



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: May 21, 2024

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**FROM:** Planning Services Department

**DATE:** May 7, 2024

**SUBJECT:** Public Meeting Report, Draft Plan of Subdivision and Zoning By-law Amendment, Spruce Rose Inc., File Nos.: 24T-24003/1613, Z.1613.66

**LOCATION:** 304 and 318 Spruce Street

**WARD:** Ward 3

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#### RECOMMENDATION

1. That the comments from the public with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision submitted by Spruce Rose Inc. (File Nos.: Z.1613.66 and 24T-24003/1613), be received.
2. That staff consider such comments as may be provided by Council and the public.

#### KEY FACTS

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

- **Nature of Application:** The applicant has applied for a Zoning By-law Amendment and Draft Plan of Subdivision to permit the creation of seven residential lots with site-specific regulations for minimum front yard setbacks and maximum lot coverage.
- **Proposal:** The proposed development consists of seven detached dwellings with driveways fronting onto Spruce Street and Reynolds Street. The proposed Zoning By-law Amendment would rezone the lands from Community Use (CU) to a site-specific Residential Low 5 (RL5) zone.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on September 19, 2023. It was attended by 34 participants, including members of the public, applicants, Town staff, and Ward 3 Councillors.

## APPLICATION SUMMARY

**Applicant/Owner:** Spruce Rose Inc.

**Purpose of the Applications:** The purpose of the applications is to create seven residential lots and one block for proposed daylight triangle, and rezone the subject lands from Community Use (CU) to Residential Low 5 (RL5) with special provisions to implement the proposal.

An aerial map, existing Livable Oakville land use schedule and Zoning By-law excerpt are included in **Appendix “A”**.

**Effect of the Applications:** The effect of the application is to construct seven detached dwellings with four driveways fronting Spruce Street and three driveways fronting Reynolds Street. Details of the applicant's proposal are included in the following Appendices:

- proposed draft Zoning By-Law - **Appendix “B”**.
- proposed Draft Plan of Subdivision - **Appendix “C”**.
- concept Plan, landscape plan and conceptual elevations - **Appendix “D”**.

**Submitted Plans / Reports:** The proponent has provided technical supporting studies/plans which are currently under review by various public agencies and internal Town departments. The supporting documentation is accessible on the Town’s website at [Spruce Rose Inc. - 304 and 318 Spruce Street - Z.1613.66 and 24T-24003/1613 \(oakville.ca\)](https://www.oakville.ca/304-and-318-spruce-street-z-1613-66-and-24t-24003-1613).

**Property Location:** The subject lands are located on the east side of Reynolds Street and the south side of Spruce Street, and are municipally known as 304 and 318 Spruce Street. The subject lands currently contain a Church with a fenced kids play area, two sheds and associated surface parking, as well as a two-storey detached dwelling with a detached garage.

**Surrounding Land Uses:** The surrounding land uses are as follows:

- North/South/East/West – various styles and sizes of detached dwellings, ranging from single-storey to two-storey structures, encompassing both original and newly constructed buildings.
- West – Trafalgar Road Heritage District.

**Key Milestones:**

This is a Bill 109 application.

Pre-Consultation Meeting	July 19, 2023
Public Information Meeting	September 19, 2023
Application Submitted	April 12, 2024
Application Deemed Complete	April 12, 2024
P & D Council - Public Meeting	May 21, 2024
Date Eligible for Appeal/Refund for Non-decision	July 12, 2024

Planning staff are targeting the July 8, 2024, Planning and Development Meeting for a recommendation.

**PLANNING POLICY CONTEXT**

The subject lands are subject to the following policy and regulatory framework:

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

A full analysis of the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019, as amended in 2020), Halton Region Official Plan and Livable Oakville Official Plan will be included within the future recommendation report.

Official Plan excerpts are included as **Appendix “E”**.

**MATTERS UNDER REVIEW**

The complete application was received in April 2024 and is under review by departments and agencies. The following are general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council, and commenting agencies:

- Integration/Impact on adjoining and adjacent properties
- Conformity with applicable policy
- Proposed use of land and density
- Appropriateness of the proposed zoning (RL5) given the surrounding context
- Appropriateness of the proposed request to reduce the minimum front yard setbacks and increase the maximum lot coverage
- Urban Design
- Tree Preservation
- Transportation Implications
- Stormwater Management
- Functional Servicing
- Public & Council Comments/Concerns
- Climate Change/Sustainability Goals

## **CONCLUSION**

Planning staff will continue to review and analyse the submitted Zoning By-law Amendment and Draft Plan of Subdivision application and address all technical matters, along with submitted public comments. 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 virtual Public Information Meeting (“PIM”) on September 19, 2023, and it was attended by 34 participants including members of the public, applicants, Town staff, and Ward 3 Councillors. Minutes of the meeting have been included as **Appendix “F”**.

All public comments received after the submission of the application and as of the date of the writing of this report are included as **Appendix “G”**.

Notice of complete application and statutory public meeting were distributed to property owners within 240 m of the subject lands in accordance with the Town’s current notice requirements and the *Planning Act*.

### **(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) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priority/priorities:

- To be a vibrant and livable community for all

**(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": Mapping

Appendix "B": Concept Plans

Appendix "C": Applicant's Draft Zoning By-law Amendment

Appendix "D": Applicant's Draft Plan of Subdivision

Appendix "E": Policy Excerpts

Appendix "F": Applicant Hosted Public Information Meeting Minutes

Appendix "G": Public Comments

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