

Caivan Proposed Official Plan Amendment and Zoning By-Law Amendment

141 Peter Street, OPA- 01- 2023 and ZBL-03-2023

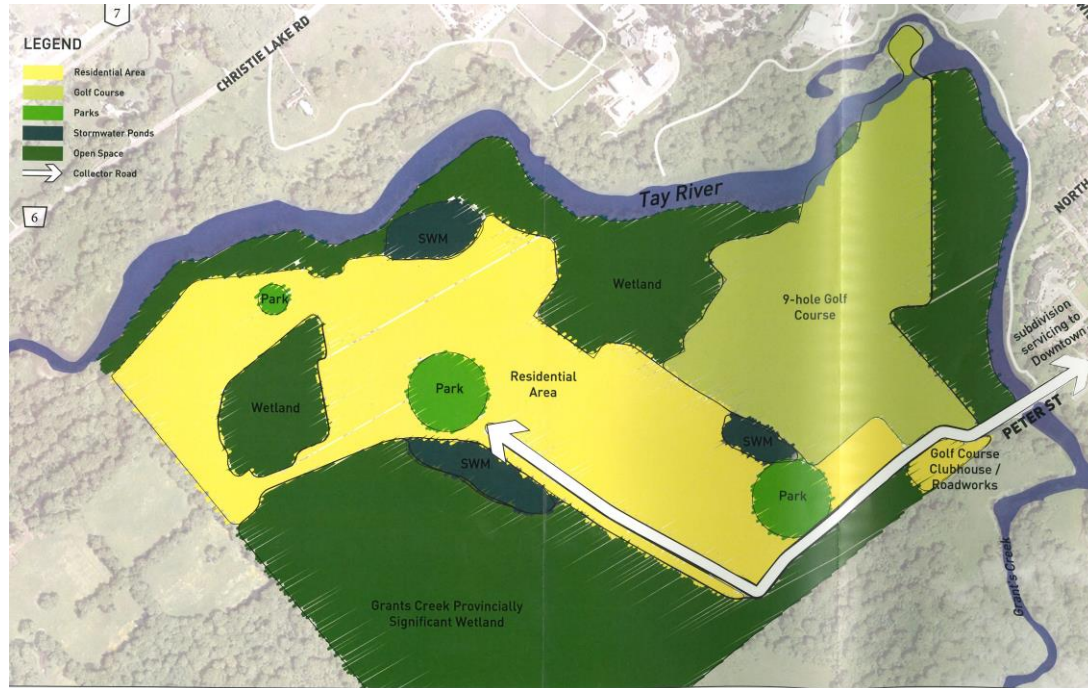
Joanna Bowes, MCIP RPP
Director of Development Services



Presentation Overview

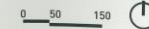
1. Background
2. Proposed Official Plan Amendments
3. Proposed Zoning By-Law Amendments
4. Staff Recommendations

Location of the Property 141 Peter Street, Perth Golf Course



WESTERN ANNEX LANDS - 141 PETER STREET

COMMUNITY PLAN ILLUSTRATION



Caivan | August 10, 2023

Background Context

Caivan applied for the first phase of a subdivision for the golf course lands with a proposed total of 350 single family dwelling units. The application was submitted April 14, 2022, and deemed complete by the County of Lanark June 8, 2022.

The Notice of a Complete Application for the Draft Plan of Subdivision noted that the County position, as well as the Town's, was that it did not meet the requirements of the Town of Perth Official Plan.

Both the County of Lanark and Town of Perth required an Official Plan Amendment and Zoning By-law Amendment to be filed concurrently.

The developer submitted OPA/ZBL for review which was deemed complete by the Town of Perth May 8, 2023.

The application for subdivision is now under appeal for a non-decision to the Ontario Land Tribunal

This public meeting is now being held to receive feedback from the public on the OPA/ZBL.

Provincial Policy Statement 2020, Lanark County Sustainable Communities Official Plan, Town of Perth Official Plan

Upon review of this project, it has been determined that it does **not** conform to the Provincial Policy Statement and is **not** consistent with the Lanark County Sustainable Official Plan or with the the Town of Perth Official Plan.

Previous Use of the Property

CHEESE FACTORY/PERTH GOLF COURSE

From 1839-1890 the lands were in operation as a cheese factory

141 Peter Street has been a commercial golf course since 1890.

- Currently operates as an 18-hole golf course, and it has been confirmed by the developer that it will remain until the end of the 2024 season.
- Various sections of the Town's Official Plan note the importance of the Golf Course to the community.

Proposed Layout



Proposed 640 Single Family Dwellings, 299 Townhouses, multi use pathways, 18 roadways, 3 parks, open space, 3 stormwater ponds and block to maintain existing wetland. Additional units are expected through the provision of additional dwelling units (basement apartments).

Current Official Plan

Residential –h

Special Study Area

New Residential Area

Parks and Open Space

Environmental Protection

Floodplain

Source Water Protection (IPZ 9)

Significant Woodlands

Provincially Significant Wetlands

Current Town of Perth Official Plan

8.1.1 a) ***“Residential neighbourhoods are the building blocks of a community. The intent of the Plan is to develop new neighbourhoods with a mix of housing types designed to meet a range of housing needs. Residential design principles will be used to ensure compatibility between housing of different types, densities, and heights and to ensure the safety and comfort of residents. Lotting patterns will be designed to ensure convenient vehicular and pedestrian flows and access to schools, parks, and commercial areas. ...”***



Proposed Official Plan

“WESTERN ANNEX LANDS”

1. Remove “Special Study Area”
2. Amend current Section 8.1.5 of the New Residential Designation to remove reference to the Perth Golf Course
3. Add new Section 8.10 “Western Annex Lands”. Part of this Official Plan notes that Section 8.10 will take precedence over any other section of the Official Plan.
4. Amendment of Schedules to reflect developer’s request.

