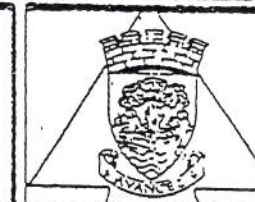


The Corporation of the Town of Oakville
Planning Department



STAFF REPORT

File: S.1601.2
P.D.1601.1

A 2348

TO: Chairman and Members
of the Planning and
Development Committee

Heusel Construction Limited
Parkway Belt Amendment and
Subdivision

JM

March 23, 1982

Proposal

The subject property is located west of Winston Churchill Boulevard and immediately east of the new Wimpey subdivision and the proposed Deer Run Avenue. Immediately north of the subject property is a proposed Ontario Hydro right-of-way and the Joshua Creek and associated table land is located to the south.

The applicant proposes to subdivide 23 single family lots and create 2 blocks for future development. The proposed density of development is approximately 9 units per gross hectare (3.7 units per gross acre). The subject plan involves extending Deer Run Avenue further south and east.

Recommendation

That this Committee recommend to Council that this subdivision application be Heusel Construction Limited be approved subject to the following conditions:

1. This approval applies to the Draft Plan of Subdivision prepared by Starr and Tarasick Limited dated January, 1982 and revised in red on March 17, 1982 to show 19 lots and 3 blocks.
 - 1.1 That the owner enter into a subdivision agreement with the Town to satisfy all financial and engineering requirements of the Town of Oakville, the Region of Halton and the Halton Region Conservation Authority concerning the provision and design and widening of roads and the installation of services and drainage to the satisfaction of the Public Works Department.

- 1.2 That all lots within the plan meet or exceed to the minimum requirements of the approved Zoning By-Law.
- 1.3 That no work occur on the site until the owner has entered into a development agreement with the Town.
- 1.4 That the owner provide any necessary easements to the satisfaction of the Town.
- 1.5 That storm sewerage, lot grading and street grading be in conformity with the Town of Oakville's Storm Water Management Manual.
- 1.6 That the development be subject to full municipal water and sanitary sewer services to the satisfaction of the Regional Municipality of Halton.
- 1.7 That the subdivision agreement provide for the preparation and submission of landscape plans including planting, grading, berming, sodding, fencing and the design of park facilities together with cost estimates for the open space system including parks, walkways and valley lands.
- 1.8 That the owner dedicate all walkways to the Town of Oakville.
- 1.9 That the owner convey the park lands, identified as Block 20 to the Town for park purposes.
- 1.10 That the development of Blocks 21 and 22 not occur except in conjunction with the development of adjacent lands to the east.
- 1.11 That the owner prepare and submit to the Town a tree plan showing the location and species of all existing trees equal to or greater than a 5" caliper and the trees which are intended to be preserved to the satisfaction of the Parks and Recreation Department and include the method of preserving these trees during the construction phase within the development agreement.
- 1.12 That the owner prepare and submit to the Town a grading plan showing the existing and proposed grades at the base of the trees after construction to the satisfaction of the Parks and Recreation Department.
- 1.13 That 0.3 m (1 foot) reserve at the end of the extension of Deer Run Avenue be dedicated to the Town of Oakville.

- 1.14 That the owner erect appropriate signs showing all the proposed land uses in contrasting colours and adjacent lands to be developed to the satisfaction of staff for the information of future residents.
- 1.15 That all blocks for which there are no immediate building permit applications be graded, seeded and maintained to the satisfaction of the Parks and Recreation Department.
- 1.16 That prior to registration of the plan the applicant arrange temporary emergency access from Deer Run Avenue to Winston Churchill Boulevard across Ontario Hydro lands to the satisfaction of the Town of Oakville and the Region of Halton and further that the applicant agree not to request a building permit for lot 13 until a permanent public road from Deer Run Avenue to Winston Churchill Boulevard is secured.
2. That the Ministry of Municipal Affairs and Housing be advised that Parkway Belt regulations be amended to implement the draft plan.
3. That the Zoning By-Law be amended to zone the subject property RUC.

R. Foy
Ron Foy,
Planning Director

JM:ba

APPROVED

[Signature]
TOWN ADMINISTRATOR

RECEIVED

APR 19 1982

Discussion

The issues relating to the development of the subject property include the Official Plan, Zoning By-Law and the recommended design with respect to district plan designs reviewed in the recent past.

