



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 4, 2017

FROM: Planning Services Department

DATE: November 13, 2017

SUBJECT: Recommendation Report - Brantwood Public School -
Town-initiated Official Plan Amendment and Zoning By-law
Amendment - By-laws 2017-113 and 2017-114 -
File: OPA 1612.13 and Z.1612.13, 221 Allan Street

LOCATION: 221 Allan Street

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RECOMMENDATION:

1. That the applications for Official Plan Amendment and Zoning By-law Amendment (Files: OPA 1612.13 and Z.1612.13) submitted by the Town of Oakville to allow the redevelopment of the former Brantwood Public School property at 221 Allan Street be approved;
2. That By-law 2017-113, a by-law to adopt amendment number 17 to the Livable Oakville Plan, be passed; and
3. That By-law 2017-114, an amendment to Zoning By-law 2014-014, be passed.

KEY FACTS

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

- This report provides information and analysis about the applications for Official Plan Amendment and Zoning By-law Amendment submitted by the Town of Oakville to permit the redevelopment of the former Brantwood Public School.
- Options for the future use of the property were evaluated through the *South Central Public Lands Study*. On April 8, 2013, Council endorsed the study recommendation that the property be redeveloped for: seven detached dwellings fronting onto Douglas Avenue; a conversion of the front (oldest)

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portion of the school building, facing Allan Street, for four to nine condominium apartment units; and, a parkette at the corner of Douglas Avenue and Palmer Avenue. Council also directed staff to proceed with implementation.

- The purpose of the Official Plan Amendment is to formally designate the lands that include the former Brantwood School as Medium Density Residential to recognize the built form, and establish an exception policy for the portion of the site designated Medium Density Residential. The exception policy would only permit a maximum of nine (9) units. Further, the Official Plan Amendment is to formally designate the lands at the southeast corner of the site as Parks and Open Space. The remaining portions of the subject site will remain as Low Density Residential.
- The purpose of the Zoning By-law Amendment is to implement the Council endorsed development concept. It would zone the park portion of the site as O1 (Park), the single-detached residential portion as RL3-0 (Low Density Residential), subject to a special provision that emulates the RL3-0 SP 10 regulations in Zoning By-law 2014-014, and the oldest portion of the school as RM4 (Residential Medium), subject to a special provision that emulates the RM4 regulations in Zoning By-law 2014-014.
- A statutory public meeting was held at Planning and Development Council on October 11, 2017 (Staff Report titled Public Meeting – Brantwood School Site Town-initiated Official Plan Amendment and Zoning By-law Amendment – File NO. OPA 1612.13 and Z.1612.13 received by Council on October 11, 2017).
- Staff recommends approval of the applications.
- The next steps for the implementation of the proposal are also addressed in this report.

BACKGROUND

The purpose of this report is to provide a full staff review of the applications, and a recommendation on the proposed Official Plan Amendment and Zoning By-law Amendment, which would have the effect of creating seven (7) residential lots, four (4) to nine (9) residential units within the oldest portion of the former Brantwood School, and a park block.

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The statutory public meeting required by the *Planning Act* was hosted by Planning and Development Council on October 11, 2017. Four interested parties came forward to speak to Council on the matter.

History

On March 19, 2012 Council approved the terms of reference for the *South Central Public Lands Study (SCPLS)*, which was a comprehensive land use study focused on three surplus school sites (i.e., Brantwood, Chisholm and Linbrook Public Schools), the Oakville-Trafalgar Memorial Hospital site, and the Oakville Arena site, including the surrounding Trafalgar Park.

The purpose of the study was to:

- determine the ability to fit any recreational needs established in the final Parks, Recreation and Library Facilities Master Plan on the sites;
- identify other public or community needs that may be accommodated on the sites; and,
- define a preferred land use option for each of the sites included in the study.

The *South Central Public Lands Study (SCPLS)* was carried out over a year and included extensive community engagement and technical analysis. Staff encouraged residents to be involved and provide input throughout the study. Public events, an online survey, stakeholder meetings, a study web page and email updates were used to keep residents informed of the study's progress. Public consultation was also coordinated with the Recreation and Culture and Parks and Open Space departments due to the interrelationship between the SCPLS and the Parks, Recreation and Library Facilities Master Plan ("the Master Plan").

Owners of properties within 120 m of the study sites were mailed invitations to attend each public event. The same invitations were sent to the study's email contact list (based on lists from the previous OTMH Lands Study and Rebecca/Dorval Special Policy Area Vision), which had grown to approximately 730 contacts. Public events were also advertised in the Oakville Beaver and on information screens at town facilities.

