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Council Meeting – May 22, 2024

Subject: Development Application 28TPL2023316 – Gardens of Delhi
Subdivision (Formerly Ryder Subdivision)
Report Number: CD-24-001
Division: Community Development
Department: Planning
Ward: Ward 3
Purpose: For Decision

Recommendation(s):

That application 28TPL2023316, affecting the lands described as Part Lots 1 and 4, Block 26 and 42, Plan 189, Urban Area of Delhi, Norfolk County BE APPROVED with conditions and proposed draft-plan as attached as Appendix D and E respectively to Report CD-24-001.

AND FURTHER THAT all public input received for this application was considered as part of this decision.

Executive Summary:

This recommendation report is to evaluate an application for a Draft Plan of Subdivision submitted by G. Douglas Vallee Limited on behalf of Calibrex. The intent of the application would be to facilitate the establishment of 368 residential lots for the development of 123 Single Detached Dwellings, 184 Street Townhouses and 61 Dual Frontage Townhouses on municipal services. The draft plan of subdivision application was submitted concurrently with a zoning by-law amendment application (ZNPL2023320). The zoning by-law amendment application is already approved by the Council on December 19, 2023.

Pursuant to the Planning Act, R.S.O. 1990, C. P. 13, a Public Hearing was held on November 7th, 2023 to provide information and receive comments about the proposed development. Various comments were received by the public including concerns from residents pertaining to compatibility with surrounding land uses, traffic considerations, density, infrastructure and availability of public services/resources. The public comments were forwarded to the applicant to provide responses to the concerns. The purpose of this report is to make a recommendation regarding the proposed development.

It is the Staff's opinion that the subject application is consistent with the Provincial Policy Statement, 2020, and conforms to the intent of the Official Plan.

Discussion:

See [Public Hearing Report CD-23-090](#) for additional background information on the site, proposal and context.

Site Context:

The subject property is located on the south-western side of Delhi and is fully located within the Urban Boundary. The subject property has an area of approximately 14.82 hectares (36 acres). The surrounding land uses consists of primarily residential uses to the north and east, and agricultural land with some single detached dwellings to the west and south. The location of the subject property is shown below in Figure 1.

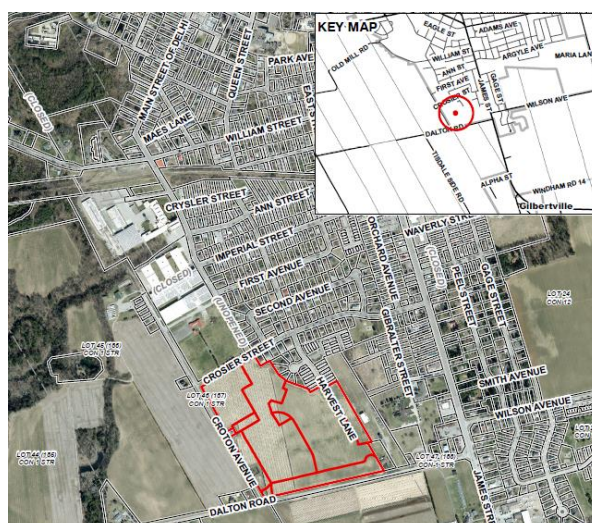


Figure 1: The subject lands and surrounding area.

Historically, the lands were the subject of a Zoning By-Law Amendment (Z-DE-27/90) to change the zoning of the subject lands from Agricultural and Development zone to Urban Residential Type 1 and Type 2 with a Holding for the purposes of facilitating a residential subdivision. The previous Draft Plan of Subdivision was to establish 147 single detached lots.

Due to the increase in demand for housing, the proposal has been revised for a total of 371 Residential Dwelling Lots. The required zoning change from R1-A and R2 to R1-B, R4 and OS with a holding to facilitate this 371 Residential Dwelling Lots was approved by Norfolk County Council on December 19, 2023. Through working with the developer, the total number of residential dwelling lots has been reduced to 368 lots in order to accommodate an additional access onto Dalton Road through the subdivision.

