



Planning & Development Committee Report

To: To the Chair and Members of Planning and Development Committee
From: Dan Namisniak, Planner
Date: January 4, 2022
Subject: RPT-21-342
Site Plan Control Application – SP1-21-DN
1067 Rest Acres Road (Riverview Highlands (Simply Grand II))
BLOCK 33 (2M-1968)
Purpose: **For Approval**

Recommendation

That Site Plan Control Application **SP1/21/DN** from Dave Aston of MHBC Planning, Applicant, on behalf of Losani Homes (Paris) Ltd., Owner of lands legally known as Lot 11, Concession 1 Parts 1 & 2, plan 2R8087, municipally known as 1067 Rest Acres Rd, Geographic Town of Paris, County of Brant, proposing to develop the subject lands with a common element condominium consisting of 102 residential rowhouse units **BE APPROVED**.

And that the reason(s) for approval are as follows:

- The application provides for a compatible land use representing an appropriate application of the general community and urban design policies.
- The application conforms to the policies of the County of Brant Official Plan and complies with the provisions of Zoning By-Law 61-16.
- The application conforms to the policies of the Growth Plan for the Greater Golden Horseshoe and is consistent with the policies of *Provincial Policy Statement*.

Strategic Priority

1. Sustainable and managed growth

Financial Considerations

None.

Executive Summary / Background

At the direction of the Policy and Strategic Initiatives Committee provided on November 9, 2021 and endorsed by Council on November 23, 2021, it was requested that Site Plan Approval for Blocks 32, 33, 34, 35, 97, 98, 99 in the Mile Hill Phase 2 Subdivision be “bumped up” for Council’s consideration.

This report includes a background summary and Planning Staff recommendation based on the results of a detailed, technical review of Site Plan Control Application SP1/21/DN proposing to develop the subject lands, being Block 33 on Plan 2R-1968 with a common element condominium consisting of 102 residential rowhouse units.

A pre-consultation meeting for development of the subject lands was held on November 29, 2019.

The Site Plan Control Application submission for application SP1-21-DN included the following:

- Site Plan Application Form
- Site Plan, prepared by MHBC Planning
- Building Elevations, prepared by Losani Homes
- Landscape Plans, prepared by MHBC Planning
- Environmental Noise Assessment Report, prep by S. Llewellyn & Associates Ltd
- Stormwater Management Brief, prepared by S. Llewellyn & Associates Limited
- Site Grading, prepared by S. Llewellyn & Associates Limited
- Site Servicing, prepared by S. Llewellyn & Associates Limited
- Erosion & Sediment Control Plans, prepared by S. Llewellyn & Associates Limited
- Transportation Impact Study, prep by Paradigm Transportation Solutions Limited

The planning analysis and technical review focuses on literature review of applicable policy (i.e. *Planning Act*, *Provincial Policy Statement* (2020), Growth Plan for the Greater Golden Horseshoe (2020), County of Brant Official Plan (2012), and County of Brant Zoning By-Law), consultation with departments, and an inspection of the surrounding area.

This report recommends that Site Plan Application SP1-21-DN for development of Block 33 as proposed be **Approved**.

Location

The subject lands are located within the Primary Settlement Area of Paris, north of Arlington Parkway, south of Cobblestone Drive, on the east side of Rest Acres Road.

The subject lands are identified as Block 33 on Plan 2R-1968, on located within the 1067 Rest Acres Road, Riverview Highlands (Simply Grand II) Subdivision.

The subject lands have a frontage of approximately 300 metres (984 feet) along Rest Acres Road and the future expansion of Court Drive, a depth of 70 metres (230 feet) and area of 1.96 hectares (4.8 acres).

The subject lands are currently vacant. The surrounding area consists of established low density residential uses to the north, future residential uses to the south and east and commercial uses to the west. Full municipal services (water, sanitary and stormwater) are available to support development of the subject lands.

Report

Planning Act R.S.O (1990)

Section 41 of the *Planning Act* outlines policy direction for the review and approval of applications within a Site Plan Control area.

Provincial Policy Statement – 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest regarding land use planning and development and sets the policy foundation for regulating land use and development of land. All decisions affecting planning matters shall be 'consistent with' policy statements issued under the Planning Act.

Section 1.1.3 of the Provincial Policy Statement identifies a number of criteria which contributes to sustaining a healthy, livable and safe community within a Settlement Area

- ***The application proposes to provide a housing type in the form of dual-fronting rowhouses that are compatible with the surrounding established residential area which contains a mix of single detached, semi-detached, street fronting townhomes and rowhouse dwellings.***
- ***The proposal is considered a form of intensification or infill development as the proposal will result in a more efficient use.***

It is my professional opinion that the request is consistent with the policies of the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan is a framework that provides policy direction to implement strong and prosperous and complete communities to manage growth in Ontario to 2051. The Planning Act requires that all decisions that affect a planning matter shall 'conform with' Provincial plans, including but not limited to the Growth Plan.