Schedule “A”

Available in the
planning rationale
document found at
Perth.ca/Planning.



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Western Annex Lands

Schedule A

Subject Lands - Western Annex

Prepared by WSP
February 2023

- Town of Perth Municipal Boundary/
Settlement Area Boundary
- Western Annex Lands Boundary
- Watercourse

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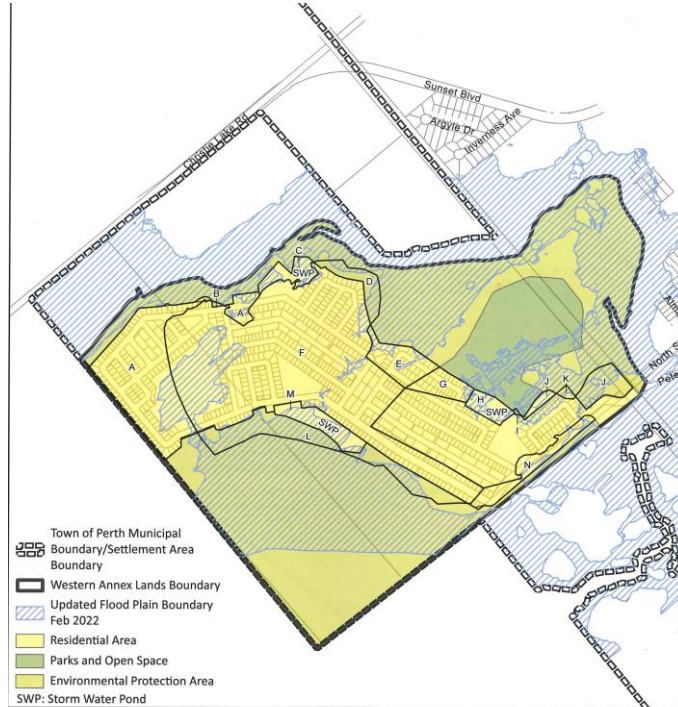
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Proposed Official Plan Amendment Schedule "B"

Available in the
planning rationale
document found at
Perth.ca/Planning.



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Western Annex Lands Schedule B

Proposed Land Use Designations
Prepared by WSP
February 2023

Area F, M to be redesignated from Special Study Area to Residential Area

Areas B, D, and L to be redesignated from Special Study Area to Environmental Protection Area

Area J to be redesignated from Residential Area to Environmental Protection Area

Areas A, C, E, K, and N to be redesignated from Environmental Protection Area to Residential Area

Areas G, H, and I to be redesignated from Parks and Open Space to Residential Area

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Proposed Official Plan Amendment Schedule “C”

Available in the
planning rationale
document found at
Perth.ca/Planning.



| | | |
|----------------------------------|---|---|
| CAIVAN | Town of Perth Municipal Boundary/ Settlement Area Boundary | DRAFT N 0 100 200 m |
| | Western Annex Lands Boundary | |
| Western Annex Lands | Western Annex Local (18.5 m ROW) | |
| Schedule C | Western Annex Local (16.75 m ROW) | |
| Road Classifications | Western Annex Collector (23.0 m ROW) | |
| Prepared by WSP February 2023 | | |

