



TOWN OF MINTO

DATE: December 13, 2017

REPORT TO: Mayor and Council

FROM: Bill White, CAO/Clerk

SUBJECT: Quality Homes, Site Plan Approval Former Harriston Senior School; Townhouse Development George Street

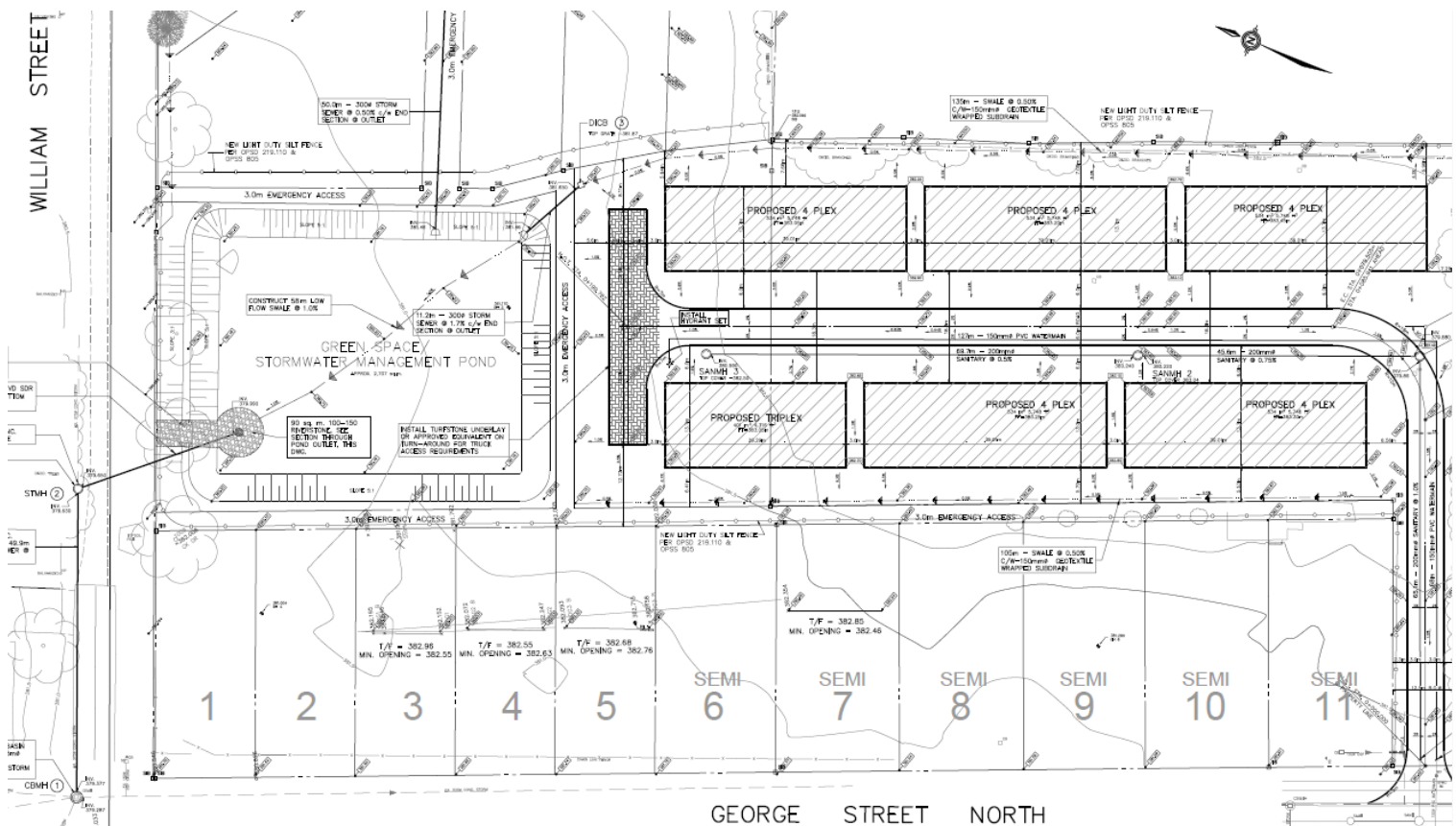
STRATEGIC PLAN:

9.1 Establish and maintain streamlined planning approval processes that use innovative and cost effective tools to protect Town and public interest and ensure development proceeds quickly and affordably.

