

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MAY 13, 2019

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**FROM:** Planning Services Department

**DATE:** April 18, 2019

**SUBJECT:** Recommendation Report, Zoning By-law Amendment, Design Quorum Inc., 79 Wilson Street, File No.: Z.1715.23 - By-law 2019-053

**LOCATION:** 79 Wilson Street

**WARD:** 2

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#### RECOMMENDATION:

1. That Zoning By-law Amendment application submitted by Design Quorum Inc., (File No. Z.1715.23), as revised, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the Livable Oakville Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated April 18, 2019;
2. That By-law 2019-053, an amendment to Zoning By-law 2014-014, be passed;
3. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed;
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary; and
5. That the site plan for the proposed development of the subject lands be designed in accordance with the urban design requirements in Appendix F of the report from the Planning Services department dated April 18, 2019.

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## KEY FACTS:

The application proposes a Zoning By-law Amendment (ZBA) to permit the development of two semi-detached dwellings. The subject lands are designated Low Density Residential and zoned CBD SP:149 by the Livable Oakville Plan and Zoning By-law 2014-014. The CBD SP:149 zone does not allow new semi-detached dwellings. In order to implement the proposed development, a new site specific Special Provision is required to permit semi-detached dwellings as a permitted use and to permit site specific regulations to accommodate the proposed site layout.

Based on the analysis within this report, staff recommend approval of the Zoning By-law Amendment, as revised.

The subject application for a Zoning By-law Amendment was received and deemed complete on January 8, 2019, giving Council until June 7, 2019, to make a decision on the application.

The existing zoning regulations are consistent with the PPS, conform or do not conflict with all applicable Provincial Plans, and conform with the Halton Region Official Plan, as they provide for redevelopment of existing lands in a growth area with a range of uses in accordance with the Town's established urban structure subject to Livable Oakville Plan policies related to Kerr Village transition policies.

Staff recommend approval as the proposed development is consistent with the PPS, conforms to the Growth Plan, Regional OP and general intent and purpose of the Livable Oakville Plan. The Zoning By-law Amendment represents an efficient use of land, providing for appropriate intensification within a growth area and is well positioned to make use of existing municipal infrastructure and public facilities.

## BACKGROUND:

### Proposal

A Zoning By-Law Amendment application was submitted which would allow the development of two semi-detached dwellings. The existing zoning does not permit new semi-detached dwellings on the subject lands. In order to allow two new semi-detached dwellings as a permitted use, a Zoning By-law Amendment is required to amend the CBD zone through a site specific Special Provision. Site specific regulations are also required to accommodate the proposed site layout. The proposed Zoning By-law Amendment would result in a new site specific Special Provision for the subject lands.

The proposed development would allow the construction of one, three-storey building with basement, containing two semi-detached dwellings. The proposed

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building is sited close to the street and a surface parking area is provided in the rear yard. Pedestrian access to living areas and private garages is provided from doors oriented towards the front yard and side yards, respectively. Each unit is proposed to include a deck accessible from the second floor as well as a 19m<sup>2</sup> third floor roof top patio.

Vehicle access to the two private attached garages and surface parking area is provided by a driveway on the north side of the property. The 3m driveway is shared with 83 Wilson Street. A copy of the deed confirming the mutual driveway is registered on title was submitted with the application.

The private garages are sufficient in width to accommodate one vehicle each and two parking spaces are available within the surface parking area. The proposed parking exceeds the minimum parking requirements of the Zoning By-law, being four parking spaces (2 per dwelling unit).

