



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 4, 2017

FROM: Planning Services Department

DATE: November 13, 2017

SUBJECT: Recommendation Report, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, East Sovereign GP Inc. 2286, 2296 & 2298 Sovereign Street & 124, 126 & 128 East Street, File No. OPA 1728.62, Z.1728.62 and 24T-17001/1728, southwest corner of Sovereign Street and East Street - By-law 2017-107 and By-law 2017-122

LOCATION: 2286, 2296 & 2298 Sovereign Street & 124, 126 & 128 East Street

WARD: 1

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RECOMMENDATION

1. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary;
2. That Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by East Sovereign GP Inc. (File No. OPA 1728.62, Z.1728.62 and 24T-17001/1728), as revised, be approved;
3. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-17001/1728) submitted by East Sovereign GP Inc. prepared by YWRC dated March 14, 2017 subject to the conditions contained in Appendix 'C'.
4. That By-law 2017-122, a by-law to adopt an amendment to the Livable Oakville Plan, be passed;
5. That By-law 2017-107, an amendment to Zoning By-law 2014-014, be passed; and
6. That notice of Council's decision reflects that the comments from the public have been appropriately addressed.

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KEY FACTS

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

- The subject lands are located at the southwest corner of East Street and Sovereign Street.
- Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications were submitted to develop the site with 20 townhouse units on a private condominium laneway.
- The applications were deemed complete on March 21st, 2017
- A Public Information Meeting was held on May 10, 2017 where 13 residents attended.
- The statutory public meeting was held on June 12th, 2017.
- As a result of staff comments, and input received from the public, the development applications were revised to increase building setbacks, improve sightlines and the internal geometrics of the site which resulted in an overall reduction in units from 20 units to 19 units.
- The proposed development, as revised, conforms to the Growth Plan (2017), is consistent with the Provincial Policy Statement (2014), and conforms to the Halton Region Official Plan.
- The proposed development, as revised, is consistent with the goals, objectives and policies of the Bronte Village Growth Area, and is generally consistent with the urban design policies of Section 6 of the Livable Oakville Plan, subject to further building and landscape refinement through the required site plan control application.
- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved.
- Approval of the revised Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications are recommended.
- Staff expect to bring forward a subsequent staff report regarding the related draft plan of condominium in due course, once site plan and future tenure matters have been sufficiently advanced.

BACKGROUND

The purpose of this report is to provide a full staff review and a recommendation on the proposed official plan amendment, zoning by-law amendment and draft plan of subdivision applications to redevelop the site with 19 townhouse units on a private condominium laneway.

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The subject applications were deemed complete on March 21st, 2017 and a Public Information Meeting was held on May 10th, 2017 where 13 residents attended. The statutory public meeting was subsequently held on June 12th, 2017.

The applicant proposes to redesignate the subject lands to medium density residential, rezone the lands to a site-specific RM1 zone, and has submitted a draft plan of subdivision application to permit a 19 unit townhouse development.

Staff expect to bring forward a subsequent staff report regarding the related draft plan of condominium in due course, once site plan and future tenure matters have been sufficiently advanced.

Proposal

Official plan amendment, zoning by-law amendment, draft plan of subdivision and draft plan of condominium applications were submitted in February 2017 by East Sovereign GP Inc. to develop the site with 20 townhouse dwelling units on a private condominium laneway, as shown in Figure 1 below.

Figure 1: Original Site Plan



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As a result of staff comments, and input received from the public, the applicant revised the application, as follows (Figure 2):

- i. Easterly front yard increased from 1.0m to 3.0m. This increase was necessary to achieve safe sightlines at the entrance along East Street, and separation distance in keeping with the existing and planned context.
- ii. Westerly side yard increased from 1.7m to 3.0m. This side yard was increased to create suitable growing conditions for a vegetated buffer which is intended to be part of, and maintained by, the future condominium corporation.
- iii. The setback between the townhouse dwelling and visitor parking was increased from 0.36m to 1.8m to accommodate a walkway which would satisfy current zoning standards and allow for safe access.
- iv. Rear lane setback increased from 0m of 0.75m to meet current zoning standards and provide internal separation distance.
- v. The proposed internal laneway was amended to satisfy current standards and provide adequate turn radii for waste collection trucks, vehicle turning movements and safety sightlines.