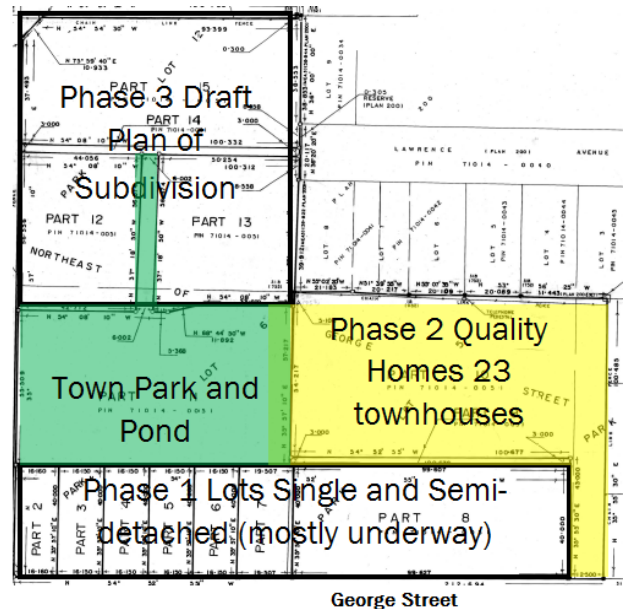
9.7 Promote environmentally friendly development through subdivision and site plan control such as naturalized stormwater management, low maintenance landscaping using native species, and energy and water preservation techniques that enhance design and improve the cosmetics of the community.

BACKGROUND

Quality Homes has a conditional offer to purchase part of the former Harriston Senior School from Metzger Heating Ltd. and Metzger Electric Ltd. They applied for site plan approval for a 23 unit townhouse project based on the site plan below prepared by Triton Engineering.



This is Phase 2 of the re-development of the Senior School property the Town originally bought from the Upper Grand District School Board in 2012 for \$60,000. The Town then re-sold the property to J & J Metzger for \$105,000 in 2013, except for 1.45 acres of land kept by the municipality for a future stormwater pond and park shown in green in the sketch. In 2013 the purchasers signed a site servicing agreement that required J & J Metzger to maintain the subject lands and abutting Town property in a maintainable condition. This fall the grade for the pond and park was established and topsoil placed in preparation for seeding in the spring. The Town Park and Pond is needed to accept drainage from Phase 2 and 3; drainage for Phase 1 is designed toward George Street.



May 2015 J & J Metzger submitted a preliminary site plan to make Council aware of the general form of development they proposed and to get permission to start a rezoning that included part of the Town Park and Pond. The following resolution was passed:

