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Hannan Hills Planning Rationale



Prepared for: 1384341 Ontario Ltd

PLANNING RATIONALE

**In support of Draft Plan of Subdivision
and Zoning By-law Amendment Applications**

Hannan Hills Residential Development

Almonte, ON

Prepared For:



Prepared By:

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May 2021
Novatech File: 118201

Ref: R-2021-069

May 20, 2021

County of Lanark
Planning Department
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Perth, ON K7H 3C6

Attention: Julie Stewart, RPP, MCIP County Planner

Reference: Hannan Hills Residential Development
Applications for Draft Plan of Subdivision and Zoning By-law Amendment
Municipality of Mississippi Mills
Our File No.: 118201

Novatech has prepared this Planning Rationale on behalf of 1384341 Ontario Ltd in support of an application for a Draft Plan of Subdivision and related Zoning By-law Amendment for lands located at 277 Florence Street in the Town of Almonte. The lands are located in the northeast quadrant of the Town and more particularly described as Park Lots 1, 2 and 3, Block E, Henderson Section, Plan 6262. The residential development is to be known as *Hannan Hills*.

Cavanagh Developments, through a joint development venture with Neilcorp Homes, is proposing to develop a residential subdivision that would accommodate a total of 166 townhouse dwelling units. The draft plan and zoning amendment are based on a concept plan that demonstrates the build out of seventy-eight (78) two-storey townhouses, forty (40) back-to-back-townhouses, and forty-eight (48) stacked townhouses.

The Planning Rationale outlines the proposed development, summarizes the required technical studies to support the proposed development and demonstrates that the proposal conforms to the 2020 Provincial Policy Statement and relevant municipal policy documents including the County of Lanark and Town of Mississippi Mills Community Official Plan. This report also outlines the details for a proposed amendment to the Town of Mississippi Mills Zoning By-law No. 11-83 and provides planning justification to support the amendment.

Please do not hesitate to contact the undersigned should you require additional information or clarification with respect to what has been provided in the enclosed Planning Rationale.

Yours truly,

NOVATECH



Kiana Simmons, B.E.S (PI)
Planner

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1.0 INTRODUCTION

1.1 Purpose

Novatech has been retained to prepare this Planning Rationale in support of applications for a proposed Draft Plan of Subdivision and a Zoning By-law Amendment for lands located within the urban serviced area of the Town of Almonte. The project is being advanced by Cavanagh Developments, under the corporate entity of 1384341 Ontario Inc, and will marketed as *Hannan Hills*.

1.2 Site Location, Description and Community Context

The subject lands are legally described as Park Lots 1, 2 and 3, Block E, Henderson Section, Plan 6262, and subject to easements over Parts 1 on 27R-8605 and Part 2 on 27R-9277 in favour of the Town of Mississippi Mills. The subject lands are approximately 4.15 ha in size and are located inside the northern limit of the urban boundary of the Town, as shown in **Figure 1**. The lands are currently held under the ownership of EVOY and located adjacent to vacant properties to the south that are currently owned by the Town and abutting developed residential developments to the east and west. It is understood that the transfer of ownership to the developer is subject to a purchase and sale agreement scheduled to close later in November 2021.



Figure 1: Location Map

The subject lands are currently occupied by an existing single-detached dwelling located at 277 Florence Street with the balance of the site being predominantly covered with trees and sparse vegetation. The northern property line lies on the urban boundary of the Town of Almonte and abuts an unevaluated wetland adjacent to the site. The Mill Run development is located east of the subject lands, and to the south across the unopened right-of-way for Adelaide Street are a number of vacant parcels of land owned by the Town. To the west, across Florence Street, is another residential subdivision, comprised of single-detached dwellings, semi-detached dwellings and townhomes to the south-west on Finner Court. The subject lands represent one of the few remaining development parcels within the urban limits of the Town that are readily serviceable for residential development, and are located in relatively short walking distance to nearby community park space, schools, and commercial amenities located along the Ottawa Street corridor.

The lands are designated as *Settlement Area* on Schedule A of the County of Lanark Official Plan, designated *Residential* in the Town of Mississippi Mills Community Official Plan (**Figure 2**) and are further zoned as Development (D) and Residential First Density (R1) in the Town of Mississippi Mills Zoning By-law 11-83 (**Figure 3**).



Figure 2: Excerpt of Schedule B – Almonte Land Use Schedule



Figure 3: Excerpt of Schedule C (Ward of Almonte), Zoning By-law No. 11-83

1.3 Pre-Application Consultation

A pre-application consultation meeting with the County of Lanark, Town of Mississippi Mills, and Mississippi Valley Conversation was held on January 27, 2021 to present a preliminary concept showing a combination of semi-detached and townhouse dwellings. The purpose of the pre-consultation meeting was to obtain preliminary comments from key stakeholder agencies and to confirm application submission requirements. As a result of the meetings, the following reports and studies were confirmed as being required to comprise a complete submission for the applications:

- Planning Rationale
- Conceptual Stormwater Management Plan
- Environmental Impact Assessment
- Archaeological Assessment
- Servicing Report
- Traffic Impact Study
- Geotechnical Report
- Environmental Site Assessment

It is noted that on the basis of preliminary review comments relating to Official Plan policy considerations, the development concept was revised to account for additional density through the introduction of additional townhouse dwelling types. The revised concept for which the current applications are being advanced is considered to further the goals and objectives for urban infill and residential intensification, as outlined in the sections below.

2.0 APPLICATION PROPOSAL

2.1 Proposed Draft Plan of Subdivision and Zoning By-law Amendment

It is proposed that the Hannan Hills development would consist of a mix of townhouse dwelling types developed on the basis of full municipal services. The dwelling typologies have been determined by developer interests in fulfilling market and client interests and a desire to offer more affordable dwelling typologies in the community. On the basis of the enclosed Concept Plan in Figure 4 (also see **Appendix A**), the development will comprise of a total of 166 residential units consisting of forty (40) back to back-townhouses, forty-eight (48) stacked townhouses and seventy-eight (78) two-storey townhouses, resulting in a net density (excluding road and stormwater pond) of approximately 52 units per hectare, consisting exclusively of townhouse building forms.

While the proposed density is greater than the density objectives set out in the Municipality's Official Plan, the project seeks to obtain Council approval for increased density bonussing in exchange for the advancement of community benefits. Further details are provided in the sections below.

