

DEVELOPMENT AND INFRASTRUCTURE DIVISION

Planning Department

Chair and Members of the Community Development Committee

TO:

	Plan of	ed Official F Subdivision Investments	l		J	By-law Amendments a Line	and
Report Nun	nber:	PL-19/06				Report Date:	March 15, 2006
Author(s):		Mike Greenlee				Date to Committee:	March 27, 2006
Telephone:	335-	7600	Ext.	786	60	Date to Council:	April 10, 2006
Ward(s) Af	fected:	1 2 3	4 5	6	All	File Numbers:	505-02/05; 520-05/05; 510-03/05 (24T-05003/B)
APPROVA	LS:	Departmen	nt Head			General Manager	City Manager
			To be con	nplete	d by the	Clerks Department	
Committee Disposition & Comments	01– Аррг	roved 02 – Not App	proved 03 -	- As A	mended	04 – Referred 05 – Deferred 06 –	Received & Filed 07 – Withdrawn
Council Disposition & Comments	01– Appi	roved 02 – Not App	proved 03 -	- As A	mended	04 – Referred 05 – Deferred 06 –	Received & Filed 07 – Withdrawn



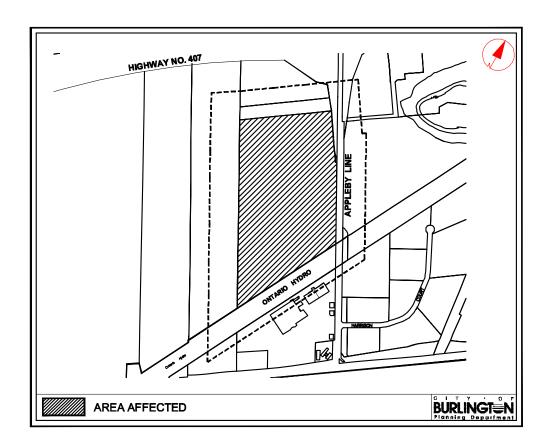
PLANNING DEPARTMENT STAFF REPORT

SUBJECT: Proposed Official Plan and Zoning By-law Amendments and Plan of Subdivision

Emery Investments

3204 Appleby Line (Alton Community)

FILE NO'S.: 505-02/05; 520-05/05 and 510-03/05 (24T-05003/B)





RECOMMENDATIONS:		Approval with conditions		Ward No.:	6	
	APPLICANT/OWNER:		Emery Investments Limited			
Details	FILE NUMBERs:		505-02/05, 520-05/05 & 510-03/05(24T-05003/B)			
Application Details	TYPE OF APPLICATION	÷	Official Plan and Zoning By-law Amendments and Plan of Subdivision			
App	PROPOSED USE:		Employment (Business Corridor and Mixed Use Corridor), Residential-Low, Medium and High Density, Neighbourhood Commercial and creek block			
Š	PROPERTY LOCATION:		West side	e of Appleby Line, north of Dun	das Street	
. Detail	MUNICIPAL ADDRESSE	S:	3204 App	pleby Line		
Property Details	PROPERTY DIMENSIONS:		Width:	+/-562 m Area:	26.5 ha	
Ь	EXISTING USE:		Vacant			
	OFFICIAL PLAN Existing:		Business Corridor, Watercourses, Neighbourhood Commercial, Residential-Low Density, Residential- High Density and Mixed Use Corridor.			
Documents	OFFICIAL PLAN Proposed:		Business Corridor, Watercourses, Neighbourhood Commercial, Residential-Low, Medium and High Density, and Mixed Use Corridor.			
	ZONING Existing:		'D', Development			
	ZONING Proposed:	ONING Proposed:		RAL1, RAL2, RAL3, RAL3-330, RAL4, RAL4-331, MXE-322, CN1-332, BC1-319, 02		
Processing Details	KEY ISSUES:		Official Plan Policies Alton Secondary Plan Urban Design Study and Guidelines – Alton Central East Zoning			
sing l	NEIGHBOURHOOD MEETINGS:		None			
Proce	PUBLIC COMMENTS:		None			
	PROCESSING TIME:		8 months			

1.0 **RECOMMENDATIONS:**

RECOMMENDATION 1:

APPROVAL OF A REVISED APPLICATION TO RE-DESIGNATE PART OF A PROPERTY AT 3204 APPLEBY LINE, WITHIN THE ALTON COMMUNITY – EMERY INVESTMENTS LIMITED

THAT the revised application submitted by Emery Investments 620 Wilson Avenue, Ste. 401, Toronto, Ontario M3K 1Z3 to redesignate land located on the north side of Dundas Street, west of Appleby Line (3204 Appleby Line), within the Alton Community to add a 'Residential-Medium Density' designation, reduce the 'Residential-Low Density' and 'Business Corridor' designations, redistribute and reconfigure the existing land use designations and shift the collector roads, **BE APPROVED**;

And that Council deems that Section 17 (21) of the Planning Act has been met;

And that the City Clerk be instructed to prepare the necessary by-law adopting Official Plan Amendment No. 52 as contained in Appendix I of Report PL-19/06;

And that Official Plan Amendment No. 52 shall not be adopted until OPA 53 (City-Initiated OPA affecting Alton Collector Roads and corresponding land use shifts) has been adopted.

File: 505-02/05.

RECOMMENDATION 2:

APPROVAL OF A REVISED APPLICATION TO REGISTER A PLAN OF SUBDIVISION AFFECTING LANDS LOCATED AT 3204 APPLEBY LINE, WITHIN THE ALTON COMMUNITY – EMERY INVESTMENTS LIMITED

THAT the revised application submitted by Emery Investments 620 Wilson Avenue, Ste. 401, Toronto, Ontario M3K 1Z3 to register a plan of subdivision for land located on the north side of Dundas Street, west of Appleby Line (3204 Appleby Line), within the Alton Community, **BE RECOMMENDED FOR DRAFT PLAN APPROVAL**, to the Director of Planning for a period not exceeding three years, such approval being applied to the applicant's revised draft plan dated, March 6, 2006 and as shown on Detail Sketch No. 2 attached to Planning Report PL-19/06 and that draft plan approval shall be subject to the conditions contained in Appendix V of Report PL-19/06.

File: 510-03/05(24T-05003/B)

RECOMMENDATION 3:

APPROVAL OF A REVISED APPLICATION TO REZONE LANDS LOCATED AT 3204 APPLEBY LINE, WITHIN THE ALTON COMMUNITY – EMERY INVESTMENTS LIMITED

THAT the revised application submitted by Emery Investments 620 Wilson Avenue, Ste. 401, Toronto, Ontario M3K 1Z3 to rezone land located on the north side of Dundas Street, west of Appleby Line (3204 Appleby Line), within the Alton Community, to permit: employment and mixed use corridor uses; 44 detached, 80 semi-detached and 161 street townhouse units; blocks zoned for residential medium density and high density development; neighbourhood commercial; street widening and reserve blocks, and creek block uses, **BE APPROVED**;

and that By-law 2020.203, attached as Appendix II to Report PL-19/06, a by-law to rezone lands to permit: employment and mixed use corridor uses; 44 detached, 80 semi-detached and 161 street townhouse units; blocks zoned for residential medium density and high density development; neighbourhood commercial; street widening and reserve blocks, and creek block uses, be enacted and passed by Council, subject to the following:

and that Council certifies that By-law 2020.203 will conform with the Official Plan of the City of Burlington once OPA NO. 52 is approved;

and that By-law 2020.203 shall not come into effect until OPA No. 52 is approved **following the approval of OPA 53** (City-Initiated OPA affecting Alton Collector Roads and corresponding land use shifts).

