



Staff Report

Planning and Development Services

Report To: Director of Planning and Development Services
Meeting Date: June 30, 2020
Report Number: PDS.20.51 REVISED
Subject: Delegated Site Plan Approval – Block 152, Second Nature
Prepared by: Travis Sandberg, Planner I

A. Recommendations

THAT the Director of Planning and Development Services receive Staff Report PDS.20.51 REVISED, entitled “Application for Site Plan Approval – Block 152, Second Nature”; and

THAT the Director of Planning and Development Services grant Conditional Site Plan Approval pursuant to Section 41 of the Planning Act for the development of sixty (60) residential townhouse dwelling units on the lands legally described as Collingwood Concession 1, Part Lot 17, Registered Plan 16R-11030, Part 2, as per the attached “Approved for Construction” Drawings, and subject to the following conditions:

- 1) That the following technical drawings be approved by Development Engineering Services prior to the Town’s consideration of entering into a Site Plan Agreement:
 - i) Composite Utility Plan; and
 - ii) Photometric Plan.
- 2) That for the purpose of the Composite Utility Plan, in the event that any utility provider requires an alignment other than as indicated on any Approved for Construction drawing, any required revisions or amendments to the approved drawings are at the Owner’s sole risk and expense;
- 3) That prior to the preparation of a Draft Site Plan Agreement, the Owner pay the applicable agreement preparation fee, to the satisfaction of the Director of Planning and Development Services;
- 4) That prior to any site alteration occurring on the lands or the issuance of Building Permits by the Town, the Owner enter into a Site Plan Agreement with the Town, dealing with the general site development and the following additional matters:
 - i) That securities or an acceptable form of letter of credit is provided by the applicant to the Town for 100% of the cost of all on-site civil engineering works, with the exception of sanitary servicing, and for 100% of the cost of all on-site landscaping;

- ii) That the Owner shall prepare a Reference Plan and complete the transfer of the identified municipal trail block abutting Grey County Road 19, at the Owner's sole expense, to the satisfaction of the Town;
 - iii) That the applicant shall provide any other easements for any required service provider, prior to the creation of the Condominium Corporation;
 - iv) That the development shall proceed as a standard condominium. Changes to the ownership tenure or condominium format may be altered at the sole cost of the applicant or any successor to the site plan agreement and may require an amendment to the site plan agreement and any other Planning Act approvals deemed necessary by the Town or the County of Grey. Any resulting amendments or planning approvals shall be at the sole risk and cost to the Owner;
 - v) The Consultant shall provide a Communications Plan to notify the Town and Area Residents of significant Construction activities to the satisfaction of the Town. At a minimum the Plan should provide:
 - a) Installation of a Project Notification Sign, 1.2 m x 2.4 m minimum, to Town template, at each construction access to the Lands and visually obvious to the public, at least two (2) weeks before the construction start date, and maintained for full duration of construction;
 - b) Notification of the construction project to property owners as deemed appropriate in consultation with Development Engineering via hand/mail delivery;
 - c) Schedules of intended site activities updated routinely. (typically, weekly to bi-weekly);
 - d) A minimum of two (2) weeks' notice following Town approval and prior to commencement of:
 - o Significant site activities such as site alteration works e.g. tree clearing & grubbing, commencement of site servicing/grading, placement of asphalt, concrete curbs and sidewalk, and landscaping;
 - o Off-site works on Town Owned Lands/Roads following receipt of a Municipal Land Use Permit (MLUP).
- 5) That the Owner shall fulfill the above conditions and enter into a Site Plan Agreement no later than **ninety (90) days** from the granting of conditional site plan approval by the Director (**September 28, 2020**). If an Agreement has not been executed by this date, then the conditional site plan approval will be deemed to have lapsed, at the discretion of the Director of Planning and Development Services.

B. Overview

The purpose of this report is to provide a recommendation to the Director of Planning and Development Services regarding an application for Site Plan Approval. The application proposes the development of the lands for a total of sixty (60) residential townhouse dwelling units. A

Standard Condominium is proposed to be established on the lands following the granting of site plan approval by the Town. The proposed site development plan is included in Attachment 1 to Staff Recommendation Report PDS.20.51.

