



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 11, 2017

FROM: Planning Services Department

DATE: August 21, 2017

SUBJECT: Public Meeting Report, Official Plan Amendment and Zoning By-law Amendment, 1213763 and 1319399 Ontario Inc., 2220 Marine Drive, File No.: OPA 1727.04 and Z.1727.04

LOCATION: South Side of Marine Drive, east of East Street

WARD: 1

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RECOMMENDATION:

That comments from the public with respect to the Official Plan and Zoning By-law Amendment application by 1213763 and 1319399 Ontario Inc., File No.'s: OPA 1727.04 and Z.1727.04, be received.

KEY FACTS:

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

- An Official Plan and Zoning By-law Amendment application was submitted on April 28, 2017 by 1213763 and 1319399 Ontario Inc. to:
 - to permit an increase in density for this *High Density Residential* site from 185 to 239 units per site hectare; and,
 - to rezone the property to permit the proposed four storey 27 unit apartment development.
- The site is located on the south side of Marine Drive, east of East Street.
- The application was deemed complete on May 3, 2017.
- A Public Information Meeting was held on June 28, 2017. 55 members of the public were in attendance. A number of concerns were raised and are noted within Appendix B.
- 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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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

An Official Plan and Zoning By-law Amendment application has been submitted to permit development of the front portion of the site at 2220 Marine Drive for a four storey apartment building containing 27 residential units.

Specifically, the Official Plan Amendment proposes to increase the density of this *High Density Residential* designated site from 185 to 239 units per site hectare.

The Zoning By-law Amendment proposes an amendment to the site specific regulations (minimum front yard, minimum interior side yard, maximum lot coverage, widths of landscaping and parking) as defined in Residential High - Special Provision 82 zone to accommodate the proposed development.

Figures 1 below highlights the proposed development.

