



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: June 7, 2022

FROM: Planning Services Department

DATE: May 24, 2022

SUBJECT: **Public Meeting Report, Draft Plan of Subdivision, Menkes Lakeshore Woods Inc., 193 Nautical Boulevard (Block 220 20M-0840), File No. 24T-22003/1733**

LOCATION: 193 Nautical Boulevard (Block 220 on Plan 20M-0840)

WARD: Ward 1 Page 1

RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated May 24, 2022, be received.
2. That comments from the public with respect to the proposed draft plan of subdivision submitted by Menkes Lakeshore Woods Inc. (File No.: 24T-22003/1733), be received.
3. That staff consider such comments as may be provided by Council.

KEY FACTS:

The following are key points for consideration with respect to this report:

- **Background:** The plan of subdivision (20M-0840) which applies to the broader surrounding area, was registered on December 3rd, 2002 and subsequently built over the next approximately 10 years. The subject property was identified as a block (Block 220) and subsequently acquired by the Halton District School Board (“HDSB”) in 2013 for a new elementary school. Subsequently, as part of the HDSB’s Long Term Accommodation Plan in 2018/2019, a new elementary school in this location was found to no longer be required, and in May 2019 the subject property was deemed surplus. Following the Ministry of Education’s decision to authorize the sale of the subject property, it was acquired by Menkes Lakeshore Woods Inc. (c/o Menkes Developments Ltd.) on November 30, 2021.

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- **Location:** The subject property is comprised of 2.25 hectares (5.56 acres) with frontage of 145.2 m (476.37 ft.) along Nautical Boulevard, and is municipally known as 193 Nautical Boulevard. The property is currently vacant, however was used as a construction staging area associated with construction of the surrounding neighbourhood.
 - **Policy Context:** The subject property is designated 'Low Density Residential' and is identified as 'Residential Areas' on Schedule A1 (Urban Structure), which represent the areas that provide for stable residential communities. Intensification may occur within 'Residential Areas' provided the character of the area is preserved and the overall urban structure of the Town is upheld.
 - **Zoning:** The subject property is zoned RL6 (Residential Low), which permits detached dwellings, and is subject to Special Provision 296 which permits a 'public school' as an additional permitted use.
 - **Proposal:** The Draft Plan of Subdivision proposes 37 new lots, for single detached dwellings, fronting a new public road. In addition, one servicing block (Block 38) is proposed to align with the corresponding block along Alison Crescent which currently functions as a walkway that terminates at the subject property. One additional walkway block (Block 39) is proposed mid-block between the proposed 'Street A' and Shell Park. This block is intended to facilitate access from the surrounding neighbourhood to Shell Park.
 - **Public Consultation:** An applicant-initiated virtual Public Information Meeting ("PIM") was held on January 13, 2022 and was attended by 42 residents. Notes from the PIM are appended to this report as "**Appendix 'A'**".
 - **Timing:** On March 11th, 2022 the Applicant was informed that, pursuant to Section 51 (19.1) of the *Planning Act*, their application was deemed incomplete. This determination was not disputed by way of a motion to the Ontario Land Tribunal ("**OLT**") by the Applicant. The missing reports were submitted on May 11, 2022, and the application was deemed complete on the same day. The *Planning Act* provides for a 120 day timeline from when the application is deemed complete to make a decision (September 8, 2022), failing which the Applicant could file an appeal for non-decision.

BACKGROUND:

The purpose of this report is to introduce the planning application in conjunction with the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification and identify matters to be considered. The report is to be received and no recommendations on the application are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public meeting and once the review is complete, staff will bring forward a recommendation report for consideration by Planning and Development Council.

Proposal

The Draft Plan of Subdivision proposes 37 new lots, for single detached dwellings, fronting a new public road. In addition, one servicing block (Block 38) is proposed to align with the corresponding block along Alison Crescent which currently functions as a walkway that terminates at the subject lands. One additional walkway block (Block 39) is proposed mid-block between the proposed 'Street A' and Shell Park. This block is intended to facilitate access from the surrounding neighbourhood to Shell Park.