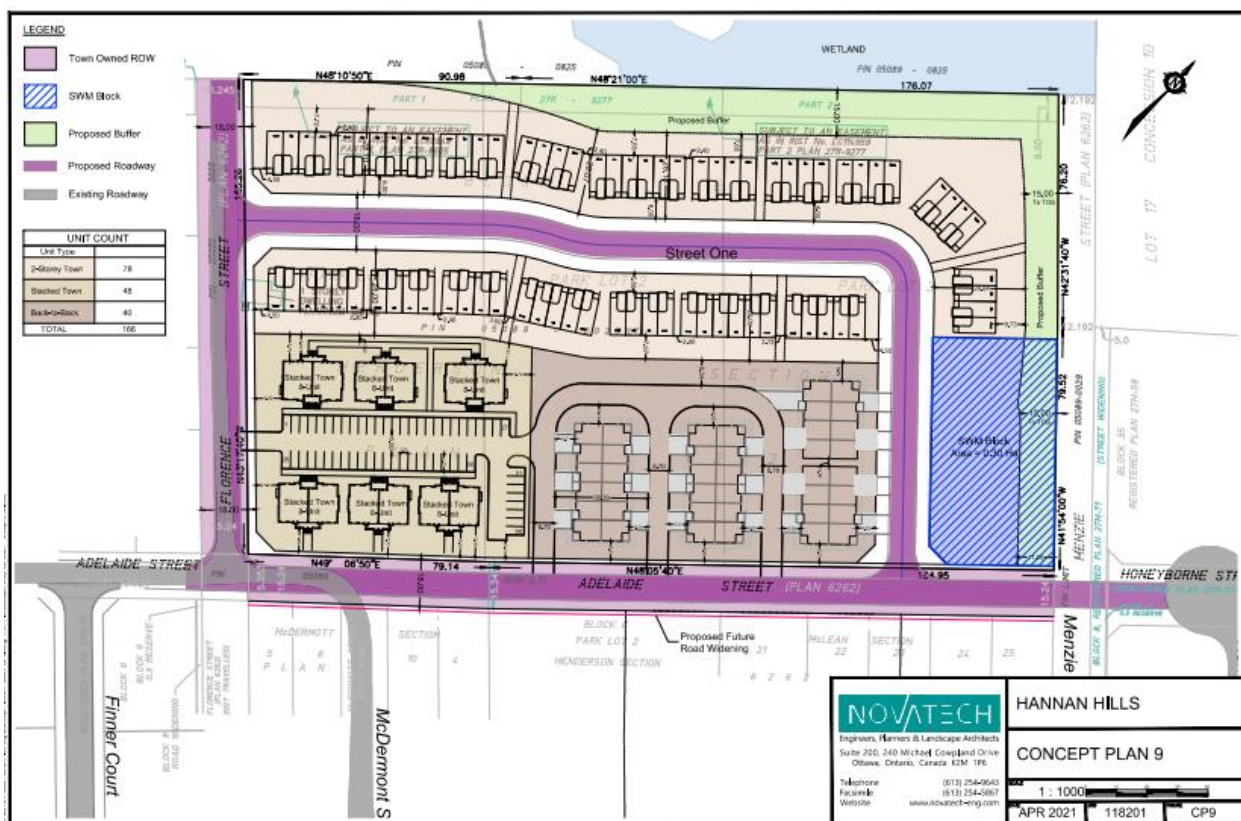


Figure 4: Concept Plan for Hannan Hills

The proposed draft plan (**Appendix B**) to accommodate Hannan Hills includes 4 residential blocks, 1 stormwater management block, 1 public street and 3 blocks for road widening. Street access to the subdivision is proposed via a widening of both the existing Florence Street right-of-

way and the undeveloped portion of the Adelaide Street right-of-way to 18m, which will eventually connect to Honeyborne Street in Mill Run. Internal to the subdivision, one street is proposed, also within an 18m right-of-way, connecting to both Florence Street and Adelaide Street.

There are currently no sidewalks along either Adelaide Street or Florence Street, but a widening of the Adelaide Street and Florence Street right-of-ways will accommodate future sidewalk infrastructure to provide east-west pedestrian connectivity from Honeyborne Street in Mill Run to older residential neighbourhoods west of the site.

The widening of the Adelaide Street right-of-way is proposed to be taken on an equal basis of approximately 1.40m on both sides of the right-of-way (see Figure 4). While the southern limit of the Adelaide right-of-way is not within the draft plan lands, the widening on the south side could be obtained when the Town-owned lands are developed, such that an overall 18m right-of-way will be made available. The Florence Street right-of-way will be taken on an unequal basis, with the east side of the right-of-way being widened through the proposed 2.76m widening, resulting in an 18m overall widened right-of-way for Florence Street.

As shown on the Concept Plan in Figure 4, an open space buffer is to be provided along the Menzie Street drain along the east limit of the site and along the northern boundary of the site. The buffer is proposed as a 15m setback from the top of bank along the east limit, and a 15m setback from the northern property limit. This buffer will be retained to provide considerable green open space that serves to incorporate a 'design-with-nature' approach in association with this residential urban infill. It is anticipated that through appropriate transfer covenants, zoning and fencing, suitable measures will be put in place to ensure long-term buffer retention and preservation of natural heritage qualities associated with the wetlands to the north and the drainage channels along the north and east site boundaries. Buffer enhancement and impact mitigation is further addressed in the Environmental Impact Assessment (EIA) and will be addressed through conditions of draft approval and the implementation of EIA recommendations.

The subdivision lot/block and street configuration for Hannan Hills has been laid out to accommodate a variety of townhouse dwelling unit types proposed by the home builder. The proposed housing mix of street townhouses, stacked townhouses and back-to-back style townhouses is intended to accommodate dwelling typologies that could include both ownership and rental tenure, and which would be geared towards providing dwelling sizes aimed at addressing housing affordability.

As aforementioned, the Hannan Hills development is based on three different townhouse typologies which will provide a range of housing style and affordability options. The layout of the subdivision has been designed such that these dwelling typologies have appropriate on-site (private) parking, as well as a shared parking area for the stacked townhouses. The dwelling typologies have also been designed to be cohesive with one another in terms of building orientation and physical location within the development. Buffering has been incorporated into the development to mitigate negative effects on the adjacent wetlands, and soft landscaping with grasses and trees will be planted to further incorporate greenspace into the design.

The most refined dwelling design at this time is for the two-storey street townhouses proposed on Block 1 and 2. The "Killeen" model is a 1,241 sq ft two-storey townhouse unit designed in a contemporary style with a pitched roof which meets at the center line of the party wall between units, and two smaller pitches over the garages on each end unit. Stone veneer will be used

along the base of the building and will be further complimented by natural-tone roof shakes and wood posts on the porches. The sides and upper levels of the buildings will be clad with complimentary coloured vinyl siding. The Killeen townhouses will use conventional construction methods which incorporate energy-conservation measures. Each unit will have three bedrooms and a single-car garage, and with a modest footprint to fit on smaller lot sizes, the Killeen will be geared at addressing market demand for smaller and more affordable dwelling options, and be attractive to first-time buyers. The Killeen will generally comply with all applicable provisions of the Zoning By-law, including building setbacks, garage widths, off-street parking requirements and provide a high-quality exterior design.

Alongside the request to amend the zone category to permit the proposed street townhouses, site-specific zoning provisions are proposed to address density, and to provide somewhat flexible zoning on Blocks 3 and 4 to accommodate more innovative townhouse typologies in the Town of Almonte. A description of the requested amendment is provided below in Section 3.4, including the justification to support the request for the zoning to accommodate the Hannan Hills community.