Policy 2.2.1.2.4 provides direction for applying policies of the Growth Plan that support the achievement of complete communities:

- a. feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*;
- b. improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c. 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;
- d. expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of *active transportation*;
 - ii. *public service facilities*, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;

- e. provide for a more *compact built form* and a vibrant *public realm*, including public open spaces;
- f. mitigate and adapt to the *impacts of a changing climate*, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
- g. integrate *green infrastructure* and appropriate *low impact development*.

- ***The subject lands are located within the designated Primary Urban Settlement Area of Paris.***
- ***The subject lands have access to full municipal services and amenities such as commercial uses and park / open spaces to support and contribute to characteristics of ‘complete communities’.***

It is my professional opinion that the request conforms to the policies of the Growth Plan.

Source Water Protection

Source protection plans contain a series of locally developed policies that, as they are implemented, protect existing and future sources of municipal drinking water. Municipalities, source protection authorities, local health boards, the Province and others, are responsible for implementing source protection plan policies.

Staff have reviewed Source Water Protection Area mapping, and the subject lands are not within a Source Water Protection zone.

Brant County Official Plan (2012)

The County of Brant Official Plan sets out the goals, objectives and policies to guide development within the municipality. The Planning Act requires that all decisions that affect a planning matter shall ‘conform to’ the local Municipal Policies, including but not limited to the County of Brant Official Plan.

- ***The Subject lands are designated as an Urban Residential land use within Schedule ‘A’ of the County of Brant Official Plan.***

Section 2.2.3.1.1 of the County of Brant Official Plan describes that Primary Urban Settlement Areas shall function as the main areas for growth, development, and urban activities in the County over the course of the planning horizon.

Section 2.2.5.1 of the County of Brant Official Plan encourages intensification through infill development within the established built boundary shown as the Primary Urban Settlement Area boundary.

- ***The proposal is considered a form of intensification or infill development as the proposal will result in a more efficient use.***

Section 2.2.5.1.d of the County of Brant Official Plan outlines that intensification shall include infill residential development and new residential development of vacant land or underutilized land in existing neighborhoods as well as the redevelopment which includes the replacement of existing residential uses with compatible residential developments at a higher density.

- ***The Subject lands are located within the identified Primary Urban Settlement Boundary of Paris, on vacant Block 33 within the 1067 Riverview Highlands (Simply Grand II) Plan of Subdivision.***

Section 2.7.5.1 of the Official Plan outline general design policies related to the built form and physical design of communities and buildings.

- a. The County shall seek to maintain and improve the physical design characteristics of the Primary and Secondary Urban Settlement Areas in the context of new and existing development, and shall promote a generally high quality of community design and built form.

- ***The Subject lands are located within the identified Primary Urban Settlement Boundary of Paris, on vacant Block 33 within the 1067 Riverview Highlands (Simply Grand II) Plan of Subdivision.***
- ***Technical and detailed site design has been completed as part of review of the site plan control application and demonstrated through review of Section 2.7.5.1.***

- b. To achieve excellence in community design through the review of development applications, including plans of subdivision, infill development proposals, site plans and other development proposals, the County shall:

- i. ensure that new development is designed in keeping with the traditional character of the Primary and Secondary Urban Settlement Areas in a manner that both preserves their traditional community image and enhances their sense of place within the County;

- ***The development proposes to establish 102 rowhouse dwellings, consisting of 2 & 3 storeys, contained within a common element condominium.***
- ***This form of development will offer a built form and density not currently offered within the immediate surrounding area.***
- ***The site layout was designed to create a physical environment that enhances the surrounding built up area and encourages non-motorized movement throughout the site to surrounding amenities.***

- ii. promote efficient and cost-effective development design patterns that minimize land consumption and make efficient use of existing services;

- ***The subject lands are located along Rest Acres Road which is classified an Urban Arterial Road designed to carry high volumes of traffic to and from Provincial Highways and other Urban Arterial Roads to the collector road system.***
- ***The future extension of Court Drive will be classified as an Urban Residential Local Road designed with the dual function of carrying moderate volumes of local traffic to arterial roads, and distributing arterial traffic to local roads, while providing access to abutting properties.***
- ***Full municipal services (water, sanitary & storm) and infrastructure, roads, sidewalks and local amenities are proposed to directly connect to the proposed development.***

- iii. promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;

- ***The built form and urban design features proposed as part of the development of Block 33 will contribute to and enhance the function of the newly reconstructed Rest Acres Road corridor.***