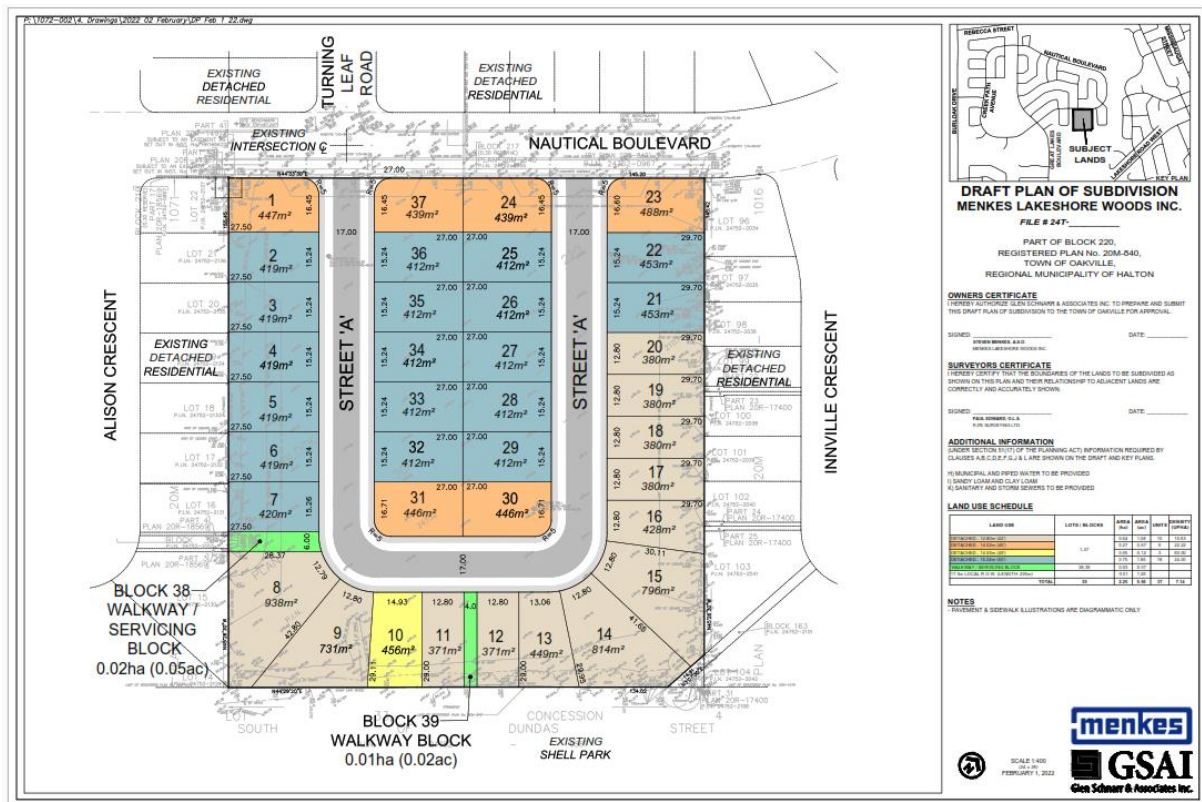


Figure 1: Applicant's Draft Plan of Subdivision

Location & Site Description

The subject property is located south of Nautical Boulevard between Alison Crescent and Innville Crescent, are 2.25 hectares (5.56 acres) in size, and have 145.2 m (476.37 ft.) of frontage along Nautical Boulevard (the "Subject Property").

As part of the plan of subdivision (20M-0840) which applies to the broader area, the Subject Property was identified as a block (Block 220) and was subsequently acquired by the Halton District School Board (“HDSB”) in 2013 for a new elementary school. Subsequently, as part of the HDSB’s Long Term Accommodation Plan in 2018/2019, a new elementary school in this location was found to no longer be required, and in May 2019 the Subject Property was deemed surplus. Following the Ministry of Education’s decision to authorize the sale of the Subject Property, it was acquired by Menkes Lakeshore Woods Inc. (c/o Menkes Developments Ltd.) on November 30, 2021.

As a result, the Subject Property is currently vacant and secured with a chain link fence. A municipal sidewalk is located along the Nautical Boulevard frontage of the Subject Property, which connects to a larger network of sidewalks and trails throughout the area. A walkway from Alison Crescent currently terminates at westerly boundary of the Subject Property.

Setting aside Shell Park to the south, the surrounding area is mostly comprised of single-detached residential fronting public roads, developed under the same RL6 zone. The single-detached dwellings are characterized as being mostly two storeys in height, with a variety of architecture, and mostly two car garages set back from the main wall of the dwelling to deemphasize the garage, and provide more prominence to front façade of dwelling.

A woodlot is located southeast of the Subject Property, which was protected as part the larger subdivision.