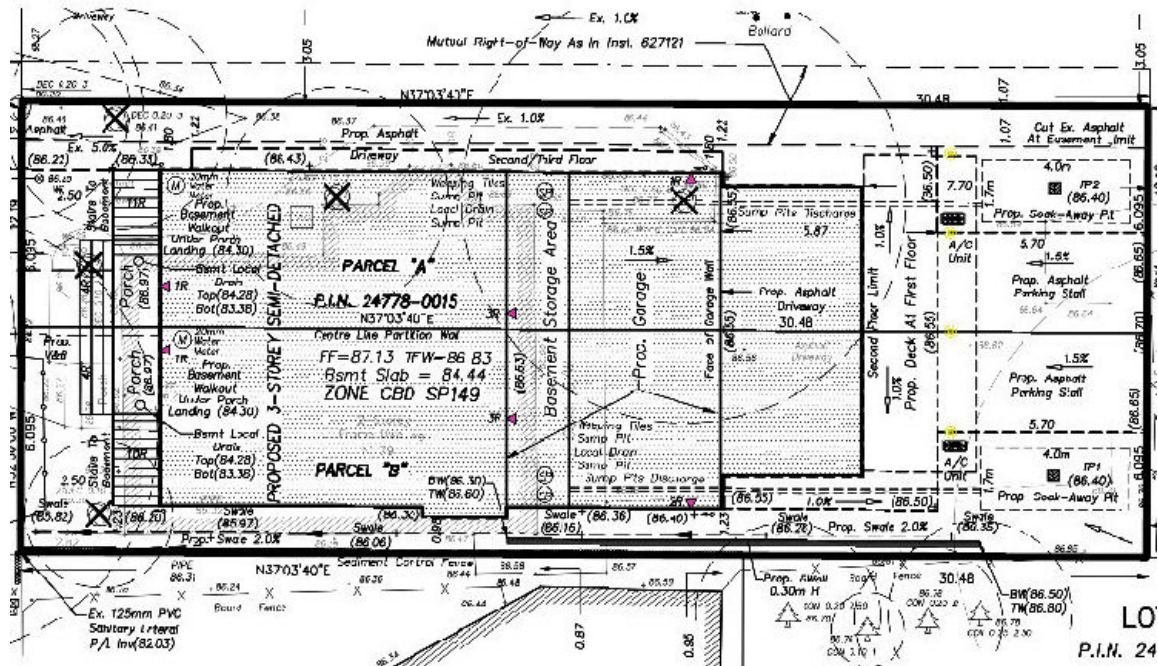
Submission materials are available at the following link on the Town's website:

<https://www.oakville.ca/business/da-31942.html>

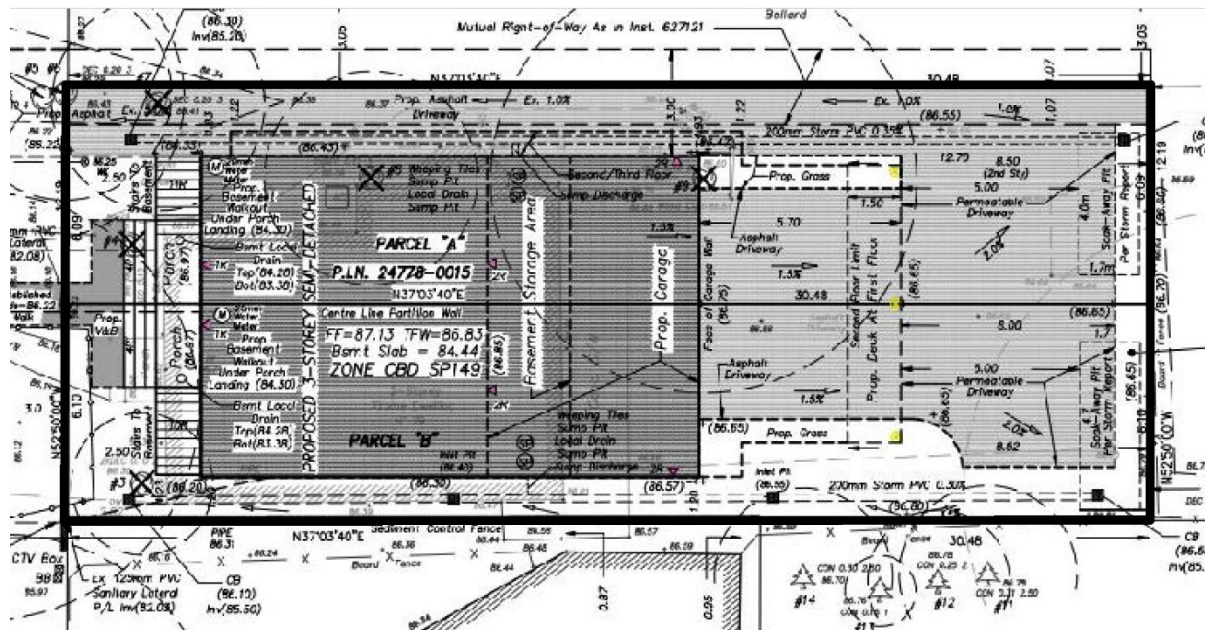
To address comments received from staff, members of the public and Council, revised information was submitted on April 1, 2019. The revised submission refined the layout of the proposed development; however, the application remained the same in terms of use, building height and number of units proposed. A summary of the proposed revisions to the site layout and built form includes:

