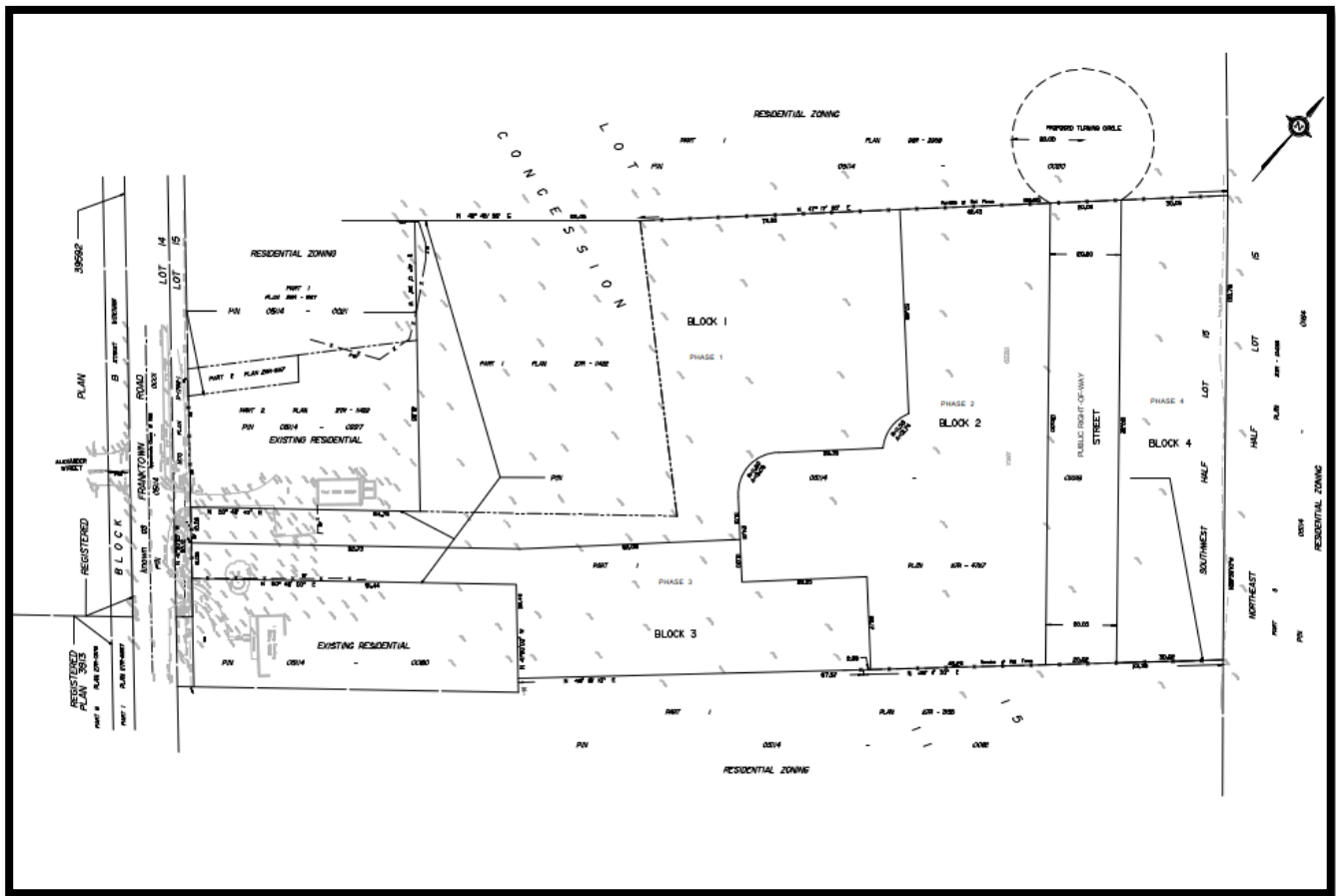


347 FRANKTOWN ROAD, TOWN OF CARLETON PLACE PLANNING RATIONALE



Project No.: CCO-22-0025

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TABLE OF CONTENTS

APPENDICES	1
1.0 INTRODUCTION	2
2.0 SUBJECT LANDS	2
3.0 PROPOSAL.....	2
3.1 Description of Proposal	2
3.2 Pre-Consultation.....	3
4.0 PLANNING POLICY & REGULATORY FRAMEWORK	4
4.1 Provincial Policy Statement, 2020.....	4
4.2 Lanark County Sustainable Communities Official Plan	7
4.3 Town of Carleton Place Official Plan	7
4.4 Town of Carleton Place Development Permit By-law No. 15-2015.....	14
5.0 SUMMARY OF TECHNICAL STUDIES.....	14
5.1 Environmental Impact Statement	14
5.2 Transportation Impact Assessment	15
5.3 Servicing and Stormwater Management Report	15
6.0 CONCLUSION.....	16

APPENDICES

Appendix A: Proponent’s Target Market Statement

Appendix B: Development Permit By-law Amendment (By-law No.137-2021)

1.0 INTRODUCTION

McIntosh Perry Consulting Engineers Ltd. (McIntosh Perry) has been retained by Carleton Lifestyles Ltd. to prepare a Planning Rationale in support of ongoing *Planning Act* approvals of a proposed retirement community development at 347 Franktown Road in the Town of Carleton Place. This report serves as an update to the Planning Rationale submitted on August 16, 2021 which was written in relation to a Development Permit Amendment application for the aforementioned property.

Overall, the proposed development consists of one 4-storey retirement home building and one 4-storey seniors' apartment building, along with townhomes and a small ancillary commercial building. The development is expected to be constructed over four phases.