File: 520-05/05.

2.0 PURPOSE:

The purpose of this report is:

- (i) to recommend approval of an application to amend the Official Plan to add a 'Residential-Medium Density' designation, reduce the 'Residential-Low Density' and 'Business Corridor' designations, redistribute and reconfigure the existing land use designations and shift the collector roads for a draft plan of subdivision proposed by Emery Investments Limited. Current designations for the subject lands include: 'Mixed Use Corridor', 'Business Corridor', Neighbourhood Commercial', 'Watercourses', 'Residential-Low Density', and 'Residential-High Density; and,
- (ii) to recommend approval of revised applications for a plan of subdivision and a zoning by-law amendment to permit: employment and mixed use corridor uses; 44 detached, 80 semi-detached and 161 street townhouse units; blocks zoned for residential medium density and high density development; neighbourhood commercial; street widening and reserve blocks, and creek block uses.

3.0 BACKGROUND AND RELATIONSHIP TO STRATEGIC PLAN:

3.1 Meetings with the Alton Central Landowners Group

In the fall of 2003, staff were asked to meet with members of the Alton Central East Landowners (Mattamy, Argo, Finer(Barkin), Finer(Resnick), Multinational Five and Burlington Parkway Village Joint Venture (since sold to Emery Investments Limited). Alton Central East is located between Walker's Line and Appleby Line. The October 31, 2003 meeting with the Alton Community Central Landowners Group was attended by staff from Planning, Engineering, Parks and Recreation and Conservation Halton. The Landowners requested the meeting to announce that they had established a unified approach on issues such as servicing and park dedication. However, the focus of the meeting was the presentation of a comprehensive land use concept plan encompassing the Alton Community central landowners land. The concept plan was produced by the Landowners to show how the various draft plans would be integrated. It also served the purpose of showing the incorporation of community design elements that had been planned for through the Alton Secondary Plan and the Urban Design Guidelines.

The concept plan was presented to staff for review and it was for the most part, in conformity with the Official Plan and respectful of the Alton Secondary Plan goals and objectives. The Emery lands represent an area where Official Plan conformity did not occur, mainly by introducing a "Residential-Medium Density" designation and reducing 'Residential-Low Density' and 'Business Corridor' areas. Therefore, Emery applied for an amendment to the Official Plan.

Until the first draft plan approval was granted in Alton, staff met regularly with the landowners and their representatives to refine the plan and to resolve related details associated with Master Servicing and Parkland Dedication Cost Sharing agreements, other associated agreements as well as floodplain and land use matters.

3.1.1 History of Alton Application Processing

In February, 2004, a letter was sent by the General Manager of Development and Infrastructure to all Alton landowners outlining the City's application process with respect to the estimated timeframe required for preparing a staff report and detailing the requirements that must be met by all applicants. The letter made the following points:

- as the plan implementation stage begins for the Alton Community, the issue of application processing timeframes has been raised by a number of Alton landowners. Specifically, the City was requested to commit to accelerated processing schedules which entails expedited processing and pre-defined target dates for Committee and Council to consider staff reports;
- City staff anticipate a considerable workload with the concurrent processing of multiple Alton applications;

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- staff are committed to treating all landowners in an equitable and reasonable manner and will undertake to complete the processing of applications within timeframes that are achievable;
- the current average time period for Planning Department application processing that applies to the types of applications that will be submitted by the Alton landowners is approximately 6 months [applies to combined rezoning and plan of subdivision, but does not include Official Plan amendments];
- this timeframe is contingent on the submission of complete applications. Complete applications will involve providing all of the detailed information outlined in the preconsultation agreement as well as adherence to the Urban Design Guidelines;
- prior to staff presenting a report to Committee and Council, Master Servicing and Master Park Dedication Agreements are required to be signed by all landowners, as well as full and supportive agency comments; and,
- it has been staff's experience that, on many occasions, additional information is required from applicants. Any time that lapses while staff waits for such information may result in a processing time that exceeds the aforementioned average target. However, staff will notify applicants as soon as we are aware that information is either incomplete or missing.

Since January 2005, City Council has given approval to five subdivisions in Alton. Four of the subdivisions are located in the Alton Central East area (between Walkers' Line and Appleby Line). These include: Mattamy (Richardson) Limited; Multinational Five Investments Limited; Argo Developments (Alton) Limited and Sundial Homes (Burl7) Limited. The fifth subdivision by the Embee-Jovic Development Group is located in Alton West (west of Walker's Line). Details of the approvals are noted in Table 1 on the following page.

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Table 1

ALTON RESIDENTIAL SUBDIVISION APPROVALS						
Applicant/Developer	Location (see Detail Sketch)	Council Approvals	Residential			
Embee-Jovic Jan. 31/05 Development Group			213 Detched units 150 Semi-detached units 35 Street townhouse units			
Mattamy (Richardson) Limited	4011 Dundas St.	April 11/05	201 Detached units 84 Semi-detached units 132 Street townhouse units Medium Density Blk - 1.21 ha High Density Blk - 3.47 ha			
Multinational Five Investments Ltd.	4275 Dundas St.	Sept. 26/05	519 Detached units 92 Semi-detached units			
Argo Developments (Alton) Ltd.	4385 Dundas St.	Aug. 8/05	317 Detached units 46 Semi-detached units			
Sundial Homes (Burl7)	4401 Dundas St.	Oct. 4/05	281 Detached units 44 Semi-detached units			
TOTAL APPROVED:			Detached Semi-detached Street townhouses Medium Density Blks High Density Blks	1531 units 416 units 167 units 1.21 ha 3.47 ha		
Emery Investments Propo	sed Residential:	44 Detached units 80 Semi-detached units 161 Street townhouse units Medium Density Blk – 1.58 ha High Density Blk – 2.0 ha				
TOTAL APPROVED IN	ICLUDING EMERY:	Detached Semi-detached Street townhouse Medium Density Blks High Density Blks	1575 units 496 units 328 units 2.79 ha 5.47 ha			

3.1.2 Pertinent Council Resolutions

• <u>Alton Directions Report:</u>

On November 15, 2004, City Council adopted Resolution CD-138-04, as follows:

"THAT the Director of Planning and Building report back to the Community Development Committee at the meeting on January 17, 2005 with an Alton Community Directions Report which will include the following:

- i) Update on proposed Alton phasing of development policies.
- ii) Update on the status of the Alton Central Master Cost Sharing Agreement including the status of the participating and affected landowners in the agreement and identification of any related issues.