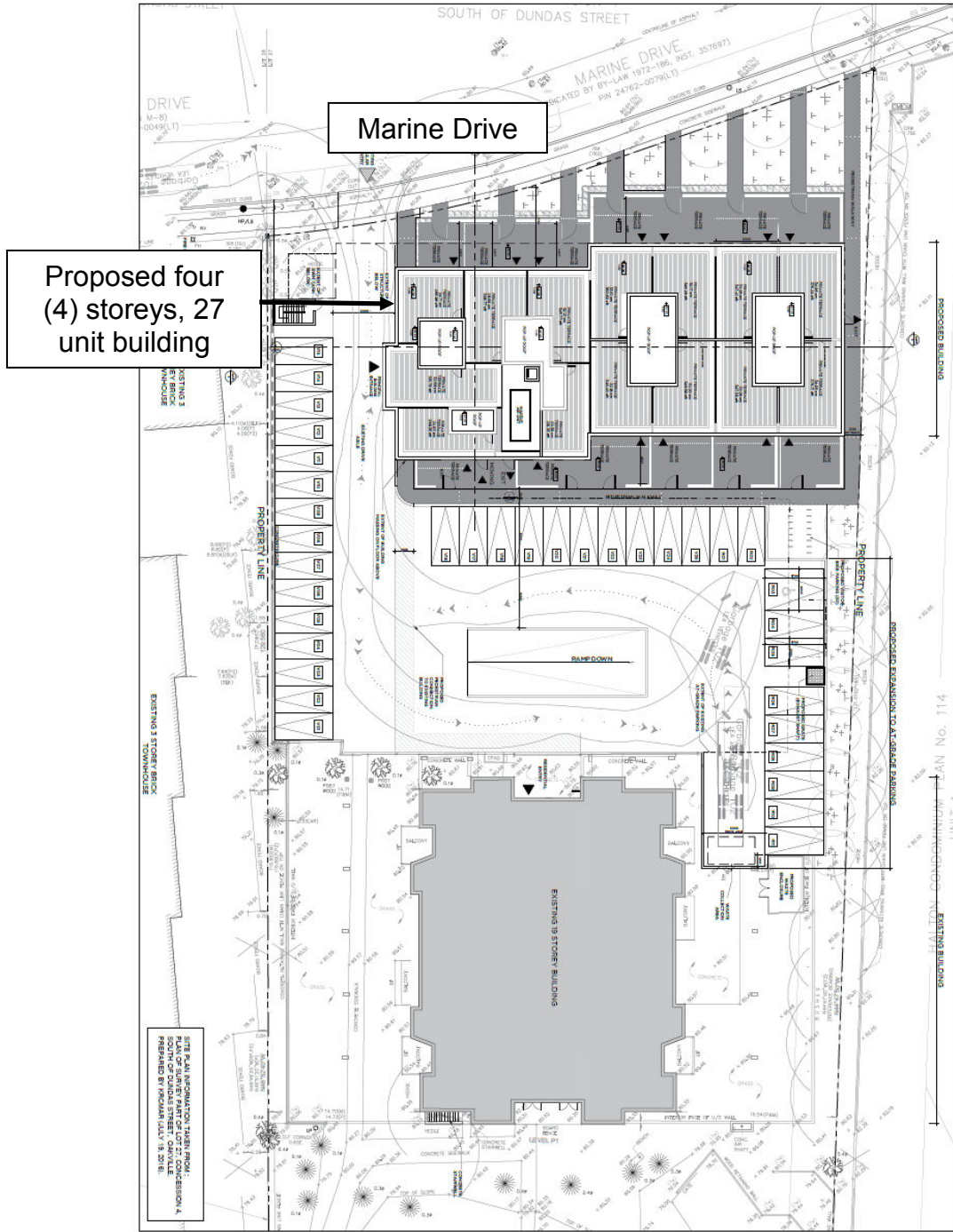


Figure 1 – Development Concept

Location and Site Description (Figure 2)

The property, being approximately 0.19 ha in size, is located on the south side of Marine Drive, east of East Street. Frontage on Marine Drive is approximately 61 metres.

A four (4) storey building is proposed in the area at the front of the site depicted by the arrow below on the airphoto. The existing apartment building on the site is 19 storeys. Several trees exist in this area.

