



Committee of the Whole

Meeting Date: March 26, 2024

Submitted by: Durk Vanderwerff, Director of Planning & Development

Subject: Municipality of Thames Centre Official Plan Amendment No. 30 (File No. 39-TC-OPA30) and Proposed Plan of Condominium (File No. 39T-TC-CDM2201); 233 Upper Queen Street, Thorndale; 1134594 Ontario Inc.

BACKGROUND:

1134594 Ontario Limited is proposing to develop a residential plan of condominium on a one-hectare (2.4 acre) property within Thorndale. The development would create 38 units to support two-storey townhouses and would include a private road, visitor parking and a stormwater management facility.

1134594 Ontario Limited has also applied to amend the Thames Centre Official Plan. Amendment No. 30 would re-designate the subject lands from 'Residential' to 'Residential Special Policy Area 1' to permit medium density townhouse dwellings. The Thames Centre Official Plan allows the development of townhouse dwellings where two of four criteria are met (arterial road frontage, abutting a park, abutting commercial, minimum property size) whereas the site only meets one of the criteria.

Access to the proposed development would be provided from Upper Queen Street and the development would occur on full municipal services. The subject lands are within 'Residential' designation of the Thames Centre Official Plan and are currently used for residential purposes. Surrounding land uses include residential uses as well as the Thorndale Community Park.

A location map, the proposed draft plan of condominium, Amendment No. 30, the municipal planning reports as provided to Thames Centre Council, and the preliminary conditions of draft plan approval are appended to this report. A number of reports have been provided in support of the proposal and considered in the local planning reports including: planning justification report; traffic report; environmental noise assessment; archaeological assessment; servicing brief; and geotechnical report.

This report is a short summary of the proposal from the perspective of the County as the Approval Authority and recommends approval of the draft plan of condominium subject to conditions and approval of Amendment No. 30.

ANALYSIS:

The plan of condominium submission was accepted as complete in July 2022 and Thames Centre Council supported the proposed plan of condominium at their October 30, 2023 meeting. Amendment No. 30 was adopted by Thames Centre Council on February 26, 2024. The duration between the endorsement by Thames Centre Council for the proposed plan of condominium and the adoption of Amendment No. 30 is related to a technicality whereby a separate official plan amendment (the Municipality's general official plan update, File No. 39-TC-OPA27) would have permitted this development however that file is under appeal to the Ontario Land Tribunal for unrelated reasons. As such, a separate official plan amendment was sought by the applicant instead of waiting for the OLT matter for an unknown time period.

An agency circulation was undertaken for the plan of condominium and the comments received were either addressed during the process or can appropriately be addressed as conditions of draft plan approval. The preliminary draft plan conditions include matters to satisfy the Municipality, the County Engineer, and the Canadian National Railway.

During the local process, the proposal generated public comments that can be generally summarized as related to compatibility, traffic, noise, parking, construction impacts, stormwater management, zoning provisions, adequacy of schools, and tree removal. The proposed plan was revised to address, in part, public comments including increasing the number of visitor parking spaces, stormwater management design changes, and a re-design of the townhouse units and the interface with Upper Queen Street.

The Provincial Policy Statement (PPS) and the County Official Plan encourage new development to occur in settlement areas, like Thorndale, where full municipal services can be provided. The County Official Plan designates Thorndale as a 'Community Area'. The lands are located within the 'Residential' designation of the Thames Centre Official Plan and within a 'Residential First Density (R1)' of the Municipality's Zoning By-law and are proposed to be rezoned to a site-specific 'Residential Third Density (R3-#) Zone to permit the proposed townhouse dwellings with special provisions.

The attached municipal planning reports address the land use planning issues in detail and outlines the documents and studies submitted in support of the proposal. I have reviewed this material throughout the process and am satisfied that the proposed plan is consistent with the Provincial Policy Statement, conforms with the County's Official Plan, conforms with the Municipality's Official Plan, and represents sound land use planning. I am therefore recommending draft plan approval of the plan of condominium subject to conditions.


FINANCIAL IMPLICATIONS:

The budget expense related to the Provincially delegated Approval Authority responsibility for local official plans is offset, to an extent, through the collection of

application fees. The approval of development and the accompanied community growth has indirect long-term financial implications.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Focus	Goals	Objectives
Strengthening Our Economy 	Encourage a diverse and robust economic base throughout the county	Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

THAT the proposed Plan of Condominium (File No. 39T-TC-CDM2201) be granted draft plan approval subject to conditions and that a Notice of Decision be circulated as required by the Planning act and that the Notice of Decision indicated that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

THAT Amendment No. 30 (File No. 39-TC-OPA30) to the Municipality of Thames Centre Official Plan be approved, and that staff be directed to circulate a Notice of Decision as required by the Planning Act and that the Notice of Decision indicate that all written submissions received on the application were considered the effect of which helped to make an information recommendation and decision.

(Attachments)