



Town of Arnprior Staff Report

Subject: Westhaven Gate Draft Plan of Subdivision Application
(47T21004)

Report Number: 23-10-10-01

Report Author and Position Title: Robin Paquette, CAO / Saide Sayah,
Fotenn

Department: Community Services Branch

Meeting Date: October 10th, 2023

Recommendations:

That Council receives a revision to the Draft Plan of Subdivision application for the creation of a 106-unit plan of subdivision for the property located at 124 Fourth Avenue;

Further That pursuant to Section 34(12) of the Planning Act, Council holds a public meeting on Monday, November 14th, 2023, regarding the proposed amendment, to allow for public review and comment.

Background:

Owner: 2843870 Ontario Inc. and 2809981 Ontario Inc.

Legal Description: Part of Lot 3 and 4, Concession C – Fourth Avenue

Area of Land: 5.38 ha (13.3 acres)

Existing Structures: Vacant lands

Surrounding uses: Residential along Seventh Avenue to the north, light industrial to the east, Fourth Avenue to the south and residential to the west along Riverview Drive

Current Designations:

Official Plan: Low/Medium Density Residential Area

Zoning Designation: Future Development (FD) (See Document 3: Current Zoning)

The subject site consists of approximately 13.3 acres (53,800 m²) of land with approximately 94 metres of broken frontage along Fourth Avenue. The site is vacant of structures and contains a mixture of deciduous coniferous woodlands, open meadows, former parkland, and a vacant parking lot.

The original subdivision application was submitted to the County of Renfrew in January 2022, for the creation of a 115-unit plan of subdivision for the property located at 124 Fourth Avenue. Following the review and feedback of the original submission, the applicant has submitted a revised plan that replaces an apartment block, which was to accommodate a 22-unit apartment building, with 13 single detached residential lots. The proposed change results in an overall decrease of 9 residential units for the development, from 115 to 106 units. The proposed lots remain in use.

The Applicant submitted the following documents in support of the Application:

List of Drawings

1. Drawings N1, Cover, Notes and Specifications, prepared by Advance Engineering dated November 22, 2022.
2. Drawings CUP 1 and CUP 2: Composite Utility Plan, prepared by Advance Engineering. Dated November 21, 2022.
3. Drawings D1-D6: Site Servicing and Grading Details 1-6, prepared by Advance Engineering, Dated November 15, 2022.
4. Drawing S1 Draft Plan of Subdivision, prepared by Advance Engineering, Revision 03 Noise Barrier and Cul-de-Sac Added. Dated May 26, 2022.
5. Drawings EC-1: Erosion and Sediment Control Plan, prepared by Advance Engineering, Dated November 22, 2022.
6. Drawings GPS, and PP1-PP5: General Plan of Services and Plan and Profile, prepared by Advance Engineering, Dated November 22, 2022.
7. Drawing GR-1: Grading and Drainage Plan, prepared by Advance Engineering. Dated November 22, 2022.
8. Drawings LS-1 and LS-2: Landscape Plans, prepared by Advance Engineering, Dated November 21, 2022.
9. Drawings TR-1-TR-3: Turning Plans. Dated May 23 2022.

List of Reports

1. Westhaven Gate Subdivision, Site Servicing Report, 124 Fourth Avenue Arnprior, ON. Prepared by Advance Engineering Ltd. Dated November 18, 2022.
2. Westhaven Gate Subdivision, Stormwater Management Report, 124 Fourth Avenue Arnprior, ON. Prepared by Advance Engineering Ltd. Dated November 18, 2022.
3. Westhaven Gate Subdivision, TIA Addendum Letter Response. Prepared by Castleglenn Consultants. Dated August 19, 2022.
4. Westhaven Response Sheet. Dated January 17 2023.

Discussion:

The subject property is in an area characterized by residential development, parks and open space, and employment lands, with frontage on Fourth Avenue. The site is located approximately 600 metres northeast of the downtown core with the Madawaska River separating the site from the downtown.

An existing hydro easement bisects the site in a north-south direction and will be protected through the development proposal and will be maintained in the proposed plan of subdivision.

