



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-012-21

FILES: 39T-TC1903 & Z19-19

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: February 22, 2021

**RE: REVISED APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION
AND ZONING BY-LAW AMENDMENT – SIFTON PROPERTIES
LTD. (APPLICANT) – MONTEITH BROWN PLANNING
CONSULTANTS (AGENT) – SOUTH OF BYRON AVENUE AND
EAST OF DORCHESTER ROAD, DORCHESTER**

1. PURPOSE

The purpose of this report is to provide Council with background information regarding the revised subject proposal, which is scheduled to be heard at a public meeting of Municipal Council on February 22, 2021.

Notice of this proposal has been circulated to property owners within 120 m (400 ft) of the subject lands and to prescribed agencies under the Planning Act, as well as the posting of signage on the property. Beyond those requirements, the notice has also been posted on the municipal website.

The purpose of the public meeting is to facilitate feedback from the community. Following the public meeting, staff will consider all public and agency comments received and provide an evaluation report including a recommendation for Council's consideration to be heard at a future meeting.

2. BACKGROUND (see attached maps)

The subject property is a 20.8 hectare (51.5 ac) parcel of land located south of Byron Avenue and on the east side of Dorchester Road (County Road 32) in the village of Dorchester. The Dorchester Creek lies just south of the subject lands. The lands are used for agricultural purposes in the form of field crop cultivation and currently occupied by two farm buildings. Although the subject lands are not serviced, municipal services are available.

According to the Thames Centre Official Plan, the subject lands are designated 'Residential' for the most part, which generally permits a wide range of housing types and densities. Along Dorchester Road (County Road 32), the subject lands are however designated 'General Commercial Special Policy Area 2', which permits commercial uses along with medium density residential uses (i.e. townhouses, low-rise apartments, etc.). In addition, a small portion of the subject lands to the southeast are designated Protection Area and Environmental Area.

Given the proximity of the subject lands to the well fields, which supply potable water to Dorchester, the property is located in a Well Head Protection Area (WHPA) and subject to the policies of the Thames, Sydenham and Region Source Protection Plan (SPP). Relevant policies and regulations under the SPP have been included in the Thames Centre Official Plan and Comprehensive Zoning By-law through previous amendments thereto. Within this area, it is important to note that these policies and regulations do not generally preclude residential or commercial development opportunities within WHPAs.

The majority of the subject lands are zoned site-specific Future Development (FD-3), which only allows existing uses. A small portion to the southeast corner of the subject lands are zoned Environmental Protection (EP), which prohibits development. Consistent with the Official Plan, the lands are located in a WHPA, which prohibits certain land uses and activities, which may pose a significant drinking water threat. Current zoning regulations do not preclude residential or commercial development within WHPAs.

Surrounding land uses vary and include: residential uses in the form of single detached dwellings to the north and east; also, north of the subject lands lies an institutional use in the form of a retirement home (Dorchester Terrace) located on the south side of Byron Avenue and a commercial use (Shoppers Drug Mart) located at the southeast corner of Dorchester Road and Byron Avenue; natural areas associated with the Dorchester Creek lie to the south; and, agricultural lands are located on the west side of Dorchester Road along with a residential use.

Council will recall that Sifton's original proposal was presented at a public meeting on November 25, 2019. In response to comments received, the developer has proposed a number of significant changes including reducing the number of single-detached residential lots from 191 to 111 units, increasing the number of townhouse dwellings from 120 to 298 units and the introduction of a low-rise mix use building with 34 apartment units.

3. PROPOSAL

The purpose of the proposed (attached) plan of subdivision is to facilitate the development of the subject lands for the following purposes:

- Ten (10) block for single-detached residential development totaling 111 units
- Five (5) multi-unit residential blocks totaling 181 townhouse units
- One (1) multi-unit residential block along Dorchester Road totaling 117 stacked townhouse units
- One (1) mixed-use commercial block along Dorchester Road including a three-storey building with ground floor commercial uses with 34 apartment units on the upper storeys, a single-storey office building, and two stand-alone commercial uses
- Two (2) open space blocks for parkland
- Three (3) open space blocks for stormwater management and drainage
- Two (2) blocks for environmental protection
- Five (5) new streets; including two (2) access points through the extension

The effect of the proposed plan would facilitate primarily residential development and related amenity areas as well as limited commercial development, all serviced by municipal water and municipal sanitary sewers along with a stormwater management pond. The developer has indicated that the development will include a variety of housing types and tenure options including opportunities for rental and condominium units.

