

DATE: January 16, 2023

REPORT NO: PD-04-2023

SUBJECT: **Recommendation Report – P Budd Developments – Station Meadows West Redline Revision to Draft Plan of Subdivision File No. 2000-89-19**

CONTACT: Gerrit Boerema, Senior Planner
Brian Treble, Director of Planning & Building

OVERVIEW:

- An Application for Redline revision to the P Budd Development Draft Plan of Subdivision approval has been submitted by MHBC Planning on behalf of the Owner of the property, Mr. Peter Budd.
- The P Budd Development property is located within the Northwest Quadrant Secondary Plan area, east of South Grimsby Road 5, north of the CP Rail line and west of the existing Station Meadows subdivision.
- Draft Plan of Subdivision approval was granted on May 26, 2021 with associated conditions, to permit a potential 412 residential dwelling units in the form of single detached, townhouse, back to back townhouse, stacked back to back townhouse and apartment dwelling units.
- The applicants are now requesting a revision to the draft plan, specifically with respects to Block 87, Block 84 and Block 85. Block 84 and 85 were reduced in size and pushed further north to give Block 87 more frontage along the proposed internal Street E, as the current draft plan approved subdivision does not have sufficient frontage.
- Originally, Block 87 contained a 5-storey apartment building, which has now been replaced on the latest concept plan with more standard townhouses and stacked townhouses. This results in a net loss of four units from 412 to 408 units.
- While meeting the minimum density targets, the overall draft plan of subdivision now lacks a well distributed mix of housing types. Both apartment and townhouse units are permitted in the RM3-203 zone, of which Block 87 is zoned.
- The revision to the draft plan of subdivision ultimately only changes the configurations of the blocks and does not establish the type of units within those blocks, as these blocks will be processed as separate plans of condominium.
- Staff recommend support of the revision to the draft plan of subdivision provided that a condition be added to the conditions of approval requiring that Staff and Council be satisfied with the ultimate mix of residential unit types within the development.

OVERVIEW (Continued):

- The applicants have also submitted a request for an extension to their draft plan of subdivision approval which Township staff recommend approval of extension of two years from the date of lapsing.
- In circulation of the extension and draft plan revision requests, the Township Public Works Department has additionally requested a change in conditions requiring a road widening along South Grimsby Road 5.

RECOMMENDATION:

1. That, Recommendation Report PD-04-2023 regarding “P Budd Developments- Station Meadows West Redline Revision to Draft Plan of Subdivision – File N0. 2000-89-19”, dated January 16, 2023, BE RECEIVED, and,
2. That the Draft Plan of subdivision, File No. 2000-89-19, as revised in Attachment 1, BE REDLINE APPROVED, in accordance with the provisions of the Planning Act, R.S.O. 1990, Chapter P. 13 and revisions thereunder, subject to the revised conditions contained in Attachment 2 to this report (PD-04-2023),
3. That, the change to conditions be deemed as minor and that written notice of the change to conditions is not required under Section 51 (47) of the Planning Act R.S.O. 1990, Chapter P. 13; and,
4. That, the Draft Plan of Subdivision approval be extended by a period of two years following the lapsing of the current three year approval, subject to the conditions as found in Attachment 2 to this report.

ALIGNMENT TO STRATEGIC PLAN:

Theme #3

- **Strategic Responsible Growth**

BACKGROUND:

On May 26, 2021 Township Council gave draft plan of subdivision approval to a 14.8 hectare development known as Station Meadows West/ P Budd Developments. The subject property is located on the east side of South Grimsby Road 5, north of the CP Rail line and west of the existing Station Meadows subdivision.

The current approved plan has the potential to create a total of 412 units including 56 single detached dwellings, 296 townhouses and 60 apartment units.

In 2020 and 2021 the Township undertook a zoning bylaw amendment to establish new regulations for back-to-back and stacked back-to-back townhouse dwellings. The bylaw was approved by Council but appealed by Mr. Peter Budd. Through that appeal process it became apparent that one of the blocks within the subdivision, being Block 87, did not conform to the lot frontage requirements of the Residential Medium Density ‘RM3’ parent zone. As such, the main purpose of this revision to the draft plan is to address the frontage issue of Block 87, however, staff also note that the initially proposed 60 unit apartment building has now been removed and replaced with stacked back to back townhouse dwellings. Although the revisions to housing type are not before committee with this report, staff want to inform Committee and Council of the potential change to housing types down the road. The proposed changes to the draft plan combined with the change of unit types would result in a change of units from 412 to 408.

The applicants have also requested an extension to the draft plan of subdivision approval for a period of two years from the date of lapsing.