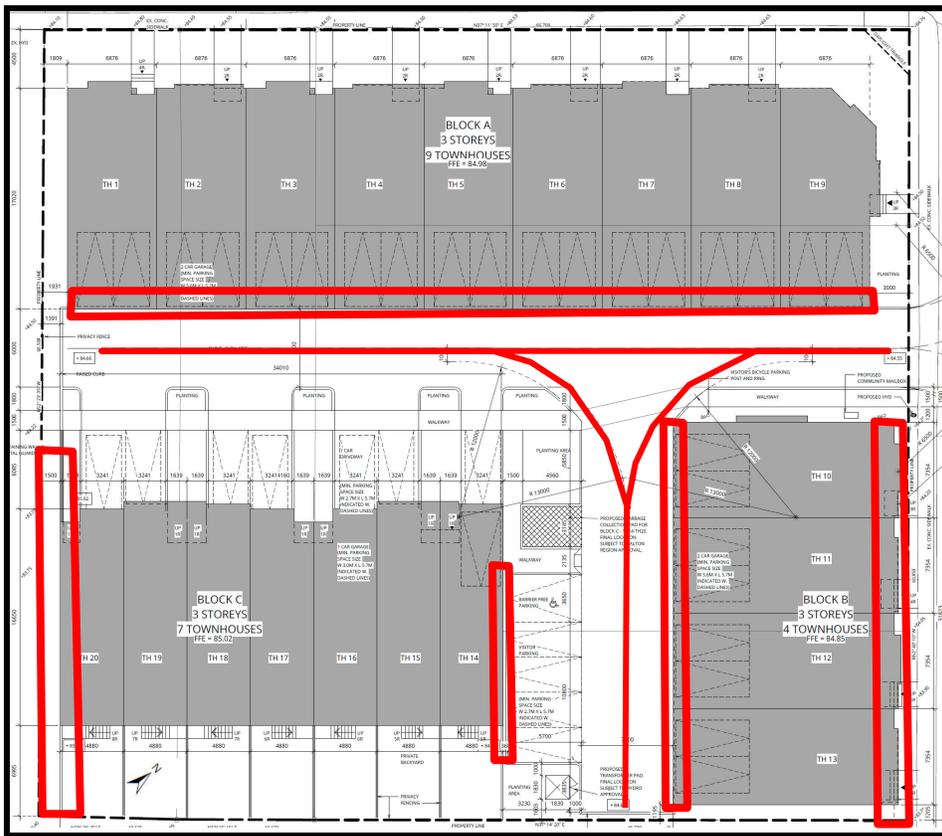


Figure 2: Markup of Original Site Plan

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The foregoing updates have also resulted in the reduction of one unit (from 20 units to 19 units), decrease in rear yard setback from 7.0 m to 6.0 m (current zoning standard), and decrease in front yard setback along Sovereign Street from 4.5 m to 3 m for certain portions of the façade.



Figure 3: Amended Site Plan

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Location

The subject lands are located at the southwest corner of Sovereign Street and East Street within Bronte Village.