- iii) Update on the status of the Alton Central Parkland Dedication Agreement including the status of the participating and affected landowners in the agreement and identification of any related issues.
- iv) Identification of all development applications and their status for lands in the Alton Community including any significant issues associated with these applications.
- v) Proposed 2005 work program for processing the respective development applications for Alton lands.
- vi) Confidential update on the status of land acquisitions related to:
 - Ontario Realty Corporation lands required to service the Alton Community
 - Lands for a proposed new City of Burlington Community Centre
- vii) Strategies for ensuring the timely release of serviced employment lands within the Alton Community; and

THAT the Director of Planning and Building convene a meeting with all affected Alton landowners to communicate the aforementioned requirements; and,

THAT the Director of Planning and Building reconfirm with all Alton Central landowners that consideration of their respective development applications by the City's Community Development Committee will only occur at such time as the City is in receipt of an executed Master Servicing agreement and Park Land dedication agreement (or other arrangements to secure the community parkland and open space) in a form acceptable to the City."

Staff presented the Alton Directions report (PL-8/05) to the Community Development Committee on January 17, 2005.

On January 31, 2005, City Council adopted Resolution CD-9-05-1, as follows:

- "1. That the Mayor and Clerk be authorized to execute the Central Alton Parkland Dedication Agreement as approved by the City Solicitor and the Director of Parks and Recreation; and
- 2. That the Mayor and Clerk be authorized to execute the Agreements of purchase and sale required to carry out the terms of the Central Alton Parkland Dedication Agreement, such Agreements of purchase and sale to be in a form acceptable to the City Solicitor and the Director of Parks and Recreation; and
- 3. That staff be authorized to take whatever steps are required to administer and implement the Central Alton Parkland Dedication Agreement; and
- 4. That the Mayor and Clerk be authorized to execute such further and other documents as are approved by the City Solicitor and required to administer and implement the Central Alton Parkland Dedication Agreement."

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• Alton Phasing of Development Policies:

On January 31, 2005, City Council adopted Resolution CD-10-05-3, as follows:

"THAT Official Plan Amendment No. 44 attached as appendix II of Planning and Building Department Report PL-5/05, dated December 22, 2004, amending the phasing of development policies affecting the Alton Community, be adopted; and,

THAT the City Clerk be instructed to prepare the necessary by-law adopting Official Plan Amendment 44, as outlined in Appendix II of Planning and Building Report PL-5/05, dated December 22, 2004; and,

THAT Council deems Section 17(21) of the Planning Act has been met."

Official Plan Amendment No. 44 came into force on March 4, 2005.

3.1.3 Strategic Plan, Future Focus VI, Pillars for Success

On June 5, 2004, City Council approved a new 2004 – 2006 Strategic Plan, "Future Focus VI, Pillars for Success". One of the four fundamental pillars which the Community vision is based upon is 'Burlington...A Liveable Community'. The Long Term Goal Statement – Liveable #1 states:

"Burlington will be a thriving, liveable and productive municipality, comprising distinct and permanent urban and rural areas. Smart growth and development will occur within the context of environmental protection and sustainability, land use compatibility and managed growth."

The Alton Secondary Plan is the basis for managing growth within Burlington's last major 'greenfield' community. Environmental protection and land use compatibility are fundamental goals of the Plan. The Secondary Plan was adopted by Official Plan Amendment No. 3 and now forms part of the City's Official Plan.

4.0 DESCRIPTION OF SITE

The subject site is located on the west side of Appleby Line, north of Dundas Street and a hydro corridor, within the Alton Community. The property is referred to municipally as, 3204 Dundas Street (see Location/Zoning Sketch No. 1). The property has an approximate frontage of 562 m on Appleby Line and an overall land area of 26.5 hectares. To the north and west is vacant land that is also located within the Alton Community as well as Highway No. 407, to the east is Appleby Line and to the south is a hydro corridor and a retail-commercial plaza and Dundas Street. The property contains no structures and was previously used for agricultural purposes.

5.0 DESCRIPTION OF APPLICATIONS

Since June 2005, a number of revisions have been made to the draft plan of subdivision. The details of the latest draft plan dated, March 6, 2006 are shown on the attached Detail

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Sketch No. 2 and reflected in the associated revised Official Plan and Zoning By-law amendment applications, and are as follows:

- 44 detached dwelling units having lot widths of 11 m and lot areas of approximately 308 m².
- 80 semi-detached dwelling units having lot widths of 7.6 m and lot areas of approximately 228 m².
- 27 blocks containing 161 street townhouse units having lot widths of 6.5 m and lot areas of approximately 195 m.
- Future Residential-Medium Density block (Block 112).
- Future Residential-High Density block (Block 113).
- Mixed Use Corridor-Employment block (Block 155).
- Business Corridor block (Block 154).
- Neighbourhood Commercial block (Block 156).
- Creek block (Block 157).
- Roads.
- Reserved blocks designed for future residential development (Blocks 114-153).

Table 2

Housing Type	Area (ha)	# of Units	Density	
Detached	1.58	44	27.8	
Semi-Detached	2.04	80	39.2	
Street Townhouses	3.27	161	49.2	
Block Townhouses	1.58	64	40.8	
Apartments	2.01	200	100	

Based on the 549 dwelling units proposed, the overall net density of the plan is about 52 units per hectare.

6.0 DISCUSSION:

6.1 Official Plan and Secondary Plan

The City of Burlington initiated a secondary planning study for the Alton area in 1995. Urban design guidelines were also prepared as part of the technical studies associated with the secondary planning process. The Alton Community and Urban Design Guidelines were prepared by NAK Design Group in 1997. In August 1997, the City approved a Secondary Plan for a predominantly residential community with some lands for retail, mixed use, employment, open space and parkland uses. The Secondary Plan was neither formally revised nor incorporated into the Official Plan due, in part, to the inability to resolve some planning matters.

On September 18, 2000 City Council rescinded the approval of the 1997 Secondary Plan and initiated a new secondary plan study process that included a re-examination of the residential and employment land requirements of the City. As the Urban Design

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Guidelines were developed in accordance with the 1997 Alton Secondary Plan, they were also rescinded.

The current Alton Secondary Plan was approved by Council in July, 2001. At the same time, Official Plan Amendment No. 3 (OPA No. 3), implementing the Secondary Plan, was adopted by Council. As a result of an Ontario Municipal Board (OMB) Hearing in April 2002, the Amendment was modified. Subsequent to the Board decision, corresponding revisions were made to the Secondary Plan in May 2002.

The Official Plan designates the subject lands 'Mixed Use Corridor', 'Business Corridor', Neighbourhood Commercial', 'Watercourses', 'Residential-Low Density', and 'Residential-High Density'.

The subject revised rezoning and subdivision applications do not conform to the Official Plan. Therefore, an amendment was required. The purpose of the amendment is to add a 'Residential-Medium Density' designation, reduce the 'Residential-Low Density' and 'Business Corridor' designations, redistribute and reconfigure the existing 'Residential-High Density' land use designation; as well as to shift two collector roads.

