

**Environment, Infrastructure & Community Services
Committee Meeting**

Monday, January 13, 2020

9:30 a.m.

Delegation reference materials by Catherine Long

increase in housing options along a major road with existing services (Upper Middle Road).

- *Improve integrated city mobility*

- The proposed plan includes a block for a public walkway connecting Upper Middle Road to Georgina Court, and a sidewalk on the west side of Georgina Court. These facilities promote easy access to the existing bus stop next to the subject site and the secondary school across Upper Middle Road from the subject site, and supports walking, cycling and using public transit.

- *Support sustainable infrastructure and a resilient environment*

- The subject site is within a 5-minute walk to Orchard Woodlot, and a 10-minute walk to Brada Woods Park. As a condition of subdivision approval, the applicant will be required to agree to provide cash in lieu of parkland dedication (Condition 9a), Appendix B).
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Executive Summary:

RECOMMENDATION:		Draft Approve with Conditions	Ward:	5
Application Details	APPLICANT:	Bloomfield Developments Inc.		
	OWNER:	Upper Middle Road Enclave Inc.		
	FILE NUMBERS:	510-01/18 (24T-18000/B)		
	TYPE OF APPLICATION:	Plan of Subdivision		
	PROPOSED USE:	Low density residential		
Property Details	PROPERTY LOCATION:	North side of Upper Middle Road, east of Appleby Line		
	MUNICIPAL ADDRESSES:	5219 Upper Middle Road, 2004 & 2005 Georgina Court, and Blocks 262 & 263 of Plan 20M-824		
	PROPERTY AREA:	0.5 ha		
	EXISTING USE:	Single detached dwelling at 5219 Upper Middle Road. All other parcels are vacant.		
Documents	OFFICIAL PLAN Existing:	Residential – Medium Density		
	OFFICIAL PLAN Proposed:	No change		
	ZONING Existing:	Orchard Community Residential (RO2-487 & RO2-488)		
	ZONING Proposed:	No change		
Processing Details	NEIGHBOURHOOD MEETING:	Neighbourhood meetings for associated rezoning application (520-05/17) were held on May 23, 2017 and December 12, 2017.		
	APPLICATION RECEIVED:	June 16, 2018		
	STATUTORY DEADLINE:	January 12, 2019 (210 days)		
	PUBLIC COMMENTS:	142 of households were circulated. As of the writing of this report, no comments have been received.		

services and other neighbourhood conveniences. The proposed subdivision is therefore not premature, and is in the public interest.

- *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

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The proposed subdivision conforms to the City's Official Plan and provides a logical extension of Georgina Court.

- *The suitability of the land for the purposes for which it is to be subdivided;*

The applicant has submitted an Environmental Site Assessment, Geotechnical Investigation, and Noise Report in support of the application. Halton Region and City Capital Works staff have reviewed these reports and find them satisfactory for the purpose of draft plan approval. As a condition of subdivision approval, the owner will be required to update the Noise Report for final approval, and implement the recommendations of the Geotechnical Report and final Noise Report.

- *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

The proposed plan of subdivision includes a 14 m road allowance with a 14.5 m radius (bulb), for the extension of Georgina Court and to be dedicated to the City. City staff are satisfied with the alignment, width and radius of the street that is depicted on the plan.

The plan also includes a block for the future road widening of Upper Middle Road, to be dedicated to Halton Region. Regional staff comment that they are satisfied with the block that is shown.

The street and road widening block will be required to be graded to the satisfaction of the City and Halton Region (Conditions 3z) & 12p) & v), Appendix B).

As determined through the associated rezoning approval, traffic generated by the proposed development can be accommodated within the existing road network.

- *The dimensions and shapes of the proposed lots;*

The proposed lots and townhouse block conform to the Zoning By-law, and are therefore appropriately shaped and dimensioned.

- *The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Noise barriers are required to be constructed generally along the southerly length of Lots 2, 3 and part of Lot 4 to mitigate noise from Upper Middle Road. An easement in favour of Halton Region along the length of the barrier is required to secure Halton Region's ownership and access for maintenance of the barrier (Condition 12x),

the draft plan to accommodate the approved recommendations. Provide necessary securities to ensure completion of all recommended noise mitigation features.

- n) Agree to make provisions in all Offers, Leases and Reservations Agreements inserting the necessary environmental noise and vibration warning clauses of the approved Environmental Noise and Vibration Study. The warning clauses shall also be registered on title.
- o) Agree to provide certification by an Acoustical Engineer that the builder's plans are in conformance with the approved recommendations of the Environmental Noise and Vibration Study prior to the issuance of building permits. The Owner shall also agree that all affected lots will be deemed unbuildable until such certification is received and accepted by the City.
- p) Agree to verify the actual indoor and outdoor environmental sound levels on-site and provide certification by an Acoustical Engineer that the approved recommendations of the Environmental Noise and Vibration Study have been implemented and satisfy the criteria of the City and the MECP prior to the release of the related securities.
- q) Submit for approval a Functional Servicing Report and Stormwater Management Report, and make any necessary revisions to the draft plan to implement the approved stormwater management recommendations.
- r) Agree to implement the necessary stormwater management recommendations of the approved Functional Servicing Report and Stormwater Management Report
- s) Submit an On-Street Parking Plan for each street indicating proposed driveway locations and on-street parking spaces, in order to ensure that sufficient area is provided for on-street parking at a minimum rate of 0.5 spaces per unit.
- t) Agree to ensure construction access, traffic and parking to the satisfaction of the Director of Capital Works during all stages of construction and agree to pay for any required signage, barricades or other measures, as needed. Construction access shall be from Upper Middle Road, there will be conditions associated with the use of this access, to be approved by the Region of Halton prior to construction, including but not limited to: OTM Book 7 traffic control, no trades parking or truck staging on Upper Middle Road, no mud tracking, control of dust, sidewalk on Upper Middle remains open, safe guard measures to avoid pedestrian conflicts, and any other requirements of Halton Region, to be determined prior to servicing/grading works on site.
- u) Design, locate and erect signs prior to the sale of any lots and prior to commencement of subdivision construction which provide notification of: the proposed land uses, road pattern, lotting, phasing of the proposed subdivision, the properties abutting the development, location of postal facilities, transit route locations and lots subject to warning clauses. The signs shall be resistant to weathering and vandalism. All lots and blocks shall be deemed unsuitable for building until the above has been satisfied.