- Rear yard surface parking area was reduced and reconfigured to accommodate a landscape areas abutting the east property line, and enlarge the landscape area along the south property line.
- Projecting elements were removed from the north and south sides of the building.
- Projection of balcony was reduced and privacy screens were added to the balconies.
- Mechanical mezzanine was reduced in area from 138 sq ft to 98 sq ft.

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## Original Concept Plan



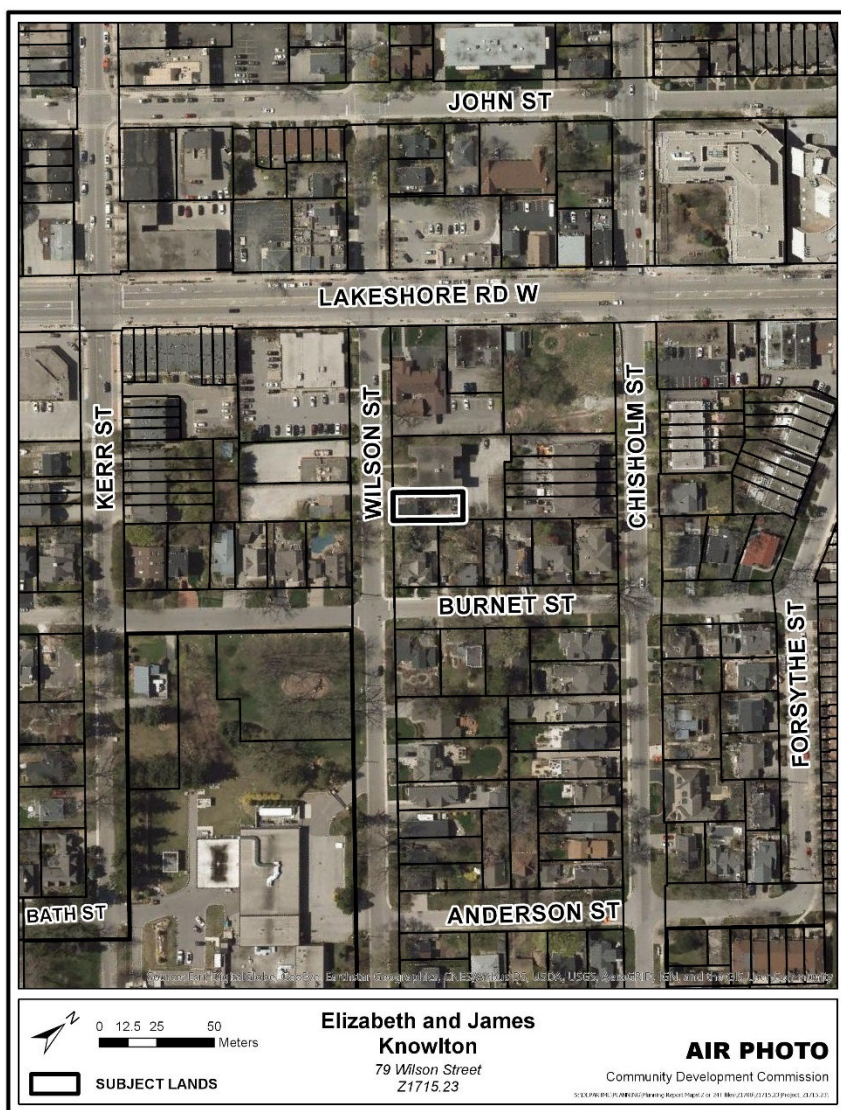
## Revised Concept Plan



## Location & Site Description

The subject lands are located on the east side on Wilson Street, north of Burnet Street and south of Lakeshore Road West, as shown on Figure 1. The subject lands are 0.037 ha in size with approximately 12.9 m of frontage on Wilson Street. The site is currently occupied by a three storey detached dwelling, used for commercial space.

Figure 1 – Air Photo



## Surrounding Land Uses

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The surrounding land uses are as follows:

North & East: Three storey apartment and associated parking lot  
 South: Detached dwellings  
 West: Commercial uses

## Timing

The subject application for a Zoning By-law Amendment was received and deemed complete on January 8, 2019, giving Council until June 7, 2019, to make a decision on the application.

A pre-consultation meeting was held on May 9, 2018. The purpose of the pre-consultation meeting is to establish the formal application submission requirements, as well as to provide preliminary feedback on a proposal based on the feedback from staff and external agencies.

A Public Information Meeting (PIM) hosted by the applicant was held on July 26, 2018, where 13 residents and both Ward 2 Councillors attended. Matters raised by the public at the PIM included building design (height, size, materials, location of windows), building siting, potential tree removals, opportunities for landscaping, potential sun shadow impacts and construction management.

A Statutory Public Meeting was held at the Planning and Development Council meeting of March 18, 2019, Council approved the following resolution:

*“That analysis of the following matters of interest to Council be included as part of the recommendation report:*

- a) Consider matters raised by the public at the public meeting in the final report.*
