Monterra South areas should establish a permit unit charge for the Landscaping or development of the Regional Park.
 - e) The Walkway Linkage required under the MDA from the lands affected by this Draft Plan to the Plateau East Lands is still provided for under this Draft Plan.
 - f) The Schedules contained with the MDA and SA will also need to be updated to reflect the revisions contemplated under this revised Draft Plan Approval. These include the Servicing Drawings (Water, Sanitary Sewer, Roads, Stormwater Management) and the Walkway Plan.

We have attached the Phasing provisions of the MDA, as well as some other applicable sections, reference purposes. Further, the maintenance of the various walkways and other facilities will be detailed in applicable Subdivision Agreement in accordance with the MDA.

The Public Meeting was held on the 7th day of March, 2007, as required under the Planning Act. Issues of concern were raised from 3 property owners with respect to their existing residential lots that are fronting onto Grey Road 19, abutting the development proposal to the rear. They are requesting that the Developer incorporate their lots into the internal roads system of the new residential development, further restricting access points onto Grey Road 19 to make a safer environment. It is noted that this was considered as part of the original Draft Plan Approval and that, although we could support the removal of access from the lots on County Road 19, the

constraints created by the floodplain, the proximity to the intersection of Jozo Weider Blvd. and County Road 19 and the irregularity of the lots fronting County Road 19 would prevent an acceptable design to the public road in this area. Were the owners of these lands wish to purchase a portion of the Developers land, a modification could be made, however, we have not been advised of any such offer at this time. We note that this could only be facilitated if all property owners were interested in purchasing the land.

Another matter raised was the affect on the Town's servicing capacity. Staff will be bringing a report to Council in the near future on this matter, however, it is our opinion that a reduction in the number of units will not adversely impact the Town's financial position as it relates to capacity in the water and sewage plants. This is on the basis that other developments that may not otherwise be able to proceed due to capacity limitations may now be able to proceed to develop.

It should also be confirmed that the width of land between Lots 128 and 129 is 6 metres. The width of Block 165 is noted as 6 metres, however appears much larger than other 6 metre blocks (166). Considering the fact that this Block is a service corridor, walkway block and access to the stormwater management facilities, we would recommend that this Block be a minimum of 10 metres in width.

Additional .3 metre reserves will need to be provided at the end of Streets E and F, as well as the future development blocks fronting County Road 19.

The only concern raised by the Engineering and Public Works Department at this time will be the design of the culvert crossing under Jozo Weider Boulevard for the watercourse located on Blocks 159 and 161. This will be addressed at the detailed design stage.

Based on the foregoing, it is the opinion of Planning Staff that the proposed draft plan of subdivision and zoning by-law amendment conforms to the direction of the Official Plan, is appropriate for the lands; and suggests that Council recommends that the County of Grey grant the Revision to Draft Plan Approval of the Subdivision File No. 42T-94004, subject to the following conditions:

1. That this approval applies to the draft plan, prepared by Zubek,Emo,Patten and Thomsen Ltd. dated February 19th, 1998 and last revised April 11, 2007, showing a total of 209 single detached residential lots (Lots 1 to 209), 2 blocks for multiple residential purposes (Blocks 155 and 157), 12 open space, walkway, stormwater management and servicing blocks (Blocks 156, 159 to 167, 171 and 172), 1 Block (158) for Private Recreational purposes, Streets A to E for roadway purposes and 3 blocks (Blocks 168 to 170) for 0.3 metre reserves, on Part of Lots 17 & 18, Concession 1 in the Town of The Blue Mountains (formerly the Township of Collingwood), in the County of Grey.

