



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 13, 2016

FROM: Planning Services Department

16-542

DATE: May 20, 2016

SUBJECT: Public Meeting Report - Draft Plan of Subdivision and Zoning By-law Amendment -Trinity United Church - 24T-16002/1513 and Z.1513.27 - 1250 McCraney Street East

LOCATION: 1250 McCraney Street East

WARD: 5

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RECOMMENDATION:

That comments from the public with respect to the Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Trinity United Church, (File Nos. 24T-16002/1513 and Z.1513.27), be received.

KEY FACTS:

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

- This report provides information about a proposed Draft Plan of Subdivision and a Zoning by-law Amendment application submitted by Trinity United Church, received on March 7, 2016 and deemed complete on April 6, 2016
- The intent of the applications is to create three residential lots for detached dwelling units. The balance of the site will remain as a place of worship.
- Vehicular access to the new lots are proposed from Sewell Drive.
- The application has been circulated to internal departments and public agencies for review and comment. A Public Information Meeting was held on May 11, 2016.

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.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public

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meeting and once the review is complete, staff will bring forward a recommendation report for consideration by Planning and Development Council.

The intent of the Draft Plan of Subdivision is to create three residential lots on the southwest corner of the church property facing Sewell Drive. The intent of the proposed zoning amendment is to rezone the proposed three lots RL5 to permit the development of a detached dwelling on each lot. The church parking lot will be reconfigured to accommodate the proposed lots.

Proposal

A Draft Plan of Subdivision (24T-16002/1513) and Zoning By-law Amendment (Z.1513.27) application for the subject lands was submitted on March 7, 2016 and deemed complete on April 6, 2016. A Public Information Meeting took place on May 11, 2016 at which time one Ward Councillor was in attendance and four neighbourhood residents.

The proposal is shown on Figures 1 and 2.

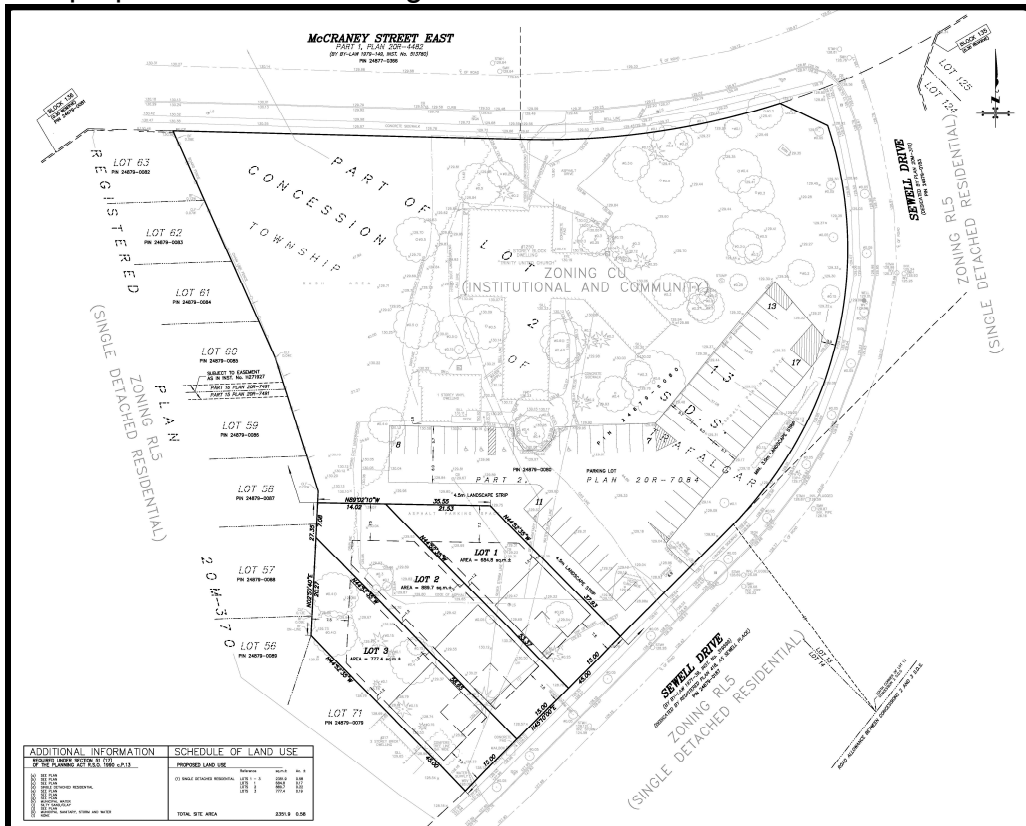


Figure 1: Draft Plan of Subdivision

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Figure 3: Aerial

Site Description

The subject lands is irregular in shape and is approximately 1.2 ha in size with approximately 133 m of frontage along McCraney Street and 166 m of frontage along Sewell Drive.

