

## REPORT

### SITE PLAN COMMITTEE MEETING

MEETING DATE: JUNE 11, 2019

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**FROM:** Planning Services Department

**DATE:** June 3, 2019

**SUBJECT:** **S.P. 1707.013/02**  
**Private Residence - two storey single family dwelling**  
**8 Ennisclare Drive West (Formerly 10 Ennisclare Drive)**

**LOCATION:** 8 Ennisclare Drive West

**WARD:** 3

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#### **RECOMMENDATION:**

That the site plan application SP.1707.013/02, submitted by Hicks Design Studio, to construct a two storey detached dwelling be approved, subject to the conditions contained in Appendix 'A' of the staff report dated June 3, 2019 from the Planning Services Department.

#### **KEY FACTS:**

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

- The applicant seeks site plan approval to permit the construction of a new 666.63 m<sup>2</sup> two storey detached dwelling with an attached garage.
- The site is located at the southern end of Ennisclare Drive West and abuts Lake Ontario. All development on properties within 50 m of the Lake Ontario shoreline require Site Plan approval prior to building permit issuance.
- Variances to the Zoning By-law were denied by the Committee of Adjustment on August 12, 2014, and were subsequently appealed to the Ontario Municipal Board (OMB) by the applicant. On February 25, 2015, the OMB issued its order approving the amended application. A site plan application (SP.1707.013/012) complying to the Zoning By-law as approved by the OMB was filed and approved by the Site Plan Committee in October 2015. That approval expired in 2017, therefore requiring a new site plan application to be submitted for the construction of a single family dwelling.
- The subject proposal complies with the Zoning By-law as per the Minor Variances noted in this report.
- Conservation Halton and the Region of Halton have no objection to the approval of the proposed development.

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**BACKGROUND:****Proposal Description**

The applicant seeks site plan approval for the construction of a new 666.63 m<sup>2</sup> two-storey detached dwelling and attached garage. The Town's site plan by-law requires that all development within 50 m of the Lake Ontario shoreline require Site Plan approval prior to building permit issuance.

**Proposal Compliance**Official Plan

The subject lands are designated within the Livable Oakville Plan as *Low Density Residential – Special Policy Area* on Schedule G – South East Land Use. Detached dwellings are permitted within this designation.

Zoning By-law

The property is zoned as RL1-0 under Zoning By-law 2014-014. The proposed development complies with the by-law as per the Minor Variances noted below.

Urban Design Guidelines

Staff has reviewed the subject proposal relative to the Town's Design Guidelines for Stable Residential Communities and is satisfied that the overall design is in keeping with the character of the neighbourhood and consistent with the general intent of the guidelines.

**Other Planning Processes**Minor Variance CAV A/087/2014

In June 2014, the applicant submitted an application to the Committee of Adjustment (C.A.V. A/087/2014) to amend the By-law to permit the construction of a new two-storey dwelling subject to a number of variances. Planning staff recommended that the Committee of Adjustment approve the modified application. On August 12, 2014, the Committee of Adjustment denied the application which was subsequently appealed to the Ontario Municipal Board (OMB) by the applicant.

On February 25, 2015, the OMB approved the modified application subject to the following conditions:

- i. *“That the new home is built substantially in form found on the site plan dated January 12, 2015 and the house elevation prepared by Hicks Partners Distinctive Architecture Inc. December 17, 2014 and the landscape plan prepared by Daniel J. Obrien dated December 2014 found at Attachment “1” to this decision.*

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- ii. *That the approval will expire two years from the date of the decision if the proposed development does not proceed and/or building permit is not issued."*

A site plan application (SP.1707.013/01) complying to the Zoning By-law as approved by the OMB was filed and approved by the Site Plan Committee in October 2015. That building permit was not issued before the site plan committee approval expired in 2017, therefore requiring a new site plan application to be submitted for the construction of a single family dwelling.

#### Minor Variance CAV A/048/2019

The subject site plan application was submitted on January 23, 2019 identifying variances required to permit the proposed detached dwelling. The lands were subject to a minor variance application under file CAV A/048/2019 to permit the following variances:

Table 1: Variance Requests

		<b>By-law 2014-014 RL1-0</b>	<b>CAV A/048/2019</b>
1	Maximum Driveway Width	9.0m	14.72m
2	Maximum Garage Area	56m <sup>2</sup>	69.98m <sup>2</sup>
3	Maximum Projection of Garage	1.5m	11.98m
4	Maximum Dwelling Depth	20m	35.18m
5	Minimum Front Yard	27.61m	18.87m
6	Maximum Front Yard	24.37m	27.01m
7	Maximum Height	9.0m	9.26m

The Committee of Adjustment approved the application on April 9, 2019 and there were no appeals filed.