This Planning Rationale applies to a Class 2 Development Permit application for Phase 1 of the development, and the Draft Plan of Subdivision application that applies to the entirety of the subject lands. The Planning Rationale discusses the appropriateness of the proposed development in the context of applicable land use planning policy.

2.0 SUBJECT LANDS

The proposed development comprises an approximately 3.12 hectare (7.7 acre) property legally described as PT LT 15 CON 11 BECKWITH PT 1, 26R3022 AND PART 1 ON 27R11422 TOWN OF CARLETON PLACE. A 0.26 hectare portion, which fronts Franktown Road and created through a recently approved consent application (B21-043), has separated an existing dwelling from the lands subject to the present development.

The subject lands have an approximate frontage of 20.12 metres on Franktown Road, and a depth of approximately 300 metres.

The subject lands are located on the north-easterly side of Franktown Road and north of Highway 7. The Nu Globe / Coleman Central subdivision on PIN 051140164 is situated directly east of the subject lands. Several rural residential properties are located to the north of the subject lands along Franktown Road. To the south are vacant lands and a small commercial plaza with approximately 12 occupancies; these lands are also in the process of being developed as explored in greater detail within the sections below.

The subject lands contain no existing structures and are currently a wooded area.

3.0 PROPOSAL

3.1 Description of Proposal

The proposed retirement community includes a four-storey retirement home with 152 units (Phase 1), one four-storey seniors' apartment building with 70 units (Phase 2), a small commercial building (Phase 3), and a street townhouse development (Phase 4). The subject Class 2 Development Permit application seeks approval

for Phase 1; approvals for the remainder of the development will follow in subsequent phases as market conditions allow.

Appendix A is a 'Target Market Statement' prepared by the proponent and previously submitted as part of Development Permit Amendment approvals. The Statement communicates that the proposed development promotes an aging-in-place concept for seniors "with a broad range of ancillary health care and daily living services." It is the intention of the developer to create a seniors' facility that will allow seniors to transition between various dwelling types and take advantage of ancillary health care and daily living services. Specifically, the retirement home and seniors' apartment buildings, which are connected by way of an at-grade passageway, include the following amenities / complimentary uses: auditorium, games and activity areas, bistro and lounge areas, hobby room, library, exercise room, indoor pool, theatre/chapel, and hair/aesthetics salon.

Pursuant to the June 11, 2021 Pre-Consultation with the Town of Carleton Place and Lanark County, the Town of Carleton Place recently approved a Development Permit By-law Amendment application that addresses the proposed permitted uses and development standards. A copy of the site-specific By-law is provided at Appendix B. As noted elsewhere in this report, Council's approval is presently subject to an Ontario Land Tribunal appeal.

To protect and promote the intended institutional/campus setting that is being sought, a private entrance driveway providing right in access to northbound traffic is proposed at Franktown Road. The proposed driveway is at Franktown Road and is flanked by landscaping and lay-by parking to help communicate the private nature of the site in an attempt to reduce vehicle speeds, and prevent cut-through traffic. Direct access to and from Alexander Road to the west will be prohibited. A continuous sidewalk is proposed along Franktown Road at the site entrance to prioritize pedestrian movement and to reinforce the fact that the driveway is not intended for the general public. The private driveway will be the primary means of access for vehicles and pedestrians and will act as the gateway to the retirement community. Towards the rear of the site, a north-south public right-of-way is proposed that will serve as a supplementary means of access. This roadway connection will also serve as a servicing connection between ongoing and future developments on adjacent properties. Another access through the adjacent lands to the south will be provided, as shown on the Site Plan and as described within the Transportation Impact Assessment Report prepared by BT Engineering.

The proposed north-south public right-of-way triggers the need for Draft Plan of Subdivision approvals. Draft Plan of Subdivision Approvals will also serve to subdivide the subject lands in accordance with the phasing limits identified on the Site Plan and the resultant Draft Plan of Subdivision. It is intended that Development Permit Approvals for Phase 1 of the development will proceed in advance of Draft Plan of Subdivision approvals.

3.2 Pre-Consultation

A Pre-Consultation meeting was held with the Town of Carleton Place and Lanark County on June 11, 2021. As per the Pre-Consultation document issued following the meeting, and subsequent correspondence with the Town on February 22, 2022, the following reports and plans were identified as submission requirements for the Class 2 Development Permit application:

- Site Plan
- Servicing Report
- Landscape Plan
- Grading and Drainage
- Stormwater Management

Additionally, while not required at time of application submission, a Utilities Plan and Cost Estimate for External Works will also be provided to the Town of Carleton Place.

Further to February 15, 2022 correspondence with Lanark County Staff, the following reports and plans were identified as submission requirements for the Draft Plan of Subdivision application:

- Draft Plan of Subdivision Application Form
- PIN Abstract
- Draft Plan of Subdivision
- Planning Rationale
- Environmental Impact Statement
- Conceptual Servicing & SWM Report
- Traffic Study

The respective application packages submitted to the Town of Carleton Place and Lanark County address the above submission requirements.

The following section discusses the conformity of the proposal with applicable land use planning policy.

4.0 PLANNING POLICY & REGULATORY FRAMEWORK

4.1 Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) provides policy direction on land use planning matters of provincial interest. *Table 1* below provides a summary of the consistency of the proposed development with policy direction provided within the PPS.

