
PLANNING RATIONALE REPORT

Draft Plan of Subdivision &
Rezoning Applications
for
Hanley Park North
Part of Lot 14, Concession 1
City of Belleville

Prepared for:
Hanley Park Developments Inc.

By
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1 Introduction

1.1 Background

The purpose of this report is to provide a planning rationale in support of rezoning and subdivision applications on behalf of Hanley Park Development Inc. for lands referred to as Hanley Park North, which is a proposed residential development on the east side of Belleville. The subject site is located in Lot 14 Concession 1 north of Bell Creek formerly in the Township of Thurlow. It contains 34.3 ha (84.8 ac) and is predominately tree covered with creeks and wetlands.

1.2 Context

Hanley Park North is located east of Haig Road and north of Victoria Avenue with proposed access from Tessa Boulevard and Spruce Gardens. The lands to the west of the subject site are currently developed with single detached and townhouse lots as well as a stormwater management pond and are referred to as the Mercedes Meadows development.

The lands immediately to the south of the subject site, which is referred to as Hanley Park Phase 1, are draft plan approved and zoned for single detached, semi-detached and townhouse dwellings as well as park, open space and stormwater management blocks but development of the lands has not commenced yet.

The lands to the north of the subject site are currently undeveloped and the lands to the east are within the rural area and appear to be vacant.

An air photo of the existing context is shown on Figure 1.

Figure 1 Context Air Photo



1.3 Proposed Development

The proposed Hanley Park North development will consist of 156 residential lots and includes:

- 60 single detached lots with 15 m (50 ft) frontages
- 39 single detached lots with 9.75 (32 ft) m frontages
- 57 townhouse lots with 6.0 m (20 ft) frontages
- 3 park blocks containing 0.542 ha (1.34 ac)
- 1 walkway /emergency access block which is 8 m (26 ft) wide
- 1 walkway block which is 3 m (10 ft) wide
- Stormwater management facility block containing 0.518 ha (1.28 ac)
- Wetland, buffer and open spaces blocks containing 23.9 ha (59.06 ac)
- 1 block of future development containing 0.634 ha (1.57 ac)

The proposed draft plan of subdivision is shown on Figure 2.

The parkway blocks are intended to facilitate pedestrian connections that recognize existing informal paths and provide new pedestrian walkways along the western edge of development. Opportunities for low impact wood chip paths within the edge of the wetland buffers can also be explored and may provide the opportunity to connect to the development to the south (Hanley Park Phase 1) which is also expected to have walkways through the park and open space areas.

The buffers that are proposed around the wetland are 30 m wide except for adjacent to the stormwater management facility where they are proposed to be 25 m wide but will be landscaped with natural vegetation. Approximately 70% of the total land area will be protected from development and retained in a natural state.

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2 Provincial Policy Statement

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related land use planning and all decisions made under the Planning Act shall be consistent with the PPS. The following analysis addresses how the proposed development is consistent with the PPS:

1.0 Building Strong Healthy Communities

1.1 *Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns*

The proposed subdivision is located within the Urban Serviced Area of Belleville and represents a logical extension of the development area. It provides for a mix of housing types within the community thereby increasing the range of options, which improves the opportunity for housing that is more affordable. It provides cost effective development pattern by extending services within a residential area thereby contributing to a healthy, liveable and safe community. It supports active transportation by providing sidewalks and trails for pedestrian connections.

1.2 *Coordination*

The Official Plan ensures a coordinated approach to the development.

1.4 *Housing*

The proposed development will assist in maintaining a 10 year supply of residential lands within the City as well as a three year supply of draft plan approved lands and land zoned to facilitate residential intensification. The subdivision provides for a variety of lot sizes to facilitate an appropriate range of housing types and densities to meet projected needs of current and future residents with an appropriate level of infrastructure and public service facilities that support the residents.

1.4 *Public Spaces, Recreation, Parks, Trails and Open Space*

The public park blocks provide recreational opportunities and there is a substantial amount of open space that provides passive open space opportunities. The existing informal trail along the hydro line is proposed to be maintained and opportunities for additional trails along the edge of the wetland buffer will be considered. The subdivision will promote healthy, active communities by providing sidewalks and walkways to meet the needs of pedestrians, and parks and open space for active and healthy living.

