

304-318 Spruce Street

# Public Meeting

May 21, 2024

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*If there is anyone watching the live stream of this meeting on [oakville.ca](http://oakville.ca) and you wish to speak to this item please call **905-815-6095** and we will connect you to the meeting. You will be called upon to speak following the registered delegations.*





# Location/Air Photo

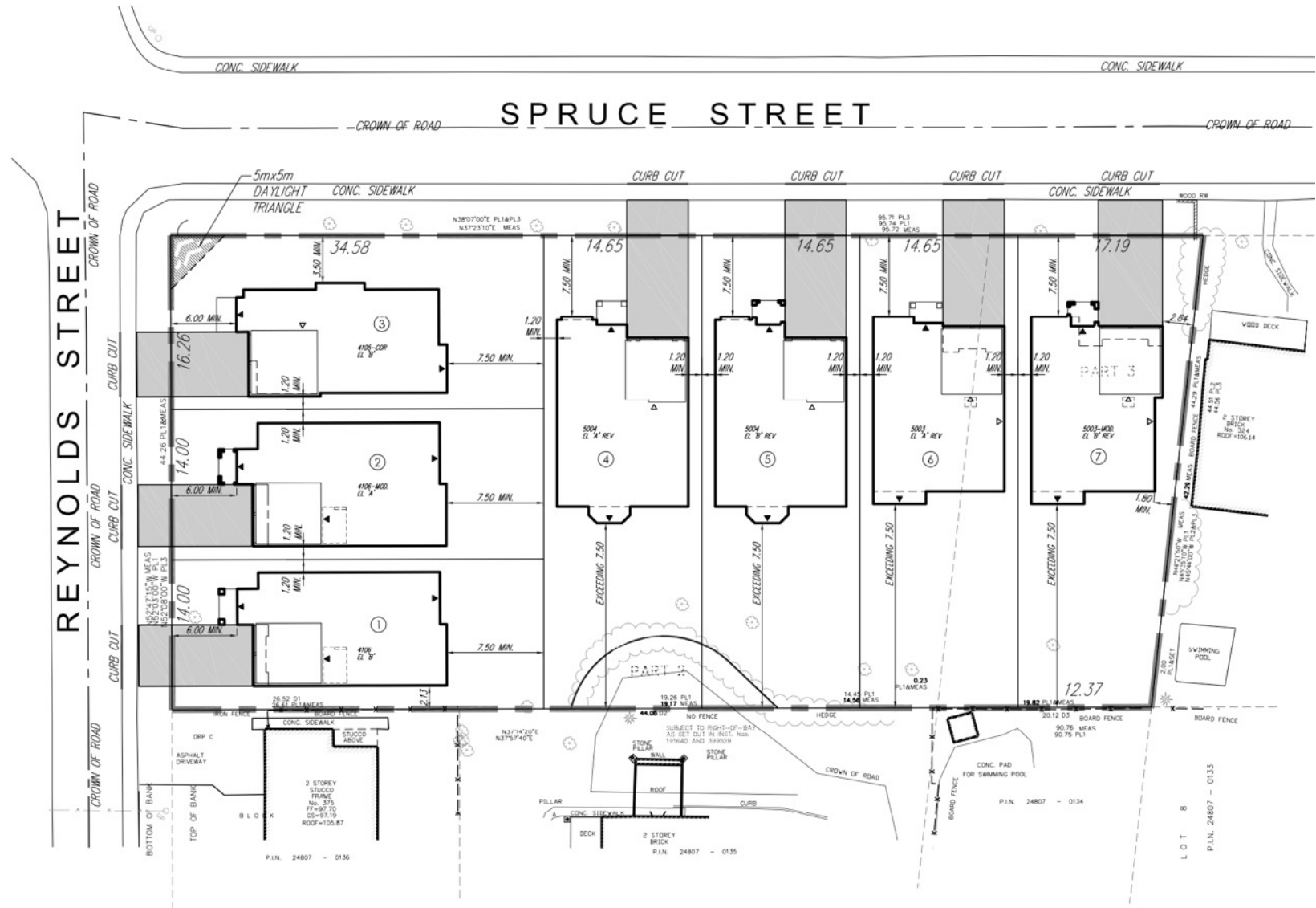




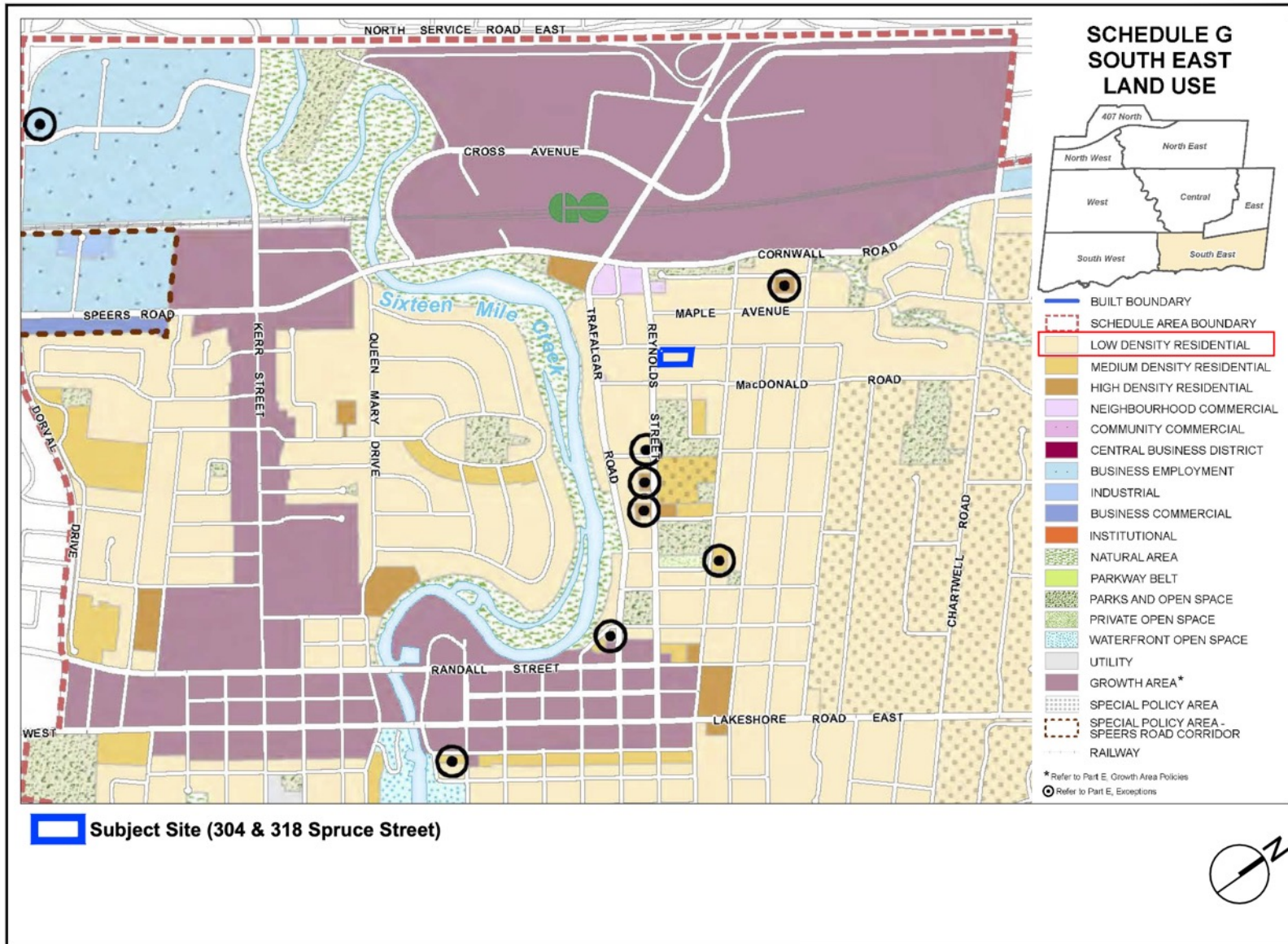
# Concept Plan



- Proposed 7 two-storey detached dwellings
- Attached double car garages
- 4 lots fronting Spruce Street and 3 lots fronting Reynolds Street