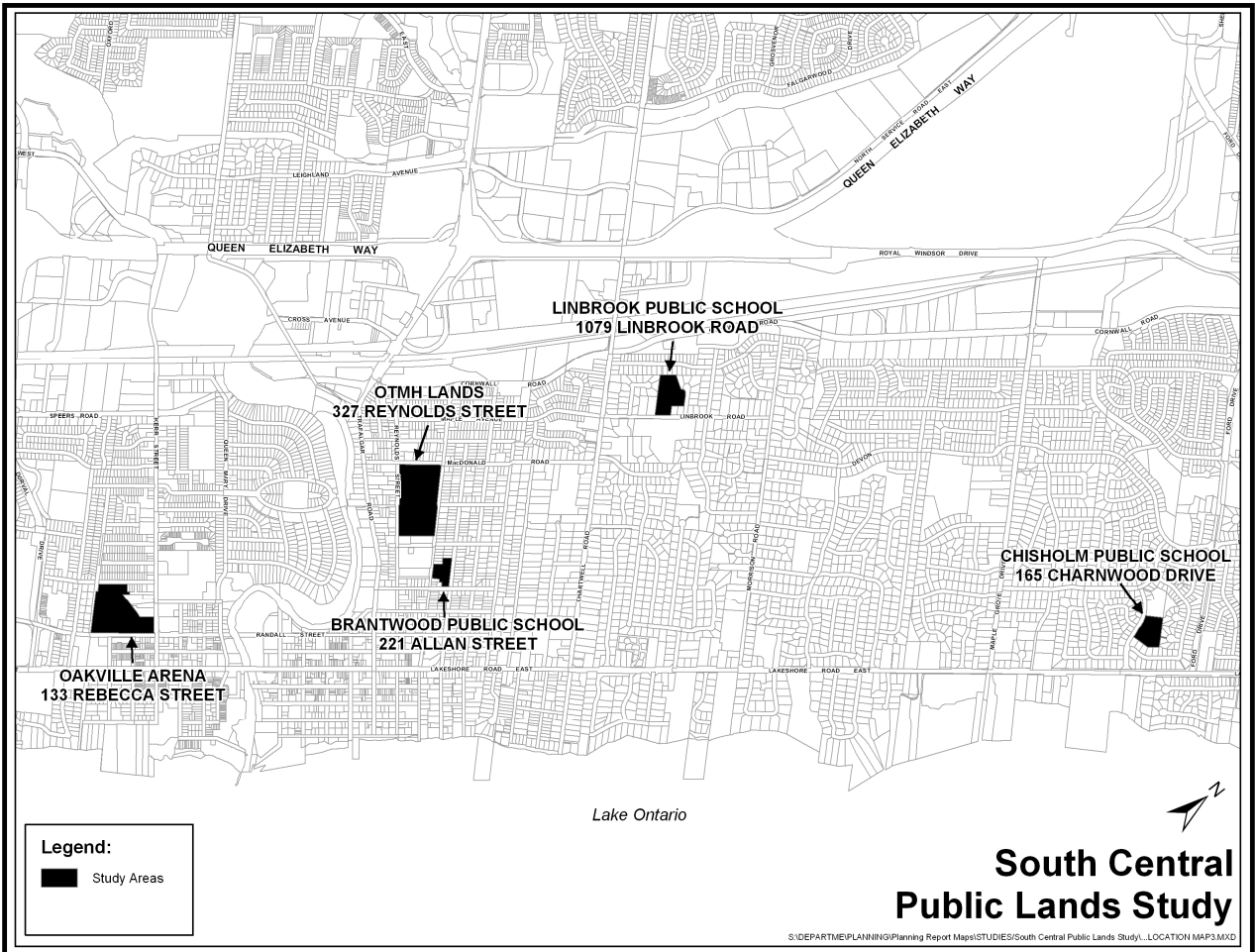
All of the study sites were owned by the Town of Oakville, except for the Oakville Trafalgar Memorial Hospital (OTMH) site, which the town acquired from Halton Healthcare Services for a nominal sum when construction of the new hospital at Third Line and Dundas Street was completed. The three school sites were declared surplus by the Halton District School Board, closed in June 2010, and purchased by

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the town in April 2012 for a total of \$12.84 million. The town purchased the school sites to have greater certainty over the determination of the potential future land uses.

Since the study's completion, the Oakville Arena site is currently under construction for a new fire hall and recreational amenities in addition to the renovation of the existing arena; the former Chisholm School was draft approved for nine new residential lots for detached dwellings and a 0.31 ha expansion of the Charnwood Park; Linbrook School was sold to a private school and the Town retained a 0.86 ha woodlot known as Linbrook Woods; Oakville-Trafalgar Memorial Hospital site has active town-initiated Official Plan and Zoning By-law amendments and are on the same agenda as this proposal.



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With respect to the proposed Official Plan and Zoning By-law amendments for the former Brantwood School, the Halton District School Board closed Brantwood Public School in June 2010, and the town purchased the property in April 2012.

Options for the future use of the property were evaluated through the *South Central Public Lands Study*. Preliminary concepts were presented to the public at an open house in December 2012, none of which included park space. While most visitors did not prefer any of the options, the majority asked for the playground behind the school to be maintained. In a subsequent open house in February 2013 many visitors indicated that the preferred land use option with the playground addressed their concerns.

On April 8, 2013, Council endorsed the study recommendation that the property be redeveloped for: seven (7) detached dwellings fronting onto Douglas Avenue; a conversion of the front (oldest) portion of the school building, facing Allan Street, for four to nine condominium apartment units; and, a parkette (0.15 ha) at the corner of Douglas Avenue and Palmer Avenue and directed staff to proceed with implementation.



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The front portion of the site, abutting Allan Street is within the Trafalgar Road Heritage Conservation District. A review of the heritage attributes of the existing structure has been undertaken and the review has determined that retention of the front portion of the building is viable and can accommodate an adaptive re-use of the building for apartments.

Proposal

Town-initiated applications for an Official Plan Amendment and Zoning By-law Amendment have been submitted to permit the site to be developed for:

- Seven (7) detached residential lots with RL3-0 zoning with a special provision;
- four (4) to nine (9) residential units within the front (oldest) portion of the existing Brantwood School with RM4 zoning with a special provision; and,
- a parkette containing an existing play structure with O1 zoning.

Location

The property is located in Ward 3, south of Sheddon Avenue and north of Palmer Avenue between Allan Street and Douglas Avenue, at 221 Allan Street.

Site Description

The subject site is a through lot and has an irregular shape. The site has an area of approximately 0.9 ha with frontage of approximately 69.9m (229.33 ft.) on the east side of Allan Street, approximately 139.47m (457.58ft) on west side of Douglas Avenue, and approximately 34.04m (111.68 ft) on the north side of Palmer Avenue. The property includes the existing Brantwood School, which is currently vacant.

The western portion of the site, including the front portion of the existing building is designated under Part V of the *Ontario Heritage Act* as it is within the Trafalgar Road Heritage Conservation District.