2.2 Request for Increase Density Bonussing

The proposed subdivision consisting of 166 residential units generates a density of 52 units per net hectare, which exceeds the medium density objective of a maximum of 35 units per net hectare. The three different types of townhouses that generate the increased density were chosen in order to be able to offer a range of unit types and price points in the community that contribute towards housing choice and making the dwellings more affordable to families and individuals.

Given that the desired density for this project exceeds the Official Plan density objective, an important element of this project involves a special request of Council to award density bonussing in exchange for community benefits provided by the Developer. Section 5.3.2 of the Official Plan states *“the Town has the authority to pass a By-law which authorizes increases in the height and/or density for a specific development proposal permitted under the Zoning By-law. This is done in return for the developer providing facilities, services or other matters which are deemed beneficial to the Community.”* Policy 5.3.2.1 further states that increased density shall only be awarded to developments where such increased density does not have a negative impact on surrounding lands uses and where more than one of the criteria set out in Section 5.3.2 are fulfilled beyond the minimum requirements of the Plan.

Accordingly, a key element of this project is the proposed fulfilment of community benefits, specifically relating to Item (vi) in Section 5.3.2, where the development protects environmental and natural heritage areas beyond the minimum that what would normally be required. It is proposed that considerable community benefit can be achieved through a combination of environmental compensation due to on-site wetland loss and impact mitigation in relation the adjacent wetland as well as by directing efforts at community-scale benefits beyond the immediate locale of the subject lands.

3.0 PLANNING POLICY ANALYSIS

The proposed development has been reviewed for consistency with the 2020 Provincial Policy Statement regarding provincial interests and conformity with the Lanark County Sustainable Communities Official Plan and the Town of Mississippi Community Official Plan.

3.1 Provincial Policy Statement 2020

The 2020 Provincial Policy Statement (PPS) came into effect on May 1, 2020. In accordance with the *Planning Act*, all planning matters and decisions are required to be consistent with the Provincial Policy Statements that are in effect on the date of the decision, and as such the proposed applications have been reviewed against policies of the 2020 PPS.

The 2020 PPS provides policy direction on matters of provincial interest, including policies that provide for appropriate development that builds strong, sustainable communities, protects and manages provincial resource interests and protects the public health and safety of residents and the environment. The PPS encourages community development that is based on efficient land use, as well as communities that are economically strong, environmentally sound, and that foster social and economic well-being.

Section 1 of the PPS provides policy with regards to building strong and healthy communities. The PPS states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns, accommodating an appropriate affordable and market-based range and mix of residential types, avoiding development and land use pattern which may cause environmental or public health and safety concerns, promoting integrated and cost-effective development patterns to minimize land consumption and servicing. It is a policy to focus growth and development to settlement areas to efficiently use land and resources wisely. Land use patterns within settlement areas are to be based on density and a mix of land uses that are appropriate for, and efficiently use public infrastructure that is available and avoids the need for their unjustified and/or uneconomical expansion, are transit and freight supportive and minimize negative impacts to air quality and climate change and promote energy efficiency. For new development, it is a policy that this take place in designated growth areas adjacent to existing built up areas and that new development should have compact form, mix of uses and densities that allow for efficient use of lands and public infrastructure.

As described, the subject lands are located within the urban boundary of the Town of Almonte. The proposed subdivision has been designed to accommodate a mix of residential building types to account for future growth pressures within the Town. The development includes compact urban forms and will be developed on the basis of available full municipal services which are available in this area. The subdivision has also been designed considering surrounding land uses and proposes uses which are compatible with the existing community.

Section 1.4 of the PPS provides policy direction with regards to housing. It is a policy that planning authorities shall provide 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 a regional market area. This can be achieved by establishing and implementing minimum targets for affordable housing and by permitting and facilitating all housing options to meet the required social, health, economic and well-being requirements of current and future residents. The PPS further states that the long-term economic prosperity should be supported by encouraging

residential uses to respond to dynamic market-based needs and to provide the necessary housing supply and a range of housing options for a diversified workforce.

The subdivision proposes a mix of townhouse dwellings which will provide a mix of housing options for the regional market area and within the Town of Almonte. All homes are likely to provide individual freehold ownership and will be offered for sale at market rates, but the proposed stacked townhouse and back-to-back style townhomes are suitable for rental tenure to address specific market need.

Within settlement areas, municipal water and sewage services are the preferred form of servicing to support the protection of the environment and to minimum risks to human health and safety (Section 1.6.6.2). The proposed subdivision will be developed on full municipal services to achieve the proposed density and compact building form. Stormwater management will be accommodated on site through the design of a stormwater management pond and supported through the conceptual servicing design included with this application.

Section 2 of the PPS provides policy regarding the wise use and management of resources. It is a policy that natural features and areas be protected for the long term. The Environmental Impact Assessment and related natural heritage assessment work undertaken by Muncaster Environmental Planning, in conjunction with Bowfin Consulting, addresses the natural heritage considerations relating to PPS interests. Further, an Archaeological Assessment has been undertaken to address Provincial cultural heritage interest considerations.

Finally, Section 3 of the PPS addresses the protection of public health and safety through policies that relate to natural hazards and human-made hazards. These interests of the PPS have been reviewed in the context of the site location, and it has been determined that the proposed development does not conflict with policies in Section 3 of the PPS. A Phase I Environmental Site Assessment confirms that there are no environmental concerns associated with previous land uses on the property.

Based on the foregoing, the proposed residential development is considered to be consistent with relevant policies of the 2020 Provincial Policy Statement.

3.2 Lanark County Sustainable Communities Official Plan

The Lanark County Sustainable Communities Official Plan was adopted by Council on June 27, 2012, and the subject lands are designated as *Settlement Area* on Schedule A of the Plan. Section 2 of the County Official Plan provides policy direction regarding growth and development within settlement areas that is to be applied to local Official Plans. It is an objective of the County Plan that development within settlement areas include provisions for an adequate supply of residential lands, to provide for a range and mix of low to high density housing types and to provide for neighbourhood facilities and amenities that are appropriate to the residential living environment. It is also an objective to provide for mixed-use communities with appropriate commercial, institutional and employment uses. Lot creation within settlement area is generally to occur by Plan of Subdivision (Section 2.6.3). The proposed plan of subdivision will provide a mix of residential dwellings to accommodate the needs of individuals and families in the community. Further, the subject lands are within a settlement area where growth and development are to be focused.

With regards to new development, Section 4.1.2 directs new development to communities which can reasonably provide or extend full municipal services. The subdivision will be developed on full municipal services and conceptual plans submitted with the application demonstrate there is adequate municipal services available to support the 166-unit residential subdivision.

Section 8.2.9 of the County's Plan provides policy with regards to affordable housing and states that the County and local Councils will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements. This can be achieved by working with the development industry to ensure a 3-year minimum supply of registered or draft approved lots and blocks for new residential development is available at all times and to encourage cost-effective development standards and densities for new residential development to reduce the cost of housing. The proposed subdivision will contribute to providing the minimum three-year supply of housing through draft plan approval and contribute towards addressing affordable housing efforts by proposing a range of townhouse dwelling types and sizes that provide a choice and style of housing to meeting community needs.

