

To: Warden and Members of County Council

From: Director of Community Planning

Applications for Official Plan Amendment and Plan of Subdivision OP 20-12-6; SB 20-04-6 – Ingersoll Greens Inc.

RECOMMENDATIONS

1. That Oxford County Council approve Application No. OP 20-12-6, submitted by Ingersoll Greens Inc. for lands described as Part Lots 20 and 21, Concession 1 (West Oxford), in the Town of Ingersoll to redesignate the subject lands from 'Open Space' to 'Low Density Residential', 'Medium Density Residential', 'High Density Residential', 'Open Space' and 'Environmental Protection', to facilitate the proposed draft plan of subdivision
2. And further, that Council approve the attached Amendment No. 277 to the County of Oxford Official Plan;
3. And further, that the necessary by-law to approve Amendment No. 277 be raised;
4. And further, that Oxford County Council grant draft approval to the proposed residential subdivision submitted by Ingersoll Greens Inc. (SB 20-04-6) prepared by MTE Consultants, dated May 26, 2022, for lands described as Part Lots 20 and 21, Concession 1 (West Oxford), in the Town of Ingersoll, subject to the conditions attached to this report as Schedule "A" being met prior to final approval.

REPORT HIGHLIGHTS

- The intent of the Official Plan Amendment is to redesignate the subject lands from 'Open Space' to 'Low Density Residential', 'Medium Density Residential', 'High Density Residential', 'Open Space' and 'Environmental Protection' to facilitate the development of 22 blocks for low density residential purposes, a medium density residential block, a high density residential block, a medium density residential/school block, a stormwater management block, a park block, 6 open space blocks, 2 walkway blocks and 5 public streets
- The proposal is consistent with the relevant policies of the 2020 Provincial Policy Statement and supports the strategic initiatives and objectives of the County Official Plan, and can be supported from a planning perspective.

Implementation Points

This application will be implemented in accordance with the relevant objectives, strategic initiatives and policies contained in the Official Plan.







Financial Impact

The approval of this application will have no financial impacts beyond what has been approved in the current year's budget.

Communications

In accordance with the requirements of the Planning Act, notice of complete application regarding this proposal was provided to surrounding property owners on October 15, 2020. Further, a new notice of complete application advising of a revised design of the proposal was subsequently provided on March 1, 2022 and notification of a public meeting was provided on April 19, 2022. At the time of writing this report, a number of comments have been submitted expressing concerns with respect to the proposed development. This comments has been included as an attachment to this report for Council's consideration.

Strategic Plan (2020-2022)

					
WORKS WELL TOGETHER	WELL CONNECTED	SHAPES THE FUTURE	INFORMS & ENGAGES	PERFORMS & DELIVERS	POSITIVE IMPACT
		3.ii			

DISCUSSION

Background

Owner: Ingersoll Greens Inc.
c/o Stephen Stapleton, Auburn Developments
560 Wellington Street, 2nd Floor
London, ON N6A 5B5

Location:

The subject lands are described as Part Lots 20 & 21, Concession 1 (West Oxford) and Part 3, Plan 41R-5311, in the Town of Ingersoll. The lands are located on the north and south side of Clarke Road East, between Whiting Street and Thames Street S., and are municipally known as 51 Holcroft Street West.

County of Oxford Official Plan:

Existing:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Open Space
Schedule "I-2"	Town of Ingersoll Residential Density Plan	Open Space
Schedule "I-3"	Town of Ingersoll Leisure Resources and School Facilities Plan	Open Space

Proposed:

Schedule "I-1"	Town of Ingersoll Land Use Plan	Residential, Open Space, Environmental Protection
Schedule "I-2"	Town of Ingersoll Residential Density Plan	Low Density Residential, Medium Density Residential, High Density Residential, Open Space, Environmental Protection
Schedule "I-3"	Town of Ingersoll Leisure Resources and School Facilities Plan	Add Environmental Protection and Elementary School
Schedule "I-4"	Town of Ingersoll Transportation Network Plan	Add Collector Road

