

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-026

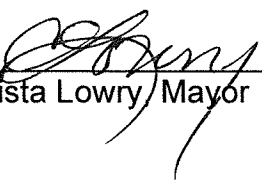
BEING a by-Law to Adopt Amendment No. 23 to the Mississippi Mills Community Official Plan.

WHEREAS the recommendation has been made to Municipality of Mississippi Mills Council by the Committee of the Whole that the Explanatory Text and Schedule "A" constituting Amendment No. 23 to the Mississippi Mills Community Official Plan, be adopted by the Council in accordance with the provisions of the Planning Act, R. S. O. 1990.

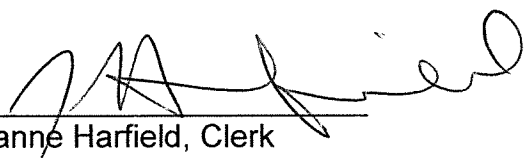
NOW THEREFORE the Council of the Corporation of the Municipality of Mississippi Mills ENACTS as follows:

1. That Amendment No. 23 to the Mississippi Mills Official Plan, a copy of which is attached to and forms part of this By-law, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the County of Lanark for the approval of the aforementioned Amendment No. 23 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this 7th day of April, 2020.



Christa Lowry, Mayor



Jeanne Harfield, Clerk



**AMENDMENT NO. 023
TO THE COMMUNITY OFFICIAL PLAN
OF THE MUNICIPALITY OF MISSISSIPPI MILLS**

- PART A - CERTIFICATE OF COMPLIANCE with the requirements for giving of notice of open house, public meeting
- PART B - THE PREAMBLE does not constitute part of this Amendment.
- PART C - THE AMENDMENT consisting of the following schedules and explanatory text constitutes Amendment No. 023 to the Community Official Plan of the Municipality of Mississippi Mills.
- PART D - APPENDICIES

**PART A - CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR
GIVING OF NOTICE PUBLIC MEETING**

I, Niki Dwyer, Director of Planning for the Municipality of Mississippi Mills, hereby certify that Official Plan Amendment **No. 023** has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections 17(15), 17(17), 17 (19), 17(20), and 17(23) of the Planning Act, RSO 1990 as amended.

Niki Dwyer MCIP, RPP, MA BES
Director of Planning
Municipality of Mississippi Mills

PART B - THE PREAMBLE

Purpose and Effect of the Amendments

The purpose of the Community Official Plan Amendment is a site-specific amendment to recognize an increased net density on the proposed site to permit the development of a three-storey, 42-unit apartment dwelling unit on the subject lands. The Community Official Plan recognizes a general maximum net density of “medium density development[s]” of 35 units per ha (Policy 3.6.5). The proposed Amendment seeks a net site density of 91 units per ha (previously 94 units per ha).

Location and Site

The subject land represents an area of approximately 0.4 ha, with frontage on both Johanna and Spring Street, of 89m and 51.2m respectively. The lands are at the end of the open Spring Street allowance. The majority of land adjacent to the subject property is located within the Riverfront Estates Subdivision, with the exception of the holding to the south of the site which is an active agricultural operation. These agricultural lands are owned by Houchaimi Holdings and rented for agricultural purposes.

The property is immediately to the north of the Settlement and Ward Boundary for Almonte Ward.

BASIS

Schedule B of the Official Plan identifies the subject lands as “Residential”.

3.3.1 Goal and Objectives

It is a goal of this Plan to:

Promote a balanced supply of housing to meet the present and future social and economic needs of all segments of the community.

Generally, “Residential” lands shall be used for low and medium density uses and accessory uses (Policy 3.6.2). The application seeks relief from the general maximum net density of “medium density development” of 35 units per ha (Policy 3.6.5). The proposed Amendment seeks a net site density of 91 units per ha.

The Residential Land Use objectives instruct that the Municipality should “*Promote and support development which provides for affordable, rental and/or increased density of housing types*” and where intensification is planned within existing neighbourhoods that the new development is “*compatible with surrounding uses in terms of design*”.