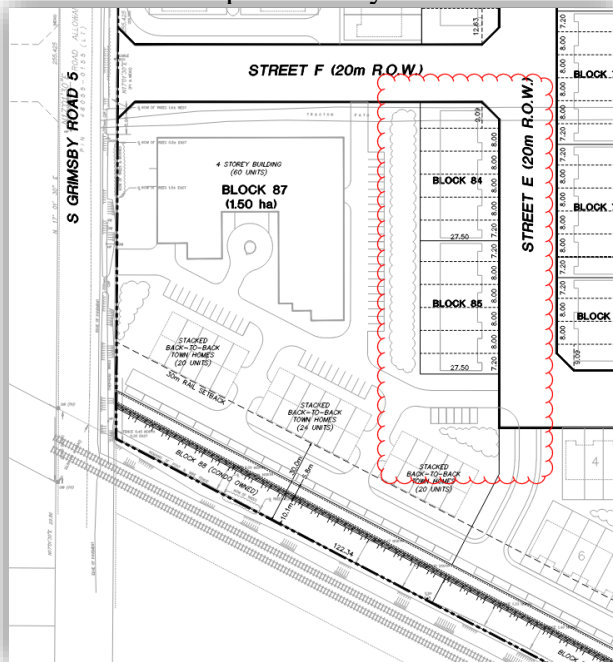
CURRENT SITUATION:

Following the approval of the P Budd Developments, Station Meadows West Draft Plan of subdivision and zoning bylaw amendment, the Township initiated a zoning bylaw amendment to provide specific regulations for back-to-back and stacked back-to-back townhouse regulations. Council passed the corresponding zoning bylaw, but that was appealed by Mr. Peter Budd. It was through that appeal that the applicants became aware that Block 87 of the draft plan did not meet the Residential Medium Density zone frontage requirements of 30 metres.

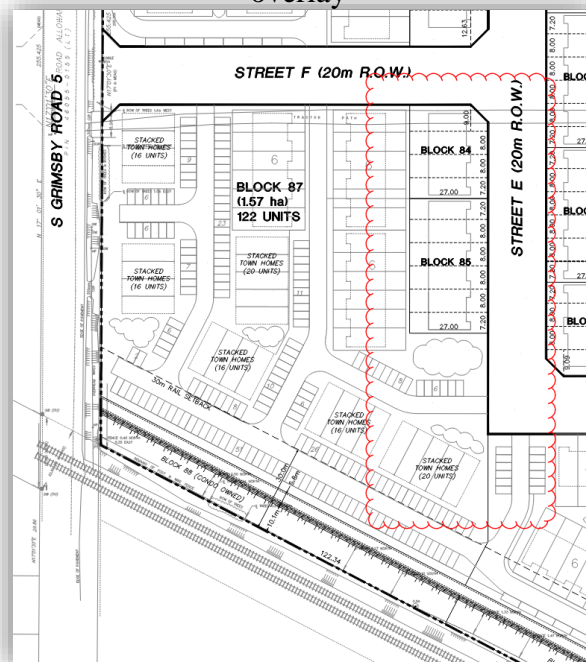
Although Block 87 has frontage along three different streets, the Township's zoning bylaw defines the lot frontage as the shortest lot line abutting a street. As such, the portion of block 87 abutting the proposed Street E is considered the lot frontage and on the current plan and is only 18.4 metres.

To address this issue, the applicants have removed 2 townhouse units from Block 84 and have shifted Block 85 north to provide more frontage along Street E. In addition to the frontage change, the applicants have provided a new site plan drawing showing the removal of the four storey, 60 unit apartment building with more stack back-to-back townhouse units in its place.

Current approved plan with site plan overlay



Proposed plan with site plan overlay



Although this application to amend the draft plan is only to change the configuration of Blocks, 84, 85 and 87, staff still have concerns about the loss of the apartment building

and apartment units that were originally considered at the time of this subdivisions initial approval.

Although staff do not object to the amendment to the draft plan of subdivision for the purposes of addressing the lot frontage conformity issue of Block 87, staff do have concerns that the plan to remove the apartment units may no longer meet the intention of Provincial, Regional and Local planning policy as housing variety and possibly housing affordability are being decreased.

Under the proposed site plan, the Station Meadows West Draft plan proposes 56 single detached dwellings, or 14% of the units, with the remainder being townhouse units, stacked townhouse units and stacked back to back townhouse units (86%).

Staff are recommending that the following condition be added to the conditions of draft plan approval:

41. That the owner provides a site plan for the proposed development that can accommodate a range of housing types compliant with zoning, to the satisfaction of Township Staff and Council, and that the plan be evaluated at each phase of subdivision design as it is implemented through future condominium applications.

Staff will present a future report to Committee and Council which speaks to housing types, housing mix and housing affordability before the new condition of draft plan of subdivision will be cleared.

