
To: Mayor Burrow and Members of Council
From: Leslie Drynan, Administrator

Subject: Preliminary Site Plan for Rows Corners (Campus Elizabethtown)

RECOMMENDATION

THAT, Report A-24-003 Preliminary Site Plan for Rows Corners (Campus Elizabethtown) be received.

BACKGROUND

On December 20th, 2023, the Township hosted a press event with representatives from Campus Habitations regarding their proposed development at Rows Corners. This development will bring to the region a desperately needed housing solution which is specifically targeted at local workforce needs and aligns with CMHC affordability guidelines, whilst acknowledging the significant recreational history of the property.

The Campus Habitations proposal for the Township's property at Rows Corners follows a series of events which began with Council's strategic planning session held at the start of its current term. Among other priorities in its Strategic Plan, Council specifically identified to "review and challenge the status quo of current land assets and oversee corporate property decisions to maximize value, particularly Rows Corners Fairgrounds and North Augusta Road properties", and also to "prioritize growth, streamline development processes, and support developers in initiating new projects".

During various Committee and Council meetings throughout Spring 2023, robust discussions regarding the property took place and Council ultimately passed a resolution at its April 11, 2023, meeting to issue a Request for Proposal (RFP) whereby housing could be an option. After an assessment of the RFP's, at its July 17, 2023, meeting, Council passed a resolution to continue due diligence with Campus Habitations and now that a Site Plan has been submitted for review and approval, the Township is seizing this opportunity to bring the balance of the process back into the public forum.

DISCUSSION/OPTIONS

Site Plan Control under the *Planning Act* is used by municipalities across Ontario to regulate commercial, industrial, and multi-residential development to ensure the layout of new development projects are reviewed by the appropriate agencies and issues such as traffic, drainage, stormwater management, and design are addressed. It is intended to be used in cases where the type of development proposed or the characteristics of the site require a more detailed level of attention to, and control over, the siting of buildings, structures, facilities and other features than would be possible or practical through the mechanism of a Zoning By-law.

Bill 109, the *More Homes for Everyone Act, 2022* made several changes to the *Planning Act* and other associated legislation with the goal of creating more affordable housing and reducing the cost and length of development approvals process. One of the main changes in the legislation was the removal of Councils authority to provide site plan approval, and that site plan applications must be approved (or refused) within 60 calendar days of being deemed complete, or the municipality must refund 50% of the application fees. As a result of these changes, Council adopted By-law No. 23-54 at their regular meeting in August 2023 delegating authority to approve site plan control applications to the Township Planners and Administrator. The intent, however, was to continue to involve Council by way of providing opportunity to comment on active site plan control files.

Campus Elizabethtown Site Plan Control Application

On December 15th, 2023, the Township received, from Campus Habitations and their respective consulting firm, a complete Site Plan Application, including the following reports:

- Planning Rationale
- Environmental Impact Statement
- Geotechnical Investigation
- Traffic Impact Study
- Conceptual Servicing and Stormwater Management Report
- Site and Phasing Plan

The Township's Planning team continues to work through the application and has circulated the plan and respective reports to internal and external agencies for comments. The site plan, attached hereto is now being shared with Council for review, with an opportunity to provide input throughout the month of January and at the public meeting (proposed for discussion in follow-up report A-24-004) on January 29th, 2024.