C. Executive Summary

Application File # P2684

Application Received Date: July 5, 2019

Official Plan Designation: Residential Recreation Area (RRA)

Zoning Bylaw Designation: R2-53-h7

Location: Crosswinds Boulevard (Second Nature)

The Town has received an application for site plan approval for the development of sixty (60) townhouse units. Servicing to the proposed development is to be provided by piped municipal water and sanitary sewers. The sanitary sewer system is to be privately owned and operated by the future condominium corporation once inside the boundaries of the property.

The proposed development is located in the general vicinity of the Blue Mountain Resort Village area and was originally contemplated for development as Block 285 in the Westbrook Lands Master Development Agreement executed on May 15, 2000 ("The Master Development Agreement"). Since execution of the Master Development Agreement, various redline revisions have resulted in the subject lands now being referred to as Block 152 which is the final development block associated with the Second Nature development.

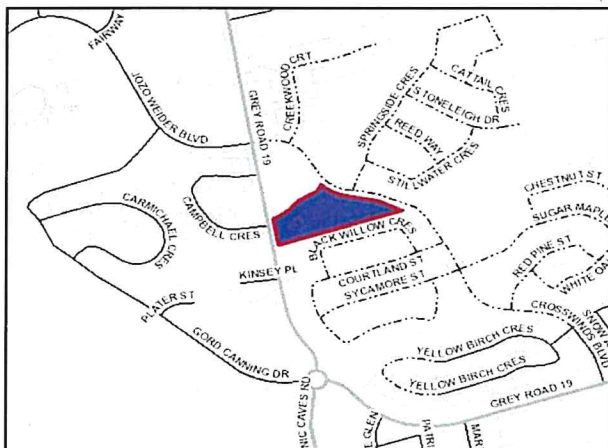


Figure 1: Location Key Map

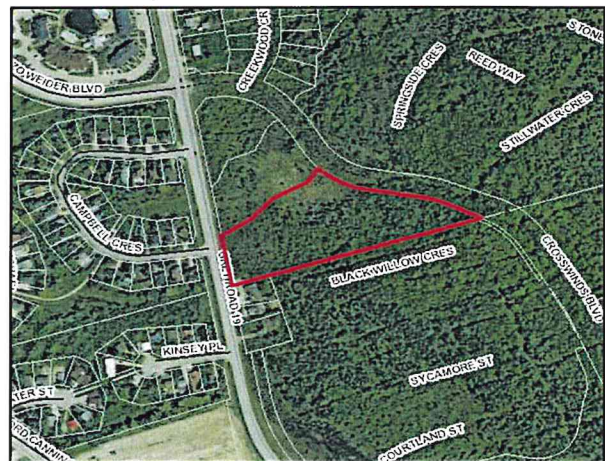


Figure 2: Aerial Photo (2015)

D. Background

Through the draft plan review process for the Second Nature development, the subject lands were zoned for multi-residential dwelling units to a maximum of sixty (60) units per amending By-law 2007-34. The holding 'h' symbol may be removed from the property at such a time that Site Plan Approval has been granted and a Site Plan Agreement has been executed for the

lands. An application to remove the Holding 'h' provision has been submitted and will be processed accordingly by Planning Staff once the above requirements have been addressed.

E. Analysis

Pursuant to Section 41(2) of the Planning Act, the Council of the Town of The Blue Mountains has designated all land within the municipality as a site plan control area. The Town of The Blue Mountains Site Plan Control By-law 2010-57, as amended, requires site plan approval for the proposed townhouse development. A brief analysis of the applicable planning policies is provided below in consideration of granting conditional site plan approval.

The Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020, ("The PPS") provides policy direction on matters of provincial interest related to land use planning and development and further provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.

The proposed development is consistent with the policies of the Provincial Policy Statement with respect to managing and directing land use to achieve efficient and resilient development and land use patterns (S.1.1), directing urban development to established settlement areas (S.1.1.3), providing land uses compatible with the established uses in the area (S.1.2.6), contributing to a range of housing types within the municipality (S.1.4), and contributes to healthy, active communities through provision of functional open space areas and connecting trail linkages (S.1.5). The lands are also adequately serviced with full municipal water and sewer infrastructure, does not negatively impact natural heritage features adjacent to the lands (S2.0), and satisfies the policies of the PPS with respect to protecting public health and safety (S3.0) as there are no man made or naturally occurring hazards identified on the site.