1.5 Infrastructure and Public Service Facilities

This development will be on full municipal services and will optimize use of existing municipal sewer and water services. A Municipal Servicing Capacity Report and a Stormwater Management Report have been prepared by Ainley Group which demonstrates that sufficient capacity exists to provide for the development and that the stormwater can be appropriately addressed through the proposed stormwater management facility. This development makes efficient use of existing infrastructure.

1.6 Long Term Economic Prosperity

The proposed development helps with long term economic prosperity by optimizing use of land, infrastructure and public service facilities.

1.7 Energy, Air Quality and Climate Change

The proposed development promotes active transportation and the homes will include energy and water efficiency features.

2.0 Wise Use and Management of Resources

2.1 Natural Heritage

An Environmental Impact Study has been prepared for the subject site by Michalski Nielson Associates Ltd. The report addresses development on the subject site and within 120 m of the Bell Creek Provincially Significant Wetland (PSW). It indicates that the proposed retention of the wetland and the associated buffers as well as the recommended mitigation measures is sufficient to protect its ecological functions and there will be no negative impacts on the flora and fauna of the PSW and its contiguous upland woodlands. More details are provided in section 5.1 of this report.

2.2 Water

Water quality will be addressed through the use of stormwater management techniques which are addressed in the Stormwater Report prepared by Ainley and described in section 5.4 of this report.

2.6 Cultural Heritage and Archaeology

A Stage 1 and 2 Archaeological Assessment has been undertaken by Abacus Archaeological Services which is described in more detail in section 5.5 of this report. No archaeological features or resources were recovered during the Stage 2 excavation and the report concluded that there were no areas of archaeological significance on the subject site. It was therefore recommended that no further archaeological assessment was required.

3.0 Protecting Public Health and Safety

3.1 Natural Hazard policies

The proposed development will be located outside of the 100 year floodline of the Bell Creek and as a result, is not within hazard lands.