Affordable Housing provisions of the Community Official Plan describe that an “*adequate supply of affordable housing*” shall be encouraged and that “[*t]he [Municipality] shall attempt to have 25% of all new residential construction affordable*” based on a three-year average (Policy 3.6.3). The Plan also provides

that the Municipality may leverage increased height and density provisions in order to achieve the affordable housing policies of this plan.

In accordance with the Provincial Policy Statements definition of "Affordable", staff have analyzed the current market conditions for both ownership and rental housing within the prescribed "regional market area" (Lanark County).

The PPS defines affordable owner-occupied housing as the lesser of the following:

- *Where the purchase price results in an annual accommodation cost of less than 30% of the gross annual household income for low and moderate income¹ households:*
 - o The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$323,700.00².
- *Where the purchase price is at least 10% below the average purchase price for a resale unit in the regional market are:*
 - o The Ministry of Municipal Affairs and Housing reports this statistic to be \$368,000.00 in Lanark County³.

Consequently, affordable owner-occupied housing is determined to be housing purchased as less than \$323,700.00.

Staff similarly reviewed the average sales value of dwellings in Mississippi Mills as reported in the Housing Study published by the County of Lanark in October 2018⁴. The County reported that the average sales value of all owned dwellings within the County was \$324,400.00 while the median value of said homes was reported at \$296,772.00. These numbers increased when the scope of analysis was restricted to Mississippi Mills specifically, where the sales value was reported at \$380,403.00 and \$349,130.00 respectively. These contextual findings suggest that a dwelling purchased at less than 10% of the average purchase price in Mississippi Mills would be \$342,363.00.

The PPS defines affordable rental housing as the lesser of the following:

- *Rent not exceeding 30% of the gross annual household income for low and moderate income⁵ households:*
 - o The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$1,130 a month⁶.
- *Rent which is at or below the average market rent of a unit in the regional market area:*

¹ "in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area;" PPS Definition

² Based on 2016 Statistics Canada data.

³ Based on 2016 Statistics Canada data.

⁴ All reported values based on 2016 Statistics Canada data.

⁵ "in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area." PPS Definition

⁶ Based on 2016 Statistics Canada data.

- This is not a statistic which is accurately reported by the Ministry, however staff reviewed the average market rents reported by Lanark County in their recent Housing Study. The Study only reported rental values by Settlement Area (ie Almonte Ward) and is not consistent with the assessment of the “regional market area” in accordance with the PPS. The reported finds are included in the table below:

**Figure 6 - Average Market Rent by Bedroom Size*
(Housing Study, 2018, Lanark County)**

<i>Almonte</i>	Room	Bachelor	1 Bdrm	2 Bdrm	3 Bdrm
<i>AMR</i>	\$575	\$624	\$709	\$951	\$1,190
<i>Annual Household Income to Afford Rent</i>	\$23,000	\$24,960	\$28,360	\$38,040	\$47,560

For the purposes of this report, affordable rental housing is determined to be a one bedroom dwellings rented for less than \$710.00/month.

The Official Plan does not recognize a distinction between rental and owner-occupied housing in the targeted supply of affordable housing. The Policy only encourages the Municipality to attempt to have 25% of all new residential construction be affordable. Consequently, a review of the total number of new residential “units” has been summarized below:

Figure 7 – Number of Affordable Housing Units Constructed in Mississippi Mills (2017-19)

Construction Year	Number of Units Constructed	Number of Affordable Units ⁷	Total Percentage Affordable
2017	165	92	56%
- Owned	165	92	56%
- Rented (Apt)	0	-	-
2018	232	66	28%
- Owned	171	54	32%
- Rented (Apt)	61	12	20%
2019	110	84	76%
- Owned	102	84	82%

⁷ Owned Affordable Units Determined by Reported Construction Value of Dwelling + Market Serviced Land Value ≤ \$323,700.00; Rented Affordable Units Determined by advertised rental rate ≤ the average market rent of a unit in the regional market area as reported by Lanark County.

