

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 21, 2013

FROM: Planning Services Department

PD-099-13

DATE: October 4, 2013

SUBJECT: Public Meeting Report, Bronte Community Developments Corporation, Khalsa Gate, File No.: OPA 1430.30 and ZBA 1430.30

LOCATION: Khalsa Gate south of Pine Glen Road

WARD: 4

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RECOMMENDATION

That comments from the public with respect to the Official Plan Amendment and Zoning By-law Amendment applications (File No.: OPA1430.30 and ZBA1430.30) submitted by Bronte Community Developments Corporation, be received.

KEY FACTS

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

- The Official Plan Amendment and Zoning By-law Amendment applications were submitted on April 23, 2013 by Bronte Community Developments Corporation to permit the development of the subject site for an additional 108 condominium apartments.
- The overall site (1.8 ha.) is located on the east side of Khalsa Gate, south of Pine Glen Road. Access is from Khalsa Gate only. This specific application relates to the southern 0.65 ha of land.
- The applications were deemed complete on June 11, 2013.
- A Public Information Meeting was held on September 26, 2013.
- 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, ask questions of clarification and identify planning matters to be considered. The

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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 technical 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

This application applies only to the southern portion (0.65 ha) of the overall lands (1.8 ha). The Official Plan Amendment is to re-designate this area from *Medium Density Residential to Urban Centre* with a corresponding Zoning By-law Amendment to rezone this area from *R7(e) SP 770 to R8(a) SP 770 with the following additional provision, Units per ha of lot area maximum – 178*. The intent of this application is to amend the official plan and zoning for the southern block (0.65 ha) to be the same as the northerly block (1.15 ha). The proposal on the subject land is for a single eight storey building, containing 106 residential apartment units. The proposal on the overall lands is for three eight storey buildings containing a total of 318 units.

Figure1 highlights the area affected by these applications and the proposed conceptual development.

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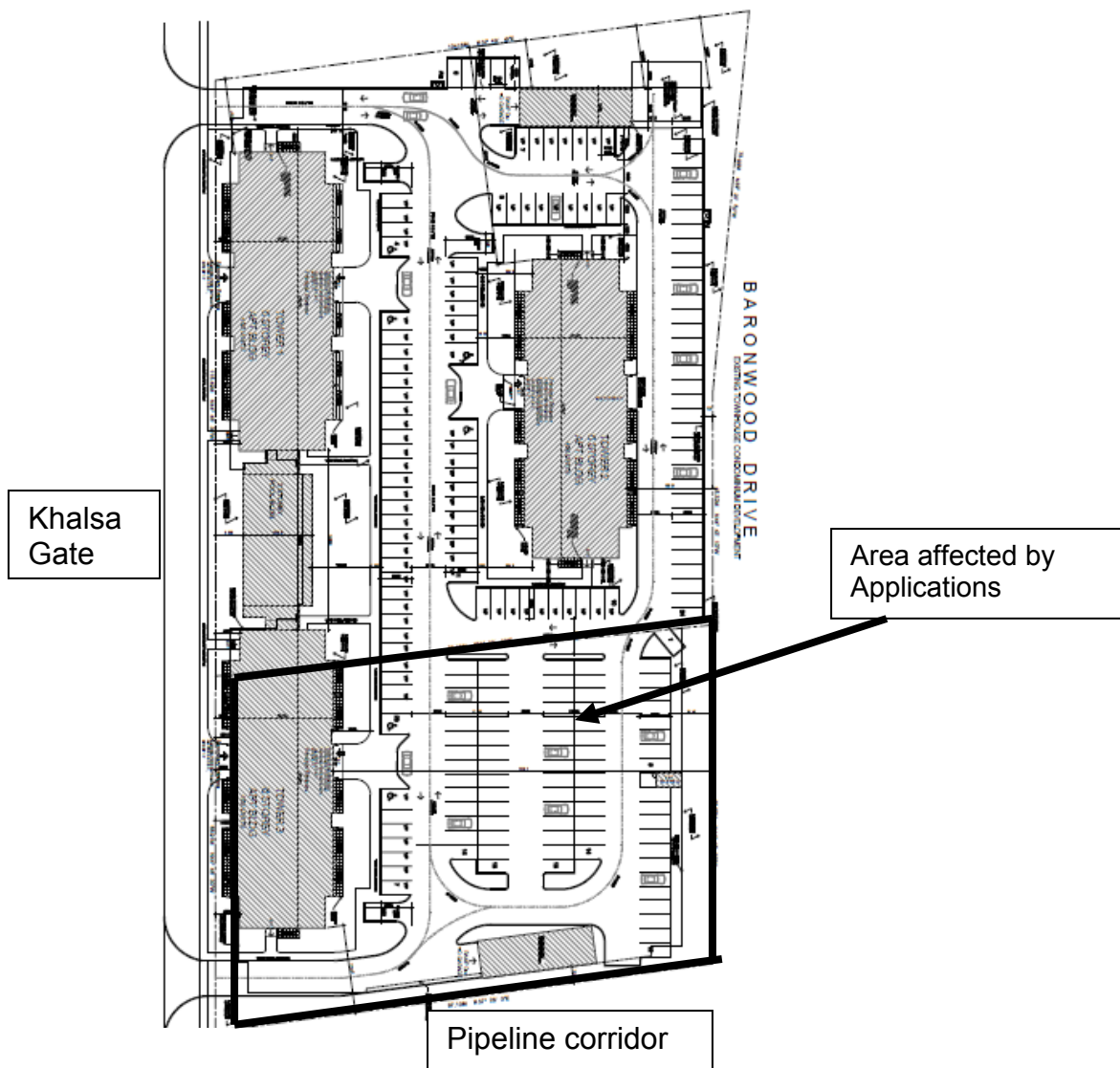