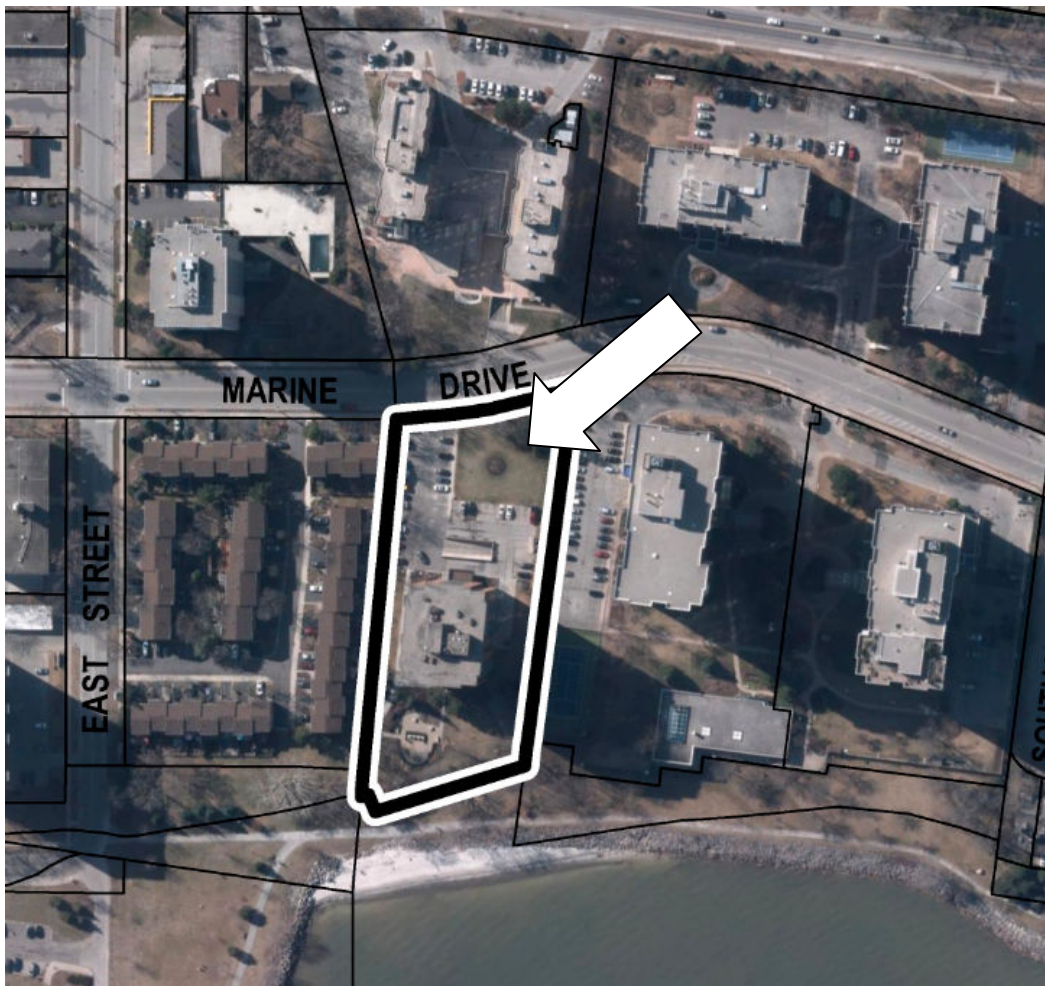


Figure 2 - Airphoto

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Surrounding Land Uses

Residential uses, consisting of multi-storey high rise apartment buildings and three (3) storey townhouses (to the west) surround the subject property.

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.

All decisions must be consistent with the PPS.

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 more 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.

All planning decisions after July 1, 2017 must conform to the Growth Plan (2017).

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

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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 10, 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 ‘High Density Residential’ on Schedule F, South West Land Use.

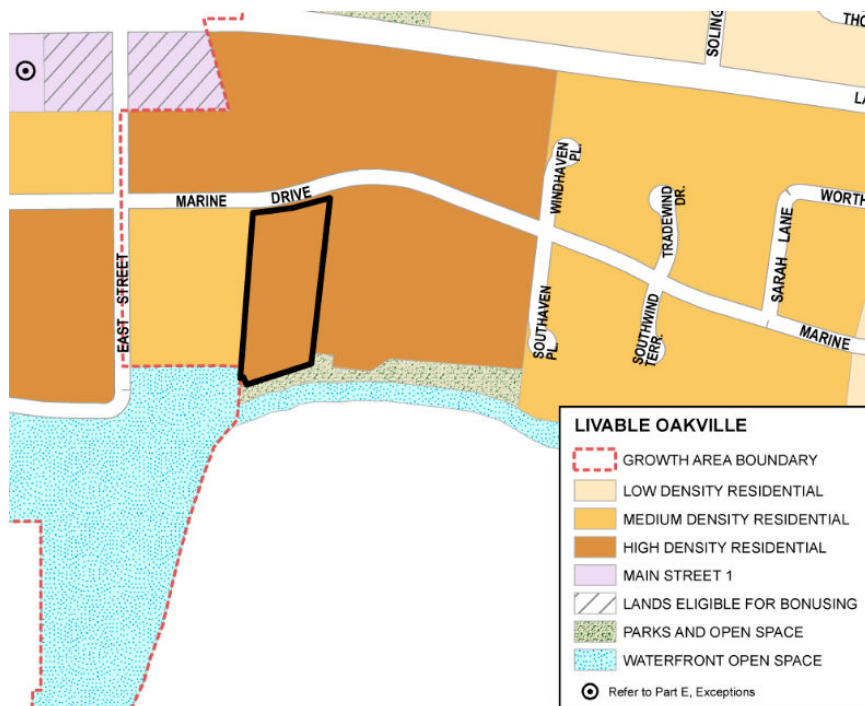


Figure 3 – Livable Oakville Plan excerpt

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.

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

... c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional development may be appropriate. Intensification of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements 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.*
- 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 “RH-82” Residential High with Special Provision 82 within By-law 2014-014, as highlighted, on Figure 4a and b below.