Surrounding Land Uses

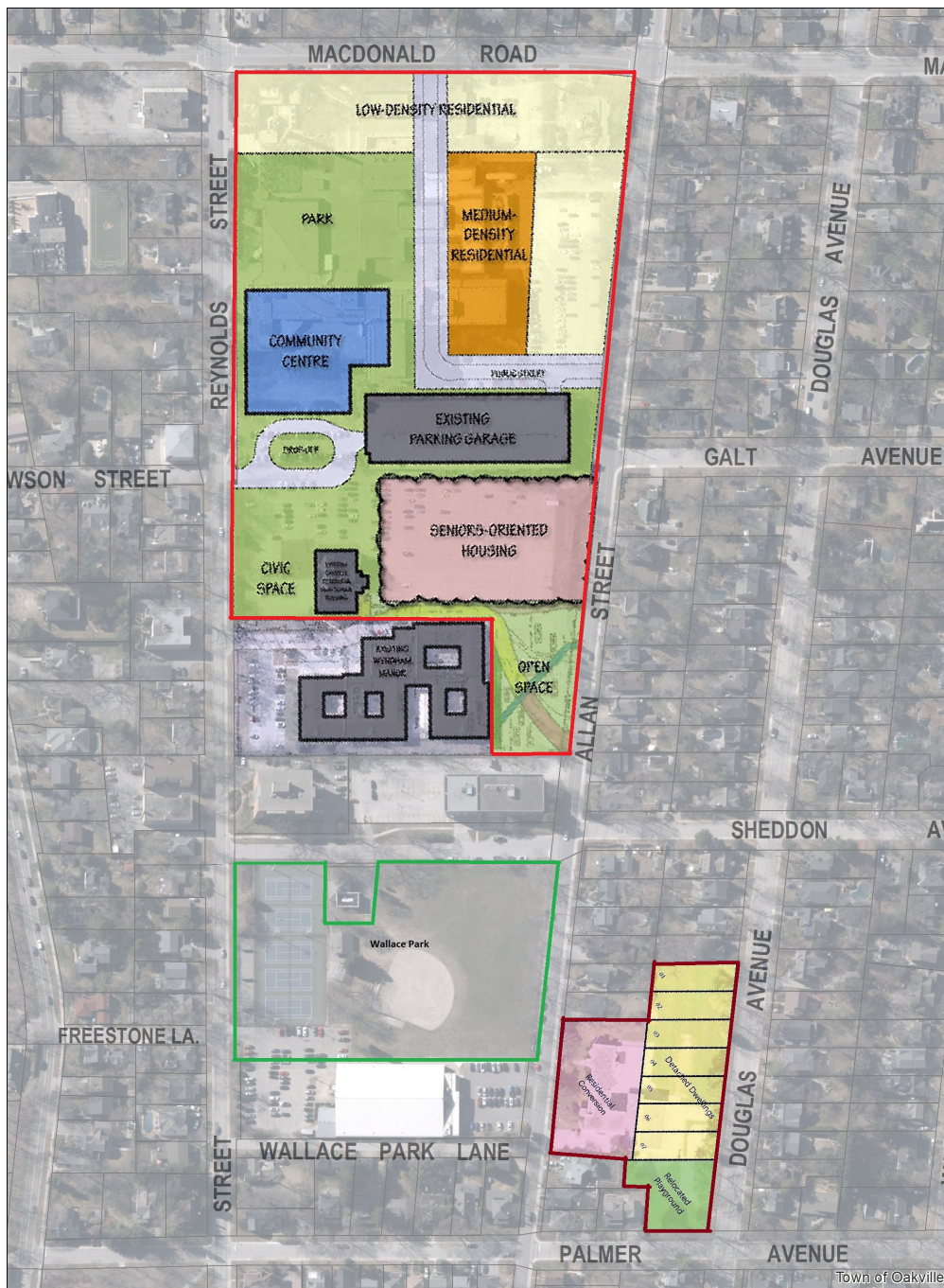
The subject site is located within an established neighbourhood consisting of detached one- and two-storey dwellings. It is surrounded by detached dwellings to the north, east, and south, and Wallace Park and the Oakville Curling Club to the west. The lot fabric surrounding the subject site is generally consistent with the original plan of subdivision, Plan 113 registered in 1908 which created lots having a

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frontage of 14.52m (40 feet) and a depth between 43.28m (142 feet) and 45.72m (150 feet).

The subject site is also in proximity to the former Oakville Trafalgar Memorial Hospital (OTMH) site which was also part of the *South Central Public Lands Study* and has active Town-initiated Official Plan and Zoning By-law amendment applications currently under review. Council endorsed a master plan in June 2017 for the lands which includes residential uses, a community centre, seniors housing, and parkland.



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POLICY FRAMEWORK

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

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.

Section 2.6.1 requires the conservation of significant built heritage resources and cultural heritage landscapes. All planning decisions must be consistent with the PPS.

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 for the Greater Golden Horseshoe provides a framework implementing the Province's vision for building stronger, prosperous communities by better managing growth. The Plan directs growth to built-up areas through intensification where development proposals can efficiently use existing transportation and servicing infrastructure.

The subject lands are within the "Built-Up Area" of the Growth Plan where the intent is to use land efficiently, and in close proximity to transportation and servicing infrastructure. All planning decisions must conform to the Growth Plan.

Halton Region Official Plan

The lands are designated "Urban Area" according to the Region's Official Plan. Lands within the "Urban Area" are intended for residential and employment uses. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

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Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 11, 2011. It is consistent with the Provincial Policy Statement (2005), and conforms to the Growth Plan for the Greater Golden Horseshoe (2006).

The subject site is designated Low Density Residential on Schedule G, South East Land Use, of Livable Oakville, and detached dwellings may be permitted (s. 11.2.1).

Section 11.1.8 states:

“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.*
- c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional development may be appropriate. Intensification of these land may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan.”*

Section 11.1.9 states:

“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.*

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- 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.*
 - 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."*

It is also a policy of the Plan that, "Significant cultural heritage resources shall be conserved, and may be integrated into new development." (s. 5.3.3). As noted previously, the front (oldest) portion of the school building is designated under Part V of the *Ontario Heritage Act*.

The proposed Official Plan Amendment is to formally designate the lands located at the corner of Palmer Avenue and Douglas Avenue as Parks and Open Space. The

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Official Plan Amendment will also formally designate the lands containing the front (oldest) portion of the existing Brantwood School as Medium Density Residential subject to a special exception to permit the existing building to be used for residential uses up to a maximum of nine (9) units, and allow detached dwellings on the remainder of the site.