Official Plan

The Official Plan designates the subject property as Parkway Belt. The Parkway Belt West Plan, July 1978 further refines this designation as a Special Complementary Use category which permits single family residential development to the maximum density of 7.4 units per gross hectare (3 units per gross acre).

The subdivision as proposed by the applicant exceeded this maximum number of permitted units and staff could not support this plan in light of policy statements in the Parkway Belt document. Other design elements (See Appendix A) require retaining, as part of any development plan, open space associated with the Joshua Creek and more generally providing an overall open space appearance.

These policy requirements along with realigning the proposed Deer Run Avenue and providing park access to Joshua Creek and the Ontario Hydro lands has resulted in a design showing 19 lots and 3 blocks.

The new density calculation is based on a "gross" parcel of land 2.8 hectares (6.9 acres) in area and 19 lots with the possibility of developing approximately 2 more lots upon the addition of other lands. This results in a density calculation of 7.4 units per gross hectare (3 units per gross acre). The recommended design showing open space, walkways and the potential of 21 lots conforms with the policies of the plan.

Zoning By-Law

The Parkway Belt West Plan takes precedence over the Zoning By-Law that was in place prior to the adoption of this Plan in July of 1978. Prior to the adoption of the Plan the lands were designated for single family residential uses and zoned the highest category RSB of the Zoning By-Law, requiring an average frontage of 30.48 m (100 ft.) and an average area of 1,393.5 m² (15,000 sq. ft.).

When the subdivision to the west (Wimpey) was being considered the recommended plan resulted in an average frontage and area that was the same as the RUC standard

of the Zoning By-Law. Similarly, the recommended plan results in lot frontages and areas that meet and exceed the RUC standards:

Analysis of Recommended Plan

	RUC	Recommended Plan
frontage	18.28 m (60 ft.)	20 m (65.5 ft.)
area	557.4 m ² (6,000 sq. ft.)	875 m ² (9,416.5 sq. ft.)

0.27 hectares (0.68 acres) parkland
 1.85 hectares (4.57 acres) site acres
 0.67 hectares (1.65 acres) road

Total Area of Plan - 2.79 hectares (6.9 acres)

Recommended and District Plan Designs

In the later part of 1981 Planning Staff prepared a district plan study for those lands east of the approved Wimpey subdivision and designated for Special Complementary Uses as specified in Appendix A. Included in the design study were the subject lands and lands belonging to 6 other landowners.

On December 3, 1981 Planning and Development Committee recommended that the district plan designs, appendices B and C of this report, be received. This recommendation was subsequently approved by Council on December 7, 1981. The main design concern raised by staff in the district plan study and reflected in the design was the alignment of Deer Run Avenue and its 'likely' intersection with Winston Churchill Boulevard.

The conclusion of the district plan design exercise was that the lands designated for Special Complementary Uses east of Wimpey would likely not develop in a comprehensive way and that plans of subdivision would probably be received separately for those landowners with the greatest development potential. (See Appendix D for list of landowners in Special Complementary Use Area).

The conclusion was that open space should be provided adjacent to Joshua Creek with the appropriate park connections and walkways and that Deer Run Avenue would align approximately parallel to the Ontario Hydro lands. The flexibility for the intersection of Deer Run Avenue and Winston Churchill Boulevard was determined to be within approximately 30 m south of the Ontario Hydro lands.

The recommended plan generally follows the district plan design with respect to the location of Deer Run Avenue and open space adjacent to Joshua Creek. Staff is satisfied that within the context of the Parkway Belt West Plan and the district plan design study, the recommended design is now the best design option. The present approved length of Deer Run Avenue is approximately 420 m (1,378 ft.). Deer Run extends from Aspen Forest Drive and there will be approximately 46 homes using this road.

The proposed development will add approximately 110 m (360 ft.) of road length and 19 units to the approved situation. At the time the Wimpey subdivision was approved staff indicated that it would temporarily create a long cul-de-sac and that generally this was undesirable. A guideline for the length of a cul-de-sac that will remain as such is 228.6 m.