Town of Ingersoll Zoning By-law 04-4160:

Existing Zoning:	'Recreational Zone (REC)'
Proposed Zoning:	'Special Residential Type 1 Zone (R1-Spec)', 'Special Residential Type 3 Zone (R3-Spec)', 'Residential Type 4 Zone (R4-Spec)', 'Recreational Zone (REC)' and 'Open Space Zone (OS)'

Proposal:

The applications propose to redesignate and rezone the subject lands as noted previously in this report to facilitate the development of a draft plan of subdivision comprising 22 blocks for low density development that may include a mix of single detached dwellings, semi-detached dwellings and street-fronting townhouses; 1 block for medium density development; 1 high density block; 1 school block; a stormwater management block; 5 park blocks; 2 walkways; 2 open space blocks; and 5 new municipal streets.

The proposed Official Plan amendment is also intended to establish special policies that would apply to Block 25 (located at the northwest corner of the lands), by which the said lands may be developed for public school use in addition to medium density residential uses. The intent of this approach would be to provide flexibility for the lands to be used for public school purposes or medium density residential development.

The owner also proposes to redesignate the southern portion of the golf course lands (south of Clarke Road) from 'Open Space' to 'Residential' to reflect its intended purpose for future residential development. No development is proposed on these lands at this time.

Further, the applicant proposes to establish special policies and zoning provisions on the subject lands that would recognize the continued operation of the existing golf course until such time as the various phases of the residential subdivision proceed.

The range of frontages proposed for single detached dwelling lots within the draft plan will be between 12 m (39.4 ft.) and 15 m (49.2 ft.), while the frontages of semi-detached dwellings are proposed to be a minimum of 18 m (59 ft.).

Special provisions in the special R1 Zone proposed would permit single detached dwellings as well as semi-detached dwellings and street fronting townhouses. A special zone would be established that enables all three forms of residential development (singles, semis and towns) in accordance with the R2 and R3 Zone provisions of the By-law, to provide the development with greater flexibility.

Special zoning is also proposed on Block 25 that would enable the block to be used for school purposes or medium density residential purposes, as noted above. Special provisions in the R4-Special zone are proposed to establish a minimum number of apartment dwelling units on Block 24.

The proposed subdivision is anticipated to generate approximately 570 residential dwelling units.

The northern parcel, north of Clarke Road, is approximately 35.15 ha (87 ac) in area and contains a golf course and buildings associated with the operation of the golf course, while the southern parcel is approximately 27.4 ha (68 ac) in area and also contains a golf course (there are no buildings or structures on these lands).

The applicant has submitted a number of studies and reports in support of the planning applications, as follows:

- Functional Servicing Report, prepared by MTE Consultants, dated May, 2020;
- Stormwater Management Report, prepared by MTE Consultants, dated March, 2020;
- Traffic Study, prepared by RC Spencer Associates, dated April, 2020;
- Environmental Impact Study (dated June, 2020) and Addendum (dated October, 2021), prepared by MTE Consultants;
- Geotechnical Investigation, prepared by EXP Services Inc., dated March, 2017;
- Hydrogeological Assessment and Water Balance study (dated July, 2019) and Addendum (dated September, 2021), prepared by EXP Services Inc., dated July, 2019;
- Slope Stability Assessment, prepared by EXP Services Inc., dated July, 2021;
- Planning Justification Report, prepared by Stantec Consulting Ltd, dated July, 2020.

A peer review of the traffic study was conducted by TRANS-PLAN Transportation Engineering under the direction of the Town of Ingersoll and County of Oxford.

The owner has indicated that the golf course is intended to continue operations while the proposed residential development proceeds in a phased approach. The golf course will be incrementally reduced as the residential portions are registered. The maintenance buildings associated with the golf course located along Clarke Road are proposed to be demolished to make way for future medium density residential uses planned on those lands. Further, it is intended that the clubhouse will be maintained as the golf course continues operations, after which the building could potentially be repurposed as a community-serving use (rental/banquet hall, etc.) or remain on site to function as an amenity building for the residents of the proposed high-density block.