An existing 776 m² place of worship and a 113 m² accessory building are centrally located on the site with 95 parking spaces. There is some vegetation located in the vicinity of the proposed lots.

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Surrounding Land Uses

Detached dwellings are located to the north, south, east and west of the subject site.

POLICY FRAMEWORK

Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site specific and policy specific matters unrelated to this application.

The lands are designated "Urban Area" according to the Region's Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be 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 subject property is designated *Low Density Residential* as identified on Schedule I – Central Land Use within the Livable Oakville Plan (Figure 4).

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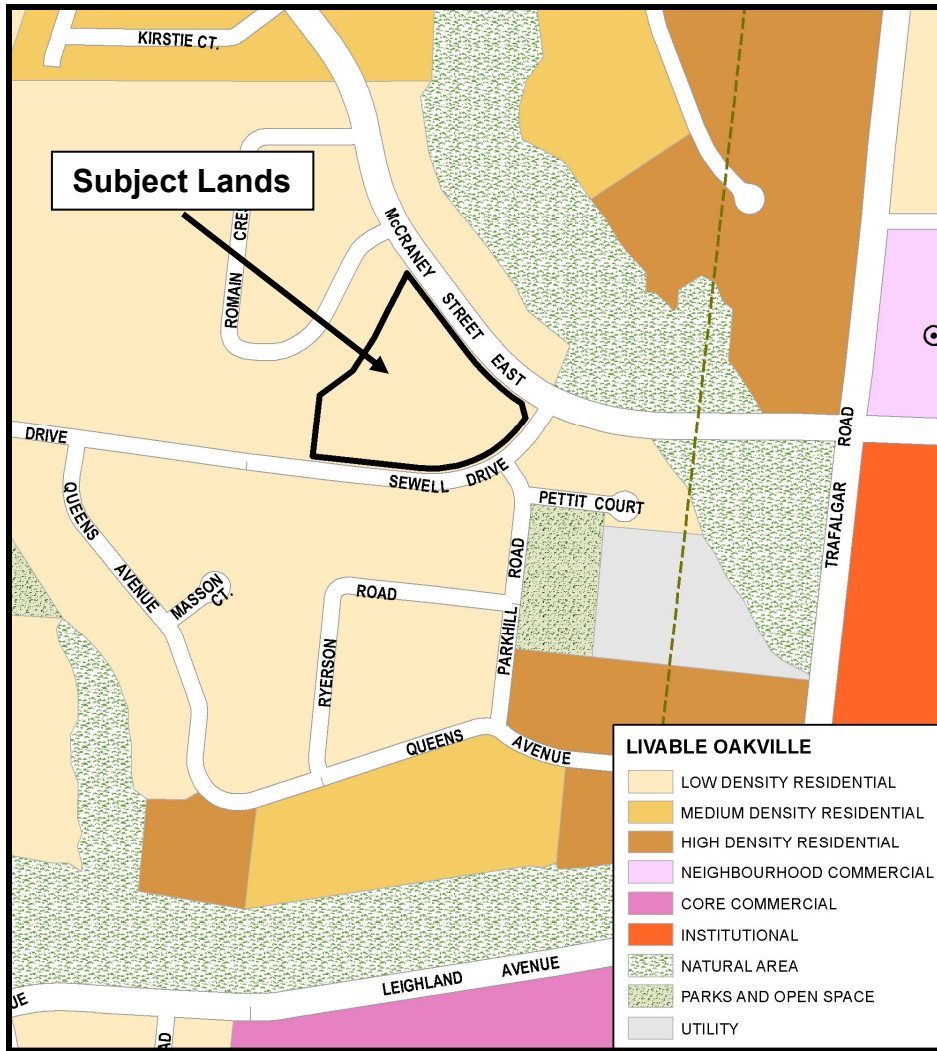


Figure 4: Livable Oakville Plan Extract

The following specific policies apply to the lands designated Low Density Residential.

11.2 Low Density Residential

11.2.1 Permitted Uses

The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes.

11.2.2 A density of up to 29 dwelling units per *site hectare* may be permitted in areas designated Residential Low Density.

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11.1.8 *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;

11.1.9 *Development* within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood *character*:

- b) The built form of *development*, including scale, height, massing, architectural *character* and materials, is to be *compatible* with the surrounding neighbourhood.
- c) *Development* should be *compatible* with the setbacks, orientation and separation distances within the surrounding neighbourhood.
- d) Where a *development* represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent *development*.
- e) Where applicable, the proposed lotting pattern of *development* shall be *compatible* with the predominant lotting pattern of the surrounding neighbourhood.
- f) Roads and/or municipal *infrastructure* shall be adequate to provide water and wastewater service, waste management services and fire protection.
- g) Surface parking shall be minimized on the site.
- h) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- i) 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.