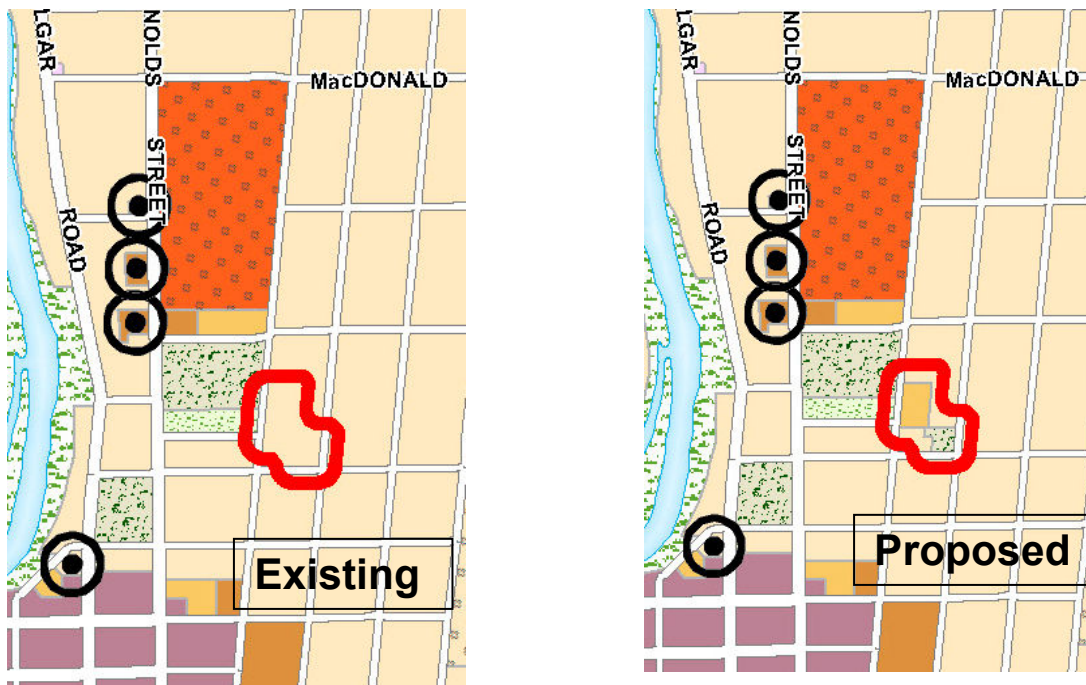
Parks may be permitted in the Low Density Residential designation by section 7.1.2 a), Community Uses, of the Plan. However, in accordance with section 17, Open Space, open space lands are a valuable resource to the community and these lands shall provide for an open space system of parks and trails, and for a wide variety of recreational activity.

Policies 17.1.2 and 17.1.3 states:

17.1.2 The Town's open space system shall consist of parkettes, squares, community parks, neighbourhood parks, tableland woodlot parks, community link parks, major valley parks and minor valley parks. The function of each park type is defined through the Parks, Recreation, Culture and Library Master Plan and related programs.

17.1.3 The Town shall provide for the overall allocation, design, and management of the open space system through the Parks, Recreation, Culture and Library Master Plan and related programs.

In accordance with section 12.2.1, Parks and Open Space, the Parks and Open Space designation permits parks and parkettes.



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Zoning By-law

Zoning By-law 2014-014, a new comprehensive Zoning By-law that implements Livable Oakville, was passed by Council in February 2014, and subsequently appealed to the Ontario Municipal Board. On February 23, 2015, the Board deemed portions of Zoning By-law 2014-014 to be in force. The CU (Community Use) zone provisions of Zoning By-law 2014-014, which were applied to the subject lands to reflect the former school use, are currently in force.

The proposed Zoning By-law Amendment is intended to include regulations for the proposed seven detached dwelling lots fronting onto Douglas Avenue, regulations to recognize the remaining portions of the Brantwood School and its associated dwelling units.

The existing Zoning is Community Use, which permits the existing school. A Zoning By-law Amendment is required to reflect the proposed changes in land use to implement the approved concept plan. The Zoning applied to residential uses surrounding the site is predominately RL3-0 (Residential Low) subject to special provision 10, which regulates the maximum lot coverage, among others. The regulations prescribes that only a maximum lot coverage of 19% is permitted for two-storey detached dwellings, 22% is permitted for one and a half storey detached dwellings, and 25% for one-storey detached dwellings.

Staff have conducted research on the changes in built form within the entirety of the Brantwood Survey, including along Douglas Avenue and Allan Street between Palmer Avenue and Sheddon Avenue. In the section of Douglas Avenue, between Sheddon Avenue and Palmer Avenue, there are 16 lots with single detached dwellings. There are 12 lots on the east side of Douglas Avenue and four lots on the west side of Douglas Avenue. The majority of the lots have 14.63m (48 feet) in frontage. The depth of the lots on the east side of Douglas Avenue is 45.72m (150 feet), while the lots on the west side of Douglas Avenue is 43.28m (142 feet) deep.