Local Roads 18.5 m and 16.75 m

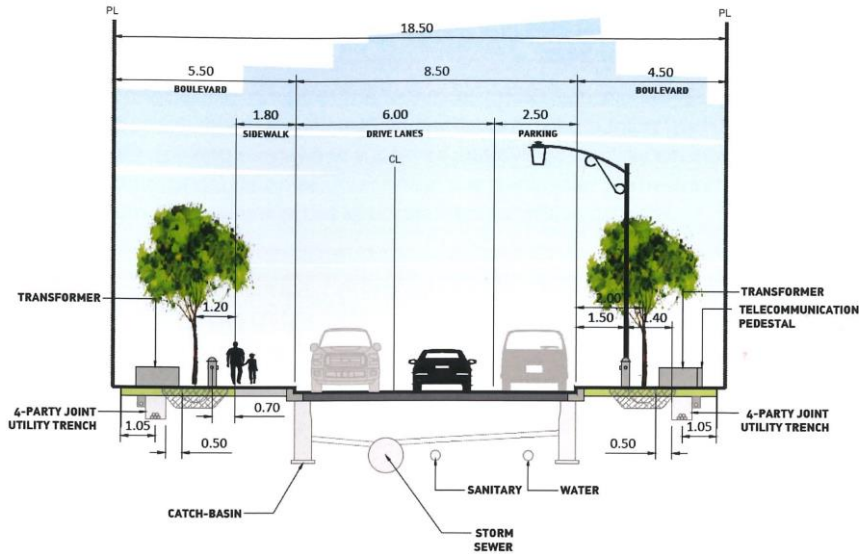


Figure 4-6: 18.5m Local Street Cross-section

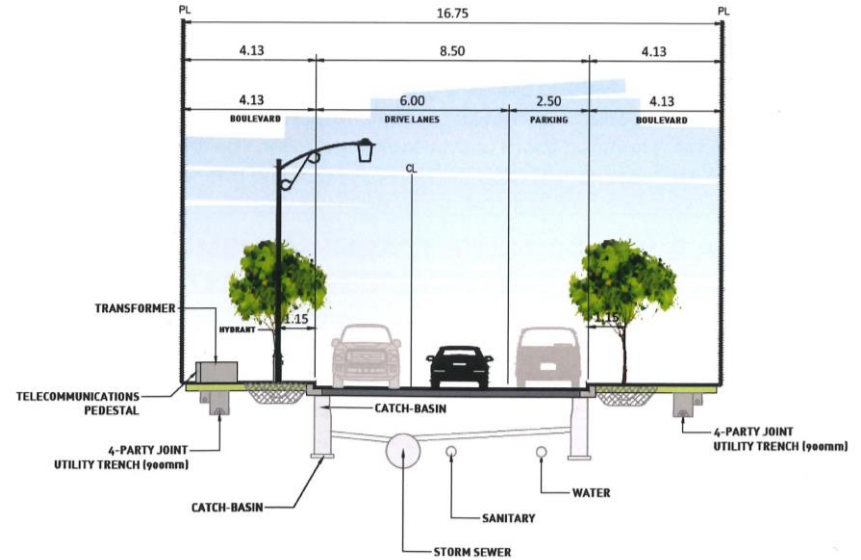


Figure 4-7: 16.75m Local Street Cross-section

Collector Street Cross Section 23 m

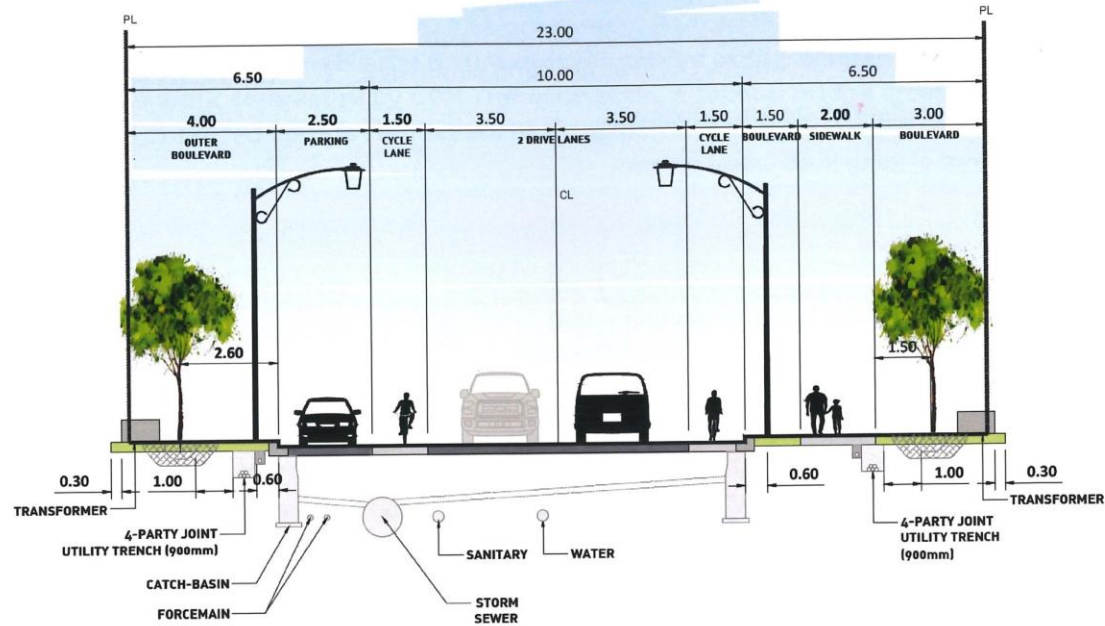
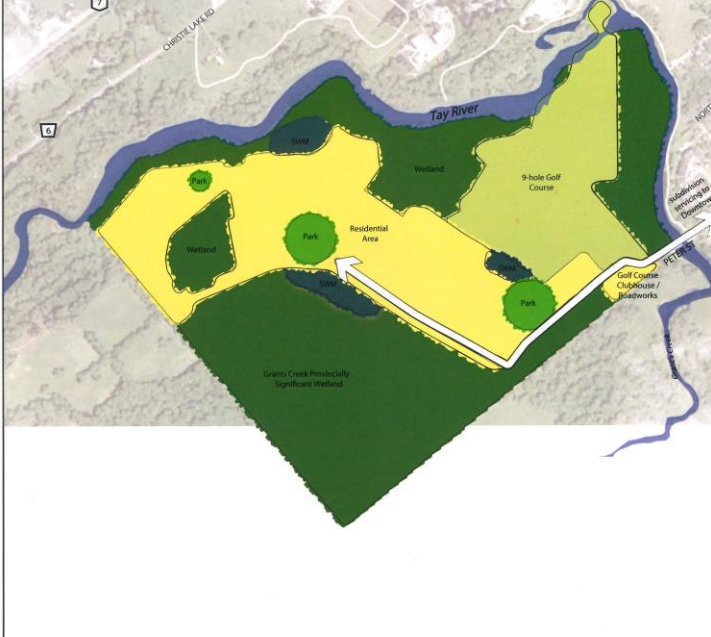