Staff has concluded that as a condition of draft plan approval temporary emergency (10 m) access should be secured from the cul-de-sac across block 22 and Ontario Hydro lands to Winston Churchill Boulevard and that this temporary access be to the satisfaction of the Town and the Region of Halton. In addition, staff recommends that the applicant agree not to request a building permit for lot 13 until a full right-of-way to Winston Churchill Boulevard from Deer Run Avenue has been secured. Lot 13 and Block 22 will provide adequate area for a public right-of-way in the event that no other is realized.

Details

Owner/Applicant

Heusel Construction Limited
107 Steeles Avenue East
Willowdale, Ontario

Agent, Planning Consultant, Ontario Land Surveyor

Starr and Tarasick Limited
106 Lakeshore Road East
Mississauga, Ontario
L5G 1E3

Solicitor

Mr. T. McIver, Q.C.
44 King Street West
Toronto, Ontario

Location

The subject property is located west of Winston Churchill Boulevard and immediately east of the Wimpey subdivision and the extension of Deer Run Avenue.

Immediately north of the subject area is the Parkway Belt and a proposed right-of-way for Ontario Hydro.

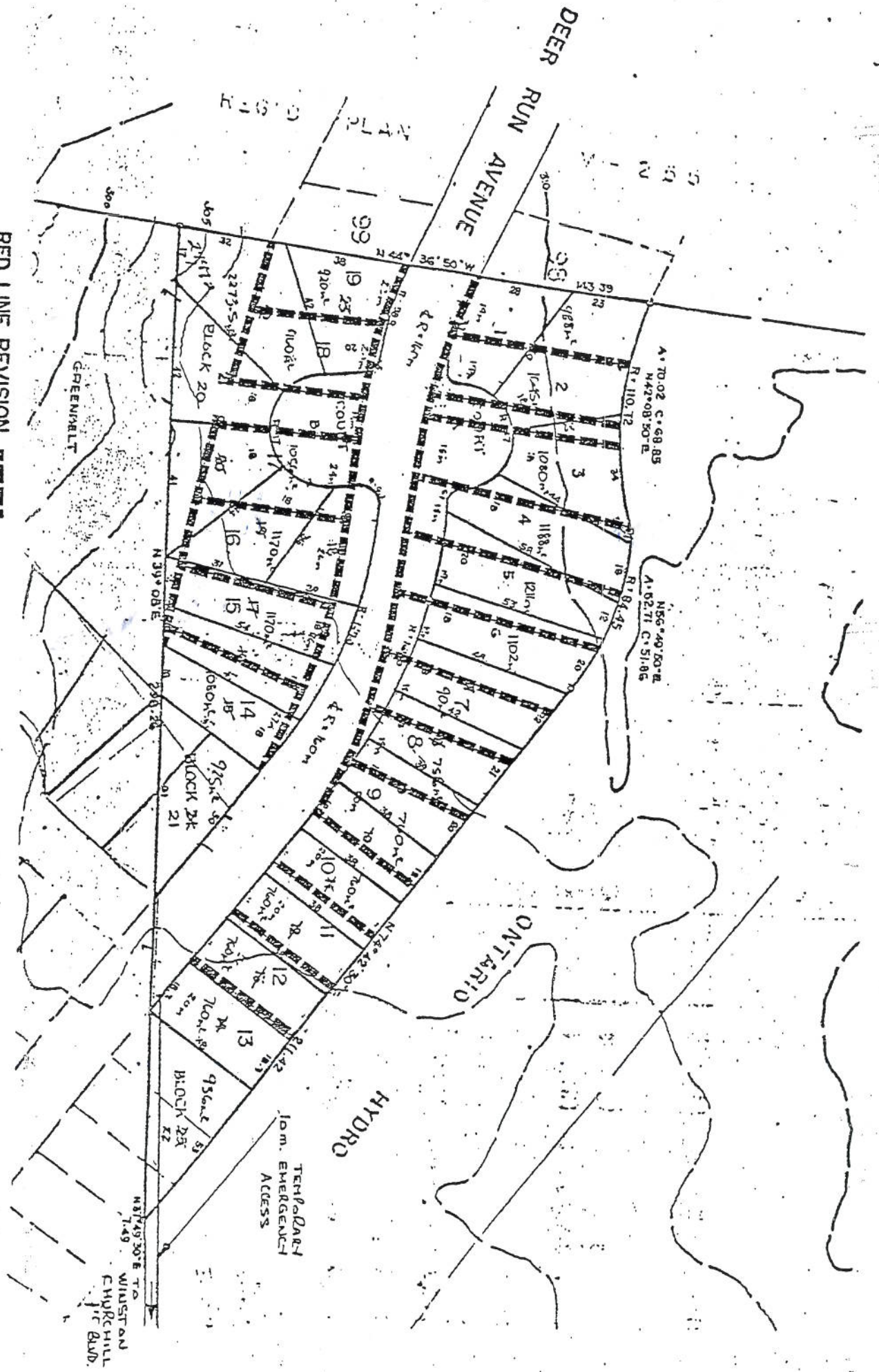
The legal description of the land is Part of Lot 1, Concession 3, S.D.S.

