

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 20-112

BEING a by-Law to Adopt Amendment No. 26 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. 26 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. 26 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. 26 to the Mississippi Mills Community Official Plan.

BY-LAW read, passed, signed and sealed in open Council this 17th day of November, 2020.

Christa Lowry, Mayor

Cynthia Moyle, Acting Clerk

**AMENDMENT NO. 026
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. 026 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, Maggie Yet, Planner 1 for the Municipality of Mississippi Mills, hereby certify that Official Plan Amendment **No. 026** 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.

Maggie Yet
Planner 1
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 the Highway Commercial policies to recognize medium to high density residential uses with a maximum net density of 50 units per ha to permit a total of 124-units in a 4-storey apartment building and apartment dwelling(s) in the upper storeys of a non-residential building. The Community Official Plan recognizes a general maximum net density of “medium density development” of 35 units per ha (Policy 3.6.5).

Location and Site

The subject land represents an area of approximately 2.54 ha, with 170 m frontage on Ottawa Street. The property is presently the site of a commercial shopping centre known commonly as the Almonte Mall.

The shopping centre has a total gross floor area of 5,128 m² (55,200 ft²). There are presently two commercial tenants, Rexall and Pet Value. The two commercial tenants occupy a total floor area of 1,505 m² (16,199 ft²). The remainder of the commercial units are vacant. The Mall is constructed in a ‘L-shaped’ design facing Ottawa Street with parking available at the front of the building accessible through an entrance from Ottawa Street. At the rear of the property, 0.5 ha of land remains undeveloped on the site.

The property is approximately 244 m from the Settlement and Ward Boundary for Almonte Ward.

BASIS

Schedule B of the Official Plan identifies the subject lands as “Highway Commercial”. Generally, “Highway Commercial” areas contain uses that are largely automobile-oriented and serves uses dependent on high traffic volumes or are heavily transportation oriented (Policy 3.7.3 and 3.7.1). Highway Commercial areas also provide a gateway to urban communities within the Municipality and shall be used to define the edges of urban areas and rural areas (Policy 3.7.3.3). Gateway features such as design and landscaping related to tree/vegetative planting, sidewalks and boulevards, lighting, signage and advertising will be reviewed at time of Site Plan Control.

Where highway commercial areas abut residential areas, appropriate buffering and pedestrian linkages shall be established. The COP encourages pedestrian friendly design and connection between commercial development and residential neighbourhoods.

The application seeks a special policy area to permit mixed use highway commercial and medium to high density residential uses on the subject lands, and 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 50 units per ha.

Within the Highway Commercial designation, shopping centre commercial development is listed as a permitted use. The subject site is one of two shopping centre commercial

developments in Mississippi Mills on Ottawa Street. Shopping centre commercial development is identified in Policy 3.7.3.4:

3.7.3.4 Shopping Centre Commercial Development

Shopping centre commercial development is defined as a group of retail, service commercial or other similar uses under separate ownerships which function as a unit within an enclosed building, with common parking and loading facilities and egress and ingress under one ownership. Freestanding buildings shall be permitted on lands zoned for shopping centre commercial development provided they do not adversely affect access or traffic circulation within the shopping area.

Within the Highway Commercial and Shopping Centre Commercial Development policies, residential uses are not contemplated. As such, the applicant is seeking a site specific amendment to permit residential uses on the subject property. The Planning Rationale provided by the applicant acknowledges that the location and size of the parcel is favourable for highway commercial use and development, however, that the existing mall has maintained a high vacancy rate over the last 10 years following construction of the building. The applicant has additionally prepared a Retail and Residential Market Demand Study in favour of a mixed-use development on the subject lands to support the proposed redevelopment. The findings of the study concludes that there is an oversupply of commercial retail space in Almonte and that a mix of commercial, retail and residential uses are the highest and best use of the subject property. While the application proposes 124 units, the study determined 300 units would be supportable on the subject property.