- Rented (Apt)	8	0	0%
Three Year	507	242	48%
Average	438	230	53%
- Owned	69	12	17%
- Rented (Apt)			

As noted in the table above, the three-year average for new construction between 2017-2019 supports that 48% of all new units can be deemed affordable as defined by the Provincial Policy Statement. The majority of these units are owner-occupied townhomes in Riverfront Estates subdivision. The three-year average of newly constructed apartment dwellings indicates that the only new units that are rented for less than the regional market rent have been provided by Carebridge Community Support. There has been a notable increase in the number of apartment dwelling units in recent years and while the units are marketed at market rate, they provide housing options for residents who can afford market rent but may not be able to afford home ownership.

The applicant has indicated that the units in the proposed apartment dwelling in Riverfront Estates will be rented at market rates.

Affordable Housing can be generated through the establishment of a diverse housing base at mixed densities and housing types. Generally, dwelling units offered at a medium or high density can be offered at a more affordable price point as the cost to develop the land is less than lower density forms of development.

The Official Plan establishes a mixed density target of 70% low density (15 units per gross hectare) and 30% medium density (35 units per net hectare) (Policy 3.6.5). When evaluated by unit type, the entire subdivision represents a density ratio of 59:41, if the development proceeds with 42 apartment dwellings. If the apartment dwelling block was developed to meet the general density of 35 units/ha, the density ratio would be representative of a 60:40 distribution.

Figure 8 – Density Distribution of Riverfront Estates

<i>Density</i>	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
<i>Singles/Semis</i>	59	53	46	42	82	282
<i>Towns/Apartments</i>	21	12	22	41	100	196
<i>Total Units</i>	80	65	68	83	182	478
<i>Density Ratio</i>	74:26	82:18	68:32	51:49	45:55	59:41

The density ratio of 59:41 suggests that there is a higher potential to offer affordable dwellings than the targeted 70:30 distribution.

As previously described, the gross density of Phase V of the Subdivision was projected to be 36 units/ha. This calculation did not include the total number of units for the apartment/condominium development which would be considered a

medium density development evaluated at net density. The current proposal for the development demonstrates a calculated net density of the site of 91 units/ha. The subject lands represent an area of approximately 0.46ha which could support 16 units in accordance with the Policy's general density targets.

Medium density development proposal must also demonstrate compliance with the following criteria (Policy 3.6.5):

(i) Proximity to shopping, parkland, health care, education and other community amenities;

The subject land is located on a local municipal road with direct pedestrian access to the passive greenspace along the Mississippi River and is within 300 m of the subdivision's neighbourhood park. The site is serviced by two local elementary schools within 1km and is serviced by municipal amenities such as the local hospital (1km), community centre (1.5 km -18 min walk), library (1.8 km – 21 min walk), and downtown core (1.4km – 17 min walk). The site is also within a 3-minute drive or 19-minute walk to the local drug store, grocery store and banks⁸.

(ii) compatibility with existing land uses in the immediate area and the historical character of existing buildings;

The subject lands are located within the final phase of the Riverfront Estates Subdivision, which is currently under construction. The neighbourhood represents new constructed dwellings on small lots in a built form typical of most modern development. There is no historical character to the existing buildings in the neighbourhood.

(iii) designed with a maximum of three (3) stories and where possible, a building profile which conforms visually with the surrounding residential structures;

The proposed building complies with the maximum three storey height and has been designed to feature a step-back on the third floor in an effort to reduce the visual impact of the building on the adjacent bungalow dwellings. The site is also notably at the bottom of the sloped subdivision site which varies by as much as 5.5m from east to west along Johanna Street. As a result, the typography of the site suggests that the proposed three storey apartment dwelling (10.5m) would be 0.84m shorter than a bungalow (6.34m) at the top of the street.

(iv) availability of adequate off-street parking and appropriate access and circulation for vehicular traffic, including emergency vehicles;

The site will have direct vehicular access to Johanna Street, a local road which is intended to provide access out of the subdivision onto Paterson Street or Spring Street. The site will have sidewalks along the Johanna Street frontage and pedestrian access to the parkland on Spring Street.

⁸ Walking and driving times generated by GoogleMaps

The site is required to provide a minimum of 60 spaces for tenant and visitor parking. The design proposes 39 spaces to be located in an underground parking garage and an additional 21 spaces at grade uncovered.