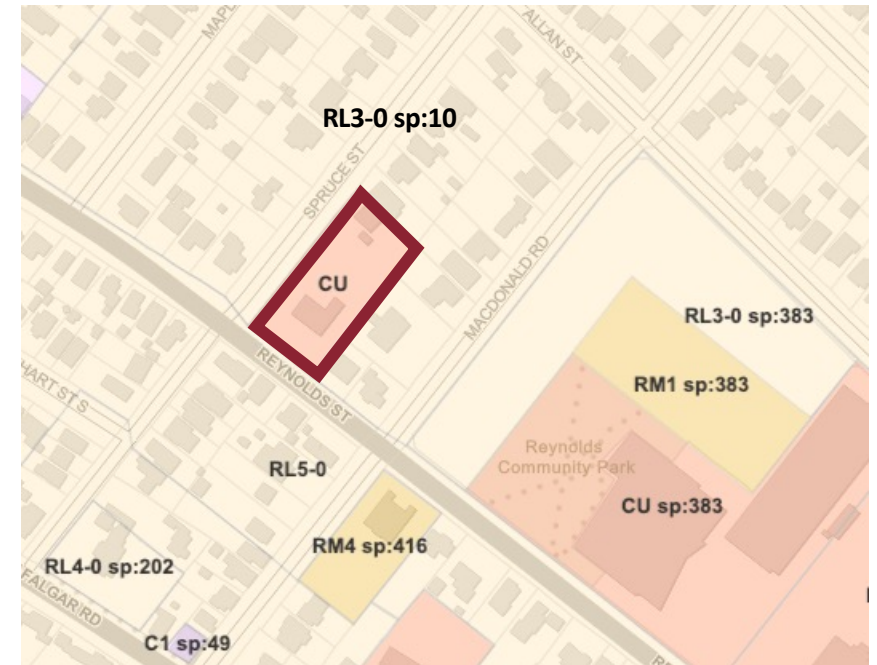
# Official Plan (Existing)



- **Designation** = Low Density Residential
- Proposed development conforms to the Official Plan
- Official Plan Amendment Not Required

# Zoning By-law 2014-014

- Existing Zoning: Community Use (CU)
  - Permits uses: place of worship, food bank, day care, school, etc. (residential uses are not permitted)
- **Proposed zoning:** Residential Low Five Zone with special provisions (RL5 sp:XX)
- Zoning By-law Amendment to allow residential use with site-specific provisions:
  - Reduce minimum front yard for Lots 1 to 3 to 6.0 metres (requires 7.5 metres)
  - Increase maximum lot coverage for Lots 1 to 2 to 44% (requires: 35%)





# Draft Plan of Subdivision (Proposed)

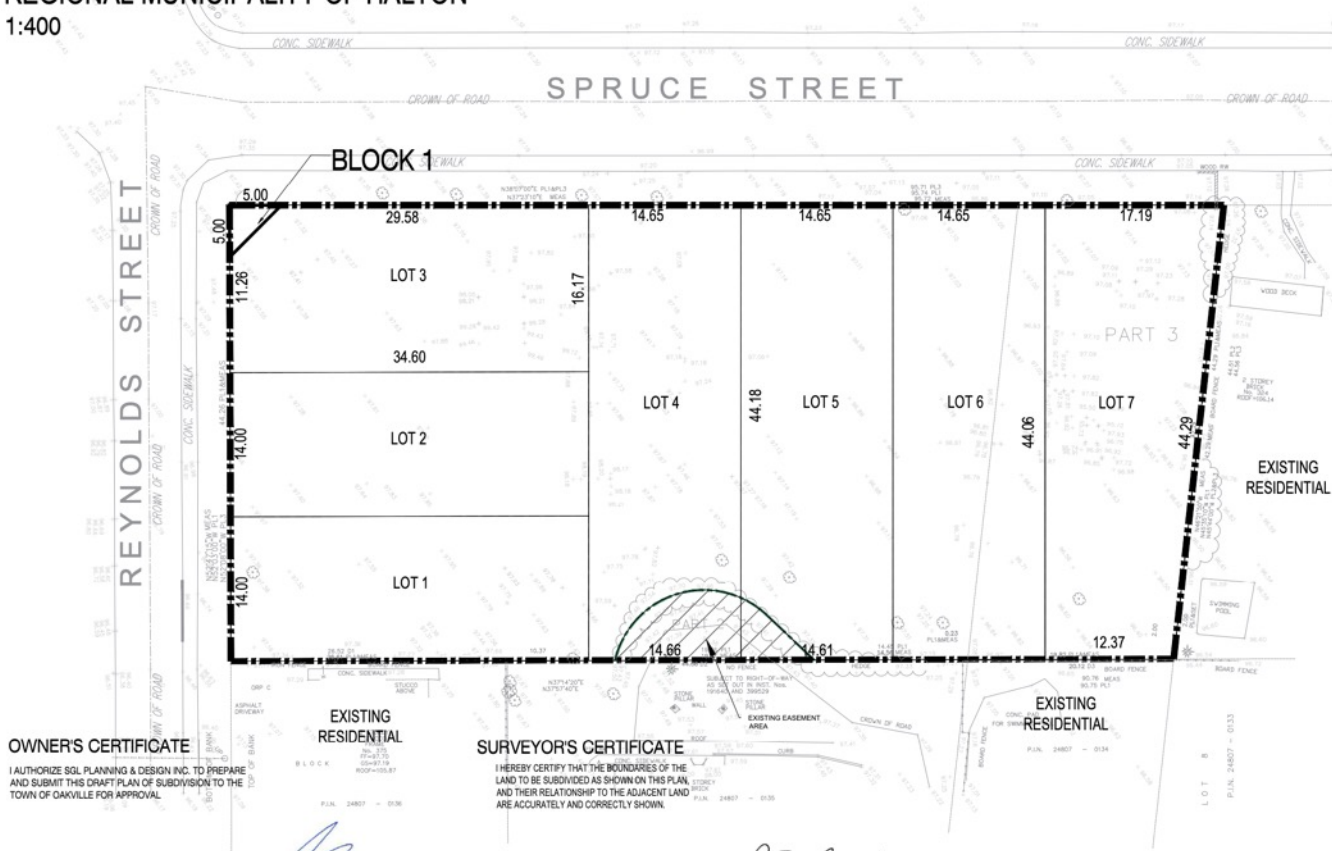
DRAFT PLAN OF SUBDIVISION  
PART OF BLOCK A  
REGISTERED PLAN 121  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON  
1:400