Site Description

The subject property slopes towards Joshua Creek. There are no significant physiographic characteristics and the soils are noted as being sandy. The vegetation on the site exists because the subject parcel is currently leased by Sheridan Nurseries for growing nursery stock.

Official Plan

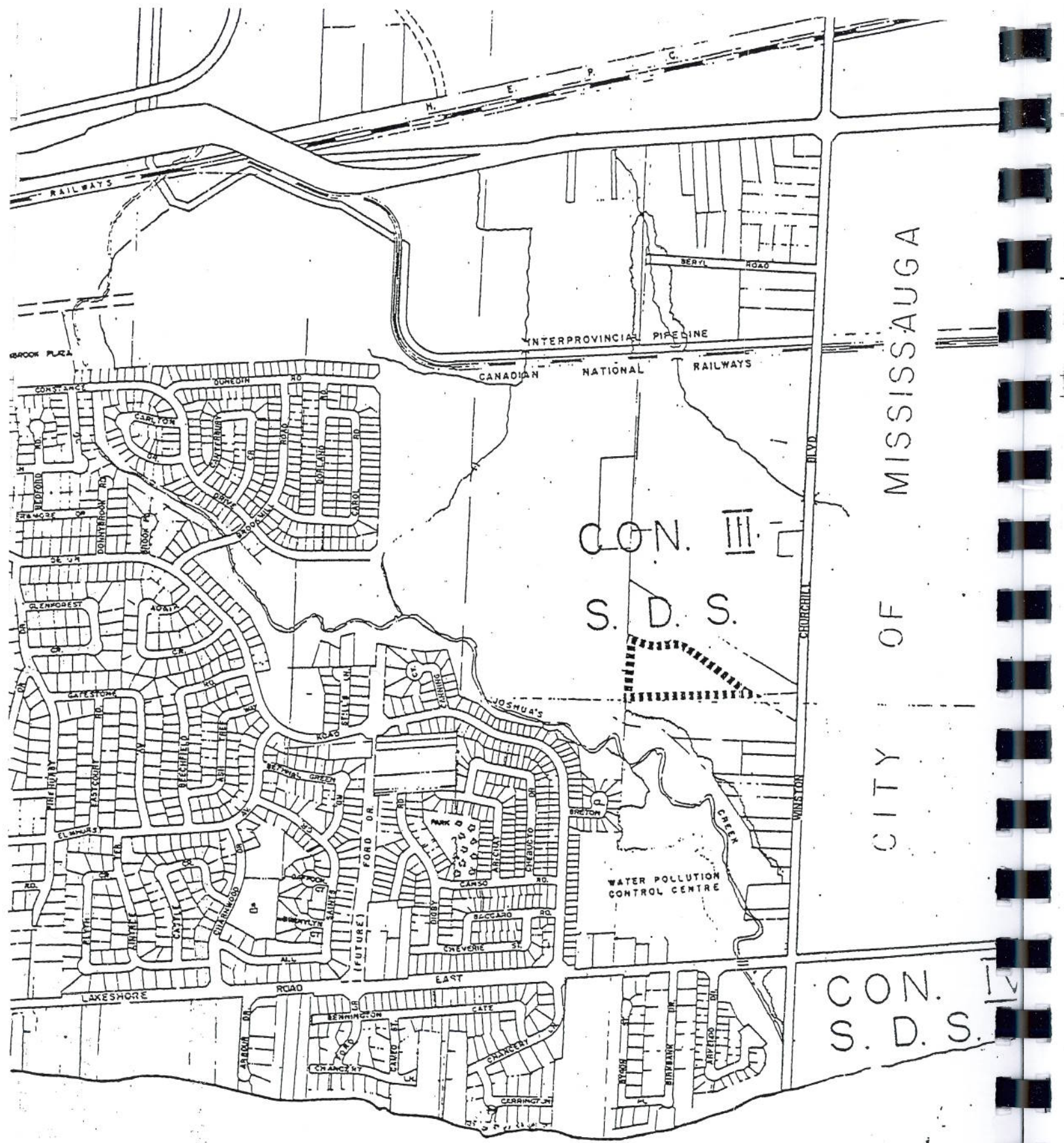
The Official Plan designates the subject lands as Parkway Belt lands. The plan further refines this overall designation to a Special Complementary Use designation which permits residential development at a density of 7.4 units per gross hectare (3 units per gross acre).