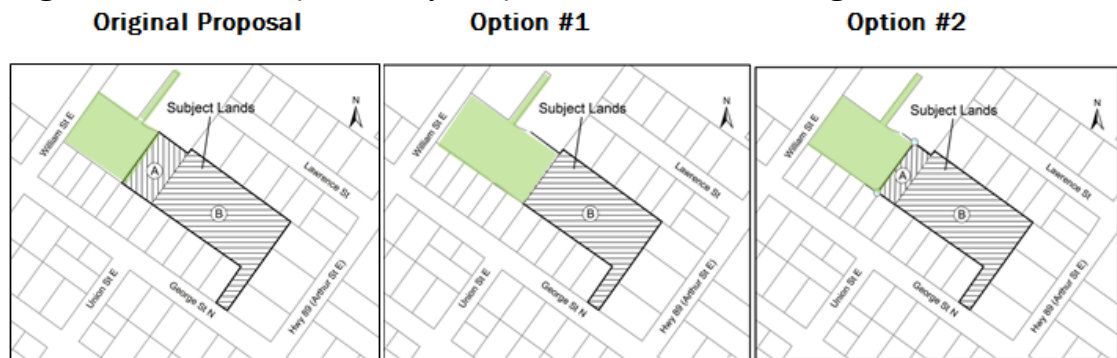
MOTION: COW 2016-129

THAT Council receive the report from the Building Assistant dated May 11, 2016 regarding Site Plan Approval Metzger, 24 George Street N, Harriston, and that Council agree to proceed to the public meeting on the rezoning to allow for site plan approval for the design prepared by Triton Engineering dated May 2016 conditional upon the following:

- 1. Final grading, drainage, servicing, sidewalk and landscaping details being submitted for approval by Town staff reflecting the final land boundaries and applicable zoning for the subject lands once decided by Council; and**
- 2. Execution of a site plan agreement pertaining to the revised drawings, land boundaries (if changed) and zoning (if amended) to the satisfaction of the Town.**

Consistent with the resolution, rezoning was submitted to allow 23 townhouses by adjusting building setbacks and placing part of the Town's 1.45 Park and Pond in residential zoning. At the first public meeting concerns were expressed by the public about the rezoning including the loss of

Town owned parkland. After negotiation 3 options were presented for Council to consider as shown.



After giving a further notice of proceedings, Council approved Option #2 where the Town transfers less of the park and pond than originally proposed by the developer. Neighbours writing Council at the time preferred Option #1. Council approved the rezoning for Option #2, and following an appeal to the Ontario Municipal Board, minutes of settlement were signed between the Town and appellants. Option #2 can proceed subject to the terms of the Board approved minutes of settlement.

Quality Homes now proposes to buy the project from J & J Metzger and the Town lands (Option #2) to proceed with a townhouse development (condo or rental) according to the minutes of settlement. Site Plan approval from Council will assist Quality Homes with their pending decision to waive the conditions in their agreement of purchase and sale.

Quality Homes also requires confirmation of the Town's terms to sell the portion of the park and pond identified in Option #2, and an indication that certain interpretations of the development charges bylaw will allow for reduced payments to the Town.

In the last year the site plan prepared by Triton Engineering was circulated and approved by the Maitland Valley Conservation Authority, and has been reviewed by the Chief Building Official and Public Works staff. The following summarizes the detailed site plan.

- 23 single storey townhouse units with basement (+/- 1,023 sq feet main floor with 2 bedrooms, 518 square foot loft, two bath and garage); this qualifies as one-storey units as required by the minutes of settlement since by definition a loft is only considered a second storey if its floor area exceeds 40% of the main floor area (which also includes the area of an attached garage). The units have the look of one storey except for dormers as shown below:



FRONT ELEVATION

GEORGE ST., HARRISTON
Project no.: W-2169

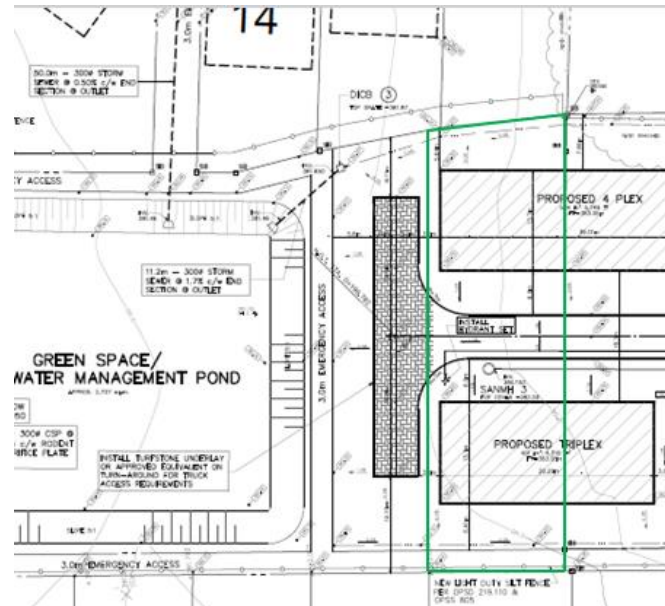
SCALE 1/8" = 1'-0"