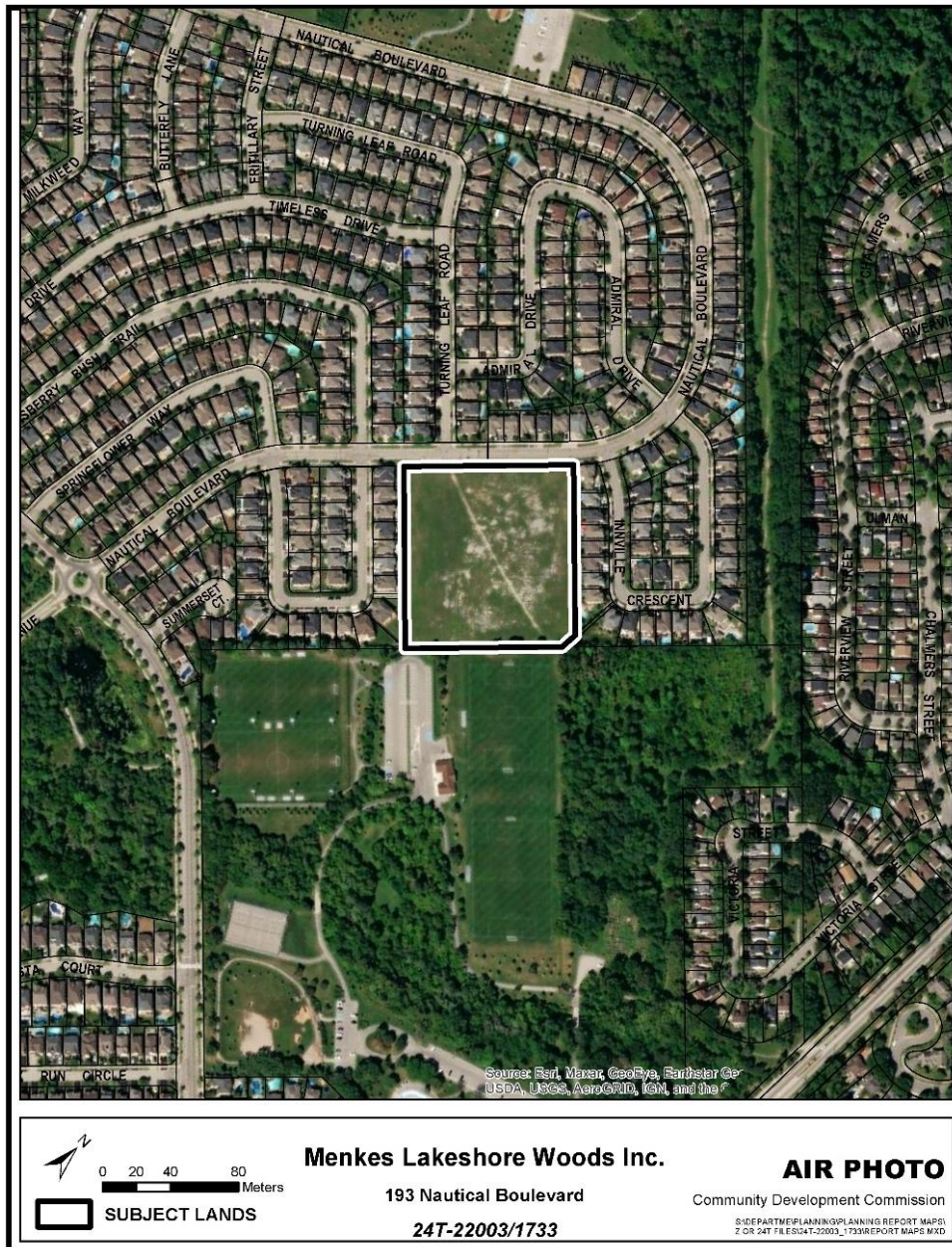


Figure 2: Air Photo

Surrounding Land Uses

The surrounding land uses are as follows:

- North – Low Density Residential
- East – Low Density Residential and woodlot
- South – Shell Park and woodlot
- West – Low Density Residential

PLANNING POLICY & ANALYSIS:

The Subject Property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- Livable Oakville Official Plan
- Zoning By-law 2014-014

Provincial Policy Statement

The Provincial Policy Statement (2020) (“**PPS**”), which came into effect on May 1, 2020, continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS (2020) promotes the integration of land use planning, growth management and transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

In consideration of new development the PPS (2020) provides direction to ensure that land use is carefully managed to accommodate appropriate development to meet the full range of current and future needs, while also achieving efficient development patterns that avoid significant or sensitive resources and areas which may pose a risk to public health and safety. Efficient development patterns are intended to optimize the use of land and resources.