- ***The geometry of the road network, placement of buildings, locations of barrier free / visitor parking spaces, open areas and pedestrian connections were designed to ensure safe access and movement throughout the site.***
- iv. encourage community and development design patterns that promote pedestrian movement through pedestrian friendly design, such as pedestrian-scaled streets, sidewalks, trails and a well- connected street network;
 - ***The site contains an internal 1.5 metre sidewalk to allow pedestrians to move safely through the site, connecting pedestrians to barrier free/ visitor parking spaces.***
 - ***The development proposes multiple dedicated pedestrian 1.5 metre sidewalk connections through landscape open space to the future extension of Court Drive at Rest Acres, mid-block along Court Drive and the future connection at Daugaard Ave.***
 - ***The pedestrian connections link directly to the future public sidewalk along Court Drive and the multi-use path along Rest Acres in convenient locations designed to minimize the distance to the dedicated crossings at Rest Acres Road.***
- v. encourage cycling through the provision of bicycle lanes and cycling trails, where appropriate;
 - ***3 metre wide multi-use paths have been constructed along the east and west sides of Rest Acres Road designed for various modes of non-motorized commuting and recreational use.***
 - ***The pedestrian sidewalks designed on site provide for direct connection to this multi-use path.***
 - ***Bike racks are provided at the north and south end of the side within the open space/ landscape area along the internal sidewalk.***
- vi. encourage the provision of facilities that promote cycling and walkability, specifically within the County's Urban Settlement Areas;
 - ***The subject site is located directly east of a large commercial plaza consisting of a range of restaurant, medical and convenience uses.***
 - ***Non-motorized modes of transportation can utilize the internal sidewalk connections to the multi-use path in order to gain safe access over to the west side of Rest Acres Road into the commercial plaza.***
 - ***Local parks such as Rest Acres Ridge Park and Summit Park are located within a 500 metre walk of the subject lands. These local parks feature limited to no parking for vehicles in order to encourage walkability and use by the immediate surrounding area.***
 - ***Other parks and recreation amenities such as the Brant Sports Complex, Grandville Park, Jay Wells Park, Mile Hill Meadows Park, Barker's Bush Trail Network, Grand River, Nith River are located within close proximity (1-1.5km) of the subject lands.***
 - ***Other local amenities located within close proximity include Arlington Commons, containing a wide range of commercial uses, Sacred Heart Elementary School & Cobblestone Elementary School.***

- vii. encourage tree retention or tree replacement; and
 - ***The proposed site plan indicates a coverage of landscape / open space of 36% where the Zoning By-Law requires 30%.***
 - ***A detailed landscape plan has been provided with the Site Plan Control Application.***
 - ***The landscape plan consists of a range of plant materials of varying sizes, heights and seasonal prosperity.***
 - ***Species were selected from the County of Brant Recommended Planting Species Guidelines (2005), reviewed and accepted by the County of Brant Environmental Planner and Landscape Architect.***
 - viii. encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure.
 - ***Vehicular access to and from the development site is limited to two (2) entrances off of the Urban Residential Local Road leading to a private, internal, looped road network with separate driveways for each unit.***
 - ***Pedestrian connectivity is provided via public and private sidewalks through the condominium site to visitor parking, designated amenity areas and directly the future extension of Court Drive and Daugaard Ave.***
- c. The County may also require, at its sole discretion that proponents submit design guidelines with development applications establishing how the policies of this Plan have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment.
- ***No formal Urban Design Guidelines were requested as part of the Plan of Subdivision or Site Plan Control Application.***
 - ***Review of best practice urban design principles has been applied to the design of Block 33 and will be applied to the development of future blocks to ensure complete compatibility and consistency.***
- d. Wherever possible, new development shall be oriented toward streets or parks. Development design that establishes reverse lotting on County roads or requires features such as noise attenuation or privacy fencing shall generally be discouraged. However, reverse-lotting may be permitted along Urban Residential Collector Roads, Urban Employment Collector Roads, Urban Arterial Roads, Rural Arterial Roads and Rural Collector Roads at the discretion of the County and subject to the provision of uniform noise attenuation or privacy fencing and a suitable maintenance program to the satisfaction of the County, which may include 100 percent of the replacement costs.
- ***Units 1-61 along Rest Acres Road, identified as 'dual fronting' will primary face and be accessed from the interior private road and will containing articulated facades for the portion facing Rest Acres Road, to ensure that the enhanced streetscape along Rest Acres Road is maintained.***
 - ***Units 61-102 will primarily face and be accessed from the interior private road utilizing decorative fencing and pedestrian connections around the visitor parking area to maintain a pedestrian scale streetscape along the future extension of Court Drive.***