RED LINE REVISION

Name Heusel Construction Ltd.
 File No. S.1601.2 A2348
 Date March 24, 1982

OAKVILLE
 PLANNING
 DEPARTMENT



CITY OF MISSISSAUGA

Name Heusel Construction Limited
 File No. S.1601.2 A2348
 Date January 28, 1982
 Scale 1 : 12,500

OAKVILLE
 PLANNING
 DEPARTMENT
 DRAFTING OFFICE

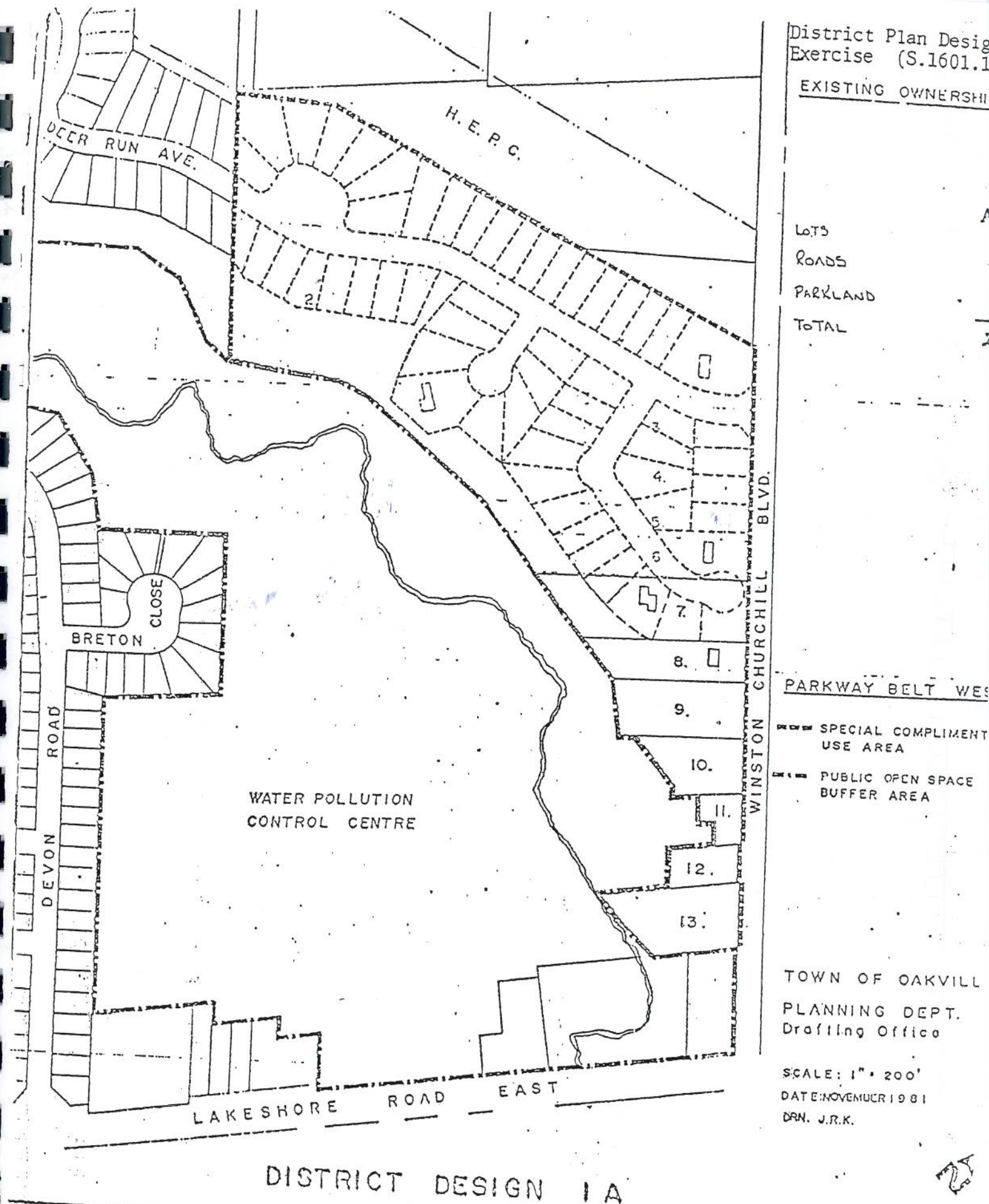
Extract from the Parkway Belt West Plan, July, 1978.

