

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 21, 2013

FROM: Planning Services Department

PD-095-13

DATE: October 3, 2013

SUBJECT: Public Meeting Report, Zoning By-law Amendment, New Horizon Development Group (Bronte) Inc., 2480-2496 Old Bronte Road, File No.: Z.1430.31

LOCATION: 2480-2496 Old Bronte Road

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RECOMMENDATION:

That comments from the public with respect to the Zoning By-law Amendment application by New Horizon Development Group (Bronte) Inc., (File No.: Z.1430.31), be received.

KEY FACTS:

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

- A Zoning By-law Amendment application was submitted by New Horizon Development Group (Bronte) Inc. to permit a mixed use development consisting of two eight storey buildings with 380 residential units and ground floor commercial.
- The site is located on the west side of Old Bronte Road, south of Dundas Street West.
- The site is listed on the Town's Register of Properties of Cultural Heritage Value of Interest regarding the potential cultural heritage value for the vernacular brick house, frame barn and for its association with the development of the Village of Palermo.
- The application was deemed complete on August 29, 2013.
- A Public Information Meeting was held on October 2, 2013.

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.

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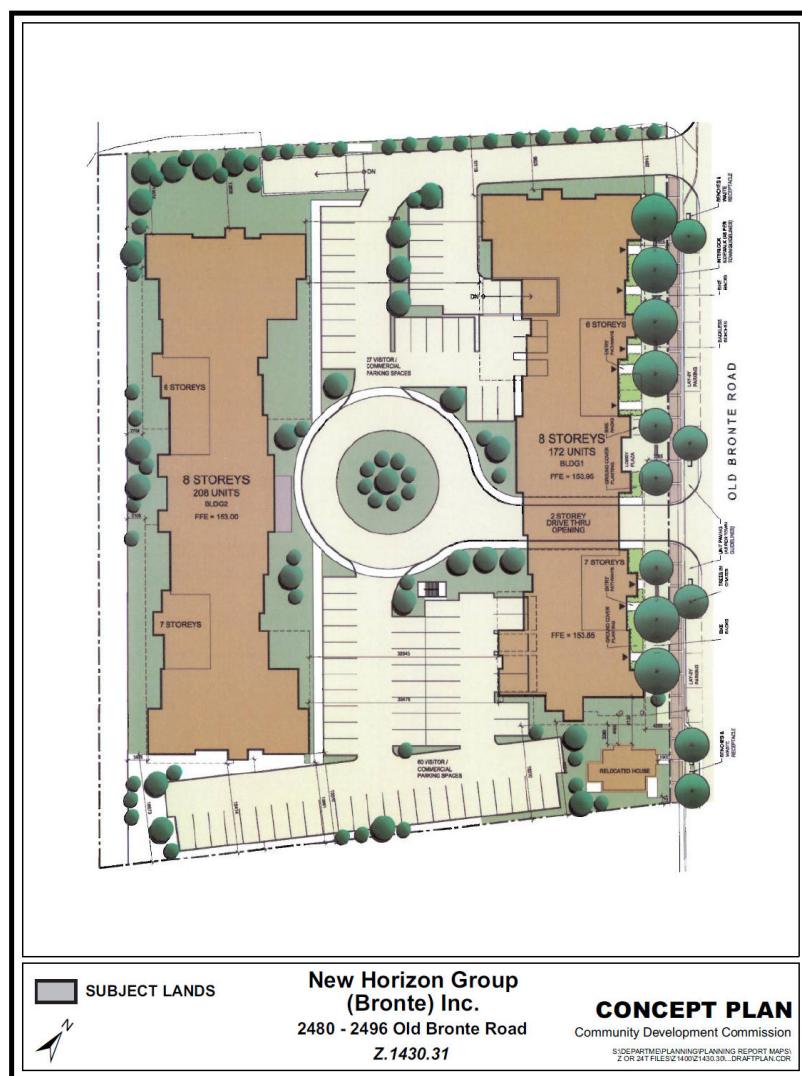
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The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public meeting and once the review is complete, Staff will bring forward a recommendation report for consideration by Planning and Development Council.

Proposal

A Zoning By-law amendment application was submitted in July 2013 by New Horizon Development Group (Bronte) Inc. to permit a mixed use development consisting of two eight storey buildings with 380 residential units and ground floor commercial. An existing two storey heritage building on site is proposed to be relocated to the southeast corner of the site, as shown in Figure 1 below:



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The application was deemed complete on August 29, 2013 and a Public Information Meeting was held on October 2, 2013 where no members of the public were in attendance. The applicant proposes to rezone the site to a site-specific R9 zone to permit the proposed mixed use development.

