



REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: APRIL 18, 2017

FROM: Planning Services Department

DATE: March 27, 2017

SUBJECT: Public Meeting Report, Zoning By-law Amendment, Trustees of Hopedale Presbyterian Church, 156 Third Line, File No. Z.1726.07
West side of Third Line, north of Salvator Boulevard

LOCATION: West side of Third Line, north of Salvator Boulevard

WARD: 1

Page 1

RECOMMENDATION:

1. That comments from the public with respect to the Zoning By-law Amendment application by the Trustees of Hopedale Presbyterian Church, File No. Z.1726.07, be received; and
2. That notice of Council's decision reflect that any comments received from the public will be appropriately addressed.

KEY FACTS:

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

- A Zoning By-law Amendment application was submitted on December 23, 2016 by the Trustees of Hopedale Presbyterian Church to rezone (map change only) a portion of the church property from "*CU*" *Community Use* to "*RL2-0*" *Residential Low* to permit the creation of two residential lots.
- The site is located on the west side of Third Line, north of Salvator Boulevard.
- The application was deemed complete on January 18, 2017.
- A Public Information Meeting was held on March 21, 2017. Nine members of the public were in attendance. No concerns were raised.
- Staff will submit a recommendation report for Council's consideration at a future Planning and Development Council meeting.

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,

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Subject: **Public Meeting Report, Zoning By-law Amendment, Trustees of Hopedale Presbyterian Church, 156 Third Line, File No. Z.1726.07 West side of Third Line, north of Salvator Boulevard**

Page 2

ask questions of clarification and identify planning matters to be considered. The report is to be received and no recommendations on the applications are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the 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 applicant has submitted a Zoning By-law Amendment (ZBA) application to rezone (map change only) a portion of the existing church property from “CU” *Community Use* to “RL2-0” *Residential Low* to permit the creation of two residential lots with frontage and access onto Third Line. The proposed lots comply with the minimum lot area requirement of 836 sq.m., and the minimum lot frontage requirement of 18 metres, under the RL2-0 Zone.

	Lot Area (sq. m.)	Frontage (m)
Parcel A	960	22.50
Parcel B	837	22.90

Figures 1 below highlight the proposed development.