The subject lands are immediately surrounded to the north and partially to the west by low density residential development. To the east, there is an adjacent Environmental Protection designation which flanks that side of the property, and an operating rail line (Ontario South Land) as well as a senior's retirement building (under construction). Beyond the environmental feature to the west, additional low density residential uses are present. Along Clarke Road, which separates the northerly and southerly parcels subject to these applications, existing and planned low density residential lands are present. The southerly boundary of the subject lands abuts Highway 401.

Plate 1, Existing Zoning & Location Map, indicates the location of the subject property as well as the existing zoning in the immediate vicinity.

Plate 2, Air Photo Northern Property (2020), provides an aerial view of the northern portion of the golf course property as of the spring of 2020.

Plate 3, Air Photo Southern Property (2020), provides an aerial view of the southern portion of the golf course property as of the spring of 2020.

Plate 4, Proposed Draft Plan of Subdivision, shows the proposed lotting of the draft plan of subdivision, routing of new roads and open space areas. The draft plan reflects changes as per comments from the Town's Engineer & Director of Operations regarding the alignment of the intersection of Street 'A' and Holcroft Street.

Plate 5, Proposed Official Plan Designations, shows the intended land use designations that would apply to the subject lands

Plate 6, Proposed Zoning, shows the intended zoning that would apply to the subject lands as prepared by the applicant.

Plate 7, Previous Draft Plan of Subdivision, shows the proposed lotting of the draft plan of subdivision as presented at the Town of Ingersoll's public meeting.

Comments

2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

Section 1.1.1 of the PPS directs that healthy, liveable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs;
- avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.

The policies of Section 1.1.3.1 state that settlement areas shall be the focus of growth and development. Further, according to Section 1.1.3.2, land use patterns in settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for, and efficiently use, infrastructure and public service facilities.

Section 1.1.3.3 further states that planning authorities shall identify appropriate locations to accommodate a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Furthermore, Section 1.4.3 directs that 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 area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;
- Permitting and facilitating all forms of housing options required to meet the social, health, economic and well-being requirements of current and future residents;
- 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;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.5.1 of the PPS states that healthy, active communities should be promoted by:

- planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources; and
- recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

Section 1.6.1 notes that infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.

With respect to the Open Space designation on the subject lands, Section 3.1 [NATURAL HAZARDS] states development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of hazardous areas and further, that development shall generally not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards.

Official Plan

The subject property is located within the 'Open Space' designation according to the Land Use Plan for the Town of Ingersoll, as contained in the Official Plan.

The Open Space designation applies to Regulatory Flood Plain Areas, Floodways where Two Zone Flood Plain policies apply, Conservation Authority lands, and other public lands, Earth Science Areas of Natural and Scientific Interest, and parks, pathways, recreation areas and stormwater management facilities.

Permitted uses within Open Space areas in designated settlements shall be limited to active and passive recreation including hiking/cycling pathways, parks, conservation areas, sports fields, golf courses, swimming areas, arenas and other leisure areas.

Additionally, depending upon the context of the OS designation, such lands can provide areas for the enjoyment of the environment in its natural state including the conservation of soils, fisheries and wildlife, the preservation of natural features which are distinctive and/or valued by the community; the enhancement of the urban environment through the introduction of greenspace areas, pathways and corridors into the built environment.

Section 9.2.1 of the Official Plan [HOUSING DEVELOPMENT AND RESIDENTIAL AREAS - STRATEGIC APPROACH] identifies a number of strategies to provide present and future residents of Ingersoll with a choice of adequate and affordable housing which meets their needs. The strategies developed to achieve this goal include:

- Accommodating the present and future demand for housing in Ingersoll through the efficient use of vacant residentially-designated lands, underutilized parcels in built-up areas and existing housing stock in all neighbourhoods, with the objective of also reducing energy consumption, decreasing the financial burden of underutilized municipal services, and relieving pressure for development of natural areas and open spaces;
- Facilitating a choice of housing type, tenure, cost and location that meets the changing needs of all types of households by providing for a variety and mix of housing throughout the Town;
- Increasing the supply of affordable housing by integrating adequate housing for low and moderate income households and those with special needs throughout the Town and establish and monitor minimum affordable housing targets to ensure that the percentage of affordable housing is maintained or enhanced;
- Promoting and facilitating the provision of affordable housing through the co-operative efforts of all levels of government, the private sector and volunteer interest groups through such means as technical assistance, land conveyances, joint ventures, regulatory measures, and incentives.

