



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 16, 2020

FROM: Planning Services Department

DATE: June 3, 2020

SUBJECT: Public Meeting Report, Zoning By-law Amendment, St Paul's United Church, 454 Rebecca Street, File No.: Z.1619.22

LOCATION: 454 Rebecca Street and 109 Sybella Drive

WARD: 2

RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated June 3, 2020, be received.
2. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by St. Paul's United Church (File No.: Z.1619.22), be received.
3. That staff consider such comments as may be provided by Council.

KEY FACTS:

The proposed Zoning By-law Amendment proposes to rezone a portion of lands on the St. Paul's United Church site at 454 Rebecca Street and 109 Sybella Drive, which contain an existing manse, from Community Use (CU) to Residential Low zone RL2-0. The zone change will facilitate a future severance of the manse lands from the church property.

The subject lands are designated Low Density Residential by the Livable Oakville Plan, and zoned Community Use (CU) by Zoning By-law 2014-014. The Low Density Residential designation and proposed RL2-0 zone both permit for single detached dwellings.

The application will be considered under Bill 108, which provides for a 90 day timeline, ending May 4, 2020, before an appeal can be filed for lack of decision. However, due to the Covid pandemic, the Provincial Government has issued a regulation that effectively suspends this timeline.

BACKGROUND:

Proposal

A Zoning By-Law Amendment application was submitted which proposes to rezone a portion of lands on the St. Paul's United Church (hereafter referred to as "the Church") site at 454 Rebecca Street and 109 Sybella Drive, which contain an existing manse, from Community Use (CU) to Residential Low zone RL2-0. The zone change will facilitate a future severance of the manse lands from the church property.

As the applicant has explained in their submission materials, the manse was originally constructed on-site to house members of the Church's clergy. Over time, the clergy has increasingly chosen to live off-site, and as such, the Church has found the manse is no longer required for their purposes. Since the Community Use zone does not permit for single-detached dwellings, the re-zoning to RL2-0 is being sought to allow for a future severance of the manse lands.

Figure 1 below depicts the area of lands proposed to be re-zoned.



Figure 1 – Air photo depicting extent of manse lands to be re-zoned

Submission materials are available at the following link on the Town's website:
<https://www.oakville.ca/business/da-35033.html>

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Location & Site Description

The church property is located just south-east of the Rebecca Street and Sybella Drive intersection, and is approximately 1.01 hectares in size, with approximately 74.5 metres of frontage on Sybella Drive. The lands proposed to be rezoned – the manse lands, herein referred to as the subject lands – occupy a portion of lands in the southwest corner of the church property. The subject lands are approximately 0.9 hectares in size, with about 23 metres of frontage to Sybella Drive.

Surrounding Land Uses

The surrounding land uses are as follows:

North: St Paul's United Church and Low Density Residential

East: YMCA Community Centre

South: Low Density Residential

West: Low Density Residential

PLANNING POLICY & ANALYSIS

The subject lands are subject to the following policy and regulatory framework:

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

Provincial Policy Statement

The Provincial Policy Statement (herein referring to both the 2014 and 2020 versions) ("PPS") 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.

The subject lands are located within a settlement area, which are to be the focus of growth and development. The land use patterns within the settlement are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, and appropriately use the infrastructure and public service facilities that are planned or available.

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The 2020 PPS came into effect May 1, 2020, wherein all Planning decisions must comply with the updated PPS. A future recommendation report will evaluate the proposal in accordance with the updated version of the PPS.

Growth Plan

The Growth Plan (2019) 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 "Designated Greenfield Area".

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, services and public service facilities, and provide a diverse range and mix of housing options.

Halton Region Official Plan

The subject lands are designated "Urban Area" in the Halton Region 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

OP Objectives and Urban Structure

The Livable Oakville Plan ("OP") was approved by the Ontario Municipal Board on May 10th, 2011. The OP 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

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Growth Plan and is consistent with the PPS. There is one appeal pertaining to OPA 15.

Land Use Policies

The subject lands are designated Low Density Residential by the OP. The subject lands are also identified on Schedule A1 – Urban Structure as being within the Town's system of Residential Areas. Excerpts of the following referenced OP policies are attached as Appendix 'B'.