FINANCIAL IMPLICATIONS

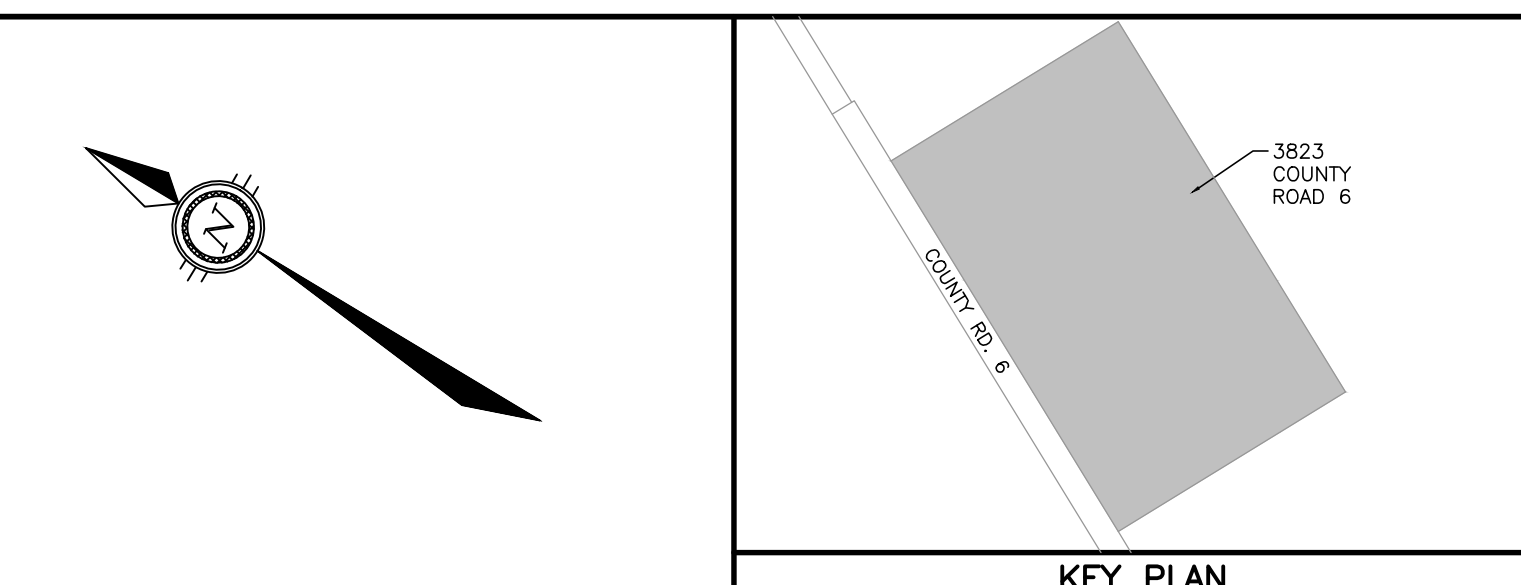
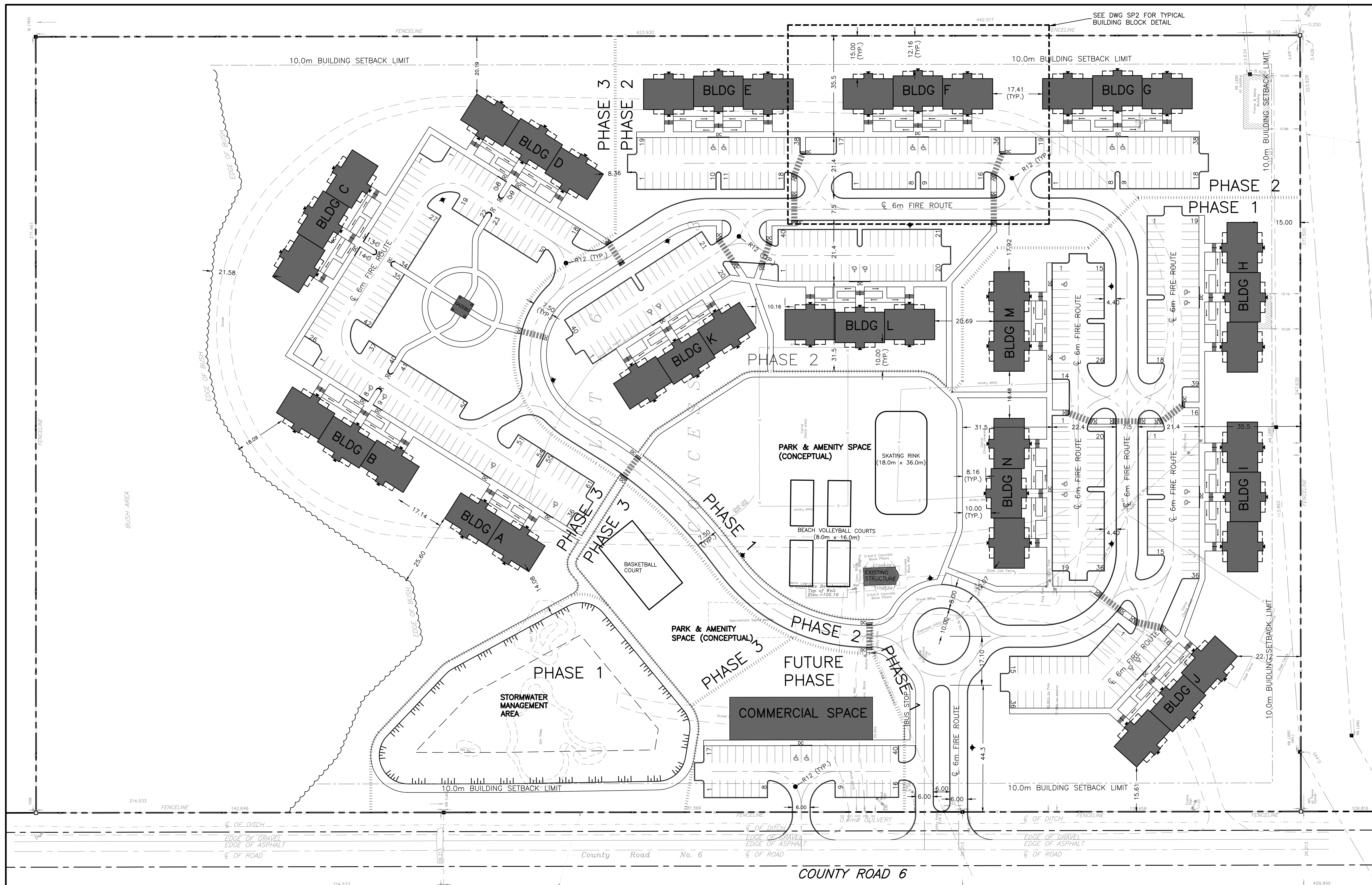
None currently.

LINK TO STRATEGIC PLAN

This initiative is linked directly to Priority Two, specifically Economic Development Initiatives 2 and 3, in challenging the status quo of current land assets to maximizing value and decisions for Township owned properties (specifically Rows Corners Fairgrounds), while prioritizing growth, streamlining development, and supporting developers in initiating new projects.

OTHERS CONSULTED

Township Planning Department
UCLG Planning Department
City of Brockville
Conservation Authority



LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT
- - - ZONING SETBACKS
- - - PHASING LINE
- - - CENTRELINE OF 6m FIRE ACCESS ROUTE
- ◀ BUILDING ENTRANCE
- ♿ ACCESSIBLE PARKING SPACE
- DC DEPRESSED CURB AND TWSI
- ||||| PEDESTRIAN CROSSING LINES
- ◆ FIRE HYDRANT

Zoning Information: RU (Rural)

RU (Rural)	Zoning Requirement	Provided
Minimum Lot Area:	0.4ha	12.01ha
Minimum Lot Frontage:	45m	442.5m
Minimum Front Yard:	10m	N/A
Minimum Rear Yard:	7.5m	>10m
Minimum Interior Side Yard:	6m	min. 10.2m (Bldg K to L)
Minimum Exterior Side Yard:	6m	min. 22.1m (Bldg J)
Maximum Building Height:	10m	14.2m - 3 Storeys
Maximum Lot Coverage:	20%	6.6% (0.79ha / 12.01ha)
Minimum Parkland Dedication	N/A	10.4% (1.25ha/12.01ha)
Maximum Dwellings/Dwelling Units:	1	14

Building Information:

Typical 3-Building Block	Details	
Building Footprint (Above Grade):	594.5m ²	
Basement Floor Area:	538.4m ²	(6) Dwelling Units
1st Floor Area:	538.4m ²	(6) Dwelling Units
2nd Floor Area:	538.4m ²	(6) Dwelling Units
3rd Floor Area:	538.4m ²	(6) Dwelling Units
Gross Floor Area (GFA):	2,153.8m ²	(24) Dwelling Units
Proposed Building Height:	14.2m measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	
Typical 2-Building Block	Details	
Building Footprint (Above Grade):	396.4m ²	
Basement Floor Area:	359.0m ²	(4) Dwelling Units
Ground Floor Area:	359.0m ²	(4) Dwelling Units
2nd Floor Area:	359.0m ²	(4) Dwelling Units
3rd Floor Area:	359.0m ²	(4) Dwelling Units
Gross Floor Area (GFA):	1,436.0m ²	(16) Dwelling Units
Proposed Building Height:	14.2m measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	

Commercial Building

Commercial Building	Details
Building Footprint (Above Grade):	800m ²

Parking Information:

