

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 12, 2017

FROM: Planning Services Department

DATE: May 19, 2017

SUBJECT: Recommendation Report - Zoning By-law Amendment
Ahmed Holdings (formerly Stenvro Engineering Inc.)
Z. 1411.25 - By-law 2017-040

LOCATION: 2358 Eighth Line

WARD: 6

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RECOMMENDATION:

1. That in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary;
2. That the Zoning By-law Amendment application by Ahmed Holdings, (File No. Z.1411.25) be approved;
3. That By-law 2017-040 be passed; and
4. That notice of Council's decision reflects that the comments from the public have been appropriately addressed.

KEY FACTS:

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

- This report recommends approval of a proposed Zoning By-law Amendment application submitted by Ahmed Holdings (formerly Stenvro Engineering Inc.), received on April 25, 2016 and deemed complete on May 5, 2016.
- A Public Information Meeting was held on July 13, 2016 and one member of the public attended the meeting.
- The intent of the Zoning By-law Amendment is to rezone the subject lands RL8 to include the adjacent property to the south municipally known as 2358 Eighth Line.
- The proposed Zoning By-law would ensure that the future dwellings would be compatible with the existing neighbourhood character and two storey dwellings in the area.

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- Staff recommend approval of the application.

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and recommendation on the proposed Zoning By-law Amendment application.

The application was received on April 25, 2016 and deemed complete on May 5, 2016. A public information meeting was held on July 13, 2016, and was attended by one member of the public and one Ward Councillor. The statutory public meeting required by the *Planning Act* was held on October 22, 2016.

The subdivision that surrounds the site was registered in 1998.

Proposal

The subject lands consist of two parcels. The purpose of the Zoning By-law Amendment is to establish an RL8 zone for the entire land holdings to permit the lands to be developed for three detached dwellings. The portion of the lands adjacent to Ravineview Drive are zoned RL8 and the balance of the lands are zoned RL5 (SP1).