Section 8.2.1 of the Plan provides a list of studies and technical requirements that will be reviewed at the time of a plan of subdivision application. Section 4 of this report provides a summary of the technical studies being provided with the plan of subdivision application, as confirmed through the mandatory pre-application consultation meeting with the County.

Based on the foregoing, the proposed residential development is considered to conform with the policies of the County of Lanark Official Plan.

3.3 Town of Mississippi Mills Community Official Plan

The Town of Mississippi Mills Community Official Plan was adopted by Council on December 13, 2005 and most recently amended by OPA #21. As shown in Figure 2, Schedule B of the Official Plan identifies the subject lands as being within the urban boundary and suitably designated with the *Residential* designation. A review of the Town's Official Plan follows as it relates to the proposed plan of subdivision and zoning amendment applications.

3.3.1 Growth and Settlement Policies

Section 2.5 of the Town's Official Plan provides policy with regards to growth and settlement area structure. It is a goal of the Plan to, "*Promote managed, co-ordinated and fiscally responsible growth, which represents an efficient use of lands and is environmentally sustainable. Direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development*". The following objectives have been established to implement this goal:

- "*Establish an urban density which promotes a sustainable and efficient use of the land; and*
- "*Encourage a mix of residential, commercial and industrial uses which meet the needs of the community and increases local employment (Section 2.5.1).*"

The Town's Official Plan has also embraced the concept of "smart growth" which means directing urban development towards existing communities with the majority of development being located on fully serviced, compact, efficient urban community with a broad mix of land uses. To implement these growth management strategies, it is a policy of the Plan that urban residential development

in Almonte strive for higher residential densities, that the Plan designates sufficient lands to accommodate the projected growth and mix of land uses, and that infill and the efficient use of land within Almonte be promoted. Although the proposed amendment would permit a residential density that exceeds the density set out in the Plan, the amendment remains consistent with policies related to growth management. Since the subject lands are located within the Urban Settlement Boundary and on a large underutilized lot that has access to a full range of municipal services, the site can easily accommodate the proposed increase in density. The proposed amendment would also permit a mix of residential uses through compact redevelopment, meeting the intent of the Municipality's goals towards "smart growth".

3.3.2 Residential Policies

The Town's goals, objectives and policies of the *Residential* designation direct the development industry to provide a range of housing options through both the types of housing available and tenure. The Town has regard to the following residential objectives to implement a goal of promoting a balanced supply of housing to meet current and future needs of the community (Section 3.6.1):

- "Promote and support development which provides for affordable, rental and/or increased density of housing types.
- Direct the majority of new residential development to areas where municipal sewer and water services are/will be available, and which can support new development.
- Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design"

The Town has also established a housing mix target of 70% low density and 30% medium density and a housing tenure target of 30% rental housing. Medium residential density development includes fourplexes, townhouses, 3-storey apartments, converted dwellings and other similar multi-unit forms of housings that has a maximum net density of 35 units per net hectare. With regards to affordable housing, the Official Plan includes policy for the Town to encourage an adequate supply of affordable housing and a target of 25% of new residential construction to be affordable. The Council-adopted Community Official Plan Amendment No. 21 further states that Council will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents by encouraging infill and housing intensification particularly within urban core areas (Section 3.6.3).

The mix of medium density dwelling typologies resulting in a higher density community, will contribute towards providing additional affordable housing opportunities and by increasing the available housing supply and choice in Almonte.

In assessing proposals for residential development, the Official Plan dictates that medium density residential development proposals shall address specific criteria (Section 3.6.5.5). An analysis of how the proposed development concept responds to this criterion for medium density residential development is provided below in **Table 1**.

Table 1: OP Section 3.6.5.5 Medium Density Residential Development Criteria

Medium Density Criteria	Development Concept Response
(i) Proximity to shopping, parkland, health care, education and other community amenities	<p>The subject property is located within an existing neighbourhood, within close walking distance to two local parks, Mill Run Park to the east, and Augusta Street Park to the south. Almonte District Highschool is also located within the neighbourhood to the east of the Subject Site.</p> <p>The Site is in proximity to Ottawa Street which is a gateway commercial corridor that provides a variety of retail and other shopping experiences. The Almonte General Hospital is located less than 1km away on the south side of Ottawa Street.</p> <p>The site is well situated in relation to community amenities, and most daily needs are accessible within walking distance. From a neighbourhood perspective, the proximity to retail and service commercial uses within proximity site are important locational advantages that will benefit future residents at this location.</p>
(ii) Compatibility with existing land uses in the immediate area and the historical character of existing buildings	<p>The subject property is located within an area of the Towns that is characterized by both older housing stock and relatively new development. It is considered that the proposed form of residential housing is compatible with the immediate surrounding area and will not detract from the character of the neighbourhood.</p> <p>There are no known historical buildings on the property or within the immediate area that would be affected by the proposed redevelopment concept.</p>
(iii) designed with a maximum of three (3) stories and where possible, a building profile conforms visually with the surrounding residential structures	<p>The proposed townhouse dwelling typologies are all 3 stories or less, will not create any shadows affecting neighbouring properties, and are considered compatible with surrounding residential structures.</p> <p>The proposed townhouses will conform visually with the surrounding residential structures which exist in the neighbourhood.</p>
(iv) availability of adequate off-street parking and appropriate access and circulation for vehicle traffic, including emergency vehicles	<p>The overall proposed density allows for building forms that can accommodate off-street parking through private driveway parking, and a surface parking lot proposed for the stacked townhouse block, as demonstrated on the proposed Concept Plan. Details regarding access, parking and emergency vehicle movements are shown on the concept plan and will be refined to comply with zoning by-law requirements through detailed site plan design.</p>

Medium Density Criteria	Development Concept Response
(v) necessary buffering from abutting uses	The proposed Zoning By-law amendment proposes to establish site-specific zoning requirements to accommodate the placement of structures and to protect natural areas from development. The concept plan also demonstrates minimum setback provisions along the property lines which will assist in providing visual buffering between adjacent uses.
(vi) suitable landscaping, lot grading, drainage and on-site amenities	The proposed amendments are based on the strength of a concept plan. Many of the details related to landscaping, lot drainage, and on-site amenities will be addressed in the detailed grading and servicing design and landscape design required for final approval.
(vii) the availability of full municipal services to accommodate the proposed density of development	Refer to the Serviceability and Conceptual Stormwater Management Report for further details regarding serviceability.

3.3.3 Increased Height and Density Provisions

The three different types of townhouses were chosen deliberately to offer a range of housing style and unit prices in the community in order to make housing more affordable to both families and individuals. It is considered that although the increased density resulting from this unit mix is greater than generally permitted, the development is an efficient use of land that can provide greater housing choice and affordability in the Almonte market.