Figure 1

Location and Site Description

The overall site, 1.8 ha in size, is located on the east side of Khalsa Gate, south of Pine Glen Road. Frontage on the overall site is approximately 184 metres (69 metres for the area subject to these applications). A sales centre is presently on the site.

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Figure 2 – subject site highlighted

Surrounding Land Uses

To the east and south – residential (townhouses)

To the immediate south - pipeline corridor

To the north and west – vacant developable land

POLICY FRAMEWORK

Region of Halton Official Plan

The lands are designated “Urban Area” according to the Region’s Official Plan. Lands within the “Urban Area” are intended for residential and employment growth. Policy 76 notes that the range of permitted uses is to be in accordance with local Official Plans and Zoning By-laws. All development, however, is 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 implements the Provincial Growth Plan for the Greater Golden Horseshoe.

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The subject property is located within the Palermo Growth Area. Section 4.1 Growth Areas states:

“... Palermo Village are primary Growth Areas, which will accommodate the highest level of intensification. They are intended to be developed as mixed use centres with transit-supportive development focused around major transit station areas and along corridors. These areas have been the subject of detailed, comprehensive land use studies or secondary planning exercises which have resulted in objectives and policies to provide for intensification opportunities.

Section 22 (Palermo Village) includes the following policies regarding the proposed development:

22.1.1 To develop a balanced Growth Area by:

- a) *providing a focus and sense of identity for the residential communities in the north-west part of the Town; and,*
- b) *facilitating development and redevelopment in a comprehensive manner.*

22.2.2 To ensure high quality urban design by:

- a) *encouraging interesting and innovative design and built form;*
- b) *ensuring new developments are compatible with existing conditions and heritage buildings and features;*
- c) *providing attractive streetscapes through attention to the design of the public realm, built form, and the relationship between private development and public areas;*
- d) *creating a strong coherent urban image and a highly developed civic streetscape appearance at a human scale through the creation of:*
 - i) *an active urban community;*
 - ii) *a strong identifiable civic image;*
 - iii) *pedestrian and vehicular linkages between surrounding communities and Palermo Village;*
 - iv) *a clearly defined main street with commercial development oriented to Old Bronte Road and Khalsa Gate;*
 - v) *an accessible park network integrated with other uses, which includes parks, parkettes and squares, all connected by the pedestrian-scaled street system; and,*
 - vi) *streets and public spaces that have been defined by surrounding built form;*

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- e) protecting the ecological health and integrity of the existing natural features;
- f) establishing components of the open space system that will connect with the broader area; and,
- g) protecting, conserving and enhancing cultural heritage resources and integrating them into new developments.

The subject site is designated as 'Medium Density Residential' on Schedule N, Palermo Village Land Use.

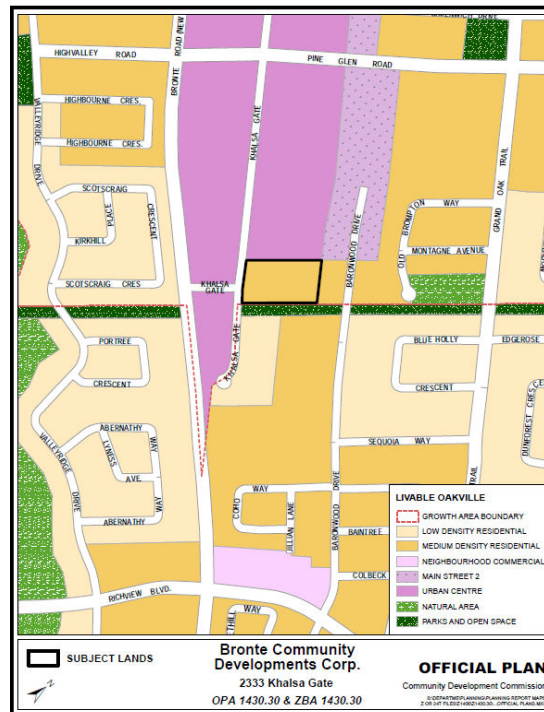


Figure 3

Part D, Section 11.3 of the Livable Oakville Plan states the following.

