

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 8, 2021

FROM: Planning Services Department

DATE: February 23, 2021

SUBJECT: **Public Meeting and Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment - 11673092 Canada Inc. - 2352 Eighth Line and 2375 Woodridge Way - File Nos.: 24T-20008/1411 and Z.1411.26 (By-law 2021-020)**

LOCATION: 2352 Eighth Line and 2375 Woodridge Way (Block 117 on 20M-706)

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RECOMMENDATION:

1. That Draft Plan of Subdivision application and Zoning By-law Amendment application (File Nos. 24T-20008/1411 and Z.1411.26), submitted by 11673092 Canada Inc., be approved on the basis that the applications are consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the Livable Oakville Official Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated February 23, 2021.
2. That By-law 2021-020 an amendment to Zoning By-law 2014-014, be passed.
3. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-20008/1411) submitted by 11673092 Canada Inc., prepared by J.H. Gelbloom Surveying Limited, dated January 12, 2021, subject to the conditions contained in Appendices "A" and "B".
4. That the Subdivision Agreement be prepared and finalized to the satisfaction of the Commissioner of Community Development and Town Solicitor or delegates, and executed in accordance with By-law 2013-057.

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5. That notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.
6. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
7. That Realty Services staff be delegated the authority to dispose of Block 117 on Plan 20M-706 for the purpose of incorporating these lands into the development at fair market value, conditional on zoning approvals, and on terms satisfactory to the Town Solicitor and CAO.
8. That the sale agreement for Block 117 on Plan 20M-706 be executed in accordance with By-law 2013-057 and all other documents required to complete this transaction be executed by the Town Solicitor.

KEY FACTS:

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

- This report recommends approval of a proposed draft plan of subdivision and zoning by-law amendment which would have the effect of creating six lots intended for detached dwellings where three would front onto Eighth Line and three would front onto Woodridge Way.
- The proposed development requires the owner to acquire Block 117 on Plan 20M-706 from the Town.
- Staff recommend approval of the zoning by-law amendment and draft plan of subdivision applications as the proposed development is consistent with the Provincial Policy Statement, conforms and does not conflict with the Growth Plan, conforms to the Region of Halton Official Plan and the Livable Oakville Official Plan. The application conforms to the Town's Urban Structure as the proposed development aids in the achievement of complete communities.
- The applications were submitted and deemed complete on July 6, 2020. Bill 108 provides for a 90 day appeal timeframe, which ended on October 4, 2020.

BACKGROUND:

The Statutory public meeting was hosted by Oakville Town Council on November 2, 2020. Seven written comments were received and no members of the public attended the Public Meeting. No new public comments have been received at the

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time of writing this report. Due to a technical irregularity with the notice, a new public meeting is required. The subject report is now a combined public meeting report and recommendation report.

The proposed zoning by-law amendment application has been submitted in conjunction with a draft plan of subdivision application for the creation of six new lots for detached dwellings. Three lots would front onto Eighth Line and three lots would front onto Woodridge Way.

The proposal relies upon the applicant purchasing a 321 m² town owned parcel known as Block 117 on Plan 20M-706. The remnant parcel was conveyed to the town through the registration of the original plan of subdivision in the 1990s. The parcel has been maintained in a manner similar to other remnant parcels, and has been used by some residents as park space. However, these lands are not designated or zoned for park uses. There are no park facilities (walking paths, or furniture such as benches) on the parcel. This parcel has always been intended to be added to other lands for redevelopment, in a manner consistent with the surrounding neighbourhood, as identified in the subdivision agreement. Additional details regarding the land use designation and zoning for the town owned parcel is provided later in this report.

The current applications were submitted and deemed complete on July 6, 2020.

Proposal

The applicant has submitted a draft plan of subdivision and zoning by-law amendment applications to develop the lands for six detached residential units. Three units would front onto Eighth Line, and three units would front onto Woodridge Way. The proposal incorporates a 321m² town owned parcel to facilitate the proposed three lots on Woodridge Way, as shown in Figure 1 below (also provided as Appendix "E").

The materials submitted for this application can be found online at <https://www.oakville.ca/business/da-35878.html>