- ***An Environmental Noise Assessment Report, prepared by S. Llewellyn & Associates Ltd was submitted as part of the Site Plan Control Application concludes that no noise attenuation measures are required for the outdoor living areas as there are no outdoor amenity areas for Units 1-61 and Units 62-102 back onto Court Drive.***
- e. The County shall require that intensification and infill developments be scaled and designed in a manner that is compatible with the surrounding built environment and in order to enhance the character of the area.
- ***Development of Block 33 is being done as part of the overall 1067 Riverview Highlands (Simply Grand II) Subdivision.***
 - ***This includes the extension of Daugaard Ave and Court Drive providing efficient connection to existing development and Rest Acres Road.***
 - ***Building Heights and setbacks are in conformity with the standards of the Zoning By-Law and provide for compatible transition to abutting 1 & 2 storey built form.***
- f. Contextually appropriate streetscaping that reflects the intended character of the Primary or Secondary Urban Settlement Area shall be encouraged.
- ***The streetscape design for the development has been considered from both an internal and external perspective.***
 - ***Internally, the mix of 2 & 3 storey building heights along narrow a private street with sidewalk connections and adequate lighting, provides an urban streetscape encouraging safe and efficient vehicular and pedestrian movement throughout the site.***
 - ***External to the site, the height of the buildings and enhanced facades, fencing and landscaping will contribute and complete intended design of Rest Acres Road.***
- g. The County, in consultation with a development proponent(s) and the Municipal Heritage Committee, may define a style of street furnishing that should include shared and accessible bicycle racks, garbage receptacles, benches and street lamps to be used in a new development.
- ***The style of fencing, benches, lighting used within the development are traditional in style and will be consistent with the modern architecture of the buildings.***
 - ***This style is considered consistent with the character of the development along Rest Acres Road.***
- h. A high quality of architecture and site design for institutional uses such as schools, places of worship, community centres, libraries and other public service buildings shall be encouraged.
- ***This development does not consist of institutional uses such as schools, places of worship, community centres, libraries and other public service buildings.***

- i. A high quality of park and open space design shall be strongly encouraged. The land for parkland dedication shall be carefully selected to facilitate its use as a central focal point for new or existing neighbourhoods.
- ***A designated amenity area has been provided within the common element condominium in a central location with high visibility to encourage safe use of the space.***
 - ***Open areas such as visitor parking and pedestrian connections throughout the site will consist of landscaping which will provide screening.***
 - ***The perimeter of the site will consist of decorative fencing which will provide privacy and screening for each unit.***
- j. Public art in the County shall generally be encouraged to incorporate themes supporting and promoting local history, civic pride, historical businesses, and technology. The provision of public art in the Core Area designation shall be encouraged, particularly with larger development proposals. The County may consider granting increases in height or density for a particular development proposal in exchange for the provision of public art, in accordance with Section 6.5.5 of this Plan.
- ***No public art is proposed as part of this development.***
- k. The County may undertake the preparation of Urban Design Guidelines to achieve the policies of this Section for all or parts of the County, particularly Primary and Secondary Urban Areas, Core Area designations, and in association with Area Studies.
- ***No formal Urban Design Guidelines were requested as part of the Plan of Subdivision or Site Plan Control Application.***
 - ***Review of best practice urban design principles has been applied to the design of Block 33 and will be applied to the development of future blocks to ensure complete compatibility and consistency.***
- l. The County shall encourage development design that considers the principles of Crime Prevention through Environmental Design (CPTED). Specifically, the County shall encourage proponents of new development to situate buildings on lots to maximize natural surveillance and to use appropriate lighting to deter crime.
- ***CPTED principals have been applied throughout the site to maximize natural surveillance to create safe and open spaces.***
 - ***The dedicated amenity areas and centrally located visitor parking area provide for uninterrupted sightlines to be maintained from Rest Acres Road through the site to Court Drive.***
 - ***Landscape / open spaces located at the north and south end of the site also provide for unobstructed sightlines into and out of the site.***
 - ***The layout and positioning of windows will provide each unit with sightlines internal and external to the site.***
 - ***The site will contain adequate lighting to ensure that the road network, parking areas and walkways are not left in the dark.***
 - ***Street furniture such as bike racks and benches will encourage pedestrians to enjoy the dedicated amenity areas.***
 - ***The location of the community Canada Post boxes have been positioned in such a way to encourage walkability and socialization within the condominium.***

- m. The County shall consider locating utilities within the public rights-of-way as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. The County encourages utility providers to consider innovative methods of containing utility services on, or within streetscape features such as gateways, lamp posts, transit shelters, etc., when determining appropriate locations for large utility equipment and utility cluster sites.
- ***Services and utilities will be located within the right of way hidden below the surface.***
 - ***Transformers and Hydrants have been located above ground throughout the site.***
 - ***The site services and road layout has been designed in consultation with County of Brant Emergency Services, Engineering and Operations Staff.***
 - ***The internal private roadway will maintain a 6 metre fire route with adequate signage posted throughout.***
 - ***The road geometry has also been designed in such a way to ensure that the condominium is a suitable candidate for municipal garbage collection.***
- n. The County shall review the design and layout of parking areas in accordance with the County's parking guidelines and the County Zoning By-law.

