

DATE: September 14, 2020

REPORT NO: PD-112-2020

SUBJECT: Technical Report
Former School Sites Land Use Plan- DRAFT Official Plan and
Zoning By-Law Amendments

CONTACT: Madyson Etzl, Planner II
Brian Treble, Director of Planning and Building

OVERVIEW:

- This report is prepared for the September 14th, 2020 public meeting.
- Planning staff, alongside MHBC Planning staff, held the first Public Information Centre for the two former School Sites and draft Secondary Plan concepts for the properties located at the 186 Margaret Street and 132 College Street on Tuesday November 12th 2019, from 6:00pm to 8:00pm.
- Township staff provided a survey sheet for the public at this meeting which was available to be filled in and submitted to staff. Staff received approximately 15 comment sheets, which were reviewed prior to the completion of the consultant's report and creation of the DRAFT Official Plan and Zoning Policies.
- Township staff have now prepared DRAFT Official Plan and Zoning By-Law Policies and held a second open house for St Martins School (186 Margaret Street) on September 1st 2020 and for College St School (132 College Street) on September 3rd 2020. These open house meetings were held through a ZOOM webinar.
- At these ZOOM meeting's Township staff prepared a short presentation outlining the policy changes and opened the meeting up to hear any questions or concerns from the public (power point presentation are found at attachment 4).
- Staff did not receive any comment for the policies for 186 Margaret Street. However, we received 2 comments regarding College Street School and the potential for purchasers working together jointly with the irregular parcel which extends south of the property, and concerns regarding the existing infrastructure in the area as well as what the extent of the infrastructure is.
- A full planning review will be completed once all agency comments have been received. At that time, a Recommendation report will be presented to the Planning/Building/Environmental Committee which has evaluated the proposed Official Plan Amendment and rezoning application in relation to all relevant Provincial, Regional and Township policies.

OVERVIEW CON'T:

- Following this public meeting, there will be further planning processes which these properties will have to complete which may include plan of Subdivision/condominium, Site Plan Control, and the Township's building permit process.

RECOMMENDATION:

1. That, Report No. PD-112-2020, dated September 14th 2020, relating to "Former School Sites Land Use Plan - DRAFT Official Plan and Zoning By-Law Amendments" BE RECEIVED, and;
2. That, a recommendation report be submitted to Planning/Building/ Environmental Committee and Council once a full staff and agency review has been completed.

ALIGNMENT TO STRATEGIC PLAN:**Theme #3**

- **Strategic, Responsible Growth**

BACKGROUND:

In 2019, Township planning staff along with Committee and Council had previously agreed to lead a planning process for the school site's located at 186 Margaret Street and 132 College Street. The Township is nearing the completion of this land use planning process for each of these sites with the help of a consulting team.

In order to ensure that this occurs, Township Council passed an interim control by-law (By-law 2019-57) on June 24th, 2019. Prior to repeal (or expiry) of the interim control by-law, which will occur in October 2020, an official plan amendment and rezoning of the lands are required in order to implement new land use plans and permit future development of each site.

The purpose of this report is to provide background information to Council with respect to the DRAFT Secondary Plan/land use policies for the two former school sites and their Official Plan amendments and zoning by-law amendments created by Staff as well as comments that were received by the public throughout the public consultation periods.

CURRENT SITUATION:

As outlined above, new land use designations and zonings should be approved to replace the current institutional designation and zoning that exists on both of the subject school sites located at 186 Margaret Street and 132 College Street. Township staff have now held two public meetings for each of these school sites. The first PIC was held in November 2019 and the second PIC/Open House was held on September 1st and 3rd 2020.

All planning applications are to be consistent with the PPS. The draft policies for the former school sites are to be consistent with the PPS and they must:

- Promote an efficient land use pattern.
 - Accommodate an appropriate range and mix of residential, and employment uses.
 - Avoid a land use pattern which may cause environmental or public health and safety concerns.
 - Promote cost-effective development standards.
 - Contribute to the mix of housing types and densities available in the Township.
 - Constitute development within a settlement area.
 - minimize land consumption and servicing costs.
 - represent development in a designated growth area that is adjacent to the existing built up area and features compact form, a mix of uses and densities;
 - will be serviced by full municipal services (sanitary sewer and water)
 - make appropriate use of the existing infrastructure;
 - are appropriate for the infrastructure available;
 - will contribute to the ability to accommodate residential growth for 10 years;
 - protect and preserve employment areas for current and future uses;
 - provide a safe and energy efficient transportation system to facilitate the movement of people and goods;
 - provide a land use pattern that contributes to the minimization of the length and number of vehicle trips;
 - require an environmental impact study to ensure there will be no negative impacts within an identified natural heritage feature; and
 - optimize the use of existing infrastructure and public service facilities.