While the density exceeds the target of 35 residential units per net hectare, Section 5.3.2 of the Official Plan states *“the Town has the authority to pass a By-law which authorizes increases in the height and/or density for a specific development proposal permitted under the Zoning By-law. This is done in return for the developer providing facilities, services or other matters which are deemed beneficial to the Community.”*

Policy 5.3.2.1 states that *“Increased height and density shall only be awarded to developments where such increased height and density does not have a negative impact on surrounding lands uses and where more than one of the following criteria are fulfilled beyond the minimum requirements of the Plan.”*

The primary community benefit relates to natural heritage compensation and offsetting, not only through mitigation and on-site enhancement of the natural areas to be retained, but also through additional off-site works to be undertaken. Refer to Section 3.5 for a description of short-term and longer-term community benefits to be gained.

3.3.4 Urban Design Policies

The Town’s Official Plan recognizes that good urban design and built form create lively and enjoyable places for people to live and work. The Plan states that, *“the Zoning By-law will establish*

heights, distances from property lines and street setbacks which can begin to form the interface with the public realm". Site-specific zone provisions will establish appropriate built-form standards on the property to accommodate the proposed residential building forms. The proposed development concept for Hannan Hills meets the following general design policies of Section 4.2.3 of the Plan:

- The subject lands are approximately 4.1 ha which is large enough to accommodate the scale and intensity of the proposed building forms;
- The impact to natural features has been given considerable attention through the design of this development, proposed mitigation and proposed enhancements;
- Development setbacks, as proposed in the Zoning By-law amendment, will be complimentary to the development patterns established on surrounding properties;
- Surface parking areas, where not associated with individual driveways, will be located internal to the site and thus contributing to a more visually pleasant and pedestrian friendly streetscape on the roads surrounding the subdivision.

3.4 Town of Mississippi Mills Zoning By-law Amendment By-law 11-83

The subject lands are predominantly zoned Development (D) by the Town of Mississippi Mills Comprehensive Zoning By-law No. 11-83, with the exception of the existing single-detached dwelling at 277 Florence Street which is zoned Residential First Density (R1). The purpose of the existing Development Zone is to recognize lands intended for future urban development in the Town of Almonte, by limiting the range of permitted uses to those which already exist and which will not preclude future development options and impose regulations which ensure a low scale and intensity of development to reflect the characteristics of the existing land uses.

As such, the present Zoning By-law Amendment is being sought to rezone the lands from "Development" to an appropriate "Residential" zone that would permit the proposed mix of townhouse dwelling typologies. The proposed zoning amendment would accommodate the three townhouse typologies and related performance standards necessary to accommodate the residential development as shown on the Concept Plan.

3.4.1 Details of the Amendment

The Town's Zoning By-law allows townhouse dwellings in the R3 zone category, in accordance with the R3 performance standards, including alternative standards set out in R3 subzones. However, given that the zoning by-law definition for townhouses relates to traditional street-oriented row housing, and does not include a definition that describes townhouses designed as stacked units and/or back-to-back typologies, this zoning amendment proposes to introduce site-specific definitions and performance standards for stacked townhouses and back-to-back style townhouses. Block 1 and 2 on the north and south side of Street 1 will develop in accordance with the requirements for traditional street-oriented townhouses and Blocks 3 and 4 are intended to be developed with stacked townhouse and back-to-back townhouses, with shared parking areas accessed via shared (private) driveways.

As shown on the Concept Plan, the form of development of the proposed stacked townhouse and back-to-back townhouse blocks on Blocks 3 and 4 are in keeping with the definition of a Planned Unit Development, where Comprehensive Zoning By-law 11-83 defines such use as "a group of

dwelling situated on the same lot and that share common facilities such as access to a public road, parking facilities, open space and recreational areas, and which are designed as an integral part of a residential complex". Both Blocks are proposed to be zoned to permit stacked townhouse and back-to-back townhouses to be developed as a planned unit development and will establish key performance standards relating to minimum yard requirements and site density on a block basis.

Each of the residential blocks within the draft plan of subdivision are proposed to be rezoned to R3, with special exception zones to accommodate the Concept Plan in Appendix A. Those special exception zones are as follows and the zoning approach is outlined below:

- Blocks 1 and 2 Special Residential Third Density, Subzone D (R3D-x)
- Block 3 Special Residential Third Density (R3-x)
- Block 4 Special Residential Third Density (R3-y)

Blocks 1 and 2: Proposed Street-Oriented Townhouses (R3D Zone)

Blocks 1 and 2 are proposed to be developed as street townhouses in accordance with the standards set out in Section 15.3A, R3D subzone. The zone matrix below in Table 2 outlines zoning compliance with each performance standard associated with the R3D zone, as well as the parking standards for townhouse dwellings. The special exception has been included to allow for a deeper rear yard.

Table 2:

Town of Mississippi Mills Zoning By-law			
Section 15.3A – R3D Subzones – Townhouse Dwelling Unit			
Site Standards	Required	Proposed (R3D-x)	Amendment Required?
Minimum Lot Area	110 m ²	146 m ²	no
Minimum Lot Frontage	4.5 m	5.2 m	no
Minimum Front Yard	6 m	6 m	no
Minimum Exterior Yard	4.5 m	4.5 m	no
Minimum Interior Yard	1.2 m	1.2 m	no
Minimum Rear Yard	varies*	7.5m*	yes
Maximum Building Height	11 m	<11 m	no
Parking (2.75m x 5.75m)	1 per dwelling unit	2	no

*as per endnote #1 to Table 15.3A in Comprehensive Zoning By-law No. 11-83, a rear yard for a townhouse in the R3D subzone is not permitted to exceed 7.5m.

It is considered that the R3D subzone is an appropriate zone category. As noted in Table 2, with the exception of the rear yard requirement, the proposed street-oriented row townhouses comply with the R3D standards. The requested exception for the rear yard ensures that all units have a suitably-sized rear yard, in keeping with, and exceeding the standard 7.5m rear yard requirement set out for townhouses in the standard R3 zone. It is noted that the rear yard associated with

some of the units far exceeds the proposed minimum of 7.5m and it is for this reason that an exception to permit rear yard in excess of 7.5m is required.

It is proposed that Open Space zoning be implemented at the rear of Block 1 to ensure long-term protection of the natural buffer forming the rear yard of the townhouse units. Block 1 has been sized to accommodate a ‘no-touch’ buffer while still offering a useable rear yard. It is anticipated that suitable fencing could be used to delineate between the residential rear yard amenity space and the OS natural buffer. The OS Zone, in conjunction with homeowner covenants, will ensure that natural buffer will be retained over the long term to ensure protection, maintenance and overall natural quality of the vegetative buffer.