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy	Comments
1.1.1	<ul style="list-style-type: none"> • Healthy, livable, and safe communities are sustained by: <ul style="list-style-type: none"> a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term; 	<ul style="list-style-type: none"> • <i>The development is located in a designated settlement area within the Town of Carleton Place, as per the Lanark County Sustainable Communities Official Plan.</i> • <i>The proposed development builds upon the existing character of the area and contributes retirement home units and seniors' apartment and townhouse</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy	Comments
	<ul style="list-style-type: none"> b) Accommodating an appropriate affordable and market-based range and mix of residential types; c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns; g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; 	<p><i>dwelling units, with supportive amenities and services, to the range and mix of available housing types in the Town of Carleton Place.</i></p> <ul style="list-style-type: none"> • <i>A Phase 1 Environmental Site Assessment was completed and concludes that a Phase Two Environmental Site Assessment is not considered necessary.</i> • <i>The lands will be serviced by public water and wastewater infrastructure, and two primary means of access to public rights-of-way will provide access to the development from Franktown Road, and internally to the lands north and south of the site.</i>
1.1.3	<ul style="list-style-type: none"> • Settlement areas shall be the focus of growth and development • Land use patterns within settlement areas shall be based on densities and a mix of land uses which: <ul style="list-style-type: none"> a) Efficiently use land and resources; b) Are appropriate for, and effectively use, the infrastructure and public service facilities which are planning and available, and avoid the need for their unjustified and/or uneconomical expansion • Appropriate development standards should be promoted to facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety 	<ul style="list-style-type: none"> • <i>The development is located in a designated settlement area within the Town of Carleton Place, as per the Lanark County Sustainable Communities Official Plan</i> • <i>The subject lands have been designated Institutional by way of the recently approved Development Permit Amendment application (currently subject to OLT appeal). The density of the development supports the efficient use of land in the Institutional designation and is appropriate based upon available and proposed public water and wastewater servicing.</i> • <i>A Transportation Impact Assessment has been prepared by BT Engineering in support of the proposed development to ensure the adequacy and appropriateness of the proposed transportation infrastructure proposed and available.</i> • <i>The proposed development, which takes place on vacant land within the urban boundary, adds retirement residence dwelling units, seniors' apartment dwelling units, and townhouse dwelling units to the existing housing supply in Carleton Place. Accordingly, the proposal can be considered intensification, and is based upon a compact form of development relative to the local context.</i>
1.1.5.5	<ul style="list-style-type: none"> • Development shall be appropriate to the infrastructure which is planned or available, and avoid the need fir the unjustified and/or uneconomical expansion of this infrastructure. 	<ul style="list-style-type: none"> • <i>The development, as it is proposed, will be serviced by available/proposed public water and wastewater services connecting to other adjacent developments by way of</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy	Comments
		<p><i>a future north-south public right-of-way bisecting the subject lands.</i></p> <ul style="list-style-type: none"> <i>The development is being phased, and the servicing of the development is proposed to align with the phasing approach.</i>
1.4.3	<ul style="list-style-type: none"> Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market by permitting and facilitating: <ul style="list-style-type: none"> b) all housing options required to meet the social, health, economic and well-being requirements of current and future residents; 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; 	<ul style="list-style-type: none"> <i>The proposed development contributes retirement home dwelling units, seniors' apartment dwelling units, and seniors' townhome dwelling units to the range and mix of available housing types in Carleton Place. As explored in Subsections 4.2 and 4.3, the development supports local policy intended to promote/increase the supply of a range of housing options, including for seniors.</i> <i>Appropriate municipal infrastructure and access are proposed to service the development.</i>
1.6.6.7	<ul style="list-style-type: none"> Planning for stormwater management shall: <ul style="list-style-type: none"> a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; b) minimize, or, where possible, prevent increases in contaminant loads; c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; d) mitigate risks to human health, safety, property and the environment; e) maximize the extent and function of vegetative and pervious surfaces; and f) promote stormwater management best practices, including stormwater attenuation and re-use, 	<ul style="list-style-type: none"> <i>A Functional Servicing Report was provided as part of the Development Permit Amendment application, that describes the proposed stormwater management, which is in accordance with the PPS and local requirements. Updated stormwater management reporting is provided as part of the Class 2 Development Permit application and the Draft Plan of Subdivision application that addresses the current stormwater management approaches.</i>

PROVINCIAL POLICY STATEMENT, 2020		
Policy Section	Policy	Comments
	water conservation and efficiency, and low impact development	

Table 1: Provincial Policy Statement, 2020

The proposal is consistent with applicable policies within the Provincial Policy Statement.

4.2 Lanark County Sustainable Communities Official Plan

The Sustainable Communities Official Plan (SCOP) provides that local official plans designate Settlement Areas and promote intensification in existing built-up areas based on the type of servicing infrastructure. Accordingly, the Town of Carleton Place has incorporated these policies into the Town of Carleton Place Official Plan (see Section 4.3).

The proposed Seniors’ Facility is located in a designated Settlement Area in the Town of Carleton Place, pursuant to the SCOP. As per SCOP Section 2.3, efficient development patterns shall be encouraged in settlement areas to optimize the use of land, resources, infrastructure and public service facilities. The proposed development will be serviced by public water and wastewater services and provides for efficient use of land through intensification and compact form. Section 2.6.3 permits lot creation in Settlement Areas through Plans of Subdivisions, and the proposed development conforms to the Plans of Subdivision policies provided under Section 8.2.1 of the SCOP.

Based on the forgoing, the proposed development is in conformity with the goals and purpose of the County of Lanark Sustainable Communities Official Plan.

4.3 Town of Carleton Place Official Plan

The subject lands are designated “Residential District” in the Town of Carleton Place Official Plan. Table 2 below provides and responds to relevant provisions from the Town of Carleton Place Official Plan.