6.1.1 Planning Justification Report

The planning justification report that was prepared for these applications was prepared by Korsiak & Company. A revised report was submitted dated, February 1, 2006. The major conclusions of the planning analysis are as follows:

- Emery's development proposal maintains the general intent of the Secondary Plan by locating high density uses on both sides of Street 'B' (Thomas Alton Boulevard -Residential Collector Road) in proximity to major roads, transit, shopping and employment opportunities. The area north of Street 'B', adjacent to the Mixed Use Corridor-Employment area is proposed for high density uses consisting of a block for apartments. A high density area comprised of street townhouses is also maintained on the north side of Street 'B'. The area on the south side of Street 'B', adjacent to the commercial area is proposed for high density uses consistent with street townhouses. The high density residential uses occupy a total area of 5 ha., which is consistent with the approved Secondary Plan. While the intent of the Secondary Plan is maintained, the locations and configurations of the high density areas are slightly different than shown on the approved plan.
- The draft plan proposes low density detached dwellings in the area south of Street 'B', whereas the Secondary Plan locates the low density area north Street 'B'. This is largely due to the northward shift in Street 'B'.
- The general intent of providing an area of low density residential uses is being maintained, [however] the precise location and configuration of the designation is slightly altered from the Secondary Plan.
- The Secondary Plan does not provide a "Residential-Medium Density" designation on the Emery property but does establish a ribbon of medium density

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residential uses along both sides of Street 'B', west of Sheldon Creek. The draft plan of subdivision proposes a variety of housing types in order to provide housing for a broad range of ages, incomes, family types and household types. The semi-detached, larger street townhouse and [condominium] townhouse housing product falls within the density range associated with the "Residential-Medium Density" designation and requires the addition of this designation.... The addition of the medium density designation simply replaces portions of the "Residential-Low Density" area and will not significantly impact the housing program and mix for the Alton Community nor does it compromise the planned non-residential or high density residential areas.

- The Alton Secondary Plan in combination with the Alton Central East Community Design Guidelines prepared by NAK Design Group (March 2004) provide guidance with respect to community form and urban design. The proposed plan of subdivision implements the community vision for Alton by:
 - i) establishing Business Corridor and Mixed Use Corridor-Employment areas along the north and east boundary of the site to foster living and working within the City;
 - ii) providing a commercial area to serve the needs of the neighbourhood and to also provide a focal point;
 - providing two important gateways into the employment and residential areas at the intersections of Palladium Way (Street 'A', Business Corridor Collector Road) and Street 'B' with Appleby Line;
 - iv) providing a grid-oriented network of local streets that are pedestrian friendly and promote easy navigation throughout the neighbourhood; and,
 - v) providing a broad mix of housing forms and styles.
- The planning and design objectives of the Emery development proposal are consistent with the Alton Secondary Plan and the Alton Central East Community Design Guidelines. The proposed Official Plan amendment is primarily a reconfiguration and relocation of existing land use designations and provides for a greater variety of housing opportunities through the addition of "Residential-Medium Density" designation.
- In conclusion, the development proposal and the related Official Plan amendment are appropriate and represent good planning.

Staff have reviewed the planning justification report from Korsiak and Company and accept most of the conclusions regarding the appropriateness of the Official Plan amendment. The second to last conclusion notes that the proposal is entirely consistent with the Alton Secondary Plan. This is inaccurate because the proposal fails to conform to the Secondary Plan and implementing Official Plan. The requested amendment to the Official Plan is therefore required.

With respect to the opinion that the development proposal is entirely consistent with the Alton Central East Community Design Guidelines, the implementation of the Design Guidelines is a multifaceted process that is not fully complete. The urban design zoning provisions have been incorporated into the proposed zoning for the subject lands

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contained in Appendix II. Engineering and Planning Department conditions of draft plan approval refer to the engineering approval of public realm matters on the engineering drawings, and urban design matters associated with affected residential uses, prior to building permit issuance. Other uses will undergo site plan approval which will also entail implementing the Design Guidelines. However, these are later stages that will follow the approval of the subject applications and will require further commitments from Emery relating to implementation of the Urban Design Guidelines.

6.1.2 The Official Plan Amendment: Staff Assessment

The proposed Official Plan amendment adds a 'Residential-Medium Density' land use designation and reduces the 'Residential-Low Density' designation area. It also consists of a reconfiguration and redistribution of the 'Residential-High Density' land use designation affecting the affected lands.

a) Residential-Low Density

(i) 'Residential-Low Density' land is reduced in area and relocated from the north side of Street 'B' to the south side. In terms of land area, the reduction amounts to approximately 4.5 ha based on the Secondary Plan. The reduction appears to be significant in relation to Emery's 26.5 ha land holding; however, 'Residential-Low Density' development in Alton has occurred with a higher number of units than projected by the Secondary Plan. Therefore, the proposed reduction will not adversely impact the Community.

The existing 'Residential-Low Density' area located on the north side of Street 'B' is affected by a northerly shift in the extension of Street 'B' from the approved Alton subdivisions to the west. This compresses and reduces the land area between Street 'A' and Street 'B' on the Emery lands (see proposed Official Plan Amendment No. 53, File No. 505-03/06). This area now has some locational characteristics that especially benefit higher density land use in block form such as apartment buildings. Therefore, it is reasonable to relocate the 'Residential-Low Density' to an area south of Street 'B' as proposed where it will better integrate with the planned mix of housing types in that area of the plan. This will allow the area located north of Street 'B' to be developed with high density apartment development as is proposed.

The relocation of the 'Residential-Low Density' to the south side of Street 'B' will contribute to the creation of a broad mix of housing forms in that area. The reduced area of this land use designation area will be converted to a new land use designation on the subject lands, 'Residential-Medium Density', which will further add to the diversity in neighbourhood form.

b) Residential-Medium Density

i) A 'Residential-Medium Density' land use designation is proposed to be added to the subject lands. 'Residential-Medium Density' development in Alton is occurring at a lower rate than anticipated in part due to the lower

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density created by semi-detached dwellings with above average lot widths. Therefore, applying a 'Residential-Medium Density' land use designation to approximately 3.6 ha of the Emery land holding is considered to be acceptable.

A 1.5 ha block is planned to be located between Street 'A' and Street 'B'. This block housing form will provide a specific housing opportunity that is limited within the Alton Community. The higher density development on this site is also appropriate given its location on a future transit route as well as its proximity to future employment opportunities located along Street 'A' and Appleby Line (Mixed Use Corridor-Employment).

The 'Residential-Medium Density' area added south of Street 'B' will allow for 80 semi-detached dwelling units. This will offer additional diversity in housing forms and opportunities within both, Emery's plan and the Alton community. Broadening the housing form mix is supported over a concentration of limited housing types that might have otherwise occurred if one designation remained allowing for a range of 'Residential-High Density'uses, including street townhouses.

c) Residential-High Density

The 'Residential-High Density' land is reconfigured and redistributed into three areas.

i) A 2.0 hectare 'Residential-High Density' block is situated between Street 'A' and Street 'B'. This land is well positioned to take advantage of the proximity to a potential future transit terminal currently being planned for the Alton Community. A future area transit facility would serve as a significant transit node providing local and inter-regional service. High density residential is a transit-supportive land use and it is an integral component of a planned transit node. The advantage of convenient access to available effective transit service makes this site exceptionally suited to transit-oriented high density development.

The planned high density uses on this site will help to meet Provincial growth objectives by supporting the use of alternative transportation modes and public transit. With respect to public transit, the site is conveniently located on Street 'B' which will be a future transit route.