Proposed 3-Building Block - Vehicular Parking Requirements	Zoning Requirement
Apartment - Resident: consisting of: 0.75 spaces per Bed = 48 x 0.75 = 36 spaces min. 34 spaces (2.75m x 6m) 2 accessible spaces (3.7m x 6m)	1 space per Unit 1 accessible per 30 spaces
Proposed 2-Building Block - Vehicle Parking Requirements	Zoning Requirement
Apartment - Resident: consisting of: 0.75 spaces per Bed = 32 x 0.75 = 24 spaces min. 22 spaces (2.75m x 6m) 2 accessible spaces (3.7m x 6m)	1 space per Unit 1 accessible per 30 spaces
Proposed Commercial - Vehicle Parking Requirements	Zoning Requirement
Commercial Building: consisting of: 1 space per 20m ² = 800 / 20 = 40 spaces 38 spaces (2.75m x 6m) 2 accessible spaces (3.7m x 6m)	1 space per 20m ² 1 accessible per 30 spaces

NOTE: FOR MORE DETAILED INFORMATION SEE SITE PLAN PHASING PLANS

Site Information:

Municipal Address: 3823 County Road 6, Township of Elizabethtown-Kitley

Legal Description: Part of Lot 6, Concession 3 Geographic Township of Elizabethtown Township of Elizabethtown-Kitley County of Leeds Pin 44158-0097

This site plan has been compiled using information contained in the the topographic plan signed and dated Oct 18, 2023 provided by:
Hopkins Chitty Land Surveyors Inc., Ontario Land Surveyors

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NOT FOR CONSTRUCTION

NOTES

THE POSITION OF ALL POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

PROPERTY BOUNDARIES ARE DERIVED FROM TOPOGRAPHIC PLAN FOR PART OF LOT 6, CONCESSION 3 IN THE TOWNSHIP OF ELIZABETHTOWN-KITLEY, PREPARED BY HOPKINS CHITTY LAND SURVEYORS INC., REF: 2023-0514. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE HT2_0 GEOID MODEL. SITE BENCHMARK BEING THE TOP OF WELL TO THE NORTHWEST OF THE COVERED CONCRETE PAD ELEVATION OF 105.16.

NO.	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR SITE PLAN	15/12/23	CC

SCALE

0 5m 10m 30m

HORIZONTAL 1/750

DESIGN

DESIGN	SM
CHECKED	CC
DRAWN	SM
CHECKED	CC
APPROVED	CC

Robinson
Land Development

350 Palladium Drive
Ottawa, ON K2V 1A8
(613) 592-6060 rcii.com

CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

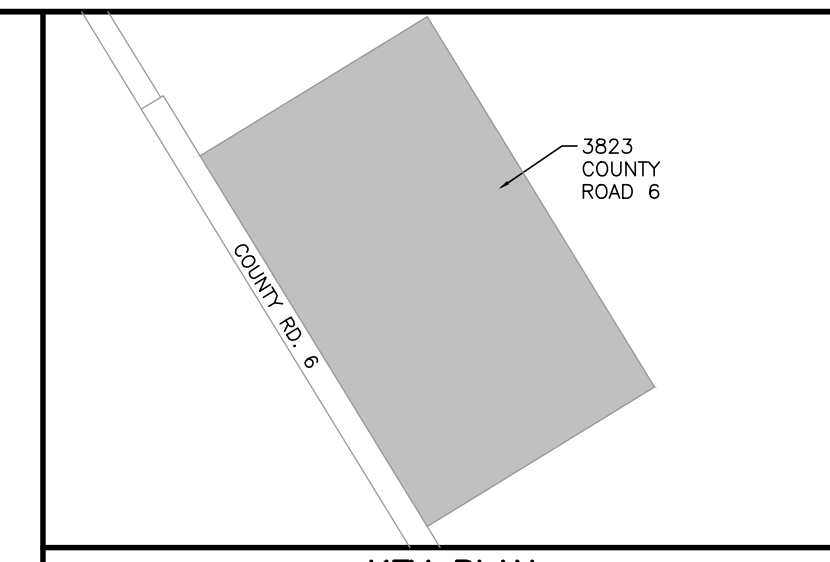
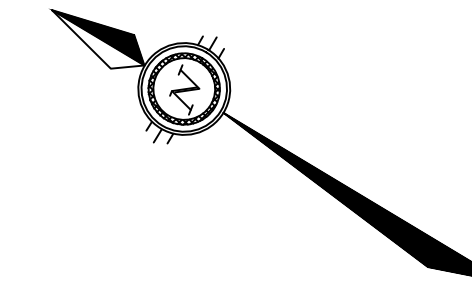
SITE PLAN

