



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 10, 2017

FROM: Planning Services Department

DATE: September 18, 2017

SUBJECT: Public Meeting Report, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Sabrina Homes (East Street Acquisitions) Inc., 121 & 125 East Street, File No. OPA 1728.63, Z.1728.63, 24T-17005/1728

LOCATION: 121 & 125 East Street

WARD: 1

Page 1

RECOMMENDATION:

That comments from the public with respect to the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications by Sabrina Homes (East Street Acquisitions) Inc. (File No. OPA 1728.63, Z.1728.63, 24T-17005/1728), be received.

KEY FACTS

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

- The subject lands are located at the southeast corner of East Street and St. Ann's Court.
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted to develop the site with six freehold townhouse dwelling units.
- The applications were deemed complete on June 26, 2017.
- A Public Information Meeting was held on September 19, 2017 where six residents attended.

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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.

The subject applications were deemed complete on June 26, 2017 and a Public Information Meeting was held on September 19, 2017. The applicant proposes to redesignate the lands from Low Density Residential to Medium Density Residential with a site-specific exception, rezone the lands to an RM1 zone, and has submitted a draft plan of subdivision application to permit a 6 unit freehold townhouse development.

Proposal

Official Plan Amendment, Zoning By-law amendment and a Draft Plan of Subdivision application were submitted in May 2017 by Sabrina Homes (East Street Acquisitions) Inc. to develop the site with 6 freehold townhouse dwelling units, as shown in Figure 1 below.

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Location

The subject lands are located at southeast corner of Sovereign Street and St. Ann's Court within Bronte Village.



Figure 2: Air Photo

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Site Description

The subject lands are approximately 0.11 ha in size and occupied by 2 detached dwellings and a number of trees.

Surrounding Land Uses

The surrounding land uses are as follows:

North & East: single-detached dwellings

South: residential and commercial fronting Lakeshore Road West

West: detached, semi-detached and townhouse dwellings

POLICY FRAMEWORK

Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011. The lands are located within the Bronte Village Growth Area and designated as 'Low Density Residential' on Schedule P, Bronte Village Land Use, in the Livable Oakville Plan (Appendix A).

Concurrent with the subject development application, the town's Official Plan Review is ongoing which includes a review of the policies that direct growth and change in Bronte Village. As part of the town-led Bronte Village Growth Area Review, new and revised policies are being considered to ensure the goals and objectives for Bronte Village continue to be realized.

The review commenced in May 2015 and has included several public engagement events to seek input from the public. On January 16, 2017, town staff presented draft policy changes for the Bronte Village Growth Area to the Livable Oakville Council Subcommittee. Staff subsequently presented the draft policy changes to the public on March 1, 2017 for further public input and feedback.

Amongst other draft policy changes, the lands circled in red on Figure 3 (including the subject lands) would be redesignated from Low Density Residential, to Medium Density Residential which permits multiple-attached dwelling units.

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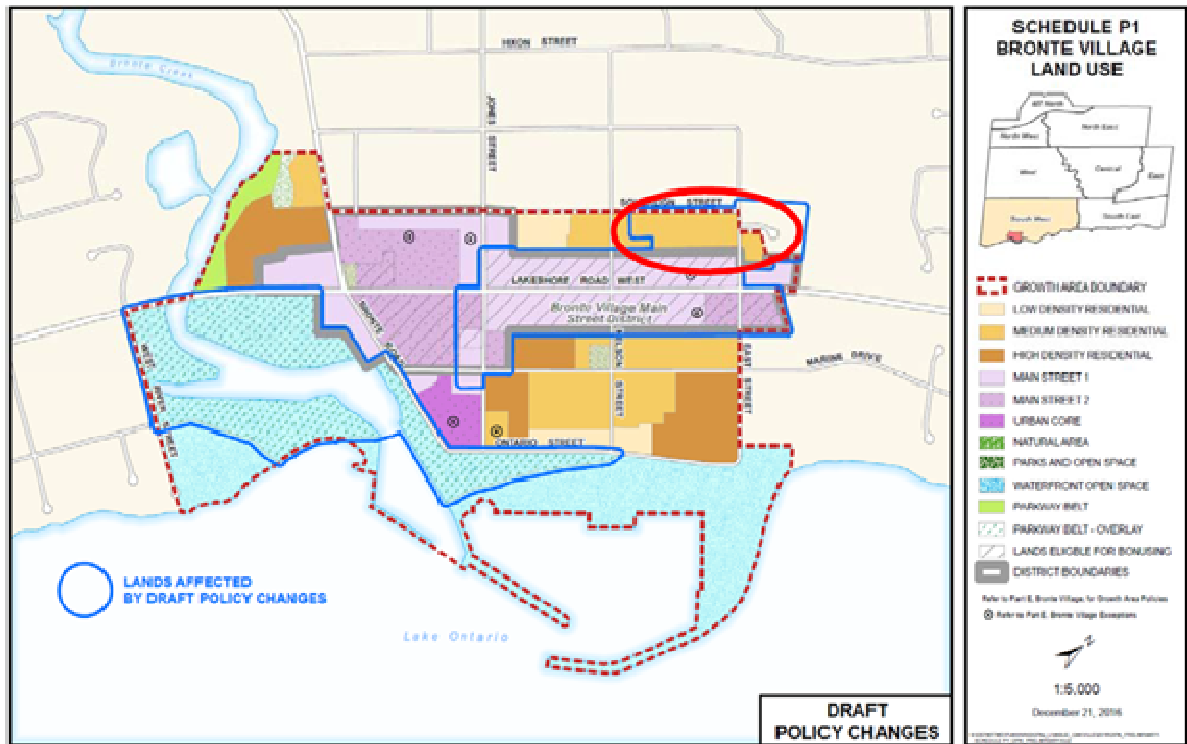