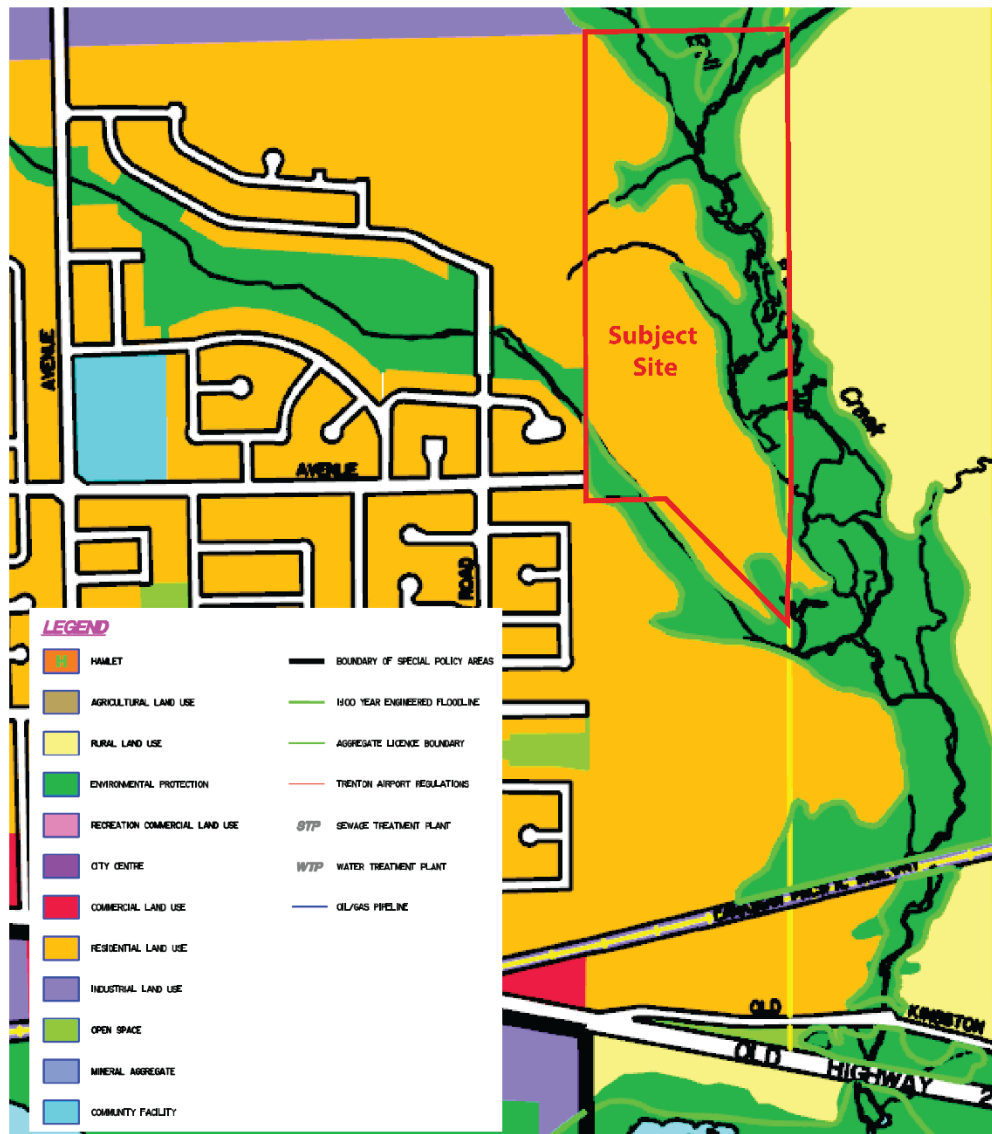
Summary and Conclusions

In summary, the proposed development of the subject site will provide a range of housing types that make efficient use of existing infrastructure and public services. It will provide extensive open space areas, support active transportation and appropriately address water resources through stormwater management facilities. It will protect natural heritage features as no development will occur within the provincially significant wetland and its buffer and it will avoid natural hazards as development will occur outside of the floodplain. As a result, the proposed development is consistent with the PPS.

3 Belleville Official Plan

The subject site is currently designated Residential, Environmental Protection with a small area of Rural in the northeast corner in Official Plan (OP) as shown on Figure 3. The lands designated Rural are not proposed for development at this time. The land designated Residential is also located within the Urban Serviced Area.

Figure 3 Existing Official Plan designations – Excerpt of Schedule B from City of Belleville Official Plan



Residential

The Residential designation permits low, medium and high densities with built forms that range from single detached dwellings to a variety of attached and multiple dwellings and the proposed single detached dwellings and townhouses (row dwellings) are therefore permitted.

The densities that are permitted in the OP are:

- i) Low density residential uses which would normally include single detached and attached two-unit dwellings, developed up to 18 units per hectare gross residential density or 25 units per hectare net residential density.
- ii) Medium density residential uses which would normally include various types of attached, multiple or cluster housing projects such as row dwellings and small low-profile apartment complexes, developed up to 60 units per hectare net residential density.

The policies state that ideally all neighbourhoods should contain a mixture of dwelling types at different densities. It also supports the development of all forms of housing in all forms of tenure.

In determining the neighbourhood densities, consideration should be given to:

- the capacity of servicing systems to handle the traffic, water and sewage flows, and other services;
- the capacity of schools, parks, and other soft services in the area to service the neighbourhood; and
- the availability of or the ability to provide transit services.

The proposed single detached lots fall within the density range for low density residential and the townhouses fall within the medium density range (37.2 units per ha). The overall density of the development is xx units per ha of gross residential density as defined by the Official Plan.

The OP policies state that the preferred locations for medium and high density residential development should be guided by the following principles:

- The lands should have direct frontage on or immediate access to collector roads.
- The main access routes should not be through substantial areas of low density residential development.
- Medium density residential development should be directed to areas which are adequately serviced with open space and other required community facilities and services, all of which should be of sufficient size to meet the needs of the residents of the housing development.

- A preferred location would be in close proximity to or adjacent to non-residential land uses which service the residential area (neighbourhood commercial uses, schools, parks, churches).
- Medium density residential development is a preferred housing form immediately abutting a non-residential land use in another land use category, or along very high traffic corridors.