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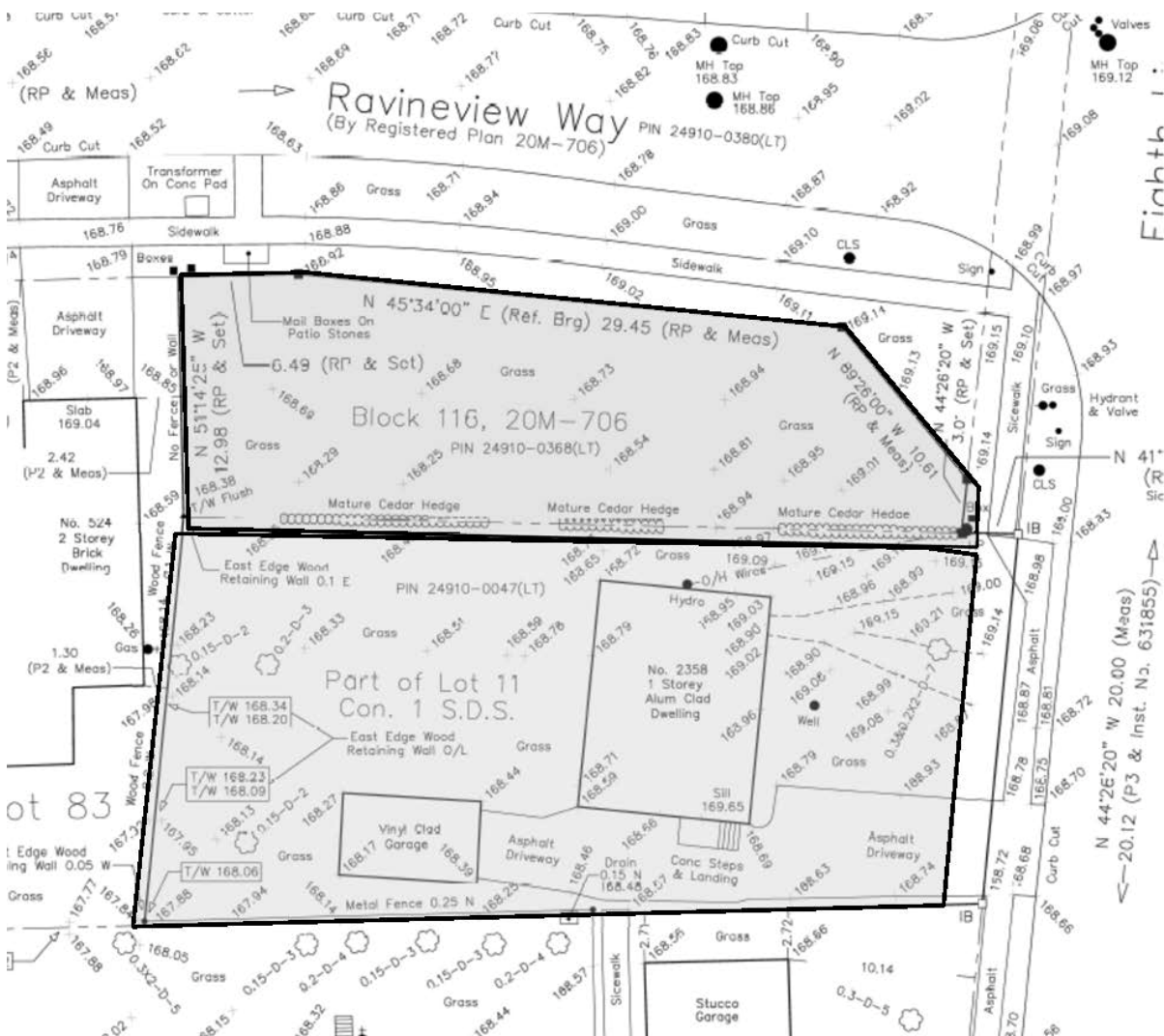
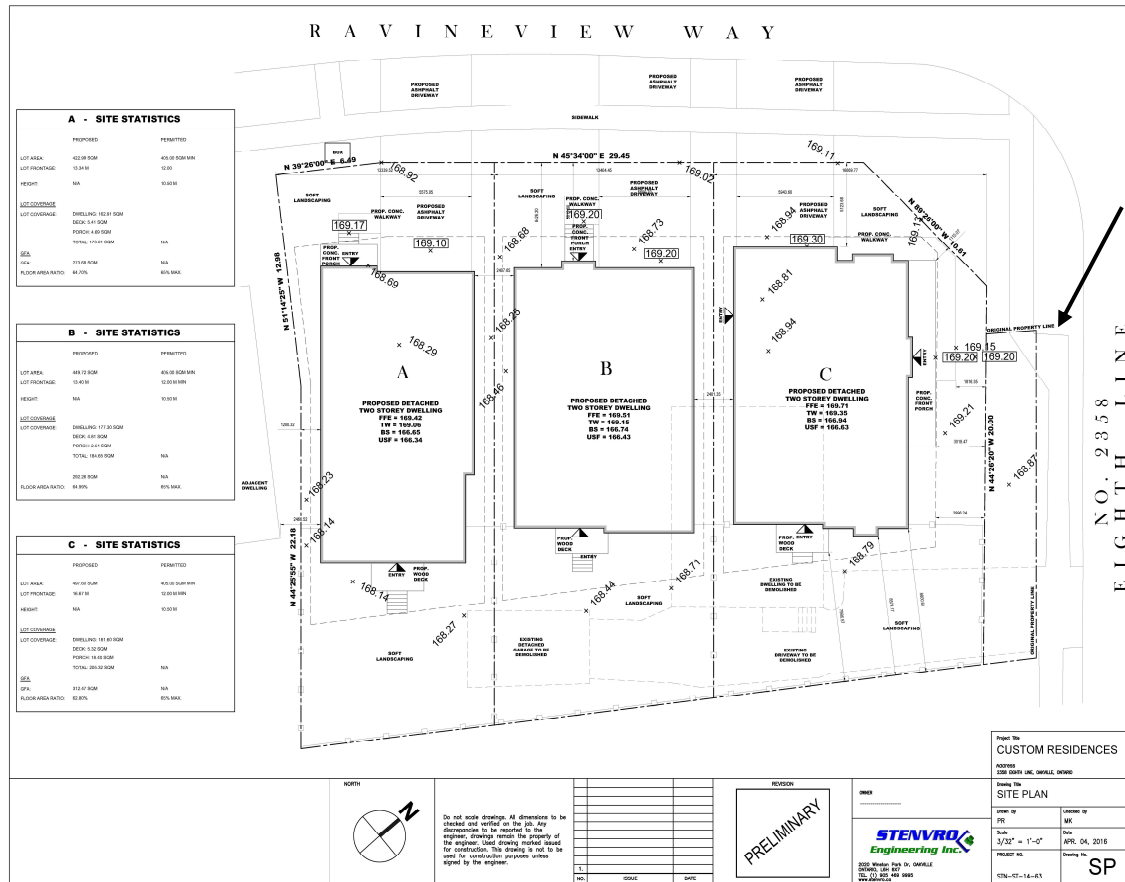