13 DECEMBER 2017

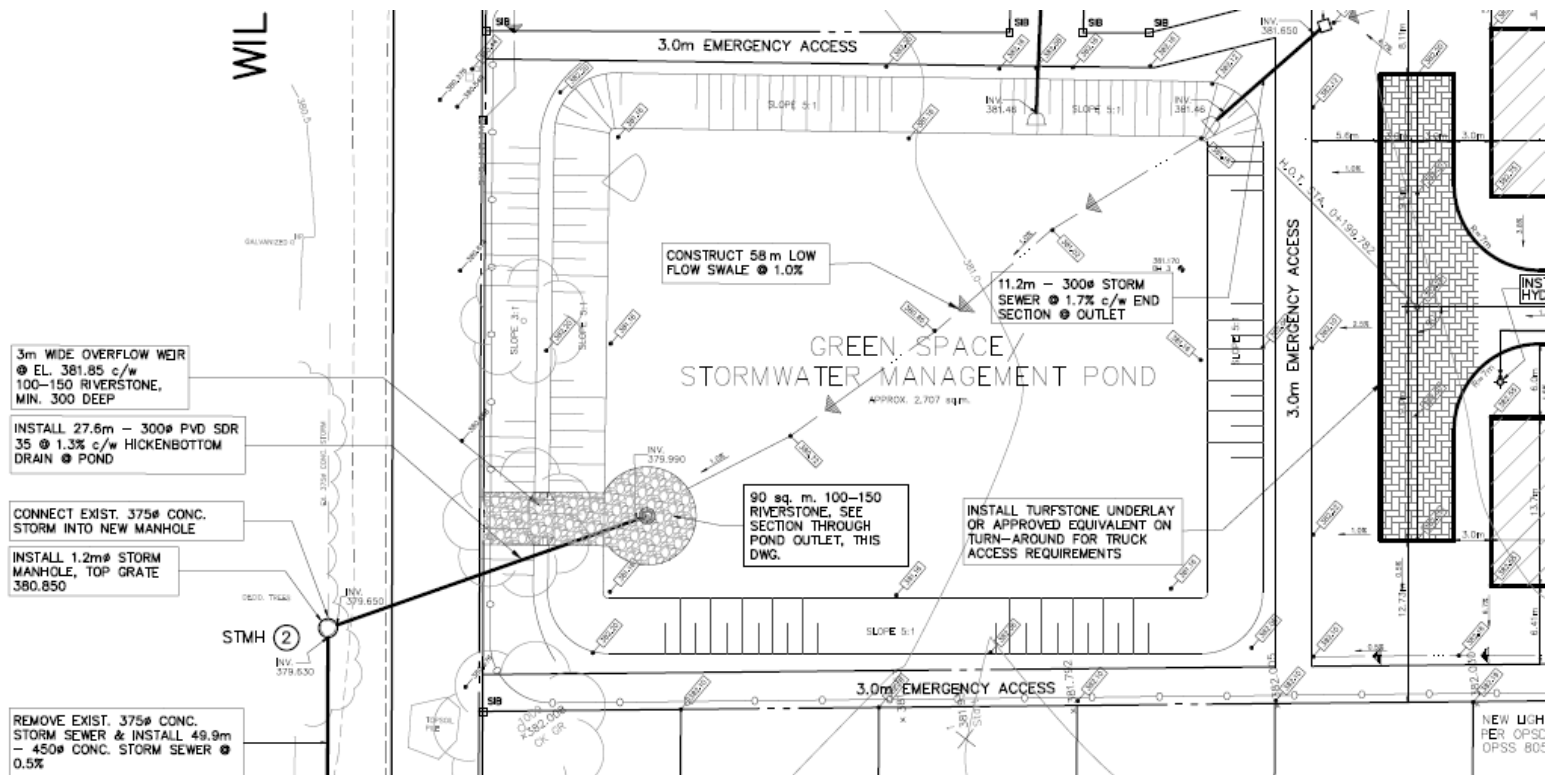
JOHN G. WILLIAMS LIMITED, ARCHITECT
46-40 VOGEL ROAD, RICHMOND HILL, ONTARIO, L4B 3N6
TEL (905) 780-0500 FAX (905) 780-9536

- The location, size and design of the units comply with applicable zoning, and the minutes of settlement.