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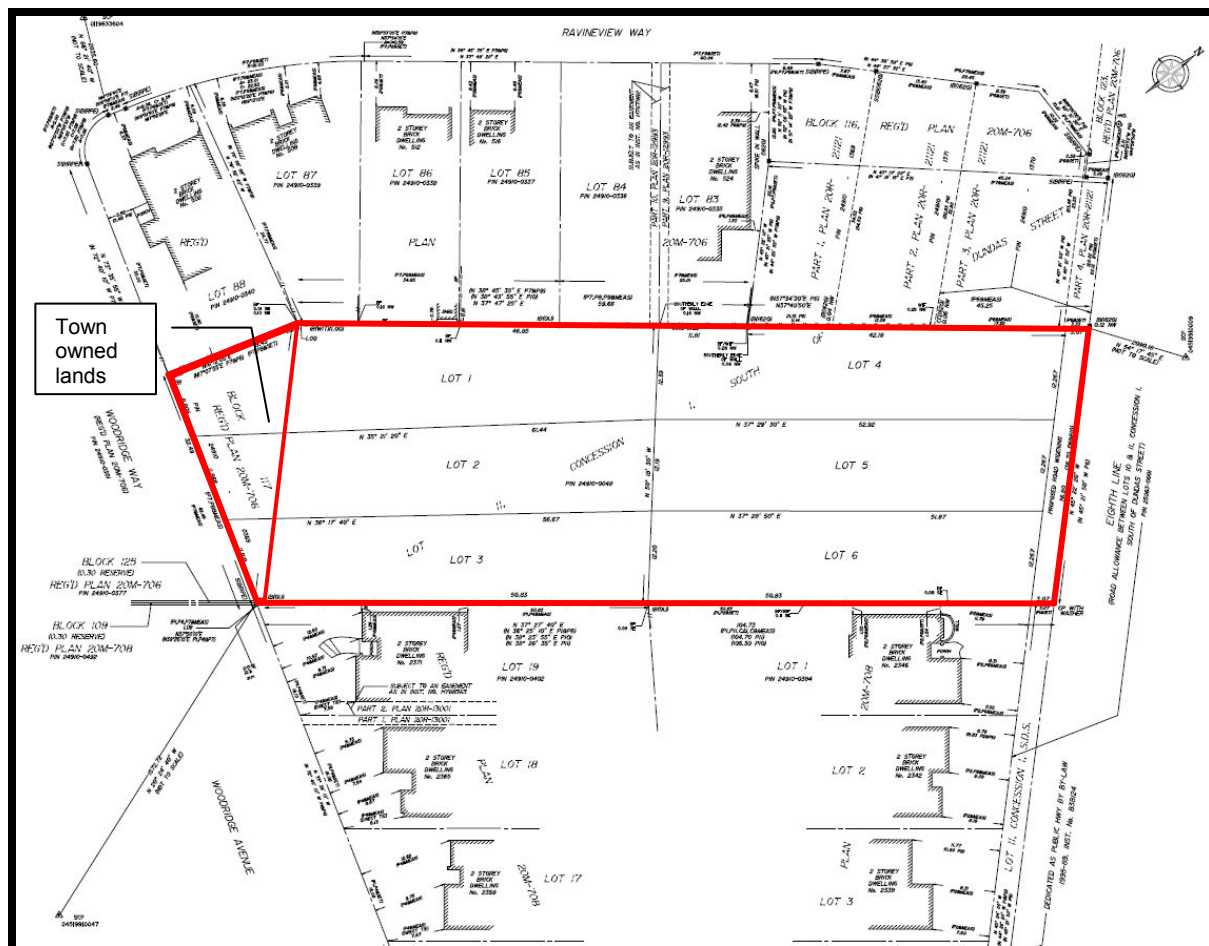


Figure 1 – Draft Plan

Location & Site Description

The subject lands are located at south of Dundas Street, on the west side of Eighth Line, and on the east side of Woodridge Way. The subject lands are 0.417ha (4,172.41m²) in size with approximately 36.8m of frontage on Eighth Line, with the town owned portion being approximately 0.0321ha (321m²) in size and having approximately 32.49m of frontage on Woodridge Way. The site contains a detached dwelling to be removed prior to development. The legal description of the lands is part of Lot 11, Concession 1, SDS, with the town owned portion being legally described as all of Block 117 on Registered Plan 20M-706.

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Surrounding Land Uses

The surrounding land uses are as follows:

North: Two-Storey Detached Residential Dwellings, vacant lands approved for Two-Storey Detached Dwellings

East: Eighth Line, Two-Storey Detached Residential Dwellings

South: Two-Storey Detached Residential Dwellings

West: Woodridge Way, Two-Storey Detached Residential Dwellings

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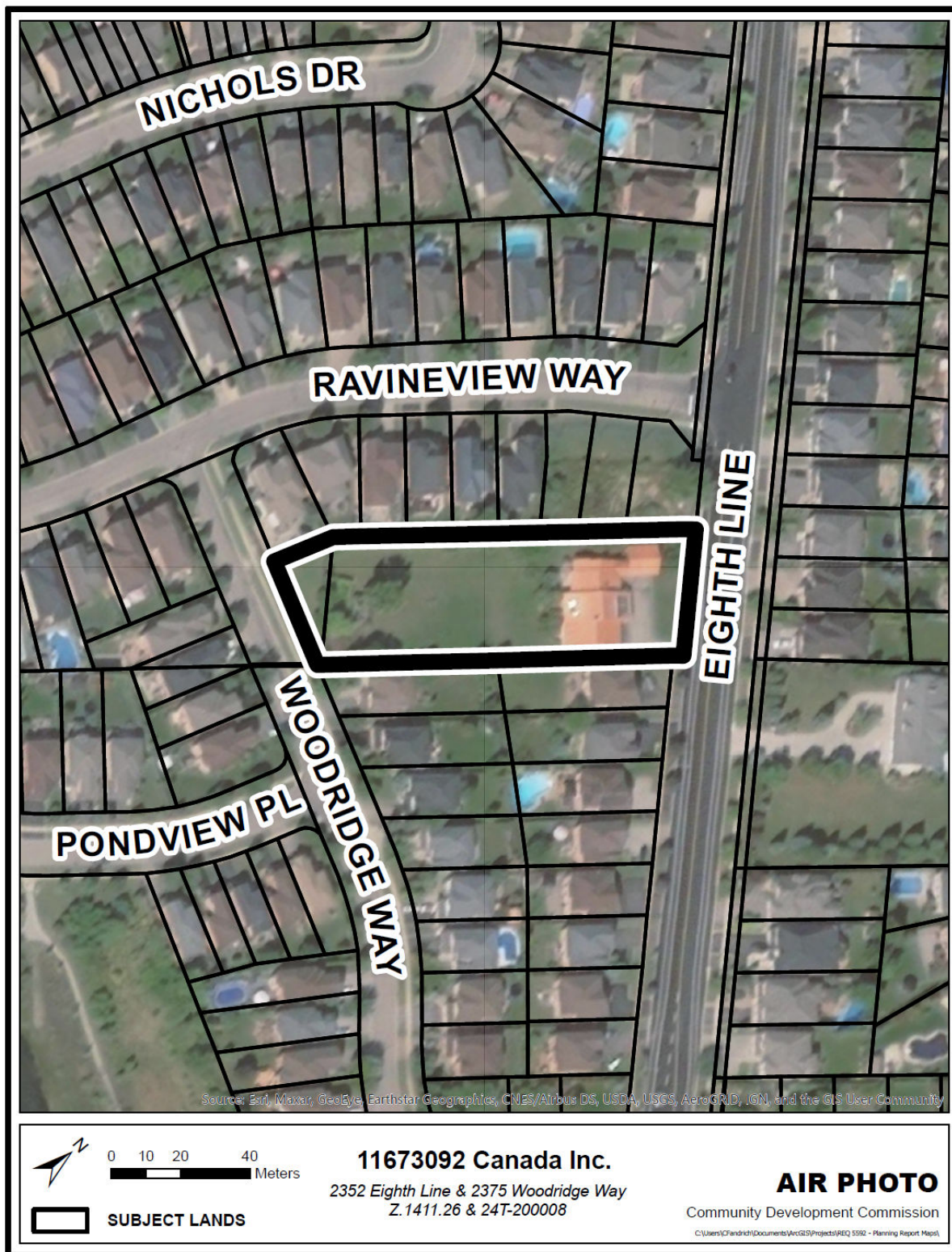