The 'Residential-High Density' apartment use on this block will assist in meeting the Alton Secondary Plan goal of providing a broad mix of housing in the Alton Community. This form of housing is only permitted in one other location in Alton, at the northwest corner of Dundas Street and Street 'F' (Rotary Way) currently owned by Mattamy. However, a wide range of residential uses are also permitted on that site. So there are no assurances that the high density apartment housing will actually be built on the Mattamy property. Consequently, the subject high density block is a key piece of residential land in the Alton Community that will

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- contribute to the delivery of 'Residential-High Density' dwelling unit targets contained in the Alton Secondary Plan.
- ii) 'Residential-High Density' designated townhouse blocks are proposed south and north of Street 'B'. These areas are to be developed with street townhouses. This residential form comprises a large part of the affected lands; however, in the balance of Alton, street townhouses will only be developed near Walker's Line. The Secondary Plan allows for a broad range of uses in the 'Residential-High Density' designation, including street townhouses. The planned relocation and reconfiguration of this land use will allow for this use to be created which will expand the housing mix in this neighbourhood and increase the availability of this housing opportunity within Alton.

d) Collector Road Changes

At the draft plan of subdivision stage in the planning process, detailed engineering work and subdivision design takes place which addresses standard subdivision features such as creek alignments and crossings etc.. The various subdivision plan review considerations can result in the alignment of collector roads that do not precisely match the more general locations identified in a Secondary Plan and related Official Plan amendments. This has been the case in the Alton Community subdivisions that have been approved between Walker's Line and Appleby Line. However, the adjustment of these roads is acceptable as the general intent of the Secondary Plan and Official Plan is maintained. Further, the alteration of these road locations does not significantly change the overall community framework.

The collector road changes include: Street 'B' shifting to the north; the east leg of Street 'A' extends further to the east before dropping towards Appleby Line; and sections of Streets 'D', 'E' and 'F' have been shifted to varying degrees. In spite of this, all of these roads continue to outlet at the same Walker's Line, Appleby Line and Dundas Street locations shown on Official Plan (Schedule B "Comprehensive Land Use Plan – Urban Planning Area", and Schedule J "Classification of Transportation Facilities").

To deal with the collector road changes west of this property to Walker's Line, a further Official Plan amendment (No. 53) has been initiated by the City which shifts and adjusts the locations of some collector roads and existing land use designations that are adjacent to Street 'B' and to a lesser extent, a portion of Street 'A'. Official Plan Amendment No. 53 is contained in Planning Report PL-21/06 under File No.: 505-03/06.

e) Business Corridor

As a result of the adjustment to the Street 'A' alignment west of the subject lands, the Street 'A' connection on the Emery lands is located whereby it reduces the area above Street 'A' and transfers it to the residential area on the south side. This produces a minor reduction to the overall 'Business Corridor' lands within the Alton Community. The road alignment and affected land uses meet the

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general intent of Official Plan and do not significantly change the overall community framework. They are also consistent with the actual collector road locations contained in existing Council draft plan approved and registered plans of subdivisions in the Alton Community.

6.1.3 Provincial Policy Statement

The new Provincial Policy Statement (PPS) came into effect on March 1, 2005. This coincides with the effective date of Section 2 of the *Strong Communities* (*Planning Amendment*) Act, 2004, which requires that planning decisions on applications that are subject to the new PPS "shall be consistent with" the new policies.

The Emery applications were received on May 16, 2005 and are therefore subject to the goals and objectives of the new PPS. Emery was asked to provide details identifying how the proposed applications are consistent with the policies of the new Provincial Policy Statement particularly Section 1.4 Housing. The policy is in italics and followed by the applicant's response:

- "1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
 - a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower tier municipalities may identify higher target(s) which shall represent the minimum target(s) for these municipalities;

Applicant's Response:

The proposed draft plan of subdivision provides a wide variety of housing types and densities. The proposed housing types include detached, semi-detached, street townhouses, townhouses and apartments with proposed densities ranging from 27.8-100 units per hectare.

- b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements; and
 - 2. all forms of residential intensification and redevelopment in accordance with policy 1.1.3.3;

Applicant's Response:

This section is met by the range of housing types proposed as the built form includes detached, semi-detached, street townhouses, townhouses (condominium type dwellings for seniors and others who seek "low maintenance" living) and apartments for those who, for health or social reasons prefer an apartment type of building form.

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c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

Applicant's Response:

The Alton community is the northward extension of the currently "built up" area of Burlington, south of Dundas Street. The future residents within the proposed draft plan of subdivision will be able to benefit from the existing infrastructure and public service facilities that are currently available south of Dundas Street, as well as benefiting from the future infrastructure and public service facilities, such as schools and recreational opportunities that will be developed throughout the Alton community.

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed; and

Applicant's Response:

The draft plan of subdivision proposes a number of medium and higher density residential uses which minimize land consumption and reduce servicing costs. The higher density residential uses are located on both sides of Street 'B' to take advantage of future transit service along this street and to take advantage of being within walking distance of convenience commercial and employment uses. The low density designation is a relatively small portion of the overall unit count (44 units vs [549 units proposed]) whereas a majority of the units fall into the medium and high density categories.

e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety."

Applicant's Response:

Street townhouses, townhouses and apartments are the predominant building form within the proposed draft plan of subdivision. These building forms minimize the cost of housing and facilitate compact form within this new residential development.

Staff are satisfied that the proposed applications are consistent with the PPS policies.

7.0 ALTON COMMUNITY FORM

The Alton Community is the last "greenfield" community to be planned within the designated urban area of Burlington and is to be developed as a mixed use community, as promoted by Burlington's Official Plan. The community contains approximately 412 hectares (1,020 acres) of land.

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The Secondary Plan projected 3,100 dwelling units in Alton at full build out, a population of approximately 8,300 people and that potentially 9,800 employment opportunities could be created in Alton.

The Alton Community is planned to be a mixed use community with lands designated for a wide range of employment uses; low, medium and high density residential housing types; neighbourhood and arterial commercial uses; various uses such as schools and parks; and open space lands. The composite of these land uses will foster an opportunity for a strong live-work community within Alton and Burlington. While residential and employment land uses will be located in close proximity to each other, design features identified in the Design Guidelines have been incorporated into the draft plan conditions to address land use compatibility and urban design issues.

7.1.1 Urban Design Guidelines – Alton Central East Community

Urban design guidelines are typically completed as part of a comprehensive secondary plan study process and are generally funded by the benefiting landowners. Design guidelines were prepared in conjunction with the first Alton Secondary Plan in 1997. However, in 2000, the design guidelines were rescinded along with the 1997 Alton Secondary Plan.

Replacement design guidelines were not developed at the same time as the current Alton Secondary Plan. Rather, the preparation of design guidelines was a requirement of the Secondary Plan and implementing Official Plan Amendment No. 3. Separate guidelines were prepared: the Alton – West Planning Area (the Embee-Jovic lands located on the west side of Walkers Line) and the Alton-Central East Planning Area (includes the subject lands). An Urban Design Study and Guidelines for the Alton-West Planning Area was approved by Council on August 11, 2003. On March 22, 2004, Council approved the Urban Design Study and Guidelines for the Alton-Central East Planning Area.

The intent of the Design Guideline documents is to:

- a) assist in the creation of the desired urban form. The Guidelines place an emphasis on the public realm by supporting a pedestrian, cyclist and transit supportive community form, emphasizing public space, compatible development, integration of an open space network, efficient use of land, healthy residential neighbourhoods, strong employment areas and a positive City image.
- b) identify an urban design implementation strategy that establishes development application criteria and protocols to achieve the urban design objectives and outlines the relationship of the Guidelines with the Alton Secondary Plan and with Official Plan Amendment No. 3.