Town of Carleton Place Official Plan		
Policy Section	Policy	Comments
1.3 Guiding Principles	<ul style="list-style-type: none"> • Our Guiding Principles: <ol style="list-style-type: none"> 1) We will continue to value and preserve our built heritage and our small-town character as we provide for appropriate development to generate residential, recreational, environmental and economic opportunities respectful of private and public property rights. 2) We will ensure that growth and development occurs through 	<ul style="list-style-type: none"> • <i>The proposed development is located in a settlement area, builds upon the existing character of the area, and contributes an array of housing for seniors to the range and mix of available housing types within the Town.</i> • <i>The proposed retirement community is institutional in nature and it will help contribute to increasing the Town’s employment base and support the viability of commercial and institutional</i>

Town of Carleton Place Official Plan		
Policy Section	Policy	Comments
	<p>sustainable and economically viable land use development patterns which will include a broad range of uses and balanced mix of appropriate residential densities.</p> <p>3) We will help maintain and increase the Town’s employment base through clear and transparent land use policies which support the development of commercial, institutional and industrial opportunities.</p> <p>4) We will protect and enhance our natural environment in a manner which is respectful of land owner concerns and recognizes the need for long term sustainability.</p> <p>5) We will ensure appropriate development which will not pose a danger to public safety or health or result in negative property or environmental impacts.</p> <p>6) We will ensure that effective infrastructure services will be provided by the appropriate level of government or the private sector in a cost efficient manner which recognizes development priorities and which ensures the protection of our environment.</p>	<p><i>opportunities within the Town and its surrounding communities.</i></p> <ul style="list-style-type: none"> • <i>An EIS prepared by Gemtec has been submitted in support of the proposed development, confirming that impacts from the development are anticipated to be minor, and providing various recommendations to minimize these impacts.</i> • <i>A Transportation Impact Assessment has been prepared by BT Engineering in support of the proposed development to ensure the adequacy and appropriateness of the proposed transportation infrastructure.</i>
3.5 Residential District	<ul style="list-style-type: none"> • The lands designated as Residential District on Schedule A provide the main locations for housing in Carleton Place. A broad range of housing types and compatible services and amenities are permitted to make the most efficient use of available infrastructure 	<ul style="list-style-type: none"> • <i>The proposed retirement community is residential in nature and adds retirement home dwelling units, seniors’ apartment dwelling units, and townhouse dwelling units to the existing housing supply in Carleton Place. An ancillary commercial medical clinic is also proposed as part of the campus-style land use, together with a range of amenities and services targeting residents and their visitors. The development is considered intensification, and will be serviced by existing and proposed public water and wastewater infrastructure.</i>

Town of Carleton Place Official Plan		
Policy Section	Policy	Comments
3.5.1 Residential District – Objectives	<ul style="list-style-type: none"> To promote sustainable, efficient and diverse residential neighbourhoods To provide a diverse range of housing types and densities 	<ul style="list-style-type: none"> <i>The proposed development contributes retirement home dwelling units, seniors’ apartment dwelling units, and seniors’ townhome dwelling units to the range and mix of available housing types in Carleton Place.</i>
3.5.2 Residential District - Permitted uses	<ul style="list-style-type: none"> The following uses shall generally be permitted in the Residential District: <ul style="list-style-type: none"> Residential Uses (all density types) Parks and Recreational Facilities Schools and Places of Worship Home Occupations Community and Social Service Facilities Institutional Uses Existing Local Commercial Uses 	<ul style="list-style-type: none"> <i>The overall retirement community is jointly residential and institutional in nature, and is considered permitted by way of the Residential and Institutional land use permissions.</i>
3.5.3 Residential District – Policies	<ul style="list-style-type: none"> Where land is designated Residential District on Schedule A to this Plan, a range of residential dwelling types and densities shall be permitted, including single detached, semi-detached, duplex dwellings, triplex dwellings, townhouse dwellings and apartment dwellings Ancillary uses such as schools, neighbourhoods and community parks, trail connections, places of worship, home occupations, and community and social service facilities, shall also be permitted subject to the following: <ul style="list-style-type: none"> Only those uses which are compatible with and complimentary to residential uses and where the amenities of adjacent residential areas are preserved through the provision of adequate buffering, landscaping, off-street parking, and vehicular access shall be permitted Where possible, ancillary uses shall be grouped together to serve as focal points for residential areas, and to encourage the integration of parking, landscaping, and other facilities Where lots designated Residential District have frontage on a Mississippi District Thoroughfare, new high density 	<ul style="list-style-type: none"> <i>In an institutional/campus setting, the proposal includes a range of residential dwelling types for seniors, including those permitted by Section 3.5.3.</i> <i>Ancillary commercial (medical), health facilities, and other amenities that are compatible with and complimentary to the adjacent residential use are proposed.</i> <i>Site design prioritizes the integration of resident and visitor parking, landscaping, and other facilities, and relies upon these elements in order to help buffer/transition to adjacent lands.</i> <i>The subject lands have frontage on Franktown Road, a Mississippi District Thoroughfare, which establishes that higher densities and a broader range of land uses (including ‘new commercial’) can be accommodated.</i>