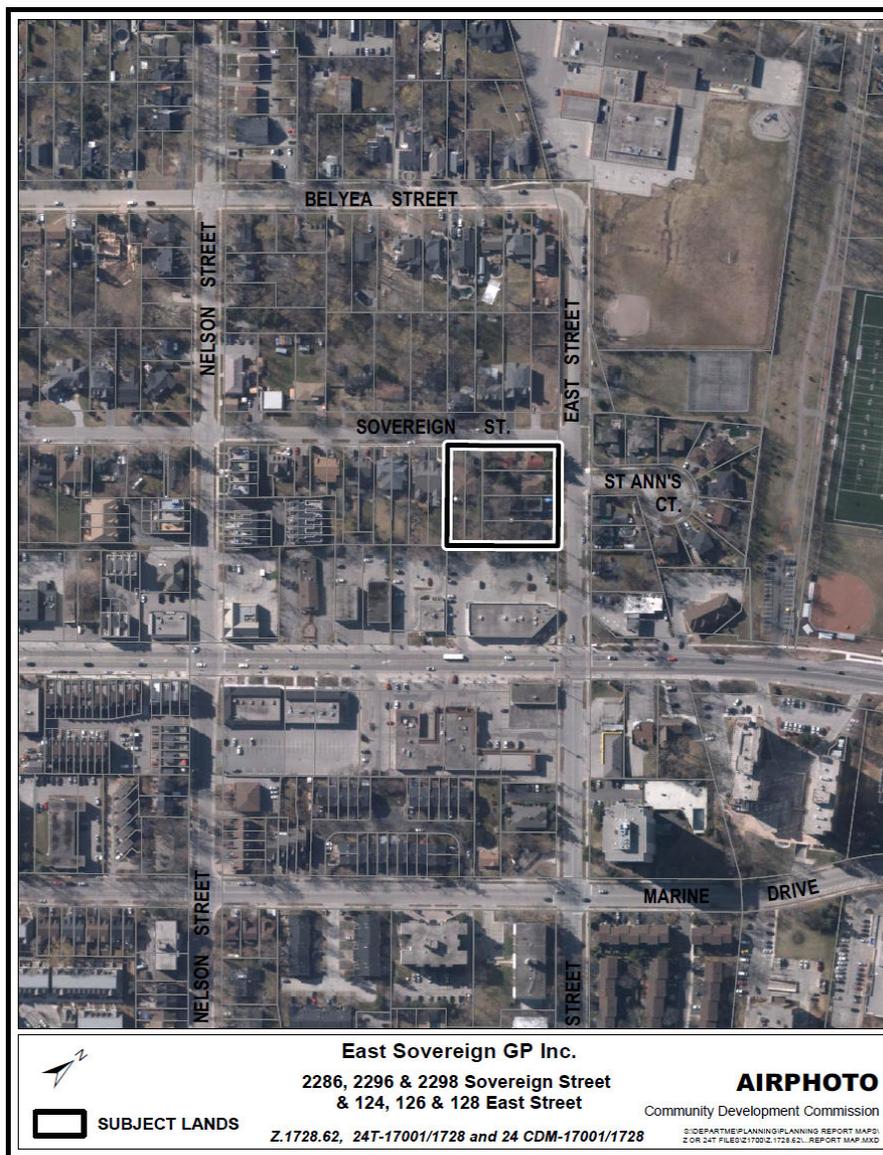


Figure 4: Air Photo

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Site Description

The subject lands are 0.4 ha in size and occupied by 4 detached dwellings, 2 semi-detached dwellings and a number of trees.

Surrounding Land Uses

The surrounding land uses are as follows:

North & East: single-detached dwellings;

South: commercial 'Main Street' fronting Lakeshore Rd. W.; and

West: detached, semi-detached and townhouse dwellings

POLICY FRAMEWORK

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

Provincial Policy Statement

The Provincial Policy Statement (2014) ('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.

On February 24, 2014, the Ministry of Municipal Affairs and Housing issued a new PPS under Section 3 of the *Planning Act*. The new PPS replaces the 2005 statement and is effective April 30, 2014.

All planning decisions must be consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe (2017)

On May 18, 2017 the Growth Plan for the Greater Golden Horseshoe, 2017 was released and it came into effect on July 1, 2017, replacing the Growth Plan for the Greater Golden Horseshoe, 2006. The Growth Plan is a long-term plan that works together with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

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All decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter are required to conform to the Growth Plan (2017).

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. A conformity exercise is currently underway which will consider, amongst other matters, the PPS (2014) and Growth Plan (2017).

The subject lands are designated 'Low Density Residential' on Schedule P, Bronte Village Land Use, in the Livable Oakville Plan (Appendix A). 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.

Section 2.2.1 of the Livable Oakville Plan provides guiding principles which include preserving and creating a livable community in order to:

- a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;*
- b) direct the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated; and,*
- c) achieve long term economic security within an environment that offers a diverse range of employment opportunities for residents.*

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On September 26th, 2017 Council adopted an urban structure official plan amendment which provides a framework for how the town will accommodate growth, while protecting natural heritage, open space and cultural heritage, maintaining the character of residential areas and directing growth to an identified system of nodes and corridors.

The subject lands are located in one of the town's growth areas (Bronte Village). The majority of intensification in the town is directed to identified growth areas (policy 4.1).

The applicant is proposing to redesignate the subject lands to Medium Density Residential which would permit townhouses with a density of between 30-50 units per site hectare. The recommended Official Plan Amendment is included as a separate item (By-law 2017-122) on this agenda.