Block 3 and 4: Proposed Stacked Townhouses (R3-x) and Back-to-Back Townhouses (R3-y)

As indicated above, the Mississippi Mills Comprehensive Zoning By-law No. 11-83 does not contemplate stacked townhouses and back-to-back townhouse typologies and associated performance standards. Accordingly, in order to accommodate these proposed townhouse typologies, the amendment would introduce definitions for each dwelling type and related performance standards associated for development of the blocks on the basis of development concept. It is noted that the concept plan is meant to be illustrative with respect to the development of Block 3 and 4, and that specific building designs have not been confirmed and finalized.

For consideration, the following definitions are offered for consideration:

*A **Stacked Townhouse Dwelling** shall mean a building that is divided vertically and horizontally into four or more dwelling units each of which has independent entrances to the interior of each dwelling unit.*

*A **Back-to-Back Townhouse Dwelling** shall mean a building that is divided vertically into four or more dwelling units and having a common rear wall.*

The proposed performance standards are set out in Table 3 and are to be applied on a block basis. It is considered that the proposed standards would establish the key performance standards for the planned unit development, and that refined zoning may be required to accommodate a specific-site design as builder preferences for unit size and market interest evolves over time.

Table 3:

Site Standards (per Block)	Stacked Townhouse	Back-to-Back Townhouse
	Proposed R3-x	Proposed R3-y
Minimum Lot Area	0.63 ha	0.74 ha
Minimum Lot Frontage	80 m	55 m
Minimum Yards (all yards)	6 m	6 m
Maximum Lot Coverage	None	None
Maximum Density	1 unit per 130 m ² lot area	1 unit per 180 m ² lot area
Maximum Building Height	15 m	15 m
Parking	1.2 per dwelling unit	1 per dwelling unit

As noted in Table 3, the proposed zoning for Block 3 would allow for a maximum density of 48 units on Block 3. It is considered that the proposed 6m yards, in combination with the per-unit density provision to limit the number of dwelling units, are appropriate standards to establish the form of development on these blocks. The arrangement of multiple smaller buildings in favour of larger multiple-unit apartment-style buildings will create a more dynamic cluster of housing while providing choice in housing style and tenure alternatives. The proposed parking ratio of 1.2 spaces per unit accounts for visitor parking, which can be accommodated as at-grade onsite parking.

The zoning approach for Block 4 is consistent with that of Block 3, in that the Concept Plan is meant to be illustrative of the proposed development concept. The standards set out in Table 3 would permit a maximum density of 40 back-to-back townhouse units and require 1 parking space per unit. The proposed yards would ensure reasonable setbacks from adjacent lots and ensure parking for individual units can be accommodated in front of the unit and where the units face a public street, front yard parking can be accommodated parking in accordance with townhouse standards.

Block 5: Proposed Stormwater Management

It is proposed that the Stormwater Management block be rezoned to Open Space. The OS zoning would be consistent with the zoning of the stormwater management dry pond for Mill Run. As a municipally-owned parcel, the block will be part of the municipal infrastructure and be managed as such.

3.5 Community Benefits in Exchange for Increased Density

In exchange for increased density, the Developer is prepared to undertake additional off-site works in the community that would be considered as improvements and enhancements for the greater community benefit. Until such time appropriate and desirable community benefits have been identified, it is proposed that a commitment to qualifying works could be detailed through a letter of intent or similar agreement with the Municipality. Such letter of intent would outline commitments by the Developer to deliver community benefits deemed beneficial and desirable to Council.

In the interim, the Hannan Hills project proposes not only impact mitigation to the adjacent drainage features as recommended in the EIA, but compensation and offsetting is proposed to provide enhancements to nearby features such that the loss of the on-site natural heritage qualities are recovered through the protection and improvements to remaining natural areas and on adjacent lands.

4.0 SUPPORTING MATERIAL

The proposed draft plan of subdivision and development permit are supported by the following plans and studies as briefly summarized below:

4.1 Serviceability and Conceptual Stormwater Management Report

A Serviceability and Conceptual Stormwater Management Report was prepared by Novatech in May 2021. The purpose of the report was to provide a preliminary servicing design for the proposed development with respect to water distribution, sanitary servicing and storm drainage, as well as the approach to stormwater management. The report indicates that the proposed development can be serviced with municipal services, and a stormwater management facility is proposed.

4.2 Environmental Impact Assessment

An Environmental Impact Assessment was prepared by Muncaster Environmental Planning in 2021. The EIA is supported by field work completed by Muncaster Environmental Planning in the fall of 2018 and spring and summer of 2019, in conjunction with more recent spring 2021 field work completed by Bowfin Consulting. The environmental field work found that the on-site wetlands appear to be low in function due to small size, lack of vegetation diversity and structure, and no permanent water.

The assessment concludes that the loss of existing on-site wetlands and their functions can be offset with extensive plantings and enhancements to areas that will remain onsite as natural areas. The EIA recommends that the plantings of native species, together with habitat enhancements in the proposed buffers along the open channels along the north and east boundaries for the site be implemented which will provide a gain in the features and functions of wetland habitats on the landscape, including a diversity of wetland habitat structures and an increase in the opportunities for nature appreciation.

The EIA offers three categories of recommendations that are to be implemented: 1) wetland enhancement, 2) construction-related, and 3) homeowner awareness. The recommendations are included in the EIA.

On the basis of the findings and conclusions of the EIA, the proposed development will not have a detectable impact on the natural environment provided the above recommended mitigation measures are properly implemented.

4.3 Transportation Impact Study

A Transportation Impact Study was prepared by Novatech in May 2021. The purpose of the study was to identify any operational concerns at the study area intersections and to review on-site design. It was found that the addition of site generated traffic is not anticipated to have any significant impact on the study area intersection operations. The report recommends that the Adelaide Street connection to Honeybourne Street should be constructed when the development is 50% built.

4.4 Phase 1 Environmental Site Assessment

A Phase 1 ESA was completed by Paterson Group in November 2020. The purpose of the ESA was to research the past and current use of the site and on adjacent lands in order to identify any environmental concerns that have the potential to have impacted on the property. On the basis of the historical research and inspection of the subject lands, no environmental concerns were noted on the subject lands and lands adjacent to the property. The report recommends that prior to demolition of the existing building, an asbestos survey of the building should be conducted, but a Phase II ESA is not required for the property.

4.5 Stage 1 and 2 Archaeological Assessment

A combined Stage 1 and Stage 2 Archaeological Assessment was prepared by Matrix Heritage in 2021. The purpose of this assessment was to assess the archaeological potential of the subject lands and to determine whether further investigation is required. The report concludes the subject lands feature low archeological potential and recommends that no further archeological study be undertaken for these lands. The report also recommends that should archaeological resources be found during the development of the site that all works stop immediately and a licensed archeologist be contacted.

4.6 Preliminary Geotechnical Investigation

A geotechnical investigation was undertaken by Paterson Group in 2018 by advancing 10 test pits at the site. The purpose of the preliminary report (2019) was to support the preparation of a preliminary concept by evaluating the subsoil conditions and determining bedrock elevations on the subject lands. The report includes preliminary design and construction precautions and recommends further supplemental investigations be carried out to support the detailed subdivision design.

