



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 11, 2017

FROM: Planning Services Department

DATE: August 21, 2017

SUBJECT: Public Meeting Report - DiCarlo Homes (2500674 Ontario Limited) - Zoning By-law Amendment - Z.1413.31

LOCATION: 2136 and 2148 Trafalgar Road

WARD: 5

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RECOMMENDATION:

That comments from the public with respect to the Zoning By-law Amendment application by DiCarlo Homes (File Z.1413.31), be received.

KEY FACTS:

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

- This report provides information about a Zoning By-law Amendment application submitted by DiCarlo Homes, received on March 15, 2017 and deemed completed on March 27, 2017.
- The application applies to two properties fronting onto Trafalgar Road and Lillykin Street, north of River Oaks Boulevard.
- The intent of the Zoning By-law Amendment is to permit 59 four storey townhomes on the subject lands.
- The application has been circulated to internal departments and public agencies for review and comment.
- A Public Information Meeting was held on May 9, 2017 and was attended by nineteen residents.

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

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meeting and once the review is complete, staff will bring forward a recommendation report for consideration by Planning and Development Council.

Proposal

The applicant seeks approval to permit the lands to be developed for 59 four storey townhouse dwellings.

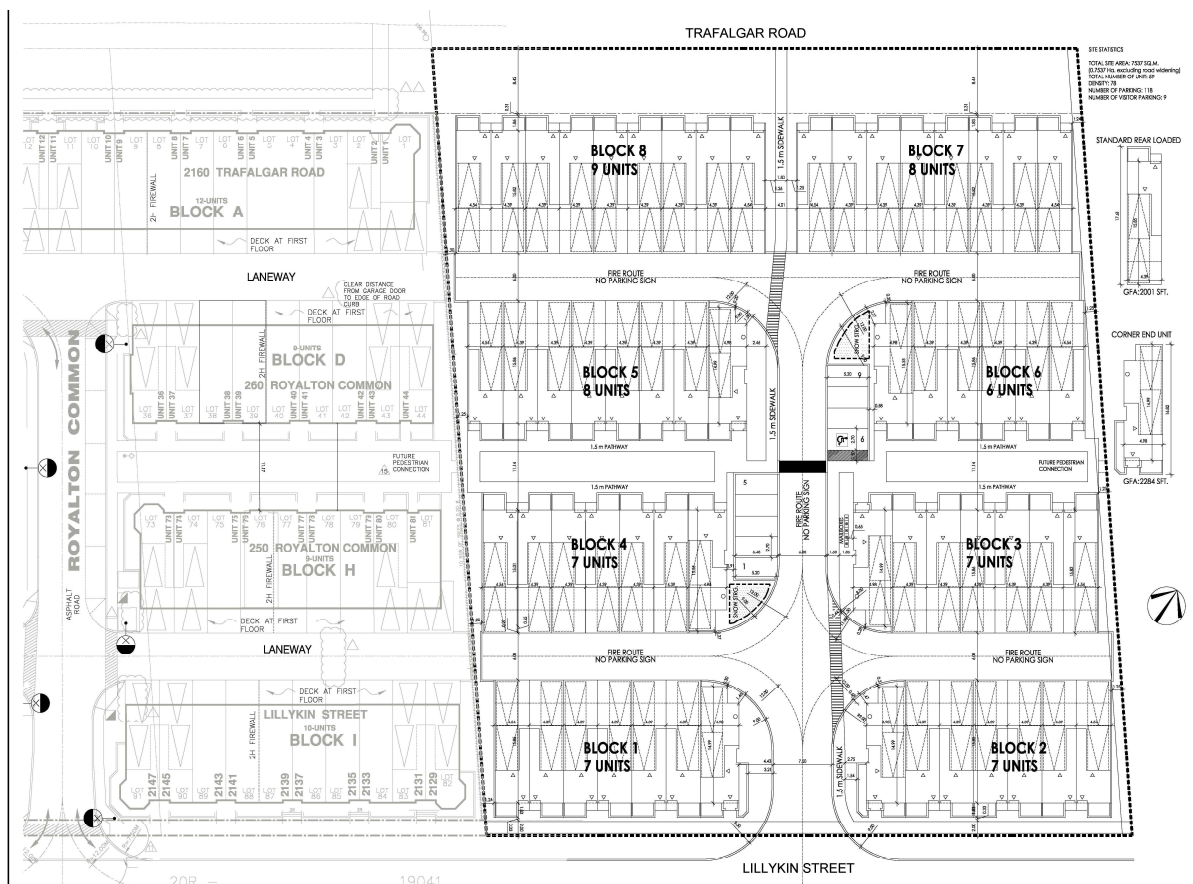


Figure 1: Concept Plan

The purpose of the application is to rezone the subject lands from ED (Existing Development) to Mixed Use 2 which is also the zoning in effect for the property to the north.