Figure 2 – Aerial Photo

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PLANNING POLICY & ANALYSIS

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- Livable Oakville Official Plan
- Zoning By-law 2014-014

Provincial Policy Statement

The Provincial Policy Statement (2020) ('PPS'), which came into effect on May 1, 2020, continues to recognize 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 encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS (2020) promotes the integration of land use planning, growth management and transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs. Specific policies applicable to this application are included in Appendix "D". On this basis, the proposed rezoning and draft plan of subdivision is consistent with the PPS (2020).

Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The subject lands are located within a "Delineated Built-Up Boundary."

The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores,

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services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options. Specific policies applicable to this application are included in Appendix "D". On this basis, the proposed rezoning and draft plan of subdivision is consistent with the Growth Plan.

Halton Region Official Plan

The subject lands are designated as 'Urban Area', located within the Built Boundary. The range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies and plan in effect. The Region has reviewed the applicant's Functional Servicing Report and advises that the property was included in the design of the watermain and sanitary sewer system for the area under the previous plan of subdivision in 1998. Therefore, the lands can be adequately serviced for the proposed development. On this basis, the proposal conforms to the Regional Official Plan.

Livable Oakville Official Plan

Urban Structure

The Livable Oakville Plan is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town's strategic goals, and reflect the visions and needs of the community. Schedule A1, Urban Structure, of the Livable Oakville Plan provides the basic structural elements for the Town. Official Plan Amendment 15 to the Livable Oakville Plan, confirms the Town's existing urban structure in terms of nodes and corridors, where higher intensity forms of mixed use growth are to be accommodated. OPA 15 was approved by Halton Region on April 26, 2018 and deemed to conform to the Growth Plan and is consistent with the PPS. There is one appeal pertaining to OPA 15.

The subject lands are identified on Schedule A1 – Urban Structure as being within the Town's Residential Areas.

Livable Oakville Land Use Policies

The lands owned by the developer and the town owned lands are designated *Low Density Residential* on Schedule I: Central Land Use plan (shown as Figure 3 below).

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The *Low Density Residential* designation permits detached, semi-detached and duplex building types, up to a density of 29 dwelling units per site hectare. The proposed six lot development would have a density of 14.38 units per hectare.

Policy 11.1.8 states that:

“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;*
- b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate intensification through development approvals. Intensification of these sites may occur with Low Density Residential uses in accordance with section 11.1.9 and all other applicable policies of this Plan;”*

The Official Plan defines ‘compatible’ as:

“development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact.”

Additionally, Section 11.1.9 provides criteria for evaluating development within stable residential neighbourhoods to better maintain and protect the existing neighbourhood character. The following policies of 11.1.9 apply to the proposed development:

- “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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- 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.*
 - 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.*
 - 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.*