The subject property is currently zoned Future Development. The original plan of subdivision proposed 51 single detached dwellings, 4 semi-detached dwellings, 38 townhouse units and 2 apartment buildings creating 22 apartment units. The revised plan, submitted prior to any public meeting or Council consideration of the original application, consists of 64 single detached lots, 38 townhomes, 4 semi-detached homes for a total of 106 dwelling units. Table 1 below illustrates the changes between the original and revised submissions.

Table 1: Comparison of 2022 original submission and revised 2023 submission

Land Use	Original Submission		Revised Submission	
	Lots and Blocks	Number of Units	Lots and Blocks	Number of Units
Single detached units	1 to 51	51	1 to 64	64
Multiple attached units	Blocks 1 to 7	38	Blocks 1 to 7	38
Semi detached units	Blocks 8 & 9	4	Blocks 8 & 9	4
Apartments	Block 10	22	-	0
Stormwater / Parkland	Block 11	-	Block 11	-
Pedestrian pathway	Block 12	-	Block 10	-
Streets	A, B and C	-	A (extended), B and C	-
Total	51 lots and 12 blocks	115 units	64 lots and 11 blocks	106 units

Policy Considerations:

The following is a review of the existing planning policy framework and demonstrates that the proposed plan of subdivision is consistent with the Provincial Policy Statement and conforms to policies in the Town of Arnprior Official Plan. However, it should be noted that the site will require a Zoning By-law Amendment prior to the development proceeding.

Provincial Policy Statement (2020)

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning and development matters of provincial interest. All decisions affecting planning matters “shall be consistent with” policies issued under the authority of Section 3 of the Planning Act.

Policy 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by promoting efficient land use patterns with a range and mix of uses arranged as to minimize land consumption and servicing costs. Further, development patterns should avoid environmental or public health and safety concerns, conserve biodiversity, and consider the impacts of a changing climate.

The development proposes multiple forms of urban residential dwelling types which promote diversity in the range of residential units available in the community while minimizing land consumption. Policy 1.1.3.2 requires land use patterns within settlement areas to be based on: “densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed, and;
- g) are freight-supportive.”

The proposal increases the density and within the urban boundary of the Town of Arnprior. The change will not result in the loss of significant natural features and can be appropriately serviced utilizing available capacity in the municipal servicing network.

Section 1.6 of the PPS states that infrastructure shall be provided in a coordinated, efficient, and cost-effective manner to accommodate projected needs. The proposed development will connect to existing water services as well as existing sanitary and storm sewer infrastructure.

The application is consistent with the policy framework set out in the Provincial Policy Statement. The proposed development promotes efficient use of land within the urban area with no impact to natural environmental features, agricultural resources, mineral and aggregate resources, or cultural heritage.

Town of Arnprior Official Plan

The Town of Arnprior adopted a new Official Plan in 2017, which was approved by the County of Renfrew on November 29, 2017 (herein referred to as the 'Official Plan'). The subject property is designated under the Low/Medium Density Residential Area as per the Town of Arnprior Official Plan "Schedule A" (Document 2).

The application for the subdivision conforms to the policies of the new 2017 Official Plan. The proposed revisions to the Draft Plan of Subdivision will require a Zoning By-law Amendment and appear to be in general conformity to the R3 and R4 zones which are used for development in the Low/Medium Density Residential Area. The following section identifies key policies and objectives of the Official Plan and demonstrates how the proposed Revisions maintain these policies and objectives.