Planning staff feel that the proposed development concepts and the draft policies are consistent with the PPS. A full review will be contained in the recommendation report.

Provincial Growth Plan

Applications filed after June 16, 2006 must conform to the P2G. The draft policies must conform to the P2G and therefore must:

- promote compact form;
 - support a strong and competitive economy;
 - will optimize the use of existing and new infrastructure to support growth;
 - represent a mixed-use development;
 - contribute to the availability of sufficient land for employment to accommodate forecasted growth to support the GGH's economic competitiveness;
 - encourage the development of the Urban Area of Smithville as a complete community;
 - provide a mix of employment and residential land uses;
 - represent growth in an urban area/settlement area (Smithville);
 - optimize the use of existing infrastructure for compact communities;
 - contribute towards a mix of housing types for the urban area of Smithville;
 - contribute to meeting the upper-tier municipal target of a minimum of 50 residents and jobs per hectare.

Based on the above, planning staff considers the proposed concepts and draft policies to conform to the P2G. A full policy review will be found in the recommendation report.

Regional Policy Plan (RPP)

The RPP outlines the Region of Niagara's policies for development within the Region. The subject land is within the Urban Area of Smithville as noted in the Region's Urban Area map. The proposed amendments to the Township's Official Plan and Zoning By-Law must conform to the RPP and shall;

- contribute to the provision of a variety of housing in the Urban Area of Smithville;
- contribute to the attraction of more employment in the Urban Area of Smithville
- relate employment to residential lands to discourage commuting;
- promote urban development south of the Niagara Escarpment;
- contribute to a sufficient supply of housing;
- provide for protection of an Environmental Core Area; and
- take into account the availability of suitable Regional transportation systems.

Given the above, planning staff concludes that the proposed concepts and draft policies generally conform to the RPP. A full policy review will be contained in the recommendation report.

Township of West Lincoln Official Plan

The current Township of West Lincoln Official Plan will be required to be amended to permit the development of higher density residential development on the subject lands. The subject land on both school sites are currently designated institutional in the Official Plan. The Township owned parcel of land is designated high Density Residential. The proposed high density residential designation permits townhomes, triplexes, semidetached dwellings and apartment and condominium buildings.

The Township are requiring a minimum of 3 storeys for the Township owned parcel.

A number of principles have to be considered as part of the planning exercise for these properties.

- Infill and Intensification must achieve a minimum number of units per hectare at appropriate densities to suit the community (policy 2.2.2).
- A minimum percent of all new development must occur within the built boundary in order to meet provincial standards. Our target was 15% under the 2031 growth targets. The 2041 target will be set as part of the current Municipal Community Planning process (policy 4.C), but will not be less than 15%.
- Growth beyond the current urban boundary can occur but must be in tandem with infill and intensification development (policy 4.D).
- Development on vacant lots is most likely to be the cheapest development which can generally take advantage of existing sewage, water and transportation services (policy 4.C).

Township of West Lincoln Zoning By-Law (ZBL)

The subject properties are both zoned Institutional (I) in the Township's Zoning By-Law. The Zoning changes are proposing to re-zone the former St Martins School lands to RM3 (Residential Medium Density) from I (Institutional). The Township's zoning by-law permits apartment dwellings, fourplex dwellings, semi-detached dwellings, stacked townhouse dwellings, street townhouse dwellings, and triplex dwellings in the RM3 zone.

The Township owned lands that are included in this land use review are proposed to be re-zoned from RM2 (Residential Medium Density – Type 2) to RH (Residential High Density).

The College Street School property is currently zoned (I) Institutional, with the east portion of the property zoned (EC) Environmental Conservation and the southern portion of the adjoining lands zoned (RM2) Residential Medium Density. The proposed re-zoning of these lands will be to RM3-194 which is a Residential Medium Density zone with a site specific exception which permits commercial uses on the ground floors which may include dry cleaning, laundry depot, day care, office, including a medical office, personal service shop, restaurant, retail store, service shop, studio and veterinary clinic. The lots fronting onto Morgan Avenue will be rezoned to RM2 (Residential Medium Density) to blend with the existing homes along Morgan Avenue. The Township's zoning by-law permits apartment dwellings, fourplex dwellings, semi-detached dwellings, stacked townhouse dwellings, street townhouse dwellings, and triplex dwellings in the RM3 zone. The RM2 zone permits duplex dwellings, fourplex dwellings, semi-detached dwellings, street townhouse dwellings, townhouse dwellings, and triplex dwellings.