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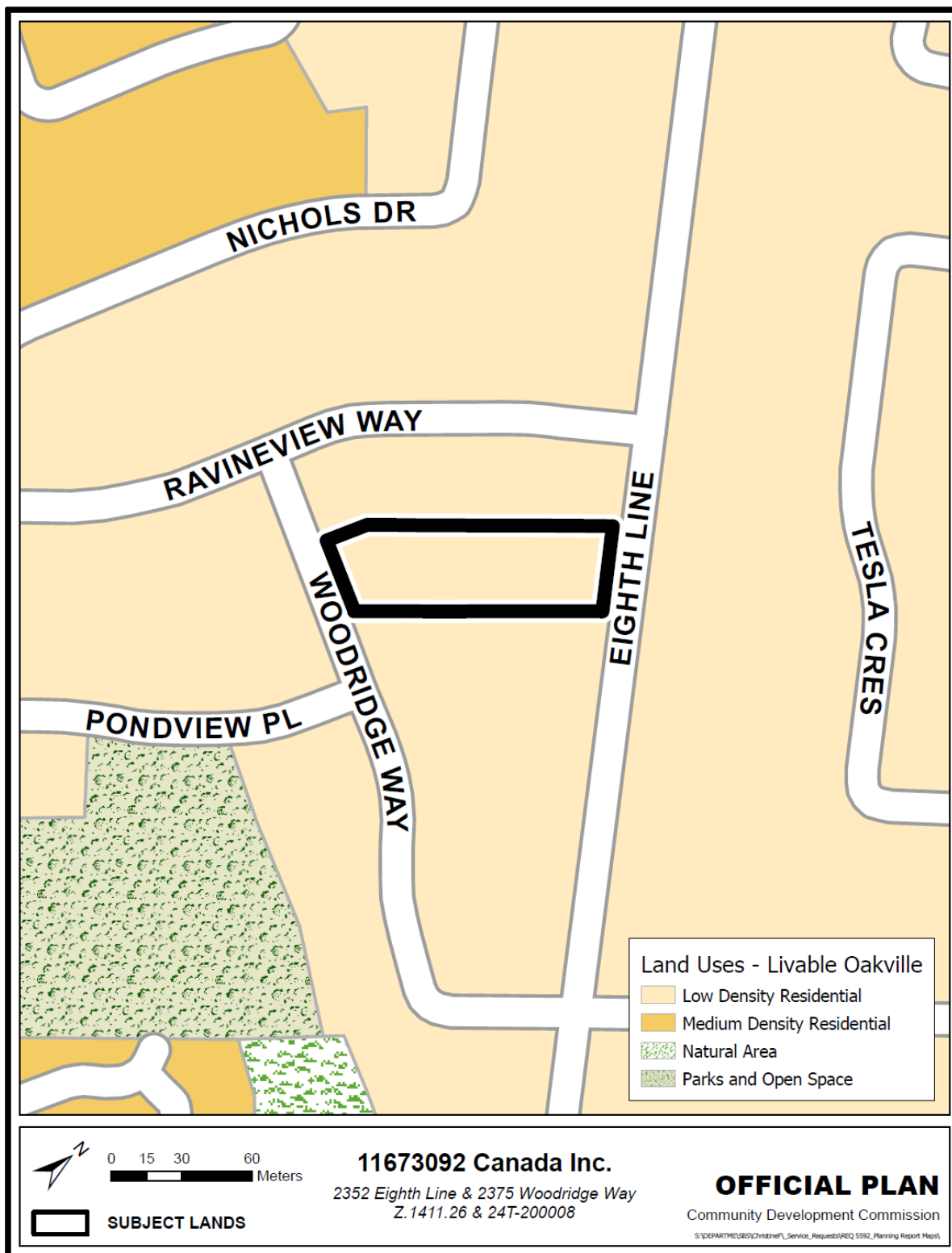


Figure 3 – Official Plan

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While the majority of intensification is to be directed to the Town's Growth Areas, some intensification within residential areas can be accommodated. Intensification within stable residential areas are subject to the policies of 11.1.8 and 11.1.9, and will be evaluated using criteria that maintains and protects the existing neighbourhood character. Additional policies applicable to this application are included in Appendix "D".

The applicant has provided conceptual elevations associated with the Urban Design Brief which demonstrate that the proposed dwellings would have a similar massing, scale, height and character as the existing dwellings surrounding the site, shown in Figures 4 and 5 below.



Figure 4 – Proposed dwellings on Woodridge Way



Figure 5 – Proposed dwellings on Eighth Line

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The proposed development would result in the creation of six lots, that have a similar lot frontage and depth as those in the surrounding area, and can accommodate detached dwellings which have a similar scale, massing, height and setbacks to those in the neighbourhood. Further, the proposed development will not present any negative impacts onto the existing transportation system and can be adequately serviced by utilities, and water and sanitary infrastructure.

Further, as the remnant town owned lands have always been designated for residential uses, and the proposal is consistent with the policies of 11.1.9, it is staff's opinion that development of these lands maintains and protects the existing neighbourhood character, are a logical extension of the existing neighbourhood, and the proposal conforms to land use and policies provisions of the Livable Oakville Official Plan.

Zoning By-law (2014-014)

A site-specific zoning is proposed for the subject lands. The portion of the subject lands owned by the applicant are zoned Residential Low (RL5) Special Provision 1. The town owned lands (Block 117) also included with this proposal are zoned Residential Low (RL8). As shown in Figure 6 below, the zoning to the south and east of the subject lands is RL5, whereas the zoning to the north and west is RL8.

Special Provision 1 in Zoning By-law 2014-014 was applied to many properties throughout the town (south of Dundas) where staff identified a potential for these lands to redevelop in the future. By applying the Special Provision 1, further planning approvals are required to redevelop the property. One example of this is seen in Figure 6, directly south east of the subject lands. These parcels are often hold-out parcels from previous subdivisions, and it is anticipated that they will redevelop in manner which is consistent with the neighbourhood context.