The proposed development is designed to complement the built form and setbacks approved on the adjacent site to the north. The blocks of townhomes are oriented similar to the Dunpar blocks that are currently under construction. The proposed front yard setback from Trafalgar Road and Lillykin Street is a minimum of two metres with minimum lot frontages set at 4.35 metres. The concept plan above

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illustrates that that elevations of the proposed units will generally align with the Dunpar blocks of townhomes. The heights are proposed to comply with the Official Plan with minimum height at two storeys and a four storey maximum height. Each unit will include two parking spaces. A total of eight visitor parking spaces and one accessible parking space are proposed within the site.

The Dunpar block located to the north was designed to provide the opportunity for pedestrian connections to the subject lands. Detailed grading plans will be required to confirm these connections.

The applicant proposes a site specific MU 2 zone with the following proposed regulations:

2014-014 MU2 Zoning Provision	2014-014 Regulation	Proposed
Minimum Front Yard	0.0m	2 m
Minimum Interior Side Yard	0.0m	0/1.2 m
Minimum Interior Side Yard abutting a residential zone	3.0m	1.2 m
Minimum number of stories	4	2
Maximum number of stories	6	4
Parking Provisions for Townhouses	2/dwelling	2/dwelling
Visitor Parking Provision	0.25/dwelling requirements (29.5 spaces)	Maximum of 0.15/dwelling (8.85 spaces)

Location

The property is located at 2136 and 2148 Trafalgar Road and fronts onto Trafalgar Road and Lillykin Street to the west. (Figure 2).

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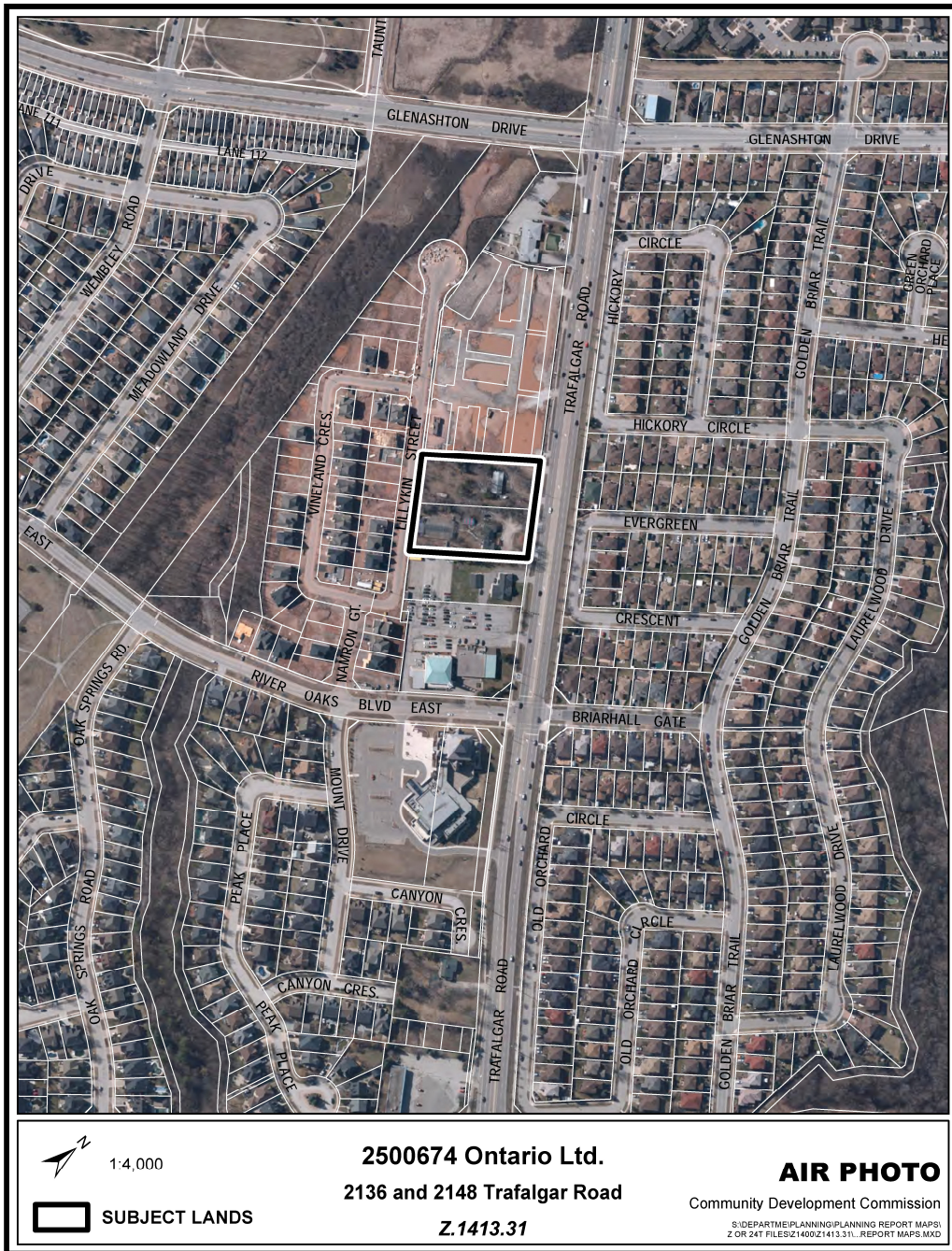


