



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 4, 2017

FROM: Planning Services Department

DATE: November 13, 2017

SUBJECT: Public Meeting Report, Draft Plan of Subdivision, Majestic Edge Estates Inc., 346 & 362 Lakeshore Road West, File No. 24T-17006/1718

LOCATION: 346 & 362 Lakeshore Road West

WARD: 2

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RECOMMENDATION:

That comments from the public with respect to the Draft Plan of Subdivision application by Majestic Edge Estates Inc. (File No. 24T-17006/1718), be received.

KEY FACTS

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

- The subject lands are located on the south side of Lakeshore Road West, west of Shorewood Place.
- A Draft Plan of Subdivision application was submitted to redevelop the site inclusive of 19 lots for single-detached dwellings fronting onto a new public road.
- The application was deemed complete on August 18, 2017.
- A Public Information Meeting was held on October 17, 2017 where 10 residents attended.

BACKGROUND

The purpose of this report is to introduce the planning application in conjunction with the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification and identify matters to be considered. The report is to be received and no recommendations on the application are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public

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

The subject application was deemed complete on August 18, 2017 and a Public Information Meeting was held on October 17, 2017. The applicant proposes to redevelop the subject lands with a new plan of subdivision comprising of 19 lots for single-detached dwellings fronting onto a new public road.

Proposal

A draft plan of subdivision application was submitted on July 19, 2017 by Majestic Edge Estates Inc. to develop a new plan of subdivision inclusive of 19 lots for single-detached dwellings fronting onto a new public road, as shown in Figure 1 below. In addition, a dedication of land to the town is proposed along Lakeshore Road West and Lake Ontario requisite of the Livable Oakville Plan.

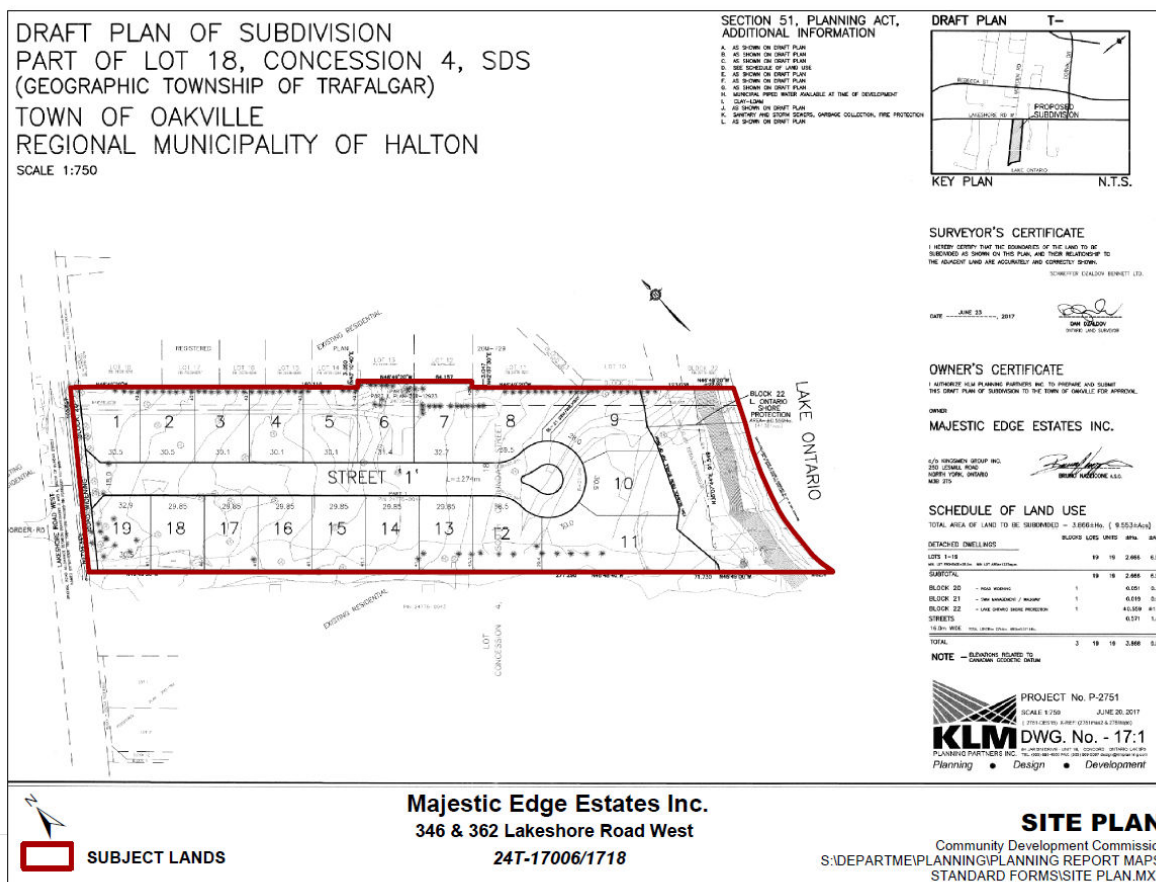


Figure 1: Proposed Site Plan

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Location

The subject lands are located on the south side of Lakeshore Road West, west of Shorewood Place.