PROJECT No. 23075

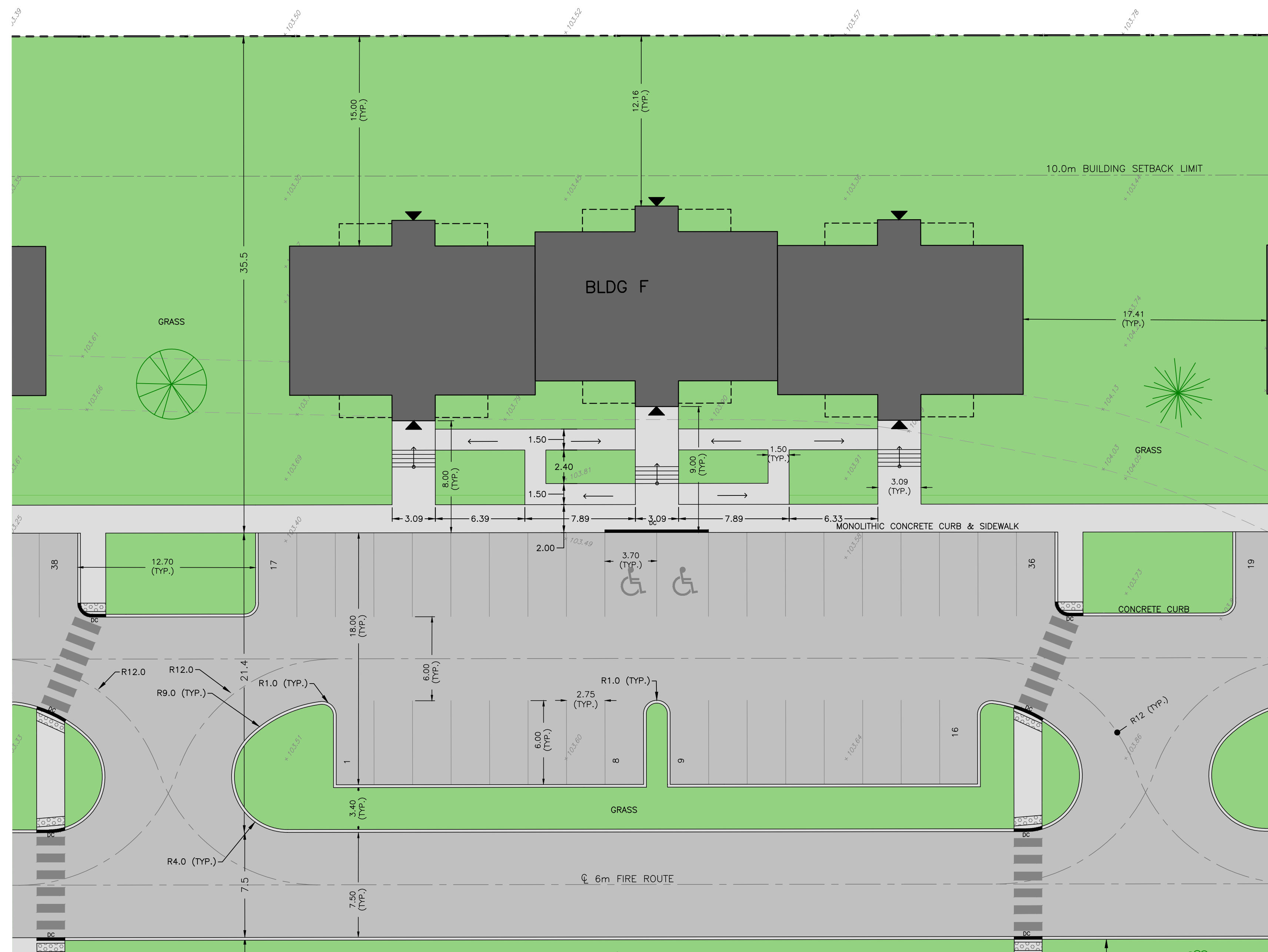
SURVEY HCLS

DATED DEC 2023

DWG. No. SP1



KEY PLAN



LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- ZONING SETBACKS
- CENTRELINE OF 6m FIRE ACCESS ROUTE
- BUILDING ENTRANCE
- ACCESSIBLE PARKING SPACE
- DEPRESSED CURB AND TWSI
- PEDESTRIAN CROSSING LINES
- FIRE HYDRANT

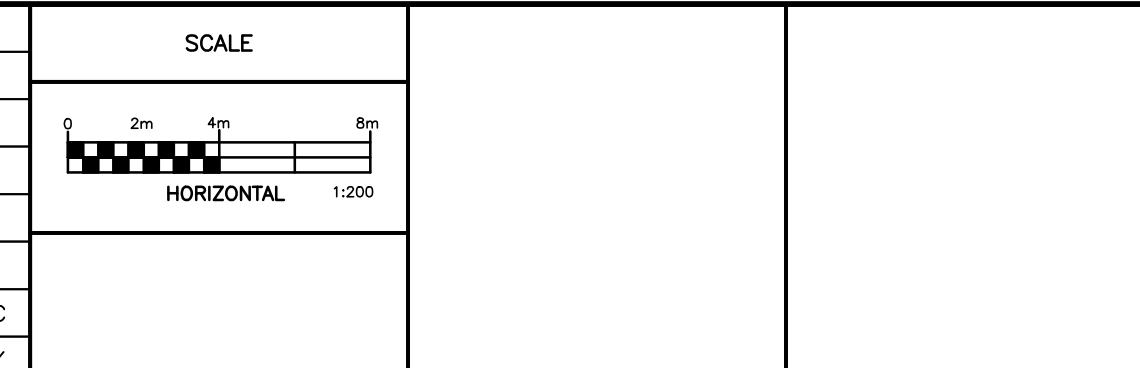
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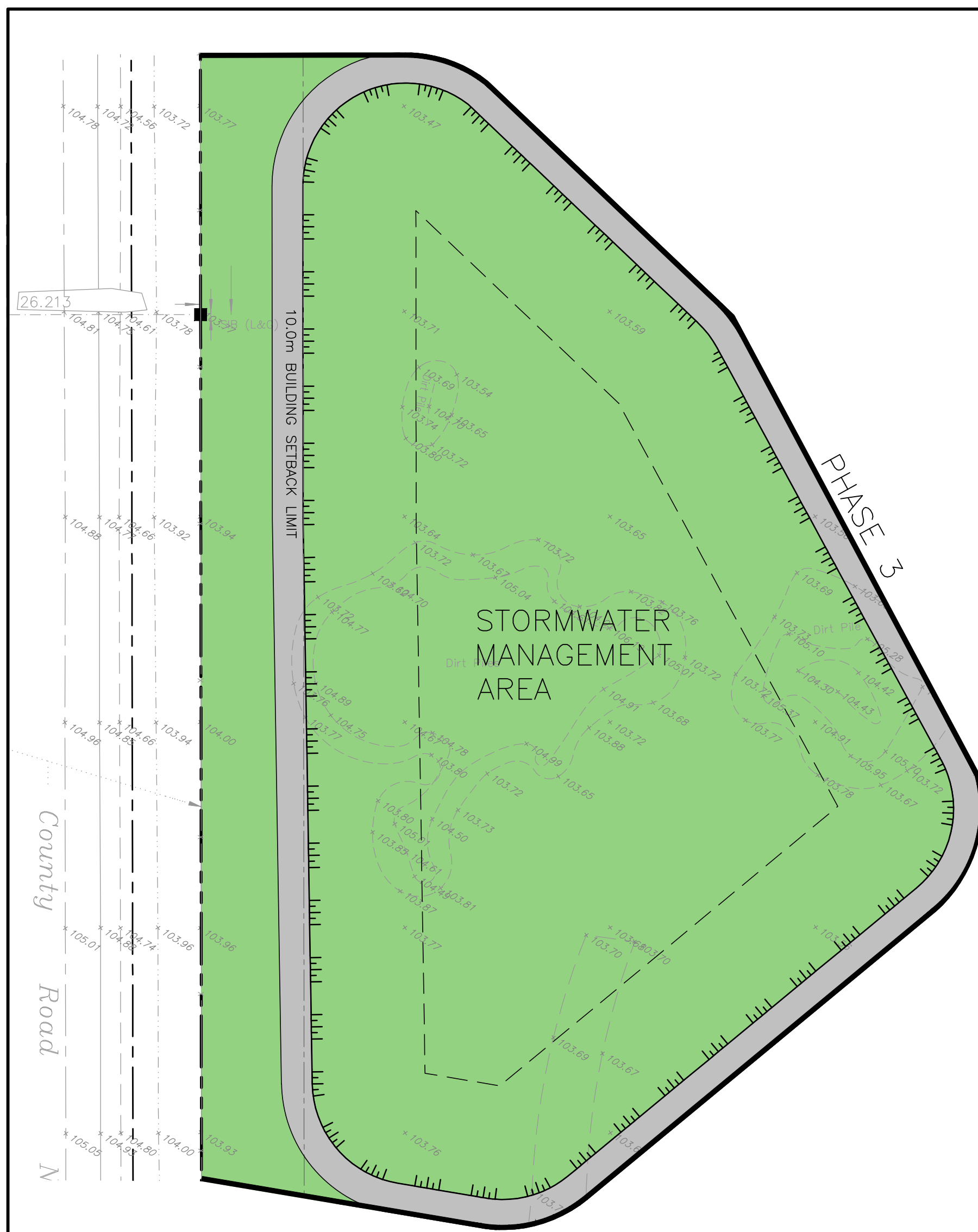
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CHECKED	CC
APPROVED	CC

CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

**SITE PLAN
DETAIL**

PROJECT No.	23075
SURVEY	HCLS
DATED	DEC 2023
DWG. No.	SP2



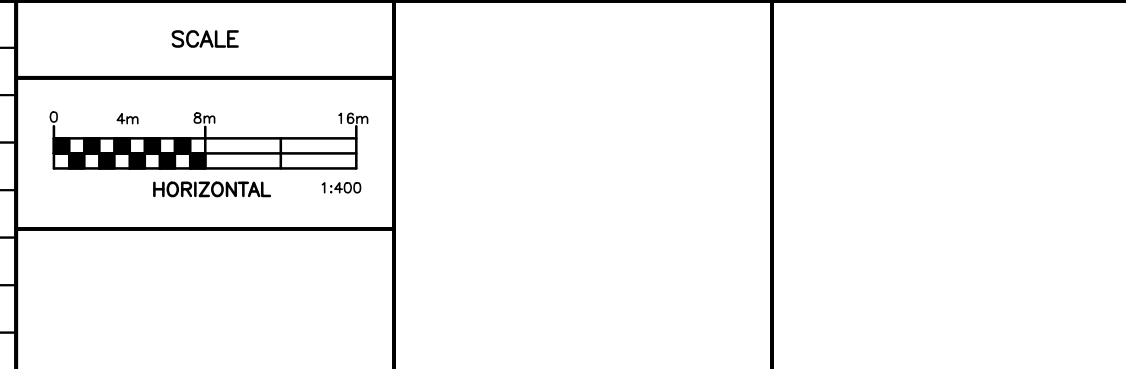
Phase 1 Building Information:			
Typical 3-Building Block	Details		
Building Footprint (Above Grade):	594.5m ²		
Basement Floor Area:	538.4m ²	(6) Dwelling Units	
1st Floor Area:	538.4m ²	(6) Dwelling Units	
2nd Floor Area:	538.4m ²	(6) Dwelling Units	
3rd Floor Area:	538.4m ²	(6) Dwelling Units	
Gross Floor Area (GFA):	2,153.8m ²	(24) Dwelling Units	
Total Number of Units = 96			
Proposed Building Height:	14.2m measured from grade to top of parapet		
Number of Storeys:	(3) storeys above grade + (1) storey underground		
Typical 2-Building Block	Details		
Building Footprint (Above Grade):	396.4m ²		
Basement Floor Area:	359.0m ²	(4) Dwelling Units	
Ground Floor Area:	359.0m ²	(4) Dwelling Units	
2nd Floor Area:	359.0m ²	(4) Dwelling Units	
3rd Floor Area:	359.0m ²	(4) Dwelling Units	
Gross Floor Area (GFA):	1,436.0m ²	(16) Dwelling Units	
Total Number of Units = 16			
Proposed Building Height:	14.2m measured from grade to top of parapet		
Number of Storeys:	(3) storeys above grade + (1) storey underground		
Phase 1 Parking Information:			
Proposed Vehicular Parking Requirements		Zoning Requirement	
Apartment - Resident:	0.75 spaces per Bed = 176 x 0.75 = 132 spaces	1 space per Unit	
		1 accessible per 30 spaces	
Number of Parking (2.75m x 6m) Provided = 173			
Number of Accessible Parking (3.7m x 6m) Provided = 10			