Section 9.2.2.1 [AFFORDABILITY] details that it is an objective of the Official Plan to ensure that adequate affordable housing for low and moderate income households and those with special needs is available in the Town.

Additionally, opportunities for the development of housing types to meet the needs of low and moderate income households will be provided by facilitating the creation of new dwelling units through development and particularly through residential intensification, as well as designating sufficient lands on a Town-wide basis, for multiple unit accommodation to meet projected housing needs.

Further, it shall be ensured that opportunities exist to increase the variety and affordability of dwelling types in the built-up portion of the Town by permitting appropriate forms of residential intensification.

The policies in Section 9.2.2.2 [TENURE MIX] are also relevant to consider whereby the policies direct that it is an objective to promote a range of tenure forms of housing throughout the Town that is consistent with demand.

These policies also detail that Town Council shall encourage the creation of housing opportunities that may result in a mix of tenure forms, such as ownership, rental and cooperative, throughout the Town. Such encouragement will include the provision of opportunities for the development of a variety of housing forms in newly developing areas and by permitting sensitive infilling and accessory apartments in built-up areas.

Section 9.2.2.5 [RESIDENTIAL INTENSIFICATION] promotes residential intensification in appropriate locations to make more efficient use of existing land, infrastructure and public services.

Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached, semi-detached, duplex, converted dwellings, quadraplexes, townhouses, and low density cluster development. The maximum net residential density for an individual development in the Low Density Residential (LDR) areas is 30 units/ha (12 units/ac) and no building shall exceed three stories in height at grade. Also, within areas of new Low Density Residential development, the minimum overall net residential density shall be 15 units/ha (6 units/ac).

Medium Density Residential (MDR) areas are those lands that are primarily developed or planned for low to medium profile multiple-unit development that exceeds densities established for Low Density Residential areas. Residential uses within MDR areas include townhouses, medium density cluster development, converted dwellings and low-rise apartments.

Any lands proposed for MDR development not identified on Schedule I-2 will require an amendment to the Official Plan. In addition to the location policies identified, when considering proposals to designate lands for MDR development, Town Council and County Council will be guided by the following site specific criteria:

- the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any adjacent Low Density Residential area through adequate buffering and screening;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on public streets has been assessed and are acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is or will be available to accommodate the proposed development;
- off-street parking and outdoor amenity areas can be provided; and
- the effect of the proposed development on environmental resources and the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

The maximum net residential density for an individual development in the Medium Density Residential areas is 62 units/ha (25 units/ac.) and no building shall exceed four stories in height at grade. Also, within areas of new MDR development, the minimum overall net residential density shall be 31 units/ha (13 units/ac.).

High Density Residential (HDR) areas are those lands primarily developed or planned for a limited range of intensive, large-scale, multiple unit residential development. The height and density limitations applicable to the various forms of development allowed in the HDR area shall be determined on the basis of the nature, character and scale of adjacent land uses. Height and density limitations will be specified in the Zoning By-law.

Unless there are specific site or area characteristics which favour higher limits, net residential densities will normally not exceed 111 units/ha (45 units/ac) and, under no circumstance will development within a HDR areas be less than 63 units/ha (26 units/acre) net residential density.