- m) In the Special Complementary Use Area located in Concession III, S.D.S., south of the railway spur line, permit uses set out in Subsection 5.5.1.

Subject to Subsection 5.1.3, the Plan recognizes that some form of urban development is permitted in this area. The Plan does not permit uses beyond those set out in Subsection 5.5.1 until a restricted area by-law, plans of subdivision, and development agreements under Section 35a of The Planning Act have been prepared in consultation with municipal authorities, Provincial ministries, and other concerned persons or agencies, and subsequently approved by the appropriate authorities.

Such by-law, plans of subdivision, and development agreements may allow residential development to a maximum density of three dwelling units per gross acre, in a cluster form recognizing the open-space concept, and shall meet to the maximum possible degree the following conditions:

- i) Maintain and enhance the open-space character of the area.
- ii) Protect wooded areas, hedgerows, and trees.
- iii) Ensure that the pattern, design, and nature of urban development is such that the overall open-space appearance of the area is secured.
- iv) Locate such development so as to retain the open-space character of the area along Winston Churchill Boulevard, Ford Drive, and the north side of the Joshua Creek Valley.
- v) Provide extensive landscaping, tree planting, and berms in the areas set out in Clause (iv) above, as well as on the remaining lands.
- vi) Satisfy any other conditions required to secure the provisions of the Plan.



District Plan Design Exercise (S.1601.1)