Section A3.2 (Sustainable Development) of the Official Plan lists several strategic objectives aimed at meeting a goal "to promote and encourage sustainable forms of land use and development":

- a) Minimize the Town's ecological footprint and the impacts of growth by encouraging new development that is based on the principles of sustainable development;
- f) Promote a compact urban form and develop an energy-efficient mix of land uses, where appropriate, to provide livable, healthy communities;
- g) Encourage reductions in the use of private automobiles by promoting active transportation and the use of Transportation Demand Management measures, such as cycling and walking;
- h) Encourage efficient site design, and building design and construction techniques that minimize space heating and cooling energy consumption, and encourage the upgrading/retrofitting of existing buildings and facilities;

Section A3.4 (Community Character) lists objectives that direct new development to "*protect and enhance the character of the community*":

- a) *Encourage the development of neighbourhoods which are: compact; provide for an integrated network of pedestrian-oriented streets, pathways and cycling facilities; and provide an appropriate mix of housing types, community facilities, commercial and service uses, and open spaces;*

The proposed revisions to the proposed subdivision conform to the objectives of Sections A3.2 and A3.4 by:

- Increasing densities through the provision of semi-detached and townhouse dwellings proposed to accommodate additional growth and address current market trends towards affordability;

Section A3.8 (Housing) of the Official Plan lists objectives aimed at meeting a goal “To provide an appropriate housing supply and range of housing choices to meet the needs of present and future residents” by:

- a) “Ensure that there is an appropriate supply of land for residential development subject to the availability of water and wastewater capacity;
- b) Assist in the achievement of residential intensification and affordable housing by encouraging opportunities for mixed-use development in appropriate locations that support the other objectives of this Plan;
- c) n/a
- d) n/a
- e) Ensure that a full range of housing opportunities for all incomes and ages is available for residents in the Town;
- f) Ensure that a viable amount of rental housing continues to be available;
- g) Support universal physical access and encourage the building industry to incorporate such features in new residential structures.”

The proposed application conforms to the objectives of Section A3.8 by:

- Continuing to propose a mix of single-family dwellings, semi detached dwellings and townhomes to accommodate housing opportunities for a wide variety of lifestyles and needs.

For the majority of the subject property designated ‘Low/Medium Density Residential Area’, Section C2.2 of the Official Plan states that the objectives of this designation are to:

- a) Provide for new housing opportunities to meet the Town’s projected housing needs;
- b) Provide for a range of housing types and forms to ensure accessible, affordable, adequate, and appropriate housing for all socio-economic groups;
- c) Achieve more compact forms of residential development in a manner that is compatible with the character and pattern of adjacent surrounding development;
- d) Ensure that new residential areas permit a variety of complementary and compatible land uses, including community facilities, open space areas; and,
- e) Establish a comprehensive set of design guidelines and policies for new residential development that fosters the establishment of an urban environment that is safe, functional, sustainable and attractive.”

Section C2.3 of the Official Plan establishes the list of uses permitted in the ‘Low/Medium Density Residential Area designation’. Uses permitted are:

- a) Single detached dwellings;
- b) Semi-detached dwellings;

- c) Townhouse dwellings;
- d) Low-rise apartments buildings (maximum height – 6 storeys);
- e) Secondary residential units in accordance with Section B9.3;
- f) Home businesses in accordance with Section C1.5.1;
- g) Bed and breakfast establishments in accordance with Section C1.5.2;
- h) Day nurseries and local institutional uses in accordance with Section C1.5.3.”

Only residential uses are proposed by the applicant in the Westhaven Gate subdivision application and are permitted in the ‘Low/Medium Density Residential’ designation.

Section C2.4.1 of the Official Plan includes policies that are intended to promote the development of single-detached dwellings in all new large subdivisions. It is understood that the intent of these policies is to protect the historic residential character of the Town, which is predominately single detached older homes. To address this intention, the policies of Section C2.4.1 state,

- a) The predominant form of housing in new development areas shall be in the form of single detached dwellings and in this regard, no less than 50% of the new dwelling units in any contiguous development area that has more than 20 units be comprised of single detached dwellings.
- b) This policy also applies to existing contiguous development areas as well and if an application to re-lot an already registered Plan of Subdivision is received by the Town.
- c) An amendment to this Plan is not required if the Town determines that an alternative approach that is generally in keeping with this section of the Plan is appropriate.”

Table 1 above provides a comparison between the distribution of units from the 2022 application and the revised 2023 application resulting in 64 of 106 dwellings, 60% being single detached homes.