Figure 1: Location of 2358 Eighth Line and Block 116 is property along Ravineview Way

A future consent application to sever the subject lands would be required to create the three lots. The lots will have frontage on Ravineview Way. Site Plan approval will also be required for each of the dwellings prior to construction.

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Right of Way to be dedicated to the Town

Figure 2: concept plan for creation of three lots and development of dwelling units. The dashed line represents the general provisions for yard setbacks in the RL8 zone.

Location

The property is located at the southwest corner of Ravineview Way and Eighth Line. The southern parcel is municipally known as 2358 Eighth Line and the northern parcel is legally described as Block 116 on Plan 20M706 at (Figure 3).

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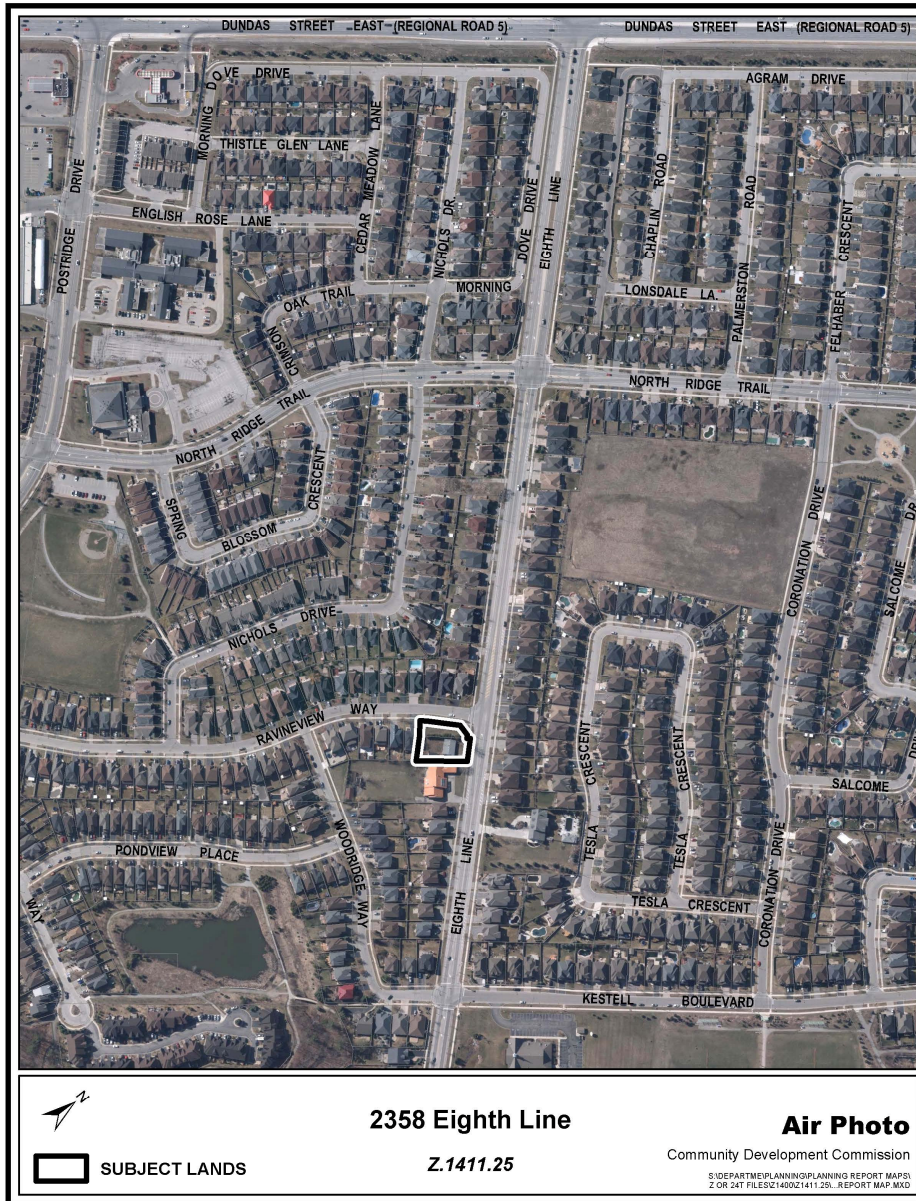


