



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 12, 2017

FROM: Planning Services Department

DATE: May 24, 2017

SUBJECT: Public Meeting Report, Zoning By-law Amendment and Draft Plan of Subdivision, Sabrina Homes (Burloak Acquisitions) Inc., 181 Burloak Drive, File No.: Z.1731.12 and 24T-17002/1735 - East side of Burloak Drive, north of Stevenson Road

LOCATION: East side of Burloak Drive, north of Stevenson Road

WARD: 1

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RECOMMENDATION:

That comments from the public with respect to the Zoning By-law Amendment and Draft Plan of Subdivision application by the Sabrina Homes (Burloak Acquisitions) Inc., File No. Z.1735.12 and 24T-17002/1735, be received.

KEY FACTS:

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

- A Zoning By-law Amendment and Draft Plan of Subdivision application was submitted on March 7, 2017 by Sabrina Homes (Burloak Acquisitions) Inc. to rezone the property to “*RL5*” Residential Low (entire property) with a special provision (reduced lot frontage onto Burloak Drive) from “*RL3*” Residential Low and “*RL5*” Residential Low and to permit the creation of a four lot Draft Plan of Subdivision.
- Three lots are proposed to front onto Burloak Drive with the fourth fronting onto Wilmot Crescent.
- The site is located on the east side of Burloak Drive, north of Stevenson Road.
- The application was deemed complete on March 30, 2017.
- A Public Information Meeting was held on May 9, 2017. Ten members of the public were in attendance. Concerns related to grading and drainage, construction access and size of lot 1/built form in relation to the lots on Wilmot Crescent were raised.
- Staff will submit a recommendation report for Council’s consideration at a future Planning and Development Council meeting.

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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, 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

A Zoning By-law Amendment and Draft Plan of Subdivision application was submitted by Sabrina Homes (Burloak Acquisitions) Inc. to

- rezone the property to “*RL5*” *Residential Low* (entire property) with a special provision (reduced lot frontage on Burloak Drive) from “*RL3*” *Residential Low* and “*RL5*” *Residential Low*; and,
- to permit the creation of a four lot Draft Plan of Subdivision.

Three lots are proposed to front onto Burloak Drive with the fourth fronting onto Wilmot Crescent.

Figures 1 below highlight the proposed development.

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Figure 3a – view from Burloak Drive



Figure 3b – View from Wilmot Crescent

Surrounding Land Uses

The surrounding land uses are detached residential.

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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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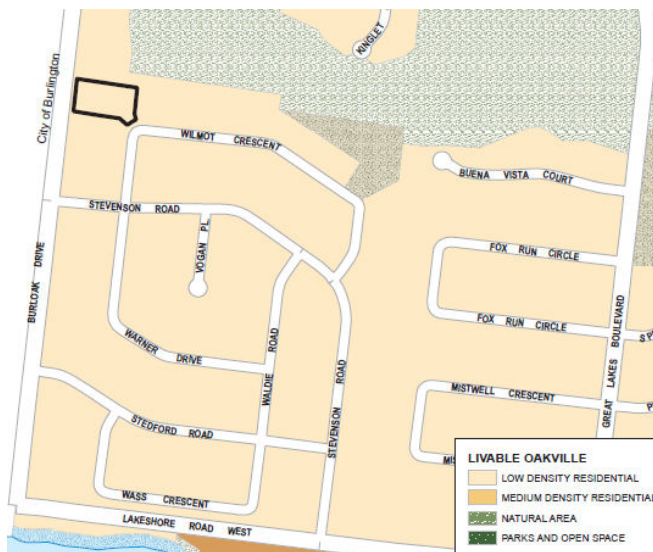


Figure 3 – Livable Oakville Plan excerpt

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:

- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, land division, and/or the conversion of an existing building into one or more units, may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 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.

“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.*

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

Zoning

The site is currently zoned within By-law 2014-014 as highlighted on Figure 4

- “RL3” Residential Low - majority of the site; and,
- “RL5” Residential Low - a small portion of the lot fronting onto Wilmot Crescent.

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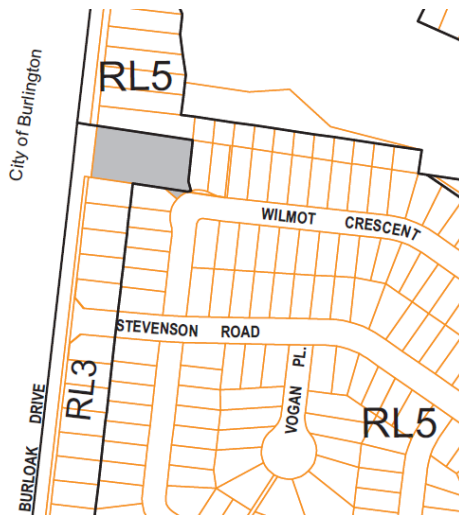


Figure 4 – By-law 2014-014

The applicant has submitted a Zoning By-law Amendment application to rezone the property to “*RL5 Residential Low*” (entire property) with a special provision (reduced lot frontage on Burloak Drive only – 13.2 m from 15 m) from “*RL3 Residential Low*” and “*RL5 Residential Low*” to permit the creation of a four lot Draft Plan of Subdivision. A copy of the Zoning By-law Amendment, as submitted by the applicant, can be found on the Town’s website at <http://www.oakville.ca/business/da-14192.html>. Copies can be made available upon request.

COMMENTS

The application was submitted on March 7, 2017. The following information has been submitted related to the application:

- Planning Rationale and Justification Report
- Draft Zoning By-law Amendment;
- Aerial photograph;
- Draft Plan of Subdivision; and,
- Various technical plans and reports such as Urban Design Brief, Functional Servicing Report and Plans, Arborist Report, Tree Inventory Plan, Environmental Site Screening Questionnaire, and Phase One Environmental Site Assessment.

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-14192.html>.

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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 the proposed rezoning and Draft Plan of Subdivision.

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 of 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 May 9, 2017. Ten members of the public attended. Concerns related to grading and drainage, construction access and size of lot 1/built form in relation to the lots on Wilmot Crescent were raised. Comments received to date are include in Appendix B.

(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.

(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.

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(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 - Public Comments

Prepared by:

Robert H. Thun, MCIP, RPP

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