5.0 CONCLUSION

This planning rationale has been prepared in relation to a proposed draft plan of subdivision and Zoning By-law Amendment application to support the development of a 166-unit residential development to be known as Hannan Hills.

It is our assessment that the proposed development is consistent with the 2020 Provincial Policy Statement and conforms to both the County of Lanark Official Plan and the Town of Mississippi Mills Community Official Plan. The proposed mix of townhouse dwellings for the Hannan Hills development is compatible with existing surrounding uses and can be appropriately accommodated by existing and planned municipal infrastructure. The proposed approach to zoning is considered to be appropriate using R3 zone standards yet sufficiently flexible to allow for accommodating developer interests and community needs.

Finally, the request for additional density is based on the strength of the developer's desire to provide mitigation, offsetting, and compensation for the loss of habitat on the subject lands. In conjunction with site-specific enhancement, the developer is also prepared to undertake projects beyond this site, in order to provide greater community benefit. Such efforts could be negotiated

and set out in a letter of intent and agreement, to ensure community benefits are delivered to the Town pursuant to the terms of such agreement.

It is our opinion the proposed subdivision is appropriate for the orderly development of the site to accommodate future residential growth within Almonte and represents good land use planning.

NOVATECH



**Kiana Simmons, B.E.S (PL)
Planner**



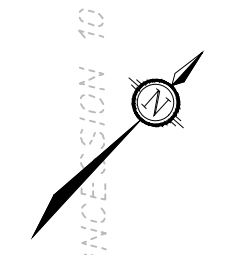
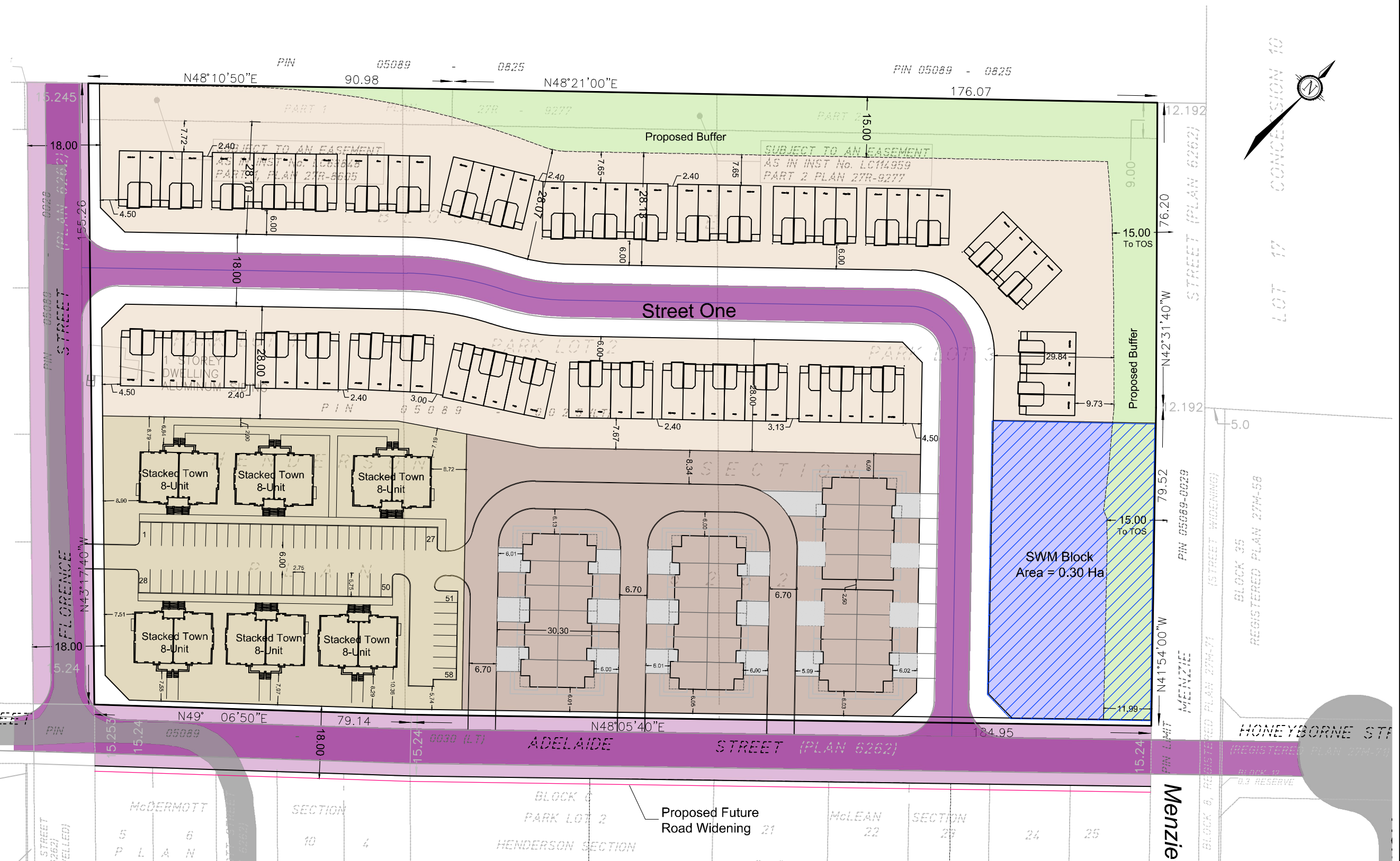
**Steve Pentz, MCIP, RPP
Senior Project Manager**

Appendix A
(Concept Plan)

LEGEND

- Town Owned ROW
- SWM Block
- Proposed Buffer
- Proposed Roadway
- Existing Roadway

UNIT COUNT	
Unit Type	
2-Storey Town	78
Stacked Town	48
Back-to-Back	40
TOTAL	166

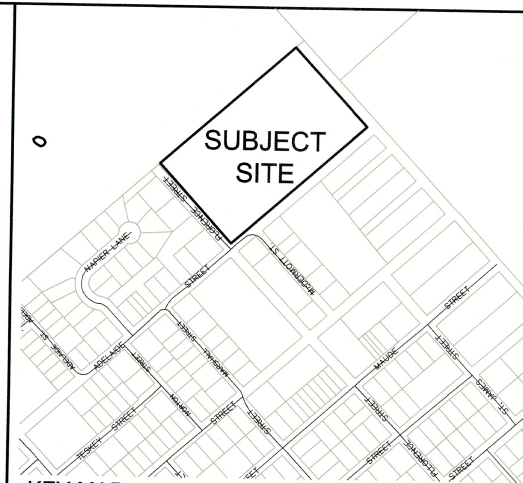
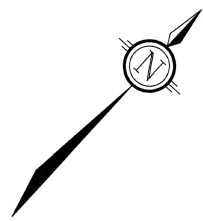