In this case, the subject site is in close proximity to Haig Road which is a collector road so traffic will not have to travel through large areas of low density residential and there are already townhouses within the neighbourhood on Spruce Gardens. The proposed townhouses will be immediately abutting parkland (a non-residential land use) and will have access to extensive open space areas. They will also be located within good proximity to schools, parks, places of worship and the YMCA which are within approximately 1.6 km. There is regular bus service along Haig Road through the neighbourhood which connects the area to Bayview Mall and the downtown. Servicing and flow monitoring reports have been prepared that indicate that there is servicing capacity available to accommodate the development.

As a result, proposed subdivision will contribute to a range of housing types and sizes within the community and the proposed townhouses address the intent of the OP policies for the location of medium density residential uses.

Environmental Protection

The policies state that lands within the Environmental Protection designation “require special care and regulation due to their inherent natural or physical characteristics” due to be hazard lands or containing natural heritage features. On the subject site, the Environmental Protection designation applies to lands that are wetlands and within the floodplain.

The OP policies state that no new development will be permitted within provincially significant wetlands and that development may be permitted within 120 m where it has been demonstrated through an Environmental Impact Study (EIS) that there would be no adverse impact on the natural area or ecological functions. As noted above, an Environmental Impact Study has been prepared which assesses the impact of the proposed development on the wetland. It concludes that on the subject site, a 30 m buffer surrounding the residential development and a 25 m buffer around the stormwater management pond that is supplemented with natural plantings is sufficient to protect its ecological functions. The EIS concludes that there will be no negative impacts on the flora and fauna of the PSW and its contiguous upland woodlands.

There is an existing informal trail along the western edge of the subject site that follows the hydro corridor and that trail will be incorporated into the open space and park system that is proposed.

As a result, the proposed development meets the requirements of the Environmental Protection policies.

Servicing

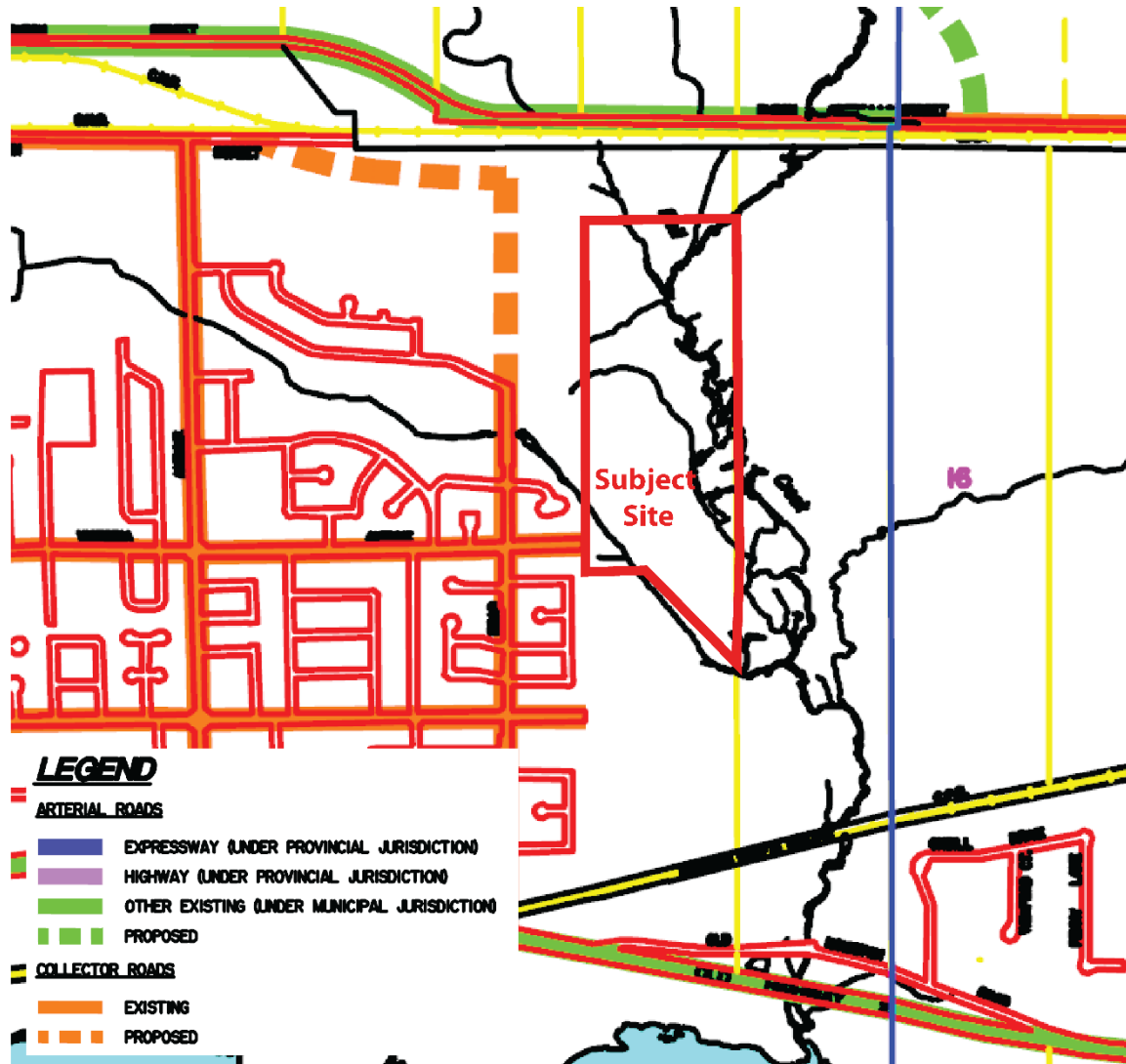
The OP does not permit development unless there is adequate servicing available and as discussed in further detail in section 5.3 below, a flow monitoring test was undertaken to confirm that there is adequate capacity in the sanitary sewer system to accommodate the proposed development. A servicing report as discussed in further detail in section 5.2 below and indicate that services can be extended from the Mercedes Meadows subdivision to the west and there is sufficient capacity within the pipes to accommodate the development.