Figure 4-5: 23.0m Collector Street Cross-section

Proposed Official Plan Amendment Schedule "D"



| | | |
|--|---|---------------------|
| <p>CAIVAN</p> | <p>LEGEND</p> <ul style="list-style-type: none"> Residential Area Golf Course Parks Stormwater Ponds Open Space Collector Road | <p>DRAFT</p> |
| <p>Western Annex Lands</p> <p>Schedule D</p> <p>Western Annex Land Use Concept Plan</p> <p>Prepared by WSP February 2023</p> | | |



Proposed Park



Figure 45 Western Annex Lands Parks Plan

Proposed Trail Network



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Proposed Official Plan Amendment

OBJECTIVES

- Mix of housing and densities
- Providing multi-modal transportation
- Protect and enhance the Tay River Corridor, wetlands
- Provide active and passive recreation opportunities
- Logical progression of development

Proposed Official Plan Amendment

PROPOSED USES

Residential Uses

Parks and Recreational Facilities

Home-based business

Existing Golf Course Clubhouse

Small-scale Neighbourhood-serving Commercial Uses

Municipal Services and Facilities

Proposed Official Plan Amendment

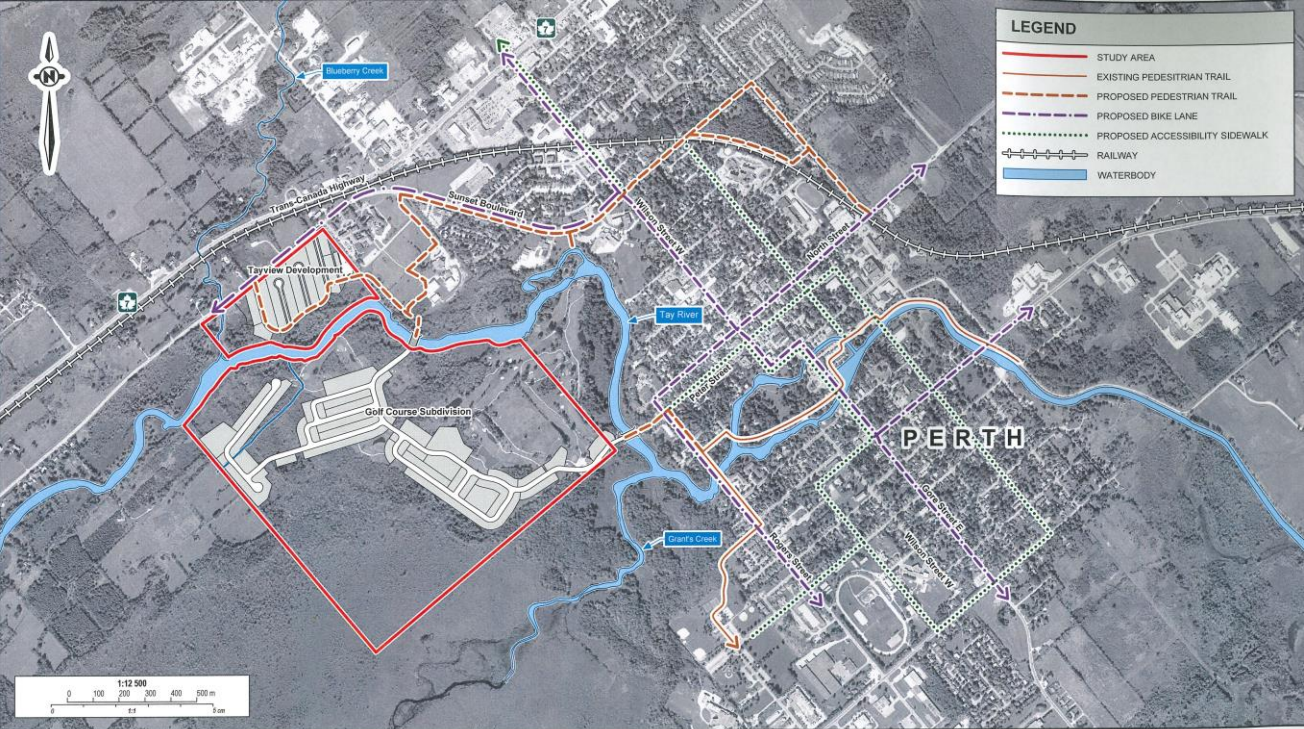
CONTINUANCE OF GOLF COURSE?

“Next, we want to be clear that it is our desire to continue 18-golf operations through to the end of the 2024 golf season...Beyond the 2024 golf season the extent to which golf will be maintained is less clear and needs to be reviewed in concert with our land use concept plan and the financial realities of golf course operation and feasibility at this location” – letter to golf membership from Caivan June 30, 2023.