The developer is also seeking flexibility to allow the development of two (2) residential blocks for either low density residential (i.e. single unit dwellings) or medium density residential (i.e townhouse units) to better respond to market demand. Blocks 112 and 115 would be affected located, respectively, at the northeast corner of the subject lands and south of the Dorchester Terrace retirement home. Flexibility is also sought for Block 118 located along Dorchester Road and south of the Shoppers Drug Mart site to allow commercial uses or residential uses in the form of apartment units, or a mix of both.

Vehicular access for the subdivision would be provided through an extension of Canterbury Drive south of Byron Avenue and a new street at Dorchester Road. No direct road connection is proposed to Oakwood Drive considering existing natural heritage features in the area. The new subdivision would however include a pedestrian connection through proposed open space areas at the southeast corner of the site adjacent to the stormwater management pond on Oakwood Drive.

At the time of the first submission, eleven (11) studies/reports were provided by the applicant in support of the subject proposal, namely: geotechnical investigation; hydrogeological assessment; archaeological assessment; preliminary servicing; preliminary phasing plan; conceptual water distribution analysis; conceptual stormwater management report and water balance; transportation impact study; planning justification report; noise assessment report; and, environmental impact study. To supplement the latest submission, the applicant has provided (3) three revised studies/reports, namely: an updated conceptual stormwater management and water distribution analysis, an updated conceptual water distribution analysis and a sanitary servicing memo.

To allow the development of the subdivision, a Zoning By-law Amendment has also been submitted to rezone the subject lands from the site-specific Future Development (FD-3) Zone and the Environmental Protection (EP) Zone to the following zones (which should be read in conjunction with the attached plan):

- a) **Site-specific Residential First Density (R1-#) Zone** proposed for Lots 1 to 111 subject to the following standards in addition to the regulations associated with the parent R1 Zone:

Minimum Lot Area	400 square metres
Minimum Lot Frontage	12 metres
Maximum Lot Coverage	50%

- b) **Site-Specific Residential Third Density (R3-#) Zone** proposed for Blocks 113, 114 and 116 to accommodate fourplex dwelling; stacked townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling, subject to the following standards in addition to the regulations associated with the parent R3 Zone:

Front Yard Depth (minimum)	6 metres
Exterior Side Yard Depth (minimum)	2 metres
Interior Side Yard Width (minimum)	3 metres
Rear Yard Depth (minimum)	9 metres
Maximum Lot Coverage	50%
Minimum Unit Area	400 m ²

- c) **Dual zoning - Site-Specific Residential First Density (R1-#) Zone/Residential Third Density (R3-#) Zone** proposed for Blocks 112 and 115 which would provide opportunities for either low density residential in the form of single detached dwelling or medium density residential in the form of fourplex dwelling; stacked townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling, subject to the standards described in a)/b) above in addition to the regulations associated with the parent R1/R3 Zone:

- d) **Site-Specific Residential Third Density (R3-##) Zone** proposed for Blocks 117 and 118 along Dorchester road to accommodate apartment dwelling; fourplex dwelling; stacked townhouse dwelling street townhouse dwelling; townhouse dwelling; triplex dwelling, subject to the following standards in addition to the regulations associated with the parent R3 Zone:

Front Yard Depth (minimum)	6 metres
Exterior Side Yard Depth (minimum)	2 metres
Interior Side Yard Width (minimum)	3 metres
Rear Yard Depth (minimum)	9 metres
Maximum Lot Coverage	50%
Minimum Unit Area	400 m ²

- e) **Dual zoning - General Commercial 2-4 (GC 2-4) in conjunction with the R3-## Zone** would also apply to Block 118 along Dorchester Road allow commercial uses, residential uses in the form of apartment units, or a mix of both. The range of commercial uses permitted would include but not limited to: assembly hall; bake shop; clinic; convenience store; office; personal service establishment; restaurant; and retail store. The developer's plan conceptually shows a three (3) storey building along Dorchester Road with ground floor commercial uses with 34 apartment units whereas the east part of the block shows a restaurant, bank and single storey office building.
- f) **Open Space (OS) Zone** proposed for Blocks 119 and 120 to accommodate a multi-use trail and parkland; whereas Blocks 121 and 122 are to accommodate stormwater management facilities.
- g) **Environmental Protection (EP) Zone** proposed for Blocks 127 and 128 to function as a natural buffer and to protect existing natural areas identified in the Environmental Impact Study.