Any lands proposed for HDR development not identified on Schedule I-2 will require an amendment to the Official Plan. In addition to the location policies outlined in this Section, when considering proposals to designate lands for HDR development, Town Council and County Council will be guided by the following site specific criteria:

- the size, configuration and topography of the site is such that there is sufficient flexibility for site design to mitigate adverse effects on the amenities and character of any adjacent residential development through adequate setbacks, buffering and screening;
- the development results in a gradual transition from low profile residential buildings to higher profile residential buildings and vice versa;
- the location of vehicular access points and the likely effects of traffic generated by the proposal on public streets has been assessed and is acceptable;
- adequate hard service capacity including water distribution, sanitary and storm sewers, power and gas distribution facilities is or will be available to accommodate the proposed development;
- adequate off-street parking and outdoor amenity areas can be provided;
- and the effect of the proposed development on environmental resources or the effect of environmental constraints on the proposed development will be addressed and mitigated as outlined in Section 3.2.

Considering the intent of the proposal is to change the land use designation from Open Space to permit residential uses, Section 3.2.5.2 [DEVELOPMENT REVIEW POLICIES FOR OPEN SPACE AREAS] is relevant. These policies direct that where site alteration, development or a change in the use of land is being proposed within an Open Space area, an Environmental Impact Study, in accordance with Section 3.2.6, may be required to demonstrate that the proposed development or use will not result in a negative impact.

The Environmental Protection Area designation applies to significant natural features and areas. Where these features are known, an Environmental Protection designation has been applied. Significant natural heritage features and areas designated Environmental Protection include:

- significant wetlands;
- significant habitat of endangered species or threatened species and other significant wildlife habitat; fish habitat;
- significant valley lands;
- significant woodlands; and
- significant life science areas of natural and scientific interest.

Subject to the policies of Section 3.2.4.2, uses that may be permitted within the Environmental Protection Area designation corresponding to significant natural heritage features and areas will be limited to approved infrastructure, minor additions to existing buildings, erosion control works, passive recreation established agricultural uses on existing cleared area, limited lot creation for farming purposes, production of honey or maple syrup, the harvesting of timber in accordance with the County's Woodland Conservation By-law, approved wildlife/wetland management; and passive environmental management.

Zoning By-law

The subject property is zoned 'Recreational Zone (REC)' in the Town's Zoning By-Law. The REC zone permits a limited range of open space type uses, including (but not limited to) a conservation project, a golf course, a lawn bowling club, and a public park.

The R1 Zone generally permits a limited range of low density residential uses being primarily single detached dwellings. The applicant is proposing to create a special R1 Zone in which a variety of low density housing forms may be permitted, including single detached, semi-detached and street fronting townhouses. It is proposed frontages of the single detached dwelling lots within the draft plan of subdivision will range from 12 m (39.4 ft.) to 15 m (49.2 ft.), while the frontages of semi-detached dwellings are proposed to be a minimum of 18 m (59 ft.). Semi-detached dwellings and townhouses would be permitted in accordance with the R2 and R3 zone provisions of the By-law, respectively.

The applicant is proposing a special R3 zone on Block 25 that would enable the development of a school or a medium density residential development, depending upon the need for a school site within this development.

The R4 zone permits high density forms of housing being primarily apartment dwellings. The maximum height of an apartment dwelling is 6 stories. Further, special provisions in the proposed R4 Zone would establish a minimum number of apartment dwelling units on Block 24.

Agency Comments

A number of comments have been received from various public agencies which have been attached to this report for Council's consideration.

Town of Ingersoll Council

Town of Ingersoll Council recommended support of the proposed Official Plan amendment and draft plan of subdivision, and approved the proposed zoning by-law amendment 'in principle', at the Town's regular meeting of June 13, 2022.

Planning Analysis

Provincial Policy Statement

It is the opinion of staff that the proposal is generally consistent with the relevant policies of the Provincial Policy Statement. The proposed development is considered to be a form of infilling that promotes a mix of housing types, is an appropriate form of residential intensification and represents an efficient use of lands, municipal services and infrastructure within a designated settlement area, and promotes healthy, active communities, which is consistent with Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, 1.4.3, 1.5.1, and 1.6 of the PPS.

Through the completion of the environmental impact study (including an addendum) and the recommendations of the study, all significant natural features on the subject lands have been identified and will be appropriately designated and adequately protected, thus the proposal is also consistent with the policies contained in Sections 3.1.1 and 3.1.2 of the PPS.