“Should the golf course and its operation cease to exist due to financial or other matters, the lands shall be available for development in keeping with Section 8.10...”- proposed OPA

“Should the golf course not be a viable long-term use, any revised development proposal for the lands should be assessed...”- Heritage Impact Statement

Current Town of Perth Infrastructure Master Plan



Jp2g Consultants Inc.
 ENGINEERS • PLANNERS • PROJECT MANAGERS
12 INTERNATIONAL DRIVE, PEMBROKE, ON
 Phone: (813)766-2657, Fax: (813)766-8153
 1150 MORRISON DRIVE, SUITE 401, OTTAWA, ON
 Phone: (613)824-7931, Fax: (613)824-2600

Infrastructure Master Plan Western Annexed Area
 Town of Perth

Preferred Transportation

| | |
|---------------------|---------------------------|
| DESIGNED: D.N./K.M. | PROJECT NO.: 2161774A |
| DRAFTED: R.W. | REVISION DATE: 2019-11-05 |
| CHECKED: D.N. | APPROVED: K.M. |
| SCALE: As shown | FIGURE: 6-1 |

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Peer Review of Access Concerns (Twinning of the Peter Street Bridge)

COMMENTS FROM NOVATECH ENGINEERING PEER REVIEW

“In our opinion, this still constitutes a single point of access for the entire development. A blockage on either side of the bridge will still leave the development with no alternative access point”.

Proposed OPA Does Not Conform to Provincial Policy Statement (PPS)

PPS LOOKS TO:

- 1. Include the provision of appropriate affordable and market-based range and mix of housing types including multi-unit housing and affordable housing.**

While the proposed Official Plan Amendment outlines that these items as permitted (by indicating residential uses are permitted) and therefore complies with the PPS in this regard, the subdivision that is under appeal does not reflect the mix of housing or affordable units. There are no high-density options such as apartments/stacked townhouses

- 2. Accommodate institutional, recreation, and parks and open spaces to meet long-term needs**

Development does not consider institutional uses (schools, daycares, community centre), but does provide recreation and parks and open spaces as required.

- 3. Create healthy, livable, and safe communities that are sustained by avoiding development and land use patterns which may cause environmental or public health and safety concerns.**

Proposed twinned bridge is not deemed to be a safe access/egress for the number of homes proposed.

Outcome of Approving Proposed Official Plan Amendment

The final Section of the proposed amendment is 8.10.10. It outlines the implementation policies of this amendment including the following:



The policies are specific to this area of land, but in the event of a conflict with policies in other Sections of the Town of Perth Official Plan, the policies in **Section 8.10 will take precedence.**

The outcome should this be approved:

- Town would no longer have control over safe access/egress to the lands.
- There would be no specific allocation of water/sewer capacity to other proposed developments.
- No ability to maintain the remaining front 9 holes of the heritage golf course if this was the desire of public and Council.
- No ability to have increase in density to maintain potential affordable/attainable housing.
- Does not meet current densities required in current Official Plan

Proposed Zoning By-law

“WESTERN ANNEX LANDS”

Permitted Uses to include:

- Accessory buildings/structures
- Additional dwellings
- Clinic
- Convenience/confectionary store
- Golf clubhouse and ancillary uses (restaurant/spa/conference rooms)
- Home-based business

Proposed Zoning By-law

“WESTERN ANNEX LANDS”

Permitted Uses to include (continued):

- Semi-detached dwellings
- Single detached dwellings
- Rowhouse/townhouse
- Parks
- Public use/service facilities
- Wellness centre

Proposed Zoning By-law

AMENDMENT TO SCHEDULES

Change from Environmental Protection/Open Space/R1 –h to Residential

Some Open Space/R1-h to Environmental Protection

Zoning By-law Schedule “A”

AMENDMENT TO SCHEDULES



Town of Perth Municipal
Boundary/Settlement Area
Boundary

Western Annex Lands Boundary

Updated Flood Plain Boundary
Feb 2022

CAIVAN

Western Annex Lands

Schedule A

Draft Zoning Bylaw Amendment

Prepared by WSP
February 2023

Area F, M to be rezoned from Open Space Holding (OS-h) to Residential – Western Annex Lands (R-WAL)

Areas B, D, and L to be rezoned from Open Space Holding (OS-h) to Environmental Protection Area (EP)

Area O to be rezoned from Residential First Density Holding (R1-h) to Residential – Western Annex Lands (R-WAL)

Areas J to be rezoned from Residential First Density Holding (R1-h) to Environmental Protection Area (EP)

Areas A, C, E, K, and N to be rezoned from Environmental Protection Area (EP) to Residential – Western Annex Lands (R-WAL)

Areas G, H, and I to be rezoned from Open Space Holding (OS-h) to Residential – Western Annex Lands (R-WAL)

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Proposed Zoning By-law Amendment

PERMITTED USES IN ENVIRONMENTAL PROTECTION

- Conservation uses
- Existing golf course
- Low impact recreation trails and boardwalks
- Temporary structures for educational activities
- Passive recreation

Conformance with Provincial Policy Statement

- Does not reflect mix of housing (inclusion of apartments, other higher density housing)
- No affordable housing proposed
- No accommodation for institutional uses
- Items such as endangered species, heritage, natural hazards are being peer reviewed

FREEHOLD TOWN HOMES



RL' COLLECTION

| MODEL | SQ. FT. | ELEVATION | LIST PRICE |
|---------|---------|-----------|------------|
| PLAN 1 | 1,854 | D | \$784,990 |
| PLAN 1E | 1,864 | D | \$794,990 |
| PLAN 2 | 1,949 | D | \$794,990 |
| PLAN 3 | 1,982 | D | \$794,990 |
| PLAN 4E | 2,037 | D | \$809,990 |
| PLAN 5C | 2,122 | D | \$824,990 |
| PLAN 6 | 1,656 | D | \$774,990 |

25' COLLECTION

| MODEL | SQ. FT. | ELEVATION | LIST PRICE |
|---------|---------|-----------|------------|
| PLAN 1 | 2,004 | D | \$799,990 |
| PLAN 1E | 2,052 | D | \$809,990 |
| PLAN 2 | 2,138 | D | \$803,990 |
| PLAN 3E | 2,058 | D | \$814,990 |
| PLAN 4C | 2,215 | D | \$822,990 |
| PLAN 5 | 1,782 | D | \$789,990 |



Is the development consistent with the Town of Perth Official Plan?