- 7 single-detached lots
- Block 1: Daylight Triangle
- Existing easement to the south (in favour of homeowner to the south)



KEY PLAN

SCALE: 1:1000



## SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. NOT APPLICABLE
- C. AS SHOWN ON DRAFT PLAN
- D. AS SHOWN ON DRAFT PLAN
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL WATER SERVICES
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. MUNICIPAL SANITARY AND STORM SEWER AVAILABLE FROM ADJACENT STREET

## SCHEDULE OF LAND USE

	BLOCKS	RES. UNITS	+Ha.	+Ac.
<b>BLOCK 1</b>				
LOT 1	DAYLIGHT TRIANGLE	1	0.001	0.003
LOT 2	SINGLE-DETACHED	1	0.048	0.119
LOT 3	SINGLE-DETACHED	1	0.048	0.119
LOT 4	SINGLE-DETACHED	1	0.055	0.136
LOT 5	SINGLE-DETACHED	1	0.065	0.161
LOT 6	SINGLE-DETACHED	1	0.065	0.161
LOT 7	SINGLE-DETACHED	1	0.065	0.161
<b>TOTAL</b>		<b>8</b>	<b>0.412</b>	<b>1.02</b>

### OWNER'S CERTIFICATE

I AUTHORIZE SOL PLANNING & DESIGN INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