Figure 3: Air Photo subject properties

Site Description

The subject land has a total area of approximately 0.092 hectares with 24 metres of frontage on Eighth Line and 36 metres on Ravineview Way. The portion of the lands adjacent to Ravineview Way is a remnant parcel created as a result of the registration of Plan 20M-706 in 1998. The southerly portion of the lands (2358

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Eighth Line) existed prior to the development of the subdivision and therefore was not a part of the registered plan.

The existing detached dwelling located at 2358 Eighth Line will be demolished to permit the future development.

Surrounding Land Uses

The area surrounding the site has been developed as a subdivision with primarily two storey single detached dwellings surrounding the subject site. The subdivision was constructed within the past fifteen years.

POLICY FRAMEWORK

Provincial Policy Statement

The Provincial Policy Statement is intended to promote a policy led system, which recognises 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.

The subject application is consistent with the new PPS.

Growth Plan for the Greater Golden Horseshoe

In 2006, the Growth Plan was approved and provides a framework for implementing the Province's vision for building stronger, prosperous communities by better managing growth. The Plan directs growth to built-up areas through intensification where development proposals can efficiently use existing transportation and servicing infrastructure.

Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site specific and policy specific matters unrelated to this application.

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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.

The proposed zoning amendment complies with 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 property is designated *Low Density Residential* as identified within the Livable Oakville Plan on Schedule I: Central Land Use (Figure 4), and is located within a stable residential neighbourhood characterized by two storey detached homes

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Figure 4: Livable Oakville Excerpt

The following specific policies apply to the lands designated Low Density Residential.

11.2 Low Density Residential

11.2.1 Permitted Uses

The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes.

11.2.2 A density of up to 29 dwelling units per *site hectare* may be permitted in areas designated Residential Low Density.

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These lands are subject to the policies of Part D, Section 11 – Residential, including Section 11.1.8 and 11.1.9 that govern intensification within stable residential communities.

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.*

Part D: Section 11 of the Livable Oakville Plan contains policies that speak to the importance of compatibility within the stable residential neighbourhoods, such as:

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.*
- 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.*
- h) *Impacts to 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.*
- k) *The transportation system should adequately accommodate anticipated traffic volumes.*

Eighth Line is identified as a minor arterial requiring a 26 m road allowance on Schedule C: Transportation Plan of the Livable Oakville Plan. The required right-of-way for the future road widening of Eighth Line has been shown on the submitted plans and will be conveyed through the future consent application to create the new lots.

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Zoning By-law 2014-014

There is currently split zoning which applies to the subject lands. The northerly portion (Block 116) is zoned RL8, and the balance of the subject lands are zoned RL5 (SP1) as shown on Figure 5 below.