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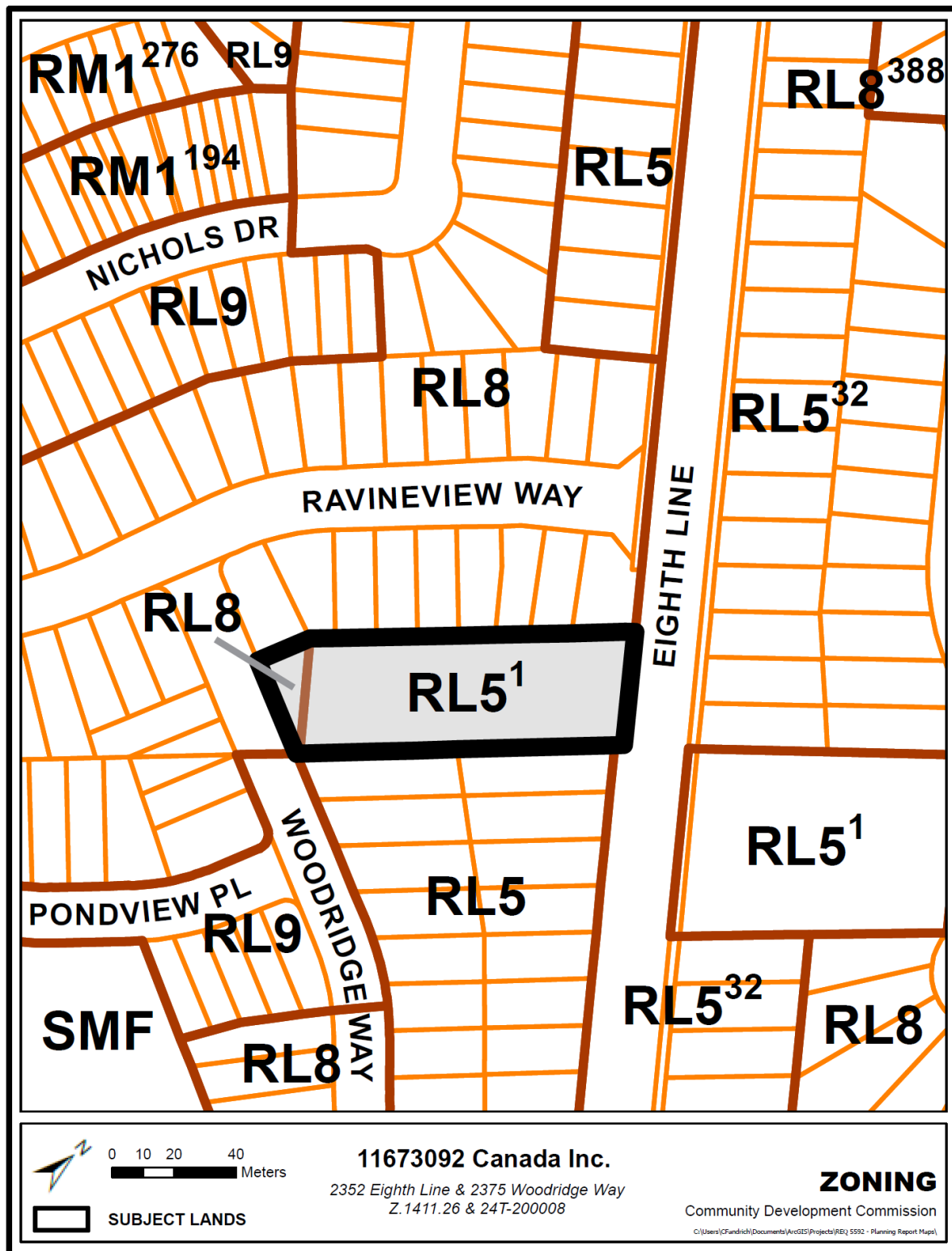


Figure 6 - Zoning

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The applicant proposes to zone the lands a site specific RL5, with a modification to the lot frontage only.

A comparison of the RL5 and RL8 Zones is provided in Table 1 below.

Table 1 – Zoning Comparison

Zone Regulation	RL5	RL8	RL5 Modified, as proposed
Permitted Residential Uses	Detached Dwelling	Detached and Semi-detached Dwellings	Detached Dwelling
Minimum Lot Area	464.5m ²	360m ²	625m ² – 819m ^{2*}
Minimum Frontage	15m	12m	11.42m – 12.28m**
Minimum Front Yard	7.5m	4.5m	7.5m – 9.23m*
Minimum Interior Side Yard	1.2m with an attached garage	0.6m provided 2.4m is provided between buildings.	1.25m – 1.28m*
Minimum Rear Yard	7.5m	7.5m	23.83m – 33.87m*
Maximum Height	12.0m	10.5m	9.45m - 9.48m*
Maximum Number of Storeys	2	3	2*
Maximum Lot Coverage	35%	N/A	22.06%-28.89%*
Maximum Floor Area	N/A	65%, with no more than 35% of the 2 nd storey provided above the 2 nd storey	N/A*

*Does not require modification to the RL5 zone

**Requires modification to the RL5 Zone

The neighbourhood consists of dwellings ranging in floor area from approximately 213m² to 316m². Further, the lot coverages in the area range from approximately 23% to the maximum 35%. The applicant proposes dwellings ranging in size from 286.79m² to 303.61m², with lot coverages ranging from 22.06% to 28.89%.

Staff also note that lot frontage is measured 7.5m from the front lot line abutting the street. The lot frontage of the proposed dwellings ranges from 11.42m to 12.28m which is less than the minimum 15m frontage for lots within the RL5 Zone. The average size of the proposed lots is 676.58m², which is greater than the 464.5m² required by the RL5 Zone. The larger area for the proposed lots attributes to the greater depth resulting from the right-of-way alignment abutting the lands. The

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reduced lot frontage is the only modification to the RL5 zone the applicant is requesting to facilitate their proposal.

As described in more detail below, it is staff's opinion that the reduced lot frontage will result in a lot which is compatible with the surrounding lot fabric, and will further result in a dwelling that is similar to those found in the neighbourhood and will maintain and protect the character of the neighbourhood. On this basis, the requested modification to the zoning by-law can be supported.

TECHNICAL COMMENTS

The proponent has provided studies in support of the application, which have been circulated to various public agencies and internal Town departments. A full circulation and assessment of the application was undertaken to ensure that all technical matters have been satisfactorily addressed.