<i>Parking Requirements</i>			
<i>Type</i>	<i>Zoning By-Law 61-16)</i>	<i>Required</i>	<i>Provided</i>
<i>Private</i>	<i>2 spaces/unit</i> (102 units x 2)	<i>204</i>	<i>204</i>
<i>Visitor</i>	<i>+ 0.35 spaces/unit</i> (102 x 0.35)	<i>35.7 (36)</i>	<i>36</i>
<i>Barrier Free</i>	<i>2% +2 spaces</i> (240 x 0.02 +2)	<i>6.8 (7)</i>	<i>7</i>
		<i>247</i>	<i>247</i>

- ***A total of 247 parking spaces (204 private, 36 visitor, 7 barrier free) are proposed to support the development and satisfy the requirements of the Zoning By-law.***
- ***Parking is accessed via a 6 metre private road.***
- ***Visitor / Barrier Free parking areas have been divided up throughout the site to encourage safe and accessible use.***

Section 2.7.5.2 of the Official Plan outlines policies related to Barrier-Free Design. It is an objective of this Plan to ensure that wherever possible, the County's built environment is designed to improve opportunities for persons with disabilities and to provide for their involvement in the identification, removal, and prevention of barriers.

- ***The site has been designed to ensure barrier free movement to and throughout the site.***
- ***The physical design considerations include flush curb and ramps to 1.5 metre wide sidewalks, inclusion of barrier-free parking areas with signage.***

Section 3.4.1 & 3.4.2 of the County of Brant Official Plan identify that the predominant use of land in the Urban Residential designation shall be for a variety of residential housing types, in accordance with the density and location criteria outlined in the following Urban Residential designation policies and in the County Zoning By-Law.

- ***The development proposes to establish 102 rowhouse dwellings, consisting of 2 & 3 storeys, contained within a common element condominium.***
- ***This form of development will offer a built form and density not currently offered within the immediate surrounding area.***

Section 3.4.5 of the County of Brant Official Plan outlines the density targets for medium density development in the urban residential area set out by the Municipality as required by Section 1.1.3.5 of the Provincial Policy Statement.

Medium Density Residential development shall be permitted in the Urban Residential designation, subject to meeting the following density and locational requirements:

- a. Medium Density Residential development shall be limited to duplex/triplex/fourplex dwellings, additional residential units, cluster townhouses, low-rise apartment buildings with a maximum height of four stories, and special needs housing.
 - ***The unit type/ built form proposed is consistent with cluster townhouses.***
- b. The maximum density of new Medium Density Urban Residential development shall not exceed 50 units per net hectare.
 - ***This proposal will provide a total of 102 residential units on a parcel having an area of 1.96 hectares resulting in 52 units per net hectare (102 units / 2 hectares = 52 units / hectare).***
 - ***52 units / hectare is in keeping with the intent of the density target for Medium Density Urban Residential development given that the size and scale of the proposed development are appropriate for within the context of the area.***
 - ***While the Official Plan contains specific density targets, the Official Plan is not intended to be a prescriptive document and the density targets outlined in Section 3.4.5 can be interpreted in such a way to ensure that the intent is being maintained.***

In summary, based on review of the applicable land use, density target and community urban design policies as outlined in the Official Plan:

- ***The development proposes an appropriate and compatible land use and residential unit type in keeping with the density targets required for medium density development.***
- ***The overall site layout / design represents an appropriate application of the general community and urban design policies as it provides a built form and street scape at a pedestrian scale that will enhance the character of the surrounding area.***

It is my professional opinion that the request conforms to the policies of the County of Brant Official Plan.

Zoning By-Law 61-16

The subject lands are zoned as Residential Multiple Second Density (RM2-31) within the County of Brant Zoning By-Law 61-16.