The development is to be on municipal services, it will promote business and growth, multi-modal transportation has been considered as have active and passive transportation and year round use of parks. It additionally provides development at a human scale .

Does not provide for items such as affordable housing, neighbourhood serving uses, density and mix of housing

Peer review ongoing for a variety of studies- Items such as endangered species and habitat, heritage, natural hazards

Zoning Variations Requested – Single Family

| Zoning Standards | Current | Proposed | Variation |
|---|---|---|---|
| Min. Dwelling Lot | 366 sq m regular lot 420 sq m corner lot | 137 sq m | 229 sq m smaller for regular lot 283 sq m smaller for corner lot |
| Minimum Lot Frontage | 12.2 m regular lot 14 m corner lot | 9.4 m | 2.8 m smaller for regular lot 4.6 m smaller for corner lot |
| Minimum Front Yard | 6 m | 3 m | ½ the current allowable setback |
| Minimum Interior Sd Yd | 1-2 storeys 1.2 m Including both sides 2.4 m | 1.8 m including both sides, min of 0.6 m | ½ the current allowable setback |
| Minimum Exterior Sd Yard (corner of two streets) | 4.5 m | 2.5 m | Smaller by 2m |
| Minimum Rear Yard | 6 m | 6m, but may be reduced to 4.5 m for up to 50% of the lot width provided total rear yard exceeds 33 sq m | - |
| Maximum Height | 10.6 m | 14.0 m | 3.4 m higher than current allowable |

Zoning Variations Requested – Single Family

| Zoning Standards | Current | Proposed | Variation |
|------------------------------|--|--|---|
| Maximum Lot Coverage | 40% for ALL buildings and structure-house, shed, deck etc. | 55% for house | 15% more lot coverage, excluding potential decks/sheds |
| Impervious Surface | Maximum 60% coverage | Propose this Section does not apply to Western Annex lands | Potential for up to 100% impervious surface |
| Parking requirements | 2 per dwelling unit Parking space 2.6 m x 5.5 m | 1 per dwelling unit No dimensions indicated | Less 1 parking space per unit; and location proposed to be permitted in public right of way. Cannot confirm parking space size meets zoning. |
| Landscaped Open Space | 4.35.5 | 23.3 c) any front yard not required for a driveway, a walkway up to 1.8 m in width, or covered by a projection permitted in (f) shall be landscaped with soft landscaping. | |
| Driveway Width | 2.6- 3m | Max of 60% of the front yard or min width of parking space whichever is greater | Additional impervious surface, but may exceed maximum of 3 m |

Zoning Variations Requested – Townhouse

| Zone Standards | Current | Proposed | Variance |
|------------------------|--|------------------------|---|
| Min Lot Area | 250 sq m end dwelling, 165 sq m interior dwelling | 137 sq m | 113 sq m less than currently permitted for end dwelling, 28 sq m less than currently permitted for interior unit |
| Min Lot Frontage | 6 m/ dwelling unit | 7.3 m, assume per unit | 1.3 m larger (assumed per unit) that currently permitted |
| Min Front Yard | 6 m | 3 m | ½ the current allowable setback from road |
| Min Interior Sd Yd | 2 m (2 storeys and under) | 0 m | Urban Design Guidelines indicate 1.5 m, but this is not noted in the ZBL amendment. |
| Min Exterior Side Yard | 4.5 m | 1.5 m | 3 m less than what is currently permitted |
| Max Height | 10.6 m | 14 m | 3.4 m higher than current allowable |

Zoning Variations Requested – Townhouse

| Zone Standards | Current | Proposed | Variance |
|-----------------------|--|--|---|
| Max Lot Coverage | 40% | 65% | 25% increased lot coverage |
| Impervious Surface | 60% | Propose this Section does not apply to Western Annex lands | Potential for up to 100% impervious surface |
| Parking Requirements | 2 spaces per dwelling unit Size 2.6 m x 5.5 m | 1 per dwelling unit Size not indicated | Parking reduced by 50%/unit. Cannot confirm parking space size meets zoning. |
| Landscaped Open Space | No more than 50% of the areas required of any required minimum front yard, or for a townhouse the front yard abutting each unit shall be used or constructed as driveway or parking space in any residential zone 4.35.5 | 23.3 c) any front yard not required for a driveway, a walkway up to 1.8 m in width, or covered by a projection permitted in (f) shall be landscaped with soft landscaping. | |
| Driveway Width | 2.6m -3 m | Max of 60% of the front yard or min width of parking space whichever is greater | Additional impervious surface, but may exceed maximum of 3 m |