Proposal Summary:

The proposal is for a Draft Plan of Subdivision (28TPL2023316) to facilitate the development of a subdivision consisting of a total of 368 dwelling lots consisting of 123 single detached dwellings, 184 street townhouses and 61 dual frontage townhouses within the urban area of Delhi.

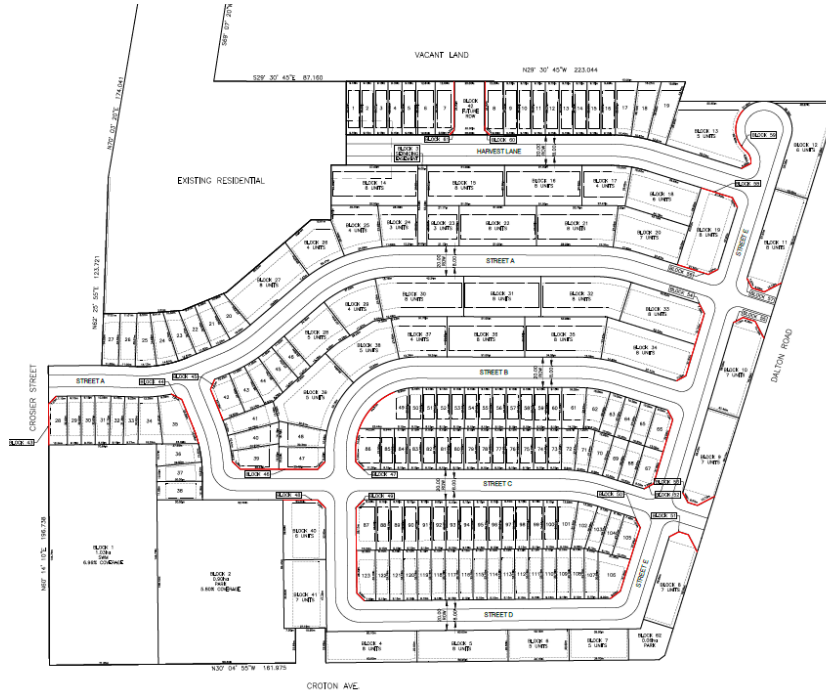


Figure 2: Proposed Draft Plan of Subdivision.

The Proposed Draft Plan of Subdivision is proposed to be constructed in 4 Phases.

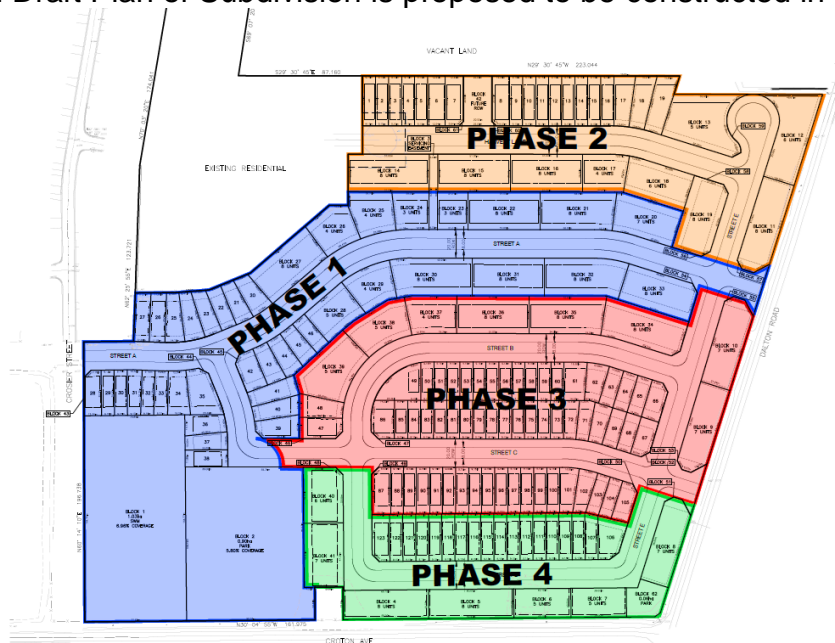


Figure 3: Proposed phasing plan for the Draft Plan of Subdivision.