Planning Staff are satisfied that that the proposed development is consistent with the intent and purpose of the Provincial Policy Statement, 2020.

County of Grey Official Plan, 2018

The County of Grey Official Plan designates the subject lands as *Recreation Resort Area* (RRA). This designation applies to lands which are settlement areas and have developed as a result of site-specific amendments to the County of Grey Official Plan and are characterized by specific recreational amenities and residential development on full municipal services. New development within the Recreational Resort designation must contribute to the provision of community recreational amenities.

The proposed site development is supported by the County of Grey Official Plan as it is a residential development on full municipal water and sanitary sewer services, provides a naturalized trail block linking the site to other neighbouring developments and recreational amenities, and is part and parcel of a plan of subdivision previously approved by the County of Grey. All open space dedications were previously provided to the Town through the overall Draft Plan of Subdivision process for the Second Nature development.

Town of The Blue Mountains Official Plan, 2016

The Town of The Blue Mountains Official Plan designates the subject property as *Residential Recreation Area* (RRA). It is the intent of this designation to recognize areas within the Town where there is a mix of seasonal and permanent residential and recreational uses and to recognize areas where some residential uses are located to support and provide access to resort and recreational amenities. A variety of dwelling types are permitted in the RRA zone including townhouse dwellings. All new development in the RRA designation is required to provide adequate open space components to encourage active lifestyles and reinforce the natural setting of the Town.

The proposed townhouse dwellings are permitted in the RRA designation of the Official Plan. Further, the proposed unit yield and density is in keeping with the existing planning approvals for the lands and an adequate public trail block has been incorporated along the County Road 19 right-of-way. While open space dedications were previously provided to the Town through the overall Draft Plan of Subdivision process for the Second Nature development, substantial landscaping is also being provided in the current development plan to naturalize the trail block and to maintain visual continuity of the planned streetscape for the Crosswinds Boulevard corridor through to the Windfall development to the south.

Staff are satisfied that the proposal conforms with the intent and direction of the County and Town Official Plans.

Town of The Blue Mountains Zoning By-law 2018-65

The subject lands are zoned R2-53-h7 by the Town of The Blue Mountains Zoning By-law 2018-65. The holding 'h' symbol may be removed from the property at such a time that Site Plan Approval has been granted and a Site Plan Agreement has been executed for the lands. Permitted uses within the R2 zone include townhouse dwelling units, as are proposed for the subject lands. The zone standards applicable to the R2 zone for townhouse dwelling units are outlined by Table 6.2.2 of Zoning By-law 2018-65, as outlined below.

Site-specific exception 53 establishes a maximum yield of sixty (60) units for the subject lands. The exception zone also provides conditions for removing the holding 'h' symbol, which includes the granting of site plan approval and the execution of a site plan agreement for the lands prior to the holding symbol being removed. The holding symbol must be removed from the lands by Council in order to facilitate the issuance of building permits.

The proposed site plan complies with all applicable performance standards established for the R2-53 zone, including the general zoning provisions applicable to residential land uses. The proposed unit yield complies with the maximum established for the R2-53 zone. As such, Planning Staff are satisfied that the proposed site development is in conformity with Zoning By-law 2018-65.

Table 6.2.2 – Zone Standards for the R2 and R3 Zones (Part B)

Zone Standard	Semi-detached Dwelling	Duplex & Triplex Dwellings (2)	Multiple Dwelling (1) (2)	Apartment Dwelling (1)(2)	Rowhouse Dwelling (1)	Townhouse Dwelling (1)
Minimum lot area (m ²)	350.0	500.0	600.0	600	190	650
Minimum lot frontage (m)	9.0	16.5	20.0	20.0	6.0	18.0
Minimum front yard (m)	6.0	7.5	7.5	7.5	6.0	7.5
Minimum exterior side yard (m)	3.0	4.0	7.5	7.5	4.0	7.5
Minimum interior side yard (m)	1.2 (3)	2.4	2.4	2.4	1.2	4.5
Minimum rear yard (m)	6.0	7.5	7.5	7.5	7.5	7.5
Maximum height (m)	9.5	9.5	11.0	11.0	11.0	11.0
Maximum height (storeys)	2.5	2.5(5)	3	3	3	3