The policies of Section C2.4.2 state:

- a) Where semi-detached and/or townhouse dwellings are proposed in already developed areas and new development areas, they shall be integrated with single detached dwellings to provide for variability in the built form and streetscape and to provide housing choice throughout the development area.
- b) Where townhouse dwellings are proposed, they shall generally not back onto or be located across the street from existing and/or proposed single detached dwellings, unless they have a built form that is compatible with the existing and/or proposed single detached dwellings.
- c) In addition to the above, townhouse dwellings shall generally not front on the entrance roads to development areas, where the predominant form of housing is single detached dwellings.
- d) In order to ensure compatibility with existing development in the Established Residential Area designation, new development in the Low/Medium Density

Residential Area designation should generally have a physical character that is compatible with development in the existing neighbourhood in terms of density, lot sizes, maximum building heights, and minimum setbacks.”

The proposed application conforms to the policies of Section C2.4.2 by:

- Maintaining a mix of housing types that are available within the subdivision.
- Where townhouses have been located in areas where they will front onto, or back onto, single-detached dwellings, the townhouses are internal to the site and front on to each other.

Town of Arnprior Zoning By-law

The subject property at 124 Fourth Avenue is zoned Future Development (FD) in the Town of Arnprior Zoning By-Law No. 6875-18 (See Document 3). Future development on lands within this Zone will require an amendment to the Zoning By-law. The proposed development will see a mixture of single detached, semi-detached and townhomes and will be subject to a future Zoning Amendment Application that likely considers provisions in the R3 and R4 zones in the Zoning By-Law.

Review of the subdivision plans shows that the built form will be able to conform to general yard and frontage requirements (section 4.6) and Parking (Section 5.2.1) with parking dimensions and number spaces appearing to meet minimum standards.

The proposed subdivision is contemplated within the policy framework and the supporting documents and studies will be further reviewed by staff prior to submitting comments to the County of Renfrew.

Financial Considerations:

Process

While no longer required under the Planning Act, as this application was received prior to the changes in the Act, notice of public meeting will be circulated to hold a public meeting on Tuesday, November 14th, 2023, in accordance with the previous Planning Act regulations. Twenty days' notice of the public meeting will be provided by mailing a notice to all landowners within 120 meters of the subject property and placing signage on the property. After the public meeting staff will review comments and report back to Council with appropriate conditions of draft approval to be sent, along with minutes of this public meeting, to the approval authority, the County of Renfrew.

As stated in the report, a Zoning By-law Amendment is also required and will also be subject to the required Planning Act regulations and public meeting requirements.

Options:

Proceed to the public meeting to allow the public to review the proposed subdivision application. The application should proceed to the public meeting stage.

Financial Considerations:

Not applicable.

Meeting Dates:

1. Public meeting – November 14, 2023

Consultation:

Public Works, Fire, Recreation and Building Department staff reviewed the submissions.

Documents:

1. Document 1: Site Location
2. Document 2: Town of Arnprior Official Plan, Schedule A
3. Document 3: Current Zoning Schedule
4. Document 4: Proposed Subdivision (Revised)