The following are the distribution of residential lots and various blocks in 4 phases:

Phase 1: Block 1 (Swm Block), Block 2 (park block), Blocks 20 to 33 (Street Townhouses), Lots 20 to 46 (Single Detached), Block 43, 44, 45, portion of 46, portion of 54, 55, 56, and 57 as 0.3 meter Exterior Side Yard Reserves, Street A (Connection from Crosier Street to Dalton Road). (Total 113 total units).

Phase 2: Lots 1-19 (Single Detached), Block 13 to Block 19 (Street Townhouses), Block 11 to Block 12 for 13 Dual Frontage Townhouses. Block 58, 59, 60, 61 and 62 as 0.3 meter Exterior Side Yard Reserve Block, Part of Harvest Lane and Street E. (80 total lots).

Phase 3: Lots 47-105, Block 34-39 (Street Townhouses) Block 9 and Block 10 (Dual Frontage Townhouses). Block portion of 46, 47, 48, portion of 49, portion of 50, 51, 52, 53, portion of 54 as 0.3 meter Exterior Side Yard Reserve Block. Street B and Street C and Part of Street A and Part of Street E. (111 Total units).

Phase 4: Lots 106 to 123 (Single Detached Dwellings), Block 40 to Block 41 Street Townhouses), Block 4 to Block 8 (Dual Frontage Townhouses), Block 62 Park, portion of 49, portion of 50 as 0.3 meter Exterior Side Yard Reserve Block, Street D and Part of Street B and Part of Street E. (64 Total Units).

Table 1 below outlines the proposed number of specific dwelling types per each phase of the development.

Table 1: Dwelling Types per Phase

Dwelling Types	Phase 1	Phase 2	Phase 3	Phase 4	Total
Single Detached	27	19	59	18	123
Street Townhouses	86	47	38	13	184
Dual Frontage Townhouses	0	14	14	33	61
Total	113	80	111	64	368

In support of this application, the applicant submitted the following reports:

- Planning Justification Report (G. Douglas Vallee Limited, September 2023)
- Traffic Impact Study (Paradigm, September, 2023)
- Functional Servicing Report, (G. Douglas Vallee Limited, September 2023)
- Phasing Plan (G. Douglas Vallee Limited, September 2023)
- Zoning Map (G. Douglas Vallee Limited, September 2023)

- Draft Plan of Subdivision (G. Douglas Vallee Limited, September 2023)
- Concept Elevation Plan (Big Sky)
- On-Street Parking Plan (G. Douglas Vallee Limited, November 2023)
- Phasing Plan (G. Douglas Vallee Limited, November 2023)

Consultation(s):

Technical Comments / Analysis:

The application was circulated for comments amongst Norfolk County Departments and applicable agencies. Comments of interest are outlined from Development Engineering, the Ministry of Transportation (MTO), Brant Haldimand Norfolk Catholic School Board, the Fire Department, Building Department, Zoning, Bell Canada and Canada Post.

On-Street Parking: Planning Staff requested that the applicant provide an On-Street-Parking Plan to assist in the justification for the reduced lot frontages. The Parking Plan indicates that in total there are 368 Units being proposed and that there are a total of 198 On-street parking spaces available throughout the proposed subdivision at a rate of 0.53 spaces per unit ratio. As a result of this, staff are of the opinion that since the subdivision can support a total of 198 on-street parking spaces, in addition to the parking of each respective dwelling lot, the reduced lot frontages will have minimal impacts as it pertains to parking. The On-Street Parking Plan provided by the applicant has been attached as Attachment F to this report.