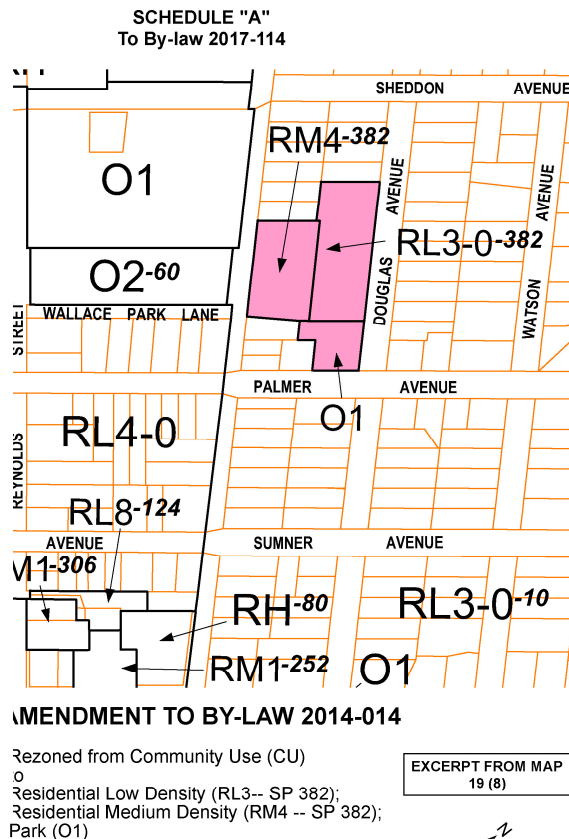
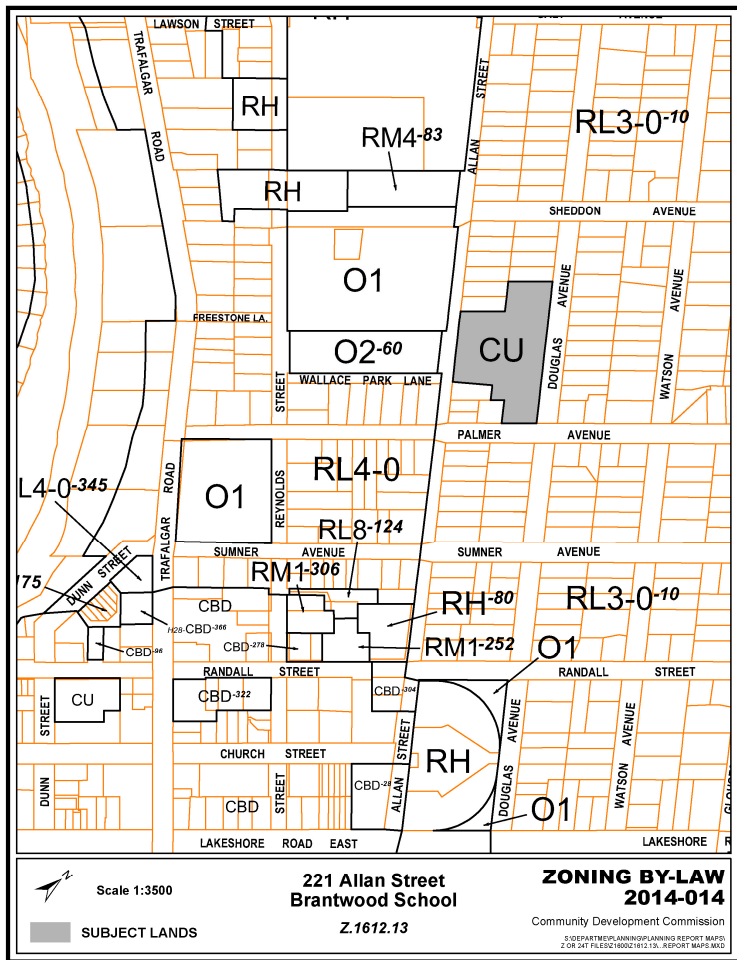
To maintain the same lotting pattern as the lots on the west side of Douglas Avenue, the Council endorsed concept plan for the seven new lots showed the lots having 14.63m frontage and 43.28m depth. However, having reviewed the conversion of the school to residential uses more closely, the Ontario Building Code requires a minimum separation distance between the building and the rear lot line. On this basis, the two northerly detached dwelling lots will have a depth of 43.28m and the remaining five southerly lots will provide approximately 40m in depth.

As mentioned above, much of the existing housing stock was established prior to any zoning regulations (circa 1907), and further, prior to the special provision 10 regulations taking effect. As such, many of the existing dwellings remain legal non-

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compliant with respect to lot coverage. Further, since 1993, many newer dwellings have replaced the original housing stock in the neighbourhood, to which, many have received approval for minor variances to increase maximum lot coverage.

Staff have found that the of the 12 lots on the east side of Douglas Avenue, between Sheddon Avenue and Palmer Avenue, seven have received approval of a minor variance for lot coverage above 19% for a two-storey dwelling. The variance approvals ranged from 20.66% to 27.73%. Further, of the remaining four lots, they are legal non-compliant with respect to lot coverage having an existing lot coverage over 19% for two-storey dwellings. These lot coverages range from approximately 20.88% to 40.4%. Similarly, on the west side of Douglas Avenue, there are four lots north of the school site, all of which have received approval of a minor variance application for lot coverage above 19% for a two-storey dwelling. These lot coverages range from 22.18% to 28.5%.



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PLANNING ANALYSIS

Planning matters considered

Physical context

The subject lands are located in an established residential neighbourhood. The area is characterized by one- and two-storey detached dwellings on small lots, with mature landscaping. The majority of the original homes in the neighbourhood were established in the early 1900's, as the Brantwood Survey was registered in 1908. Over the years, newer, more contemporary dwellings have replaced the original housing stock. With the exception of the dwellings located within the Trafalgar Road Heritage District, which contains most of the original housing stock for this area. The existing street network is a grid pattern with a compact lotting pattern. The Council-endorsed concept plan intended on reestablishing the original 1908 Registered Plan lotting pattern for the seven (7) new lots.

The rear portion of the school property has been used historically as a neighbourhood playground and the town installed play equipment in 2012 once it owned the property and the school was not in active use. The playground structure was installed with the intention of being relocated at a future date once a development concept was endorsed for the entire site.

There are a variety of greenspaces throughout the Brantwood Survey and in the surrounding area. As development occurs, parkland needs will continue to be assessed on an area-specific basis. Through the *South Central Public Lands Study*, new active park spaces are proposed for the former Hospital site (1.1ha), and through these proposed amendments for the former Brantwood School site (0.15ha), which reflects the purpose of the Study as outlined earlier in this report. Further discussion on park programming is found later in this report.

Proposed Official Plan Amendment

The purpose of the proposed Official Plan Amendment is to:

- redesignate the western portion of the site containing the front (oldest) portion of the Brantwood School from Low Density Residential to Medium Density Residential, with a site specific exception policy that would permit only nine residential units within the existing building.

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- redesignate the southern portion (0.15ha) at the corner of Douglas Avenue and Palmer Avenue from Low Density Residential to Parks and Open Space for the relocated playground.

The proposed Official Plan Amendment is appropriate for the following reasons:

- It would explicitly designate the subject site to implement the land use option that was endorsed by Council at the conclusion of the *South Central Public Lands Study*.
- The relocated playground provides for the continued use of a town-owned publicly accessible park space.
- The adaptive re-use of the front (oldest) portion of the Brantwood School preserves the heritage attributes of the existing building within the community.
- The proposed new seven (7) detached dwelling lots promotes intensification in an appropriate location, in a manner which protects the character of the neighbourhood and conforms to section 11.1.9.

Proposed Zoning By-law Amendment

The purpose of the proposed Zoning By-law Amendment is to implement the proposed Official Plan Amendment by establishing:

- O1 (Park) zoning on the park portion of the site.
- RL3-0 (Residential Low Density) Special Provision 382 zoning on the single detached residential portion of the site to permit detached dwellings with special provisions that reflect the established character of the surrounding neighbourhood.
- RM4 (Residential Medium Density) Special Provision 382 zoning on the front (oldest) portion of the existing Brantwood School to permit the conversion of the existing building to residential uses up to a maximum of nine (9) residential units.