Applicable policies have been appended to this report as “**Appendix ‘B’**”.

Growth Plan

The Growth Plan for the Greater Golden Horseshoe (“**Growth Plan**”) is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated

built boundaries on full municipal services (policy 2.2.1). The subject lands are located within a “Built-Up Area.”

The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options.

Similar to the PPS (2020), growth and development shall occur in manner which optimizes land and resources, and protects significant or sensitive resources and areas that may pose a risk to public health and safety, such as hazard lands.

Applicable policies have been appended to this report as “**Appendix ‘B’**”.

Halton Region Official Plan

The Subject Property is designated ‘Urban Area’ in the Halton Region Official Plan. The policies of Urban Area designation support the development of vibrant and healthy mixed use communities which afford maximum choices for residence, work and leisure. A complete assessment of the Halton Region Official Plan will be provided through a future staff report.

Livable Oakville Plan

Objectives

Pursuant to Section 11 of Livable Oakville, the following objectives shall apply to all Residential Areas:

- a) maintain, protect and enhance the character of existing Residential Areas;*
- b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;*
- c) promote housing initiatives to facilitate revitalization, compact urban form and an increased variety of housing alternatives;*
- d) promote innovative housing types and forms to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups;*
- e) encourage the conservation and rehabilitation of older housing in order to maintain the stability and character of the existing stable residential communities; and,*
- f) discourage the conversion of existing rental properties to condominiums or to other forms of ownership in order to maintain an adequate supply of rental housing.*

Figure 3: Livable Oakville Extract

The Low Density Residential designation permits detached, semi-detached and duplex building types, up to a density of 29 dwelling units per site hectare. The proposed 37 lot development would have a density of 21.6 units per hectare.

Section 4.3 (Residential Intensification Outside of the Growth Areas), of Livable Oakville provides that:

It is the policy of the Plan that the key focus for development and redevelopment to accommodate intensification will be the locations identified as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages intensification generally throughout the built up area, it also recognizes that some growth and change may occur in these areas provided the character of the areas is preserved and the overall urban structure of the Town is upheld. Intensification outside of the Growth Areas including additional intensification opportunities such as infill, redevelopment and greyfield and brownfield sites, will be considered in the context of this Plan.

Section 11.1.8 of Livable Oakville states that intensification within established residential communities shall be provided as follows (with emphasis added):

b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate intensification through development approvals. Intensification of these sites may occur with Low Density Residential uses in accordance with section 11.1.9 and all other applicable policies of this Plan; and,

Section 11.1.9 of Livable Oakville provides that development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*
- b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*
- c) Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.*

- d) *Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.*
- e) *Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.*
- f) *Surface parking shall be minimized on the site.*
- g) *A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.*
- h) *Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*
- i) *The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.*
- j) *Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.*
- k) *The transportation system should adequately accommodate anticipated traffic volumes.*
- l) *Utilities shall be adequate to provide an appropriate level of service for new and existing residents.*

Other policies of Livable Oakville within Section 6 (urban design), Section 8 (Transportation), Section 10 (sustainability), and Section 16 (natural area) together with implementation policies in Section 28 will be applied as part of the review of this application.

No amendment to Livable Oakville has been sought.

Zoning By-law

The Subject Property is zoned 'RL6' Special Provision 296. Special Provision 296 permits a public school, as an additional permitted use, and provides regulations for a public school.

Aside from Shell Park to the south which is zoned 'O1' and the woodlot to the southeast zoned 'N', the surrounding area is zoned RL6.

