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To:	Brian Treble and Gerrit Boersma
From:	Oz Kemal
Date:	November 18, 2022
File:	Station Meadows West- Revised Draft Plan of Subdivision
Subject:	Planning Justification Addendum, Revisions based on Ontario Land Tribunal Settlement

In December of 2019, an application for a Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (POS) was submitted to the Township of West Lincoln. The purpose of the application was to facilitate the development of 395 residential dwelling units, consisting of single detached and townhouse dwelling units, along with a 0.83 hectare neighbourhood park and linear trail within Smithville's Northwest Quadrant. The lands are legally described as Part of Lot 1, Registered Plan M-94, Township of West Lincoln, Regional Municipality of Niagara (the 'Subject Lands') was submitted to the Township of West Lincoln.

Since the original application of 2019, further revisions were undertaken with a submission provided to the Town in September 2020. This was followed by a Neighbourhood Meeting on September 29, 2020 wherein the consulting project team presented a revised ZBA and POS and proposed 412 residential dwelling units. On October 13, 2020, a Statutory Public Meeting was held, followed by Town planning staff requesting a land use planning consulting firm undertake a peer review of the proposed draft plan of subdivision. This was completed and a final revised plan was submitted on April 4, 2021. Council approved the site-specific Zoning By-law Amendment No. 2021-49 on May 28, 2021.

Subsequently, the Town planning staff then undertook a housekeeping amendment (Housekeeping By-law 2021-94) to the Residential regulations within Zoning By-law 2017-70. On November 4, 2021, Council approved By-law 2021-94 which was appealed to the Ontario Land Tribunal (OLT). The appeal was based on the regulatory inconsistencies created by the proposed housekeeping amendment to the site-specific residential regulations pertaining to the Subject Lands. The respective parties agreed to settle in July, 2022 with revisions to Residential regulations within the Town's Housekeeping By-law 2021-94.

To further satisfy the Town, the Draft Plan of Subdivision lot configuration specifically to Block 87 of the plan, has been redesigned. The previously proposed Low-Rise Apartment has been replaced with Stacked Townhouses (see Appendix 1). This Planning Addendum provides an overview of the amended Housekeeping By-law, the proposed design and layout of the subdivision, and how this redesign meets the density requirements of the Town.

1. OVERVIEW OF AMENDED BY-LAW 2021-94

The main amendments made to the Residential Regulations were as follows:

- Revised definition of “Dwelling, Townhouse”
- New definition of “Dwelling, Back to Back Townhouse”
- Addition of a new Residential Medium Density Type 4 Zone “RM4”
- Permitted uses in RM4: Apartment, Stacked Townhouse and Back-to-Back Townhouse
- Minimum Lot Area/dwelling unit for RM 4 uses as 75 m²
- Minimum Lot Frontage for Back-to-Back Dwellings as 5.5 m; and
- Revised footnotes for Table 15: Regulations for Permitted Uses in Medium & High Density Residential Zones.

The revised definitions generally satisfied and maintained the approved Draft Plan of Subdivision for the Subject Lands.

2. REVISED RESIDENTIAL REGULATIONS APPLICABLE TO BLOCK 87

The site-specific Zoning By-law Amendment 2021-49, Schedule A, that is applicable to the Draft Plan of Subdivision, zones Block 87 as a site-specific RM3-203 zone. Block 87 will be permitted to have the following principal uses based on this applicable zoning:

- Apartment;
- Triplex;
- Fourplex;
- Semi-Detached;
- Stacked Townhouse;
- Back-to-Back Townhouse;
- Stacked Back-to-Back Townhouse;
- Street Townhouse; and,
- Townhouse.

The RM3 parent zone regulations will apply to the Subject lands with the exception of the required minimum lot area per dwelling unit regulation and exterior wall separation distance regulation. The site-specific regulation requires a minimum lot area of 120 m² per dwelling unit as applied to the entire block and a 2.4 metre separation of exterior walls.

