



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 12, 2017

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**FROM:** Planning Services Department

**DATE:** May 19, 2017

**SUBJECT:** Public Meeting Report, Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium, East Sovereign GP Inc. 2286, 2296 & 2298 Sovereign Street & 124, 126 & 128 East Street, File No. OPA 1728.62, Z.1728.62, 24T-17001/1728 and 24CDM-17001/1728, northwest corner of Sovereign Street and East Street

**LOCATION:** 2286, 2296 & 2298 Sovereign Street and 124, 126 & 128 East Street

**WARD:** 1

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### RECOMMENDATION

That comments from the public with respect to the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications by East Sovereign GP Inc. (File Nos. OPA 1728.62, Z.1728.62, 24T-17001/1728 and 24CDM-17001/1728), be received.

### KEY FACTS

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

- The subject lands are located at the southwest corner of East Street and Sovereign Street.
- Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications were submitted to develop the site with 20 townhouse dwelling units on a private condominium road.
- The applications were deemed complete on March 21, 2017
- A Public Information Meeting was held on May 10, 2017 where 13 residents attended.

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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 matters to be considered. The report is to be received and no recommendations on the application are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical 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.

The subject applications were deemed complete on March 21, 2017 and a Public Information Meeting was held on May 10, 2017. The applicant proposes to redesignate the lands to medium density residential, rezone the lands to a site-specific RM1 zone, and has submitted draft plan of subdivision and condominium applications to permit a 20 unit townhouse development.

### Proposal

Official Plan Amendment, Zoning By-law amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications were submitted in February 2017 by East Sovereign GP Inc. to develop the site with 20 townhouse dwelling units on a private condominium road, as shown in Figure 1 below.

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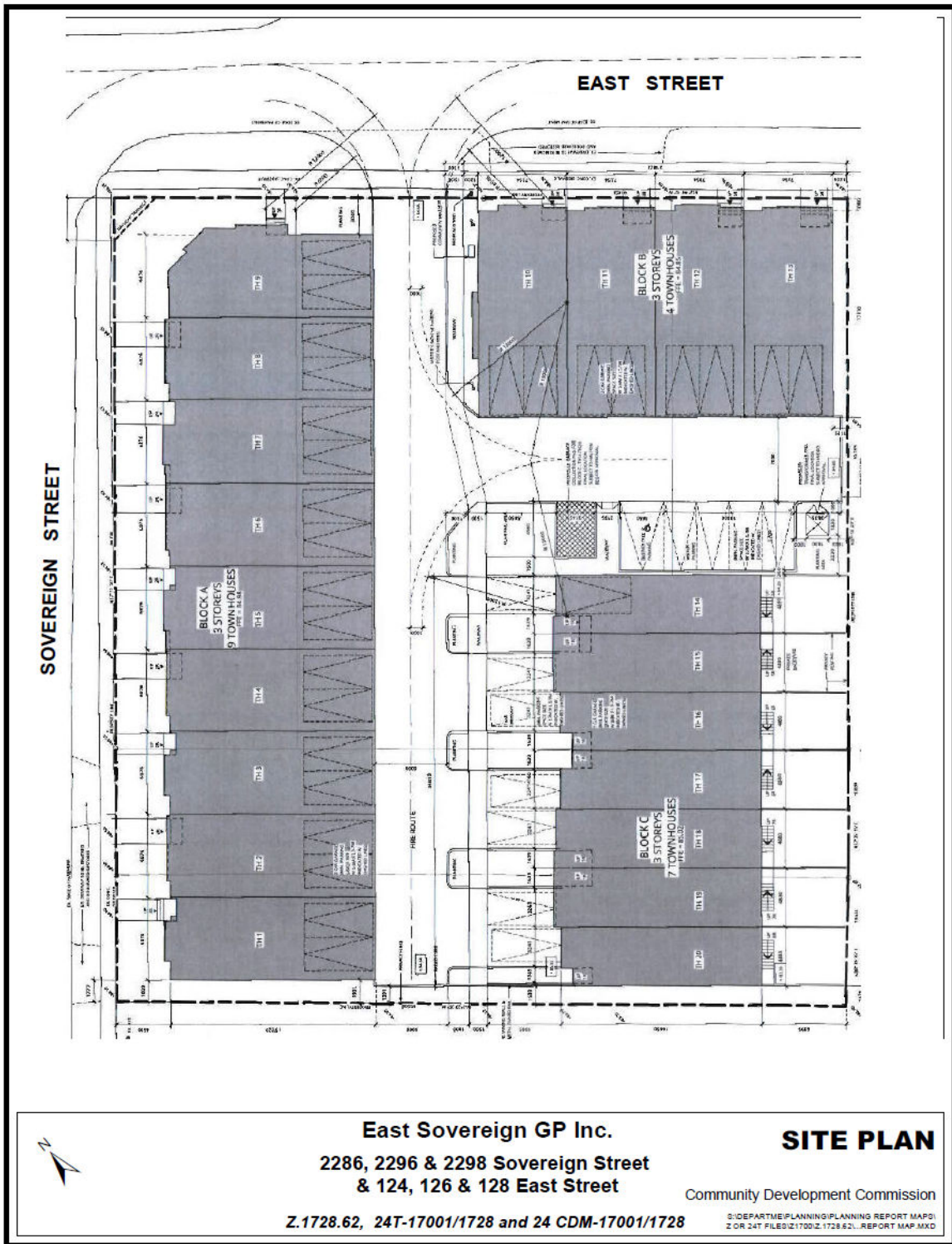


Figure 1: Proposed Site Plan

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Location

The subject lands are located at southwest corner of Sovereign Street and East Street within Bronte Village.