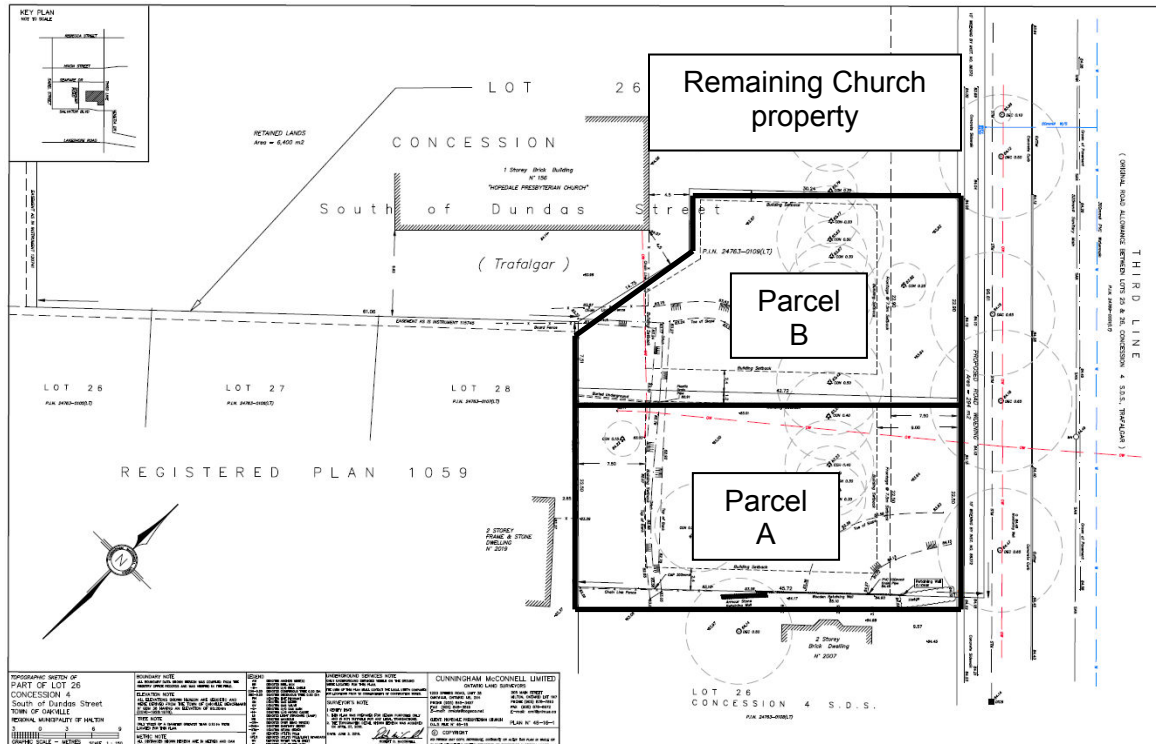


Figure 1

Location and Site Description (Figure 2)

The existing church property, being 0.85 ha in size, is located on the west side of Third Line, north of Salvator Boulevard. Frontage on Third Line is approximately 96 metres.

The area of the existing church property subject to the zoning amendment is identified on Figure 2. A number of trees are located on the lots to be created.

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156 Third Line, File No. Z.1726.07 West side of Third Line, north of Salvator Boulevard

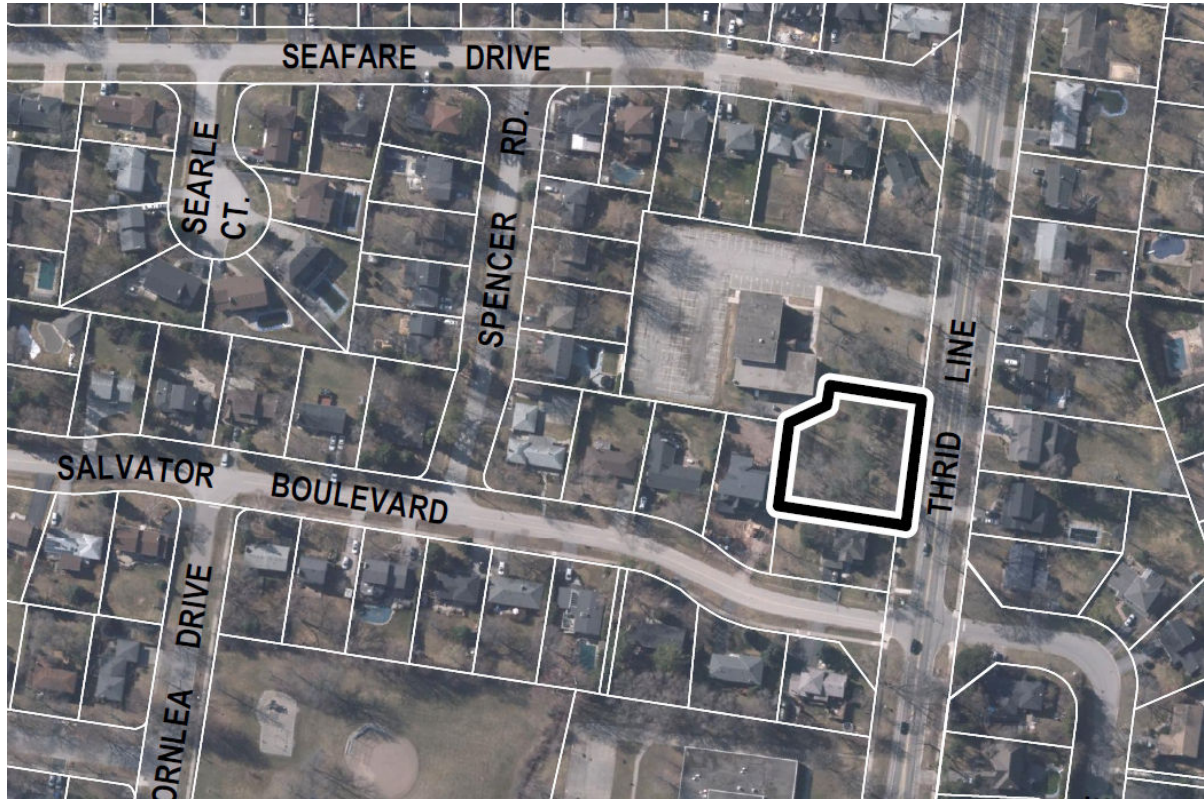


Figure 2 - Airphoto

Surrounding Land Uses

The surrounding land uses are detached residential and the existing church.