Policies also state that adequate consideration must be given to stormwater management prior to permitting development to proceed and preliminary watermain design brief as discussed in further detail in section 5.4 below has also been prepared. It states that the proposed stormwater management facility will provide appropriate water quantity and quality controls.

Transportation

Policies indicate that all development should have frontage on and access to a public road and that direct access to municipal roads will only be permitted in locations that can accommodate traffic in a safe manner. All of the proposed lots will have access to local roads with good sight lines that can safely accommodate them. There are two access roads into the subdivision. One is the extension of Spruce Gardens and the other is the extension of Tessa Boulevard. Given the number of units that are proposed on the Tessa Blvd extension, a second access point will be developed for emergency access purposes. Although it appears that Victoria Avenue was originally intended to be extended further east (given the lack of cul de sac at the end of it), it is not proposed to provide a second access into the subdivision by extending Victoria Avenue due to the existence of wetlands at the end of the existing road. As a result, an emergency access is proposed through a walkway / emergency access that connects to the Mercedes Meadows stormwater management pond access road located immediately west of the subdivision. The stormwater pond access road connects directly to Haig Road.

Figure 4 Official Plan Transportation designations – Excerpt of Schedule C from City of Belleville Official Plan



The OP policies state that recreational trails connecting various parts of the City are considered an integral part of the City's transportation system and provision has been made for a trail open space along the western edge of the subject site. Sidewalks will be provided along all public roads to provide a safe pedestrian realm and encourage active transportation.

The policies state that parking is an integral component of the transportation system. Adequate parking will be provided in the subdivision through garages and driveways on individual lots.

Summary and Conclusions

The subject site is currently designated Residential, Environmental Protection and Rural in the Official Plan. The lands designated Rural and Environmental Protection are not proposed for development. The Residential component of the subject site is also located within the Urban Serviced Area.

The proposed development will create a range of densities and housing types to provide a variety of housing options in an attractive setting. The proposed townhouses meet the intent of the OP policies for the location of medium density residential development.