Figure 2: Air Photo



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### Site Description

The subject lands are 0.4 ha in size and occupied by four detached dwellings, two semi-detached dwellings and a number of trees.

### Surrounding Land Uses

The surrounding land uses are as follows:

North & East: single-detached dwellings

South: commercial fronting Lakeshore Road West

West: detached, semi-detached and townhouse dwellings

## **POLICY FRAMEWORK**

### Livable Oakville Plan

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

The lands are located within the Bronte Village Growth Area and designated as 'Low Density Residential' on Schedule P, Bronte Village Land Use, in the Livable Oakville Plan (Appendix A).

Concurrent with the subject development application, the town's Official Plan Review is ongoing which includes a review of the policies that direct growth and change in Bronte Village. As part of the town led Bronte Village Growth Area Review, new and revised policies are being considered to ensure the goals and objectives for Bronte Village continue to be realized.

The review commenced in May 2015 and has included several public engagement events to seek input from the public. On January 16, 2017, town staff presented draft policy changes for the Bronte Village Growth Area to the Livable Oakville Council Subcommittee. Staff subsequently presented the draft policy changes to the public on March 1, 2017 for further public input and feedback.

Amongst other draft policy changes, the lands circled in red on Figure 3 (including the subject lands) would be redesignated from Low Density Residential, to Medium Density Residential (and permit multiple-attached dwelling units).

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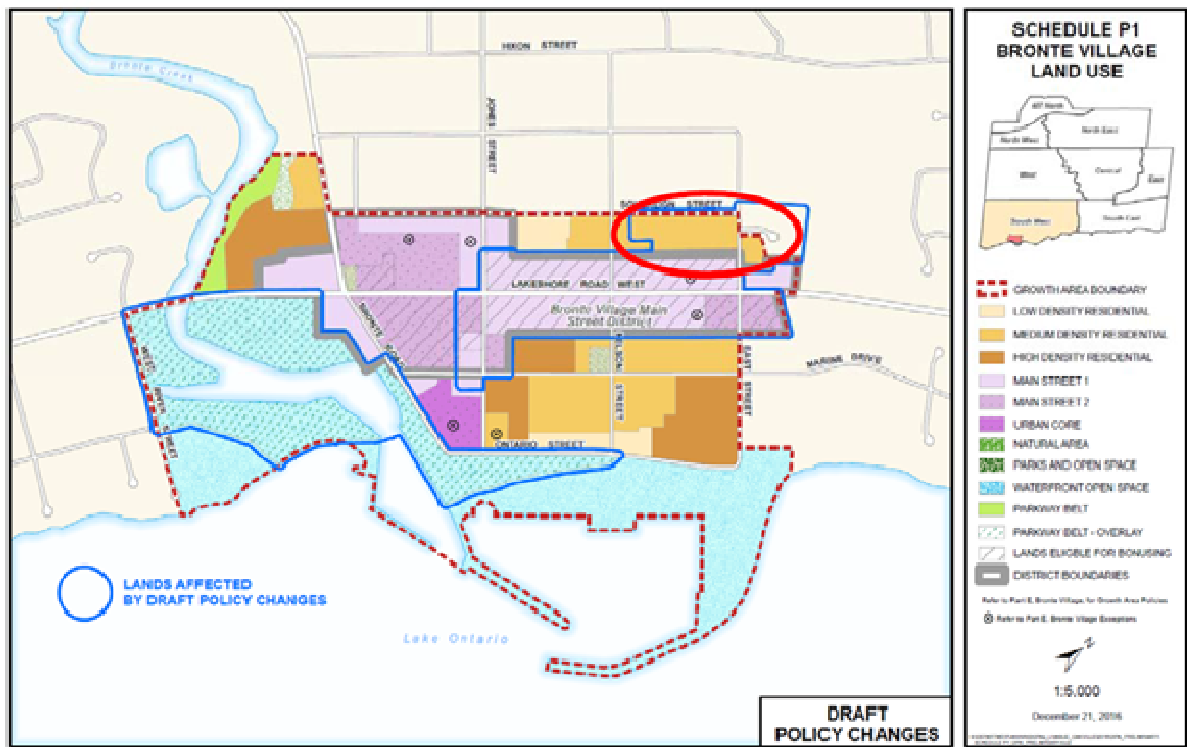


Figure 3: Draft Bronte Village Land Use Schedule

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While this draft policy change has not been approved, and is not in force or effect, it is expected to be considered by Council in the 4th quarter of 2017.