3. DESCRIPTION OF THE REVISED PROPOSAL

The revised proposal maintains low-density residential dwelling units along the north and easterly perimeter of the Draft Plan of Subdivision. These blocks continue to maintain the two housing options of single-detached and townhouse dwelling units. Similarly, the interior block configuration of townhouses are maintained and as approved by Council, as are the open spaces and trails.

The main revision pertains to the Block 87 lands with the removal of the previously proposed Low Rise Apartment that contained 60 units. This building has now been replaced with three rows of 6-unit Townhouses and three new Stacked, Back-to-Back Townhouses, together providing a total of 52 dwelling units. The previously proposed three Stacked Townhouses, abutting the rail corridor to the south, will now be reduced to two sixteen unit buildings and one twenty unit building, from the previous count of two twenty unit buildings and one twenty-four unit building. This represents a reduction of twelve units in these three southerly buildings.

Two units have been removed from the Block 84 Street Townhouse along Street 'E' to accommodate an increased lot frontage for Block 87 by the corner of Street E and Van Woudenberg Way to ensure minimum lot frontage requirements are being met.

To meet minimum lot area requirements for Block 87, a minor lot line adjustment was made between Block 87 and Block 89, to ensure that Block 87 had the minimum lot area requirement of 1.57 ha (an increase of 0.07 ha). This adjustment does not affect the minimum lot area requirement for Block 89.

The revised proposal includes a total of 408 residential units over 14.84 hectares of land. Table 1 below identifies the unit mix splits:

Table 1: Residential Unit Mix		
Unit Type	Unit Count	Unit Mix
Single Detached	56	14%
Townhouse	168	41%
Stacked Townhouse	104	25%
Townhouse (Back to Back)	80	20%
Total	408	100%

The previous unit mix was 14% single detached, 52% townhouse, 19% back-to-back townhouse and 15% low-rise apartment. The revised plan has reduced the total dwelling unit count from 412 to 408 dwelling units.

The revised draft plan provides for a greater variety of townhouse unit typologies. Through this revision, the unit count has also been slightly reduced.

3.1 Township of West Lincoln: Northwest Quadrant Secondary Plan Density Policies

The Township of West Lincoln Official Plan (Consolidated, November 2019), provides a policy that ensures conformity with the Provincial Growth Plan density targets. This policy 6.11.5.2.a) i. Land Use Policies states that:

The Northwest Quadrant is planned to achieve an overall minimum density of at least 50 people and jobs per hectare. The Township promotes, and will support, development proposals which would result in increased density beyond the current minimum density target.

The Official Plan also indicates through general policy 6.11.5.2.c) iii. that Low Density Residential uses are permitted within the medium density residential area, provided it can be demonstrated that the overall density of the plan area is maintained at a minimum of 50 people and jobs per hectare.

While in a Medium Density Residential type zone, the Official Plan states in policy 6.11.5.2.c) vi. That Medium Density Residential uses shall have a maximum density of 45 units per hectare.

Given that the Secondary Plan indicates a minimum density achievement of 50 units/hectare, the following provides a summation of how the revised draft plan of subdivision meets this minimum 50 units/hectare Provincial requirement.

3.2 Revised Plan: Density Calculations

The revised plan, that has reduced the dwelling unit count, continues to meet the density requirements of the Secondary Plan for the subject lands. The table below illustrates the density, in terms of units per

hectare and people per hectare for both the low and medium density residential areas, as well as the overall area, in greater detail:

Table 2: Residential Density Counts (Units per Hectare and Persons per Hectare)					
Residential Density Type	Gross Area (ha)	Unit Count	Density (UPH)	Density (PPH)- (2016 Census PPU of 2.9)	Density (PPH)- (Regional Official Plan PPU of 3.05)
Low Density Residential	2.54	56	22	63.8	67.1
Medium Density Residential	11.07*	352	31.8	92.2	97
Total	13.6	408	30	87	91.5

*minus park area (1.24 ha)