It is also the opinion of staff that the planning applications are consistent with the relevant policies of the PPS as the proposed development is compact, cost-effective, and an efficient land use pattern that minimizes land consumption and servicing costs as well as promoting healthy, active communities.

Official Plan Amendment

As the subject lands are presently designated Open Space in the Official Plan, the applicant undertook an Environmental Impact Study (EIS) to determine the extent of natural features on the subject lands to ensure that these features have been appropriately identified (and will be protected through public ownership).

Specifically, the reports conclude that the proposed development avoids direct impacts to fish habitat and adjacent Environmental Protection Areas. Water balance requirements have been calculated and will be achieved with the recommended Low Impact Development measures and stormwater management plan to maintain sufficient infiltration to Whiting Creek and wetland communities. A 30 m (98.4 ft.) setback distance to the development footprint from Whiting Creek, 30 m (98.4 ft.) setbacks from wetland features, and 50 m (164 ft.) from the Environmental Protection Area, will mitigate indirect impacts to fish habitat and protects the adjacent significant valley land feature (flood plain of Whiting Creek). The area within the 30 m (98.4 ft.) and 50 m (165 ft.) setback distance will contain Park and Open Space areas that should be actively naturalized where possible to provide additional environmental benefits. Staff are of the opinion that the implementation of the measures as outlined in the EIS will assist in ensuring that the proposed development will not result in a negative impact on existing natural features and further, any features or hazards that are identified will be maintained in an appropriate Open Space or Environmental Protection Area designation.

The principal intent of the Official Plan amendment is to establish various residential designations and densities on the lands in the form of Low, Medium and High Density Residential development. The applicant's proposal to build approximately 570 dwelling units within the development across these housing forms generally supports the strategic initiatives and objectives of the Official Plan in this regard.

A large portion of the subject lands are proposed to be designated for Low Density residential uses, however the applicant is proposing to integrate various forms of low density residential development (single detached dwellings, semi-detached dwellings and street-fronting townhouses) to ensure a mix of housing forms within the range of densities as set out for Low Density Residential development (between 15-30 units/ha or 6-12 units/ac). Based on the number of dwelling units to be constructed in this designation, as provided by the applicant, the density is anticipated to be at least 23 units/ha (9.3 units/ac). Further, staff recommend incorporating minimum density requirements reflective of the proposal in the proposed Official Plan amendment to ensure that this standard is being met within the LDR designation.

Similarly, the proposed townhouse development (approximately 33 units) in the medium density block (Block 23) at the south end the property is proposed to be at the high end of the medium density residential range (between 31-62 units/ha or 13-25 units/ac) and is a form of housing envisioned in the MDR policies (multiple dwelling units). The block is also to be located along two collector roads (Clarke Road E. and Street 'A'). Similar to the LDR areas, staff recommend incorporating minimum density requirements into the proposed Official Plan amendment to ensure that this standard is being met within the MDR designation.

Planning staff are of the opinion that the establishment of the MDR block meets the site specific criteria with respect to the size, configuration and topography of the site provides sufficient flexibility in site design to mitigate adverse effects on the amenities and character of any proposed/existing uses through adequate buffering and screening. The location of vehicular access points and the likely effects of traffic generated by the proposal on public streets are acceptable and adequate hard service capacity exists to facilitate the development. Further, sufficient off-street parking and outdoor amenity areas can be provided and the effect of the proposed development on environmental resources and the effect of environmental constraints has been considered.

The applicant also proposes a high density block (Block 24) that will be approximately 2.71 ha (6.7 ac) and is anticipated to accommodate approximately 250 dwelling units, with building heights being six to seven storeys. Accordingly, the density of the proposed development will be approximately 92 units/ha (37.3 units/ac).

Through a review of the location criteria for the establishment of the HDR designation, it is Planning staff's opinion that the size, configuration and topography of the site is such that there is sufficient flexibility for site design to mitigate adverse effects on the amenities and character of any adjacent residential development through adequate setbacks, buffering and screening. The size of the high density block presents opportunities for the transition from low profile residential buildings to higher profile residential buildings and vice versa and the location of vehicular access points and the likely effects of traffic generated by the proposal on public street (proposed collector road) has been demonstrated to be acceptable.