Town of Carleton Place Official Plan		
Policy Section	Policy	Comments
	residential uses and new commercial uses may be permitted	
3.5.4 Density Provisions	<ul style="list-style-type: none"> • The following density policies are intended to ensure that new development will include a mix of residential densities in order to address a full range of housing requirements. The following policies shall apply: <ol style="list-style-type: none"> 1) The average density target for new development in the Residential District will be calculated on a site by site basis and shall be 30 units per net hectare with a range of 26 to 34 units per net hectare. Net hectare is defined as those lands which are utilized for residential development exclusive of roads, easements, infrastructure services and required parkland 2) Notwithstanding Section 3.5.4.1, where development is proposed on infill sites or sites which are the result of lot consolidations, and which infill sites or consolidated sites have areas of 3 hectares or less, residential density may be increased. In such cases density will be controlled through the regulatory framework of the Development Permit By-law 5) New medium or high density residential development shall be subject to the following policies: <ul style="list-style-type: none"> ○ The proposed design of the residential development is compatible in scale with the character of surrounding uses; ○ The site is physically suited to accommodate the proposed development; ○ The proposed site can be serviced with adequate water and waste water services; ○ The property shall have appropriate access to an arterial or collector road maintained to a municipal standard with capacity to accommodate traffic generated from the site; 	<ul style="list-style-type: none"> • Further to Section 2 of this Report, the subject lands have consolidated as a result of a lot addition, are just less than 3 hectares in area, and are controlled through the regulatory framework of the Development Permit By-law by way of the recently passed Development Permit Amendment (currently subject to OLT appeal). • Density has been reviewed and approved by way of the Development Permit Amendment process. • The retirement community is located in a settlement area and based upon the site design proposed and ongoing development trends in Carleton Place, it can be considered compatible with the evolving scale and character of the area. • The development will be serviced by public water and wastewater services. • The subject lands have frontage on an arterial road and a Traffic Study has been prepared by BT Engineering that confirms the adequacy and appropriateness of the existing and proposed transportation infrastructure, including site parking and roadways. • Pedestrian circulation is prioritized from Franktown Road, within and from the proposed north-south public right-of-way, and within the interior portions of the site, connecting building entrances and other functional areas.

Town of Carleton Place Official Plan		
Policy Section	Policy	Comments
	<ul style="list-style-type: none"> ○ Sufficient off-street parking facilities is provided in accordance with the standards set out in the Development Permit By-law; and ○ The development can take place in accordance with the policies of Section 2.0. <p>6) New residential development shall include a mix of residential densities. Residential development which does not provide a diversity of dwelling types shall be discouraged.</p> <p>7) Development shall be integrated with surrounding development, through connected street networks, appropriate transition of housing types and densities and through supporting infrastructure including recreational pathways and parks.</p>	
4.1.6 Street Trees	<ul style="list-style-type: none"> ● Street trees and the preservation of tree canopies shall be protected to the greatest extent possible. Accordingly, a tree preservation plan may be required in support of development applications ● Tree planting and tree preservation will occur so that all areas of the Town are provided with a sufficient number of trees to maintain a high standard of amenity and appearance. Where new development will result in the loss of existing wooded areas, a condition of development approval will require that the lost trees be replaced at a 1 to 3 ratio (1 new tree for every 3 trees removed). For the purposes of this policy the replacement ratios will only apply to the removal of trees having a minimum caliper of 200mm or more. The new trees will be planted within the boundary of the proposed development to the greatest extent possible with the remaining trees to be planted in public parks or on publicly owned lands as directed by the Town. The caliper size and tree species shall be a condition of the development approval. The requirements of this policy shall be in 	<ul style="list-style-type: none"> ● <i>A Tree Preservation Plan and Tree Inventory have been submitted in support of the proposed development. Given the extent of site alteration proposed, all woodlands are expected to be removed as the phases of development proceed.</i> ● <i>Extensive perimeter and interior tree and landscape planting is proposed, as evidenced by the Landscape Plan, which focuses on Phase 1 of the development.</i> ● <i>The EIS affirms that no compensation measures are required in relation to the proposed removal of woodlands in this instance.</i>

Town of Carleton Place Official Plan		
Policy Section	Policy	Comments
	addition to any other landscaping requirements associated to any particular development application <ul style="list-style-type: none"> Notwithstanding Section 4.1.6.6, where Hackberry trees are removed the replacement ratio shall be 1 to 1. 	
4.3.1 Built Infrastructure - Objectives	<ul style="list-style-type: none"> That the road network within Carleton Place, regardless of which level of government is responsible, will function in a cost effective, efficient and safe manner for the movement of people and goods; That on-going improvements and enhancements of water, waste water and stormwater services will be managed in a fiscally and environmentally responsible manner That waste management is carried out in a manner which is environmentally sustainable and to provide appropriate waste management infrastructures which support on-going development 	<ul style="list-style-type: none"> <i>A Transportation Impact Assessment has been prepared by BT Engineering, which confirms the adequacy and appropriateness of existing and proposed transportation infrastructure, including roadways and parking.</i> <i>The development will be serviced by municipal water and wastewater services. A Conceptual Servicing & Stormwater Management Report addresses the details of proposed stormwater management approaches.</i>
4.3.3.2 Arterial Roads	<ul style="list-style-type: none"> Residential projects with frontage on an arterial road may be permitted in accordance with the land use designation, provided that access is provided through a local public street or condominium road maintained year round. The review process shall ensure that adequate measures are included in the subdivision design to mitigate any potential negative impacts related to the proximity of the arterial to the residential development. All development which could have an impact on the efficiency of arterial roads shall be required to submit a traffic impact study and the proponent will be responsible for the implementation of any required roadway improvements. The minimum width of any arterial roadway right of way shall be 26 metres 	<ul style="list-style-type: none"> <i>The Transportation Impact Assessment prepared by BT Engineering supports the access configuration proposed, including the proposed site driveway, and the future north-south public right-of-way bisecting the rear portion of the subject lands.</i> <i>The project is jointly residential and institutional in nature, and from a land use perspective, site access from an arterial roadway is appropriate for the scale of development proposed.</i> <i>Road widening has not yet been identified as a requirement by Town Staff.</i>
4.3.5 Water, Wastewater and Stormwater Services	<ul style="list-style-type: none"> All development shall generally occur on the basis of full municipal water and wastewater services. 	<ul style="list-style-type: none"> <i>The development will be serviced by municipal water and wastewater services. A Conceptual Servicing & Stormwater Management Report addresses the details</i>