The Secondary Plan permits a maximum of 30 units per hectare in the Low Density Residential Designation (Policy 6.11.5.2 b) iv.). **The proposed development provides 22 units per hectare in this area and, accordingly, conforms to the Plan.**

The Secondary Plan permits a maximum density of 45 units per hectare in the Medium Density Residential Designation (Policy 6.11.5 c) vi.). **The proposed development provides approximately 32 units per hectare in this area and, accordingly, conforms to the Plan.**

The Secondary Plan requires an overall density of 25 to 30 units per hectare per development site (Policy 6.11.5.1 a) ii.). **The proposed development provides for an overall site density of 30 units per hectare and, accordingly, conforms to the Plan.**

The Growth Plan and Region of Niagara Official Plan require that a minimum of 50 people and jobs per hectare be achieved on designated greenfield areas. The Growth Plan further encourages the minimum targets to be exceeded, where appropriate. **The proposed development meets (and exceeds) the targets set out in the Regional and Town planning documents. As noted previously by Niagara Region in their comments dated January 2020, the proposal conforms to the ROP and the Growth Plan in this regard.**

4. Conclusion

Based on the above, we believe that this revised submission balances the minutes of settlement as well as the policy requirements of the Township

Respectfully submitted.

Thank you,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner

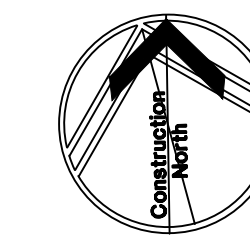
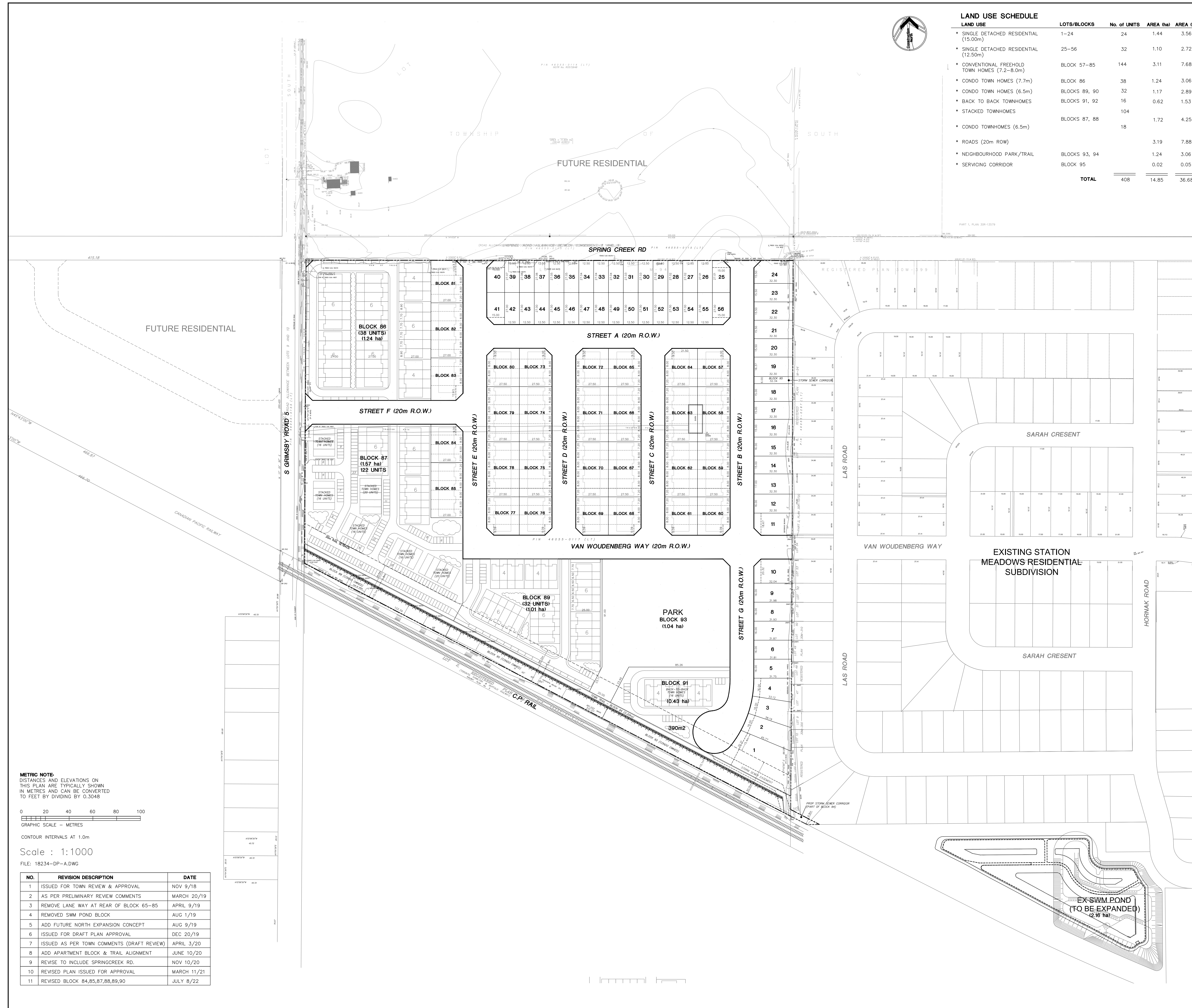