- The maximum size of lands that can be sold to Quality Homes under the minutes of settlement is 0.29 acres leaving the park and pond at 1.16 acres in size. The lands to be sold are shown in green. If Council approves the site plan the property to be sold will be described in a reference plan and the Town's disposition of land procedure followed to sell it to Quality homes. Using the land value the Town re-sold the other phases a reasonable price is about \$6,000, which should be dedicated for use in this park and pond. In the future, Council may wish consult with the neighbourhood on future amenities in the park and pond through Parks & Recreation Advisory.



- This project does not impact the walkway required to Minto Clifford School in Phase 3. The site plan agreement will require the Developer build the “hammerhead” turnaround using a product that bears the weight of a fire vehicle, but allows grass to grow through. As per the minutes of settlement a “P” gate or other means of control acceptable to the Fire Chief must be installed to prevent use of the “hammerhead” for parking.



- A detailed landscaping plan has not been provided. The Developer will have to provide tree planting and other details to the satisfaction of the Town, and install and maintain that landscaping under terms of the site plan agreement.
- The private interior road servicing the units shown at +6 metres in width should be paved with rolled curbs. A 6.0 metre driveway in front of the garage will allow one

The diagram is a detailed sanitary sewer layout plan. It features two 'PROPOSED 4 PLEX' buildings, each with a footprint of 534 m² (5,748 ft²) and a finished floor (FF) elevation of 383.20m. The buildings are situated on a 0.5% slope. A '127m - 150mmØ PVC WATERMAIN' runs horizontally across the middle, with a 0.64% slope. Below it, a '69.7m - 200mmØ SANITARY @ 0.5%' line is shown. To the right, a 'SANMH 2' (Sanitary Manhole) is located at an elevation of 380.240, with a top cover at 383.04. The plan includes numerous spot elevations (e.g., 382.55, 382.90, 382.70, 383.10, 382.79, 382.73, 382.80, 382.81, 382.83, 382.84, 382.85, 382.86, 382.87, 382.88, 382.89, 382.90, 382.91, 382.92, 382.93, 382.94, 382.95, 382.96, 382.97, 382.98, 382.99, 383.00, 383.01, 383.02, 383.03, 383.04, 383.05, 383.06, 383.07, 383.08, 383.09, 383.10, 383.11, 383.12, 383.13, 383.14, 383.15, 383.16, 383.17, 383.18, 383.19, 383.20, 383.21, 383.22, 383.23, 383.24, 383.25, 383.26, 383.27, 383.28, 383.29, 383.30, 383.31, 383.32, 383.33, 383.34, 383.35, 383.36, 383.37, 383.38, 383.39, 383.40, 383.41, 383.42, 383.43, 383.44, 383.45, 383.46, 383.47, 383.48, 383.49, 383.50, 383.51, 383.52, 383.53, 383.54, 383.55, 383.56, 383.57, 383.58, 383.59, 383.60, 383.61, 383.62, 383.63, 383.64, 383.65, 383.66, 383.67, 383.68, 383.69, 383.70, 383.71, 383.72, 383.73, 383.74, 383.75, 383.76, 383.77, 383.78, 383.79, 383.80, 383.81, 383.82, 383.83, 383.84, 383.85, 383.86, 383.87, 