Signatures

Reviewed by Planning Consultant: Saide Sayah, RPP

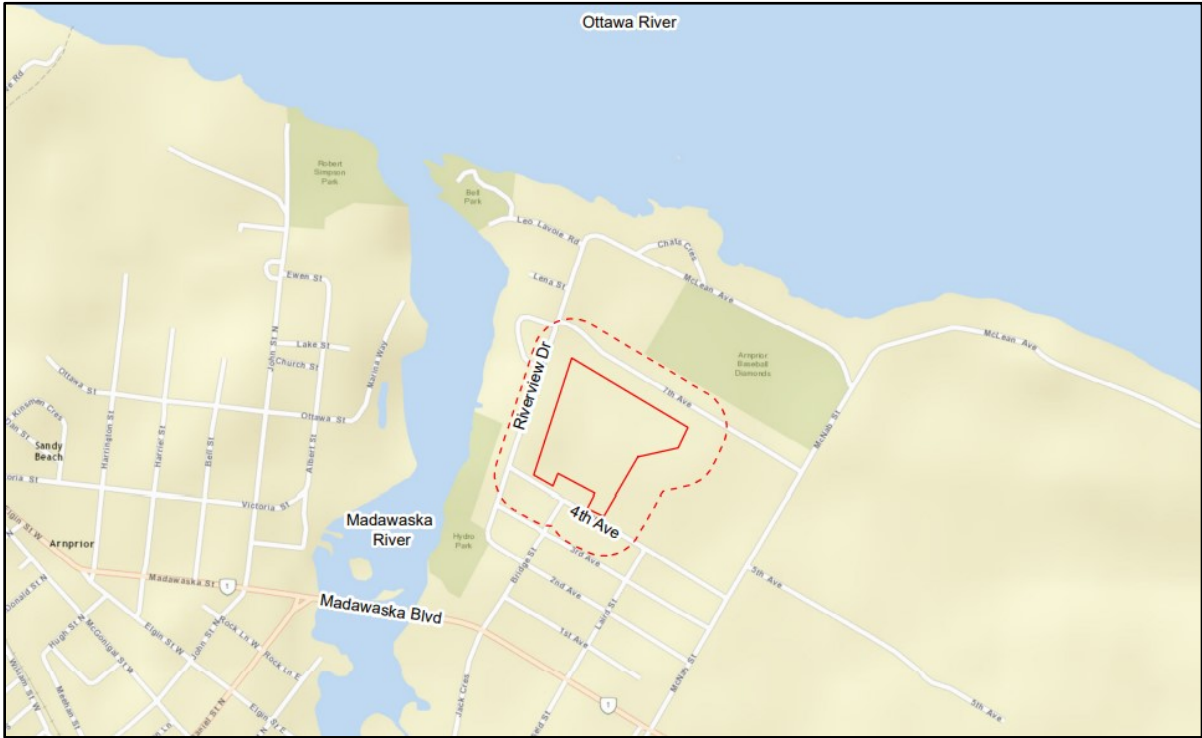
Reviewed by Department Head: Robin Paquette

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

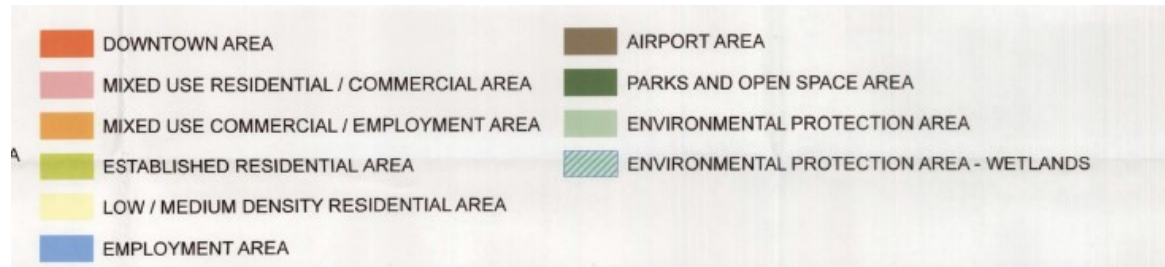
CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Shelley Mackenzie