The concept plan proposes to reduce commercial floor space from 5,128 m² to 2,500 m², resulting in a total reduction of 2,628 m². Two commercial buildings are proposed for the site set closer to the Ottawa Street frontage in order to provide additional lands in the rear for the proposed residential development and associated landscaping and parking areas. Residential development will consist of two apartment buildings with a maximum residential density of 50 units per net ha. The concept plan provided by the applicant demonstrates sufficient room for the proposed commercial and medium to high density residential uses while providing sufficient space to provide parking for the residential and commercial uses and buffering. The proposed redevelopment would maintain the Highway Commercial designation and permit the existing range of commercial uses.

COP policies for Growth and Settlement and Smart Growth instructs the Municipality should promote “*managed, co-ordinated and fiscally responsible growth*” (Policy 2.5.1):

2.5.1 Growth and Settlement Goals and Objectives

It is a goal of this Plan to:

Promote managed, co-ordinated and fiscally responsible growth, which represents an efficient use of land and is environmentally sustainable. Direct the majority of new growth to areas where municipal services are available and where capacity exists to support new development.

The following objectives are designed to implement the goals:

2 Establish an urban density which promotes a sustainable and efficient use of the land.

3 Encourage a mix of residential, commercial and industrial uses which meet the needs of the community and increases local employment.

2.5.2 Smart Growth

This Plan embraces the concept of “Smart Growth”. For Mississippi Mills, “Smart Growth” means:

ii. directing urban development towards existing communities with the majority of development being located in fully serviced, compact, efficient urban communities with a broad mix of land uses;

iii. diverse, balanced growth which is integrated into existing design with linkages between the new and the old, a focus on pedestrian travel, shopping, working, street layout, open spaces, mix of housing stock and support for existing institutional and commercial services; and,

iv. maintaining and enhancing distinctive, attractive communities with a strong sense of place through design.

The proposal would maximize development of a parcel of land that is presently underutilized and underdeveloped. The addition of residential uses on the subject lands would complement the existing commercial uses compatible with Smart Growth principles for urban development and balanced growth for complete communities that are municipally serviced, efficiently use the land and result in a mix of land uses that facilitate individual and community needs.

The applicant has demonstrated available servicing capacity for the proposal and meets the above objectives for Growth and Settlement and Smart Growth.

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*”.

Range of housing provisions also encourage the adherence of a 70:30 housing tenure target (Policy 3.6.5). The proposed redevelopment assists in meeting the 30% rental housing stock.

Affordable Housing provisions of the COP 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):

3.6.1 Residential Goals and Objective

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.

The following objectives are designed to implement the goals:

1. Promote and support development which provides for affordable, rental and/or increased density of housing types.

4. Direct the majority of new residential development to areas where municipal sewer and water services are/will be available and which can support new development.
5. Ensure that residential intensification, infilling and redevelopment within existing neighbourhoods is compatible with surrounding uses in terms of design.

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 rental housing within the prescribed “regional market area” (Lanark County). A more comprehensive analysis of affordable housing compliance can be found in the Background Report for OPA 23 (dated: January 28, 2020)¹.

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 income² households:*
 - o The Ministry of Municipal Affairs and Housing reports this statistic in Lanark County as less than \$1,130 a month³.
- *Rent which is at or below the average market rent of a unit in the regional market area:*
 - o This is not a statistic which is 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 findings are included in the table below:

Figure 4 - Average Market Rent by Bedroom Size* (Housing Study, 2018, Lanark County)

<i>Almonte</i>	<i>Room</i>	<i>Bachelor</i>	<i>1 Bdrm</i>	<i>2 Bdrm</i>	<i>3 Bdrm</i>
<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 three-bedroom dwelling rented for less than \$1,190.00/month.

¹ https://www.mississippimills.ca/uploads/12/Doc_637158247506862328.pdf

² “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

³ Based on 2016 Statistics Canada data.

In a review of new construction units in the past three (3) years in the Municipality a notable 13.6% of units (69 units total) were constructed as rental accommodation, of which only 17.4% were considered to be affordable (12 units total). These 12 units were all constructed and managed by Carebridge Community Support.

The applicant has indicated that the proposed residential units 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.