Location

The property is located west side of Old Bronte Road, south of Dundas Street West.



Site Description

The subject lands are approximately 1.14 ha (2.8 acres) in size and are occupied by three existing structures (two dwellings and one barn) and a number of trees. There are three existing driveway accesses from Old Bronte Road. The site is listed on the Town's Register of Properties of Cultural Heritage Value of Interest regarding the potential cultural heritage value for the vernacular brick house and frame barn and for its association with the development of the Village of Palermo.

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Surrounding Land Uses

The surrounding land uses are as follows:

South: Residential

West: Bronte Road then residential

North: Commercial Plaza then Dundas Street West

East: Residential and recently approved 5 storey medical office building

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

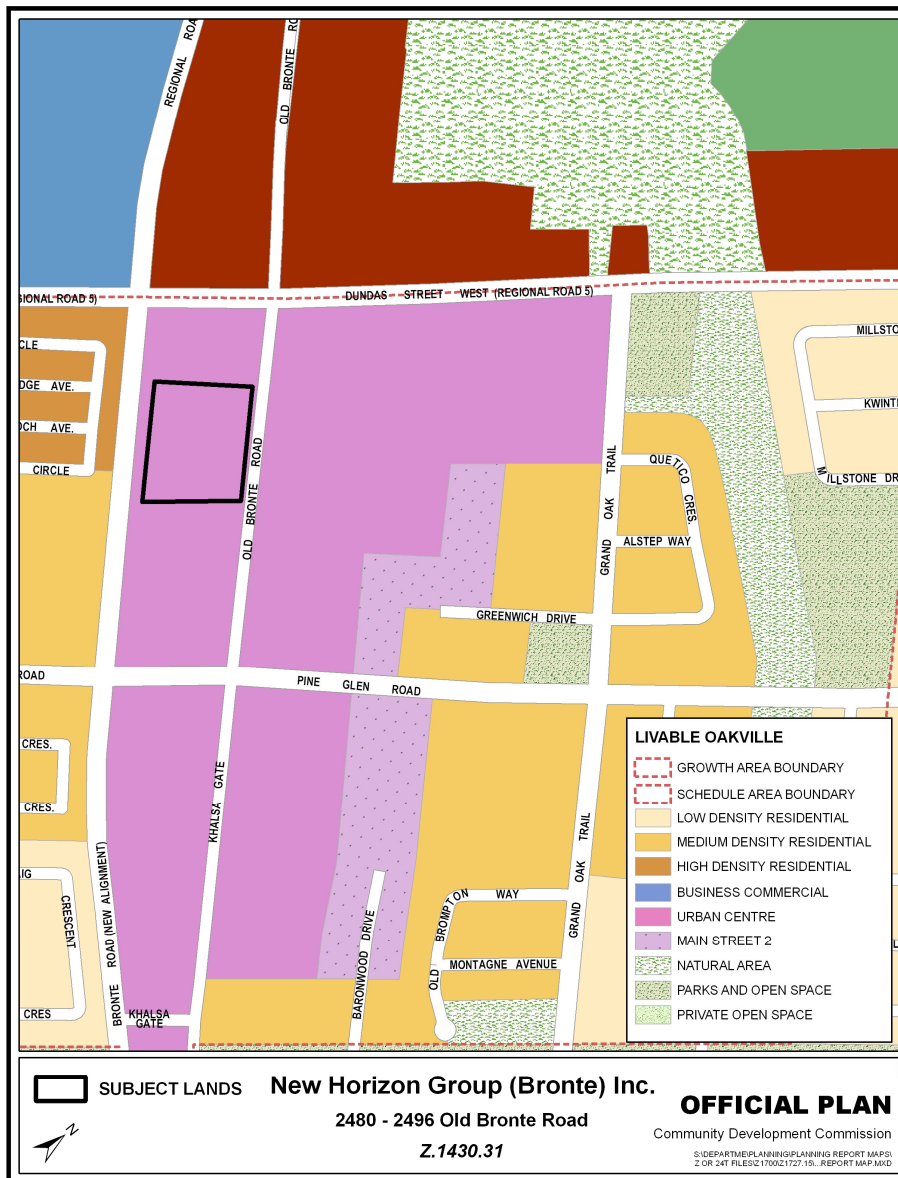
The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011 and is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan for the Greater Golden Horseshoe.

The lands are designated as ‘Urban Centre’ on Schedule N, Palermo Village Land Use, in the Livable Oakville Plan.

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Section 5 (Cultural Heritage) provides the following cultural heritage policies:

5.1.2a) The Town will use the power and tools provided by legislation, policies, and programs, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town.

5.3.1 The Town shall encourage the preservation and continued use of cultural heritage resources identified on the register and their integration into

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new development proposals through the approval process and other appropriate mechanisms.

