

Item 6.1
Proposed Zoning By-law Amendment
348 Macdonald Road
Fernbrook Homes (OTMH) Ltd.
Z.1613.67, Ward 1

Supporting Points for Opposition

Delegation by Cat Allen

Recalling the Town's Design Direction to Developer (2018)

MEMO To: Mr. Domenic Lunardo, Program Co-ordinator, Downtown Projects From: Planning Services

Date: February 1, 2018

Subject: Draft Plan of Subdivision - Former Oakville-Trafalgar Memorial Hospital Lands

- Town's Livable by Design Manual sets the framework for desirable and compatible development. **This document should be used for guidance for all new development.** Following is additional high-level design direction for the specific areas within the Master Plan.
- Low density residential area along MacDonald Road and Allan Street is envisioned as a gentle transition from the existing single-detached housing toward denser uses on the site.
 - The existing homes along MacDonald Road and Allan Street are predominantly small, 1-1.5 storey in height with few 2-storey structures.
 - **The design is diverse and a large part of the character of the area is created by this diversity, as well as by the mature vegetation.**

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- Low density development should respect the existing character of the area by:
 - Creating lot patterns similar to those existing in the area;
 - **Reflecting the existing houses in the area by including smaller, one-storey elements, incorporating second storey living spaces within the attic and recessing the garage behind the main wall.**
 - Designing massing broken into smaller elements with one-storey components to better integrate with the existing context (refer to Town's Design Guidelines for Stable Residential Communities);
 - Creating wide variety of the designs with no repetitions of the same models on one street;
 - **Designing garages setback from the main wall;**
 - Addressing corner lots with homes featuring the same level of detail on both fronting, as well as flanking elevations, and oriented towards both streets;
 - Upgrading rear elevations of all units backing onto the park;
 - Creating a rear yard / park relationship through innovative design solutions;
 - **Preserving mature trees;** and
 - Providing strategically placed and narrow driveways at the property line to allow for street trees which would complement the existing mature trees in the area.

Fernbrook Homes was aware of the Town's requirements

Town of Oakville: "Plans for residential site on former hospital lands moves ahead" Wednesday, May 04, 2022

On April 28, 2022 the sale of the future residential lands to Fernbrook Homes was finalized.

The purchaser will follow the approved draft plan of subdivision which allows for 19 single detached dwelling lots along MacDonald Road and Allan Street, 16 townhomes internal to the site and a new public street on the lands.

As part of the sale of the property, the developer will be committing to constructing all dwellings to complement the existing mature residential neighbourhood and maintain the character of the community as intended in the town's official plan

Town's Official Plan Policies

- Objectives in Section 11
 - The **Livable Oakville Plan** defines character as ‘the collective qualities and characteristics that distinguish a particular area or neighbourhood’. It identifies **maintaining, protecting and enhancing the character of existing residential areas as an objective of the residential land use policies** (S.11.a). *(Residential Character Study by Town of Oakville December 2017)*
- Evaluation Criteria in Section 11.1.9
 - 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....;**
 - 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.**

Peace of Mind When Buying a Home

- Mayoral Statements
 - “Our goal is to only allow **changes that do not alter the character of our neighbourhoods**. It is vitally important our residents and builders participate in this process.”
Mayor Rob Burton, oakvillenews.org
 - “**Preserving the character of stable established neighbourhoods** by directing new development to specific growth nodes is the premise of the town’s Official Plan.”
Mayor Burton on Official Plan: Village Report
 - “The new PPS reinforces our Official Plan’s policies to **conserve the character of our stable neighbourhood streets** where we live. They encourage us to control growth by directing height and density to transit-rich strategic growth nodes and corridors.” Mayor Burton State of the Town, Town of Oakville

Peace of Mind When Buying a Home

- Urban Design Implementation
 - The **Livable by Design Manual** includes “**Design Guidelines for Stable Residential Communities**” (endorsed April 29, 2013) to apply Official Plan criteria at the site plan and minor variance stages, guiding massing, siting, landscaping and heritage integration so as not to jeopardize neighbourhood distinctiveness (Town of Oakville)
- Council’s Strategic Growth Vision
 - Under **Growth Management** in Council’s Strategic Plan, Oakville commits to “managing forecasted **growth while protecting natural areas, preserving cultural heritage, and maintaining the character of existing neighbourhoods...**

These examples collectively demonstrate how Oakville’s planning framework, leadership, and community engagement all converge on a common goal: new **growth that respects** and reflects the established character and aesthetics of its residential neighbourhoods.