Schedule P of the Livable Oakville Plan provides that the subject lands are located outside of the Bronte Village Main Street District. Section 24.3 of the Bronte Village Growth Area policies provide that the Bronte Village Main Street District shall be the primary development district and the focus of change within Bronte Village and the remaining areas outside of the district shall remain stable.

Section 24.3.2 of the Bronte Village Growth Area provides 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 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.*

The Livable Oakville Plan, Part C, Section 6 Urban Design sets out policies for compatibility with the existing community and compatibility in terms of height and transitions between existing and new development, which include:

6.1.1 a) to provide diversity, comfort, safety and compatibility with the existing community;

6.9.9. New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.”

Section 11.1.5 discourages development on private roads.

Development on private roads shall be discouraged. Where it is demonstrated that a public road is not warranted, to the satisfaction of the Town, development through plans of condominium on private roads may be permitted provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.

Section 10.1.1 provides general objectives for sustainability which includes:

- e) to maintain the existing urban forest; and,*
- f) to progressively increase the urban forest to achieve a canopy cover of 40% Town-wide beyond the life of this Plan.*

Zoning By-law

Zoning By-law 2014-041 zones the subject lands as RL8, which does not permit the proposed development (Appendix B). The application proposes to rezone the lands to a site-specific RM1 zone to permit the development of 19 townhouse units.

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The following is a comparison between the recommended site-specific RM1 zone and the parent RM1 zone (Table 1).

Table 1: Zoning Comparison

Performance Standard	RM1 (Parent Zone)	Proposed Site-Specific
Minimum lot area	135.0 m ² /unit	No change
Minimum lot frontage	30.5m	4.5m-6.5m per unit
Minimum front yard	4.5m	3.0m (East Street) 4.5 m with 1.5 m allowable projections a maximum of 60% of façade (Sovereign Street)
Minimum flankage yard	3.0m	No change
Minimum interior side yard	1.2m	No change except 0.0m when abutting a common sidewalk or 3.0 m landscape strip
Minimum separation distance between dwelling units	2.4m	No change
Minimum rear yard	6.0m	No change (internal units) 0.75m rear lane units fronting on public street
Maximum height	12.0m	No change*
Maximum number of storeys	3	No change*
Maximum lot coverage	n/a	No change
Minimum landscaping coverage	10%	No change however applied to average of 3 blocks
Minimum Parking	2 spaces/unit of which 0.25 shall be designated for visitor (38 parking spaces required)	No change
Minimum landscape widths for parking area	3.0m to 4.5m depending on adjacent land use	Site-specific landscape strip required

*site-specific by-law provides more restrictive height provisions intended to provide for appearance of two storey townhomes along public street frontages with general provisions of 3 storeys and 12 m applying thereafter.

In addition, more restrictive provisions are included in the site-specific by-law with respect to height provisions which are intended to provide for the appearance of two storey townhomes along the Sovereign and East Street public street frontages with general provisions of 3 storeys and 12m applying thereafter. Also, more restrictive

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provisions would apply to private garage depth (9.0 m maximum). The intent of this regulation is to limit the size of the private garage on the first level to allow for living space at grade. This assists in achieving urban design objectives.

Site-specific rooftop terraces provisions are proposed to permit rooftop terraces on the roof of the first storey, internal to the development.

In lieu of the landscape strips required by table 4.11.2, which requires minimum landscape widths adjacent to surface parking areas which range from 3.0-4.5m, a site-specific landscape strip will be required adjacent between the internal townhouse units and the semi-detached dwelling to the west. This landscape strip will be sufficiently sized (minimum of 3.0 m wide) to sustain a vegetated buffer between the two properties. It is intended that this landscape strip will be part of and maintained by the future condominium corporation. In addition to the foregoing, the proposed development will be required to provide a minimum 10% minimum landscape coverage, and at least 20% tree canopy cover (to be applied through the required site plan application).

The applicant is in agreement with the proposed more restrictive zoning provisions.

PLANNING ANALYSIS:

Planning matters considered

Physical Context

The subject lands are located between the main street district within the Bronte Village Growth Area and the stable residential neighbourhood to the north. While the subject lands are located within the Bronte Village Growth Area the lands on the south side of Sovereign Street are intended to function as a transitional area to the stable residential community to the north with some modest intensification permitted in the form of detached, semi-detached and townhouse dwellings.