3.1 Agency Comments

In the circulation of the notice of public meeting to prescribed agencies, the following comments were received:

- 3.1.1 County Engineer: The Plan shows the required widening dedication to the County Road 32 (Dorchester Road) measured 18 metres to the centreline of construction and 0.3 metre reserves to limit access onto the County Road to a single access point at Street "A". The developer will be required to enter into an agreement with Middlesex County for the construction of left and right turn lanes on County Road 32 (Dorchester Road) at the intersection with Street 'A'. All costs with regards to the design and construction of these lanes will be the responsibility of the developer. The County would also want to approve storm water management and grading plans for the development. The developer should also conduct a noise study to determine the presence and address any impacts of road noise on the

proposed residential development.

3.1.2 Viamonde Scolaire (French public school board): No comment.

3.1.3 Drainage Superintendent: No comment.

3.1.4 Hydro One: No comment.

3.1.5 Chief Building Official: Below are my comments as the Municipality's Risk Management Official (RMO) governing Source Water Protection Plans. That the applicant address all design considerations in accordance with the AECOM Conceptual Stormwater Management Report and Water Balance Study from July 2020 to ensure compliance under all aspects of the Source Water Plan and Policies adopted by Thames Centre. Further the applicant shall provide plans and designs of the Sanitary and Storm servicing to the Risk Management Official for approval prior to any work commencing. The applicant / owner shall also be responsible for obtaining all required Risk Management Plans, and Environmental Compliance Approvals (ECA) from the Ministry of the Environment, Conservation and Parks for sanitary and storm servicing prior to any work being conducted onsite.

As Chief Building Official, no building permits shall be issued (including demolition permits) and no work shall commence until all applicable Risk Management Plans are approved, being applicable law under the Ontario Building Code.

3.1.6 Director of Public Works: Private roadways will need to be redesigned to either loop, have a hammerhead or turnaround for fire and solid waste vehicle access.

3.2 Public Comments

In the circulation of the notice of public meeting, several written submissions were received which are appended to this report.

Key areas of concern include:

- Density of the development – significant number of housing units
- Inadequate housing to support seniors
- Traffic impacts
- Natural heritage impacts
- Servicing capacity
- Impact on schools
- Compatibility with surrounding neighbourhood
- Parking
- Lack of parkland and open space
- General “fit” within the community
- Affect on the Dorchester wellfields considering this site is located in a designated Well-Head Protection Area (WHPA).

Key areas of support include:

- Variety of housing types and tenure options
- Retain young adults as well as empty nesters who want to stay in Dorchester.

4. RECOMMENDATION

THAT the Report No. PDS-012-21, in regards to Revised - Applications for Draft Plan of Subdivision (39T-TC1903) and Zoning By-law Amendment (Z19/19) for lands owned by Sifton Properties Ltd., be received;

AND THAT staff provide a subsequent report evaluating the said Applications with a recommendation for Council's consideration at a future meeting.

The following attachments are included with this report:

Figure 1 – location of subject lands
Draft Plan of Subdivision
Public Submissions