Figure 3: Draft Bronte Village Land Use Schedule

While this draft policy change has not been approved, and is not in force or effect, the statutory public meeting is scheduled on October 11, 2017 and it is expected to be considered by Council in the 4th quarter of 2017.

The applicant proposes to redesignate the subject lands from Low Density Residential to Medium Density Residential with a site-specific exception that would permit up to 56 dwelling units per site hectare. The medium density residential designation permits a range of medium density housing types including multiple-attached dwelling units within a density range of between 30 to 50 dwelling units per site hectare. The draft Official Plan 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 <https://www.oakville.ca/business/da-17663.html>

Section 24.2.1 of the Bronte Village Growth Area policies provide the following objectives to guide decisions through the process of reviewing planning applications:

To nurture, conserve and enhance the historic lakeside village character of Bronte by:

- a) promoting a predominately low-rise and pedestrian-oriented built form along Lakeshore Road West, Bronte Road and Jones Street;*

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- b) ensuring high quality urban design that complements and contributes to the historic character of Bronte Village;*
- c) protecting, conserving and enhancing cultural heritage resources and integrating them with new developments;*
- d) integrating public and private open spaces into the streetscape along Lakeshore Road West;*
- e) applying a co-ordinated streetscape and urban design plan, with recurring defining elements;*
- f) defining and conserving the cultural heritage landscape character of the harbour, lake and creek; and,*
- g) providing a sensitive transition between the concentration, mix and massing of uses and buildings within, and adjacent to, the village.*

Section 24.3.2 of the Bronte Village Growth Area provide that the lands on the south side of Sovereign Street shall function as a transitional area to the stable residential neighbourhood to the north with modest intensification encouraged in the form of detached, semi-detached and townhouse dwellings.

*24.3.2 Lands Outside of the Bronte Village Main Street District
The lands within Bronte Village, but outside of the Bronte Village Main Street District, are intended to provide for some intensification as permitted by the applicable residential land use designations.*

The lands on the south side Sovereign Street, outside of the Bronte Village Main Street District, shall function as a transitional area to the residential neighbourhood to the north. Modest intensification will also be encouraged in this location in the form of detached, semi-detached and townhouse dwellings.

Section 11.2 (Low Density Residential) permits a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes with a density of up to 29 dwelling units per site hectare.

Zoning By-law

The subject lands are presently zoned RL3-0 by Zoning By-law 2014-014, which does not permit the proposed development.

The application proposes to rezone the lands to the RM1 zone to permit the development of 6 freehold townhouse dwelling units. 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 Plan of Subdivision
- Elevation
- Preliminary Servicing and Grading Plan
- Tree Protection Plan
- Canopy Cover Plan
- Planning Rationale and Justification Report
- Urban Design Brief
- Character Impact Analysis
- Functional Servicing and Stormwater Management Report
- Arborist Report
- 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;
- Lotting pattern and proposed density of development;
- Traffic, parking, adequate turning movements and sight lines;
- Tree preservation;
- Urban Design; and,
- Building setbacks and height
- Privacy

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

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

CONSIDERATIONS:

(A) PUBLIC

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

In addition, a Public Information Meeting (PIM) was held on September 19, 2017 where six members of the public attended.

(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

Prepared by:
Paul Barrette, MCIP, RPP
Senior Planner
Current Planning – West District

Recommended by:
Charles McConnell, MCIP, RPP
Manager
Current Planning – West District

Submitted by:

Mark H. Simeoni, MCIP, RPP
Director, Planning Services