Elevations/Setbacks

24' Standard Townhomes

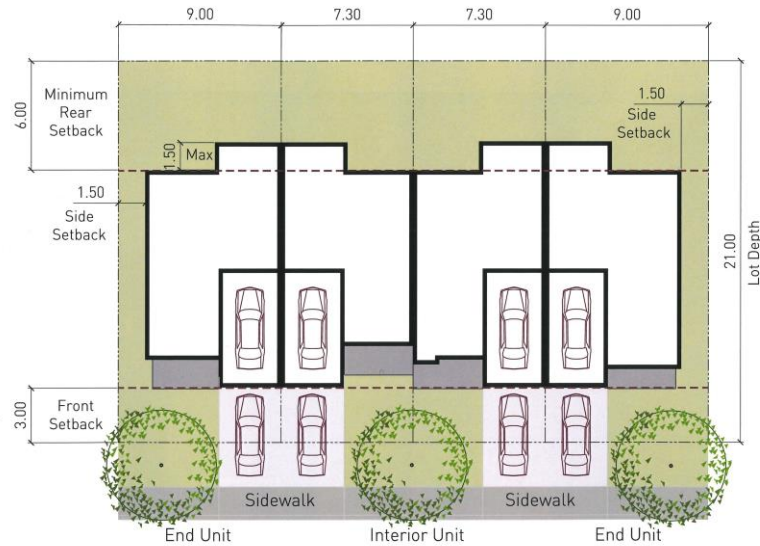


Figure 23 24' Standard Townhome Lotting Standard and Measurements



Figure 24 24' Standard Townhome Elevation Sample

Elevations and Setbacks

35' Single Detached

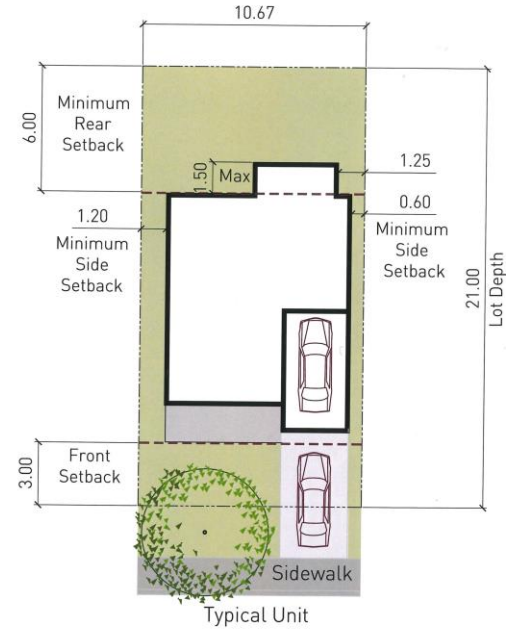


Figure 26 35' Single Detached Lotting Standard and Measurements

Elevations and Setbacks

41' Single Detached Corner Unit

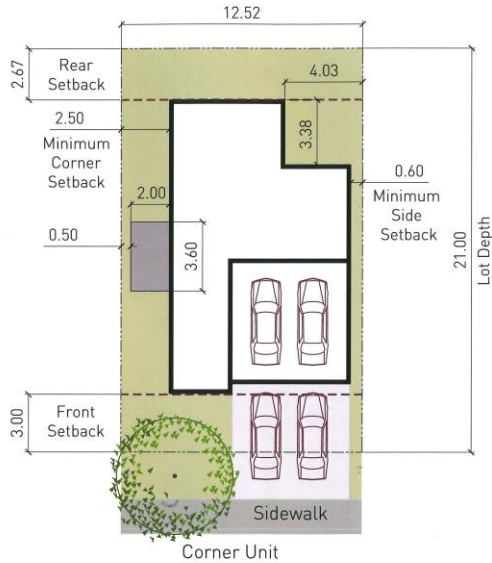


Figure 27 41' Single Detached Lotting Standard and Measurements

Dwellings on corner lots and at community gateway entrances typically have the highest degree of public visibility within the streetscape and are important in portraying the image, character, and quality of the neighbourhood. Streetscape quality is enhanced with the rear yard bump out, additional windows, and architectural articulation.