Future Connection to Collector Road: Currently, the proposed Street A in the Draft Plan of Subdivision does not connect to the Collector Road - Main Street of Delhi. As shown below in Figure 4, Main Street of Delhi does not extend to or through the proposed development. This is portrayed in both the current and previous Official Plan Map Schedule E-4 and no future extension was identified to incorporate into the Official Plan as of yet, through any updated Integrated Sustainable Master Plan (ISMP) or Transportation Master Plan work. Although there is a potential to connect Main Street to the proposed development, this needs to be further reviewed during the draft plan stage. The Staff recommendation of this report is based on the information available at this time and based on the current Official Plan policies and schedules related to any future connection of potential roads. The road networks and transportation schedules of the Official Plan, relied on the technical work completed through the Integrated Sustainable Master Plan, and similarly would be updated pending any updates to the ISMP or other transportation master plan work. The Traffic Impact Study did not provide any detail in regards to the connection of a Collector Road; however, given the density of the development, at minimum an enhanced road with sidewalks on either side of the road would be consistent with the approach in other developments of similar density within the County.

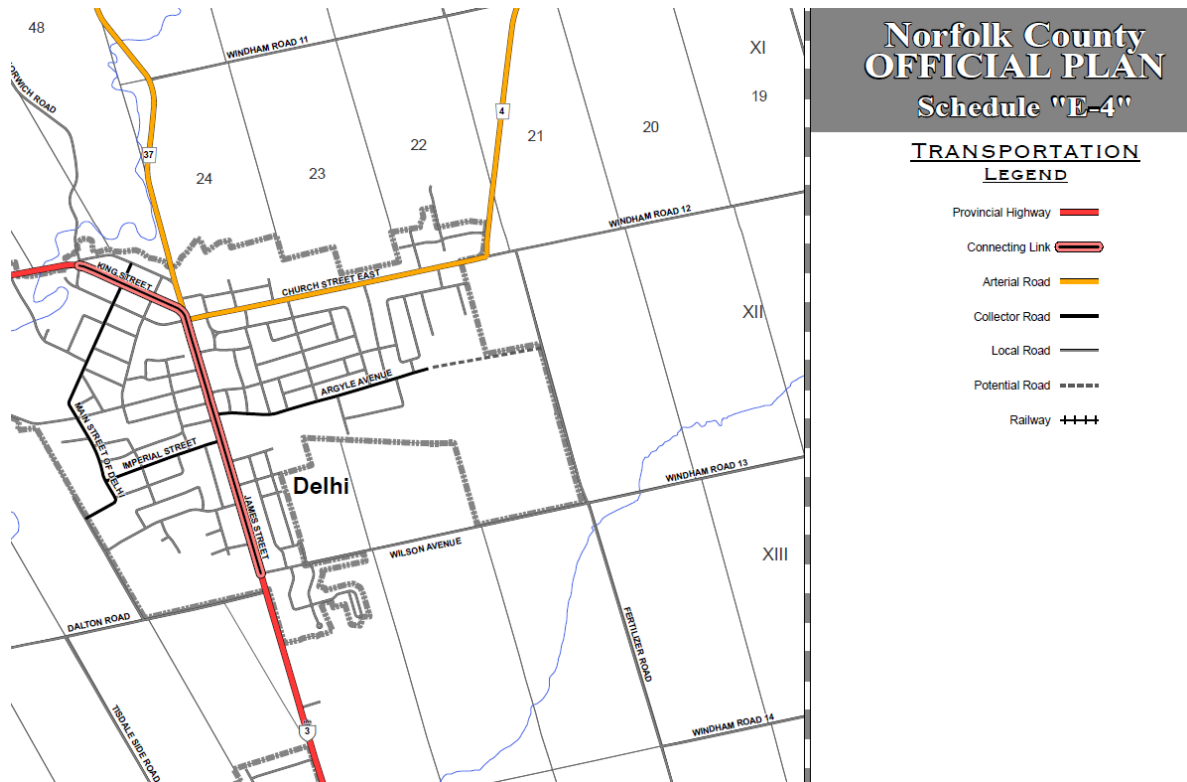


Figure 4: Norfolk County Official Plan Schedule E-4.

The full technical comments can be found in Attachment B: Technical Comments.