While the applicant proposes to establish a medium density block (Block 25) in the northeast corner of the subject lands, the intent is that this block will be utilized as a school block (to address comments provided by the TVDSB). Accordingly, the applicant proposes to establish policies that would enable the lands to be used for medium density residential purposes in addition to a school (as an associated neighbourhood serving use) as a potential alternative to the medium density residential use. This is to say that the lands will remain in the Medium Density Residential

designation and will permit development in accordance with these policies, but a special policy will also be included which will allow the use of the lands for a limited neighbourhood serving use, such as a school and associated uses.

As noted previously, the applicant also proposes to redesignate the southern portion of the golf course lands (south of Clarke Road) from 'Open Space' to 'Residential' to reflect its intended purpose for future residential development. However, no development is proposed on these lands at this time.

In this regard, Planning staff consider this latter component of the application to be premature as no accompanying draft plan of subdivision application, zone change application or supporting studies have been submitted that would assist in determining appropriate land uses and policies that may be required to properly implement a subdivision.

The applicant also proposes to establish a special policy on the subject lands that would in effect be 'temporary' whereby the continued operation of the golf course would be recognized while the proposed residential subdivision proceeds in phases. In consideration of the applicant's phased approach to building out the residential subdivision and incrementally reducing the number of golf holes, it is Planning staff's opinion that establishing special policies in the residential, open space and environmental protection policies to recognize the continued operation of the golf course is unnecessary as the golf course would in effect, continue to operate as a legally established non-conforming land use until such time that the golf course in a particular area ceases to function and that phase is registered for residential purposes.

Draft Plan of Subdivision

With regard to the policies of Section 10.3 of the Official Plan [PLANS OF SUBDIVISION AND CONDOMINIUM], which require the developer to address a series of standard review criteria concerning the adequacy of servicing, environmental impacts, transportation networks and integration with surrounding developments, staff note that through a review of the submission and comments provided by the relevant agencies, requirements to implement the development can be satisfactorily addressed through the inclusion of appropriate conditions of draft approval.

The proposed draft plan will be comprised of low, medium and high density residential development that is considered to be compatible with, and complementary to, existing development in the area. It is Planning staff's opinion that the mixture of single detached dwellings, semi-detached dwellings and street-fronting townhouses within the LDR areas, the proposed medium density block as well as a high density block (Block 24) will contribute positively to the variety of housing types and tenure within the Town of Ingersoll.

As noted above, the applicant completed a traffic study in support of the planning applications. The study concluded that the intersections within the study area operate at acceptable levels of service in all future scenarios and the proposed redevelopment of the golf course does not pose any adverse effects on traffic operations. Additionally, none of the intersections meet minimum warrants for signalization in future scenarios and there is sufficient sight distance in both directions for safe egress from the proposed site accesses. The traffic report recommends that prior to commencement of construction, the developer and Town/County should ensure that all boulevard areas within the right-of-way are clear of obstructions. The study was peer reviewed under the

direction of the Town and County and the said peer review concurred with the conclusions and recommendations of the traffic study.

The draft plan proposes a Street 'A' that extends from Holcroft Street to Clarke Road and which will function as a collector road within the proposed development. The intersection of Street 'A' and Holcroft Street has been realigned from its original configuration at the direction of the Town's Engineer & Director of Operations and moved to the east to align with the intersection of Wonham Street (see Plate 4).

Planning staff support the relocation of the Street 'A' as it represents an improvement from the previous version (Plate 7) from a traffic movement as well as a public safety perspective. In particular, Planning staff consider the current version of the draft plan to be an improvement versus the previous draft plan as a block of residential lots on the south side of Holcroft Street to the east of Street 'A' has been removed. This is relevant considering the grade that exists in this area sloping towards the CP Railway and Whiting Creek to the east, and potential concerns with visibility for future driveways.

