

Municipality of Lakeshore – Report to Council

Growth & Sustainability

Community Planning



To: Mayor & Members of Council

From: Aaron Hair, MCIP, RPP, Division Lead – Community Planning

Date: December 19, 2022

Subject: Giorgi Subdivision Agreement

Recommendation

Direct the Clerk to read By-law 7-2023, during the “Consideration of By-laws” to authorize the Mayor and Clerk to execute a subdivision agreement with the Owners for the Giorgi Subdivision as presented at the January 10, 2023 Council meeting.

Background

At the September 13, 2022 Council meeting, the subject property located at 347 Renaud Line Road was rezoned to Residential – Medium Density (R2) (h4) to support the development of thirty-seven (37) lots for single detached residential dwellings, thirty-five (35) lots for a total of seventy (70) semi-detached residential units, and associated infrastructure. As well at the September 13, 2022 meeting, Council directed Administration to notify the County of Essex that the Municipality of Lakeshore supports the draft plan approval for the Giorgi Subdivision Development.

Subsequently the County of Essex granted conditional approval on November 10, 2022. The applicant has until November 10, 2025 to enter into a subdivision agreement with the Municipality and satisfy all of the conditions of approval (Appendix 1).

Adjacent Land Uses

North - Vacant Land for future residential development
South - Rosewood Subdivision (developed and built)
West - Vacant Land for future residential development
East - Residential, Single-family dwellings

Proposed Development Details

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| Property to be Developed | 347 Renaud Line Rd |
| Overall Area | 7.86 Hectares |
| Current Use | Vacant Land |
| Proposed Use | Residential subdivision |

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| Access | Main access to Renaud Line. Rosewood Subdivision streets, to the south and future access to Oakwood Ave to the west. |
| Services | Full Municipal Services |
| Area of Draft plan (ha) | Total subdivision area: 7.86 ha Total residential area: 5.32 ha |
| Number of Proposed Lots | 37 lots for Single Detached Dwellings 70 lots for Semi Detached Dwellings 107 Total Lots |
| Parkland | Cash in lieu of Parkland |
| Density (Dwellings/ha) | 13.61 units per hectare |
| Minimum lot frontages Required by R2 Zone | 15.0 m – Single Detached 9.0 m – Semi-Detached (12.0 m for Corner Lots) |
| Minimum Lot areas Required by R2 Zone | 500 m ² – Single Detached 270 m ² – Semi-Detached |

Comments

Provincial Policy Statement (PPS)

The proposed subdivision is located in an urban settlement area, will provide for a mix of housing types (single and semi-detached) and will make efficient use of existing municipal services consistent with the policies of the Provincial Policy Statement (PPS) (2020). Although it can be stated that the proposal supports and implements many of the document's policies, the proposed subdivision supports the following important policies which are specifically highlighted:

- Section 1.1.3.1, Settlement Areas, of the PPS states "Settlement areas shall be the focus of growth and development"
- Section 1.1.3.2(a), Settlement Areas, of the PPS states "Land use patterns...efficiently use land and resources"
- Section 1.1.3.2(b), Settlement Areas, of the PPS states "Land use patterns...are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion"
- Section 1.4.3, Housing – this section speaks to planning authorities providing for a range of housing options and densities, and this entire section is applicable.

County Official Plan (COP)

The County of Essex Official Plan (COP) designates the subject lands as a settlement area as seen in Schedule A1. Schedule A1 depicts the subject lands as a Primary Settlement area.

The proposed subdivision conforms to the COP due to the subject lands being within the urban settlement area.

It can be stated that the proposed subdivision development conforms to the COP in that the subject lands are currently designated to support the proposed residential subdivision.

Lakeshore Official Plan (LOP)

The current Lakeshore Official Plan (LOP), as well as the new Lakeshore Official Plan (County approval pending) designates the subject land as Residential. The proposed plan of subdivision conforms with this designation by providing Single-detached dwellings, and Semi-detached dwellings and conforms to the applicable policies within both documents.

The application for the Giorgi Subdivision conforms to the draft Emeryville Secondary Plan as it remains consistent with Section 2.2.2 Connecting and Internal Roads which maintains spacing for future roadway access. Future development along Oakwood Avenue will also be accessed through the subdivision right-of-ways.

Plan of Subdivision

The draft plan consists of 37 lots for single detached residential use and 35 lots for semi-detached dwellings (70 units) (See Appendix 2).

Subdivision Agreement

Condition Number 2 that the developer must satisfy is to enter into a subdivision agreement with the Municipality of Lakeshore, wherein the Owner agrees to satisfy all the requirements, financial and otherwise, of the Municipality concerning the payment of development charges, provisions of roads, sidewalks, installation and capacity of services, sanitary sewerage collection system, water distribution system, utilities and stormwater management facilities for the development of the lands within the plan. The final form and content of the Agreement being to the satisfaction of the Municipality.

The subdivision agreement also contains provisions to the following items:

- Provision of performance and maintenance securities to guarantee satisfaction of the developer's obligations under the subdivision agreement;
- Provision of a mud deposit to keep Lakeshore's roads and other lands free from dirt and debris during construction;
- Provision of a payment for boulevard trees to enhance the streetscape;
- Payment of any outstanding taxes and other accounts (i.e. legal and engineering fees);
- Provision of public liability and property insurance during the period of construction;
- Allocation of sanitary sewage treatment capacity for the plan;

- Compliance with the Lakeshore Development Manual for the construction of roads, sewers, watermain, stormwater, parks, sidewalks, lighting, fencing and other services in the subdivision;
- Requirement to post on all road frontages, a subdivision map to show the lotting pattern, land uses, roadways, sidewalks etc.; and
- Requirement to submit a Construction Management Plan.

Others Consulted

Administration has reviewed the proposed residential development and implementing subdivision agreement and supports the residential proposal, subject to the recommendation set forth in this report.

Conclusion

Detailed plans and specifications for the residential development will be required to be submitted to the Municipality and to be reviewed by Administration and/or other agencies prior to Lakeshore giving clearance to the County of Essex before final registration of the Plan. All conditions of draft approval must be met, including the execution of the subdivision agreement with Lakeshore before any lots can be sold or permits issued for construction.

Financial Impacts

The development of the subdivision will generate increased Development charges, property taxation revenue, water and wastewater rates in the future and this will vary based on the number of homes approved.

Attachments:

- Appendix 1: Decision and Conditions 37-T-22005 Giorgi Subdivision
- Appendix 2: Plan of Subdivision
- Appendix 3: Key Map

Report Approval Details

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| Document Title: | Giorgi Subdivision Agreement.docx |
| Attachments: | <ul style="list-style-type: none">- Appendix 1 - Decision and Conditions 37-T-22005 Giorgi Subdivision.pdf- Appendix 2 - Draft Plan of Subdivision.pdf- Appendix 3 - Key Map.pdf |
| Final Approval Date: | Jan 5, 2023 |

This report and all of its attachments were approved and signed as outlined below:

Prepared by Aaron Hair

Submitted by Tammie Ryall

Approved by Justin Rousseau and Truper McBride