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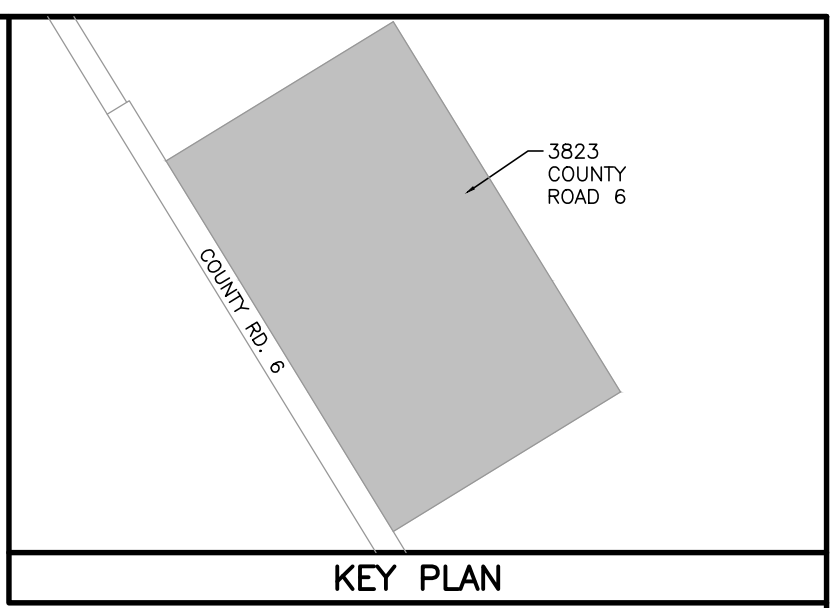
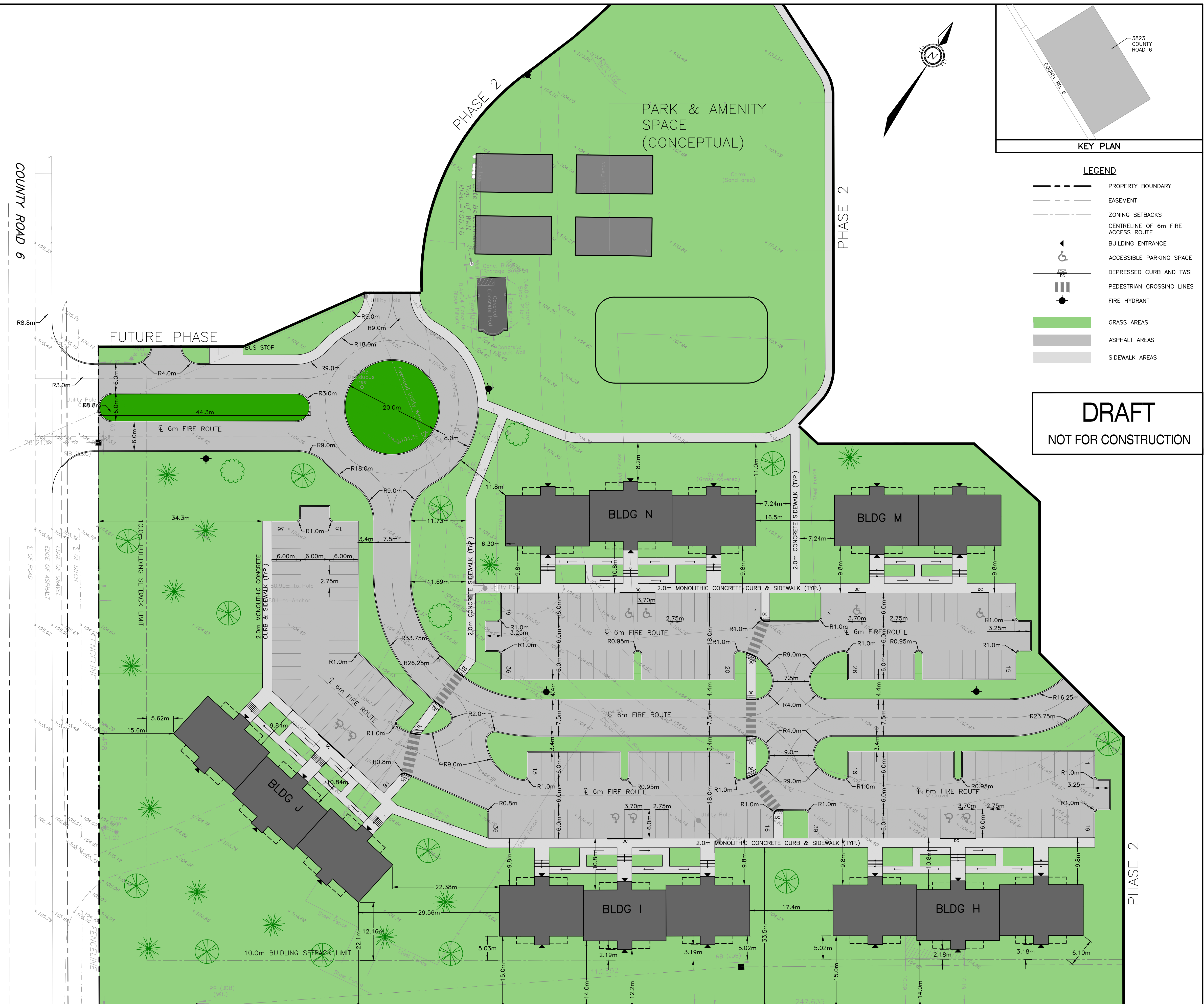
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APPROVED	CC

CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

**SITE PLAN
PHASE 1**

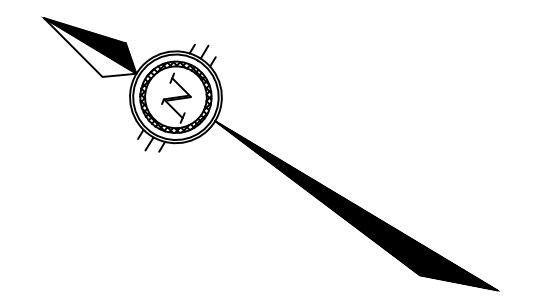
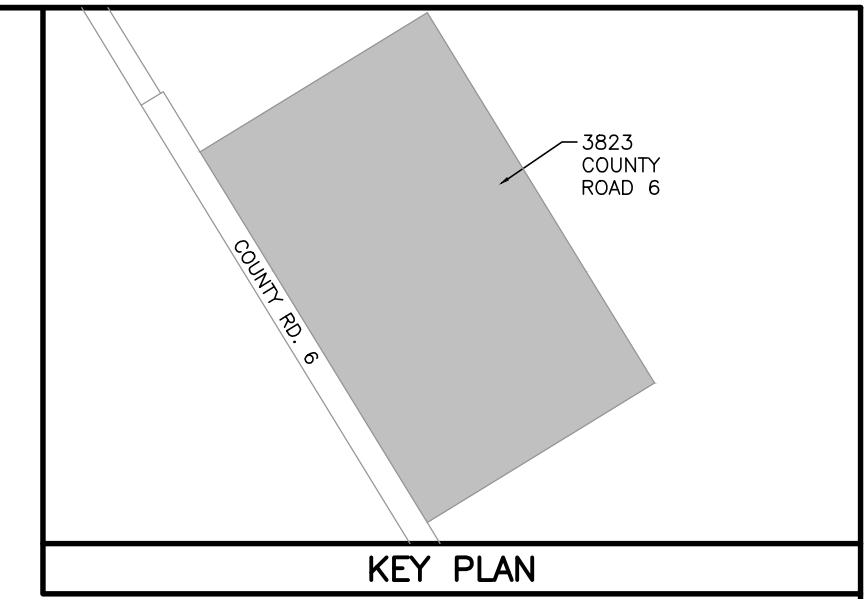
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SURVEY	HCLS
DATED	DEC 2023
DWG. No.	SP-PH1