(v) necessary buffering from abutting uses;

The building has the potential to have the most significant impact on the semi-detached dwellings located immediately to the east of the site. The building's location is proposed to have a 7.5m setback to the property line.

The Policy also recognizes a 30m setback from adjacent Agricultural lands to mitigate adverse impacts between non-complementary uses (Policy 3.6.16). The impact on residential uses in the subdivision on the agricultural lands were evaluated in the 2009 Agricultural Review. At the time the study recommended consideration be given to the following mitigative measures at the time of site design:

- Ensure that all residential buildings are setback at least 30m from the southern boundary/property line of the subdivision.
- Develop and register a restrictive covenant for placement on individual property titles for lots along the southern boundary of the subdivision. The covenant should state that the lot is adjacent to an agricultural area and may therefore be conducting normal farm practices. It should also contain provisions that prohibit the construction of accessory structures, including swimming pools and decks within 20m of the southern boundary.
- Construct a 2.45m high, sturdy, long lasting fence along the southern boundary of the subdivision. The fence should be climb resistant and there should not be any gates or openings in it to allow access to the adjacent farm property.
- Prepare and implement a landscape plan to establish a vegetative buffer and screening area along the southern boundary of the subdivision, just north of the fence. Trees and other vegetation should be selected to provide a dense visual and access buffer to the adjacent farm property.

The concept plan has been revised to ensure that the minimum 10m setback prescribed in the Zoning Bylaw is satisfied and has been designed to include a 1.6m terrace set 3m into the property topped by a 1m high fence and an evergreen buffering wall (proposed to be composed of cedars). The density and planting distribution of the buffer, as well as the details of the fencing will be evaluated at site plan control approval.

(vi) suitable landscaping, lot grading, drainage and on-site amenities; and,
The development proposes to work with the sloping topography by building into the hill and utilizing the low point of the site for the entrance to the below grade parking garage. Drainage is proposed to surface drain to the street and northwest to the drainage outlet into the Mississippi River. Preliminary landscaping of the site shows a garden separating the residential units from the parking area as well as tree plantings throughout the front yard to give presence and frame the pedestrian pathways.

(vii) the availability of full municipal services to accommodate the proposed density of development.

The site is proposed to be serviced by municipal water and sanitary services. A Servicing Options Report has been submitted and reviewed by the Director of Public Works. There are no concerns pertaining to the availability of services to accommodate the proposed increase density.

Range of housing provisions also encourage the adherence of a 70:30 housing tenure target. The proposed development assists in meeting the 30% rental housing stock as all 42 of the dwelling units are proposed to be rented. The developer has also indicated that approximately 50-60 of the existing units within the Riverfront Estates Subdivision are rented at this time.

With respect to the developments ability to improve access to special needs housing, the development does not expressly propose to build universally accessible units however the building will be serviced by elevators and level entry points to the building. As is the case with all new construction, the design will comply with current Ontario Building Code and Accessibility for Ontarians with Disabilities Act, which will establish a housing stock which is more compatible for residents with mobility challenges.

PART C THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled "PART 3 - The Amendment" and consisting of the following text constitutes amendment No. 23 to the Mississippi Mills Community Official Plan.

DETAILS OF THE AMENDMENT

The Municipality of Mississippi Mills Community Official Plan, as amended, is hereby further amended with a site specific Community Official Plan amendment by revising the policy in Section 3.6.5.4 with the following amended policy as it applies specifically to Part of Lot 14, Concession 10; being Block 70 on PLAN 27M-88, Almonte Ward, Municipality of Mississippi Mills, County of Lanark, identified on Schedule 'A' of this bylaw.

3.6.5 Range of Housing Types

*4. Medium density residential development shall include four-plex housing, townhouses, 3 storey apartments, converted dwellings of three or more units and similar multi-unit forms of housing. ~~In general~~, medium density residential development shall have a maximum **net density** of ~~35~~ **91** units per net hectare (15 units per net acre).*

PART D – APPENDICES



Application Z-16-19 / OPA 23
Block 70 27M-88
Riverfront Estate Subdivision
Almonte Ward
Municipality of Mississippi Mills