Figure 28 41' Single Detached Elevation Sample

Elevations and Setbacks

42' Single Detached



Figure 30 42' Single Detached Elevation Sample

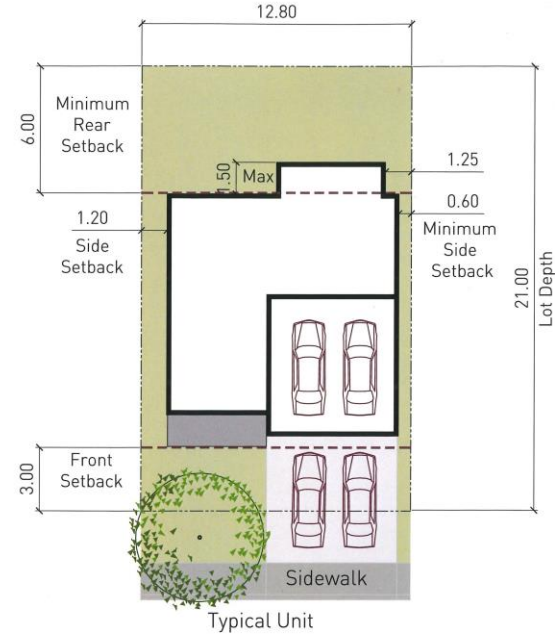


Figure 29 42' Single Detached Lotting Standard and Measurements

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Elevations and Setbacks

50' Single Detached

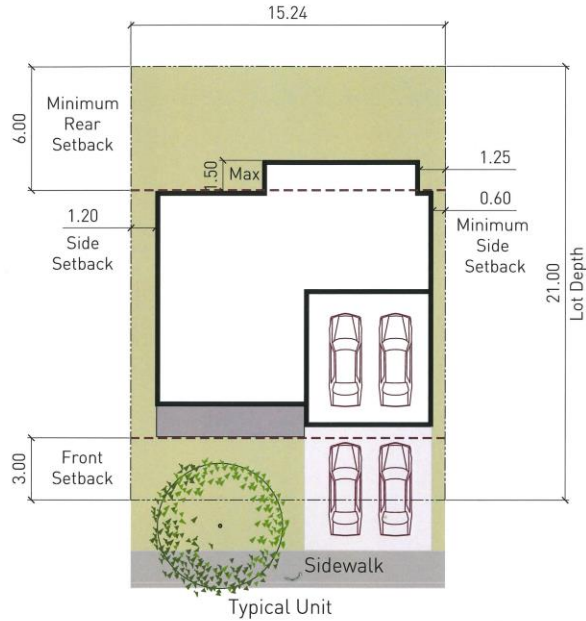


Figure 31 50' Single Detached Lotting Standard and Measurements



Figure 32 50' Single Detached Elevation Sample

Site Visit Richmond, ON July 6, 2023



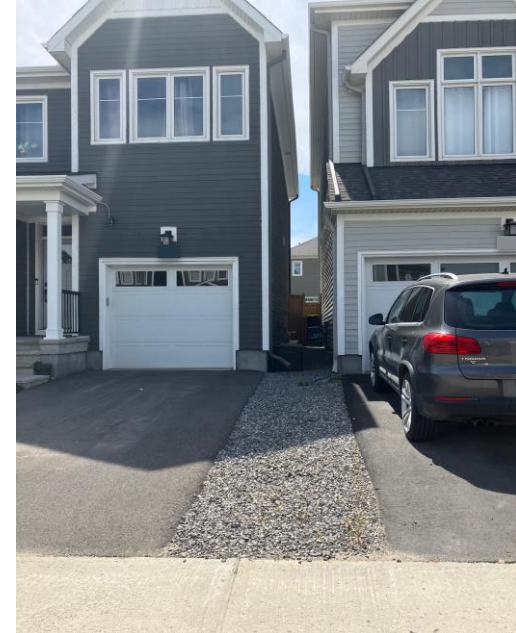
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Site Visit Richmond, ON July 6, 2023

Impervious Surface



Impervious Surface



Site Visit Richmond, ON July 6, 2023

Concerns



Rear Yard





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On Street Parking Proposal

OpenPlan™ Designs

In creating a community with increased lot widths, Caivan's OpenPlan™ designs will allow for increased on-street parking opportunities between separated or paired driveways, on all local and collector streets, as demonstrated in **Figure 39**, which shows a sample area.



Figure 39 On-Street Parking Demonstration Plan

Proposed Zoning Standards and Layout

Generally speaking the proposed zoning standards do not allow for a functional subdivision layout leading to:

- Safety concerns
- Parking concerns
- Drainage concerns
- Winter maintenance concerns
- Landscaping/servicing incompatibility

Comments from Council, Staff, Agencies and the Public

SEE ATTACHED IN PLANNING REPORT

Generally concerns to date include topics such as complete communities, active transportation, access and egress from the site, traffic, employment opportunities, destruction of the environment, capacity for sewer, storm and water and heritage impact of removing the Perth Golf Course amongst others.

Comments from Council, Staff, Agencies and the Public

RIDEAU VALLEY CONSERVATION AUTHORITY

Development and site alteration within those areas will require prior written permission from the RVCA. Additionally, a review of the floodplain boundary changes requires additional information. It is noted that changes of this scope to hazard mapping require the approval of the RVCA Board of Directors.

They note that changes through balanced cut and fill will need to be addressed prior to preliminary designs.

Because the technical rationale for the proposed changes has not been fully documented, the RVCA cannot comment on the proposed Official Plan and Zoning By-law Amendment.

Based on the comments the RVCA cannot approve or recommend the adoption of the proposed flood line.

Staff Recommendations

1. Receive for information Report 2023-COW-13.1 and the presentation by the Director of Development Services regarding the Official Plan Amendment OPA-01-2023 and Zoning By-law application ZBL-03-2023, 141 Peter Street from CAIVAN.
2. Direct staff to work with the developer to take the comments made by Town staff, Council, the public, agencies and peer reviewers thus far and provide suggested amendments to the proposal, specifically, but not limited to:

Staff Recommendations

- i) The addition of a second bridge as per the recommendations of the Infrastructure Master Plan 2019.
- ii) Review the functionality of the subdivision and proposed amendments with respect to street width, parking, landscaping vs servicing (landscaping on private property) and setbacks/lot coverage.
- iii) Lessening the impermeable surfaces
- iv) Ensuring the protection of many statements found within section 8.1.4 of the Town of Perth Official Plan

Staff Recommendations

v) Stronger wording within the amendments to ensure a complete neighbourhood is constructed (Western Annex Lands shall have commercial, institutional and a mix of residential as well as affordable/accessible housing); and

vi) Clarity on Secondary Units

3. Direct that a second public meeting be held for the applications once the Developer reviews Town staff, Council, public, agencies and peer review comments and amends their applications accordingly.