Township Public Works staff have also been working on future road designs as part of the development within the Northwest Quadrant and future development within the urban boundary expansion area. As a result of this development, South Grimsby Road 5 and Spring Creek Road have been determined to be a Collector Roads requiring a total street width of 21 metres. As South Grimsby Road 5 and the Spring Creek Road allowance is currently 20 metres, a road widening of 0.5 metres on each side of the road is required. This has been discussed with A new condition has been added to the conditions of draft plan approval:

9. That the Owner gratuitously dedicates a road widening across the frontage of South Grimsby Road 5 and Spring Creek Road of 0.5 metres to achieve 21 metres from the centreline of South Grimsby Road 5, free and clear of any mortgages, liens and encumbrances.

Transportation and Infrastructure master plan work is ongoing and may result in the need for a wider right of way than the 21 metres requested above. Staff have completed a review of provincial, regional and local planning policy with respects to the proposed changes below:

Provincial Policy Statement and A Place to Grow: Growth plan for the Greater Golden Horseshoe

The Provincial Policy Statement, in Section 1.4.1 requires that municipal approval authorities provide an appropriate range and mix of housing options and densities to meet the projected requirements of current and future residents. Further, the A Place to Grow Plan also requires municipalities to support housing choice through identifying a diverse range and mix of housing opportunities.

The proposed removal of the apartment building would result in the vast majority of the development being a variation of townhouse units, and 14% of the development being single detached dwellings. Apartment units, as initially proposed, provide a type of unit that may be superior to stacked back-to-back dwellings as they are typically more accessible and use land more efficiently. Variety and mix of unit type and affordability are brought into question with the latest concept.

Niagara Official Plan, 2022

The new Niagara Official Plan, in alignment with the provincial policy documents, also has the principal objective of providing a mix of housing options to address current and future needs. This includes the development of a range and mix of densities, lot and units sizes and housing types to meet housing needs at all stages of life.

West Lincoln Official Plan, 2014

The West Lincoln Official Plan additionally has the objective of providing a range of dwelling types and ownership form, including housing that is more affordable to the existing and future residents of West Lincoln.

The subject property is located within the Northwest Quadrant Secondary Plan (approved in June, 2017) area and is designated as low density and medium density residential. The Medium Density designation is to provide a range of housing types which include townhouses, but also other forms of multi-unit housing such as low rise apartment buildings.

The Township of West Lincoln has also approved Official Plan Amendment 63 which has amended a number of official plan policies regarding housing and growth, not only related to the urban boundary expansion lands, but also lands within the existing boundary of Smithville. Official Plan Amendment 63 has yet to be approved by the Region of Niagara. Official Plan Amendment No. 63 does not impact any of the existing policies with respect to the Northwest Quadrant Secondary Plan area.

Township of West Lincoln Zoning Bylaw, 2017

The proposed revisions to the draft plan block configuration will bring Block 87 into conformity with the lot frontage requirements of the Residential Medium Density 'RM3' zone, meeting the minimum 30 metre lot frontage requirement. On the current plan the lot frontage was approximately 18 metres. Despite this block abutting three different existing and proposed streets, the Township's zoning bylaw defines lot frontage as being the shortest lot line that abuts a street.

Staff also note that the Residential Medium Density 'RM3-203' zone permits both stacked townhouse dwellings and apartment buildings, so the unit type in the proposed site plan would be permitted in the zoning bylaw. However, through the review of the revision to the draft plan of subdivision, staff still need to ensure conformity with provincial, regional and local planning policy requiring a range and mix of housing types. As such, Planning staff have proposed a condition be added to the conditions of approval to ensure that the future condominium blocks are planned and designed in a way that achieves the desired mix of housing types, as was provided in the original draft plan approval.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report. Decisions regarding draft plan of subdivisions and extensions are not subject to the fee return requirements under Bill 23 and the Planning Act.

INTER-DEPARTMENTAL AND AGENCY COMMENTS:

Regional comments have not yet been provided at the time of writing this report. Staff do not believe that any of the Regional interests with respect to this application are being affected regarding the amendment to the draft plan, adding of condition or extension of approval.

The Township of West Lincoln Public Works Department has no comments with regards to the revised draft plan or its extension as they are currently providing comments through the ongoing engineering review of the development.

CONCLUSION:

An application to revise a draft plan of subdivision known as Station Meadows West, owned by P Budd Developments, has been submitted by MHBC Planning and the Odan Detech Group to make changes to address a zoning conformity issue.

Three blocks are proposed to be revised to provide Block 87 with the minimum amount of frontage along Street E. Additionally they have made changes to the site plan within Block 87, removing the proposed apartment building and replacing it with stacked back-to-back townhouse dwellings. As such, staff are recommending approval of the revised draft plan and an extension to the draft plan approval for a period of two years from the lapsing date of the draft plan approval, subject to conditions found in Attachment 2. These conditions have been revised to include a new condition requiring the provision of a range of housing types to satisfy provincial, regional and local planning policy requirements and a road widening along South Grimsby Road 5 and Spring Creek Road as identified through ongoing study work.

ATTACHMENTS:

1. Revised Draft Plan of Subdivision Submission – Station Meadows West
2. Revised Conditions of Approval

Prepared & Submitted by:



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Approved by:



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