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- j) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
- k) *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.
- l) The transportation system should adequately accommodate anticipated traffic volumes.
- m) Utilities shall be adequate to provide an appropriate level of service for new and existing residents

Zoning By-law

Zoning By-law 2014-014 has been partially deemed in force by the Ontario Municipal Board. Where a development application or building permit is made on lands subject to a regulation not yet in force, compliance with the standards of both this by-law and the former by-law 1984-63, as amended, will be necessary. Compliance with both standards will be required until the new standard comes into effect.

Zoning By-law 2014-014

By-law 2014-14 zones the subject lands *CU – Community Use* as shown on Figure 5 below.

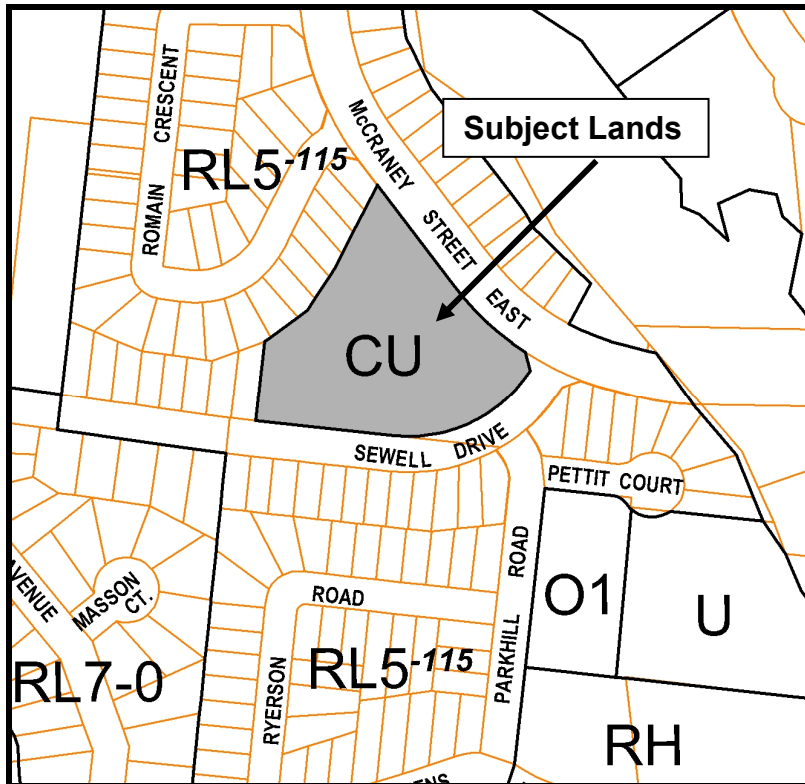


Figure 5: Zoning By-law Extracts from By-law 2014-014

Proposed Zoning By-law Amendment

The applicant proposes to rezone a portion of the lands from *CU – Community Use* to a site specific *RL5 - Residential Low Density* zone to implement the land use and establish appropriate regulations for the lands.

A detailed planning review of the merits of the proposed regulation modifications will be provided as part of the future recommendation report.

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:

- planning justification report;
- functional servicing study;
- site servicing/grading plans;
- arborist report;
- draft plan of subdivision
- phase 1 environmental site assessment
- Tree Preservation Plan; and

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- conceptual site plan and elevations.

The reports to support the application can be found on the Town's website at <http://www.oakville.ca/business/da-12581.html>

Matters to be considered

A complete analysis of the applications will be undertaken and will include a review of the following matters, which have been identified to date:

- Conformity with Livable Oakville;
- Density/Intensification;
- Compatibility of new dwellings within the existing neighbourhood; and
- Tree removal.

Comments received from the public at the June 13, 2016 public meeting will be considered and included in a forthcoming recommendation report.

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, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

CONSIDERATIONS:

(A) PUBLIC

A Public Information Meeting (PIM) was held on May 11, 2016, which was attended by a Ward Councillor and four members of the public attended and raised issues relating to on street parking, tree removal and side yard setback. One letter of concern has been received and it attached as Appendix A. Any comments received from the June 13, 2016, statutory Public Meeting will be included in the Recommendation Report

(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. Comments received from the circulation will be included in the Recommendation Report.

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(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.

APPENDICES:

Appendix A: Neighbourhood Comments

Prepared by:

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Recommended by:

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Current Planning – East District

Submitted by:

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