Figure 2: Air Photo subject properties

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Site Description

The subject land has a total area of approximately 0.84 hectares with 82.91 metres of frontage along Trafalgar Road.

There is a detached dwelling on the northern property and two buildings on the southern property that were used for the Wag-a-way animal centre.

Surrounding Land Uses

The surrounding land uses are:

- North: Four storey townhouse development under construction
- East: Trafalgar Road and established two storey residential dwellings
- South: Place of Worship
- West: Two storey detached dwellings

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.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe, 2017, was released on May 18, 2017 and came into effect on July 1, 2017, replacing the Growth Plan for the Greater Golden Horseshoe, 2006.

The Growth Plan 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.

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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.

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 lands are designated Main Street Two on Schedule I: Central Land Use. The Main Street 2 designation is intended to provide for mixed use development that is transit supportive.

The subject lands fall within the Trafalgar Road Corridor Planning Study area that was completed in 2014 and implemented in the Livable Oakville Plan. The purpose of the study was to evaluate and recommend intensification opportunities, as well as the appropriate densities, built form and mix of land uses along Trafalgar Road to provide for transit-supportive development which supports and creates an urban connection between the Uptown Core and Midtown Oakville. It was determined that a mixed use designation with building heights ranging between four and six storeys were appropriate permissions for the lands along Trafalgar Road in this area.

The Livable Oakville Plan includes an exception for the lands within Policy 26.3.3: Land Use Policies:

"c) on lands designated Main Street 2 within the Trafalgar Road Corridor Special Policy Area, the following policies shall apply:

i) On the portion of lands located adjacent to Trafalgar Road, buildings shall be a minimum of four storeys and a maximum of six storeys in height. On the portion of lands located adjacent to Lillykin Street, only residential buildings shall be permitted with a minimum of two storeys and a maximum of four storeys in height to provide a transition to the lands designated Low Density Residential. Single use residential buildings may be permitted within the Main Street 2 designation.”