Accordingly, the build form along Sovereign Street varies considerably with detached dwellings on the north side of Sovereign Street and detached, semi-detached, and townhouse dwellings on the south side (transition area) of Sovereign Street. Likewise, the separation distance between dwellings also vary depending on the built form.

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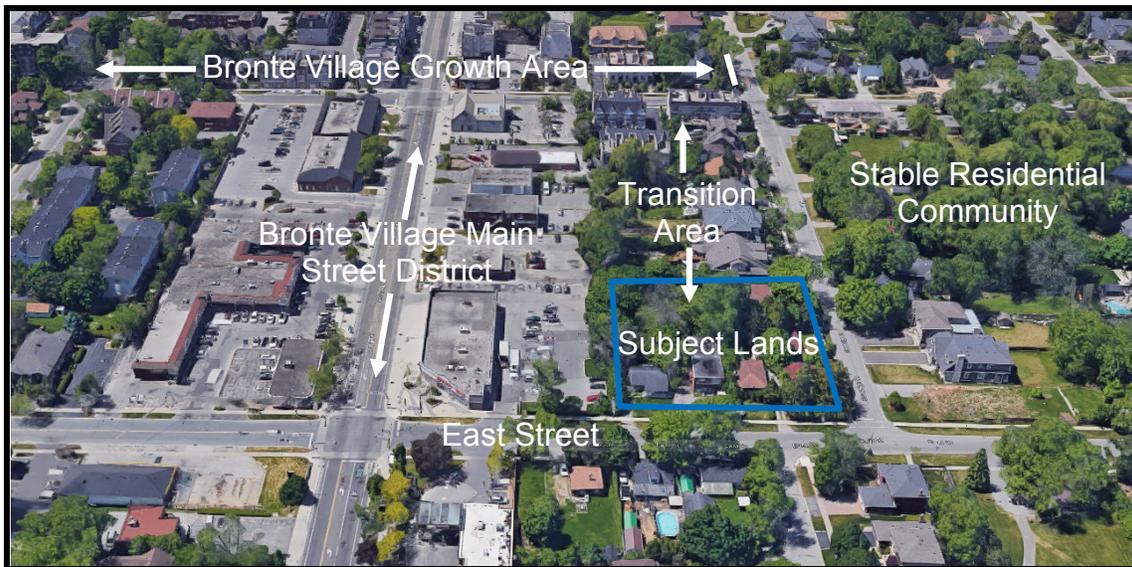


Figure 5: Surrounding Context

Livable Oakville Plan

The subject lands are located within the Bronte Village Growth Area, which broadly is one of the areas of the town which are intended to accommodate the majority of intensification. While the subject lands are located outside of the Bronte Village Main Street District, where development is primarily focused (policy 24.3), Section 24.3.2 of the Livable Oakville Plan provides 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. The proposed development constitutes redevelopment of the site with 19 townhouse units; a net increase of 13 dwelling units (6 existing dwelling units).

An objective of the Bronte Village Growth Area is to nurture, conserve and enhance the historic lakeside village character of Bronte by providing: a sensitive transition between the concentration, mix and massing of uses and buildings within, and adjacent to, the village; and, ensuring high quality urban design that complements and contributes to the historic character of Bronte Village (policy 24.2.1 b), g)).

Further, Part C, Section 6 of the Livable Oakville Plan sets out policies for compatibility with the existing community and compatibility in terms of height and transitions between existing and new development, which include:

- 6.1.1 a) to provide diversity, comfort, safety and compatibility with the existing community;

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6.9.9. New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.

The proposed redevelopment has been appropriately sited with a continuous and generally uninterrupted frontage of townhouses oriented toward Sovereign Street and East Street. The primary entrance for the units would be along these public street frontages, with vehicular access from a private rear lane. In effect, this would create a generally continuous landscaped front yard along each public street, which is supportive of the character of the surrounding area. It will also create a safer pedestrian realm with less driveways bisecting the sidewalk. The one site access along East Street, as revised, will provide adequate sightlines for vehicles and pedestrians alike.