Prepared by: Marc Bancroft, Director of Planning & Development Services

Reviewed by: Mike Henry, Chief Administrative Officer

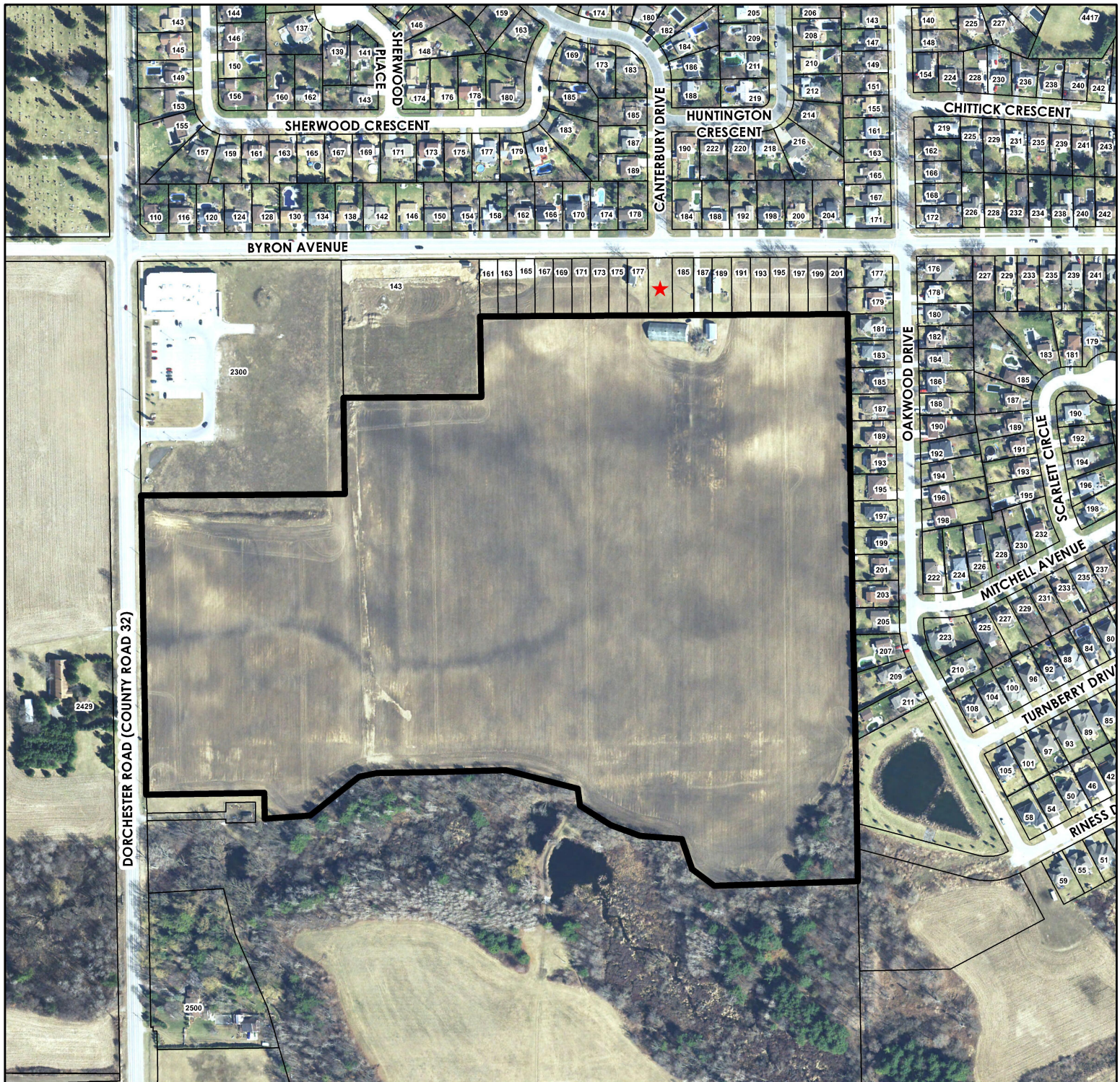
REVISED APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION (39T-TC1903) AND ZONING BY-LAW AMENDMENT (Z19-2019)

Applicant: Sifton Properties Limited
Agent: Monteith Brown Planning Consultants

Location: East side of Dorchester Road and south of Byron Avenue,
Village of Dorchester