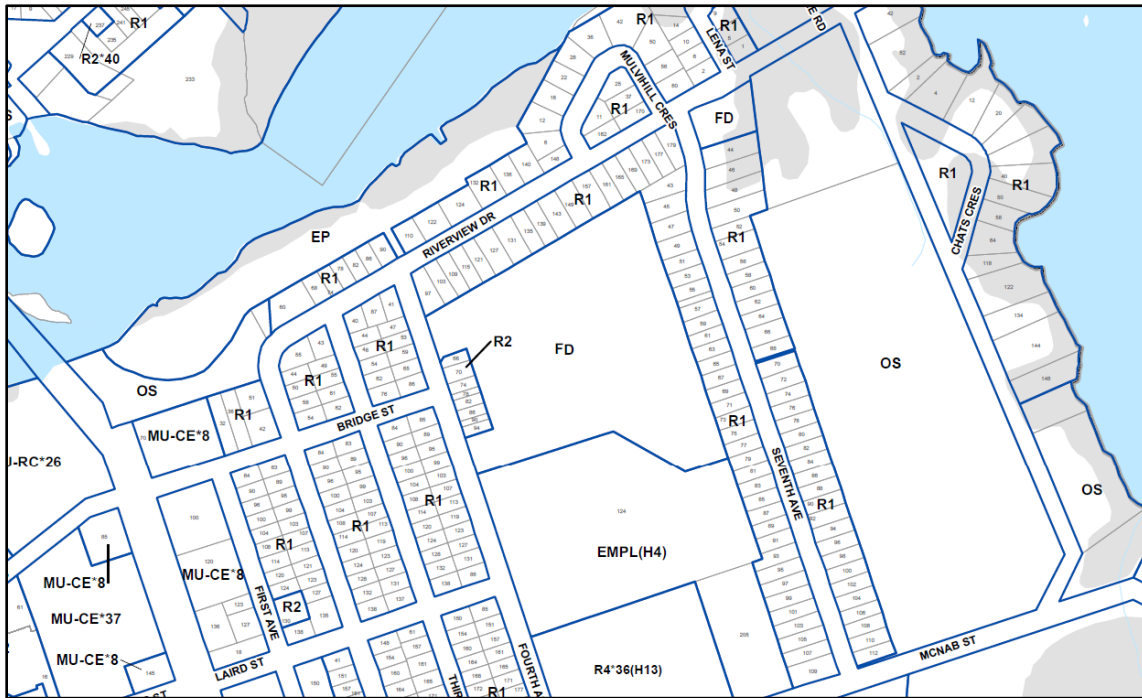
Document 1: Site Location (provided by applicant)