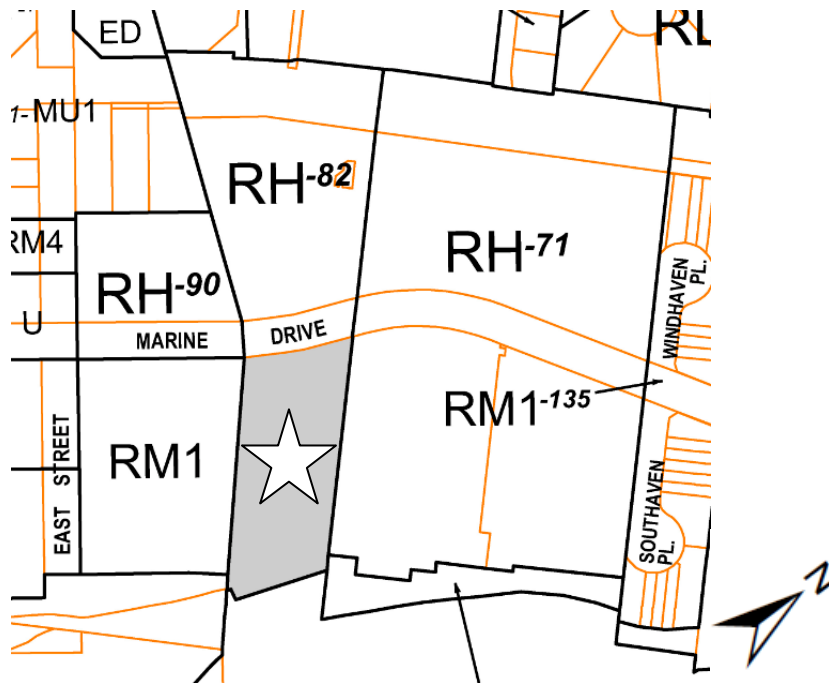


Figure 4a – By-law 2014-014 (subject site depicted by shaded area with star)

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82 (Old 110) Map 19(2)	2220 Lakeshore Road West and 2220 Marine Drive (Part of Lots 27 and 28, Concession 4 S.D.S.)	Parent Zone: RH (1968-145) (1970-156) (1989-266)
15.82.1 Zone Provisions for Block 1 Lands		
The following regulations apply to lands identified as Block 1 on Figure 15.82.1:		
a)	<i>Minimum yard to the lot line abutting Marine Drive</i>	7.5 m
b)	<i>Minimum yard to the lot line abutting Lakeshore Road West</i>	15.0 m
c)	<i>Minimum yard to the northeastern lot line</i>	9.0 m
d)	<i>Minimum yard to the southwest lot line</i>	7.5 m
15.82.2 Zone Provisions for Block 2 Lands		
The following regulations apply to lands identified as Block 2 on Figure 15.82.1:		
a)	<i>Minimum front yard</i>	51.5 m
b)	<i>Minimum interior side yard</i>	14.9 m
c)	<i>Minimum rear yard</i>	15.0 m
d)	<i>Maximum lot coverage</i>	10%
15.82.3 Special Site Figures		
Figure 15.82.1		
<div style="text-align: center;">Special Provision 82</div>		

Figure 4b – By-law 2014-014
 (Block 2 area subject of OPA and ZBA)

The Zoning By-law Amendment proposes an amendment to the site specific regulations (minimum front yard, minimum interior side yard, maximum lot coverage, widths of landscaping and parking) as set out in *Residential High - Special Provision 82* zone to accommodate the proposed development.

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COMMENTS

The application was submitted on April 28, 2017. The following information has been submitted related to the application:

- Planning Justification Report also contain draft OPA and ZBA
- Aerial photograph;
- Survey Plan;
- Various design drawings; and,
- Various technical plans and reports such as urban Design Brief and Shadow Analysis, Character Impact Analysis, Functional Servicing and Stormwater Management Report, Tree Inventory and Preservation Plan Report, Transportation Impact Assessment, Waste Management Report 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-14363.html>.

The Official Plan and Zoning By-law Amendment, as submitted by the applicant, can also be found on the Town's website at <http://www.oakville.ca/business/da-14363.html>. Copies can be made available upon request.

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;
- Appropriateness of the proposed Official Plan and Zoning amendments; and,
- Various matters such as, but not limited to, built-form, height, density and parking were raised by the general public. Summary notes from the Public Information Meeting are contained in Appendix B.

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, attendees to the Public Information Meeting and placed on the site sign.

A Public Information Meeting was held on June 28, 2017. 55 members of the public attended. Various concerns were raised at the meeting and are identified in Appendix B.

(B) FINANCIAL

None associated with this report.

(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 – Public Comments received to date
- Appendix B – Public Information Meeting Summary Notes

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