Regard for Public Comments and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development application was held on November 7th, 2023 Public Hearings Committee meeting. At the Public Hearing meeting there were questions from Members of the Council. Staff also received public comments for the proposed development.

Public comments/concerns are outlined as follows:

- Storm water runoff concerns
- Lack of public services to accommodate population increase
- Property enjoyment and views
- Compatibility with existing residential development
- Traffic concerns
- Density, infrastructure and availability of public services concerns

The following is a summary of the questions from the Committee:

- Traffic considerations (entrances into subdivision)
- Ownership – Condominium vs Freehold
- Phased development approach

Regarding storm water runoff comments, the detailed grading and drainage plans will be reviewed at building permit submission stage. As it pertains to the increased density and related infrastructure concerns, the subject lands are within the Urban Boundary and are required to be fully serviced through municipal water and sewage systems. However, allocation of services will only be confirmed during the agreement stage and with a timeline for implementation, so that the available servicing capacity and conveyance are appropriately utilized.

The residential subdivision proposed is similar to other housing projects across the county. Staff are of the opinion that the proposed subdivision is compatible with the existing residential development as it provides a variety of different housing types throughout the development. The Public Hearing Committee also posed a question in regards to a phased development approach. The proponent outlined that the development would be carried out in a 4 phased approach in which the park and stormwater management pond would be developed within phase 1, as outlined above in Figure 3. Further to this, the proponent also outlined that the draft plan of subdivision would be a freehold type development.

In regards to traffic and the overall number of entrances into the development (3), the traffic impact study by Paradigm outlined that no physical improvements are warranted as a result of the 371 residential unit subdivision and traffic is considered with an acceptable level of service under existing and future time horizon's to 2036. A question was also asked in regards to whether Crosier Road would be extended and it was indicated that it would be determined through the traffic impact study. It was also indicated that the plan is to provide access from Dalton Road through Phase 1 of the project. It is also point worthy that the proposed development is partially within the MTO jurisdiction. An MTO development review has been completed. The conditions from MTO is incorporated within the recommended conditions of the Draft Plan of Subdivision.

Planning Considerations:

It is staff's opinion that the proposed application meets the intent of both the *Planning Act* and the Provincial Policy Statement, 2020 because it is an infill development introducing medium density residential growth and development. This application increases the amount of housing options available within the community. The proposed mix of housing and intensification is consistent with the relevant Official Plan policies. Additional planning commentary is contained within Attachment A to this report.

Financial Services Comments:

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC). Finance will work with Planning staff to administer any required security deposits of the potential development.

Norfolk County would also receive Development Charges as per the most recent Development Charges By-law. This would be offset by increased costs as a result of Norfolk County assuming the subdivision infrastructure, amenities and operating costs. Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

As per report EIS 22-070 – Assumption of Subdivisions, to ensure that all impacts to the annual operating budget for municipal services and road maintenance are accounted for, a capital project for this new subdivision will be identified at the time of site plan approval to be included in the Capital Budget. This will allow for regular reporting on this subdivision and will provide Council with preliminary insight into the operating impacts to be experienced by the Council with approval. This process will also ensure appropriate accounting of subdivision assets going forward.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities.

Explanation: The proposed development will provide additional residential dwellings with a mix of housing options within the urban boundary of Delhi which is needed to create complete communities.

Conclusion:

In conclusion, the proposed Draft Plan of Subdivision will result in increased density and growth while contributing to the County's growing housing need.

In summary, subject to the outlined conditions, it is staff's professional opinion that the proposed development meets the intent of the Official Plan and is consistent with the PPS. Staff, therefore, recommends approval of this application as described in the report CD 24-001 and related attachments.

Attachment D contains the recommended conditions of the Draft Plan of Subdivision approval.

Attachment(s):

- Attachment A – Existing Planning Policy and Zoning Considerations
- Attachment B – Technical Comments
- Attachment C – Public Comments
- Attachment D – Recommended Conditions of the Draft Plan of Subdivision
- Attachment E – Draft Plan of Subdivision
- Attachment F – On Street Parking Plan

Approval:

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