The Alton Central East Design Guidelines identify a Community Vision:

"Alton Central East Community is envisioned as a visually attractive, 'urbanized' and pedestrian oriented community consisting of a number of distinct neighbourhoods whose

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focus is the interconnected system of parks and open space. Commercial amenity areas provide secondary focal points for the neighbourhoods at its edges and employment areas create a strong presence along the community's northern boundary, providing opportunities for live-work within the City.

This vision will be achieved primarily through the design of the following:

- block patterns that are pedestrian scaled, accommodate way finding and promote ease of orientation;
- a variety of housing forms and styles and the de-emphasis of the garage within the street zone;
- a coordinated and consistent approach to the design of public areas, community features and community markers;
- a street zone that is pedestrian scaled and provides a safe and comfortable environment for community life; and,
- a street network and block pattern that provides multiple connections between neighbourhoods, to open space, to amenity areas and transit nodes."

The community vision for Alton can only be realized through the successful implementation of the design objectives and guidelines. The urban design objectives and guidelines found in the Design Guidelines for Alton Central-East fall into three categories:

- Public realm matters the street right-of-way zone
- Urban design site plan
- Urban design zoning

The implementation of the guidelines in each of these three categories has been incorporated into the report (Appendix V). Condition 3(ppp) of draft plan approval requires that Engineering –related public realm matters, as outlined in Appendix III, be reviewed prior to the approval of any engineering drawings by a landscape architect or other qualified design professional who will certify that all of the relevant provisions outlined in Appendix III have been complied with. Similarly, Condition 13 (d) of draft plan approval addresses urban design matters associated with affected residential uses, as outlined in Appendix IV, prior to building permit issuance, whereby a letter is required from an architect or other qualified design professional, certifying that all of the relevant provisions, have been complied with. The urban design zoning provisions have been incorporated into the proposed zoning for the subject lands contained in Appendix II.

7.1.2 Subdivision Design

A number of features are proposed in the subdivision design which implement the planning principles established in the Alton Secondary Plan. The Alton Secondary Plan contains planning principles that refer to a street network that will have a high degree of connectedness to distribute traffic and create shorter, more direct trip routes that allow for

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a greater choice of routes. To this end, a grid-oriented network of local streets is to be developed in each neighbourhood in conjunction with the collector and arterial roads of the community. The major features of this plan are:

a) Road, Pedestrian and Transit Network

The Alton draft plans have generally provided a linked and grid-patterned road network. The Emery road layout is shaped in part by the alignment of Street 'A' and Street 'B', as well as the position of the hydro corridor and Sheldon Creek to the west. Street 'B' is the main west-east collector road serving the community and Street 'A' is the main west-east collector road serving the community. The road layout will facilitate easy pedestrian movement and minimize travel time to the transit corridor (Street 'B'). Pedestrian access will also be provided via a walkway at the south end of the property (Street 'I') that will lead to a pedestrian/service vehicle bridge crossing the Main Branch of Sheldon Creek at the hydro corridor to connect to the multi-use pathway on the hydro corridor and the creek block.

The proposed transit routes in the community will be Appleby Line, Street 'A', Street 'B' and Walker's Line.

b) Right-of-Way Widths

The Orchard Community is often referred to in discussions concerning street widths. The right-of-way widths for local streets in the Orchard Community are based on Alternative Development Standards (ADS) of 14-15.5 metres. Over time, as Orchard built out, it has been staff's experience that these reduced right-of-way widths of local streets are too narrow to facilitate the provision of adequate parking and the maintenance of roads and utilities. The Alton Secondary Plan takes a different approach and increases street right-of-way widths. Road widths were reviewed as part of staff's work and meetings with the Alton Central East Landowners. Resolution of this issue led to a consistent approach in all of the Alton draft plans.

Emery's revised draft plan provides the recommended 17 m right-of-way width for local streets which is the standard throughout the Alton Community. Street 'A' and Street 'B' will have 26 m right-of-ways. Compared to Orchard, the increased local street right-of-way size will still maintain a relatively compact streetscape appearance but will improve the overall functionality of the roads and utilities.

c) Integration with the Adjacent Draft Plans

The Community Concept Plan for the Alton Central East lands was produced by the Landowners to show how the various draft plans would be integrated. It also served the purpose of showing the incorporation of community design elements that had been planned for through the Secondary Plan and Design Guidelines.

Since Street 'A' and Street 'B' traverse all major Alton Central East land holdings, each draft plan approval fixed the connection locations as shown on

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Detail Sketch No. 4. The review of development applications affecting adjacent lands confirms the actual road locations, and construction timing and details have been addressed through engineering conditions.

The road pattern of the subject draft plan has been designed to integrate with, and complete, the approved road pattern of the adjacent draft-approved subdivision plan to the west (Sundial).

7.1.3 Street Townhouse Building Elevations

The Emery draft plan contains 161 street townhouse units within 27 blocks. There is a cluster of 37 units located north of Street 'B' and west of a 'Residential-Medium Density' block. The remaining units are located south of Street 'B'. There is a band of units fronting onto the south side of Street 'B', a larger group of units located adjacent to the hydro corridor and the remaining units are placed at the ends of blocks containing semi-detached dwelling units.

The proposed street townhouses are subject to site plan approval and the Alton Central East Community Urban Design Study and Guidelines. Since this housing form comprises a large portion of the proposed draft plan, staff required detailed elevation submissions early in the review of these applications to ensure that satisfactory design features would be provided. Design objectives for this type of development are primarily aimed at ensuring that the built form is designed to provide an attractive edge to the street. This is achieved by minimizing the visual impact of garages, utilities and driveways on the streetscape, and to encourage variety and alternatives in the design of built form and materials used.

After reviewing a number of townhouse building elevation submissions from Emery, staff are of the opinion that satisfactory progress has been made towards meeting the design objectives. Some of the elevations that Emery has agreed to build are shown on Sketch No. 3. It is staff's opinion that the street townhouse elevations shown on Sketch No. 3, will contribute to the creation of attractive streetscapes. Conditions have been included in the report (13 e) which require that these buildings be in accordance with the shown elevations. In meetings with Planning staff, Emery and its design consultant, RN Design agreed to provide greater architectural variety for the remaining townhouse blocks at the site plan stage.

8.0 PROPOSED ZONING REGULATIONS

The Alton Community is planned to be a mixed use community with lands designated for a wide range of employment uses; low, medium and high density residential housing types; neighbourhood and arterial commercial uses; various uses such as schools and parks; and open space lands.

The proposed zoning for the Emery lands contains some of the same Alton zoning applied to the existing Council-approved subdivisions, namely: Embee-Jovic Development Group, Mattamy (Richardson) Limited, Multinational Five Investments Limited, Argo Developments (Alton) Limited and Sundial Homes (Burl7). When these zoning regulations were developed earlier this year, it was expected that this zoning

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would be used throughout Alton where appropriate. Additional site-specific zoning is also proposed.

An objective of the Secondary Plan is to provide for a mix of housing forms. However, a full range of housing forms is not necessarily to be permitted in all zones in Alton. The provision of diverse housing forms in each draft plan in the Alton Community is assessed independently and the merits for establishing permitted uses in proposed zones are determined on this basis. The proposed zoning for Emery follows this approach.