Town of Carleton Place Official Plan		
Policy Section	Policy	Comments
	<ul style="list-style-type: none"> • Development will not be encouraged where such development would result in, or could lead to, unplanned expansions to existing water and waste water infrastructures. • Development shall generally be directed to areas where water and waste water services can reasonably be extended. • Stormwater management will be required for all new development in accordance with guidelines which may be developed by the Ministry of the Environment, the Mississippi Valley Conservation or the Town of Carleton Place. Stormwater management may not be required for small scale developments such as lots created through the consent process or minor developments subject to a development permit where there is no impact on the watershed. 	<p><i>of proposed stormwater management approaches.</i></p>
4.3.8 Surface Water Management Plans	<ul style="list-style-type: none"> • In order to control flooding, ponding, erosion and sedimentation and to protect, as much as possible, water quality and aquatic habitat or other natural habitat which depend upon watercourses and other water bodies for their existence, surface water management plans (or stormwater management plans) shall be required for some forms of new development. Storm water management plans shall be required for any new development consisting of more than four lots or for commercial or industrial developments with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Ministry of the Environment Guideline entitled "Stormwater Management Planning and Design Manual, 2003". Stormwater management may not be required for small scale developments such as lots created through the consent process for development permits where there is no impact on the watershed. 	<ul style="list-style-type: none"> • <i>Site servicing is being pursued in phases in accordance with the previously submitted Functional Servicing Report. Local requirements will be adhered to, including those adopted by the Town of Carleton Place and the Mississippi Valley Conservation Authority.</i>

Table 2: Town of Carleton Place Official Plan

The proposed development conforms to applicable policies within the Official Plan of the Town of Carleton Place.

4.4 Town of Carleton Place Development Permit By-law No. 15-2015

A Development Permit By-law Amendment application to modify the designation of the subject lands on Schedule A of the Town of Carleton Place Development Permit By-law No. 15-2015 from “Residential District” to “Institutional” was approved by Council on December 7, 2021. As previously mentioned within this report, Council’s decision was subsequently appealed to the Ontario Land Tribunal (OLT).

As of the writing of this report, the OLT appeal has not yet proceeded; accordingly, the subject lands are currently designated “Residential District” on Schedule A. It is acknowledged that approval of the Class 2 Development Permit application and the Draft Plan of Subdivision application depend on the coming into force of the site-specific Development Permit By-law. Section 3.43 of the Development Permit By-law provides that Council may “vary the standards, provisions and requirements of the Development Permit By-law up to 100% of the stated standards subject to the criteria outlined below and provided that the proposal is consistent with and complies with both the Official Plan of the Town of Carleton Place and the Provincial Policy Statement of the Province of Ontario and any other legislation as applicable.” The site-specific By-law approved by Council contained several amendments to development standards necessary to implement the development, as it has been proposed, and also included H-symbol provisions that address servicing and access for each phase of development.

Following the resolution of the OLT appeal, it is anticipated that the proposed development will comply with the applicable provisions of the Development Permit By-law, as amended.

5.0 SUMMARY OF TECHNICAL STUDIES

The paragraphs below summarize the findings of the technical studies required as part of the current *Planning Act* applications.

It is noted that, since the review and approval of these reports as part of the Development Permit Amendment process, the content and recommendations of the Environmental Impact Statement and the Transportation Impact Assessment (Revision 1, dated November 4, 2021) remain unchanged; whereas the servicing reporting has been updated to reflect current information and the particulars of the Class 2 Development Permit and Draft Plan of Subdivision applications.

5.1 Environmental Impact Statement

The Environmental Impact Statement (EIS) prepared by Gemtec notes that potential cumulative impacts associated with the development, such as an increase in stormwater generation, increases in nutrient loading to adjacent aquatic features, and loss of urban woodland habitat can be mitigated by implementing setbacks and recommended mitigation measures as provided in the Report. A small unevaluated wetland is present

down gradient and off-site to the southeast of the subject lands. Based on an analysis of stormwater management measures, the EIS notes that it is unlikely that the operation of the Seniors' Facility will result in any long term impacts to the wetland. Potential short-term impacts from construction can be offset by implementing the aforementioned mitigation measures provided in the EIS. The EIS concludes that impacts on the natural environment from the proposed development are anticipated to be minimal and, provided that recommended mitigation measures are implemented, "no significant residual negative impacts are anticipated from the proposed future development." The EIS also concludes that the development complies with the natural heritage policies of the Provincial Policy Statement and the Carleton Place Official Plan.

5.2 Transportation Impact Assessment

The Transportation Impact Assessment (TIA) prepared by BT Engineering includes an evaluation of the existing and projected traffic conditions of the peak AM and PM hours for the development. The TIA concludes that "under all scenarios, the proposed development was found to have no significant impacts on the existing road network, with minor delays for left-turning vehicles at the stop approaches." The TIA notes, however, that these delays are the result of background growth within the Town of Carleton Place and are reflected in both background and total traffic scenarios. Lastly, the TIA provides that some consideration be given to raised crosswalks within the site to assist in controlling traffic speeds and to discourage external traffic from cutting through the site.

The Site Plan submitted as part of the Class 2 Development Permit application addresses the recommendation for Scenario 1 within the Transportation Impact Assessment for Phase 1 of development, which is to provide "right-in access at 347 Franktown Road and a temporary full-movement access south of the commercial plaza" (at 355 Franktown Road).