383.88, 383.89, 383.90, 383.91, 383.92, 383.93, 383.94, 383.95, 383.96, 383.97, 383.98, 383.99, 384.00, 384.01, 384.02, 384.03, 384.04, 384.05, 384.06, 384.07, 384.08, 384.09, 384.10, 384.11, 384.12, 384.13, 384.14, 384.15, 384.16, 384.17, 384.18, 384.19, 384.20, 384.21, 384.22, 384.23, 384.24, 384.25, 384.26, 384.27, 384.28, 384.29, 384.30, 384.31, 384.32, 384.33, 384.34, 384.35, 384.36, 384.37, 384.38, 384.39, 384.40, 384.41, 384.42, 384.43, 384.44, 384.45, 384.46, 384.47, 384.48, 384.49, 384.50, 384.51, 384.52, 384.53, 384.54, 384.55, 384.56, 384.57, 384.58, 384.59, 384.60, 384.61, 384.62, 384.63, 384.64, 384.65, 384.66, 384.67, 384.68, 384.69, 384.70, 384.71, 384.72, 384.73, 384.74, 384.75, 384.76, 384.77, 384.78, 384.79, 384.80, 384.81, 384.82, 384.83, 384.84, 384.85, 384.86, 384.87, 384.88, 384.89, 384.90, 384.91, 384.92, 384.93, 384.94, 384.95, 384.96, 384.97, 384.98, 384.99, 385.00, 385.01, 385.02, 385.03, 385.04, 385.05, 385.06, 385.07, 385.08, 385.09, 385.10, 385.11, 385.12, 385.13, 385.14, 385.15, 385.16, 385.17, 385.18, 385.19, 385.20, 385.21, 385.22, 385.23, 385.24, 385.25, 385.26, 385.27, 385.28, 385.29, 385.30, 385.31, 385.32, 385.33, 385.34, 385.35, 385.36, 385.37, 385.38, 385.39, 385.40, 385.41, 385.42, 385.43, 385.44, 385.45, 385.46, 385.47, 385.48, 385.49, 385.50, 385.51, 385.52, 385.53, 385.54, 385.55, 385.56, 385.57, 385.58, 385.59, 385.60, 385.61, 385.62, 385.63, 385.64, 385.65, 385.66, 385.67, 385.68, 385.69, 385.70, 385.71, 385.72, 385.73, 385.74, 385.75, 385.76, 385.77, 385.78, 385.79, 385.80, 385.81, 385.82, 385.83, 385.84, 385.85, 385.86, 385.87, 385.88, 385.89, 385.90, 385.91, 385.92, 385.93, 385.94, 385.95, 385.96, 385.97, 385.98, 385.99, 386.00, 386.01, 386.02, 386.03, 386.04, 386.05, 386.06, 386.07, 386.08, 386.09, 386.10, 386.11, 386.12, 386.13, 386.14, 386.15, 386.16, 386.17, 386.18, 386.19, 386.20, 386.21, 386.22, 386.23, 386.24, 386.25, 386.26, 386.27, 386.28, 386.29, 386.30, 386.31, 386.32, 386.33, 386.34, 386.35, 386.36, 386.37, 386.38, 386.39, 386.40, 386.41, 386.42, 386.43, 386.44, 386.45, 386.46, 386.47, 386.48, 386.49, 386.50, 386.51, 386.52, 386.53, 386.54, 386.55, 386.56, 386.57, 386.58, 386.59, 386.60, 386.61, 386.62, 386.63, 386.64, 386.65, 386.66, 386.67, 386.68, 386.69, 386.70, 386.71, 386.72, 386.73, 386.74, 386.75, 386.76, 386.77, 386.78, 386.79, 386.80, 386.81, 386.82, 386.83, 386.84, 386.85, 386.86, 386.87, 386.88, 386.89, 386.90, 386.91, 386.92, 386.93, 386.94, 386.95, 386.96, 386.97, 386.98, 386.99, 387.00, 387.01, 387.02, 387.03, 387.04, 387.05, 387.06, 387.07, 387.08, 387.09, 387.10, 387.11, 387.12, 387.13, 387.14, 387.15, 387.16, 387.17, 387.18, 387.19, 387.20, 387.21, 387.22, 387.23, 387.24, 387.25, 387.26, 387.27, 387.28, 387.29, 387.30, 387.31, 387.32, 387.33, 387.34, 387.35, 387.36, 387.37, 387.38, 387.39, 387.40, 387.41, 387.42, 387.43, 387.44, 387.45, 387.46, 387.47, 387.48, 387.49, 387.50, 387.51, 387.52, 387.53, 387.54, 387.55, 387.56, 387

