

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 10, 2017

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**FROM:** Planning Services Department

**DATE:** September 18, 2017

**SUBJECT:** Public Meeting Report, Zoning By-law Amendment, Halton Catholic District School Board, 304, 312, 324 & 332 Rebecca Street, File No. Z.1618.24

**LOCATION:** 304, 312, 324 & 332 Rebecca Street

**WARD:** 2

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### RECOMMENDATION

That comments from the public with respect to the Zoning By-law Amendment application by Halton Catholic District School Board (File No. Z.1618.24), be received.

### KEY FACTS

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

- The subject lands are located at the south side of Rebecca Street, west of Dorval Drive
- Halton Catholic District School Board acquired 4 residential lots adjacent to St. Thomas Aquinas Catholic Secondary School.
- The applicant is proposing to establish a 'passive and active open space' on the subject lands, which would be defined as a 'private park' by the Zoning By-law.
- A private park is not permitted in the existing zone (RL3-0).
- The applicant has applied to rezone the subject lands from 'RL3-0' (residential low) to 'Community Use' (same as Secondary School).
- The 'Community Use' Zone permits a range of community, open space and hospitality land uses. This includes a community centre, daycare, library, public school and a public and private park.
- The applications were deemed complete on June 27, 2017
- A Public Information Meeting is scheduled on September 20, 2017.

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

On November 4, 2015, the applicant submitted a site alteration application to permit grading and landscaping of the subject four residential lots. However, pursuant to Zoning By-law 2014-014, the proposed development would constitute a 'private park' land use which is not permitted in a residential zone. Accordingly, the applicant submitted the subject application to rezone the lands to the same zone as the adjacent high school 'Community Use' which permits a 'private park'.

The subject application was deemed complete on June 27, 2017 and a Public Information Meeting is scheduled on September 20, 2017. The applicant seeks to rezone four lots and a walkway block from RL3-0 (residential low) to Community Use (same as Secondary School).

### Proposal

A Zoning By-law amendment application was submitted in June 2017 by Halton Catholic District School Board to rezone four lots and a walkway block from RL3-0 (residential low) to Community Use (same as Secondary School).

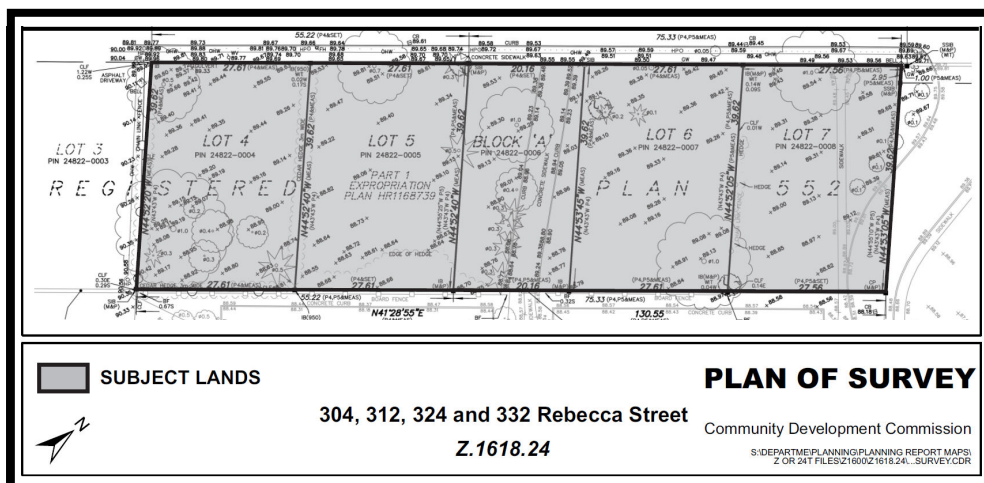


Figure 1: Plan of Survey

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Location

The subject lands are located on the south side of Rebecca Street, west of Dorval Drive.



Figure 2: Air Photo

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### Site Description

The subject lands are 0.5 ha in size with 130 m of frontage on Rebecca Street. The preexisting dwellings have been demolished and the lots are generally vacant except for existing trees, two walkways and part of the driveway access from Rebecca Street for the Secondary School.