Similarly, the applicant proposes to redesignate the subject lands to medium density residential which may permit a range of medium density housing types including multiple-attached dwelling units within a density range of between 30 to 50 dwelling units per site hectare. The draft Official Plan amendment submitted by the applicant may be viewed in the Planning Services Department, 2<sup>nd</sup> floor Town Hall, during regular business hours (8:30am-4:30pm), or on the Town of Oakville website at <http://www.oakville.ca/business/da-14109.html>

Section 24.2.1 of the Bronte Village Growth Area policies provide the following objectives to guide decisions through the process of reviewing planning applications:

*To nurture, conserve and enhance the historic lakeside village character of Bronte by:*

- a) promoting a predominately low-rise and pedestrian-oriented built form along Lakeshore Road West, Bronte Road and Jones Street;*
- b) ensuring high quality urban design that complements and contributes to the historic character of Bronte Village;*
- c) protecting, conserving and enhancing cultural heritage resources and integrating them with new developments;*
- d) integrating public and private open spaces into the streetscape along Lakeshore Road West;*
- e) applying a co-ordinated streetscape and urban design plan, with recurring defining elements;*
- f) defining and conserving the cultural heritage landscape character of the harbour, lake and creek; and,*
- g) providing a sensitive transition between the concentration, mix and massing of uses and buildings within, and adjacent to, the village.*

Section 24.3.2 of the Bronte Village Growth Area provide that the lands on the south side of Sovereign Street shall function as a transitional area to the stable residential neighbourhood to the north with modest intensification encouraged in the form of detached, semi-detached and townhouse dwellings.

*24.3.2 Lands Outside of the Bronte Village Main Street District  
 The lands within Bronte Village, but outside of the Bronte Village Main Street District, are intended to provide for some intensification as permitted by the applicable residential land use designations.*

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*The lands on the south side Sovereign Street, outside of the Bronte Village Main Street District, shall function as a transitional area to the residential neighbourhood to the north. Modest intensification will also be encouraged in this location in the form of detached, semi-detached and townhouse dwellings.*

Section 11.2 (Low Density Residential) permits a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes with a density of up to 29 dwelling units per site hectare.

Section 11.1.5 discourages development on private roads.

*Development on private roads shall be discouraged. Where it is demonstrated that a public road is not warranted, to the satisfaction of the Town, development through plans of condominium on private roads may be permitted provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.*

### Zoning By-law

Zoning By-law 2014-041 zones the subject lands as RL8, which does not permit the proposed development.

The application proposes to rezone the lands to a site-specific RM1 zone to permit the development of 20 townhouse dwelling units. The proposed site-specific provision would allow for the whole lot to be treated as one for zoning purposes, limit the maximum number of townhouse dwellings to 20, decrease the minimum front yard setback from 4.5 m to 1.0 m, and decrease the minimum rear yard setback of from 6.0 m to 1.5 m. The draft zoning by-law amendment submitted by the applicant may be viewed in the Planning Services Department, 2nd floor Town Hall, during regular business hours (8:30am-4:30pm), or on the Town of Oakville website at <http://www.oakville.ca/business/da-14109.html>.

### **COMMENTS**

The proponent has provided numerous studies in support of the application which have been circulated to various public agencies and internal Town departments, and which are under review. The following studies and supporting documentation are also accessible on the town's website (<http://www.oakville.ca/business/da-14109.html>):



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- Draft Plan of Subdivision
- Draft Plan of Condominium
- Site Plan, Floor Plans, Elevations
- Preliminary Site Servicing Plan
- Preliminary Grading and Erosion and Sediment Control Plan
- Canopy Cover Plan
- Landscape Plans
- Planning Justification Report
- Urban Design Brief
- Transportation Impact Study
- Functional Servicing and Stormwater Management Report
- Tree Inventory and Preservation Plan
- Phase 1 Environmental Site Assessment

### **Matters to be considered**

A complete analysis of the application will be undertaken and includes a review of the following matters, which have been identified to date:

- Impact/integration of the proposed development on adjoining properties
- Conformity with applicable policy
- Development on a private road
- Lotting pattern and proposed density of development
- Traffic, on-site parking, adequate turning movements and sight lines
- Tree preservation
- Urban Design and
- Building setbacks

Comments received from the public at this public meeting will be considered and included in a forthcoming recommendation report.

### **CONCLUSION**

Planning staff will continue to review and analyze the proposed applications 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 meetings will be provided to those who have made written and/or verbal submissions.

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## CONSIDERATIONS

### (A) PUBLIC

Notice for this meeting was distributed to all properties within 120 m of the subject property and included on the two signs posted on the site.

In addition, a Public Information Meeting (PIM) was held on May 10, 2017 where 13 members of the public attended.

### (B) FINANCIAL

None arising from this report.

### (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) 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

- A – Official Plan (*Livable Oakville*) extract
- B – Zoning By-law (2014-014) extract
- C – Draft Plan of Subdivision
- D – Draft Plan of Condominium

Prepared by:  
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