

## 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 - Plan of Subdivision, Zoning By-law Amendment - Halton District School Board / Menkes - Coronation Drive - File No. 24T-16008-1410.20**

**LOCATION:** Block 212, Plan 20M-858  
Block 75, Plan 20M-827  
Block 47, Plan 20M-881

**WARD:** 6

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#### RECOMMENDATIONS:

That the comments from the public with respect to the plan of subdivision and zoning by-law amendment application by Halton Catholic District School Board, File No. 24T-16008 Z.1410.20, be received.

#### KEY FACTS:

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

- A plan of subdivision and zoning by-law amendment application was submitted on December 13, 2016 by Halton Catholic District School Board to permit development of 52 detached dwellings. The application has since been revised to permit development of 49 detached dwellings.
- The site is located west of Coronation Drive south of North Ridge Trail.
- The application was deemed complete on January 10, 2017.
- The lands have been deemed as surplus lands by the Halton District School Board. The school board has proceeded in accordance with the protocols established by applicable provincial legislation regarding surplus lands and have reached the stage where the surplus lands can be offered for sale to a third party. The school board is currently in negotiations with Menkes Developments Ltd. for the purchase of the subject site.
- The applicant held their own preliminary information meeting for the public on April 6, 2017.
- A Public Information Meeting (PIM) was held at Town Hall on September 13, 2017. A total of 10 people attended the meeting.

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- Staff will submit a recommendation report for Council's consideration at a future Planning & Development Council meeting.
- The application has been circulated to internal departments and public agencies for review and comment.

## **BACKGROUND:**

### Purpose

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.

### History of the Application

The Halton Catholic District School Board determined that the subject land is not required for the purposes of the school board and has been deemed surplus. The school board is allowed to sell surplus land provided that the school board adheres to the property disposition protocol outlined in Ontario Regulation 444/98 of the Education Act. Part of this protocol is that the school board must offer first rights of acquisition of the surplus lands to a prescribed list of preferred Ministry of Education agencies. The preferred list includes other school boards, various public post-secondary institutions, and the local municipality (such as the Town of Oakville). If the school board does not receive an Offer to Purchase from any of the preferred agencies, the school board is able to pursue the sale of the surplus land to a third party.

At its meeting on September 21, 2015, Council directed Town staff to work with the school board to work with the school board to determine the development potential for the subject lands based on the Livable Oakville Official Plan, in the event that there were no other public agency expressions of interest in the land. Council elected not to purchase the site given that the neighbourhood has been developed as a complete community that is already well serviced by existing municipal facilities, such as North Ridge Trail Park and Iroquois Ridge Community Centre.

The school board did not receive any purchase offers from the preferred agencies. As such, the school board is now able to make the land available for purchase by a

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third party. The school board is currently in negotiations with Menkes Developments Ltd., for the sale of the subject lands.

Halton Catholic District School Board submitted the original application for these lands prior to the subject lands being offered for sale to a third party. Staff reviewed the original application and provided preliminary comments to the school board regarding the initial proposal. At that time, staff recommended that the school board wait until a prospective purchaser had been selected and allow the prospective purchaser the opportunity to review the preliminary comments and make a formal resubmission at that time. Similarly, staff advised that a Public Information Meeting and a statutory Public Meeting should be scheduled after that formal resubmission.

The proposal presented in this report is from the revised application resubmission provided by Menkes Developments Ltd., with permission from the Halton Catholic District School Board.

### Proposal

The applicant has submitted a Plan of Subdivision and Zoning By-law Amendment application to rezone the property from Community Use (CU) to Residential Low (RL8-sp:\*) with a site specific special provision. The applicant seeks approval to permit the lands to be developed with a total of 49 detached dwellings with an approximate density of 23 units per net hectare.

The proposal calls for new lots to front onto Coronation Drive for the majority of the site frontage along Coronation Drive. A new public street is proposed from Coronation Drive on the southern part of the site. The new public street will then form a loop within the site that will position lots on the outer edge of this road with a backyard condition adjacent to all existing lots in the surrounding area. Smaller lots are proposed on the interior of the public street loop (see Figure 1).