EXISTING OWNERSHIP

LOTS
ROADS
PARKLAND
TOTAL

PARKWAY BELT WEST

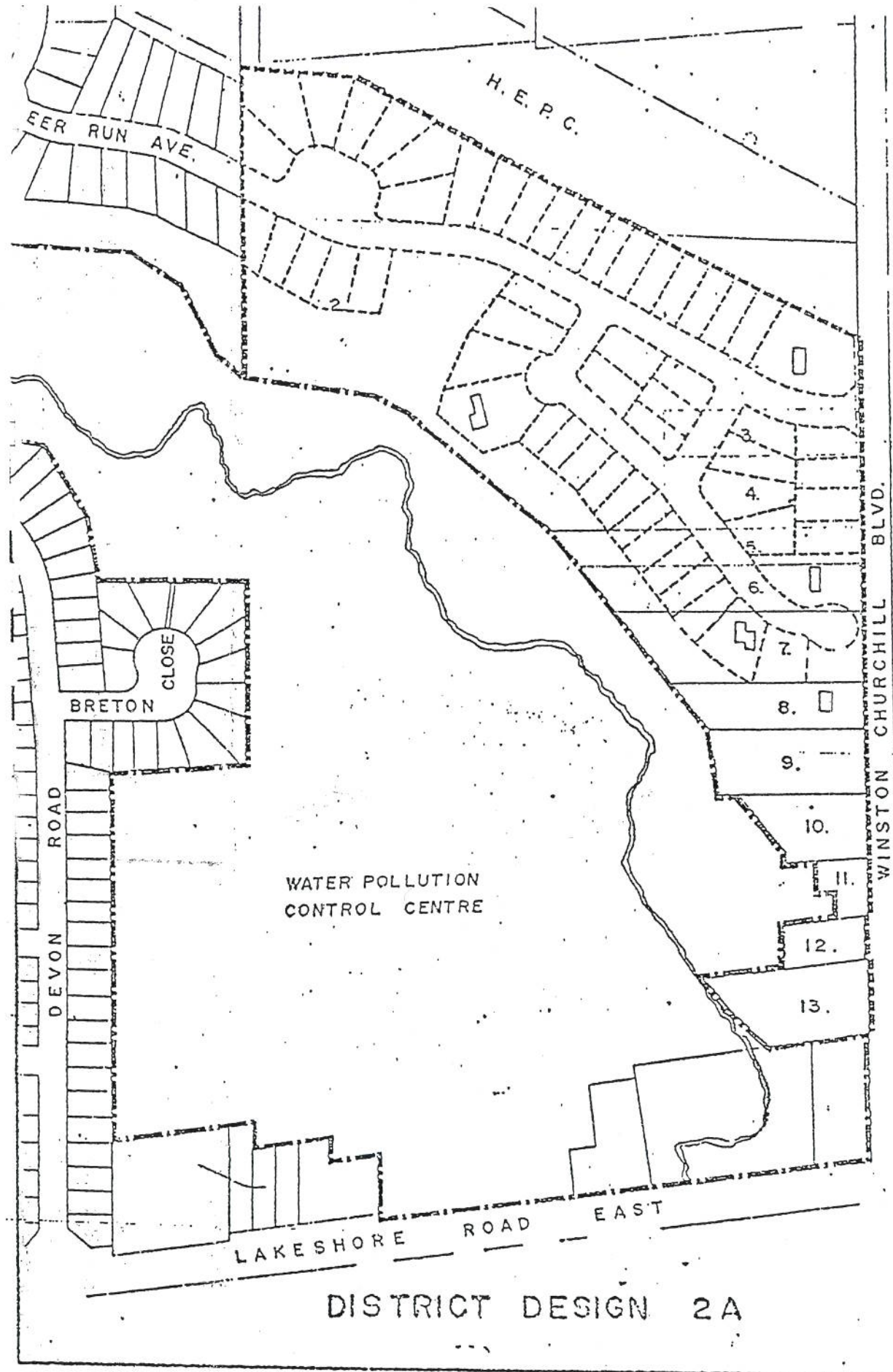
SPECIAL COMPLIMENT USE AREA
PUBLIC OPEN SPACE BUFFER AREA

TOWN OF OAKVILL
PLANNING DEPT.
Drafting Office

SCALE: 1" = 200'
DATE: NOVEMBER 1981
DAN. J.R.K.

DISTRICT DESIGN 1A

LANDOWNERS IN DISTRICT PLAN DESIGN EXERCISE



EXISTING OWNERSHIP

	Acres
LOTS	1.5
ROADS	1.5
PARKLAND	1.5
TOTAL	24

No.	Name of Owner	House #	Acres	Hectares
1	Heusel Construction Limited	560	6.85	2.77
2	Lawrence McNally	496, 464	11.35	4.59
3	Dorothy Heath	470	1.0	0.41
4	Katherine Adamus	460	1.55	0.63
5	Lugina & Vince Taddeo	450	1.21	0.49
6	Margaret Fisher	440	1.30	0.53
7	Frederick Johnson	430	1.74	0.70
8	Charles Tooke	412	0.88	0.36
9	Suzanne Vierke	402	1.08	0.44
10	Violet Goodwin	394	1.07	0.43
11	Ernest Wilson		0.23	0.09
12	Peter Stern	366	0.41	0.16
13	Harold Philips	348	1.06	0.43
			<u>29.73</u>	<u>12.03</u>

PARKWAY BELT WE

- SPECIAL COMPLIMENT USE AREA
- PUBLIC OPEN SPACE BUFFER AREA

TOWN OF OAKVILLE
PLANNING DEPT.
Drafting Office

SCALE: 1" = 200'
DATE: NOVEMBER 1991
DRN. J.R.K.

DISTRICT DESIGN 2A