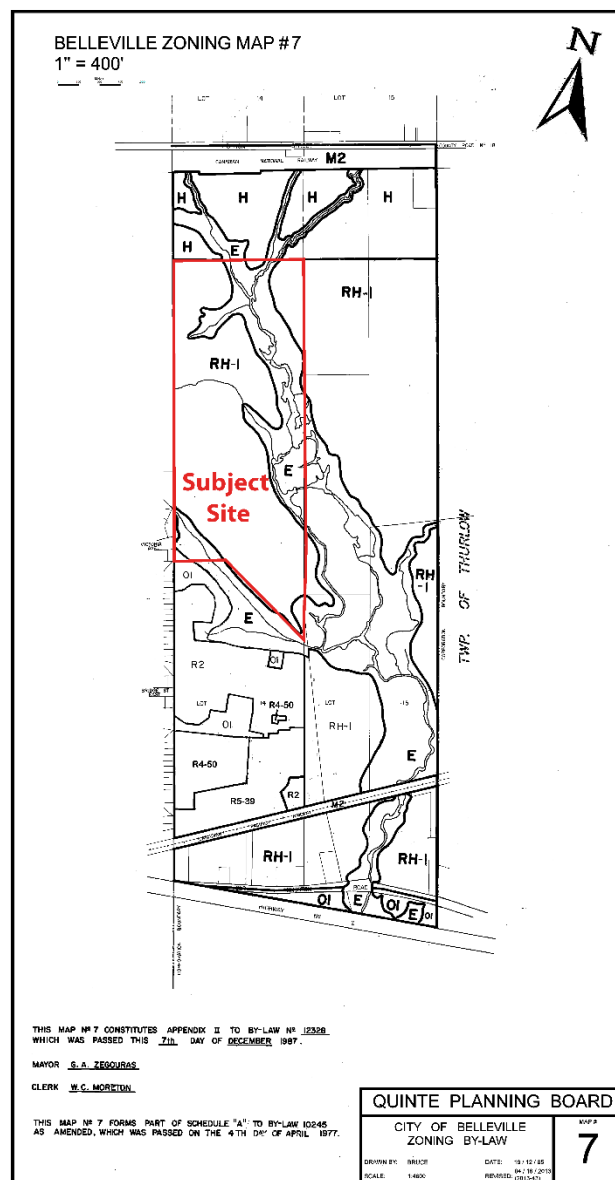
There is adequate water and waste water servicing available and stormwater quantity and quality will be appropriately addressed through the development of a pond. There is adequate road access to accommodate the development.

The lands designated Environmental Protection will be protected and appropriately buffered and mitigation measures are recommended to ensure that there will be no negative impact on the vegetation and fauna with the wetlands.

4 Zoning By-law

The current zoning on the subject site is Residential Holding zone (RH-1) and Environmental Control (E). A zoning by-law amendment application has been submitted to rezone the property to permit the lots in the draft plan of subdivision and to provide site specific zone provisions.

Figure 5 Existing Zoning - Excerpt of Zoning By-law



The following chart summarizes the proposed zoning provisions that are requested. For greater detail, please see the draft Zoning By-law that is provided with the application.

	Lot Frontage (Min)	Lot Area (Min)	Front Yard Depth (Min)	Rear Yard Depth (Min)	Interior Side Yard Width (Min)	Exterior Side Yard Width (Min)	Lot Coverage All Bldgs (Max)	Landscaped Area (Min)
R4 - 59 Single Detached Dwelling	9.75 m	310 sq m	6.0 m	7.5 m	1.2 m on one side & 0.6 m on other side	2.4 m	45%	30%
R4-60 Single Detached Dwelling	25.0 m	400 sq m;	6.0 m	3.0 m	1.2 m one side & 6.0 m on other side	2.4 m	45%;	30%
R5-45 Horizontal Multiple Attached Dwelling	6 m;	195 sq m	6.0 m	7.5 m	1.2 m, 0 m where attached	2.4 m	45%	30%

The change in R4 and R5 site specific zoning provisions reflects a more contemporary approach while maintaining compatibility with development in the area. The proposed residential zoning will allow for appropriate standards of built form. The R4-60 is a site specific zone to address a lot which has an atypical configuration but which given its size and location is sufficient to provide for an attractive and functional residential lot.

