



TOWNSHIP OF EDWARDSBURGH CARDINAL ACTION ITEM

Committee: Committee of the Whole – Community Development

Date: October 4, 2021

Department: Community Development

Topic: Proposed Revision to Draft Plan of Subdivision, Lockmaster's Meadows
(Edwardsburgh Developments)

Purpose: To review proposed revisions to an approved draft plan of subdivision in the Northwest end of the Village of Cardinal. The request was submitted to the United Counties of Leeds and Grenville, as they are the approval authority for plans of subdivision. The proposal includes an additional 2 dwelling units as part of phase 1 of development, as well as reduced noise attenuation conditions from the previously approved 2013 draft plan. The Counties requests comments from the Township on the proposal.

Background: A Planning Report has been prepared by Novatech to provide background information and recommendations.

The following documents are attached for Committee's review:

- Planning Report prepared by Novatech September 30, 2021
 - 1 – Current Draft Approved Plan of Subdivision 2013
 - 2 – Revised Draft Plan of Subdivision March 2021
 - 3 – Greer Galloway Peer Review Comments
 - 4 – 2013 Draft Approved Conditions
- Proposed Changes to Conditions of Draft Approval
- Rail Noise Assessment prepared by Gradient Wind July 21, 2021
 - (appendices excluded due to file size, but available upon request)
- Agency Comments
 - Ministry of Environment, Conservation and Parks
 - Hydro One
 - Bell Canada
 - CN Rail
 - United Counties of Leeds and Grenville
 - Engineering Comments
 - Planning Comments (with attachments)

The applicant has provided a noise study in support of the reduced noise attenuation conditions. A brief summary of the existing noise attenuation measures is below. Full

details are available in the attached documents. The Township has obtained the services of the engineers at Greer Galloway to conduct a peer review of the Noise Study prepared by Gradient Wind Engineers and Scientists. Some additional follow up is required before staff can make an informed recommendation on the reduction in noise attenuation conditions. Novatech's report recommends that the requirement for a berm remain in place.

Existing Conditions for Phase 1	Proposed Conditions for Phase 1
<ul style="list-style-type: none"> Forced air heating and provision for central air conditioning The inclusion of Warning Clause Type C in all offers of purchase and sale 	<ul style="list-style-type: none"> None.
Existing Conditions for Phase 2	Proposed Conditions for Phase 2
<ul style="list-style-type: none"> A 5m noise attenuation berm constructed prior to any building permit being issued The inclusion of Warning Clause Type D in all offers of purchase and sale Additional requirements on building materials and a Building Components Study An additional warning clause (Type A) in offers of purchase and sale for homes closest to the railway Engineer confirmation that noise control measures have been implemented. 	<ul style="list-style-type: none"> All units equipped with forced air heating and central air conditioning. The inclusion of Warning Clause Type D in all offers of purchase and sale Additional building requirements for walls and windows facing north. An additional warning clause Type A in offers of purchase and sale for homes closest to the railway Engineer confirmation that noise control measures have been implemented.

The Planning Report prepared by Novatech recommends that a future right-of-way is provided between the subject lands and adjacent lands to the west. A future right-of-way is important when considering future development opportunities and good land use planning from a transportation circulation and emergency services perspective. It is recommended that the applicant explore the feasibility of a future right-of-way block (minimum 20 m wide) to be transferred to the Township at the end of either Street B between Lots 37 & 38 or Street D between Lots 46 & 47. The requirement for a future access block could be included as a new condition of draft approval.

Policy Implications: Policy context is provided in the attached Planning Report prepared by Novatech. The additional 2 lots propose a minor increase in density, which is consistent with the Township's goals for development in the Settlement Area. The Official Plan requires that proposed residential development within 300m of a railway undertake a noise study, mitigate any adverse effects and address potential land use conflicts.

Discussion: The Counties have provided comments on the proposed revisions regarding affordable housing:

The municipality and applicant are encouraged to take this opportunity to bring the development to more current day standards by introducing a greater mix of housing types and densities including affordable housing and alternative housing forms. Policy 2.3.2 (c) of the Counties Official Plan states “Urban Settlement Areas (which Cardinal is classified as) will provide for ... a range of land uses and densities, a mix of housing types including affordable housing options and alternative housing forms ...”. The Counties encourages, and the local Official Plan targets, an overall minimum affordable housing target of 25% for all new residential development. Provincial affordable housing tables for 2020 are attached for reference and appear to suggest affordable home ownership in Leeds and Grenville has a purchase price of \$295,000 and affordable rent is \$1,140/month based on income and \$945/month based on average rent for total bedrooms. Mixed housing types could include townhouses, semi-detached dwelling units or multiresidential in addition to single unit development.

The Planning Report prepared by Novatech provides some further information on affordable housing, including the following:

Should the Committee recommend that the application provide a range of different housing types, this may trigger the need for a major amendment and a public meeting. Any changes to the development concept may require further updates to the draft plan and supporting documents including servicing and stormwater management. If affordable housing is requested for this proposed subdivision, it is recommended that Township staff discuss the details of providing affordable housing with the applicant prior to proceeding with draft approval of the proposed changes.

Is there a desire from Committee to ask the developer for a greater mix of housing to address affordability?

The Counties provide additional comments for consideration regarding sidewalks:

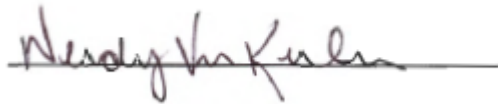
Should sidewalks be proposed any where on the road allowance, design of sidewalks adjacent to curbs is not acceptable. An appropriate median, with at least 1 m for snow storage, must be provided. From a good planning perspective the Counties Official Plan encourages active transportation. Consider if sidewalks on both sides of the roads could more conducive to safe active transportation. These comments are submitted for consideration between the developer and the Township.

A requirement for sidewalks could be added later as part of a subdivision agreement, although conversations should be underway with the developer if the Committee has a desire for sidewalks as part of the development plan.

Is there a desire from the Committee to require sidewalks as part of this development?

Financial Considerations: As per the Planning Fees Bylaw 2019-75, the Owner has entered into a review and processing agreement with the Township that allows the Township to recover costs associated with processing the revised application.

Recommendation: That Committee recommends that Council recommend in favour of amending the draft plan conditions to increase the number of lots from 93 to 95; and that an access block to the abutting lands to the west allowing future expansion of "Steet B" or "Street D" be added to a revised draft plan and a condition of draft approval be added that this block will be conveyed to the Township; and that the standard conditions imposed in the 2013 draft approval are carried forward.

A handwritten signature in dark ink, appearing to read "Wendy Van Kesteren", is written over a horizontal line.

Title/Position