Section 8.5 of the County of Brant Zoning By-Law outlines the Special Exception considerations for the RM2-31 zone:

Notwithstanding any provision of this By-law to the contrary, within any area zoned RM2-31 on Schedule 'A' attached hereto, the following site specific zone provisions shall apply:

Permitted Uses:

- Dwelling, Fourplex,
- Dwelling, Rowhouse,
- Dwelling, Stacked townhouse,
- Dwelling, Street fronting townhouse,
- Dwelling, Triplex,
- Lodging house

Site Specific Provisions:

- Lot Area, Minimum 180 square metres
- Front Yard Depth, Minimum 4.5 metres provided no part of the structure used as a garage is closer than 5.5m to the front lot line.
- Exterior Side Yard Depth, Minimum: 1.2 metres
- Interior Side Yard, Minimum: 1.0 metres. There is no interior side yard width along the common lot line of the street fronting rowhouse dwelling unit. Rear Yard Setback, Minimum: 3.0 metres
- Lot Coverage, Maximum: 60%
- Lot Coverage, for a dwelling Maximum: 55%
- Building Height, Maximum: 12.5 metres

Additional Provisions:

- A lot, unit, building or structure may be erected on a lot that does not have frontage on a public street but has frontage on a private street as described in a registered Plan of Condominium or illustrated on an approved site plan.
- Internal lot lines created by registration of a plan of condominium or plan or plans of a condominium registered on all or a portion of a lot which is part of a comprehensively planned development subject to a Development Agreement pursuant to Section 41 of the Planning Act shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this by-law relative to the whole lot and its external lot lines, prior to any condominium plan registration are strictly observed.
- Terraces, porches and decks attached or unattached to the main building may be located within a required side or rear yard to a maximum of 1.6m into the minimum rear yard setback. All other requirements of By-law shall apply.

The following chart demonstrates zoning compliance as identified on the current Site Plan for the proposed development.

ZONING: Residential Multiple Second Density (RM2-31)			
Rowhouse (Condo)			
		Required	Provided
	Total Units	103 max.	102
A	Lot Area	180 m ²	19,557.2 m ² (1.956 ha)
B	Lot Frontage (Court Drive*)	20 m	101 m
C	Front Yard (min.)**	4.5 m (to building) 5.5 m (to garage)	4.5 m (to building)
D	Interior Side Yard (min.)	1.0 m	n/a
E	Exterior Side Yard (min.)	1.2 m	3.5 m
F	Rear Yard (min.)**	3.0 m	3.9 m
G	Parking (2 spaces/unit + 0.35 visitor spaces/unit + 2% +2 B.F.)	204 Residential 36 Visitor 7 B.F.	204 Residential 36 Visitor 7 B.F.
H	Parking Space Dimensions	2.8 m x 5.5 m	2.8 m x 5.5 m
I	Interior Parking Space Dimensions	3.0 m x 6.0 m	3.20 m x 6.0 m 3.07 m x 6.12 m
J	Lot Coverage (overall) (max.) (Dwelling + 1 Deck or Porch per Unit)	60%	35.8%
K	Lot Coverage (dwelling) (max.)	55%	32.0%
L	Landscaped Open Space (min.)	30%	36.6%
M	Building Height	12.5 m	12.0 m
N	Distance Between Buildings (min.)	3.0 m	3.0 m
O	Attached Rowhouse Units (min.-max.)	3-8 units	4-8 units

Building Coverage (incl. deck/porch): 7,002.5 m ²	35.8%
Landscaped Area: 7,157.0 m ²	36.6%
Asphalt Area: 5,397.7 m ²	27.6%
Total: 19,557.2 m ²	100.0%

It is my professional opinion that the request is appropriate and is in conformity and in compliance with the County of Brant Zoning By-Law (61-16).

Interdepartmental Considerations

Site Plan Control Application SP1-21-DN was deemed complete on January 29, 2021 and has since completed the 4th submission circulation with comments provided on November 26, 2021.

The following internal/ external agencies were circulated as part of the detailed review of the Site Plan Control Application.

- Planning
- Development Engineering
- Field Services
- Building
- Fire
- Operations
- Environmental Planning
- Canada Post
- GIS Mapping / Civic Addressing
- Parks & Facilities
- Energy Plus
- Bell Canada
- Union Gas

Public Considerations

The Planning Act contains no requirements for public consultation for applications submitted under Section 41 (Site Plan Control).

Conclusions

Based on the results of detailed, technical review of Site Plan Control Application SP1/21/DN, Planning Staff are generally in acceptance of the proposal to develop the subject lands, being Block 33 on Plan 2R-1968 with a common element condominium consisting of 102 residential rowhouse units.

The overall building placement and site layout provides for safe, predictable and convenient vehicular and pedestrian traffic to, from, and on the site. Technical review has aimed to reduce the cost to the municipality where development requires the widening of existing roads or the granting of easements for municipal purposes. Functional review confirms that off-street parking, pedestrian connections and open landscape areas are located appropriately and maintained for year-round use.