5 Supporting Studies

5.1 Environmental Impact Study

An environmental impact study (EIS) has been undertaken for the subject site. The work that has been carried out includes:

- reviewing existing site conditions,
- defining the limits of the Provincially Significant Bell Creek Swamp Wetland Complex which exists on the property,
- summarizing the relevant environmental policies and regulations,
- evaluating the ecological significance of the natural heritage features,
- assessing the constraints to development,
- presenting mitigation measures, and
- providing recommendations and potential ecological constraints taking into consideration the proposed development.

The subject site contains Provincially Significant Bell Creek Swamp Wetland Complex (PSW) and the boundary of the PSW was confirmed with staff of Quinte Conservation in attendance on two dates (i.e., July 25, 2008 and September 13, 2017). No development is proposed within the PSW and a 30 m buffer width is proposed between the residential lots and the boundary of the PSW, with a 25 m buffer width proposed between the boundary of the PSW and the stormwater management facility. Both of those buffer widths were discussed with Conservation Authority staff. The buffer areas will be maintained in a natural state except for a possible passive recreational trail on the edge of part of the buffer area.

Five woodland types were identified and mapped on the subject site, all of which are common in the area and are not rare or significant on either a national or provincial level. None of the individual plant species on the tablelands are considered Threatened or Endangered on a federal or provincial level and there were no provincially or regionally significant floral species observed in the field investigations.

The report makes the following recommendations:

- Siltation fencing and heavy-duty construction fencing be required around the buffer during construction;
- A 1.5 m chain link fence be built around the edge of the lots where they interface with the buffer to ensure no encroachment;

- A Stewardship /Homeowner's Manual be prepared and distributed to the purchasers to educate them about the wetland and how to avoid potential impacts on it;
- A low impact walkway be created along the edge of the buffer to reduce incursions into the wetlands;

5.2 Flow Monitoring Brief

A flow monitoring program of the City's sanitary sewers downstream of the proposed development was undertaken, in order to determine actual flow usage and assess the available capacity for the proposed development. The analysis included anticipated development within the sewer system in addition to the existing flows and then added in the proposed development.

The analysis shows that even with the addition of the anticipated flows from the Hanley Park North development, there should still be adequate capacity in the existing sewers, as the original design flows for the sewers far exceed the value of Observed Flows + Hanley Park Flows + Future Catchment Build Out Flows. Based on the analysis, the existing Mercedes Meadows, Haig Road, and Keegan Parkway infrastructure (Bayshore Trunk Sanitary Sewer Catchment Area) has capacity for the additional flows anticipated from the Hanley Park North development.

5.3 Stormwater Brief

A preliminary Stormwater Brief has been prepared to address the stormwater requirements for the proposed development. The report concludes that quantity control mitigation measures are not required due to the close proximity of Bell Creek as outlined in the 1996 Master Drainage Plan. Conveyance of the quantity events will be provided to the tributary of the Bell Creek.

Stormwater quality controls will be provided and will consist of a level spreader berm for the lands on Spruce Gardens and the provision of a new wet pond facility for the lands of the extension of Tessa Boulevard. The forebay of the pond will require removal of accumulated sediment every 12 years and the pond will require a cleanout every 20 years. Silt fencing and straw bale barriers will be put in place to address stormwater runoff during construction.

5.4 Servicing Brief

A report was prepared to address servicing to accommodate the proposed development. Approximately 1,200m of Municipal road allowance with 20m width is proposed as extensions of Tessa Blvd and Spruce Gardens as well as Streets 'B' – 'D'.

The proposed sanitary collection system is to consist of a standard gravitational design in accordance with typical municipal standards. The sewer is proposed to be conveyed to the west to connect to the sanitary sewer in the Mercedes Meadows development.

The development will be serviced by a municipal water system (new 200mm diameter PVC watermain) within the Municipal right-of-ways.

As noted above, stormwater quality measures will be provided.

Utilities will be available to service the development and natural gas, electrical, telephone and cable utilities will be designed in accordance with the distributor's specifications and incorporated into the detailed subdivision design.

5.5 Stage 1 & 2 Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was undertaken for the subject land by Abacus Archaeological Services. The report indicated that no archaeologically significant features or materials were recovered during the excavations. The report concludes that no further archaeological work is required within the study area. The study was filed with the Ministry of Tourism, Culture and Sport and has been entered into the Public Register of Archaeological Reports.