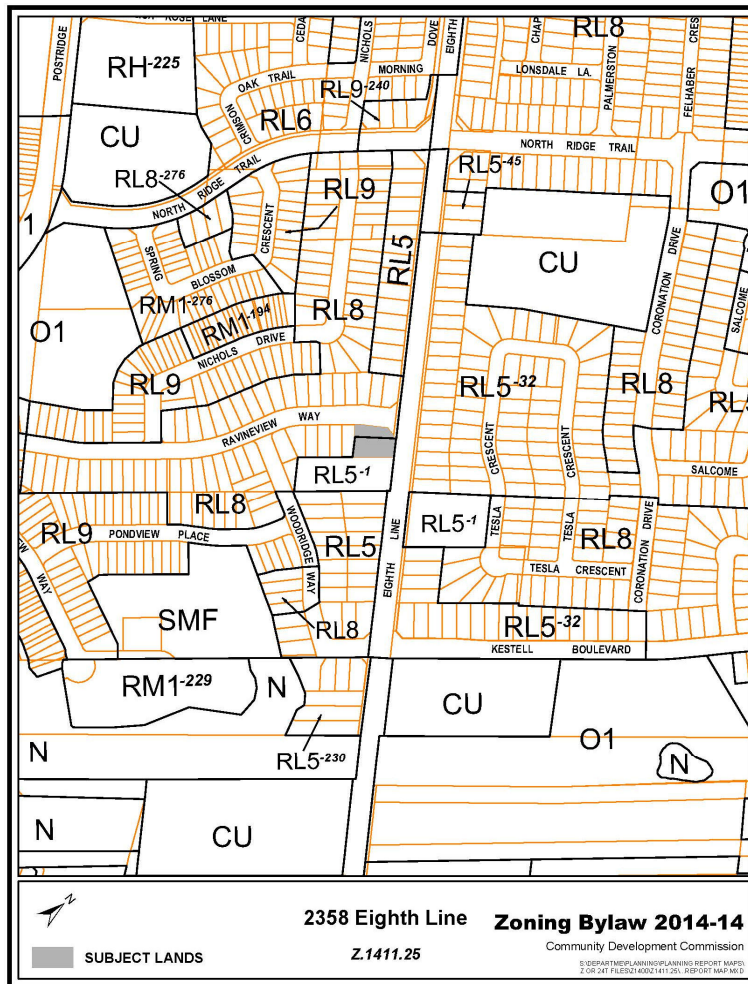


Figure 5: Zoning By-law Excerpt

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PLANNING ANALYSIS:

Planning matters to be considered

Physical Context

The subject property is centrally located within a residential neighbourhood that consists mainly of detached dwellings ranging in size between 2500 ft² (232 m²) to 3500 ft² (325m²). The proposed dwellings would be compatible with the adjacent detached dwellings on Ravineview Way with respect to frontage, yard setbacks and lot area.

Proposed Zoning By-law Amendment

The applicant proposes to rezone the southerly portion of the lands from *RL5 SP1* to *RL8 - Residential Low Density* to facilitate the development of three detached dwellings.

The following is a comparison between the zoning in the RL8 Zone and the concept plan for the detached homes that are proposed. Table A identifies that the proposed concept is consistent with the RL8 parent zoning.

Table A: Site Statistics for the future lots and detached dwellings

	2014-014 - RL8 Zone General Provisions	Lot A	Lot B	Lot C (corner lot)
Minimum Lot Area	360.0 m ² (405.0 m ² for a corner lot)	422.9 m ²	449.7 m ²	497.6 m ²
Minimum Lot Frontage	12.0 m (13.5 m for a corner lot)	13.34 m	13.4 m	16.67 m
Minimum Front Yard Setback	4.5 m	5.0 m	6.0 m	5.1 m
Minimum Rear Yard Setback	7.5 m (3.5 m on a corner lot where interior side yard is 3.0 m)	8.6 m	9.5 m	7.9 m
Minimum Side Yard	0.6 m (2.4 m separation distance between dwellings)	1.2 m	1.2 m	1.2 m
Minimum Flankage Yard	3.0 m (0.7 m minimum setback from a daylight triangle)	n/a	n/a	3.0 m
Maximum Floor Area	65%	275 m ²	292 m ²	323 m ²
Maximum Height	10.5 m	10.5 m	10.5 m	10.5 m

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The proposed zoning by-law amendment would be a map change to extend the boundaries of the RL8 Zone to include the subject property 2358 Eighth Line.