Special Provisions:

- (1) Where new lots are created under the registration of a Phased Condominium in accordance with the Condominium Act, 1998, S.O. 1998, c.19, as amended the minimum lot area, minimum lot frontage and maximum lot coverage standards shall not apply, the minimum required front, rear or side yards from the applicable new lot lines shall be zero and the new lot shall not require frontage onto a public street in accordance with Section 4.15 of this By-law.
- (2) A minimum amenity area of 10 square metres per dwelling unit shall be provided on the lot said dwelling unit is located.
- (3) Required on one side only.
- (4) Required for end unit.
- (5) The maximum height for triplex dwellings shall be 3.0 storeys or 11.0m.

Additional Site Plan Considerations

Community Design Guidelines

The Town of The Blue Mountains Community Design Guidelines, 2012, are a design tool that provides guidance for design expectations for development review and are intended to facilitate high quality design within the Town. These guidelines are intended to be a flexible guide and are not written as policy, nor are they design to be a “checklist”. Rather, these guidelines are to be used on a case-by-case basis, recognizing the different context and character of the various areas of the Town. Site Plan Control By-law 2010-57, as amended, requires that all development be consistent with the intent and direction of the Town’s Community Design Guidelines. Section 4.2 and Section 4.5.2 are the most applicable sections of the Community Design Guidelines for the purpose of review of this application.

Section 4.2 generally guides the establishment of efficient, pedestrian oriented local street networks for new residential development. While the proposed development is a private road, various elements are incorporated into the general design to achieve the intent of Section 4.2 of the Design Guidelines, such as internal sidewalks and connections to existing trail networks, sufficient internal landscaping, and efficient vehicle movements.

Section 4.5.2 provides general design guidelines for ground-oriented multiple residential dwelling units. These guidelines generally encourage visual interest along the streetscape by providing varying building elevations and architectural elements, minimizing the garage projection beyond the front façade of the dwelling, and utilizing shared driveways to minimize asphalt in the front yard. The proposed development generally maintains this intent as it provides a streetscape which is generally pedestrian oriented and incorporates adequate permeable landscape open space into the overall site design.

Future Condominium Application

The subject lands will be subject to a future condominium application in order to establish a standard condominium corporation on the subject lands. This application will be submitted and approved at the County level by the County of Grey. The ability for the project to undergo the Condominium Exemption process will be at the discretion of County Planning Staff. It is noted that the ownership, operation and maintenance of the sanitary sewer service will be the responsibility of the future Condominium Corporation.

Waste Management

Public curb side waste collection is proposed for the development. The Municipal Operations Department has confirmed that this is acceptable.

Trail Block

The applicant has identified a future 4.0m wide municipal trail block along Grey Road 19 which will link the site to adjacent development and the larger municipal trail network. These lands will be conveyed to the Municipality in the Site Plan Agreement. A financial contribution of \$38,280 for the construction of the trail was provided in the Subdivision Agreement for Phase 1 of the Second Nature development. As such, further securities are not required.

It is noted that the Provincial AODA requirements require that the trail block be built to meet the standard outlined in Ontario Regulation 191/11. This includes the provisions of appropriate wayfinding and trail information signage. The Town does not currently have a standard detail for the required signage. As the Town is responsible for the construction of the future trail, it will also be the Town's responsibility to install appropriate signage in accordance with the applicable requirements at the time of construction.

Engineering

Approved for Construction drawings have been issued by Development Engineering for the subject lands. An acceptable Composite Utility Plan has yet to be endorsed by the appropriate utility companies and a photometric plan remains outstanding. As such, it is Staff's recommendation that only conditional site plan approval be granted at this time. Final Site Plan Approval will only be considered at such a time that a Composite Utility Plan and Photometric Plan have been Approved for Construction by Development Engineering. It is noted that the required Agreement Preparation fee remains outstanding and must be paid prior to final execution of the agreement by the Town.