The RL3-0 Special Provision 10 zone is the predominant zone in the area surrounding the subject site. As discussed earlier in the report, the Special Provision 10 was established in the late 1980's and was intended to protect the character of the existing neighbourhood. The RL3-0 zone in comparison to the Special Provision 10 regulations is as follows:

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Regulation	RL3-0 Zone requirement	Special Provision 10 requirement
Maximum lot coverage	Dwellings lower than 7m 35% Dwellings higher than 7m 35%	1-Storey Dwelling 25% 1.5-Storey Dwelling 22% 2-Storey Dwelling 19%
Minimum lot depth	N/A	30m
Garage Floor Area	45m ²	38m ²
Interior Side Yard	2.4m and 1.2m (if there is an attached garage, can be 1.2m on both sides)	1.5-storey w/attached garage 1.5m 2-storey w/attached garage 1.8m

The RL3-0 zone also regulates the maximum floor area ratio based on the size of the lot. The calculation of lot coverage includes all buildings and structures. There is no additional lot coverage permitted for accessory buildings. With respect to a dwelling, the lot coverage regulations within Special Provision 10 provide a sliding scale based on the height of a dwelling. The proposed zoning maintains the essence of the Special Provision 10, while introducing new regulations that better reflect the existing neighbourhood character.

Staff assessed the neighbourhood area using two defined areas: the entire Brantwood Survey Area (Plan 113 and Plan 121); and the portion of the Brantwood Survey in the vicinity of the subject site (Sheddon Avenue, Allan Street, Palmer Avenue, and Douglas Avenue). Lot coverage is an attribute which contributes to the character of the neighbourhood. Collectively, staff assessed the lot coverages of the 409 residential lots within the Brantwood Survey Area. Based on the data collected by staff (using GIS based data, as well as minor variance information), 128 residential lots have existing lot coverages that do not comply with the zoning regulations. It is staff's opinion that this is the result of the historical and original dwellings in the neighbourhood which were established before the Special Provision 10 was introduced. Further, 159 residential lots received approval of minor variances to increase their lot coverage above the zoning by-law requirements in Special Provision 10. Most notably, 140 minor variances were approved for two-storey dwellings having a lot coverage greater than 19%.

In considering the smaller neighbourhood area in the vicinity of the subject site, more specifically on Douglas Avenue, there are 16 residential lots (four to the

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north of the subject side on the west side, and 12 on the east side). The four dwellings to the north of the site on the west side are all newer two-storey dwellings, and all received approval of minor variances to increase the lot coverage above 19%, resulting in an average lot coverage for the four lots of 25.6% per lot. On the east side of Douglas Avenue, seven of the 12 lots received approval of minor variances to increase the lot coverage above 19%. Further, four of the remaining five lots have existing lot coverages that are above what the By-law permits. The east side of Douglas Avenue has an average lot coverage of 25.23%.

The proposed zoning is intended to reflect the established character that has evolved within the Brantwood Survey Area. In the smaller area in the vicinity of the site, specifically on Douglas Avenue, the area can be characterized by predominantly two-storey dwellings with single attached garages and mature vegetation in the front yard. As such, staff have proposed the following special provision 382, which is also intended to emulate most the RL3-0 Special Provision 10:

RL3-0 SP 10 (surrounding area)	RL3-0 Special Provision 382 (new lots of Douglas Avenue)
Minimum frontage of 18m (RL3)	Minimum frontage of 14.5m
Maximum lot coverage for: 1-storey dwelling of 25% 1.5-storey dwelling of 22% 2-storey dwelling of 19% (SP 10)	Maximum lot coverage for all dwelling types of 158m ²
Maximum garage floor area 38m ² (SP 10)	Same
1.5-storey w/attached garage 1.5m 2-storey w/attached garage 1.8m (SP 10)	Same
Minimum landscaping coverage in the front yard is not regulated by 2014-014	Minimum landscaping coverage in the front yard of 60%
No maximum number of garage doors facing the street	Maximum 1 garage door facing the street
Maximum garage door width facing a road for an attached garage is not regulated by 2014-014	Maximum garage door width facing a road for an attached garage of 3.5m

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 Subject: **Recommendation Report - Brantwood Public School - Town-initiated Official Plan Amendment and Zoning By-law Amendment - By-laws 2017-113 and 2017-114 - File: OPA 1612.13 and Z.1612.13, 221 Allan Street t**

The Ontario Building Code requires a minimum separation distance between the former school building and the new rear lot line. The calculation for the separation distance is based on the number of openings on the face of the building oriented towards the rear lot line. On this basis, the original Council-endorsed concept has been altered slightly to move the rear lot line for the school block by approximately 2.5m easterly to provide the appropriate separation distance. As mentioned earlier, the lot frontages for the proposed new detached dwelling lots are consistent with the original Brantwood Survey Plan from 1908. The two northern lots fronting onto Douglas Avenue will have the same dimensions as the lots on the original Registered Plan, whereas the remaining five lots will be slightly shorter in depth.

The basis for providing lot coverage in the form of a measured area rather than a percentage, as is with the Special Provision 10, is to recognize the change in the lot size for the proposed lots that back onto the retained school block. This is to ensure that the same size dwelling can be accommodated on all seven lots. The proposed 158m² lot coverage reflects 25% lot coverage as it would be provided on the two northern (larger) proposed detached dwelling lots. Additionally, the maximum lot coverage also includes accessory buildings and structures, which is consistent with the requirements of the RL3-0 zone.

With respect to the conversion of the front (oldest) portion of the existing Brantwood School for four to nine residential units, staff proposed the RM4 Zone with special provisions. The special provisions are intended to facilitate the adaptive re-use of the former school for residential uses, and establish a maximum number of dwelling units. Special Provision 382 will provide the following regulations:

RM4	RM4 Special Provision
Maximum number of residential units N/A	Maximum number of residential units of nine
Yard regulations as per RM4 Zone for above grade structures	Yard regulations as per the existing structure
Yard regulations as per RM4 Zone for below grade structure	Yard regulations for below grade structures is 0m
Landscaping buffer for driveway and parking areas abutting residential zones is 4m	Landscaping buffer for driveway and parking areas abutting residential zones in the rear yard is 0.5m and may include a fence

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With respect to the relocation of the existing playground structure onto the southern portion of the lands located at the corner of Douglas Avenue and Palmer Avenue, no special provisions to the O1 (Park) Zone are required.