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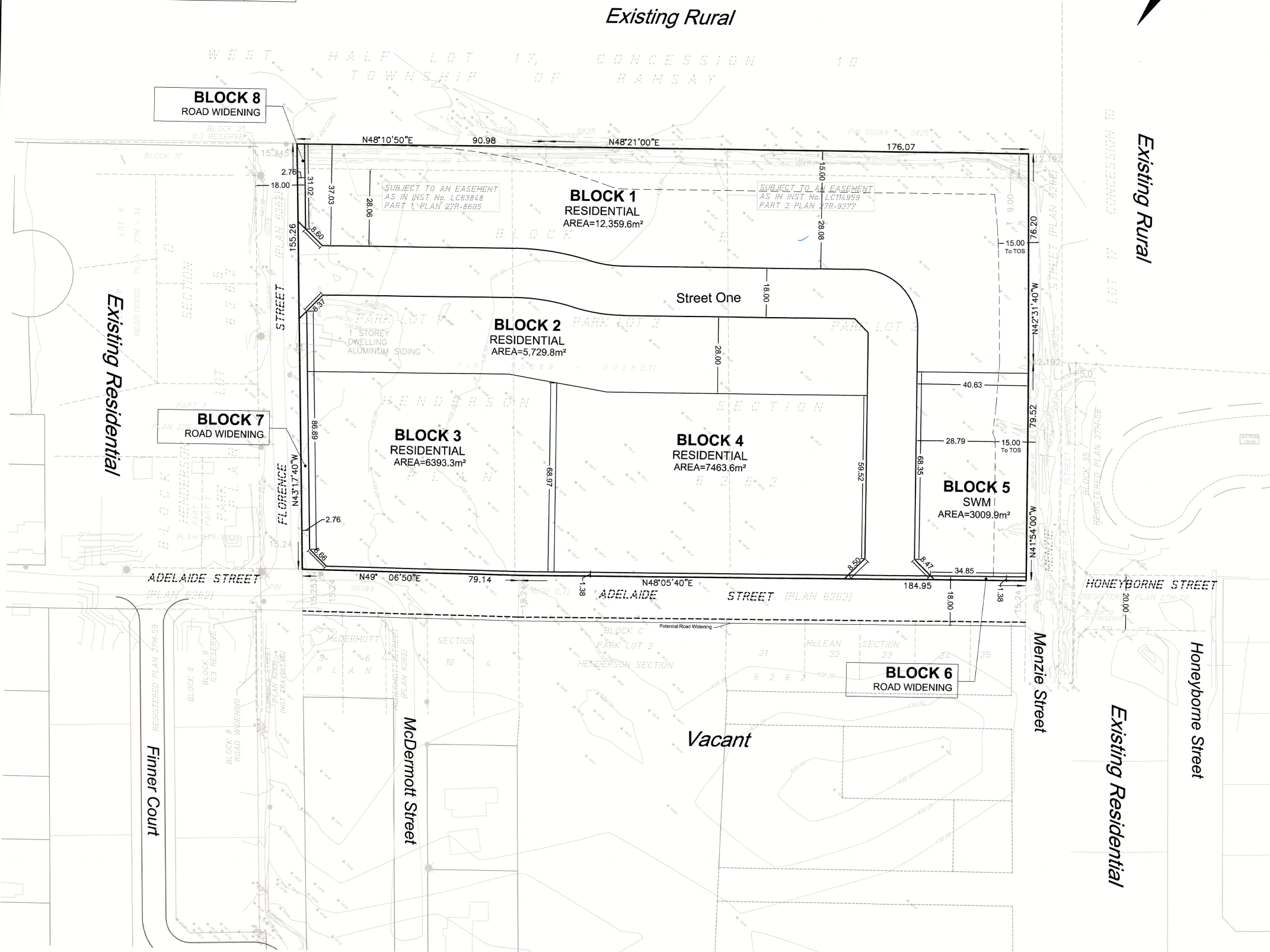
<p>NOVATECH Engineers, Planners & Landscape Architects Suite 200, 240 Michael Cowpland Drive Ottawa, Ontario, Canada K2M 1P6</p> <p>Telephone (613) 254-9643 Facsimile (613) 254-5867 Website www.novatech-eng.com</p>	<p>HANNAN HILLS</p> <p>CONCEPT PLAN 9</p>	
	<p>SCALE 1 : 1000</p>	
<p>DATE MAY 2021</p>		<p>JOB 118201</p>
<p>FIGURE CP9</p>		<p>FIGURE CP9</p>

Appendix B
(Draft Plan of Subdivision)

SCHEDULE OF LAND USE			
BLOCK #s	LAND USE	UNITS	AREA (m ²)
1	Townhouse	44	12359.6
2	Townhouse	34	5729.8
3	Stacked Townhouse	48	6393.3
4	Back-to-Back Townhouse	40	7463.6
5	SWM		3009.9
6-8	Road Widening		807.7
	Street One		5707.1
TOTAL		166	41471.00



KEY MAP
NOT TO SCALE
METRIC : MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



DRAFT PLAN OF SUBDIVISION OF
PARK LOTS 1, 2 & 3
BLOCK E, HENDERSON SECTION
PLAN 6262
MUNICIPALITY OF MISSISSIPPI MILLS
COUNTY OF LANARK

SCALE
1 : 750
DATE: MAY, 2021

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE CORRECTLY SHOWN.

DATED May 14, 2021

G. A. Smith
G. A. Smith
ONTARIO LAND SURVEYOR

Callon Dietz Inc.
ONTARIO LAND SURVEYORS
Job No. 21-1062

OWNER'S CERTIFICATE

I, ARCHIE ALBERT EVOY, BEING THE REGISTERED OWNER(S), HEREBY AUTHORIZE NOVATECH TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE COUNTY OF LANARK FOR REVIEW AND APPROVAL.

DATED May 19, 2021

Archie Evoy
Archie Evoy

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

- A) The boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor.
As shown on Draft Plan
- B) The location, width & names of the proposed highways within the proposed subdivision & of existing highways on which the proposed subdivision abuts.
As shown on Draft Plan
- C) On a small region, on a scale of not less than 1cm to 100m, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision & the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot of other original grant of which the land forms the whole part.
As Shown on Draft Plan
- D) The purpose for which the proposed lots are to be used.
Residential, Open Space, and Stormwater Management shown on Draft Plan
- E) The zoning laws of all adjoining lands.
Residential, Open Space, and Rural shown on Draft Plan
- F) The approximate dimensions & layout of the proposed lots.
As shown on Draft Plan
- G) Natural & artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands & wooded areas within or adjacent to the land proposed to be subdivided.
As shown on Draft Plan
- H) The availability and nature of domestic water supplies.
Development will be supplied with full municipal piped water service
- I) The nature & porosity of the soil.
Refer to Soils Report
- J) Existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided.
Contours shown at 0.5 metre intervals on Draft Plan
- K) The municipal services available or to be available to the land proposed to be subdivided.
Development will be supplied with full sanitary and storm water sewer services.
- L) The nature & extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements, 1994, c. 23, s. 30, 1996, c. 4, s. 28 (3).
As shown on Draft Plan.

HANNAN HILLS

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PROJECT No. 118201

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