Securities

The applicant has provided an acceptable break-down of construction cost estimates related to on-site civil engineering works and landscaping works. In accordance with the accepted cost estimates, a total security of \$1,585,975.65 for the cost of all on-site civil engineering works, excluding works subject to a Building Permit, and all approved landscaping works shall be posted by the owner. The required security may be posted in the form of an acceptable Letter of Credit, Cash, or a Certified Cheque.

Parkland

Appropriate parkland dedications were previously completed through the Draft Plan review and Subdivision approval process for Second Nature. The applicant will be required to facilitate the formal transfer of ownership title of the identified public trail block to the Town through the Site Plan Agreement.

Development Charges

Development charges will be required to be paid in accordance with the Municipal Development Charges By-law, as amended.

Communications Plan

In accordance with Council direction, the owner will be responsible to prepare a "Communications Plan", to the satisfaction of the Town. The Communications Plan is intended to provide appropriate notice to the Town and the surrounding residents prior to on-site works beginning and to provide an outline of anticipated construction timelines. The Communications Plan will require posting of appropriate on-site signage and mail/hand delivered paper notices to each residence within 120m of the subject lands prior to the initiation of on-site works.

Short Term Accommodations

The subject lands are permitted for short term accommodation uses (STA), as per Amendment 11 to the 2007 Municipal Official Plan and are within the exception zone established by amending Zoning By-law No. 2009-03. STA uses within the identified exception zone are exempt from the maximum occupant load restriction and 120m separation distance from another STA, as per Part 23 of Amending by-law 2009-03. For the review of the STA use provisions, it was confirmed by the applicant's authorized agent that all units in the development are proposed to be a maximum of three (3) bedrooms.

For STA uses, By-law 2009-03 requires 'multi-unit' residential buildings to provide parking at a rate of 1.75 spaces per four-bedroom unit, plus one parking space for each additional guest room used for sleeping. In review of the proposed site plan, it is noted that each unit is provided two parking spaces, one being within the attached garage and one being provided on the driveway. Staff are satisfied that sufficient parking is provided for the STA use of each unit in accordance with By-law 2009-03. It is noted for the future review of STA license requests for

units within the development that all garbage is required to be stored in the associated garage and moved curbside on pick-up days. Curb-side garbage boxes are also acceptable.

The site plan has been reviewed in accordance with By-law 2009-03 and is confirmed to comply with the Short Term Accommodation Use provisions of the Zoning By-law. Unit owners will be required to apply for a license and satisfy the established licensing requirements of the Town prior to the use of any unit for short term accommodation purposes, should they desire to use their unit for STA purposes.

F. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

Objective #1 Promote the Town as a Healthy Community

Objective #2 Increase the Range of Housing Choices and Promote Housing Affordability

Objective #3 Manage Growth and Promote Smart Growth

G. Environmental Impacts

Adverse environmental impacts are not anticipated as a result of this application. It is also noted that all site alteration is subject to the issuance of a Development Permit by the Grey Sauble Conservation Authority.

H. Financial Impact

Adverse financial impacts to the Municipality are not anticipated as a result of this application. The addition of sixty (60) residential dwelling units will contribute to the municipal tax base.

I. In consultation with

Internal departments and external public agencies through the development review process.

J. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Travis Sandberg, Planner I, planning@thebluemountains.ca.

It is generally noted that public consultation was completed through the draft plan review process for the overall plan of subdivision.

K. Attached

1. Approved for Construction Drawings;
2. Site Plan Approved Building Elevations;

Respectfully submitted,

Travis Sandberg

Travis Sandberg, Planner I

Reviewed by:

Trevor Houghton

Trevor Houghton, RPP, MCIP
Manager of Community Planning

In accordance with Delegated Authority By-law 2012-76, as amended, I hereby grant conditional site plan approval pursuant to Section 41 of the Planning Act, subject to the conditions outlined in Staff Report PDS.20.51 REVISED:

Nathan Westendorp

Nathan Westendorp, RPP, MCIP
Director of Planning and Development Services

For more information, please contact:

Travis Sandberg

planning@thhbluemountains.ca

519-599-3131 extension 283