

REPORT

COUNCIL MEETING

MEETING DATE: AUGUST 21, 2017

FROM: Legal Department

DATE: August 14, 2017

SUBJECT: Update – Redevelopment of the Former Brantwood School Site

LOCATION: 221 Allan Street

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RECOMMENDATION:

1. That the Legal report from August 14, 2017 entitled “Update – Redevelopment of the former Brantwood School Site” be received;
2. That staff proceed with applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision or Severance for the redevelopment of the former Brantwood School Site lands in accordance with the Brantwood Redevelopment Concept Plan endorsed by Planning and Development Council at its meeting of April 8, 2013, as illustrated in Appendix “A” to the report from the Legal Department dated August 14, 2017; and
3. That, following the completion of the applications noted in recommendation 2, staff proceed with the final step of the Request for Proposal (Prop 7-2017) on terms outlined in the confidential Appendix “B” to the report from the Legal Department dated August 14, 2017.

KEY FACTS:

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

- The former Brantwood School site (the “**Property**”) was acquired by the Town in April, 2012 from the Halton District School Board.
- On April 8, 2013 Council endorsed a redevelopment plan for the Property which included the development of single family residential homes and the retention of a park block fronting onto Douglas Avenue as well as reusing the existing school building for 5 to 9 condominium residential apartment units, as illustrated in Appendix A (the “**Concept Plan**”).
- The Property was declared surplus by Council pursuant to a Legal report to Administrative Services Committee dated August 15, 2013.

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- Staff developed a Request for Proposal (Prop 7-2017) (the “RFP”) to gather information and ultimately implement the sale of the Property and retention of the park block in accordance with the Concept Plan.
- The RFP was issued on March 28, 2017 and closed on May 17, 2017.
- The proponents that met the criteria in the first step of the RFP were invited to confidential meetings to present and discuss their vision of the redevelopment of the Property with Town staff.
- The final step of the RFP will require the pre-qualified proponents to submit a final bid for the Property.
- Prior to the commencement of the final step, staff are recommending that the Town proceed with a Town-initiated Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision or Severance to provide some certainty as to how the Property will be redeveloped, before the Property is potentially sold at the end of the RFP.

BACKGROUND:

The site is about 0.9 hectares in size and has frontage on Allan Street, Palmer Avenue and Douglas Avenue. It is currently occupied by a vacant two-storey former school building. The front (9-room) portion of the building, on the west side of the property, facing Allan Street is within the Trafalgar Road Heritage Conservation District. The entire property is listed on the Town’s Register of Properties of Cultural Heritage Value or Interest.

The future disposition and development of the former Brantwood School site was dealt with at the Planning and Development Council Meeting of April 8, 2013. At that meeting, Council resolved (in part) that *“the staff recommended land use options in the Planning Services Report (PD-024-13) for the Brantwood and Chisholm school sites be endorsed and staff be directed to undertake the implementation steps for those sites.”* Staff developed the RFP to gather information and ultimately implement the sale of the Property, provided there was some certainty that the Property would be developed in accordance with the Council endorsed Concept Plan, attached as Appendix “A”.

The RFP was issued on March 28, 2017 and closed on May 17, 2017. The first step of the RFP required proponents to meet certain criteria, including financial capacity, experience with residential detached homes and repurposing heritage buildings, and the ability to work with the Concept Plan. The qualified proponents who met the criteria in the first step of the RFP were invited to Town Hall for confidential meetings with Town staff to discuss their vision of the site.

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Based on the information from the confidential meetings with the qualified proponents, staff are recommending that the Town proceed with a site-specific Town-initiated Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision or Severance so the Property may be redeveloped in accordance with the Council-approved Concept Plan. The reason the Town is proceeding with these approvals instead of a developer is to provide some certainty of the redevelopment of these lands before the Property is potentially sold to one of the qualified proponents in the final step of the RFP. The sale of the Property could then contain restrictions and measures to ensure the Property is developed in accordance with the approved plans.

COMMENT/OPTIONS:

The Concept Plan envisions a park block of 0.15 ha that would at all times remain under Town ownership. The remaining 0.75 ha of the Property would be sold to the Developer and developed into seven 15 m (49 ft.) lots for detached dwellings along Douglas Avenue, with the conversion of the front (oldest) portion of the former school building into 5 to 9 condominium residential apartment units.

In order to implement the Concept Plan, the following planning approvals are required:

- an amendment to the Livable Oakville Plan to redesignate the park area and permit converted residential units (apartments) within the existing former school building;
- an amendment to the Zoning By-law to permit the converted apartment units, and to apply appropriate zoning to the detached residential lots;
- an approved draft plan of subdivision or severance to create the lots;
- a heritage impact assessment and heritage permits for the alteration and conversion of the school building for residential apartments;

Town staff have completed a preliminary analysis of the surrounding neighbourhood where the Property is located to understand the existing built character. The existing zoning provisions of the RL3-0 (SP 10) zone limit the use of land to single-detached dwellings (and some complementary accessory uses). These regulations also control building height and siting within a lot, and bulk of buildings, among others.

The site specific provision (SP 10) requires further regulation of coverage, lot depth, side yards and floor area (for a private garage). With respect to coverage in particular, it is limited by a detached dwelling's height, as follows:

- Maximum lot coverage for a dwelling having one storey: 25%
- Maximum lot coverage for a dwelling having one and one half storeys: 22%
- Maximum lot coverage for a dwelling having two storeys: 19%

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The Town-initiated development application process will allow Town staff to conduct a more comprehensive review of the appropriate zone provisions for the seven lots and new apartment building to ensure new development on the subject property complements the existing character of the established neighbourhood.

CONSIDERATIONS:

(A) PUBLIC

The inclusion of this report in the Council agenda will provide public notification, and further public consultation will occur as part of the Town's applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision or Severance in respect of the Property. Public consultation also occurred during the South Central Lands Study.

(B) FINANCIAL

The funding requirements for the planning and due diligence activities was approved as part of the annual capital budget process. Development Charges will be fully applicable to the development of the newly created residential lots. The original purchase of the school site was primarily funded from the General Working Capital reserve. In accordance with town policy the net proceeds from the sale of the land will be used to replenish the reserve.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Planning Services and Purchasing departments assisted in preparing this report and the Parks and Open Space Department has been consulted in respect of the size and location of the proposed park block.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- enhance our natural environment
- provide outstanding service to our residents and businesses
- be innovative in everything we do

(E) COMMUNITY SUSTAINABILITY

The proposed disposition strategy is consistent with the sustainability objectives and principles in the Livable Oakville plan.

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APPENDICES:

Appendix A – Council endorsed concept plan for the former Brantwood school site

Appendix B – Confidential Appendix (*See confidential agenda.*)

Prepared by:

Jim Knighton

Realty Services Manager

Prepared by:

Ryan Maynard

Assistant Town Solicitor

Submitted by:

Doug Carr

Town Solicitor