The proposed Zoning By-law Amendment is appropriate as it allows for the development of the Council-endorsed concept plan, and provides regulations that are intended to result in a built form that maintains and protects the existing character of the neighbourhood.

Matters raised by neighbourhood landowners

Notice of the proposed amendments was published in the newspaper, and mailed to property owners within 120m of the subject site. Three written comments were received resulting from the notice, and are included in Appendix "C". The written comments did not raise any concerns related to the nature of the application, and one comment was in support of the proposal. The statutory public meeting was held on October 11, 2017 where four delegates addressed Council with their concerns:

- Elimination of green space
- Deficiency of green space in the neighbourhood
- Change in demographics with more families moving in
- Park space is too small to fit playground equipment

Neighbourhood Greenspace

The neighbourhood (the Brantwood Survey and surrounding area) includes 10.93ha of parkland over four neighbourhood parks and one community park:

- Wallace Park (1.56ha) which is considered to be a neighbourhood park (active parkland) and contains an existing baseball diamond and tennis courts;
- George's Square (0.90ha), which is a neighbourhood park (active parkland) and contains the cenotaph, trail, benches and open space for passive recreational uses;
- Post Park (3.01ha) which is a neighbourhood park (active parkland) and contains an existing soccer field.
- Maple Valley Park (1.26ha) which is a neighbourhood park (active parkland) and contains a trail, open space for passive recreation, and a playground structure; and
- Cornwall Road Sports Park (4.20ha) is a community park (active parkland) and includes two baseball diamonds, trails, and playground structure.

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The *South Central Public Lands Study* together with the *Parks, Recreation and Library Facilities Master Plan* sought out to determine the ability to fit any recreational needs established in the final *Parks, Recreation and Library Facilities Master Plan* on the sites and identify other public or community needs that may be accommodated on the sites, which were to be executed through Council endorsed land use plans for each of the sites. Through these studies, preferred land use options were endorsed by Council identifying specific parkland sizes to be conveyed to the Town as follows:

Development Site	Parkland Type	Area
Chisholm Public School	Active Parkland	0.31ha
Linbrook Public School	Passive Parkland	0.86ha
Brantwood Public School	Active Parkland	0.15ha
Former OTMH Site	Active Parkland	1.10ha
<ul style="list-style-type: none"> • Community Centre Park • Open Space Block • Civic Space 		<ul style="list-style-type: none"> • 0.6ha • 0.3ha • 0.2ha

Parkland from the former Chisholm Public School has been conveyed and added to Charnwood Park and parkland from the Linbrook Public School has been conveyed and named Linbrook Woods. The implementation of the Council-endorsed land use plans for the sites included in the SCPLS will result in an additional 2.42ha of parkland to the Southeast Oakville area. Further, the Brantwood and OTMH sites provide an additional 1.25ha of active parkland to the Brantwood Survey area, increasing the active parkland space for the neighbourhood to 12.18ha.

The *Parks, Recreation and Library Facilities Master Plan* does provide comment with respect to facility deficiencies in areas across the Town that are added to the 10 year capital forecast and prioritized through the budget process. It has been noted a splash pad is required within Southeast Oakville as well as basketball courts. A splash pad is being constructed within the next couple of years, and a new basketball court was recently completed at Maplegrove Park. Wallace Park is going to be reviewed in 2018 to determine what additional amenities could be added to the park, once the ball diamond is relocated and removed. Further, a new community centre was also identified for Southeast Oakville and is planned to be located on the former OTMH site.

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With the additional park space contemplated by the redevelopment of the former Brantwood School and hospital sites, Parks staff have concluded that no additional parkland is needed for this area.

Population and Families

Staff have evaluated the 2006, 2011, and 2016 census data as it relates to the changes in the number of families, and age cohorts for Southeast Oakville and the area surrounding the subject site. The data suggests that the number of families within Southeast Oakville and the area surrounding the subject site are generally consistent with a downward trend. Further, the data suggests that there are fewer young children (0-14) in these areas and there is an increase in seniors (65 and over).

It is staff's opinion that the proposed Official Plan and Zoning By-law amendment implements the Council-endorsed concept plan, which still reflects the populations and families in the neighbourhood today.