- Quality Homes former Senior School Site Plan Approval

- The Emergency Access between the proposed townhouses and the adjacent single family and semi-detached homes is to be maintained under the site plan agreement pursuant to Maitland Valley Conservation Authority requirements.
- The Developer requests the following section of the development charges bylaw apply:

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months (5 years) prior to the date of payment of development charges in regard to such redevelopment was or is to be demolished in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section 3.11. by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment. |

If Council agrees development charges can be calculated by subtracting the gross floor area of the school (+/- 23,500 square feet) which under today's by-law would pay \$2.38 per square foot (non-residential rate = \$55,930). 23 two bedroom townhouses would pay \$3,319 per unit (current residential rate = \$76,337). If Section 3.14 applies potential development charges payable is \$76,337 less \$55,930 = \$20,407.

Staff recommends Section 3.14 be considered by Council as the net increase in service demand for the project is reduced by the fact that the school was once at this location using roads, water and sewer, fire and recreation services. The exact amount of development charge will be determined by the Chief Building Official at applicable rates before a building permit is issued.

COMMENTS:

Public Works, Building and Clerk's Department staff reviewed the submitted site plan and building elevations. While some details on landscaping, street lighting, "hammerhead" access, fire hydrant location and similar are pending, overall the current design meets applicable zoning and the terms of the "minutes of settlement" approved by the Ontario Municipal Board.

Council approval is recommended subject to a standard site plan agreement being executed so all required details are provided before building permit is issued. Council's approval can set the price of the 0.29 acre park and pond lands at \$6,000 if acceptable and confirm whether Section 3.14 of the Town's development charges bylaw should apply.

FINANCIAL CONSIDERATIONS

The Town currently has \$15,000 security to the original servicing agreement for the site. Quality Homes submitted a \$6,000 fee of which \$5,000 will be refundable when the project is complete under the terms of the site plan agreement.

RECOMMENDATION:

That Council receives the C.A.O. Clerk's report dated December 13, 2017 and approves the Proposed Servicing and Grading prepared by Triton Engineering project A6834 last revised October 2017 as presented by Quality Homes subject to execution of a site plan agreement with the Town requiring, among other matters, the following:

1. Completion of the project within two years and retention of existing \$20,000 security through to completion, and execution of a condominium agreement if applicable.
2. Final tree planting and landscaping details including details on the "hammerhead turnaround" and "P" gate or other method to restrict access to the turnaround to the satisfaction of the Fire Chief and Town staff.
3. Servicing, grading and drainage, street paving and curbing details being provided to the satisfaction of the Town prior to execution of the site plan agreement including but not limited paving and rolled curbs for the interior private road with no parking on one side, energy efficient lighting that prevents glare on adjoining lands, restricting parking to one side of the private roadway, and access to the fire hydrant on the lands for occasional Town servicing and emergency purposes.
4. That Quality Homes be advised that subject to the Town's Disposition of Lands Bylaw a purchase price of \$6,000 be accepted for no more than 0.29 acres of the park and pond with the purchaser providing the necessary survey, and that funds received be retained for future use on this park and pond.
5. That Council accepts that Section 3.14 of the development charges bylaw apply such that the development charge applicable to the square footage of the former senior school be deducted from the charge applicable to the proposed townhouse units.
6. That any applicable approvals from the Maitland Valley Conservation Authority be obtained including the emergency access outlined in the plan.
6. That the site plan agreement provide for the requirements outlined in the staff report, and confirmation that all terms of the minutes of settlement, applicable zoning and all other requirements and standards are met including approval of stormwater works by the Ministry of the Environment.

Bill White, C.A.O. Clerk