The applicant proposes to rezone the subject lands to Residential Low (RL8) zone with the following site-specific exceptions:

- A maximum residential floor area ratio for each lot – *for all lots* – of 70% whereas the standard RL8 zone has a maximum of 65%;
- A minimum lot area – *for lots in the interior of the public street loop only* – of 295 m<sup>2</sup>, whereas the standard RL8 zone has a minimum requirement of 360 m<sup>2</sup> for detached dwellings;

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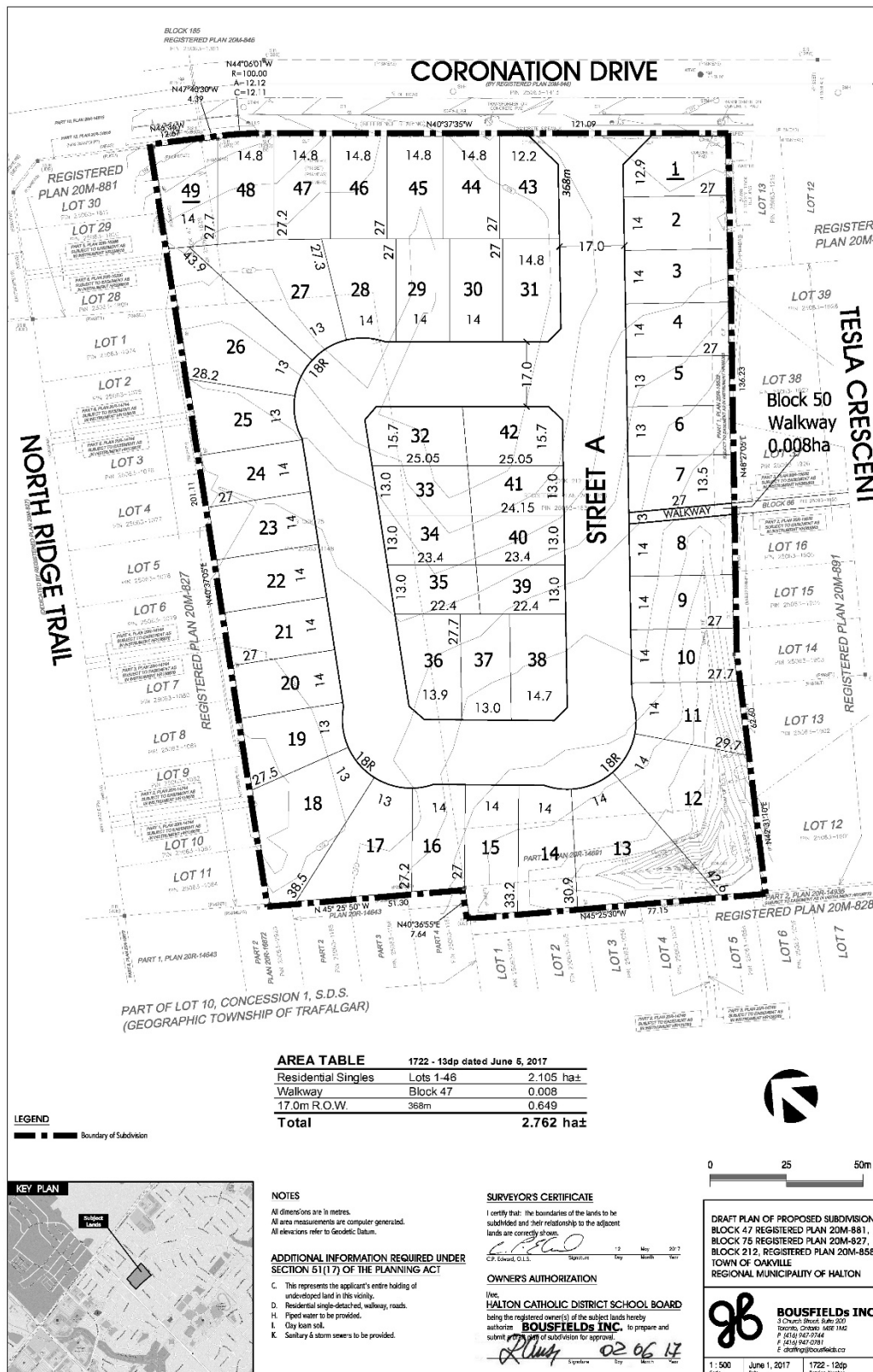


Figure 1 - Draft Plan of Subdivision

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Figure 2 - Urban Design Brief Except - Potential Architectural Styles

- A minimum rear yard – *for lots in the interior of the public street loop only* – of 6.5 m, whereas the standard RL8 zone has a minimum requirement of 7.5 m;
- A maximum building height – *for lots in the interior of the public street loop only* – of 12.5 m, whereas the standard RL8 zone has a maximum of 10.5 m;
- A regulation – *for lots in the interior of the public street loop only* – to stipulate that the first storey is deemed to be the first floor level above the garage for the purposes of a zoning by-law review; and
- A minimum lot frontage for a corner lot – *for lots on the outside of the public street loop and/or adjacent to Coronation Drive* – of 12.2 m, whereas the standard RL8 zone has a minimum requirement of 13.5 m for a corner lot.