2. That the road allowances including Blocks 213 and 214 as shown in this draft plan shall be shown and dedicated as public highways.
3. That the streets shall be named to the satisfaction of the Town of The Blue Mountains.
4. That 0.3 metre reserves be conveyed to and held in trust by the Town of The Blue Mountains. The Reserves shall include Blocks 168 to 170 as shown on the draft plan in addition to the establishment of 0.3 metre reserves at the end of Streets F & E.
5. That 0.3 metre reserves be established and conveyed to the County of Grey. The 0.3 metre reserves shall be adjacent to Grey County Road No. 19 along Blocks 157 and 155.
6. That Blocks 156,159 to 167, 171 and 172 be deeded to the Town of The Blue Mountains for open space, walkway, storm water management and servicing purposes.
7. That Block 158 be deeded to the Residents Association for recreation use.
8. That prior to final approval, the owner shall enter into an agreement with the County of Grey Highway's Department detailing all additional works and related improvements necessary for County Road No. 19 as determined through the Traffic Impact Report prepared by C.C. Tatham & Associates dated March, 1998 and updated on January 30, 2007 in consultation with the Grey County Highway's Department and further compensate the County for improvements already made to any intersection.
9. That the owner provide cash-lieu of Parkland for the development in accordance with the Master Development Agreement.
10. That prior to final approval by the County we are advised by the Town of The Blue Mountains that appropriate zoning is in effect for this proposed subdivision.
11. That prior to final approval, the owner shall submit for the review and approval of the Grey Sauble Conservation Authority and the Town of The Blue Mountains a detailed final storm water management plan, including a lot grading plan, prepared by a qualified consultant. This report shall detail the methods that will be used to control surface water flow and erosion and sedimentation within the development lands and abutting properties during and following construction.
12. That any works identified within the final storm water management plan and the applicable provisions of the Craigeith-Camperdown Sub-watershed Study be

- included in the subdivision agreement to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.
13. That detailed design of flood conveyance facilities including channel works, detention pond and floodplain grade alterations be prepared by a qualified consultant and approved by the Grey Sauble Conservation Authority as per the requirements of Ontario Regulation 151/06.
 14. In the event that the storm water management plan recommends the establishment of any storm water works, detention and retention facilities, the subdivision agreement between the owner and the municipality shall contain a provision whereby the Town of The Blue Mountains will assume ownership, operation and maintenance responsibility of same in perpetuity.
 15. That the subdivision agreement require the owner (before assumption) and the Town of The Blue Mountains to:
 - (i) conduct regular inspections at least once every two weeks and after each sizeable storm event of all sediment and erosion control measures;
 - (ii) maintain an inspection log which shall be made available for review by the appropriate authorities upon request; said log shall state the name of the inspector, date of the inspections, and the rectification or replacement measures which were undertaken to maintain the sediment and erosion control measures, inspections to continue until the assumption of services by the Municipality or until site construction conditions warrants cessation of the inspections.
 16. That any necessary approvals under the Federal Fisheries Act have been obtained prior to the issuance of a Certificate of Approval for the surface management works.
 17. That the owner define the thermal impact of the proposed storm water management system subject to the approval of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.
 18. That any easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.
 19. That the site be fully serviced with municipal sewers and water to the satisfaction of the Town of The Blue Mountains.
 20. That a suitable subdivision agreement be entered into between the owner and the Town of The Blue Mountains. The agreement shall contain all matters set out as Conditions of Approval as deemed necessary in this Decision, phasing of the development and any other matters as deemed appropriate by the Town of

The Blue Mountains. The owner shall agree in writing to satisfy all the requirements, financial and otherwise, of the Town of The Blue Mountains concerning the provision of roads, installation of services and drainage.

21. That the subdivision agreement between the owner and the Town of The Blue Mountains be registered against the lands to which it applies once the plan of subdivision has been registered.
22. That the subdivision agreement between the owner and the Town of The Blue Mountains provide that all works recommended in the approved storm water management plan be carried out to the satisfaction of the Grey Sauble Conservation Authority and the Town of The Blue Mountains.
23. That an Amendment to the Master Development Agreement and Master Servicing Agreement be executed prior to the commencement of any phase contemplated under this approval.
24. If final approval is not given to this Plan within three (3) years of the draft approval date, and no extensions have been granted, draft approval shall lapse under Subsection 51(32) of the Planning Act, RSO 1990, as amended. If the owner wishes to request an extension to draft approval, a written explanation along with the applicable application fee and a resolution from the local municipality must be received.

Further, it is recommended that Council grant a Zoning By-law Amendment to rezone the subject lands to the Residential R3-121-h, the Residential R3-126-h, the Residential R6-127-h, Residential R6-128-h, the Private Recreational PREC, the Public Open Space OS1 and the Hazard H Zones.

C. The Blue Mountains' Strategic Plan

These changes continue to be consistent with Strategic Plan goal:

1. *Managing growth to ensure the ongoing health and prosperity of the community.*

D. Budget Impact

NIL

E. Attached

1. Draft Plan
2. Draft Zoning By-law Amendment
3. Master Development Agreement Excerpts

Respectfully submitted,

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