LEGEND

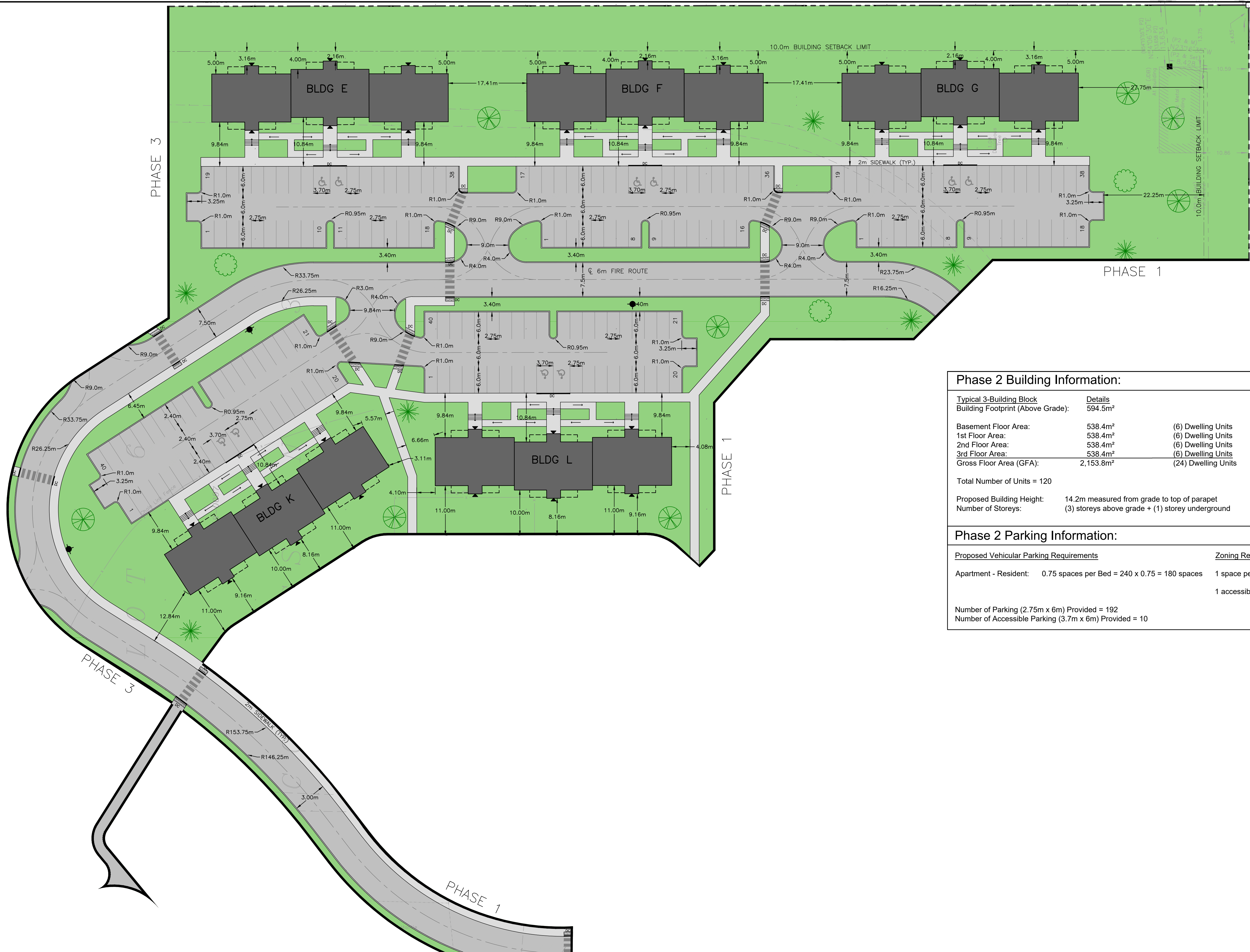
- PROPERTY BOUNDARY
- EASEMENT
- ZONING SETBACKS
- CENTRELINE OF 6m FIRE ACCESS ROUTE
- BUILDING ENTRANCE
- ACCESSIBLE PARKING SPACE
- DEPRESSED CURB AND TWSI
- PEDESTRIAN CROSSING LINES
- FIRE HYDRANT
- GRASS AREAS
- ASPHALT AREAS
- SIDEWALK AREAS

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NOT FOR CONSTRUCTION



LEGEND

- PROPERTY BOUNDARY
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- CENTRELINE OF 6m FIRE ACCESS ROUTE
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- FIRE HYDRANT
- GRASS AREAS
- ASPHALT AREAS
- SIDEWALK AREAS



Phase 2 Building Information:

Typical 3-Building Block Building Footprint (Above Grade):	Details 594.5m ²	
Basement Floor Area:	538.4m ²	(6) Dwelling Units
1st Floor Area:	538.4m ²	(6) Dwelling Units
2nd Floor Area:	538.4m ²	(6) Dwelling Units
3rd Floor Area:	538.4m ²	(6) Dwelling Units
Gross Floor Area (GFA):	2,153.8m ²	(24) Dwelling Units
Total Number of Units = 120		
Proposed Building Height:	14.2m measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	

Phase 2 Parking Information:

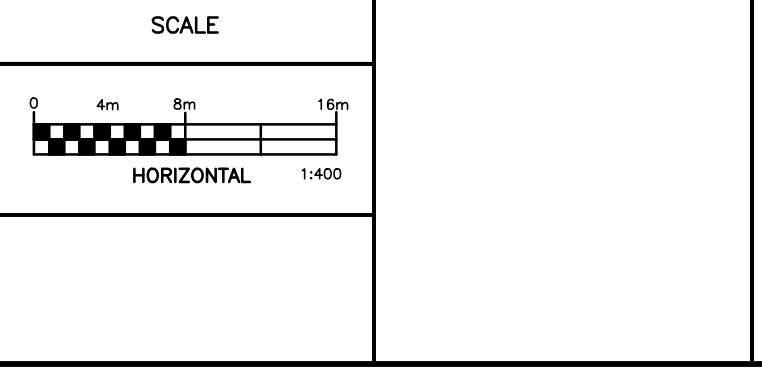
Proposed Vehicular Parking Requirements	Zoning Requirement
Apartment - Resident: 0.75 spaces per Bed = 240 x 0.75 = 180 spaces	1 space per Unit
	1 accessible per 30 spaces
Number of Parking (2.75m x 6m) Provided = 192	
Number of Accessible Parking (3.7m x 6m) Provided = 10	

NOTES

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DESIGN	SM
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DRAWN	SM
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APPROVED	CC