A statutory public meeting was held on November 2, 2020, and no members of the public attended. Staff had received seven letters from area residents which have been highlighted by staff. No additional correspondence has been received at the time of writing this report. The following is an overview of the matters that were identified:

- Consistency with the Provincial Policy Statement, 2020 and conformity to the 2019 Growth Plan for the Greater Golden Horseshoe.
- Conformity with Livable Oakville policies including the intensification policies of 11.1.8 and 11.1.9.
- Compliance with the Livable by Design Guidelines Parts A and C, including scale, massing, landscaping.
- Preservation and treatment for trees located on the subject lands.
- Compatibility of the proposed development with the surrounding neighbourhood context.
- Scale, massing and setback of the proposed dwellings relative to the existing adjacent dwellings.
- Decommissioning of the existing well.

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- Disposition of the town owned lands.
- Impacts to existing on-street parking and traffic conditions.

In addition to the matters for consideration raised by staff, Council had raised the following additional concerns:

- Review the appropriateness of privacy issues with respect to any proposed side windows.
- Review the appropriateness of the shape of the most northerly lot on Woodridge Way.
- Review the town's sidewalk design
- Review the appropriateness of the three entrances on Woodridge Way.

Resolution of Issues:

PPS and Growth Plan

With regard to the PPS and Growth Plan, the proposed development represents intensification that is contemplated by the Livable Official Plan and Zoning By-law. It is staff's opinion that the proposal is consistent with the Provincial Policy Statement 2020 and conforms to the 2019 Growth Plan, the Region of Halton Official Plan and the Livable Oakville Official Plan as previously noted.

Compliance with the Livable By Design Manual

As shown in Figure 1 above, the neighbourhood consists of large two-storey detached dwellings spaced close together, which is consistent with the urban context of the area. The applicant has submitted an Urban Design Brief that addresses the proposals compliance with the Livable by Design Manual. Since the Public Meeting, the applicant has revised their proposal to remove hammerhead driveways for the proposed lots on Eighth Line, to provide additional front yard landscaping and reduce the amount of surface parking areas. Further, the location of the driveways has also been modified to accommodate new street tree plantings within the boulevard of Eighth Line.

The design, location, orientation, and gross floor area of the proposed dwellings will be consistent with the surrounding neighbourhood and maintains the character of the area. The applicant is required to develop the lands and construct the dwellings as described in the Urban Design Brief as a condition of draft approval for the plan of subdivision.

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Tree Protection

The applicant submitted an Arborist Report and Tree Protection Plan that has been evaluated by staff. The report documents 33 trees and three hedgerow features on or within 6m of the subject lands. This includes one municipal tree and 13 neighbouring trees (including trees on the town owned portion of lands). All of the neighbouring trees that abut the residential lots to the north and south of the subject site will be protected including the municipal tree, and have been included as draft plan conditions for the plan of subdivision. There will be 16 trees together with two hedgerows and a portion of one hedgerow that will be removed from the site to accommodate the proposed development.

The applicant will also be required to provide a minimum of seven municipal street trees between both Woodridge Way and Eighth Line, which is also captured within the draft plan conditions for the subdivision.

Compatibility

As noted above, the proposed dwellings will have a mass and scale consistent with the dwellings in the surrounding neighbourhood. With respect to the proposed lot fabric, the applicant submitted a Lot Frontage Study, which demonstrated a range of frontage sizes from 9.74m to 18.5m for detached dwellings in the neighbourhood within three different zoning categories (RL5, RL8 and RL9). Further, the Study also demonstrates the variety in lot shapes within the neighbourhood that is mostly attributed to the curvature of the right-of-ways in the area (see Figure 7).

The Study also provides that the average size of the lots within the Study Area is 506.69m², excluding the proposed development lots. The applicant's approach in

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the study further refined the study area by focusing on the lands immediately north and south of the subject lands as they are within the RL5 zone, and omitted corner lots as they do not follow the same definition for measuring lot frontage as interior lots.

In review of the applicant's Frontage Study, it is staff's opinion that the proposed lots will support a dwelling that is of similar mass and scale to the dwellings in the immediate vicinity of the site, and provide the required setbacks, parking, and landscaping areas consistent with the neighbourhood. Additionally, in consideration of the greater neighbourhood context provided in Figure 7, the variety of lot frontages and lot areas further demonstrate the compatibility of the proposed dwellings with the surrounding neighbourhood. It is staff's opinion that the Frontage Study prepared by the applicant adequately demonstrates that the proposed lots maintain the character of the neighbourhood. On this basis, the proposed lotting pattern and dwelling design are compatible with the surrounding neighbourhood.

Impacts to Abutting Dwellings

The proposed lots abut existing residential uses to the north and south, with the exception of the vacant lands at the corner of Ravineview Way and Eighth Line (shown in Figure 8 below), which received zoning approval and consent to develop three new detached dwellings in 2018 and 2019 respectively. Regarding the abutting lots to the south, the proposed dwellings provide similar side yard setbacks and building depths as the abutting lots. With respect to the most north-westerly lot (Lot 1 on Figure 8), the parcel will abut the rear yards of five dwellings with frontage on Ravineview Way.

As shown in Figure 8 below, the lot at the corner of Ravineview Way and Woodridge Way directly abut the town owned portion which would form the front most portion of the proposed dwelling. The abutting corner lot provides a 10.8m rear yard setback, and the proposed dwelling at its closest point (the front coverage porch) will provide 1.25m side yard setback, with a total separation distance of 12.05m at a minimum. Due to the irregular shape of the lot, the separation distance increases easterly into the property. The remaining properties to the north that abut the subject site will back on to the future rear yard amenity areas of the proposed dwellings.