Sections 3.1 and 4.3 of the OP address how the OP anticipates future growth to occur in low density residential areas, in context of the Town's Urban Structure. Section 11 more specifically addresses how intensification is expected to occur outside of the growth areas, and how new development will maintain and protect the existing character of Oakville's stable residential communities.

The applicant also anticipates to apply for a severance for the subject lands if the Zoning By-law Amendment is achieved. The OP evaluates severance applications based on criteria listed in Section 28.12.

A full analysis of applicable OP policies will be provided as part of a future recommendation report.

Zoning By-law (2014-014)

Zoning By-law 2014-014 is the comprehensive Zoning By-law applying to all properties in Oakville south of Dundas Street, and north of Highway 407. It was passed by Council on February 25, 2014 and partially deemed in force by the Ontario Municipal Board on February 23, 2015. The most recent consolidation of the 2014-014 Zoning By-law is dated February 10, 2020.

The subject lands are currently zoned Community Use (CU) and propose to be rezoned to RL2-0. The RL2-0 zone permits various uses, including single detached dwellings. The appropriateness of the proposed RL2-0 zoning designation will be evaluated according to the residential intensification policies outlined in Section 11 of the Official Plan.

In order to ensure that the severance will be able to be achieved, compliance of the manse lands and the church property with respect to all applicable zoning regulations will be further evaluated in accordance with the OP policies outlined under Section 28.12, and will be detailed in a future recommendation report.

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TECHNICAL & PUBLIC COMMENTS

The proponent has provided the following studies in support of the application which have been circulated to various public agencies and internal town departments, and which are under review. The studies and documentation are also accessible on the town's website at the following link: <https://www.oakville.ca/business/da-35033.html>

- Plan of Survey
- Concept Plan
- Draft Zoning By-law Amendment
- Phase 1 Environmental Site Assessment
- Planning Justification Report (which includes):
 - Character Impact Analysis
 - Minutes of Neighbourhood Meeting from 2019-02-19

Issues Under Review / Matters to be Considered

The following lists the issues and matters that have been identified to date for further review and consideration. Not all circulation comments have been received to date, but will be considered in the future recommendation report.

- Consistency with the Provincial Policy Statement, both 2014 and 2020 versions, and conformity with the 2019 Growth Plan.
- Conformity to the Region of Halton Official Plan.
- Conformity to the Livable Oakville Plan policies, including, but not limited to the urban structure, residential intensification, and severance policies identified in this report.
- Evaluation of the appropriateness for the proposed rezoning from Community Use (CU) to RL2-0, ensuring that the rezoning is consistent with the character of the surrounding area and applicable policies of the Livable Oakville Plan.
- Evaluation of the specific lot dimensions for the area to be-rezoned, and whether they meet requirements for a future severance. The Town is specifically concerned with ensuring that the rezoning does not restrict the development of adjacent lands, does not put any part of the remaining Church lands into non-compliance with the CU zone, and that the size and shape of the manse lands conform to the requirements of the RL2-0 zone.

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

Climate Change

A future recommendation report will describe how the proposal contributes to the Town's climate change objectives in accordance with the Climate Change Emergency Report approved by Council on June 24, 2019.

CONSIDERATIONS:

(A) PUBLIC

A notice sign has been posted on the property, and notice for the public meeting has been distributed in accordance with the *Planning Act*.

The applicant held a public information meeting on February 19, 2019 that was attended by two members of the public. The meeting was held at St. Paul's United Church and included a presentation by the applicant's Planner who gave an overview of the proposal and fielded questions afterward.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application is currently in circulation to internal departments and public agencies for comment.

(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.

CONCLUSION:

Planning staff will continue to review and analyze the proposed applications 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, notice of any future public meetings will be provided to those who have made submissions.

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APPENDICES

Appendix A – Maps of 454 Rebecca Street

Appendix B – Livable Oakville Plan Land Use Policy Excerpts

Prepared by:

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Current Planning – West District

Recommended by:

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Current Planning – West District

Submitted by:

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