### Surrounding Land Uses

The surrounding land uses are as follows:

North: Rebecca Street then residential

East: St. Thomas Aquinas Catholic Secondary School

South: St. Thomas Aquinas Catholic Secondary School and residential

West: place of worship and residential

## **POLICY FRAMEWORK**

### Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10<sup>th</sup>, 2011. The subject lands are designated as 'Low Density Residential' on Schedule F, South West Land Use, in the Livable Oakville Plan (Appendix A).

Section 7 (Community Uses) provides the following policies with respect to the establishment of community uses in the Town:

*7.1.2 a) The following uses are generally defined as community uses and may be permitted within all land use designations of this Plan with the exception of the Natural Area designation:*

- i) educational facilities such as elementary and secondary schools;*
- ii) places of worship on sites less than 2.5 ha;*
- iii) community facilities such as libraries, seniors' centres, emergency services buildings and facilities, and recreational facilities;*
- iv) day care centres;*
- v) emergency shelters; and,*
- vi) arts and cultural facilities such as museums, art galleries and performing arts centres.*

*b) The Town shall ensure community uses are well placed in relation to their service area with sufficient access.*



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*c) In determining the location for new community uses, the following criteria shall be considered:*

- i) the use is intended to serve and support the community and is not more appropriately located in the Institutional designation;*
- ii) the use is compatible with surrounding land uses;*
- iii) the site is designed to be well integrated with surrounding land uses;*
- iv) the site is an appropriate size to accommodate adequate:*
  - buffers such as landscaping and fencing to ensure compatibility with adjacent land uses;*
  - recreational amenities as necessary;*
  - on-site parking;*
- v) the use complies with the land use compatibility and appropriate mitigation measures, such as setbacks and buffers, defined by the Ministry of the Environment; and,*
- vi) Where permitted in the Employment Areas, community uses shall be of a scale that does not adversely impact the existing and planned employment function of the area.*

*d) Educational facilities are to be located adjacent to a public park, where possible, to encourage the provision of complementary facilities.*

*e) Community facility uses are encouraged to be integrated in shared facilities.*

### Zoning By-law

Zoning By-law 2014-014 zones the subject lands as 'RL3-0' (Appendix B). The applicant is proposing to establish a 'passive and active open space' on the subject lands, which would be defined as a 'private park' by the Zoning By-law. A private park is not permitted in the 'RL3-0' zone. Accordingly, the applicant has applied to rezone the subject lands from 'RL3-0' (residential low) to 'Community Use' (same as Secondary School).

The 'Community Use' Zone permits a range of community, open space and hospitality land uses. This includes a community centre, daycare, library, public school and a public and private park.

The draft zoning by-law amendment submitted by the applicant may be viewed in the Planning Services Department, 2nd floor Town Hall, during regular business hours (8:30am-4:30pm), or on the Town of Oakville website at

<http://www.oakville.ca/business/da-14109.html>.

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## **COMMENTS**

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. The following studies and supporting documentation are also accessible on the town's website (<http://www.oakville.ca/business/da-14109.html>):

- Plan of Survey
- Draft R-Plan (road widening)
- Canopy Cover Plan
- Landscape Plan
- Planning Justification Report
- Stormwater Management Brief
- Arborist Report and Tree Protection Plan
- Phase 1 Environmental Site 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:

- Impact/integration of the proposed development on adjoining properties
- Conformity with applicable policy
- Suitability of land for intended use (environmental)
- Future ownership and zoning compliance

It is expected that site plan matters such as tree preservation and detailed grading will be fully reviewed through a subsequent planning process (site plan or site alteration, as applicable).

Comments received from the public at this 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.

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## CONSIDERATIONS:

### (A) PUBLIC

Notice for this meeting was distributed to all properties within 120 m of the subject property and included on the sign posted on the site.

A Public Information Meeting (PIM) is scheduled on September 20, 2017.

### (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 proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan.

## APPENDICES

A – Official Plan (*Livable Oakville*) extract

B – Zoning By-law (2014-014) extract

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