

REPORT

SITE PLAN COMMITTEE MEETING

MEETING DATE: JUNE 11, 2019

FROM: Planning Services Department

DATE: June 4, 2019

SUBJECT: SP1431.022/01, Town of Oakville, 3025 Pine Glen Road

LOCATION: West side of Bronte Road, north of Pine Glen Road

WARD: 4

Page 1

RECOMMENDATION:

That the application (SP.1431.022/01) be approved, subject to the conditions contained in Appendix A of the report dated June 4, 2019 from Planning Services.

KEY FACTS:

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

- The applicant seeks site plan approval for the construction of a new fire station; Station #8.
- Vehicular access to the site will be from both Bronte Road and Pine Glen Road.

BACKGROUND:

Proposal Description

The applicant seeks site plan approval for the construction of a new 1,075 square metre fire station, being Station #8. 19 parking spaces are proposed including 1 barrier free space.

Proposal Compliance

Official Plan

The site is designated as *Urban Centre*. Section 7 of the Livable Oakville Plan (*Community Uses*) permits *emergency service buildings and facilities* within all land use designations except the Natural Area designation.

From: Planning Services Department
Date: June 4, 2019
Subject: SP1431.022/01, Town of Oakville, 3025 Pine Glen Road

Zoning By-law (By-law 2014-014)

The subject property is zoned O1. *Emergency service facilities* are a permitted use within this zone.

A variance application was approved by the Committee of Adjustment on February 12, 2019 reflecting the following variances:

- To permit the installation of rooftop mechanical equipment (solar photovoltaics) without architectural screening;
- To permit the proposed *driveway* and *aisle* be shared across two *lots* in the Open Space (O1) zone; and,
- To permit a maximum *lot coverage* of 30% (1140.14m²).

The proposal complies with the O1 zoning and approved variances.

COMMENT/OPTIONS:

Site Organization

Site Location

The subject property is located on the east side of Bronte Road, just north of Pine Glen Road and is part of the Regional EMS complex.

Layout

The proposed building comprises of a new building sited immediately north of the existing EMS station. Vehicular access is from Bronte Road via a private driveway and from Pine Glen Road via the EMS entrance. The centre median within Bronte Road will be cut to allow for north/south truck movements.

Surface parking consisting of 19 parking spaces including one barrier free parking space is proposed.

Built Form

The built form (one storey with a higher height associated with the truck bays) and placement of the proposed building on the overall site is considered appropriate.

Urban Design

The proposed design has been reviewed relative to the Urban Design policies of the Livable Oakville Plan (Part C, Section 6) and staff are satisfied with the built form.

From: Planning Services Department
Date: June 4, 2019
Subject: SP1431.022/01, Town of Oakville, 3025 Pine Glen Road

Site Operation

Grading and Drainage Plan

The site grading and drainage have been reviewed by Development Engineering and deemed satisfactory.

Landscaping

The proposed landscape package introduces a number of deciduous/coniferous trees along with additional shrubbery and perennials.

The proposed tree canopy is 23%, exceeding the target of 20%.

The Arborist report addressed 43 regulated trees in total, wherein 33 trees are located on the abutting properties, two on the road allowance and 8 are located within the site. The Region has removed the two trees within the road allowance. Of the 8 trees on site, six are affected by EAB, one is a Scots Pine which conflicts with the building footprint, and one is a Black Walnut which is embedded in the fence and is considered in very poor condition. Development Engineering staff has no objection to the removal of these eight trees.

Development Engineering staff has requested several conditions of approval. These are related to a revision to the Arborist report related to the tree removal process, a revision to the Landscape Plan to reflect a larger diversity in tree species along the easterly property edge and related to the installation and inspection of tree protection barriers. These have been included into Appendix A.

Fire Access

A condition of approval has been included within Appendix A related to the coordination of the Fire Route Access permit drawing and the Site Plan as part of this ongoing process.

Halton Region

Halton Region has no concerns with the proposal. Conditions have been included into Appendix A.

CONSIDERATIONS:

(A) PUBLIC - Public Notification

Ward 4 Councillors, Residents Associations and abutting residents were notified of this Site Plan committee meeting.

(B) FINANCIAL

The owner is responsible for the payment of all required fees.

From: Planning Services Department
Date: June 4, 2019
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(C) IMPACT ON OTHER DEPARTMENTS & USERS - Not applicable.

(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:

Appendix A - Conditions of Site Plan Approval

Appendix B - Site Statistics

Appendix C - Drawings/Reports

Appendix D - Circulation comments

Appendix E - Aerial Photograph

Appendix F - Drawings

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