Tamara Tannis, MCP, MCIP, RPP
Associate

cc. Peter Budd, Budd Developments Inc.
Paul Hecimovic, Odan Detech

Appendix **1**

Revised Draft Plan of Subdivision



LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	No. of UNITS	AREA (ha)	AREA (ac)
* SINGLE DETACHED RESIDENTIAL (15.00m)	1-24	24	1.44	3.56
* SINGLE DETACHED RESIDENTIAL (12.50m)	25-56	32	1.10	2.72
* CONVENTIONAL FREEHOLD TOWN HOMES (7.2-8.0m)	BLOCK 57-85	144	3.11	7.68
* CONDO TOWN HOMES (7.7m)	BLOCK 86	38	1.24	3.06
* CONDO TOWN HOMES (6.5m)	BLOCKS 89, 90	32	1.17	2.89
* BACK TO BACK TOWNHOMES	BLOCKS 91, 92	16	0.62	1.53
* STACKED TOWNHOMES	BLOCKS 87, 88	104	1.72	4.25
* CONDO TOWNHOMES (6.5m)		18		
* ROADS (20m ROW)			3.19	7.88
* NEIGHBOURHOOD PARK/TRAIL	BLOCKS 93, 94		1.24	3.06
* SERVICING CORRIDOR	BLOCK 95		0.02	0.05
TOTAL		408	14.85	36.68



DRAFT PLAN OF STATION MEADOWS WEST FOR A PROPOSED SUBDIVISION OF PART OF LOT 1 REGISTERED PLAN M-94 TOWNSHIP OF WEST LINCOLN REGIONAL MUNICIPALITY OF NIAGARA

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A) AS SHOWN ON THE DRAFT PLAN
B) AS SHOWN ON THE DRAFT PLAN
C) AS SHOWN ON THE DRAFT PLAN
D) REFER TO LAND USE SCHEDULE
E) AS SHOWN ON THE DRAFT PLAN
F) AS SHOWN ON THE DRAFT PLAN
G) AS SHOWN ON THE DRAFT PLAN
H) MUNICIPAL PIPE WATER SUPPLY
I) GLACIOLACUSTRINE SILT AND CLAY, HALTON TILL
J) AS SHOWN ON THE DRAFT PLAN
K) SANITARY, STORM, MUNICIPAL WATER, HYDRO, GAS
L) AS SHOWN ON THE DRAFT PLAN

OWNER'S CERTIFICATE

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE THE ODAN/DETECH GROUP INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATED _____ AUTHORIZED SIGNING OFFICER
P. BUDD DEVELOPMENTS

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED _____ ONTARIO LAND SURVEYOR