11.3 Medium Density Residential

11.3.1 Permitted Uses

The Medium Density Residential land use designation may permit a range of medium density housing types including multiple-attached dwelling units, stacked townhouses, and apartments.

11.3.2 The density range is to be between 30 to 50 dwelling units per site hectare.

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It should be noted that while the subject application relates to the southerly portion of the site (0.65 ha), the northerly portion (1.15 ha) of the site is designated *Urban Centre* which requires a minimum density of 100 units per hectare, permits a maximum floor space index of 4.0 and maximum building height of eight storeys.

As stated above, the applicant has submitted an Official Plan Amendment to re-designate the subject area to *Urban Centre* from *Medium Density Residential*.

Zoning

By-law 2004-040 zoned the subject site R7(e) SP 770. Special Provision 770 permits a minimum of 22 multiple attached dwellings. A Zoning By-law Amendment is necessary in order to implement the proposed development. The draft Zoning By-law Amendment submitted by the applicant is outlined within Appendix B.

The intent of this application is to amend the zoning for the southern block (0.65 ha) to be the same as the northerly block (1.15 ha).

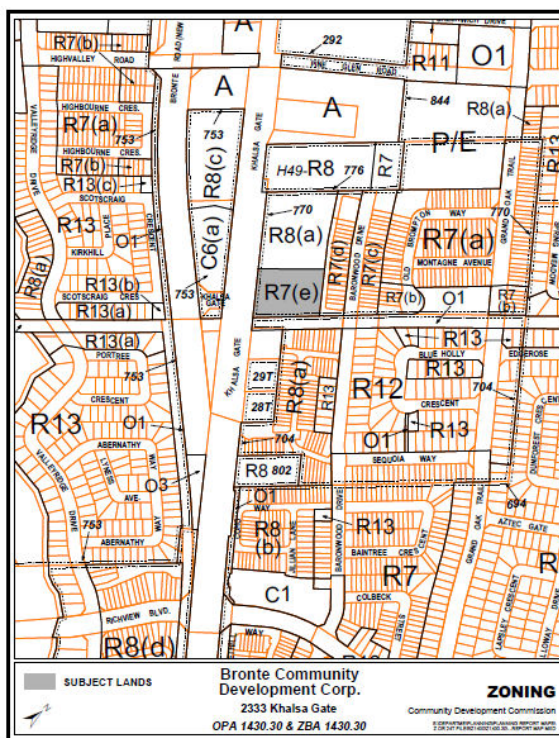


Figure 4

COMMENTS

The application was submitted on April 24, 2013. The following information has been submitted related to the application:

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- Planning Justification Report includes draft Official Plan Amendment and Zoning By-law Amendment;
- Survey;
- Landscaping Information;
- Conceptual site plan; and,
- Various technical plans and reports such as Traffic Impact Study (TIS), Tree Preservation Letter, Shadow Analysis, Urban Design Brief, Noise Study, Phase 1 Site Environmental Site Assessment, Functional Servicing Report, Waste Management Information.

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-7497.html>.

Matters to be considered

A complete analysis of the application will be undertaken and includes a review of the following matters identified to date:

- Appropriateness of proposed Official Plan Amendment and rezoning;
- Stormwater management;
- Revisions to the Urban Design Brief; and,
- Additional information related to the Old Bronte Road/Khalsa Gate Streetscape Study – cross sectional information, pedestrian connections

Comments received from the public at the September 26, 2013 public meeting will also be considered and addressed 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 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 and placed on the site sign.

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A Public Information Meeting was held on September 26, 2013. Five members of the public attended. Comments from this meeting included:

- Decrease in property values; and,
- Height – eight storeys is too high.

At the time of writing this report, staff anticipates further written public comments to be submitted.

(B) FINANCIAL

None arising from 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 review.

(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 proposal is being reviewed in relation to the sustainability objectives of Livable Oakville.

APPENDICES:

Appendix A – Proposed Official Plan Amendment by applicant

Appendix B – Proposed Zoning By-law Amendment by applicant

Appendix C – Public comments

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