### Location

The site is located west of Coronation Drive and south of North Ridge Trail (see Figure 3).

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### Site Description

The subject land has a total area of 2.762 hectares with 133.76 metres of frontage on Coronation Drive. The subject land is vacant.

### Surrounding Land Uses

The surrounding land uses are as follows:

North – residential lots containing two-storey detached dwellings within the RL8 zone which back onto the subject site.

South – residential lots containing one- and two-storey detached dwellings within the RL5 sp:32 zone which back onto the subject site.

West – residential lots containing two-storey detached dwellings within the RL5 sp:32 or RL5 sp:42 zones which back onto the subject site.

East – residential lots on the east side of Coronation Drive containing two-storey single detached dwellings within the RL8 zone which front onto Coronation Drive. North Ridge Trail Park is also located across Coronation Drive from the northeast corner of the subject site.

### **POLICY FRAMEWORK:**

The applications are subject to the following policy framework: the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017), the Halton Region Official Plan, the Livable Oakville Official Plan and Zoning By-law 2014-014.

### Provincial Policy Statement

The Provincial Policy Statement 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.

### Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe, 2017 was released on May 18, 2017 and came into effect on July 1, 2017, replacing the Growth Plan for the Greater Golden Horseshoe, 2006. The Growth Plan provides a framework for implementing the Province's vision for building stronger more prosperous communities by better managing growth. The Plan directs growth to built-up areas

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through intensification where development proposals can efficiently use existing transportation and servicing infrastructure.

All planning decisions after July 1, 2017 must conform to the Growth Plan (2017).

#### Region of Halton Official Plan

The Ontario Municipal Board has issued a series of decisions regarding the partial approval of Regional Official Plan Amendment (ROPA) 38 to the Halton Region's Official Plan. Development applications are being reviewed in accordance with the approved policies of ROPA 38.

The lands are designated as 'Urban Area' in the 2009 Regional 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 Official Plan

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

The site is designated as 'Low Density Residential' on Schedule I, Central Land Use (see Figure 4).

The subject lands are located in a stable residential community as identified by the Livable Oakville Official Plan. Part D, Section 11 applies and states the following:

"11.1.4 *Development* shall conform with the policies relating to urban design and sustainability set out in Part C.

"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



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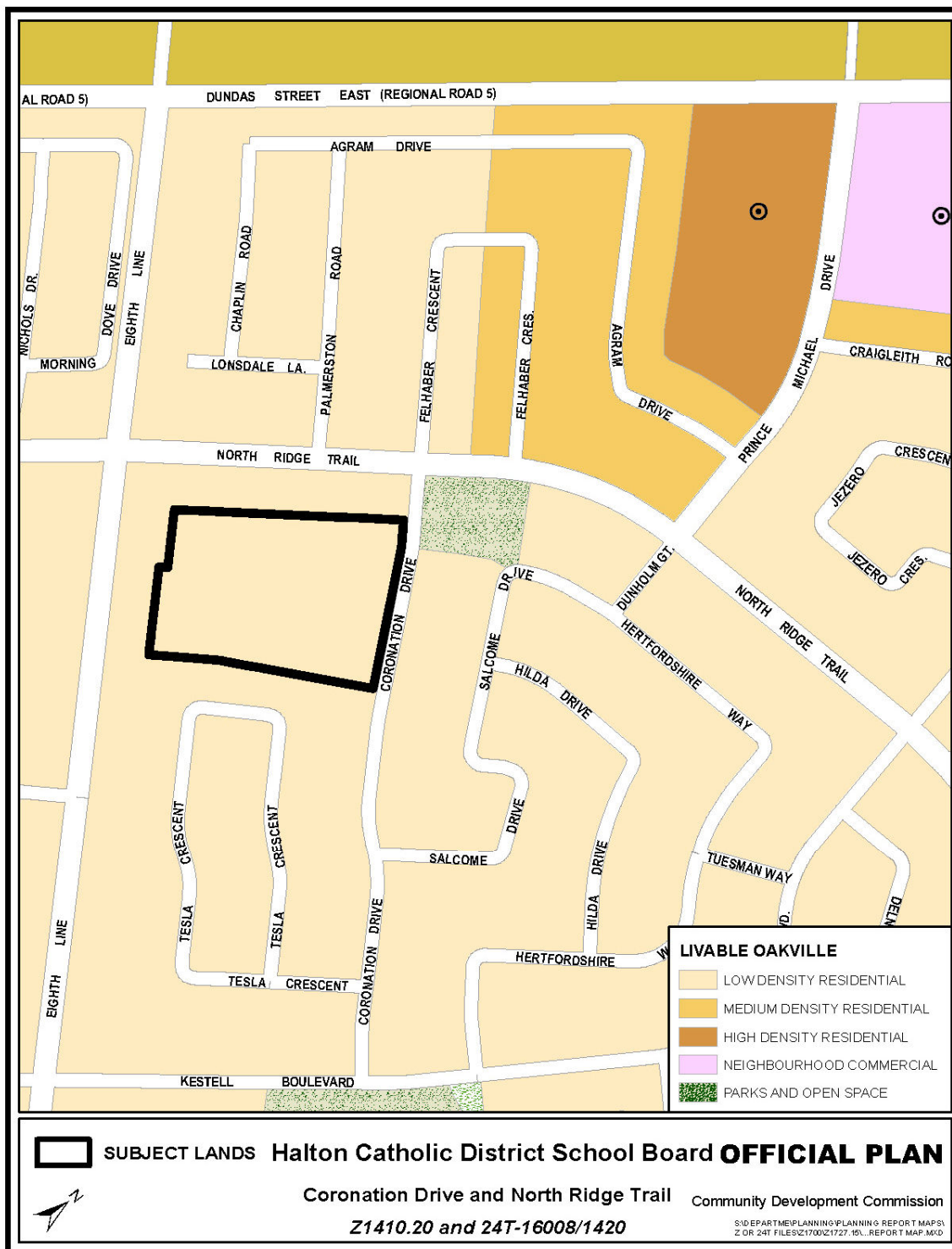