Based on the analysis included in this report, Planning Staff confirm that the application provides for an appropriate and compatible land use representing an appropriate application of the general community and urban design policies. The application conforms to the policies of the County of Brant Official Plan and complies with the provisions of Zoning By-Law 61-16. The application conforms to the policies of the Growth Plan for the Greater Golden Horseshoe and is consistent with the policies of *Provincial Policy Statement*.

It is my professional opinion that the request is appropriate and therefore I recommend that Site Plan Control Application **SP1-21-DN** be **Approved**.

Attachments

1. Zoning Map
2. Official Plan Map
3. Aerial Map
4. Mile Hill Subdivision Map – Block Locations
5. Site Plan
6. Landscape Plan

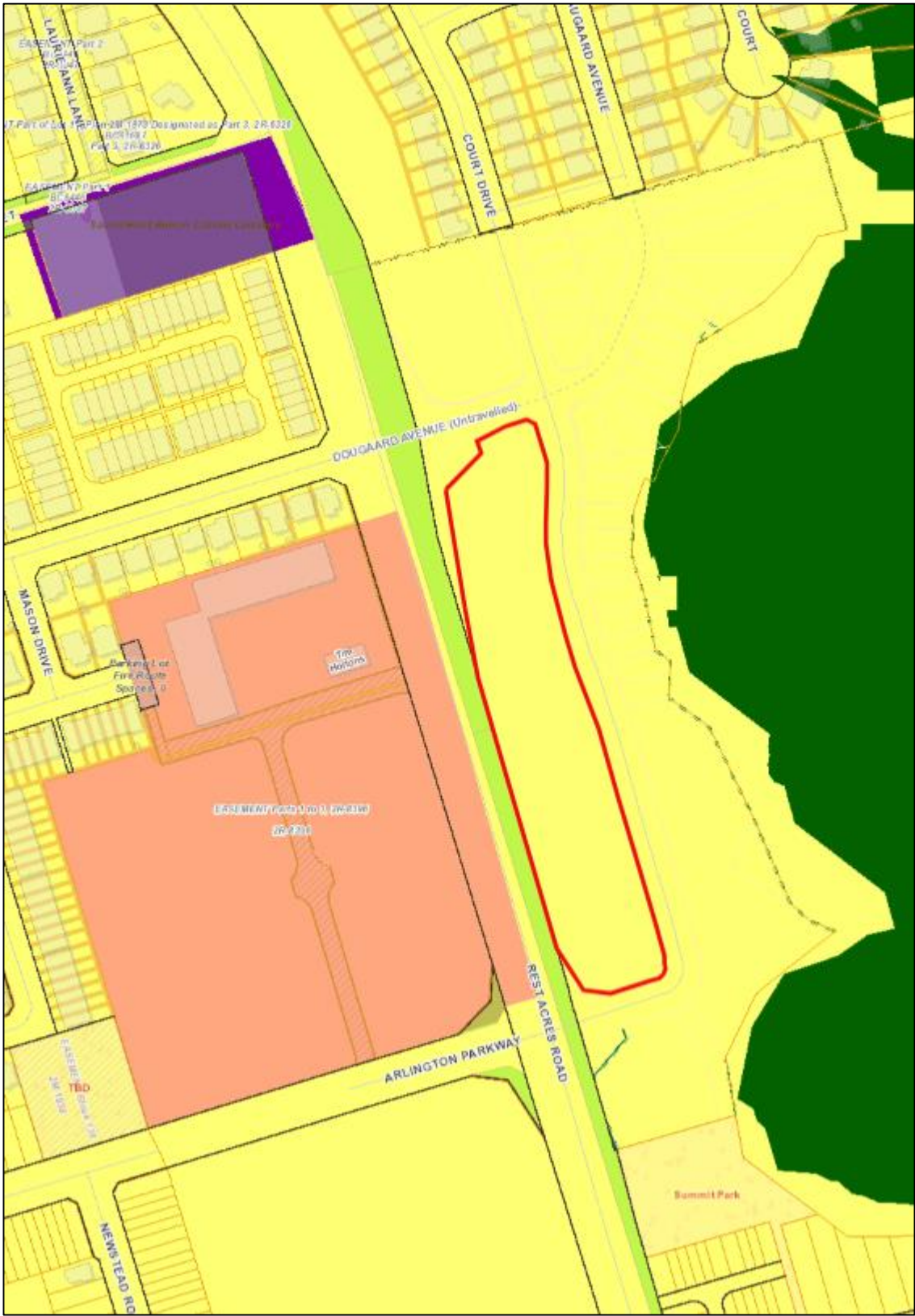
Copy to

1. Pam Duesling, General Manager of Development Services
2. Mat Vaughan, Director of Development Planning
3. Heather Boyd, Clerk/Manager of Council Committee Services
4. Alyssa Seitz, Planning Administrative Assistant
5. Applicant/Agent

