



## Report to Council

Department: Development Services

Division: Planning

Date: August 24, 2020

Prepared by: Rita Jabbour, RPP, Manager, Planning Services

Report Number: PLANNING2020-16

Subject: Redline Revisions and Street Closing and Opening Requests, Dalla Bona Construction (East Side of Queen Street, North of Colio Drive, Ward 4)

Number of Pages: 5

### Recommendation(s)

**That** Planning report PLANNING2020-16 entitled "Redline Revisions and Street Closing and Opening Requests, Dalla Bona Construction (East Side of Queen Street, North of Colio Drive, Ward 4) prepared by Rita Jabbour, RPP, Manager, Planning Services dated August 24, 2020 be received, and

**That** Council adopt Bylaw 1936, for the closing of Part of McKenzie Street, the removal of Block 39 (0.3 metre Reserve Block) and accept the south extension of Jewel Street, south of Graf Street, as a public right of way with a 0.3 metre reserve block, and

**That** Council approve Bylaw 1935 for the granting of Part Lot Control Exemption for Lots 14-24 (Both Inclusive) on Plan 12M-558, and Block 25, 26, 29, 30 and 33 on Plan 12M-558, located on the South Side of Graf Street and the East and West sides of McKenzie and Jewel Street, and the Manager of Planning Services for the County of Essex be advised accordingly.

**That** Council approve the requested redline revisions to the draft plan of subdivision for Phase 2 of the Dalla Bona subdivision on the east side of Queen Street, North of Colio Drive and the Manager of Planning Services for the County of Essex be advised accordingly.

## **Purpose**

To recommend revisions to registered Plan of subdivision 12M-558 and the draft plan of subdivision to address requested changes to the original development plan for the Dalla Bona subdivision on the East side of Queen Street, North of Colio Drive. A number of steps and actions are necessary in order to accomplish this, as set out in the report.

## **Background and Discussion**

The Dalla Bona Subdivision, located on the East Side of Queen Street, North of Colio Drive in the Harrow Centre (Ward 4), and identified on **Appendix 'A'**, will be developed in two (2) phases. The first phase was comprised of twenty-four (24) single detached building lots fronting on Graf Street with four (4) future townhome or semi-detached dwelling blocks fronting on the following intersecting streets: McKenzie Street and Jewell Street.

The first phase is now a registered plan of subdivision (12M-558) and received draft plan of subdivision approval by the approval authority, the Manager of Planning Services for the County of Essex, in 2008. The subsequent phase is set out as a series of residential blocks and future streets, as shown in red in Appendix B.

A request for a red line amendment to the approved draft plan of subdivision and Part Lot Control exemption for the lots and blocks identified in Bylaw 1935, was received at the Town of Essex Planning Division on June 10, 2020 from the applicant's solicitor, Franz Fazio, with the request and reasons for red line outlined below. This request follows a meeting regarding the same matter held with Town staff, the Manager of Planning Services at the County of Essex, the applicant and the applicant's agent on January 12, 2020.

## Requested Amendments

There are a number of revisions to both the registered and draft plan of subdivision as requested by the proponents:

1. Block 25, shown in **Appendix A**, was to be used partly as the neighbourhood park fronting on Graf Street, and, to the rear, for a storm water management pond. In the length of time that the related servicing agreement has been in place (13 years approximately), development standards, particularly as they affect storm water management standards, have been elevated. As a consequence, the needed land area to accommodate a proper pond has doubled in size.
2. Consequently, with reference to the redline plan in **Appendix B**, it is proposed that the storm water pond and park be relocated onto Phase 2 lands between Colio Drive and Graf Street. That portion of Block 25 in the registered plan (Phase 1) fronting on Graf Street is proposed to be subdivided into five (5) single detached dwelling lots. The future park would front on Colio Drive, with the storm water pond located between the relocated park and the five (5) new building lots. The proposed park location and configuration is satisfactory to the Director of Community Services.
3. With reference to the lotting plan in **Appendix C**, in order to better access Phase 2 lands and provide additional street frontage for the relocated park, it is proposed that McKenzie Street (Part 7), that abuts Block 25, be closed and developed as a building lot. In its place, Jewell Street would be extended south from Graf Street (Part 12) into the future Phase 2 lands.
4. Redline revisions are proposed for Phase 2, as shown in **Appendix B**. The south part of Block 25 and part of Block 43 become the new locations for the storm water management pond and public park. Street D is the Jewell Street extension ultimately to Colio Drive. Colio Drive will be slightly re-configured to accommodate the revised drainage plans and Block 42, at the east limit of the subdivision, will become an extension of Street C.

In order to implement these revisions, the following steps are necessary:

1. Council to adopt By-law 1936, being the by-law to close McKenzie Street (Part 7 in Appendix C ), to open the extension of Jewell Street (Part 12), remove the reserve block, Block 39, at the south limit of McKenzie Street, and convey to the Town a new reserve block at the south limit of the extended Jewell Street;
2. Council to endorse the granting of Part Lot Control Exemption for lands in Phase 1, more particularly, Lots 14-24 (both inclusive) on Plan 12M-558, and Blocks 25, 26, 29, 30 and 33 on Plan 12M-558, to permit the proposed re-lotting on the south side of Graf Street and the development of semi-detached or townhome dwelling units on the east and west sides of McKenzie and Jewel Streets. (Note: Part Lot Control Exemption permits the subdivision of lots and large blocks for individual sale without the need for consent approval from the Committee of Adjustment);
3. Council to endorse the requested redline revisions to lands in Phase 2 to permit the ultimate relocation of the park and storm water management pond (Block 43 and Part of Block 25 in Appendix B), Jewell Street (Street D in Appendix B), Colio Drive and the opening of the Street C extension;
4. The Manager of Planning Services for the County be advised accordingly.

The Manager of Planning Services for the County of Essex is the final approval authority on red line amendments and Part Lot Control exemptions. Once adopted, Bylaw 1935 and the Council resolution to approve the requested red line amendments will be forward to the County of Essex for approval.

The proponents are prepared to initiate Fall 2020 construction of municipal services upon notice that the revisions to the subdivision are in place.

## **Financial Impact**

Not applicable as these are administrative changes to the registered plan of subdivision and draft plan of subdivision.

## Consultations

Kevin Girard, P.ENG, MBA, Director, Infrastructure Services

Doug Sweet, Director of Community Services,/Deputy CAO

Robert Auger, L.L.B, Town Solicitor/Clerk, Legal and Legislative Services

Jeff Watson, RPP, Planner

Rebecca Belanger, Manager, Planning Services, County of Essex

## Link to Strategic Priorities

- ☐ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☐ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☒ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.