Planning staff note that the proposed development is no nearer to the CP Railway right-of-way than existing residential land uses to the immediate north and that CP Rail was circulated on the applications and provided their standard requirements. Block 24 is proposed as a high density residential block that will represent the closest residential development to the CP rail right-of-way. That said, Planning staff note that opportunities exist to ensure that proper design, building alignment, noise attenuation measures and warning clauses are incorporated into the building(s) through the site plan approval process.

As detailed, the environmental impact study made a number of recommendations in terms of setbacks and buffering from the natural features that have been incorporated into the design of the subdivision. Nonetheless, Planning staff recommend that a condition be applied that requires the recommendations of the studies be implemented to the satisfaction of the UTRCA and Town of Ingersoll.

The draft plan identifies Block 27 (being approximately 0.64 ha or 1.58 acres in area) that will function as a park within the proposed subdivision. Additionally, through discussions with the applicant and Town staff, opportunities for an integrated trail system to be built through the various open space blocks has been provided throughout the subdivision that would enable a trail to extend from Blocks 27 to 34 (inclusive). Town staff have indicated that the Town will accept parkland to be dedicated to the Town, as enabled under the parkland provisions in the *Planning Act*.

Additionally, the applicant will be providing a detailed stormwater management report, grading plans and erosion plans to the satisfaction of the Town of Ingersoll and UTRCA as per recommended conditions of draft plan approval.

Comments received from neighbouring landowners attached to the planning report for Council's information have been incorporated into the design of the draft plan as considered appropriate, and, in consultation with Town staff, Planning staff are of the opinion that the draft plan represents good and orderly development of the subject lands.

Zone Change

In keeping with staff's recommendations regarding the inclusion of special policies that implement minimum density provisions reflective of the proposed development, Planning staff would also recommend that a minimum number of dwelling units be incorporated into each of the zone categories to ensure minimum densities are maintained within each of the development blocks.

It is the opinion of this Office that the applicant's proposal to amend the zoning to establish special provisions that will facilitate the development of single-detached dwellings, semi-detached dwellings and street row townhouses is consistent with the PPS policies related to building strong communities. The proposed amendment is also in keeping with the overall low, medium and high density residential policies in the Official Plan.

Conclusions

In light of the foregoing, Planning staff are satisfied that the proposed Official Plan amendment (as it affects the north parcel), draft plan of subdivision and zone change are consistent with the policies of the PPS, support the strategic initiatives and objectives of the Official Plan and can be given favourable consideration, subject to the attached conditions of draft approval.

Further, it is the opinion of Planning staff that the proposal to redesignate the southern portion of the golf course (south of Clarke Road) lands from 'Open Space' to 'Residential' is premature as no accompanying applications for draft plan of subdivision, zone change and supporting studies have been submitted that would aid in determining the appropriate land uses and special policies that may be required to properly implement a subdivision.

Conclusions

In light of the foregoing, Planning staff are satisfied that the proposed Official Plan amendment and draft plan of subdivision are consistent with the policies of the PPS and support the strategic initiatives and objectives of the Official Plan, and can be given favourable consideration, subject to the attached conditions of draft approval.

SIGNATURES

Report Author:

Ron Versteegen, MCIP, RPP
Senior Planner

Departmental Approval:

Gordon K. Hough, RPP
Director of Community Planning

Approved for submission:

Michael Duben, B.A., LL.B.
Chief Administrative Officer

ATTACHMENTS

Attachment 1	Plate 1, Existing Zoning & Location Map
Attachment 2	Plate 2, Air Photo Northern Property (2020)
Attachment 3	Plate 3, Air Photo Southern Property (2020)
Attachment 4	Plate 4, Proposed Draft Plan of Subdivision
Attachment 5	Plate 5, Proposed Official Plan Designations
Attachment 6	Plate 6, Proposed Zoning
Attachment 7	Plate 7, Previous Draft Plan of Subdivision
Attachment 8	Agency Comments
Attachment 9	Correspondence Received
Attachment 10	Conditions of Draft Approval
Attachment 11	Official Plan Amendment No. 277