The Emery lands are proposed for a variety of residential uses: detached, semi-detached and street townhouse dwellings; block townhouse and apartment building dwelling units. Non-residential development is comprised of: 'Business Corridor'; 'Mixed Use Corridor-Employment'; and 'Neighbourhood Commercial' uses.

a) Residential Areas

i) Residential-Low Density

The 'Residential-Low Density' areas will be developed with detached dwellings on lots that have a frontage of 11m and an area of approximately 308 m2. These lands are to be zoned RAL1 which requires a minimum lot width and area of 11m and 275 m2, respectively.

ii) Residential-Medium Density

'Residential-Medium Density' land use exists in a block (Block 112) located on the north side of Street 'B'. The proposed zoning is RAL3-330 which allows townhouses, stacked townhouses and an apartment building on a minimum lot size of 1.5 ha. The higher density block development on this site is appropriate given its location on a future transit route and its proximity to future nearby employment.

'Residential-Medium Density' land use in the form of semi-detached units are located south of Street 'B'. These areas are to be zoned RAL3. The RAL3 zone allows a range of uses including semi-detached dwelling lots; however, detached dwellings are not permitted. The plan proposes 15.2 m wide lots for each semi-detached building or 7.6 m for each unit.

The proposed 'Residential-Low and Medium Density' zoning regulations (RAL1 and RAL3) were developed with regard for the Alton Secondary Plan and the Alton Central East Community Urban Design Study and Guidelines. This is the same zoning that was approved by City Council in April 2005 and applied to other Alton developments.

Unimposing garage and driveway designs are essential to the Community and this has been addressed in the zoning to ensure the streetscape is not dominated by the visual predominance of garages and paved front yard surfaces. The RAL1 zoning requires a 6 m front yard garage setback and a maximum driveway width of

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5.5 m for lots that are 11m or greater. In addition, garages are required to be recessed from the front wall of dwellings. In the RAL3 zone, the maximum driveway width is 3 m.

iii) Residential-High Density

A 2.0 hectare 'Residential-High Density' block is situated between Street 'A' and Street 'B'. The recommended zoning for this block is RAL4-331. It only permits an apartment building use on a minimum lot size of 2 ha. Further, the minimum density permitted is 100 units per hectare, minimum height is 4 storeys and minimum FAR is 1.0:1. Staff have created a diagram under the zoning exception number 331 for this site that shows building envelopes that pertain to establishing the property frontage on either Street 'A' or Street 'B'. This property is recommended to be zoned to be developed with apartment building(s) between 4 storeys and 10 storeys with a minimum of 200 units. Parking is not permitted between a building and Street 'A' or 'B' and balconies are not permitted facing a street.

The proposed apartment block is within close proximity to a potential future transit terminal currently being planned for the Alton Community. High density apartment use can be transit-supportive and it is an integral component of planned transit node. It is staff's opinion that the advantage of convenient access to available effective transit service makes this site exceptionally suited to transit-oriented high density development.

Since the remainder of the Emery plan proposes street townhouses in the reconfigured 'Residential-High Density' area, this block provides the only opportunity to increase the overall density within this designation on the Emery lands. To create the higher density, apartment building development is required. With the addition of an apartment use, the overall density for the 'Residential-High Density' areas is approximately 68 units per hectare. This compares to approximately 49 units per hectare if the 'Residential-High Density' areas were to be zoned to also allow for street townhouses, as the applicant requested.

The apartment zoning will assist in meeting the Alton Secondary Plan goal of providing a broad mix of housing in the Alton Community and it will contribute to the closer delivery of the 'Residential-High Density' dwelling unit projection contained in the Alton Secondary Plan.

'Residential-High Density' designated townhouse blocks are proposed south and north of Street 'B'. These areas are to be developed with street townhouses. The recommended zoning is RAL4 which is consistent with the townhouse zoning applying to the Mattamy (Richardson) Limited lands.

The proposed 'Residential- High Density' RAL4 zoning regulations were developed with regard for the Alton Secondary Plan and the Alton Central East Community Urban Design Study and Guidelines. The RAL4 zone

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requires a minimum lot width and area 6.5 m and 160 m2 for street townhouses.

iv) Employment

Standard 'Mixed Use Corridor-Employment', and Business Corridor' zonings are proposed and in each case, regulations which allow buildings to be closer to the street than currently permitted.

v) Neighbourhood Commercial

The recommended CN1-332 applies to the Neighbourhood Commercial block. The zoning requires that buildings occupy 60% of the Appleby Line frontage (extending from the intersection of Street 'B' south along Appleby Line) and 60% of the Street 'B' frontage (extending from the intersection of Street 'B' and Appleby Line, westerly 100 metres). This is consistent with the objectives of the Urban Design Guidelines which state that buildings should be massed along the street line to reinforce the street edge and to minimize the presence of parking. This will create a pedestrian–scaled environment that will be compatible with the planned residential community on both sides of Street 'B'.

9.0 TRANSPORTATION ISSUES

The transportation study entitled "Transportation Review - Recommended Alton Community Plan (OPA No. 3)", dated March 4, 2002, was the final report on the transportation review of the Alton Community for Official Plan Amendment No. 3. The report reviewed the transportation policies and infrastructure improvements required to sustain acceptable operating levels of service on the road network surrounding the Alton Community during the planning horizon (2021). The Ministry of Transportation (MTO) has recently requested that additional traffic analysis be completed to determine the impacts of the Alton Development on the Highway 407 interchanges at Dundas Street and Appleby Line. City staff have completed this analysis which concludes that the Highway 407 interchanges can accommodate the Alton Development. In addition to the transportation study, individual traffic impact studies are required for each draft plan of subdivision. The main purpose of these individual traffic impact studies is to determine the intersection requirements for each draft plan of subdivision.

10.0 PARKS AND OPEN SPACE SYSTEM

The Alton Community has been planned to contain approximately 13 hectares of park space. There is a 6.59 ha community park planned for the north side of Dundas Street, east of a road referred to in the Secondary Plan as Street 'E'. Two neighbourhood parks are also proposed for this community, one in the northwest area and one in the northeast area of the community. The neighbourhood parks will also provide some active and passive leisure pursuits to meet the needs of the community. Walkways are planned at the south end of the draft plan to the hydro corridor and within the hydro corridor, as well as within the creek block. Conditions of draft approval advise prospective purchasers of abutting lots that these open space/walkway areas will be used for general active and passive public recreation and leisure uses, including walkways/bikeways.

11.0 FINANCIAL MATTERS:

N/A

12.0 ENVIRONMENTAL MATTERS:

12.1 Storm Water Management

i) Engineering Staff Assessment

The subject lands are tributary to the Main Branch of Sheldon Creek as well as the N1 Tributary which traverse the site. The Alton Community Subwatershed Impact Study prepared as part of the Secondary Planning Study and in context with the Sheldon Creek Watershed Management Plan established a recommended management plan for these watercourses and criteria for the sizing of storm water management facilities designed to control flows from this community draining to Sheldon Creek, as well as storm water runoff quality. The recommended management approach included the diversion of the N1 Tributary to the Main Branch and will involve (due to the category of the watercourses and the proposed grading for development) the construction of a new natural design creek channel for the Main Branch which runs adjacent to the development to the west and through the community at the south west corner. A re-naturalization strategy and planting plan is required as a condition of approval for the creek block lands. A combined quality/quantity control storm water management facility which was constructed previously immediately north of Dundas Street, west of the retailcommercial plaza will be expanded to service the proposed and neighbouring development on the west side. Flows are conveyed to the facility via the storm sewer system servicing the site and discharge from the pond is to Sheldon Creek on the south side of Dundas Street.