5.3.3 Significant cultural heritage resources shall be conserved, and may be integrated into new development.

5.3.5 The Town may impose, as a condition of any development approvals, the implementation of appropriate conservation, restoration or mitigation measures to ensure the preservation of any affected cultural heritage resources.

5.5.1 All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. Relocation of built heritage resources shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation.

Section 12.4 (Urban Centre) provides for the following with respect to permitted uses, parking and building height:

12.4.1 A wide range of retail and service commercial uses, including restaurants, offices and residential uses may be permitted in the Urban Centre designation. Retail and service commercial uses are to be provided on the ground floor. These uses may also extend to other floors. Entertainment facilities and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and/or above the ground floor.

12.4.2 Building Heights

- a) Buildings within the Urban Centre shall be a minimum of 6 storeys in height and a maximum of 8 storeys in height.*
- b) Additional building height may be considered in accordance with the applicable bonusing policies in this Plan.*

12.4.3 Parking

- a) Underground and/or structured parking shall be encouraged.*
- b) Surface parking shall not be permitted in front of or between buildings. However, consideration may be given to limited surface parking within these areas for the purpose of visitor or commercial parking.*

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

22.2.2 To ensure high quality urban design by:

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- 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;*
- 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.*

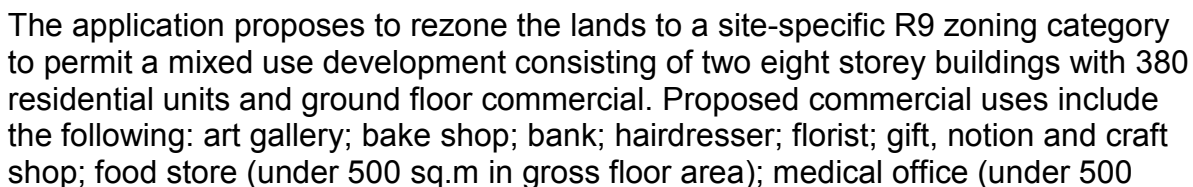
22.4.1b) Parking – Urban Centre and Main Street 2

- i) Structured parking is preferred, and additional lot coverage for buildings may be considered if at least 75 percent of the required parking is provided below grade or in an above-grade structure.*
- ii) The maximum portion of any lot that may be used for surface parking shall be approximately 50 percent.*
- iii) Properties used primarily for the provision of parking, such as public parking facilities, may use up to 75 percent of the lot for parking and must include appropriate landscaping, to the satisfaction of the Town.*
- iv) Individual driveway access to Bronte Road or Dundas Street shall not be permitted.*

22.5.1 On lands designated Urban Centre:

- a) Street, block and stacked townhouses, stand-alone apartments, commercial educational and recreational facilities, and public parking facilities may also be permitted.*

The Town's underlying Zoning By-law zones the subject lands as Agricultural "A", which does not permit the proposed mixed use development.



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sq.m. in gross floor area); neighbourhood store; office; restaurant; retail commercial use; and pet store.

BACKGROUND:

The proponent has provided numerous studies in support of the application which have been circulated to various public agencies and internal Town departments, and which are under review and can be found on the Town's website at <http://www.oakville.ca/business/da-7640.html>.

- Planning Report
- Heritage Impact Assessment
- Noise Feasibility Study
- Functional Servicing Report
- Phase One Environmental Site Assessment
- Stormwater Management Report
- Tree Inventory and Preservation Plan Report
- Traffic Impact Study
- Stage 1 Archaeological Assessment

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 applicable policy
- Impact/integration of the proposed development on adjoining properties
- Archaeological matters
- Impact/integration of heritage features
- Servicing
- Compliance with Old Bronte Road/ Khalsa Gate Streetscape Study

Comments received from the public at this public meeting will be considered and included in a forthcoming recommendation report.

COMMENT/OPTIONS:

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

Notice for the meeting regarding this development application was provided through a mailing to all properties within 120 m of the subject property and included on the site's signs.

A Public Information Meeting was held on October 2, 2013. No members of the public were in attendance.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. 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 will be reviewed in relation to the sustainability objectives of Livable Oakville.

APPENDICES:

Appendix A – Applicant's Draft Zoning Bylaw Amendment

Appendix B – Public Comments (to date)

Prepared by:

Paul Barrette, MCIP, RPP
Planner
Current Planning – West District

Recommended by:

Charles McConnell, MCIP, RPP
Manager
Current Planning – West District

R. Scott Hannah, MCIP, RPP
Senior Manager
Current Planning and Heritage

Submitted by:

Dana Anderson, MCIP, RPP
Director of Planning Services