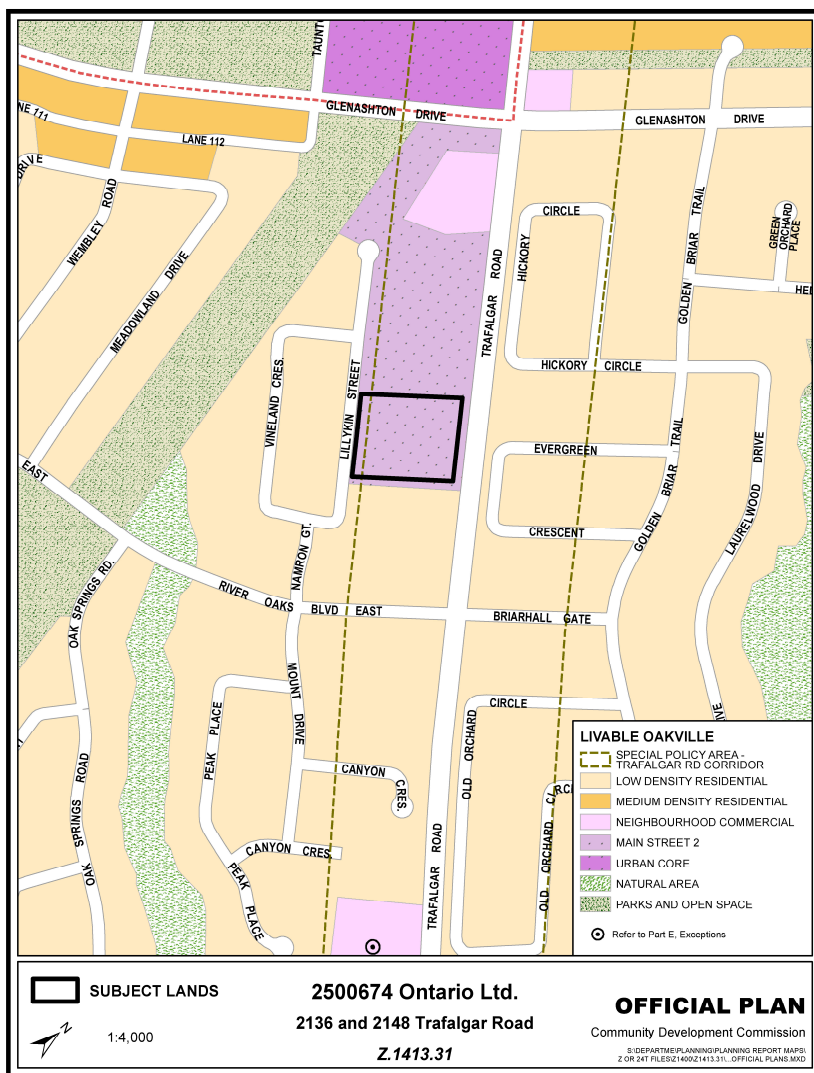


Figure 3: Livable Oakville Excerpt

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:

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“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.*
- 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.”*

Zoning By-law 2014-014

The lands are zoned ED (existing development) and a zoning by-law amendment is required to permit development on the site.