Figure 2: Air Photo

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Site Description

The subject lands are approximately 3.86 ha in size and were historically occupied by a residential land use, which has since been demolished. The property is currently vacant.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Lakeshore Road West then single-detached dwellings

East: single-detached dwellings

South: Lake Ontario

West: single-detached dwellings

POLICY FRAMEWORK

Livable Oakville Plan

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

Section 2.2.1 of the Livable Oakville Plan provides guiding principles to preserve and create 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.*

Section 4.3 of the Livable Oakville Plan provides policy for residential intensification outside of growth areas:

It is the policy of the Plan that the key focus for development and redevelopment to accommodate intensification will be the locations identified as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages intensification generally throughout the built up area, it also recognizes that some growth and change may occur in these areas

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provided the character of the areas is preserved and the overall urban structure of the Town is upheld. Intensification outside of the Growth Areas including additional intensification opportunities such as infill, redevelopment and greyfield and brownfield sites, will be considered in the context of this Plan.

The subject lands are located within a stable residential community. Section 11.1.8 of the Livable Oakville Plan provides intensification policies for development within stable residential communities, 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;*
- b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate intensification through development approvals. Intensification of these sites may occur with Low Density Residential uses in accordance with section 11.1.9 and all other applicable policies of this Plan; and,*
- 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 lands 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 of the Livable Oakville Plan provides that 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.*

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- 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.*

The subject lands are also located within a special policy area. Section 26.2.1 of the Livable Oakville Plan provides that the special policy area is intended to protect the unique character of this area within the town. Due to the special attributes of the large lots and related homes in this special policy area, intensification is to be limited to development which maintains the integrity of the large lots. Densities in the special policy area shall not exceed 10 units per site hectare notwithstanding the Low Density Residential designation.

The waterfront land dedication policies (28.10.7) of the Livable Oakville Plan include the following:

- a) *The Town shall achieve a continuous and public linear waterfront open space system along the Lake Ontario shoreline and connect it to the Town's natural area and open space system.*
- b) *In cases of development of waterfront lands, the Town shall require the dedication or conveyance of waterfront lands for the purpose of providing parks, trails and other recreational opportunities in addition to protecting natural features and hazard lands.*
- c) *The amount of waterfront land required to be dedicated or conveyed shall be:*
 - i. *all lands below the stable top-of-bank; and,*
 - ii. *a minimum width of 15 metres back from the stable top-of-bank.*

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Zoning By-law

The subject lands are presently zoned RL1-0 by Zoning By-law 2014-014 (Appendix B). This zone permits detached dwellings, amongst other uses, with specific performance standards including minimum lot area, frontage and setbacks. As of the date of this report, no amendment or variance to the By-law has been sought by the applicant to permit the proposed development.

COMMENTS

The proponent has provided numerous studies in support of the application which have been circulated to various public agencies and internal town departments, which are under review. The following studies and supporting documentation are also accessible on the town's website (<https://www.oakville.ca/business/24079.html>):

- Air Photo
- Arborist Report
- Archaeological Assessment
- Draft Plan of Subdivision
- Environmental Site Assessment
- Functional Servicing Report
- Geotechnical Investigation
- Coastal Erosion Hazard
- Planning Justification Report
- Reliance Letter
- Survey
- Transportation Impact Study
- Tree Preservation Plan

Matters to be considered

A complete analysis of the application will be undertaken and includes a review of the following matters, which have been identified to date:

- Impact/integration of the proposed development on adjoining properties;
- Conformity with applicable policy;
- Lotting pattern and proposed density of development;
- Adequate road widening and waterfront land dedication;
- Traffic, road alignment, adequate turning movements;
- Suitability of lands for intended use (environmental);
- Tree preservation;
- Functional servicing and stormwater management;
- Urban design; and,
- Privacy

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Comments received from the public at this public meeting will be considered and included in a forthcoming recommendation report.

CONCLUSION

Planning staff will continue to review and analyze the proposed applications and address all technical matters, if any, along with submitted public comments, and report to Council at a future meeting. No further notice is required, however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

CONSIDERATIONS:

(A) PUBLIC

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

In addition, a Public Information Meeting (PIM) was held on October 17, 2017 where 10 members of the public attended.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

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

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APPENDICES

- A – Official Plan (*Livable Oakville*) extract
- B – Zoning By-law (2014-014) extract

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