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

##### **Site Organization**

##### Site Location

The subject property is located east of Gairloch Gardens at 8 Ennisclare Drive (formerly 10 Ennisclare Drive) at the bend of the road. An existing dwelling currently exists on the subject property and will be removed in order to accommodate the development.

The property is generally rectangular in shape with a narrow frontage on Ennisclare Drive of approximately 20 m resulting from the location of the property on the bend

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of the road. The majority of the property is approximately 32 m wide. The subject property is approximately 0.23 ha in size and backs onto Lake Ontario (Figure 1).



Figure 1: Location

### Layout

The proposed dwelling will be located centrally on the property in the general vicinity of the existing dwelling. An attached three car garage is proposed oriented away from the street and toward the easterly lot line. The driveway access is generally located in the same location of the existing driveway.

The location of the proposed dwelling and garage satisfies Conservation Halton's requirements subject to the applicant obtaining permits for the shoreline protection measures to be constructed and for the development of the single family dwelling within a regulated area.

### Built Form

The buildings elevations are appropriately designed and in keeping with residences in the area.

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### Streetscape

The subject property is unique in terms of its orientation, where it has a narrow frontage onto the street as the property is located on a corner. The proposed dwelling has been designed as a larger version of the existing dwelling, for example the garage projects in front of the house with the garage door facing the side lot line. The garage portion of the dwelling is proposed to be one-storey in height. This component of the dwelling assists in breaking up the mass of the structure. The front wall of the garage generally lines up with the dwelling to the west and the front wall of the main dwelling lines up with the dwelling to the east which assists in minimizing any negative impacts to the streetscape.

Staff were supportive of the variance requests as the scale and massing of the proposed dwelling was designed to be compatible with the neighbourhood.

### Landscape

The applicant provided an arborist report for the proposed development which inventoried 28 trees. Of the 28 trees evaluated, nine trees are shared or located on neighbouring properties and four trees are municipally owned.

Eight trees will be required to be removed to accommodate the development consisting of five red oaks, one silver maple, one red maple, and one white pine. A common lilac tree was identified as standing dead and will be removed.

The applicant is proposing to plant seven trees and approximately 2,500 shrubs, ground cover and grasses as part of the redevelopment of the site.

The existing trees and the proposed landscape plan meets the target canopy recommended in the North Oakville Urban Forest Strategic Management Plan. As a residential development the current proposal is projected to achieve an approximate canopy cover of 60% which exceeds the target of 20%.

To minimize impacts on the trees to be retained, tree protection barriers and fencing are to be erected in accordance with the Town's Forestry guidelines.

### **Site Operation**

#### Grading and Servicing Plan

Grading and Servicing plans have been reviewed and are generally acceptable with minor changes required to the satisfaction of Development Engineering staff as conditioned in Appendix A of this report.

#### Arborist Report, Tree Preservation Plan

Minor revisions were required to the Arborist Report, Tree Preservation Plan and Canopy Coverage Plan as conditioned in Appendix A of this report.

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### Regional Servicing

The applicant is required to obtain a regional water and sanitary sewer services permits as conditioned in Appendix A of this report.

### Shoreline Protection Works and development permit

The applicant is required to obtain permits from Conservation Halton to permit development of the shoreline protection measures and the proposed dwelling within the regulated area as conditioned in Appendix A of this report.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

#### **Public Notification**

Ward 3 Councillors, Residents' Associations and adjacent property owners were notified of the Site Plan Committee meeting. At the time of completing this staff report, no correspondence was received on this application.

### **(B) FINANCIAL**

The Owner is responsible for the payment of all required fees and securities.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

No objections were raised from the circulation of this application.

The application was circulated to internal and external departments and agencies and their comments are included in Appendix 'D'.

### **(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 the Livable Oakville Plan

## **APPENDICES:**

Appendix A – Conditions of Site Plan Approval  
Appendix B – Site Statistics  
Appendix C – Conditional Approval Drawings  
Appendix D – Circulation Comments

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