The site-specific By-law presently subject to OLT appeal also requires that adequate access is provided for each phase of development to the Town's satisfaction.

5.3 Servicing and Stormwater Management Report

A Servicing and Stormwater Management Report has been prepared by McIntosh Perry to demonstrate that the proposed development has access to sufficient public services in accordance with the recommendations and guidelines provided by the Town of Carleton Place, the Mississippi Valley Conservation Authority (MVCA), and the Ministry of the Environment, Conservation, and Parks (MECP). Specifically, the Report addressed access to water, wastewater, and storm servicing to ensure that existing services will adequately service the proposed development. The Report has taken the yet-to-be-constructed 200 mm watermain and 200 mm sanitary sewer stub for the Coleman Street Subdivision Phase 2 into account for its analysis, noting that this infrastructure for Coleman Street Subdivision Phase 2 will be extended to service the proposed development. The Report concludes that the "200 mm diameter sanitary main will collect and outlet flow to the existing 200 mm diameter sanitary stub located within Coleman Street Subdivision Phase 2 and, based on the sanitary analysis conducted in the Coleman Street Subdivision Phase 2 Servicing Report, the Subdivision's sanitary network has the capacity for the proposed development's flow." The Report also notes that the subject lands will be serviced by a new storm system that will outlet to the existing creek located to the southeast. Unrestricted

runoff will sheet flow off site and restricted flow within Phase 1 will be stored as required and released to the proposed storm sewer network.

A detailed stormwater design is provided as part of the Class 2 Development Permit application submission for Phase 1 of the development.

6.0 CONCLUSION

Further to Council's recent approval of the Development Permit By-law Amendment in support of the provided retirement community, and following resolution of the associated OLT appeal, the paragraphs above address the appropriateness of Class 2 Development Permit and Draft Plan of Subdivision approvals for the subject lands.

Proceeding with Development Permit and Draft Plan of Subdivision approvals upon resolution of the OLT appeal will support the appropriate use of the subject property, is in the public interest, and represents good planning.

Prepared By:



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Reviewed By:



Benjamin Clare, MCIP RPP

PRACTICE AREA LEAD, PLANNING SERVICES

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Date: August 11, 2021

To: Niki Dwyer,
Planner
Town of Carleton Place

From: Dr. Neel Chadha
President
Living Green Retirement

Re: Target Market Statement – Franktown Road Development

Living Green’s mission is to provide Canadian seniors with the world class care, service and fulfilment they deserve. We are passionate about empowering seniors with a retirement lifestyle that focuses on thriving, rather than merely surviving. At Living Green, we recognize that after devoting decades of their lives caring for others, seniors deserve to be rewarded with a safe, nurturing and healthy retirement experience that offers peace of mind not only to themselves, but also to their families and community. To achieve these highest standards of care, healthy living is the primary focus of the Living Green community. We envision a community where seniors’ lives are celebrated. We value their experiences, obstacles and accomplishments and we strongly believe that their wisdom must be passed on to future generations.

Living Green is proposing an aging in place retirement community in Carleton Place. Carleton Place has the perfect balance of seniors, workforce and local economy to support a thriving retirement community. The community will allow seniors to age in place by offering a continuum of care and health services such as physiotherapy assessment, nursing assessment, pharmacist visits, exercise classes and medical appointments. It will include a mix of residential, service commercial and institutional-like uses. It will encompass a range of services and living accommodation options oriented to seniors and those in need of an assisted living environment. It will ultimately provide an “aging in place” community with a broad range of ancillary health care and daily living services. As such, it will be an employment generator, a provider of health care and household support services and a residential site. It will be a hub for healthy living and timely access to healthcare.

Some highlights:

- Residents will come to relax, have fun and be well cared for in a modern retirement home setting with well-equipped suites and beautiful landscaping.
- There will be a nurse call system in all suites and common areas, 24/7 emergency response, and a full-time coordinator who will organize more than 100 activities per month.
- Our in-house chef will prepare delicious, nutritious meals using fresh ingredients.



The project is anticipated to develop in four phases. Phase 1 will consist of 153 retirement units, phase 2 will consist of 70 apartment units, phase 3 will consist of a small commercial medical complex, and phase 4 will consist of 18 townhouses. Amenity spaces will be developed with phase 1 and will include a large variety of services including an institutional-scale kitchen and dining room, a bistro, lounge, hair dresser, physiotherapy clinic, games room, craft room, auditorium, conference room, theatre, library room, building services laundry, resident accessible laundry, and salt water swimming pool. Administrative offices and staff rooms will also be included. Phase 1 will also feature wings dedicated to people requiring secure memory care suites and assisted living suites. Phase 2 will feature luxury senior apartments with individual kitchens and laundry facilities. Phase 3 will be a commercial building with medical and allied health services, accessible to residents and the greater community. Phase 4 will feature townhomes and will enable fully independent living.

Living Green will strive towards being part of the Carleton Place community from day one. From construction to operations, all necessary services will likely be provided by companies local to Carleton Place. Hiring local employees will be a priority and Living Green amenities will be open for community use when available.

Regards,

Dr. Neel Chadha
President
Living Green Retirement

Profile – Dr. Neel Chadha

Dr. Neel Chadha is a family physician and president of Living Green Retirement. He is currently practicing in Ottawa, Smiths Falls and Perth Ontario. He has always been passionate about geriatric medicine, real estate, and business, and Living Green has allowed him to combine his passions. As a child of immigrants, Dr. Chadha feels grateful for the freedoms, opportunities and lifestyles, Canada has to offer and to the generations of people who worked tirelessly to achieve them. He is on a path to improve the standard of care and service offered in retirement homes.