Document 2: Town of Arnprior Official Plan, Schedule A, Land Use

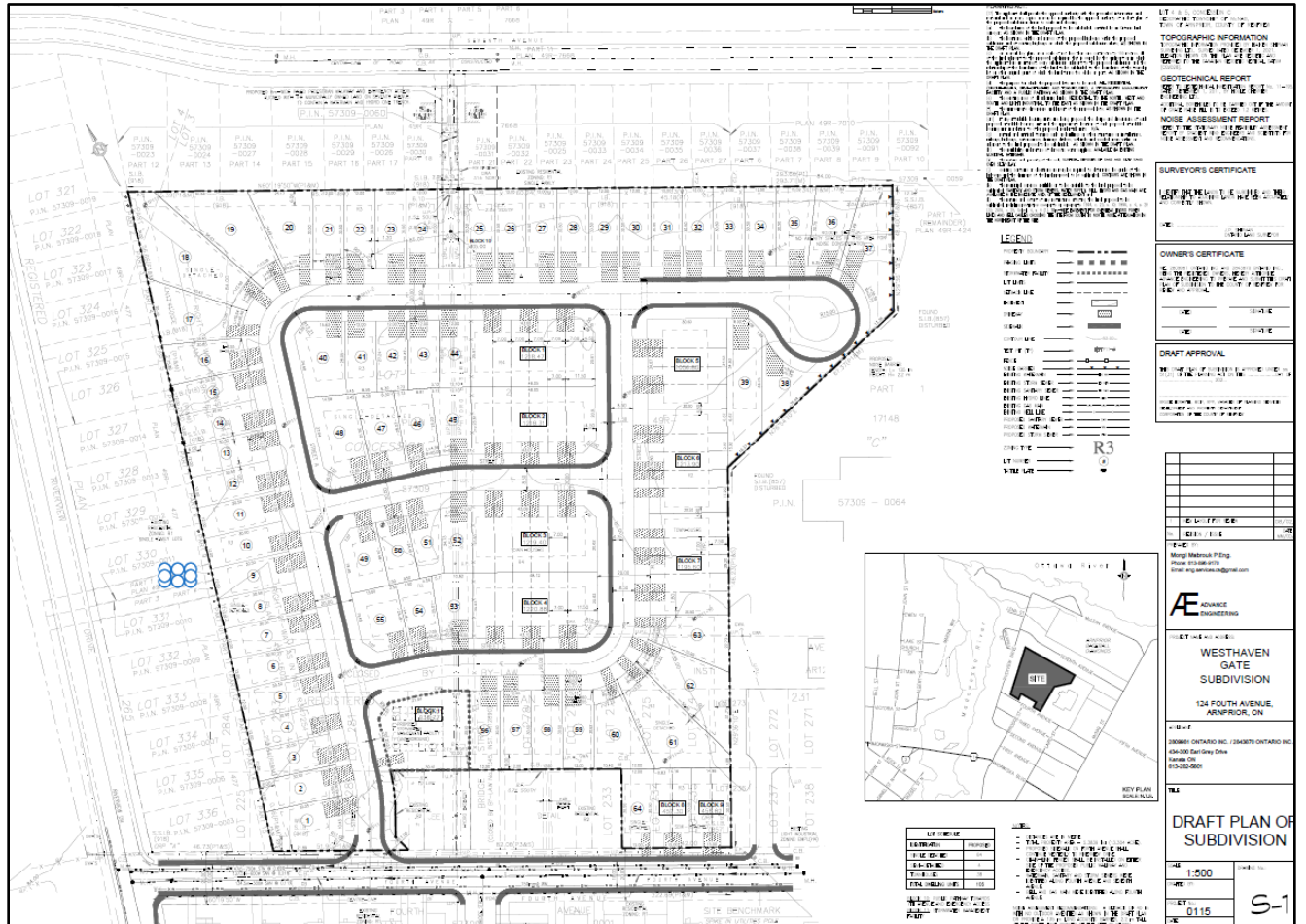


Document 3: Zoning By-Law 6875-18 Schedule A



Existing Zoning is FD – Future Development

Document 4: Proposed Subdivision (Revised)



TOPOGRAPHIC INFORMATION
 TOPOGRAPHIC INFORMATION WAS OBTAINED FROM THE FOLLOWING SOURCES:
 1. AERIAL PHOTOGRAPHS (1:25,000 SCALE)
 2. FIELD SURVEY
 3. GROUND SURVEY

GEOTECHNICAL REPORT
 A GEOTECHNICAL REPORT WAS OBTAINED FROM THE FOLLOWING SOURCE:
 1. [Name of Geotechnical Engineer]

NOISE ASSESSMENT REPORT
 A NOISE ASSESSMENT REPORT WAS OBTAINED FROM THE FOLLOWING SOURCE:
 1. [Name of Noise Assessment Firm]

SURVEYOR'S CERTIFICATE
 I, [Name of Surveyor], being duly sworn, depose and say that the foregoing is a true and correct copy of the original records of the Survey and that the same conform to the original records of the Survey.

OWNER'S CERTIFICATE
 I, [Name of Owner], being duly sworn, depose and say that the foregoing is a true and correct copy of the original records of the Survey and that the same conform to the original records of the Survey.

DRAFT APPROVAL
 I, [Name of Surveyor], being duly sworn, depose and say that the foregoing is a true and correct copy of the original records of the Survey and that the same conform to the original records of the Survey.

Symbol	Description
(---)	Lot Boundary
(---)	Center Line
(---)	Easement
(---)	Right of Way
(---)	Proposed
(---)	Existing
(---)	Survey Point
(---)	Well
(---)	Water

LEGEND

(---)	Lot Boundary
(---)	Center Line
(---)	Easement
(---)	Right of Way
(---)	Proposed
(---)	Existing
(---)	Survey Point
(---)	Well
(---)	Water

KEY PLAN
 A key plan shows the location of the site within a larger area, including Marlborough Avenue and South Fourth Avenue.

Lot No.	Area (sq. ft.)	Area (sq. m.)
321	17,218	1591
322	17,218	1591
323	17,218	1591
324	17,218	1591
325	17,218	1591
326	17,218	1591
327	17,218	1591
328	17,218	1591
329	17,218	1591
330	17,218	1591
331	17,218	1591
332	17,218	1591
333	17,218	1591
334	17,218	1591
335	17,218	1591
336	17,218	1591

DRAFT PLAN OF SUBDIVISION

Scale: 1:500
 Date: 0115