Uses	Zones where Permitted											
Principal Uses												
Apartment dwelling											RM3	RH
Duplex dwelling										RM2		
Fourplex dwelling										RM2	RM3	
Retirement home												RH
Semi-detached dwelling							R2	R3	RM1	RM2	RM3	
Single detached dwelling	RuR	R1A	R1B	R1C	R1D	R2	R3					
Stacked townhouse dwelling											RM3	
Street townhouse dwelling									RM1	RM2	RM3	
Townhouse dwelling										RM2	RM3	
Triplex dwelling										RM2	RM3	
Accessory Uses ⁽¹⁾												
Accessory buildings or structures and accessory uses (see s. 3.1)	RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾	R2 ⁽¹⁾	R3 ⁽¹⁾	RM1 ⁽¹⁾	RM2 ⁽¹⁾	RM3 ⁽¹⁾		RH ⁽¹⁾
Accessory dwelling unit (see s. 3.2)	RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾	R2 ⁽¹⁾	R3 ⁽¹⁾					
Bed and breakfast establishment (see s. 3.4)	RuR ⁽¹⁾	R1A ⁽¹⁾	R1B ⁽¹⁾	R1C ⁽¹⁾	R1D ⁽¹⁾							

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The overall size of the St Martins site is approximately 1.264 hectares (3.12 acres) and Township owned site is approximately 0.719 hectares (1.78 acres). The gross density

of these lands should be a minimum of 40 units per hectare which would be approximately 51 units for the former St. Martins School site (the MHBC infill report projects 90 units to meet infill targets) and 29 units for the Township owned site (the MHBC infill report projects 69 units to meet infill targets).

The overall site size for College Street School site is approximately 1.60 hectares (3.95 acres). The gross density of the College Street School site should be a minimum of 40 units per hectare, which would be approximately 64 units on this site (the MHBC infill report projects 102 units to meet infill targets).

Given the above, planning staff concludes that the proposed concepts and draft policies are suitable for the Township of West Lincoln and that a future recommendation report be prepared to discuss these draft amendments more extensively.

FINANCIAL IMPLICATIONS:

Not applicable to this report.

INTER-DEPARTMENTAL, AGENCY AND PUBLIC COMMENTS

Township Planning, Public Works, the Niagara Region, and the Niagara Peninsula Conservation Authority have been involved throughout this work and have been circulated the DRAFT Policies.

The Niagara Region has informed planning staff that they will have comments on these proposals and if provided in time, Township staff might be able to read them into the record at the September 14th public meeting.

There were two public comments received at the College Street open house which was held on September 3rd 2020. These comments included concerns about the existing infrastructure around College Street School and if it would be able to accommodate the proposed high density volume of people. There were also discussions of a proposed trail network to connect St Catharine's street to the development and the possibility of the purchasers of each parcel working jointly.

CONCLUSION:

This report is written to inform the Committee that draft Official Plan Amendments and draft zoning regulations have now been prepared for the subject lands located at 132 College Street and 186 Margaret Street and that the public consultation process is nearing an end.

At this time the two properties are still under an Interim Control By-Law which expires in October of 2020. Staff intend to prepare a recommendation report as quickly as possible so that a decision can be made by the appropriate approval authority so that the final approval of this amendment will take place within the appropriate timeframe.

A full planning review will be completed once all agency comments have been received. At that time, a Recommendation report will be presented to the

Planning/Building/Environmental Committee which has evaluated the proposed Official Plan Amendment and rezoning applications in relation to all relevant Provincial, Regional and Township policies.

Attachments

1. DRAFT OPA and ZBL St. Martins
2. DRAFT OPA and ZBL College Street
3. Transportation Impact Briefs
4. September 1st & 3rd Open House Presentations

Prepared & Submitted by:



**Madyson Etzl,
Planner II**

Approved by:

A handwritten signature in black ink, appearing to read "Brian Treble". It is positioned above the name of the approver.

**Brian Treble,
Director of Planning and Building**

A handwritten signature in black ink, appearing to read "B Hendry". It is positioned above the name of the approver.

Bev Hendry, CAO