While the townhouse and related site design is expected to be advanced further through site plan approval, the proposed design considerations of the townhouses and proposed setbacks generally provides for a sensitive transition when considering the existing and planned context and provide an urban design that is compatible with the surrounding area for the following reasons:

- The built form will frame the public streets and is expected to enhance the streetscape. This will be further advanced through landscaping and urban streetscape improvements to be secured through site plan approval.
- The third storey of the townhouse units fronting public streets are incorporated into the roof line to mitigate the overall structural heights, reflective of the existing built form.
- Orientation of principal entrances to the public streets with garages in the rear, screened from the public realm.
- End-unit treatment along East Street is to provide a high level of architectural design.
- A 3.0m setback between the internal townhouse units and the property to the west intended to be landscape as part of the site plan control application and owned by the future condominium corporation.
- Variety in height and articulation of rooflines;
- Facades that incorporate articulation and a variety of building materials.
- Outdoor amenity space above the garages (internal to the development and at the rear of the units, reflective of the principle of amenity space located behind dwellings of the surrounding area.
- The development will be required to provide at least 20% tree canopy cover and provide a minimum of 10% landscape coverage.

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The foregoing would be implemented through the site-specific by-law performance standards and through the required site plan approval.



Figure 6: Applicant's Rendering (East Street Perspective)

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, and at a statutory public meeting on October 11, 2017.

Amongst other draft policy changes, the lands circled in red on Figure 7 (including the subject lands) would be redesignated from Low Density Residential, to Medium Density Residential (and permit multiple-attached dwelling units). That is the same change in land use designation the applicant is seeking on a site-specific basis.

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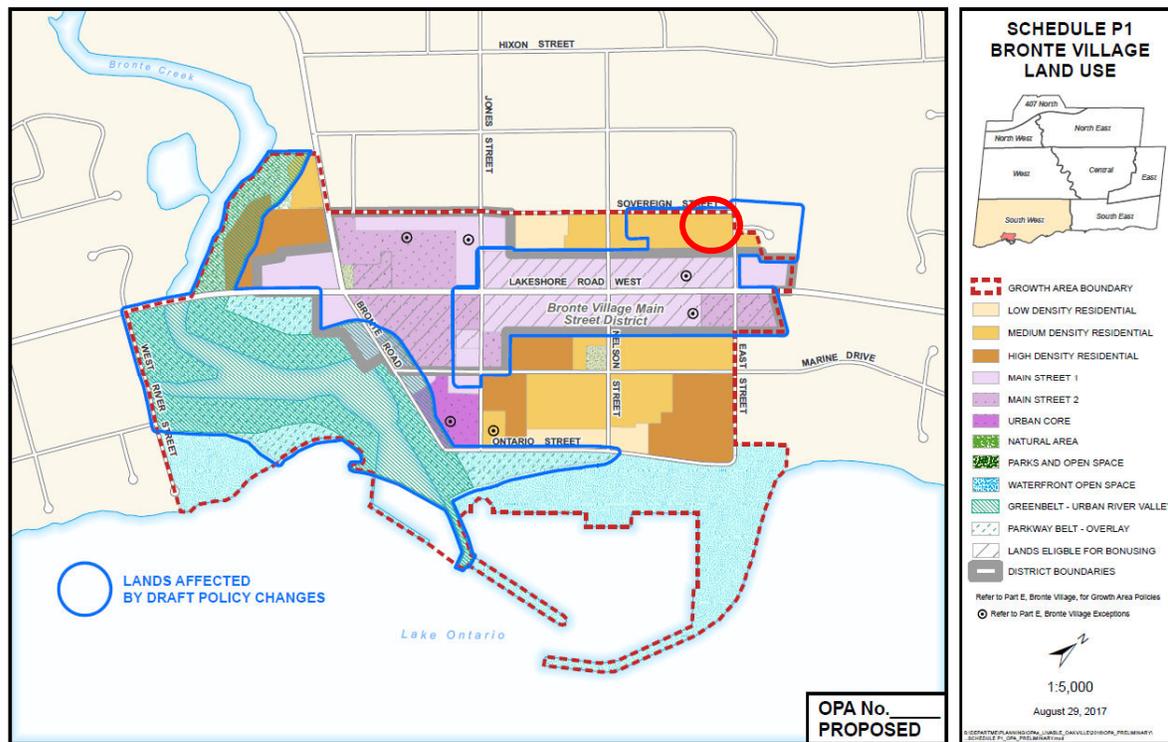


Figure 7: Draft Bronte Village Land Use Schedule

While this draft policy change has not been approved, and is not in force or effect, it is expected to be considered by Council at the same Planning & Development Council meeting.