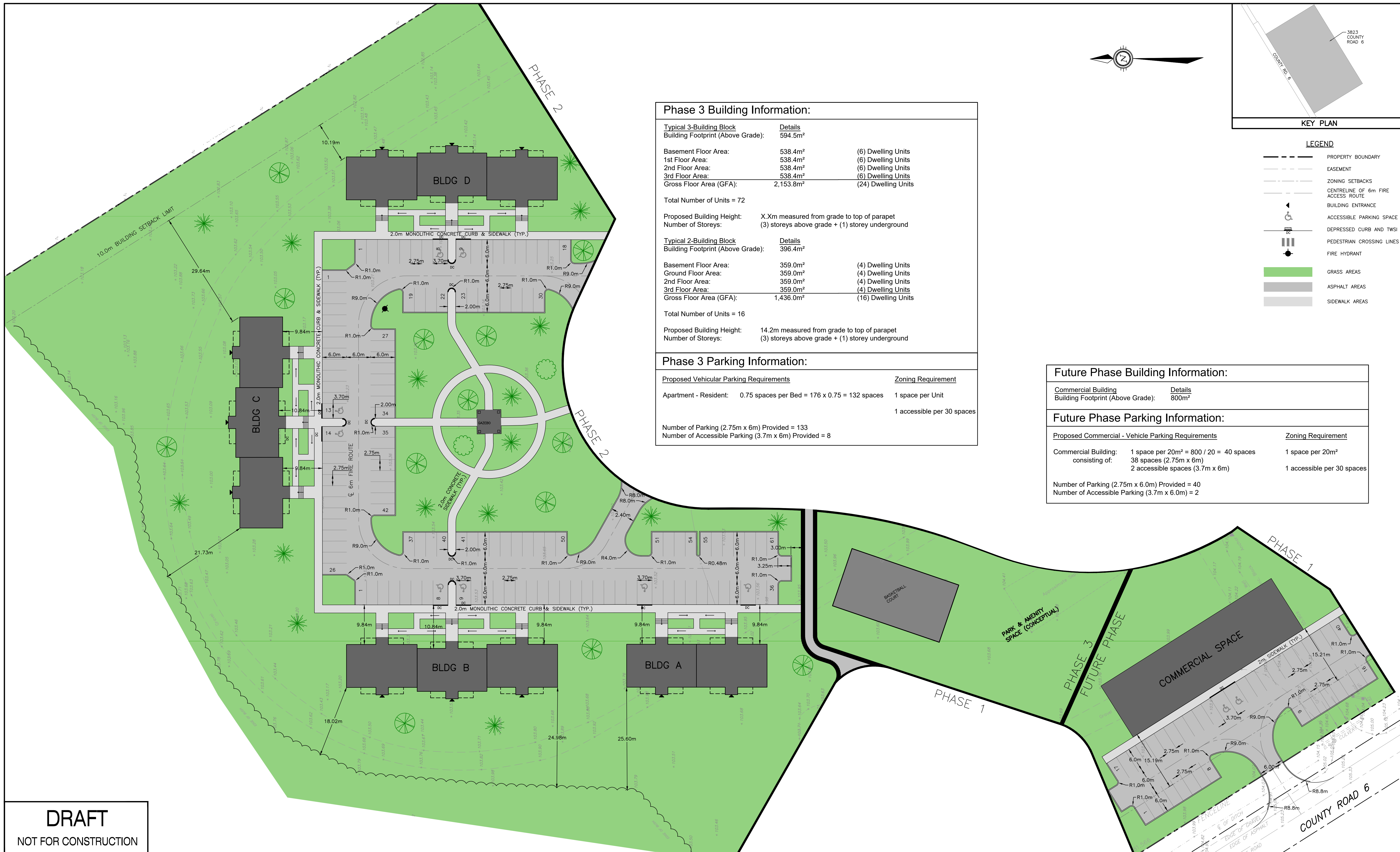
CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

**SITE PLAN
PHASE 2**

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PROJECT No.	23075
SURVEY	HCLS
DATED	DEC 2023
DWG. No.	SP-PH2



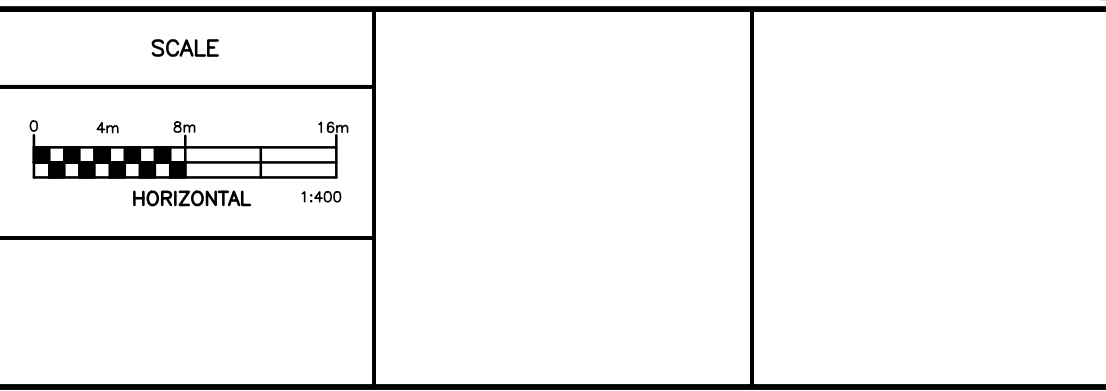
Phase 3 Building Information:		
Typical 3-Building Block	Details	
Building Footprint (Above Grade):	594.5m ²	
Basement Floor Area:	538.4m ²	(6) Dwelling Units
1st Floor Area:	538.4m ²	(6) Dwelling Units
2nd Floor Area:	538.4m ²	(6) Dwelling Units
3rd Floor Area:	538.4m ²	(6) Dwelling Units
Gross Floor Area (GFA):	2,153.8m ²	(24) Dwelling Units
Total Number of Units = 72		
Proposed Building Height:	X.Xm measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	
Typical 2-Building Block	Details	
Building Footprint (Above Grade):	396.4m ²	
Basement Floor Area:	359.0m ²	(4) Dwelling Units
Ground Floor Area:	359.0m ²	(4) Dwelling Units
2nd Floor Area:	359.0m ²	(4) Dwelling Units
3rd Floor Area:	359.0m ²	(4) Dwelling Units
Gross Floor Area (GFA):	1,436.0m ²	(16) Dwelling Units
Total Number of Units = 16		
Proposed Building Height:	14.2m measured from grade to top of parapet	
Number of Storeys:	(3) storeys above grade + (1) storey underground	
Phase 3 Parking Information:		
Proposed Vehicular Parking Requirements		Zoning Requirement
Apartment - Resident:	0.75 spaces per Bed = 176 x 0.75 = 132 spaces	1 space per Unit
		1 accessible per 30 spaces
Number of Parking (2.75m x 6m) Provided = 133		
Number of Accessible Parking (3.7m x 6m) Provided = 8		

Future Phase Building Information:		
Commercial Building	Details	
Building Footprint (Above Grade):	800m ²	
Future Phase Parking Information:		
Proposed Commercial - Vehicle Parking Requirements		Zoning Requirement
Commercial Building:	1 space per 20m ² = 800 / 20 = 40 spaces	1 space per 20m ²
consisting of:	38 spaces (2.75m x 6m)	
	2 accessible spaces (3.7m x 6m)	1 accessible per 30 spaces
Number of Parking (2.75m x 6.0m) Provided = 40		
Number of Accessible Parking (3.7m x 6.0m) = 2		

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DESIGN SM
CHECKED CC
DRAWN SM
CHECKED CC
APPROVED CC

CAMPUS HABITATIONS

3823 COUNTY ROAD 6
ELIZABETHTOWN-KITLEY, ON

SITE PLAN
PHASE 3 & FUTURE PHASE

PROJECT No.	23075
SURVEY	HCLS
DATED	DEC 2023
DWG. No.	SP-PH3