Municipality of THAMES CENTRE



FUTURE STREET CONNECTION



LANDS TO BE SUBDIVIDED AND REZONED

1:4,500

0 25 50 100 150 200 Metres

ORTHOPHOTOGRAPHY: SWOOP 2015

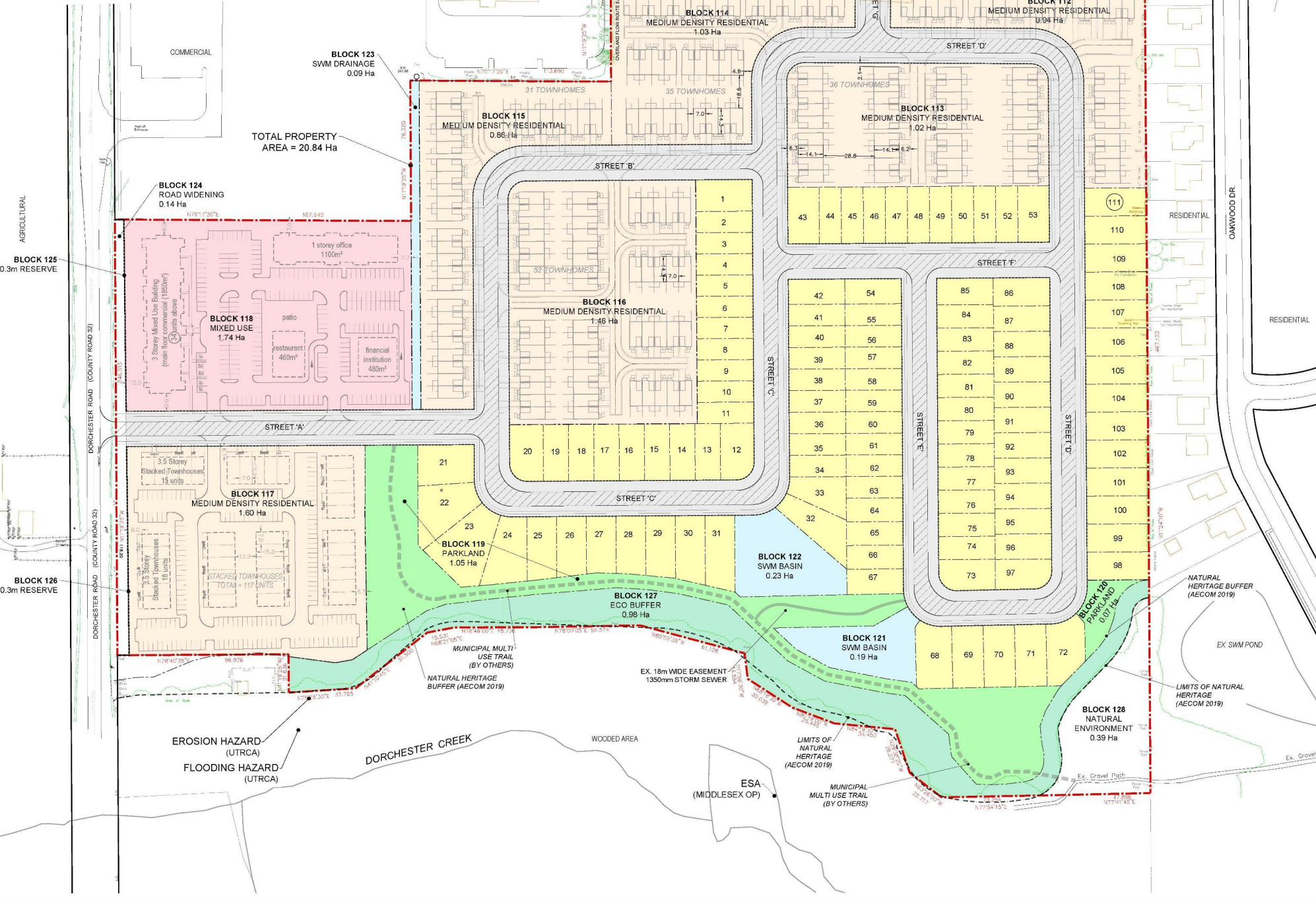


SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE SIGNATURE

LEGEND

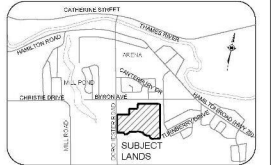
- SUBJECT LANDS
- NATURAL HAZARD LIMIT (AECOM)
- NATURAL HAZARD BUFFER (AECOM)
- PROPOSED STREET LINE
- PROPOSED LOT LINE
- POTENTIAL MULTI-USE PATH



mbpc
Monteith•Brown
planning consultants
1111 BAYVIEW AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1B 3Y1
TEL: (416) 291-1533 FAX: (416) 291-1534

DRAFT PLAN OF SUBDIVISION

PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 33R-10963 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE



KEY PLAN N.T.S.

OWNER'S CERTIFICATE

I, Jay McGuffin of Monteith Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner, Sifton Properties Ltd.

J. McGuffin, MCIP, RPP Date

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

Jason Willard, O.L.S. Date

ACM Plan, Survey, Engineer

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) as shown on plan
- i) as shown on plan
- j) as shown on plan
- k) as shown on plan
- l) as shown on plan

PROPOSED UNIT COUNT

111 single detached lots
181 townhomes
117 medium density block
34 mixed use block
= 443 UNITS
AND
3900m² Commercial / Office Space

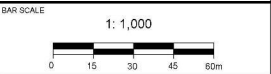
PRELIMINARY

No.	Revision	Date	Initial
1	ADD MEDIUM DENSITY - MUNICIPAL COMMENTS	11/20	BS

CLIENT



Experience. The Difference.™



ADDRESS
HAWTHORNE PARK SUBDIVISION
187 Dorchester Road

DRAWN BY: BS CHECKED BY: JMC PROJECT No.: 12-827

DESIGNED BY: BS APPROVED BY: JMC DRAWING No.

SCALE: on 24336 DATE: Nov 06, 2020