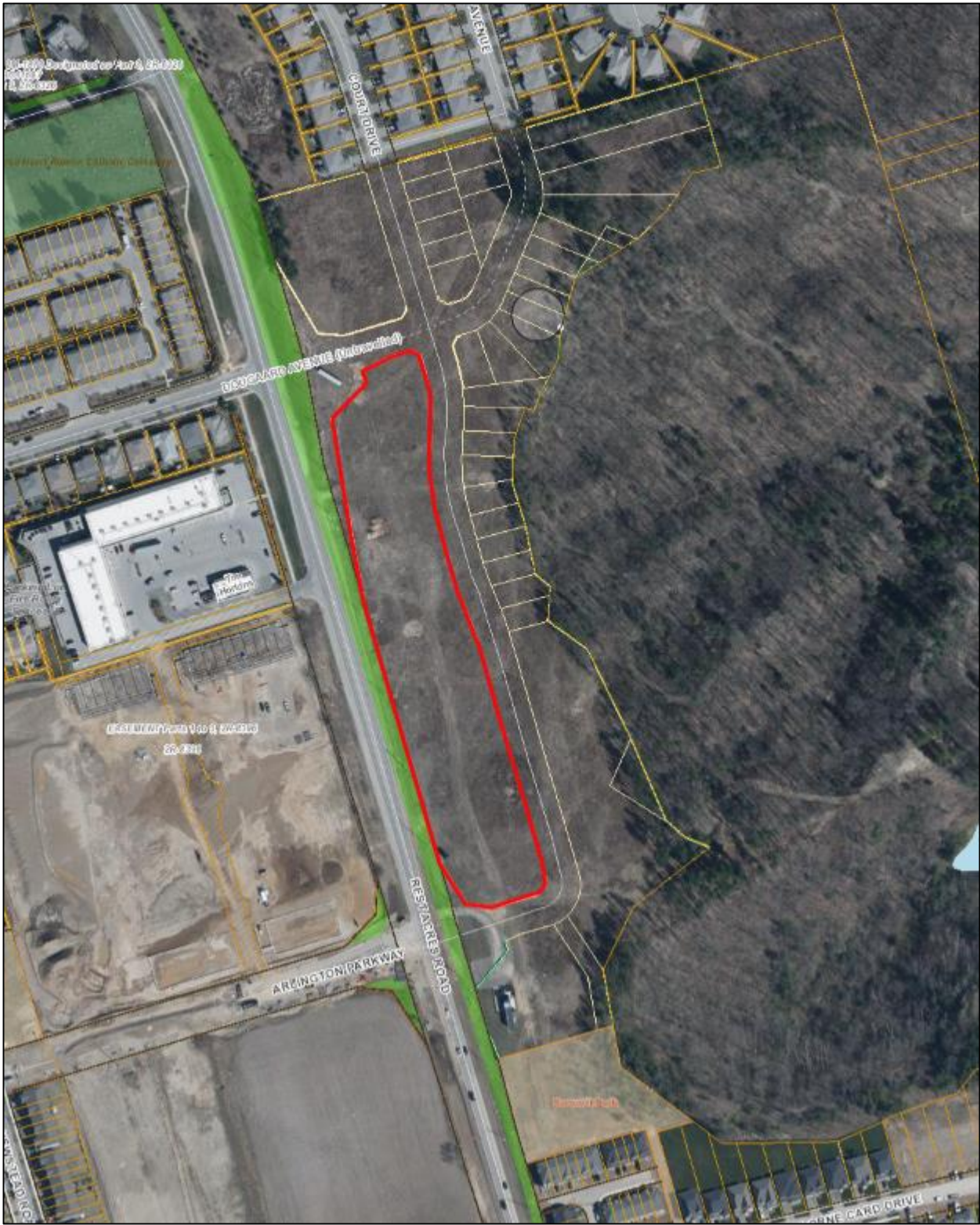
File # SP1-21-DN**In adopting this report, is a bylaw or agreement required?**

By-Law required	(Yes)
Agreement(s) or other documents to be signed by Mayor and /or Clerk	(No)
Is the necessary By-Law or agreement being sent concurrently to Council?	(Yes)

Map 2- Official Plan Map



Map 3 - Aerial Map



SUBJECT AREA

35 BLOCK #

1067 RIVERVIEW HIGHLANDS (SIMPLY GRAND II)

1045 RIVERVIEW HIGHLANDS PH 1

1039 RIVERVIEW HIGHLANDS PH 1 (SIMPLY GRAND I)

MILE HILL PH 2 (EDGAR SUBDIVISION)

MILE HILL PH 1 (EDGAR SUBDIVISION)

FUTURE PARKLAND

Map 5 – Block 33 – Overall Site Layout (Key Themes)