From: Planning Services Department

Date: March 27, 2017

Subject: **Public Meeting Report, Zoning By-law Amendment, Trustees of Hopedale Presbyterian Church, 156 Third Line, File No. Z.1726.07 West side of Third Line, north of Salvator Boulevard**

Page 5

FRAMEWORK

Provincial Policy Statement (PPS) – 2014

The Provincial Policy Statement is intended to promote a policy led system, which recognizes 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 by promoting a compact development form.

On February 24, 2014, the Ministry of Municipal Affairs and Housing issued a new Provincial Policy Statement (PPS) 2014 under Section 3 of the *Planning Act*. The new PPS replaces the 2005 statement and is effective April 30, 2014.

Region of Halton Official Plan

The Ontario Municipal Board has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. Development applications are being reviewed in accordance with the approved policies of ROPA 38.

The lands are designated "Urban Area" according to the Region's Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan.

Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011 and is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan for the Greater Golden Horseshoe.

The site is designated as '*Low Density Residential*' on Schedule F, South West Land Use.

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Subject: Public Meeting Report, Zoning By-law Amendment, Trustees of Hopedale Presbyterian Church, 156 Third Line, File No. Z.1726.07 West side of Third Line, north of Salvator Boulevard

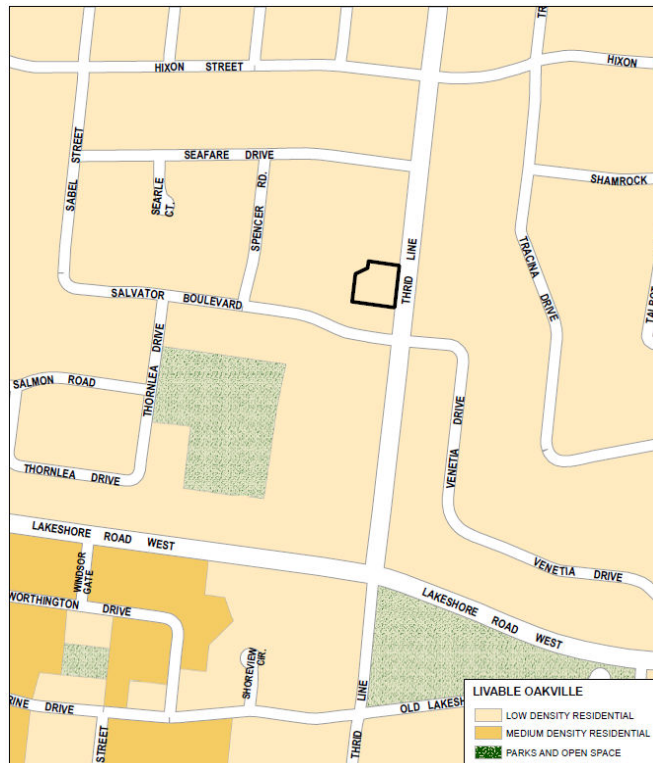


Figure 3 – Livable Oakville Plan excerpt

The subject lands are located in a stable residential community as identified by the Livable Oakville Plan. Part D, Section 11 applies and states the following.

“11.1.8 *Intensification* within the stable residential communities shall be provided as follows:

... 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 sections 11.1.9 and all other applicable policies of this Plan...”

The policy criteria within Section 11.1.9 for evaluating development applications within all stable residential communities is as follow.

From: Planning Services Department

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Subject: Public Meeting Report, Zoning By-law Amendment, Trustees of Hopedale Presbyterian Church, 156 Third Line, File No. Z.1726.07 West side of Third Line, north of Salvator Boulevard

Page 7

“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.*
- 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.*

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Subject: Public Meeting Report, Zoning By-law Amendment, Trustees of Hopedale Presbyterian Church, 156 Third Line, File No. Z.1726.07 West side of Third Line, north of Salvator Boulevard

- l) *Utilities shall be adequate to provide an appropriate level of service for new and existing residents."*

Zoning

The site is currently zoned "CU" *Community Use* within By-law 2014-014 as highlighted on Figure 4.