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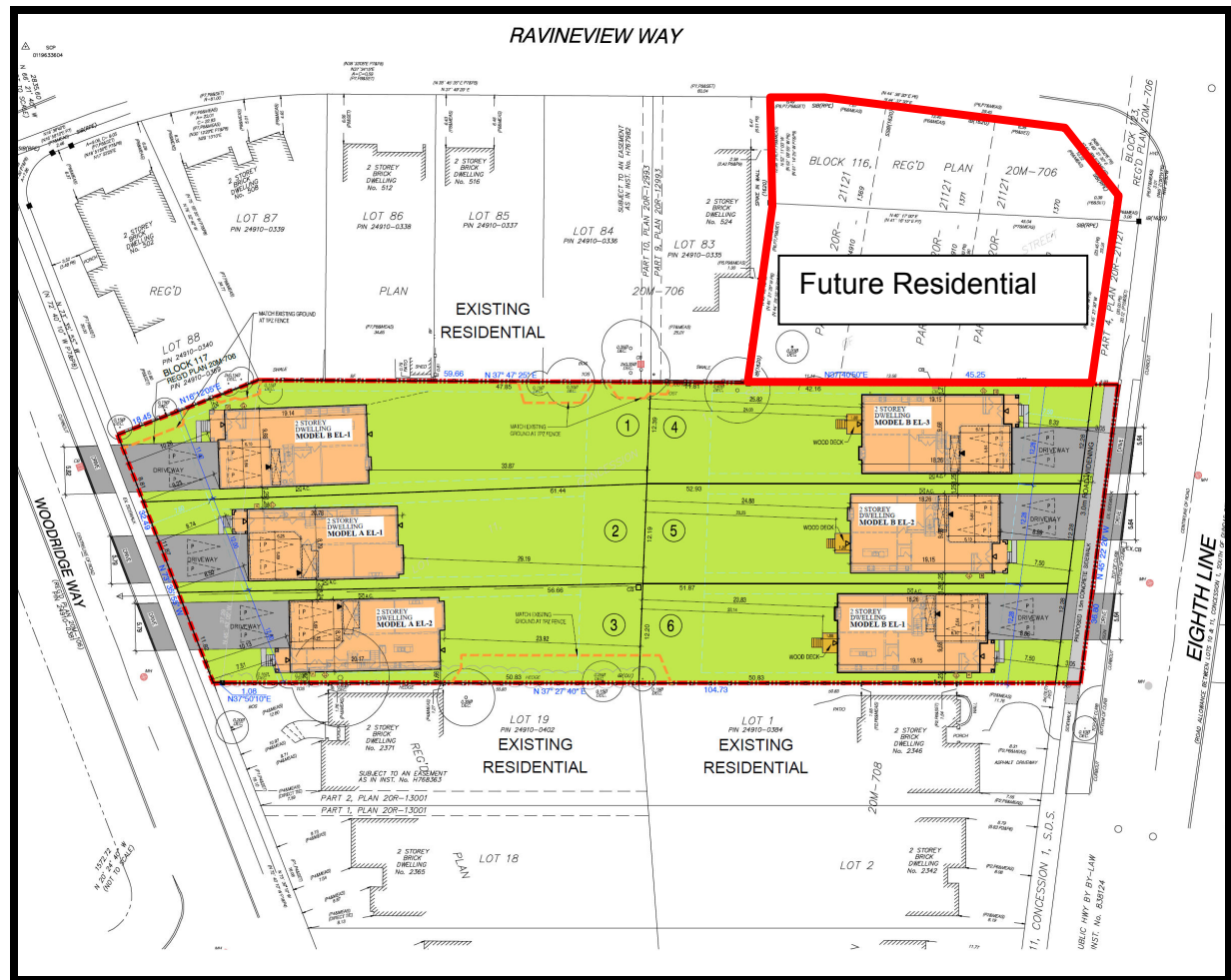


Figure 8 – Proposed Site Plan

To further address concerns respecting overlook and privacy from the future Lot 1 onto the lands to the north, staff have included a draft plan condition requiring the owner to submit a scoped site plan application in order for staff to review the proposed window locations along the northerly wall of the proposed dwelling. Staff note that alterations to the site will be managed through the subdivision process and that the proposed site plan application will be limited to architectural review only for Lot 1, as provided in the subdivision agreement conditions.

On this basis, it is staff's opinion that the proposed development will not present any negative impacts to the abutting dwellings to the north and south of the subject lands.

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Decommissioning of the Existing Well

The existing well on the subject lands is not currently in use. Staff have included the appropriate draft plan conditions to require the decommissioning of the existing well on the subject lands as required by the Region of Halton. New service connections can be accommodated from the municipal right-of-way.

Disposition of Town Owned Lands

The applicant's proposal requires the acquisition of the town owned lands (Block 117 on Plan 20M-706). The parcel is not parkland and is designated for residential uses in the Official Plan. The parcel is a remnant block within the registered plan and is intended to be developed with adjoining lands as noted in the subdivision agreement for Plan 20M-706 and is surplus to the town's needs. The filing of the requested zoning by-law amendment and draft plan of subdivision applications have been authorized by the Town Solicitor for the purposes of allowing the application to be evaluated. Since the parcel is a remnant block and is subject to an application under the *Planning Act*, this report satisfies the notice obligations under By-law 1995-71 as amended by By-law 2010-104.

A condition of draft plan approval requires the owner to acquire Block 117 from the town. The proposed draft plan of subdivision therefore cannot be registered until such time the owner has acquired the town lands.