### EXISTING RESIDENTIAL

PLN. 24807 - 0133

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

### EXISTING RESIDENTIAL

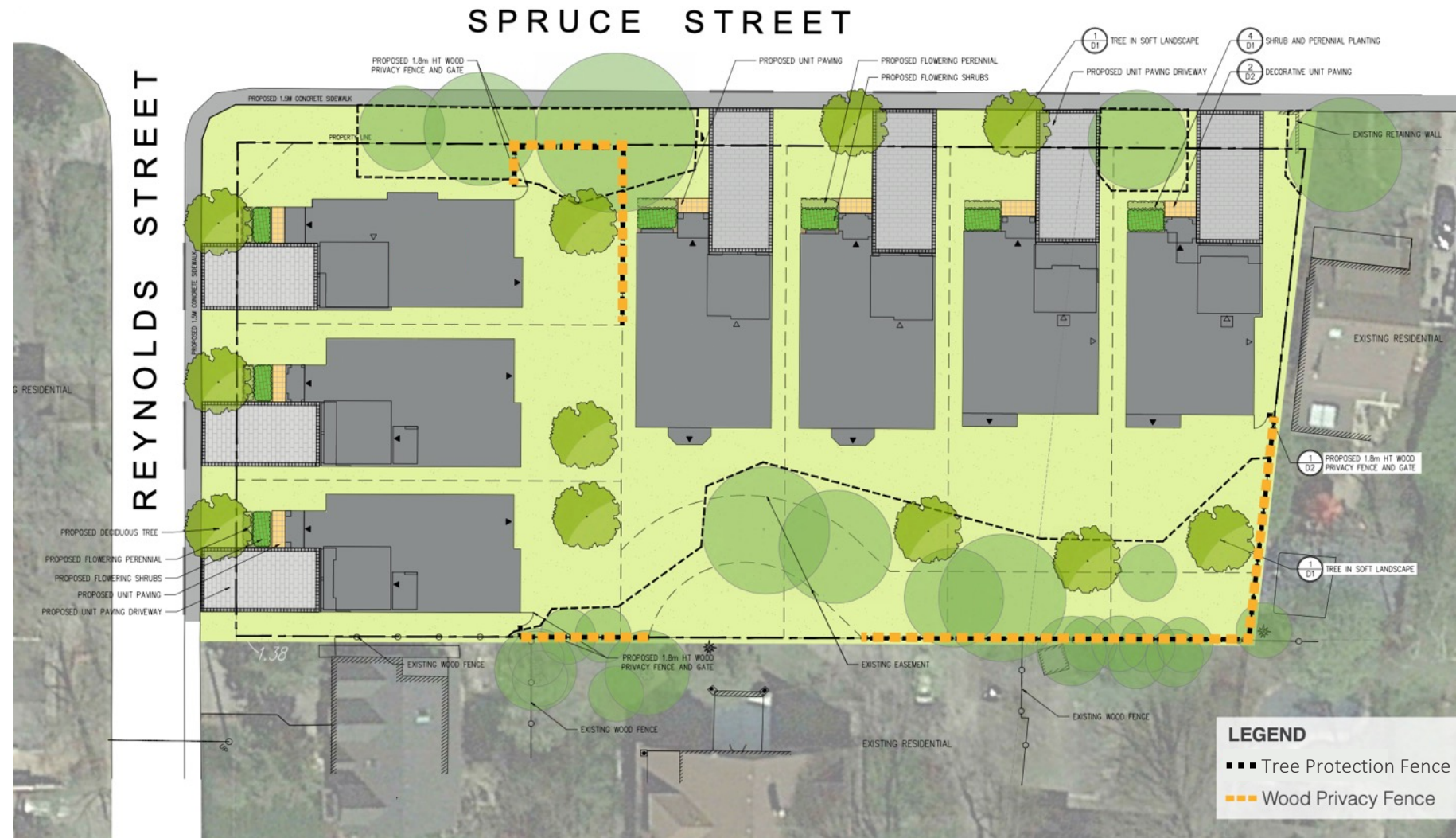
PLN. 24807 - 0134

DATE FEBRUARY 23, 2024 SILVIO GUGLIETTI A.S.O.

DATE FEBRUARY 23, 2024 R. DENBROEDER O.L.S.

# Climate Change

- Soft front and rear yard landscaping with trees and shrubs
- Opportunities for new street trees
- Pavers on driveways
- Tree protection fencing for existing trees



# Public Engagement – September 19, 2023

- Questions on lot width, lot depth, lot coverage, front, side yard requirements
  - Will be generally consistent with RL5 Zone provisions
  - Zoning By-law amendment required for front yard and lot coverage
  - Lot coverage ranges from 30.5 to 43.9%
- Questions on height of proposed buildings
  - Below maximum height requirement of 12.0m
- Questions on benefits/impact on residents
  - Redevelopment of underutilized church and parking lot
  - Separation from south property line and Lot 1 increased from 1.2m to 2.13m
- Questions on timing
  - Approximately 2 to 3 years before construction begins
- Questions on design
  - Style and massing of buildings designed in accordance with Town's urban design guidelines though facades will vary as per the renderings



# Streetscape



REYNOLDS STREET



SPRUCE STREET

# Conclusion

- No Official Plan Amendment required
- Zoning By-law Amendment required to permit residential use & built form
- Draft Plan of Subdivision to create 7 residential lots
  - 7 two-storey single detached homes

COLOUR RENDERINGS 304 & 318 SPRUCE STREET, OAKVILLE, ONT.



Lot 3



Lot 2



Lot 1

REYNOLDS STREET



Lot 7



Lot 6



Lot 5



Lot 4

SPRUCE STREET



# THANK YOU

*Any comments/questions can be sent to  
Muzaib Riaz – [muzajib.riaz@oakville.ca](mailto:muzajib.riaz@oakville.ca) and the Town Clerk at  
[townclerk@oakville.ca](mailto:townclerk@oakville.ca)*