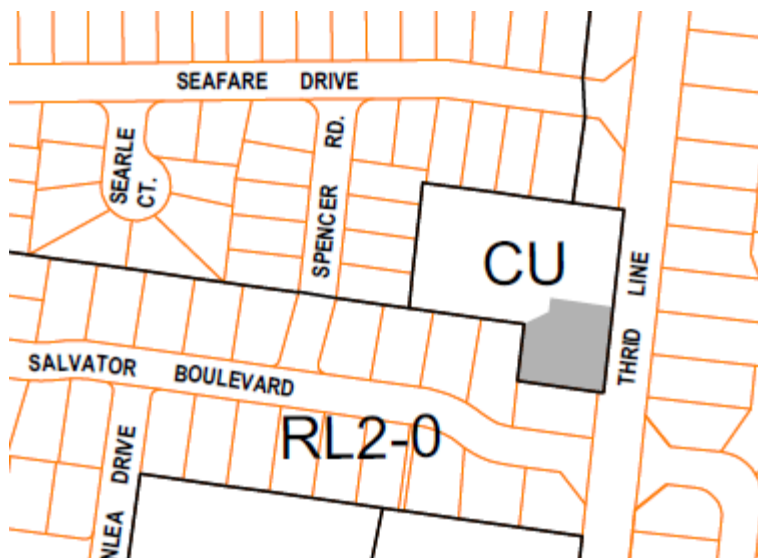


Figure 4 – By-law 2014-014
(shaded area subject to ZBA and future consent application)

The applicant has submitted a Zoning By-law Amendment application to rezone (map change only) a portion of the site, as shaded, from "CU" *Community Use* to "RL2-0" *Residential Low* to permit the creation of two residential lots.

COMMENTS

The application was submitted on December 23, 2016. The following information has been submitted related to the application:

- Planning Justification Report
- Draft Zoning By-law Amendment;
- Aerial photograph;
- Lotting Plan; and,
- Various technical plans and reports such as Character Impact Analysis, Functional Servicing Report and Plans, Arborist and Tree Preservation Plan, and Phase One Environmental Site Assessment.

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156 Third Line, File No. Z.1726.07 West side of Third Line, north of Salvator Boulevard

Page 9

The application has been circulated to the various departments and agencies. As such, the application remains under technical review. Various supporting documentation has been placed on the Town's website at <http://www.oakville.ca/business/da-13905.html>.

Matters to be considered

A complete analysis of the application on the appropriateness of the proposal continues to be undertaken. This includes, but is not limited to, a review of the following matters identified to date:

- Protecting and maintaining the existing neighbourhood character; and,
- Appropriateness of proposed rezoning.

A Consent application followed by Site Plan approval would be required in the future prior to any building permit being considered. Through these processes, staff will review in detail matters such as grading and drainage, tree protection/loss, servicing and driveway locations.

CONCLUSION

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

CONSIDERATIONS:

(A) PUBLIC

Notice for this meeting was provided through a mailing to all properties within 120 m of the subject property and placed on the site sign.

A Public Information Meeting was held on March 21, 2017. Nine members of the public attended. No concerns were raised.

(B) FINANCIAL

None associated with this report.

Capital works associated with the proposal are local requirements and not anticipated to have any impact on the town. The value of applicable cash-lieu of parkland and development charges will be determined at the rates in effect at building permit issuance.

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(C) IMPACT ON OTHER DEPARTMENTS & USERS

The proposal has been circulated to the various agencies and departments for consideration. As such, the application remains in technical circulation.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

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

APPENDICES:

Appendix A - Draft Zoning By-law Amendment by Applicant

Prepared by:

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Senior Planner

Current Planning – West District

Recommended by:

Charles McConnell, MCIP, RPP

Manager

Current Planning – West District

Submitted by:

Mark H. Simeoni, MCIP, RPP

Director, Planning Services