A future severance application would be required to create the three individual parcels. Each lot would be subject to site plan approval prior to building permit issuance.

Conformity with the Livable Oakville Plan

Pursuant to section 4.3 of the Livable Oakville Plan, development to accommodate intensification will be focused within the six designated growth areas. However, there is recognition that some growth and change may occur outside the growth areas provided that the character of the area is preserved and the overall urban structure of the Town is upheld.

The subject lands are designated as Low Density Residential and are located within a stable residential neighbourhood.

These lands are subject to the policies of Part D, Section 11 – Residential, including Section 11.1.8 and 11.1.9 that govern intensification within stable residential communities.

The proposal complies with the policies of the Livable Oakville Plan as noted below:

- The proposed lot configuration and lot areas are compatible with the neighbourhood character of the adjacent lands.
- The proposed dwellings are consistent with the RL8 parent zone general provisions, ensuring that the proposed scale and massing of the future dwellings are compatible to the surrounding neighbourhood.
- The development setbacks and resulting spatial separation between adjacent buildings are generally in keeping in the neighbourhood.
- This development represents a logical extension of the surrounding built form.
- The subject lands can be adequately serviced by the existing water and wastewater services in accordance with the Region of Halton requirements.
- Final grading, drainage and servicing matters will be addressed to the satisfaction of the applicable agencies as part of the site plan approval process and prior to building permit issuance.
- The subject lands will be served by public transit on Eighth Line.

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Matters raised through the processing of this application

Staff have not received any written correspondence from members of the public. One resident that lived on the north side of Ravineview Way attended the public information meeting on July 13, 2016, to inquire about the size of the homes, property maintenance, construction timing, and construction debris clean up.

In accordance with standard practice, construction related matters such as mud tracking mitigation measures will be addressed as part of the site plan approved process.

Staff have evaluated the proposed development in the context of the Livable Oakville Plan, surrounding neighbourhood and the site's characteristics and support the proposed Zoning By-law Amendment. The proposed Zoning By-law 2017-040 can be found within the by-law section of the June 12, 2017, Planning and Development Council agenda.

CONCLUSION:

The subject report recommends approval of a site specific Zoning By-law which would have the effect of expanding the existing RL8 zone to include the property at 2358 Eighth Line to RL8 to facilitate the future creation of three residential lots to be used for detached dwellings. The regulations contained in the general provisions of Zoning By-law 2014-014 will ensure that the scale and massing of the future dwellings are consistent with the neighbourhood.

The proposal is a logical extension of the surrounding development in the area and represents appropriate infill intensification within a stable residential neighbourhood.

The proposal represents good planning. On this basis, staff recommend approval of the application.

CONSIDERATIONS:**(A) PUBLIC**

A Public Information Meeting (PIM) was held on July 13, 2016, which was attended by a Ward Councillor and one member of the public. A Statutory Public Meeting was held October 22, 2016. Notice of the June 12, 2017 Planning and Development Council meeting has been provided to those who participated in the entire process.

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The future consent to server applications would also be subject to public notification in accordance with Section 53 of the *Planning Act*.

(B) FINANCIAL

Capital requirements of the proposal are local to the development and not anticipated to have any impact on the town. Applicable cash in lieu of parkland and development charges will be determined at the rates and values in effect/determined prior to the issuance of the building permits.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The various internal departments and external agencies have been part of the technical review of the application and have provided their input into this report.

(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 generally complies with the sustainability objectives of the Livable Oakville Plan.

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