5.6 Noise and Vibration Impact Study

A Noise and Vibration Impact Study was prepared to address noise sources that may impact the proposed development. The main source of noise is the CN Rail Kingston Line located 700 m to the south and the CP Rail corridor located 350 m to the north as well as the Airport Parkway West located 400 m to the north. The Ministry of the Environment noise criteria for private outdoor area is 55 dB for daytime but that can be exceeded by 5 dB provide a warning clause is included in the agreement of purchase and sale. Air conditioning is required when the sound level is greater than 60 dB at exterior bedroom windows or greater than 65 dB at exterior living room windows.

Based on the analysis, noise from the railway would exceed night time noise levels without provision of a barrier on some of the lots whose rear yards face north.

As a result, the report recommends that warning clauses on the agreements of purchase and sale and air conditioning units be required on Lots 104 to 107 and 81 to 93, that warning clauses on the agreements of purchase plus forced air heating be included on all remaining lots, that brick veneer and STC 36 and STC 39 windows be required on Lots 104 to 107, that acoustic barriers be required at the rear of Lots 104 to 107 and 81 to 93, that warning clauses on the agreements of purchase be included for lots with acoustic barriers, and that CN warning clauses be required for Lots 102 to 107.

6 Summary and Conclusions

This report has been prepared in support of rezoning and subdivision applications for the proposed Hanley Park North development. The subject site contains 34.3 ha (84.8 ac) and is predominately tree covered with creeks and wetlands. The proposed draft plan of subdivision will create 156 residential units as shown on Figure 1 consisting of:

- 60 single detached lots with 15 m (50 ft) frontages
- 39 single detached lots with 9.75 (32 ft) m frontages
- 57 townhouse lots with 6.0 m (20 ft) frontages
- 3 park blocks containing 0.542 ha (1.34 ac)
- 1 walkway /emergency access block which is 8 m (26 ft) wide
- 1 walkway block which is 3 m (10 ft) wide
- Stormwater management facility block containing 0.518 ha (1.28 ac)
- Wetland, buffer and open spaces blocks containing 23.9 ha (59.06 ac)
- 1 block of future development containing 0.634 ha (1.57 ac)

Approximately 70% of the total land area will be protected from development and retained in a natural state.

The proposed development is consistent with the PPS. It will provide an appropriate range of housing types that make efficient use of existing infrastructure and public services. It will provide park and open space opportunities and support active transportation. It will address natural heritage features and function by protecting and buffering the wetland. Development will be located outside of the floodplain (hazard lands) and it addresses water resources through the provision of a stormwater management facility. It contains no archaeological resources.

The proposed subdivision meets the Belleville Official Plan requirements for residential development and provides for a range of dwelling types. The proposal will include low and medium density residential and the location of the medium density residential units meets the intent of the Official Plan.

The subject site can be serviced with full municipal sanitary sewer and water services. The sanitary servicing capacity is adequate as demonstrated through the flow monitoring program. Stormwater quality and quantity controls will be dealt by provision of a new stormwater management facility within the subdivision.

Two new streets are proposed which meet current City standards and an emergency access will be created through the Mercedes Meadow stormwater management facility to allow for a second access point from the Tessa Blvd extension. New trail

opportunities will be considered and combined with new sidewalks will encourage active transportation.

Revisions to the standard zoning criteria have been requested to allow for two site specific R4 zones, and one site specific R5 zone. These proposed changes allow for more contemporary zoning provisions and will provide a range of housing types that will be compatible with the neighbourhood.

An Environmental Impact Study has been undertaken to address the proposed development. The EIS indicated a minimum of a 30 m buffer from the PSW adjacent to the residential development and 25 m with natural vegetation plantings around the stormwater management facility in combination with additional mitigation measures will ensure no impacts to the ecological functions of the feature.

In conclusion, the proposed development represents a logical extension of existing development, will be compatible with the adjacent lands and will increase the diversity of residential housing options. It will ensure appropriate environmental protection of the Bell Creek wetland area through the use of buffers and mitigation measures and will provide open space opportunities. There are no archaeological resources on the subject site, and full municipal servicing with adequate capacity is available. The subdivision allows for appropriate development of the subject site and represents good planning.