Based on the foregoing, the proposed development is consistent with the goals, objectives and policies of the Bronte Village Growth Area, and is generally consistent with the urban design policies of Section 6 of the Livable Oakville Plan, subject to further building and landscape refinement through the required site plan approval application.

The townhouse built form and the propose density of 46.8 units per hectare would be permitted by the proposed medium density residential land use designation (30 to 50 units per hectare).

Technical Review

Functional Servicing and Stormwater Management Report

The Functional Servicing and Stormwater Management Report demonstrates that the development could feasibly be serviced with stormwater adequately managed to town standards. As a condition of approval of the plan of subdivision, the development will be required to be subject to full municipal services including

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sanitary and water, to the satisfaction of Halton Region. As part of the site plan approval, the plans will be further refined including the rear yard infiltration gallery proposed along the rear yard along the southern lot boundary. The intent of the rear yard infiltration gallery is to capture stormwater, infiltrate, and prevent runoff on adjacent lands.

Transportation Impact Study

The Transportation Impact Study, as revised, provides that the study area intersections and turning movements will operate within acceptable levels for both existing and future conditions once trips from the proposed development are added to the transportation network. Staff have reviewed the Transportation Impact Study, vehicle maneuvering plan and overall sightlines and are satisfied.

Environmental Site Assessment

Given a sensitive land use is proposed (residential), a Phase 1 Environmental Site Assessment was submitted. Halton Region reviewed the Assessment and agrees with the recommendations. Accordingly, as a condition of approval of the plan of subdivision the following additional information will be required to be provided, to the satisfaction of Halton Region:

- i. There should be localized soil testing at the 126 East Street property during future redevelopment activities to confirm the absence/presence of petroleum-hydrocarbon impacted soil.
- ii. A Designated Substance and Hazardous Materials Survey would be required to determine the presence absence of these substances and materials and would be required prior to any building demolition or renovation activities.

Depending on the outcome of Halton Region's review of the submitted material in this regard, additional environmental review may be required prior to the final registration of the plan of subdivision.

Tree Preservation

All of the existing trees on the site are proposed to be removed to accommodate the proposed development. As part of the site plan application, tree preservation and other tree related matters will focus on: ensuring proper preservation measures are given to neighbouring and 'shared' trees; approving streetscape plans in compliance to the North Oakville Urban Forest Strategic Management Plan; and, seeking avenues of possible tree preservation through transplanting initiatives.

In addition, the development will be required to urbanize the public street frontages, including new street trees, and provide at least 20% tree canopy cover internal to

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the site. Based on the conceptual tree canopy cover plan, the applicant estimates that 42.48% tree canopy cover can be achieved while meeting or exceeding minimum soil volume requirements for each tree.

Draft Plan of Subdivision

Pursuant to Section 51(24) of the *Planning Act*, in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to matters such as: the suitability of the land for the purposes for which it is to be subdivided; the dimensions and shapes of the proposed lots; and the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land. The proposed subdivision meets the criteria within Section 51(24) of the *Planning Act* and is consistent with the Livable Oakville Plan for the reasons contained herein.

As a condition of the subdivision approval, the owner will be required to enter into an agreement with the Town to satisfy all requirements: financial; engineering; and otherwise including but not limited to, urbanization of public road boulevards, street trees, the installation of services, drainage, the provision of roads, watermains, wastewater mains, stormwater facilities and utilities to the satisfaction of the Director of Development Engineering.

Draft Plan of Condominium

A separate draft plan of condominium application (24CDM 17001/1728) has been submitted to permit a private road and other common elements. Staff expect to bring forward a separate recommendation report for this application in due course, once site plan design matters have been finalized. As part of the future condominium staff report conformity with Section 11.1.5 of the Livable Oakville Plan with respect to private roads will be reviewed in more detail.

Matters raised by the Public

A Public Information Meeting was held on held on May 10th, 2017 where 13 residents attended. The statutory public meeting was subsequently held on June 12th, 2017 with a number of public submission. Written submissions received as of the date of this report are included in Appendix D.