Figure 4 - Livable Oakville Official Plan Excerpt

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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.”

The policy criteria within Section 11.1.9 for evaluating development applications within all stable residential communities is as follows:

- “11.1.9 *Development* within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood *character*:
- a) The built form of *development*, including scale, height, massing, architectural character and materials, is to be *compatible* with the surrounding neighbourhood.
  - b) *Development* should be *compatible* with the setbacks, orientation and separation distances within the surrounding neighbourhood.
  - c) 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.
  - d) Where applicable, the proposed lotting pattern of *development* shall be *compatible* with the predominant lotting pattern of the surrounding neighbourhood.
  - e) Roads and/or municipal *infrastructure* shall be adequate to provide water and wastewater service, waste management services and fire protection.
  - f) Surface parking shall be minimized on the site.
  - g) 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.
  - h) 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.
  - i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.

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- j) *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.
- k) The transportation system should adequately accommodate anticipated traffic volumes.
- l) *Utilities* shall be adequate to provide an appropriate level of service for new and existing residents.”

Section 11.2 outlines the permitted uses and density for the subject lands as follows:

## **“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.”

### **Zoning By-law 2014-014**

The lands are currently zoned (CU) Community Use and a zoning by-law amendment is required to permit development on the site.

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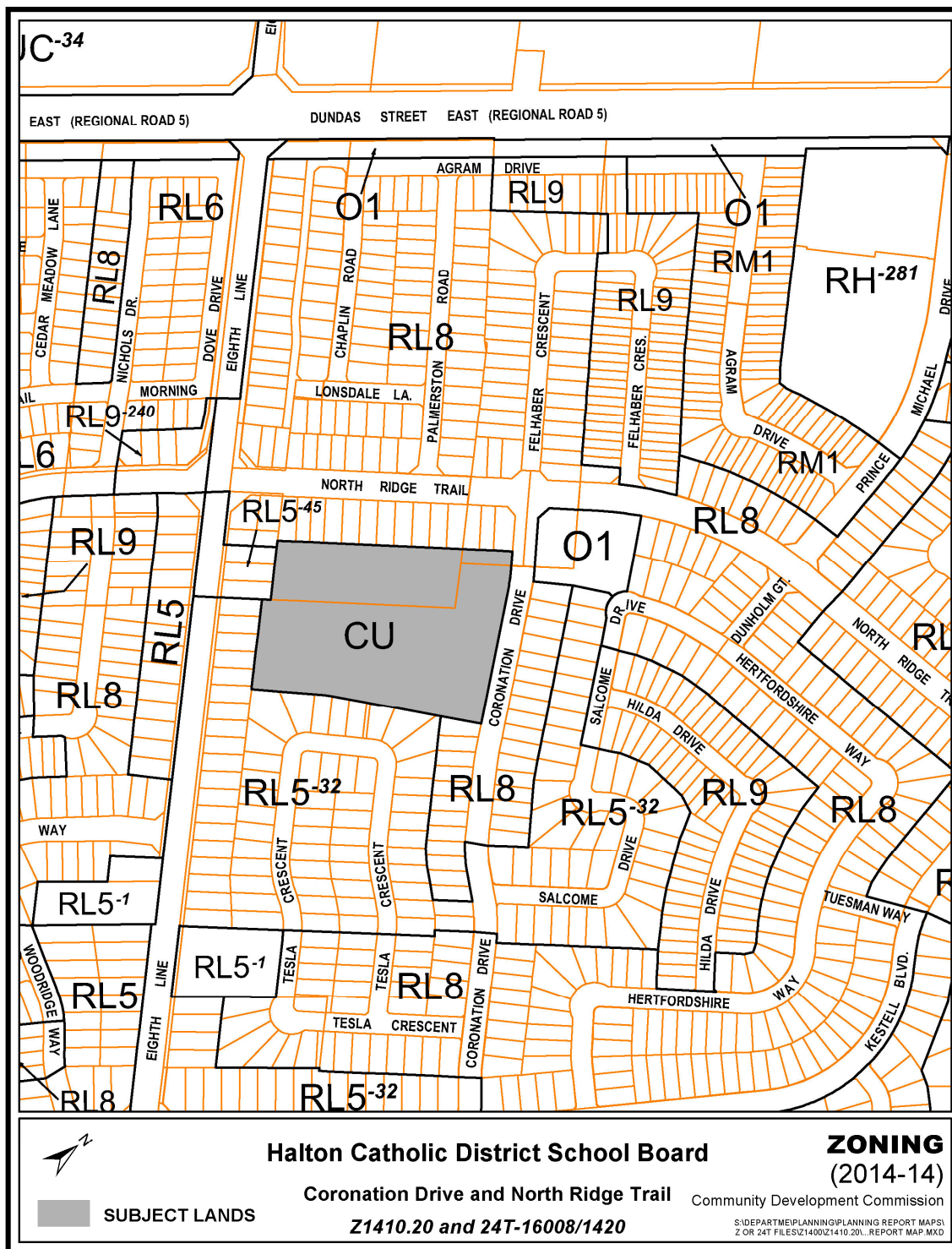


Figure 5 - Zoning By-law Excerpt

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### Proposed Zoning By-law Amendment

The applicant proposes a site-specific RL8 Residential Low zone for the subject lands. Requested site-specific exceptions are summarized on page 3 of this report in the section entitled "Proposal". The requested exceptions relate to maximum residential floor area, minimum lot area, minimum rear yard, and maximum building height.

#### **COMMENT/OPTIONS:**

The proponent has provided the following studies in support of the application which has been circulated to various public agencies and internal Town departments, and which are under review:

- Planning Justification Report
- Stormwater Management Brief
- Traffic Impact Study
- Urban Design Brief
- Functional Servicing Study
- Environmental Site Assessment (Phase I)
- Legal survey
- Arborist Declaration
- Archaeological Report

The reports to support the application can be found on the Town's website at <http://www.oakville.ca/business/da-13821.html>.

#### **Matters to be considered**

A complete analysis of the application will be undertaken and will include a review of (but not limited to) the following matters:

- Conformity with the Livable Oakville Official Plan, particularly section 11.1.9
- Compatibility of the new lots and subdivision layout within the context of the existing neighbourhood, including (but not limited to) the following:
  - minimum lot area
  - minimum lot frontage
  - lot configuration
  - pedestrian connections to existing neighbourhood
- Compatibility of the new zoning regulations within the context of the existing neighbourhood, including (but not limited to) the following:
  - maximum residential floor area
  - maximum lot coverage
  - minimum rear yard requirements
  - maximum building height

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- Compatibility of proposed housing models and urban design framework for the proposed dwellings within the context of the existing neighbourhood
- Technical review of proposed servicing and stormwater management infrastructure
- Technical review of the Traffic Impact Study and proposed public street network / layout

Comments received from the October 10, 2017 public meeting will be considered and included in a forthcoming recommendation report.

## **CONCLUSION**

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.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

The applicant hosted a preliminary information meeting for area residents on April 6, 2017. A Public Information Meeting (PIM) was held on September 13, 2017. There were 10 members of the public that attended the PIM.

### **(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 future recommendation report.

### **(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 Official Plan.

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**APPENDICES:**

Appendix A – Public Comments Received

Prepared by:

Geoff Abma, MCIP, RPP

Planner

Current Planning – East District

Recommended by:

Heinz Hecht, MCIP, RPP

Manager

Current Planning – East District

Submitted by:

Mark H. Simeoni, MCIP, RPP

Director, Planning Services