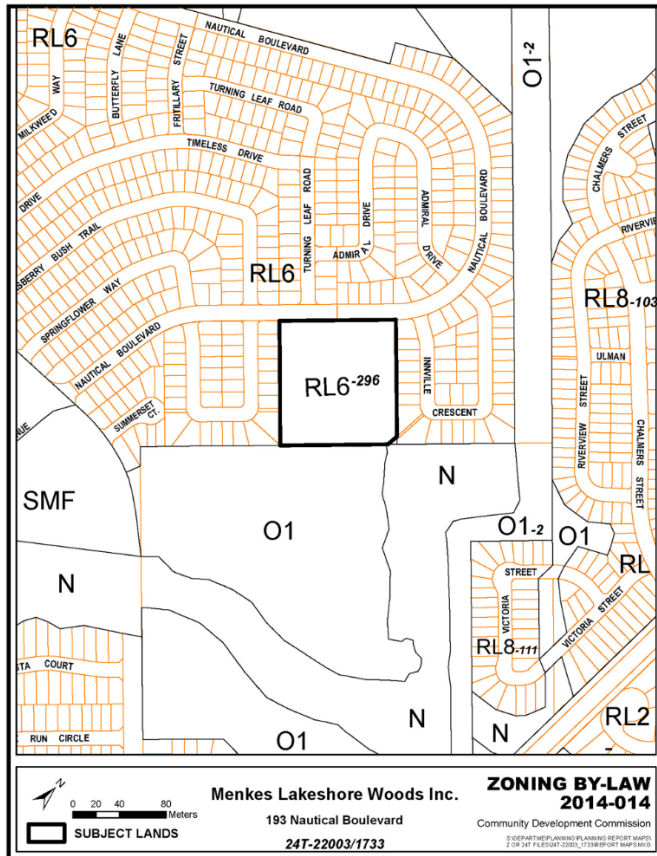


Figure 4: Zoning By-law 2014-014 Extract

The following regulations in the RL6 zone apply:

Table 6.3.1:

	RL6
Minimum lot area	250.0 m ² (3)
Minimum lot frontage	11.0 m (3)
Minimum front yard	A 3.0 m
Minimum flankage yard (2016-013)	B 3.0 m (8)
Minimum interior side yard	C 1.2 m and 0.6 m
Minimum rear yard	D 7.0 m (6)
Maximum number of storeys	2
Maximum height	10.5 m
Maximum dwelling depth	n/a
Maximum residential floor area ratio (2017-025)	75% (7)
Maximum lot coverage for the dwelling (2017-025)	n/a

No amendment to the Zoning By-law has been sought.

TECHNICAL & PUBLIC COMMENTS:

The applicant has provided numerous studies in support of the application which have been circulated to various public agencies and internal town departments, and which are under review. The following studies and supporting documentation are also accessible on the town's website (<https://www.oakville.ca/business/da-41361.html>):

- Draft Plan of Subdivision
- Environmental Impact Assessment
- Environmental Site Assessments (Phase 1 & 2)
- Functional Servicing and Stormwater Management Report
- Environmental Site Screening Questionnaire
- Planning Justification Report
- Existing Tree Inventory and Tree Preservation Plan
- Urban Design Brief
- Transportation Impact Memo
- Arborist Report

Issues Under Review/Matters to be Considered

A complete analysis of the application will be undertaken and includes a review of the following matters, which have been identified to date:

- Climate change / sustainability goals and objectives;
- Impact/integration of the proposed development on adjoining properties, including adequate provision / extension of pedestrian walkways;
- Conformity with applicable policy, including criteria in Section 11.1.9 of *Livable Oakville* to maintain and protect the existing neighbourhood character;
- Regard to matters provided in Section 51(24) of the *Planning Act*;
- Lotting pattern and proposed density of development;
- Protection of the Natural Heritage System;
- Design of proposed public road, and transportation considerations.
- Suitability of lands for intended use (environmental);
- Tree preservation;
- Functional servicing and stormwater management; and,
- Urban design considerations.

Comments received from the public at this public meeting will be considered and included in a forthcoming recommendation report.

CONCLUSION

Planning staff will continue to review and analyze the subject draft plan of subdivision application and address all technical matters, along with submitted public comments, then report to Council at a future meeting. No further notice is required, however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

CONSIDERATIONS:

(A) PUBLIC

The applicant held a public information meeting on January 13, 2022, and it was attended by 42 residents. Minutes have been included as **'Appendix "A"'**.

Notice of complete application and public meeting was distributed to property owners within 240m of the Subject Property in accordance with the town's notice requirements. Following distribution of this notice, and installation of the development sign, no public comments have been received as of the date of this report.

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan.

APPENDICES:

Appendix "A": Public Information Meeting Minutes

Appendix "B": Applicable Policies

Prepared and Recommended by:

Paul Barrette, MCIP, RPP

Acting Manager, Current Planning - West

Submitted by:

Gabe Charles, MCIP, RPP

Director of Planning