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The public comments received to date have ranged from support for the proposal to opposition based on a number of concerns which include:

- i. impact/integration of the proposed development on adjoining properties;
- ii. conformity with applicable policy;
- iii. lotting pattern and proposed density of development;
- iv. traffic, on-site parking, adequate turning movements and sight lines;
- v. tree preservation;
- vi. urban design; and,
- vii. building scale and setbacks.

These concerns have been reviewed in the planning analysis section of this report. The site specific-by-law will require a minimum front yard setback along East Street of 3.0m (increased from 1.0 m) to provide adequate sightlines for vehicles and pedestrians. In addition, the applicant has agreed to the following more restrictive provision in the site-specific by-law to assist in addressing building massing, separation distance, and privacy:

- more restrictive height provisions intended to provide for the appearance of two storey townhomes along the Sovereign and East Street public street frontages with general provisions of 3 storeys and 12m applying thereafter;
- Additional separation distance through a site-specific landscape provision between the internal townhouse units and the semi-detached dwelling to the west of 3.0m. This landscape strip will be sufficiently sized to sustain a vegetated buffer between the two properties.

Furthermore, as part of the subsequent site plan application, the design of the proposed townhouses will be refined together with landscaping, streetscape improvements and other mitigate measures such as privacy screening and landscape buffers to improve integration of the proposed development into the surrounding context.

Based on the above, staff have included a recommendation that *'comments from the public have been appropriately addressed'*, in satisfaction of the new requirements introduced through *Bill 73, The Smart Growth for Our Communities Act*.

If additional public input is received at the public meeting, the recommendations of this report could be amended to address how such submissions have affected Council's planning decisions.

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CONCLUSION

The Planning Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff is satisfied that the application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2017) and the Halton Region Official Plan. Further, the application is consistent with the principles and overall policy direction of the Livable Oakville Plan. Staff recommends approval of the Official Plan Amendment (OPA No. 21), Zoning By-law Amendment (By-law 2017-107) and the draft plan of subdivision application, subject to the conditions in Appendix C, as the following requirements have been satisfied:

- The proposed development, as revised, provides an appropriate form of intensification within an identified growth area while providing an appropriate transition to the adjacent stable residential community, which will be further advanced as part of the required site plan approval.
- The proposed development is consistent with the principles of the Livable Oakville Plan, the goals, objectives and general policy direction of the Bronte Village Growth Area, and is generally consistent with the urban design policies of Section 6 of the Livable Oakville Plan, subject to further refinement through the required site plan approval application.
- The proposed development conforms to the Growth Plan (2017), is consistent with the Provincial Policy Statement (2014), and conforms to the Halton Region Official Plan.
- The proposed plan of subdivision meets the criteria established in Section 51(24) of the *Planning Act*;
- Staff expect to bring forward a subsequent staff report with respect to the related draft plan of condominium application to address related matters once the site design has been sufficiently advanced.
- Comments from the public have been appropriately addressed.
- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved;
- The application for a draft plan of subdivision is necessary to facilitate future land division into individual townhouse units, and is appropriate for the orderly development of the lands.

Staff recommend approval of the official plan amendment application, zoning by-law amendment application and draft plan of subdivision application as the proposal represents good planning and is in the public interest.

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CONSIDERATIONS:

(A) PUBLIC

Notice for the meeting regarding this development application was provided through a mailing to all properties within 120 m of the subject property and to other residents who expressed interest in the application.

Public comments received to date have been addressed including the 'matters raised by the public' section of this staff report.

(B) FINANCIAL

Capital works associated with the proposal are local requirements and not anticipated to have any impact on the town. The value of cash-in-lieu of parkland and development charges that may be applicable to the development will be determined at the rates in effect at building permit issuance.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. Concerns from the circulated departments and agencies raised have been addressed in this staff report and, if required, have been included as zoning performance standards in By-law 2017-107, or conditions of draft approval in Appendix C.

(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 proposal generally complies with the sustainability goals and objectives of Livable Oakville.

APPENDICES:

A – Official Plan (*Livable Oakville*) extract

B – Zoning By-law (2014-014) extract

C – Conditions of Draft Plan Approval

D – Public Comments

PLANNING AND DEVELOPMENT COUNCIL MEETING

From: Planning Services Department

Date: November 13, 2017

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