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

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

The proposed redevelopment would locate medium to high density residential uses on a mixed use property. Given its location on Ottawa Street, proximity to shopping amenities are available on site and within walking distance. The site is also serviced by two local schools on Patterson Street ($\pm 500\text{m}$), parkland access in the abutting Mill Run Subdivision accessible through an existing pathway ($\pm 238\text{m}$) and local hospital ($\pm 420\text{m}$).

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

The subject lands are located in a commercial corridor. Adjacent commercial uses and residential uses represent relatively newer construction. The subject lands are outside of the Heritage Conservation District and there is no historical character to the existing commercial or residential dwellings in the surrounding area. As the proposed redevelopment would maintain commercial frontage along Ottawa Street in addition to new residential uses at the rear of the property, the proposal is compatible with adjacent land uses. Appropriate buffering and landscaping between commercial and residential uses on site will be reviewed at time of Site Plan Control.

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

While the proposed apartment buildings would exceed the maximum three-storey requirement for medium density residential, the proposed apartment buildings would maintain sufficient setbacks and buffering to reduce the impact on adjacent residential uses. The proposed zoning by-law amendment would require a minimum setback of 26m from the apartment buildings to the rear yard lot line. The applicant has submitted a shadow study (Attachment C) to demonstrate minimal impacts of a four storey building on adjacent residential uses and a building height comparison demonstrating that the four storey height is consistent with adjacent building heights as the grade rises significantly on the lands north of the subject property (Attachment B). The proposed four storey building would exceed the maximum building height of 14m in the C4 Zone

and low-rise apartment dwelling provision in the R4 zone of 11m, for a total building height of 15m, constituting a relief of 1m and 4m respectively.

3.6.5 (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 from Ottawa Street, a four-lane arterial corridor. The applicant has submitted a Transportation Impact Study which concludes that the additional traffic from the proposed density can be supported on Ottawa Street.

Parking areas have been proposed for the commercial and residential uses.

Commercial parking will be located in front of the commercial building, while residential parking is proposed to be located along the boundaries of the property and between the two uses. Sufficient area is expected to be available for the required parking spaces.

3.6.5 (v) necessary buffering from abutting uses;

The apartment buildings may potentially have the most significant impact on the dwellings located immediately north of the subject property. The proposed Official Plan Amendment and Zoning By-law Amendment would establish a 26m rear yard setback and 60m front yard setback to ensure sufficient separation and buffering space between the proposed commercial and residential use on the subject property and between the proposed apartment buildings and immediately adjacent residential uses.

3.6.5 (vi) suitable landscaping, lot grading, drainage and on-site amenities; and,

Landscaping, lot grading, drainage and on-site amenities to be addressed at time of Site Plan Control. Preliminary landscaping in the concept plan demonstrates compliance with minimum requirements for landscaping.

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

The site is presently serviced by municipal water and sewage services. Future development on the subject property will be required to be on municipal servicing. The applicant has demonstrated sufficient capacity to service the proposed density.

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. 26 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 3.7.3.5 with the following amended policy as it applies specifically to Concession 10, Lot 16, being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445, Almonte Ward, Municipality of Mississippi Mills, County of Lanark, identified on Schedule 'A' of this bylaw.

3.7.3.5 Special Site-Specific Policy for Highway Commercial (430 Ottawa Street)

On lands described as Part Lot 16, Concession 10, geographic Township of Ramsay (430 Ottawa Street), the following provisions shall apply:

1. Medium to high density residential development shall be permitted as an additional use and shall be developed in accordance with the following:
 1. A maximum residential density of 50 units per net hectare is permitted. For the purpose of this policy, residential density shall be interpreted to apply to the entirety of the property.
 2. Residential development may include apartment buildings and residential uses in the upper storeys of non-residential use buildings.
 3. Standalone residential buildings shall be located to the rear of commercial buildings facing Ottawa Street.
 4. Residential building height shall be limited to a maximum of 4 storeys for apartment buildings.

PART D – APPENDICES



Application Z-12-20 / OPA 26
Part Lot 16, Concession 10
Being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445
Municipally known as 430 Ottawa Street
Almonte Ward, Municipality of Mississippi Mills