He has been practicing in retirement homes since 2015 and has been in retirement home development since 2017. Neel is the president of Lanark Lifestyles, which operates a 102 unit aging in place retirement home, and is currently developing a 119 unit senior apartment building in Perth, ON. Neel has a proven track record with respect to all aspects of retirement residence development and operation, including project financing, management accounting, construction, marketing, service design/quality, and labour relations in a non-union work place.

BY-LAW NO. 137-2021

A BY-LAW OF THE CORPORATION OF THE TOWN OF CARLETON PLACE TO AMEND BY-LAW 15-2015 BEING THE DEVELOPMENT PERMIT BY-LAW FOR THE TOWN OF CARLETON PLACE.

WHEREAS Section 70.2 of the Planning Act, R.S.O. 1990, Chapter P. 13 authorizes local municipalities to pass a by-law to establish a development permit system to control land use development in the municipality; and

WHEREAS the Council of the Corporation of the Town of Carleton Place passed Development Permit By-law 15-2015 to regulate the development and use of lands within the Town; and

AND WHEREAS the Town of Carleton Place has received an application to amend the land use designation for the properties known municipally as roll number 092803005504702 and 092803006012800 on Franktown Road;

NOW THEREFORE the Council of the Corporation of the Town of Carleton Place pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, Chapter P. 13, enacts as follows:

- 1. That Section 9 "Institutional" of the Development Permit By-law be amended by adding subsection 9.4 Special Exceptions as follows:

1 *"[Bylaw 137-2021] Notwithstanding the permitted uses provided in Sections 9.1, on the lands known as 347 Franktown Road and noted as "I-1(h)" on Schedule A of the Bylaw, the following additional permitted uses will be recognized:*

- a) *Medical Clinic;*
- b) *Seniors' Residential Apartment Dwelling;*
- c) *Local Commercial Uses;*
- d) *Townhomes (in accordance with the provisions of 6.3.7 and 6.3.8)*

Furthermore, notwithstanding the Development Standards prescribed in Section 9.2 or other provisions within the By-law to the contrary, the subject lands shall be permitted to be considered based on the following:

- a) *Accessible parking spaces shall have a minimum width of 3.7m;*
- b) *The maximum front yard building within area shall be nil;*
- c) *The minimum rear yard depth shall be 7.5m;*
- d) *The "front lot line" for phases 1-3 shall be deemed to be that which abuts Franktown Road;*
- e) *The "front yard" of Phases 1-3 shall be deemed to be the area extending across the width of the lot from Franktown Road.*
- f) *The lands identified as Phases 1-3 shall be considered one lot for the purposes of interpreting the Development Permit By-law.*

I HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT.
 Certified by 
 this 8 day of December 2021.

The area described as Phase 1 of the lands shall be subject to a holding provision (h) until such time that the following conditions have been satisfied:

- a) Provision of all necessary agreements and/or easements with neighbouring owners, to ensure availability of adequate servicing and access, to the Town's satisfaction (Phase 1);*
- b) A Class 2 Development Permit is issued (Phase 1)*

The area described as Phase 2 of the lands shall be subject to a holding provision (h) until such time that the following conditions have been satisfied:

- a) Provision of all necessary agreements and/or easements with neighbouring owners, to ensure availability of adequate servicing and access, to the Town's satisfaction (Phase 2);*
- b) A Class 3 Development Permit is issued (Phase 2);*
- c) A Plan of Subdivision is registered and municipal services (road, sewer, water, storm) are extended and commissioned (Phase 2).*

The area described as Phase 3 of the lands shall be subject to a holding provision (h) until such time that the following conditions have been satisfied:

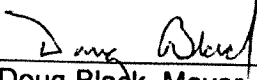
- a) Provision of all necessary agreements and/or easements with neighbouring owners, to ensure availability of adequate servicing and access, to the Town's satisfaction (Phase 3);*
- b) A Class 3 Development Permit is issued (Phase 3);*
- c) A Plan of Subdivision is registered and municipal services (road, sewer, water, storm) are extended and commissioned (Phase 3).*

The area described as Phase 4 of the lands shall be subject to a holding provision (h) until such time that the following conditions have been satisfied:

- a) Provision of all necessary agreements and/or easements with neighbouring owners, to ensure availability of adequate servicing and access, to the Town's satisfaction (Phase 4);*
- b) A Class 3 Development Permit is issued (Phase 4);*
- c) A Plan of Subdivision is registered and municipal services (road, sewer, water, storm) are extended and commissioned (Phase 4).*

2. Schedule "A" of By-law No. 15-2015, as amended, is hereby further amended by changing thereon the "Residential" designation to "Institutional-Special Exception 1 (Holding)" designation for the lands identified on the attached Schedule "A", which are municipally described as roll numbers 092803005504702 and 092803006012800 on Franktown Road.
3. This By-Law takes effect from the date of passage by Council and comes into force and effect pursuant to the provisions of the Planning Act, R.S.O. 1990, Chapter P.13.

READ A FIRST TIME, SECOND TIME AND THIRD TIME AND FINALLY PASSED
THIS 7TH DAY OF DECEMBER, 2021.



Doug Black, Mayor



Stacey Blair, Clerk

BY-LAW NO. 137-2021

Schedule "A"

Description of the Subject Lands

Legally described as Southwest Part of Lot 15 Concession 11, being more particularly described as Parts 1 and 2 on Plan 26R-3022, except Part 2 on Plan 27R-11422; in the Town of Carleton Place, County of Lanark.

Key Map