Traffic and Parking

Transportation staff have evaluated the proposed development and advice that the proposed six lots present no negative impacts on the existing on-street parking conditions or transportation network. There are currently no on-street parking permissions along Eighth Line and Woodridge Way immediately abutting the subject lands as indicated by existing signage in the right-of-way. Further, the driveways will be configured in similar pattern to the existing driveways in the area and present no conflicts with existing driveways. Lastly, the applicant is required to provide a road widening measuring 3.05m along Eighth Line which would include the existing asphalt walkway abutting the subject lands. The sidewalk will be relocated and aligned with the existing concrete sidewalk to the south. These works will be carried out by the developer as required by a condition of draft plan approval.

Council Concerns

At the Public Meeting, Council asked staff to review the appropriateness of privacy issues with respect to any proposed side windows, particularly on Lot 1 where the dwelling will overlook the rear yard amenity space of the lots to the north. Council also asked staff to review the appropriateness of the shape of the most northerly lot on Woodridge Way (Lot 1) in relation to the overall lotting pattern in the neighbourhood. Staff were also asked to review the town's sidewalk design, more specifically on Eighth Line where the current walkway is asphalt. Finally, staff were

From: Planning Services Department

Date: February 23, 2021

Subject: **Public Meeting and Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment - 11673092 Canada Inc. - 2352 Eighth Line and 2375 Woodridge Way - File Nos.: 24T-20008/1411 and Z.1411.26 (By-law 2021-020) (By-law 2021-020)**

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asked to review the appropriateness of the three proposed driveway entrances on Woodridge Way with respect to any conflicts with the existing transportation network and existing driveways on the opposite side of the street.

As discussed in the sections above, it is staff's opinion that the privacy issues will be appropriately managed through the scoped site plan application required for architectural review of Lot 1 within the subdivision. Further, staff have discussed the lotting pattern and find that the shape and orientation of the northerly lot on Woodridge Way (Lot 1) is compatible with the neighbourhood. Staff have also reviewed the town's sidewalk design and addressed the replacement of the existing asphalt sidewalk on Eighth Line to better align with existing concrete sidewalk south of the subject lands, and to be constructed to current standards. Lastly, staff have discussed the appropriateness of three new driveways on Woodridge Way and find that there will be no conflicts with the existing driveways in the vicinity of the subject lands. On this basis, it is staff's opinion that the proposed development is in keeping with the neighbourhood character and represents an appropriate infill development with no negative impacts to the surrounding area.

CONCLUSION

Staff recommends approval of draft plan of subdivision and zoning by-law amendment which would have the effect of creating six residential lots for detached dwellings with three fronting onto Eighth Line and three fronting onto Woodridge Way. The lot configuration is appropriate and compatible with the adjacent land uses and in keeping with the intent of the land use policies of the Livable Oakville Plan.

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

The subject subdivision was reviewed in relation to Section 51(24) of the *Planning Act* and has been deemed to satisfy the requirements of this section.

Staff is satisfied that the proposed development is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan (2019) and the Halton Region Official Plan, has regard for matters of Provincial interest and represents good planning. Further, the application is consistent with the principles and overall policy direction of the Livable Oakville Plan. On this basis, staff recommend approval of the draft plan of subdivision subject to the conditions in Appendices "A" and "B" as the following requirements have been satisfied:

- The proposed development is consistent with the land use and policies of the Livable Oakville Plan and Zoning By-law.

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- The proposed draft plan of subdivision implements a condition of the subdivision agreement for Plan 20M-706.
- The draft plan of subdivision is necessary to create individual residential lots, and is appropriate for the orderly development of the lands.
- The proposed development provides an appropriate form of intensification within a stable residential neighbourhood.
- The proposed development conforms to the Growth Plan (2019), is consistent with the Provincial Policy Statement (2020), and conforms to the Halton Region Official Plan.
- The proposed plan of subdivision meets the criteria established in Section 51(24) of the *Planning Act*.
- Comments from the public have been appropriately addressed.

By-law 2021-020 is included in the agenda for the March 8, 2021 Planning and Development Council meeting.

By-law 2021-020 is attached as Appendix "C".

CONSIDERATIONS:

(A) PUBLIC

A Public Meeting was held on November 2, 2020. Written correspondence was received by seven members of the public, and no members of the public attended the meeting. No additional correspondence has been received since the Public Meeting at the time of writing this report.

Due to an irregularity with the Notice of the Public Meeting, a new Public Meeting is required and will be combined with the recommendation meeting.

Notice for the meeting regarding this development application was provided through a mailing of all properties within 120 metres of the subject lands. Resident Associations were notified along with property owners in accordance with the *Planning Act* Regulations and Town practices.

(B) FINANCIAL

Cash in Lieu of Parkland and Development Charges would be applicable to this development, net of any eligible credits. The amendments to the Development Charges Act, 1997 and the Planning Act proposed through Bill 108, the More Homes, More Choice Act, and Bill 197, the COVID-19 Economic Recovery Act have been proclaimed and are in force as of September 18, 2020. This provides more certainty in municipal financing

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and assists the town in providing complete communities while ensuring that "growth pays for growth" to the maximum extent possible.

Any proceeds resulting from the disposition of the town owned lands known as Block 117 on Plan 20M-706 will be deposited in the capital reserve.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review and remains in technical review.

The applications will be considered under Bill 108 provides for a 90 day appeal timeframe, which ended on October 4, 2020.

(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 Town's sustainability goals and objectives of the North Oakville East Secondary Plan. The proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019 to provide opportunities to reduce the development footprint of the proposal.

APPENDICES:

Appendix "A" – Conditions of Draft Plan Approval

Appendix "B" – Draft Subdivision Agreement Conditions

Appendix "C" – By-law 2021-020

Appendix "D" – Applicable Policies

Appendix "E" – Draft Plan of Subdivision

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East District

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Submitted by:

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