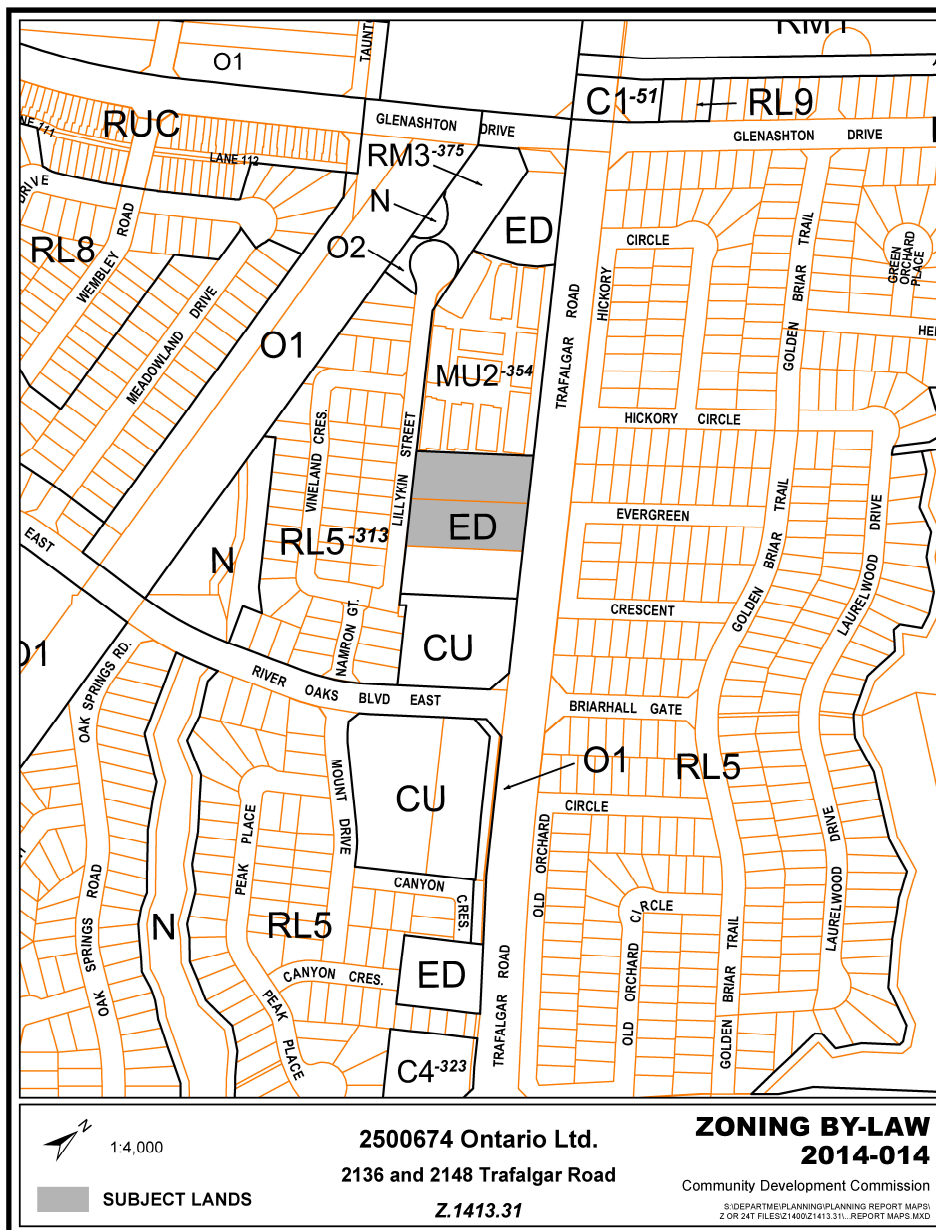


Figure 4: Zoning By-law Excerpt

Proposed Zoning By-law Amendment

The applicant proposes a site specific MU 2 zone for the subject lands. A detailed planning review of the merits of the proposed regulation modifications will be provided as part of the future recommendation report.

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COMMENTS:

The proponent has provided the following studies in support of the application which have been circulated to various public agencies and internal Town departments, and which are under review.

- Legal survey
- Conceptual site plan and elevations
- planning justification report
- urban design brief
- functional servicing study
- site servicing/grading plans
- traffic impact analysis
- noise impact study
- phase 1 environmental site assessment

The reports to support the application can be found on the Town's website at <http://www.oakville.ca/business/da-14234.html>.

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:

- Conformity with Livable Oakville
- Compatibility of new dwellings within the existing neighbourhood
- Traffic impacts to the intersection of Lillykin Street and River Oaks Boulevard
- Vehicular access off of Lillykin Street
- Visitor parking
- Heights along Lillykin Street and the transition to the existing two storey homes

Comments received from the public at the September 11, 2017 public meeting will be considered and included in a forthcoming recommendation report.

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 meetings will be provided to those who have made written and/or verbal submissions.

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CONSIDERATIONS:

(A) PUBLIC

A Public Information Meeting (PIM) was held on May 9, 2017. There were nineteen members of the public that attended the meeting.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application is currently in circulation to internal departments and public agencies for comment. Comments received from the circulation will be included in the future recommendation 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 will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan.

APPENDICES:

Appendix A: Public Comment to date

Prepared by:
Tricia Collingwood, MCIP, RPP
Senior Planner
Current Planning – East District

Recommended by:
Heinz Hecht, MCIP, RPP
Manager
Current Planning – East District

Submitted by:
Mark H. Simeoni, MCIP, RPP
Director, Planning Services