Staff have recommended conditions of draft approval which address the issues regarding storm water management and the design of the watercourse and storm water management features.

ii) Conservation Halton Assessment

In a letter dated, August 23, 2005, and an email dated October 3, 2005, Conservation Halton advised that they have no objection to these applications subject to the conditions contained in the report recommendation.

13.0 COMMUNICATION MATTERS:

13.1 Agency and Public Comments

Agency comments have been incorporated by staff into the recommended conditions of approval (Appendix V).

There have been no comments received from the public in response to the circulation of these applications.

13.1.1 Circulation of the Draft Plan Conditions and Zoning

It is staff's standard practice to provide the applicant with a copy of the recommended draft plan conditions and zoning for review and discussion prior to the report being finalized. The applicant confirmed in writing and by phone that the recommended zoning and draft plan conditions are satisfactory.

14.0 CONCLUSION:

The revised applications for Official Plan and Zoning By-law amendment, and plan of subdivision, are recommended for approval, subject to the conditions outlined in the recommendation.

Respectfully submitted,

Mike Greenlee, M.C.I.P., R.P.P. Senior Planner

Reviewed by Bianca MV Bielski, Manager of Development Services - ext. 7638

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Appendices:

Appendix I – Official Plan Amendment (OPA 52)

Appendix II – Zoning By-law 2020.203

Appendix III – Urban Design Guidelines (Engineering Drawings) Appendix IV – Urban Design Guidelines (Site Plan Approval)

Appendix V – Conditions of Draft Plan Approval

Staff / Others Consulted: Name Telephone

Reg Bainbridge	Extension 7783
Paul Allen	Extension 7800
Philip Kelly	Extension 7576
Charlotte O'Hara Griffin	Extension 7488
David Nelson – Region of Halton	(905) 825-6000, ext. 7187

Notifications:	Emery Investments Limited	
	Alton Landowners	

Special Instructions:	Public Meeting

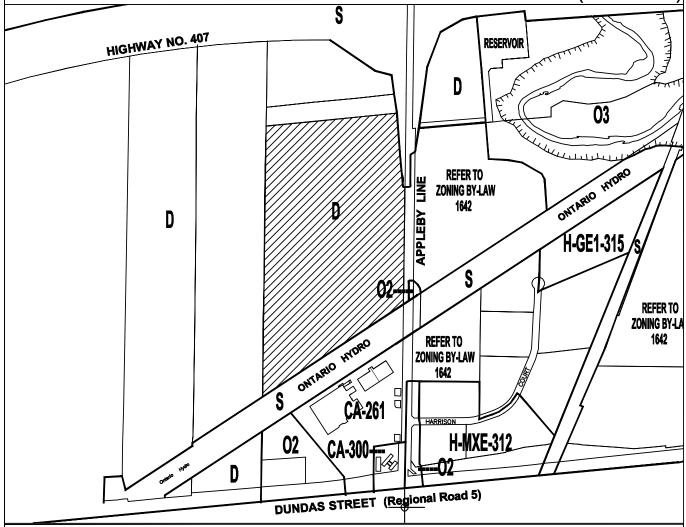
AREA AFFECTED

Sketch No. 1 LOCATION/ZONING SKETCH

Applications for Official Plan and Zoning By-Law amendments and plan of subdivision by EMERY INVESTMENTS, to permit a development consisting of 44 detached dwelling units, 80 semi-detached units, 161 street townhouse units, medium and high density blocks, and employment and commercial uses.

505-02/05 FILE NOs.: 520-05/05 510-03/05

(24T-05003/B)



NOTE: See By- law 2020, Map No. 25

NOTE: Zones may be followed by exception numbers which denotes specific property regulations in the By-law

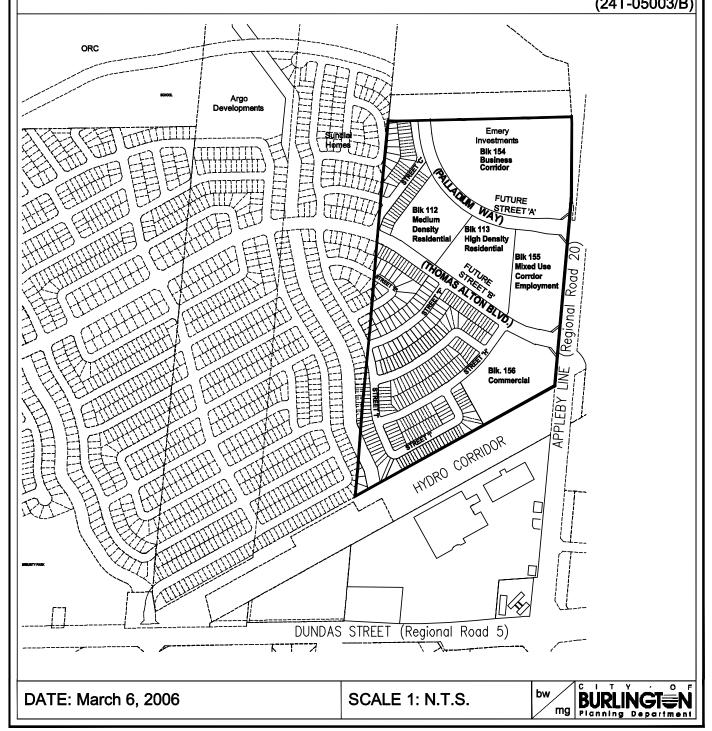
GENERAL ZONING LEGEND						
DETACHED		Mixed Use COMMERCIAL		EMPLOYMENT	OTHER	
Single Family Medium Density		MXE	CA	GE1	01	
R4					S	
R3.2					D	
					01	
					CITY · DF	
DATE: January 13, 2006			SCALE 1: N.T.S.	BW	BURLINGT	
DATE: Vallualy 10, 2000				/ mg	Planning Department	

Sketch No. 2 DETAIL SKETCH

Applications for Official Plan and Zoning By-Law amendments and plan of subdivision by EMERY INVESTMENTS, to permit a development consisting of 44 detached dwelling units, 80 semi-detached units, 161 street townhouse units, medium and high density blocks, and employment and commercial uses.

505-02/05 FILE NOs.: 520-05/05

510-03/05 (24T-05003/B)



Sketch No. 3 DETAIL SKETCH



Applications for Official Plan and Zoning By-Law amendments and plan of subdivision by EMERY INVESTMENTS, to permit a development consisting of 44 detached dwelling units, 80 semi-detached units, 161 street townhouse units, medium and high density blocks, and employment and commercial uses.

505-02/05

Proposed Elevations

FILE NOs.: 520-05/05 510-03/05 (24T-05003/B)







DATE: MARCH 6, 2006

SCALE 1: N.T.S.



DETAIL SKETCH No. 4