Playground Structure

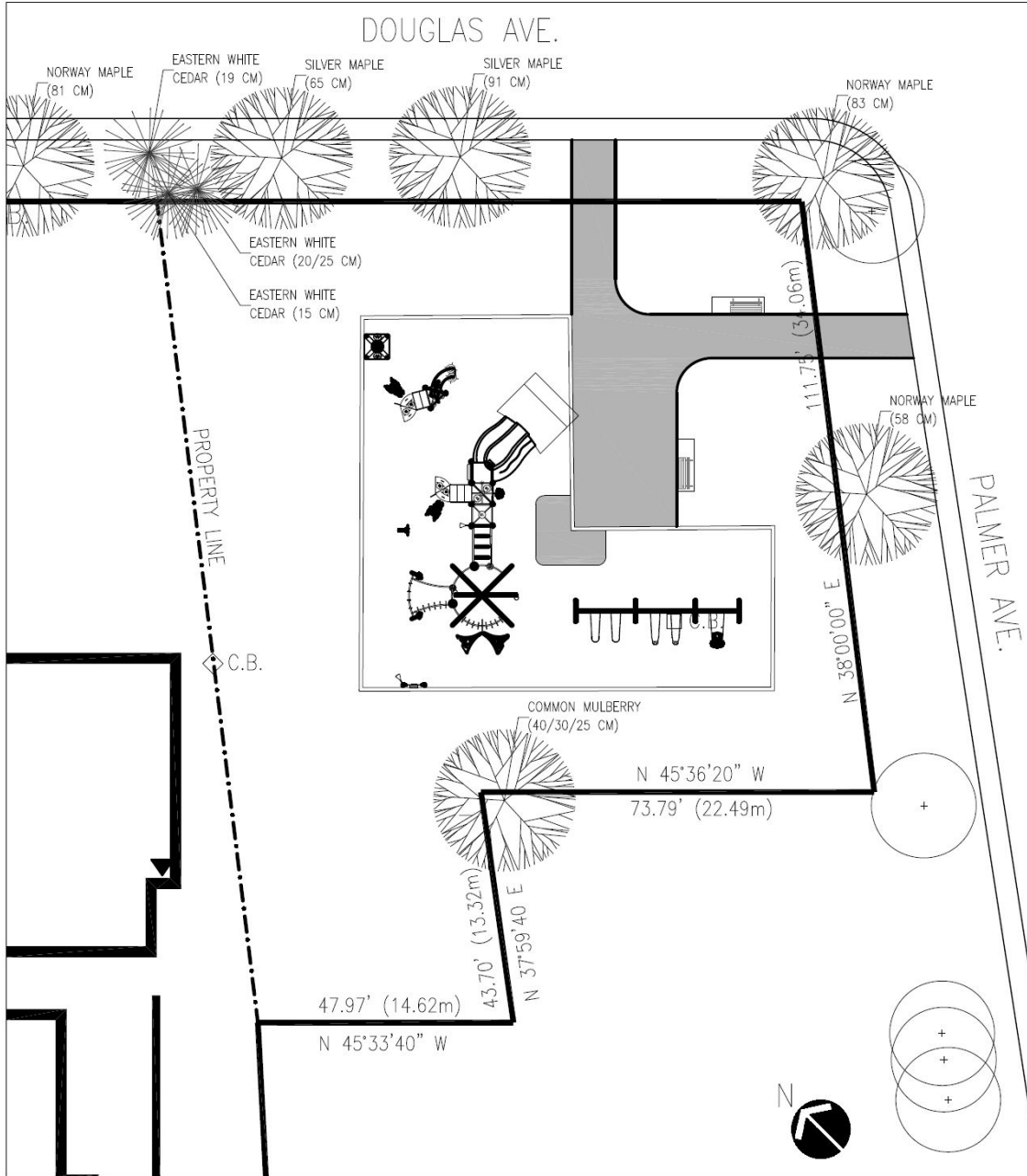
The active park space for the former Brantwood School site will include the existing playground structure, and will be sited to maximize the available passive amenity area for the park for other forms of recreation. As mentioned earlier in this report, the existing playground structure was installed by the town with the intention of being relocated at a future date. The playground structure can be accommodated on the proposed park block as follows:

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drawing title:

Brantwood Park - Conceptual Layout

scale:

1:300

date:

FEBRUARY 16, 2017

drawn by:

DS

checked by:

JO

drawing no.:

L-1

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On this basis, it is staff's opinion that the Council-endorsed development concept implements the goals and objectives of the *South Central Public Lands Study* and the *Parks, Recreation and Library Facilities Master Plan* by creating a new public park on the former Brantwood School site.

NEXT STEPS

Once the planning applications are approved and finalized, Town staff will proceed with the final phase of the Request for Proposal (Prop 7-2017) (the "RFP"). In the final phase of the RFP, the pre-qualified proponents will be eligible to submit a final bid for the Property. Staff will report to Council on the results of the final phase of the RFP, seeking approval to accept the offer from the successful proponent and enter into a sale agreement for the Property. The terms of the sale agreement will contain restrictions and measures to ensure the Property is developed in accordance with the approved plans.

At this time, staff anticipate that the lots will be created by way of a Reference Plan. In accordance with the Town's Site Plan Control By-law (2005-062) as amended by By-law 2016-162, site plan approval will be required for the proposed detached dwellings and the conversion of the front (oldest) portion of the school. However, should the town create the lots by way of a plan of subdivision, site plan approval will be required as a condition in the associated subdivision agreement.

CONCLUSION

This report recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendment, which would have the effect of permitting seven new residential lots for detached dwellings, the adaptive re-use of the front (oldest) portion of the existing Brantwood School for four to nine residential units, and a new 0.15ha park which will contain the existing playground structure, on the lands occupied by the former Brantwood Public School.

The proposed development is consistent with the land use option for the site that was endorsed by Council in April 2013 at the conclusion of the *South Central Public Lands Study*. The proposed development is also consistent with the Livable Oakville Plan, represents good planning and is in the public interest. The south east corner of the site will accommodate the relocated playground and provide passive amenity space. The low density residential redevelopment would be compatible with the surrounding neighbourhood, and the adaptive re-use of the front (oldest) portion of

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the existing Brantwood School protects the heritage attributes of the existing building within the context of the neighbourhood.

Staff recommends the passage of By-law 2017-113 to adopt the Official Plan Amendment, and By-law 2017-114, to amend the Zoning By-law. These amendments would allow development in accordance with the Council-endorsed concept plan.

CONSIDERATIONS

(A) PUBLIC

A statutory public meeting held at Planning and Development Council on October 11, 2017, provided opportunities for the public to comment. Oral and written submissions related to the planning applications have been summarized in the Planning Analysis section of this report.

(B) FINANCIAL

Funding in the amount of \$555,000 was approved in 2015 for Brantwood School Demolition and Sitework in capital project 42101519. This project has a currently uncommitted balance of \$450,000, and will be used if it is determined the town is responsible for the partial demolition of the existing school as part of the sale. In regards to the park space, funding in the amount of \$105,000 (current uncommitted balance of \$100,000) was approved in capital project 52211611 “Brantwood Park Expansion” as part of the 2016 capital budget to relocate the existing playground and make minor improvements to the park area. Therefore, no additional funding is required at this time.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

- Legal Services (Realty Services) will advise Council regarding the disposition of town lands suitable for development in a future report.
- Facilities and Construction Management will arrange for the demolition of the school building addition (at the rear), if necessary.
- Parks and Open Space will oversee tree relocations, town tree plantings, and improvements within the park and walkway blocks.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do
- be fiscally sustainable
- be the most livable town in Canada

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(E) COMMUNITY SUSTAINABILITY

The proposal complies with the sustainability objectives of Livable Oakville.

Appendices

Appendix A – Location Map

Appendix B – Council-endorsed Development Concept

Appendix C – Public Comments

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