- b) Further review as to what constitutes a 4th storey to this development.*
- c) Will staff consider the loss of trees on the final landscape plan?*
- d) What is the current tree canopy on site and what will it be as a result of this proposed development?”*

After the Statutory Public Meeting, one comment was received and is contained in Appendix E.

Notice of this recommendation meeting was mailed to those members of the public who have participated in this application process.

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## PLANNING POLICY & ANALYSIS

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2014)
- 2017 Growth Plan for the Greater Golden Horseshoe (2007)
- Halton Region Official Plan
- *Livable Oakville* Plan
- Zoning By-law 2014-014

### 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.

The subject lands are located within a settlement area, which are to be the focus of growth and development. The land use patterns within the settlement are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, appropriately use the infrastructure and public service facilities that are planned or available and are transit supportive.

The property is zoned CBD SP:149 by Zoning By-law 2014-014. The existing zoning is consistent with the PPS 2014 as a range and mix of uses including residential, employment and institutional are permitted. Within the context of the surrounding Kerr Village Growth Area, the zoning of the property allows for intensification and redevelopment.

Staff is of the opinion that the proposed Zoning By-law Amendment is consistent with the 2014 Provincial Policy Statement as it:

1. Provides residential intensification of lands within a growth area.
2. Represents the efficient use of land and is well positioned to make use of existing municipal infrastructure and public facilities.
3. Enhances the mix of housing available in the Town, by providing semi-detached units.

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## **Growth Plan (2017)**

The Growth Plan is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation.

The property is zoned CBD SP:149 by Zoning By-law 2014-014. The existing zoning conforms with the Growth Plan, and therefore does not conflict with the Growth Plan, given that a range and mix of uses is provided for. In addition, the existing zoning allows for suitable intensification of underutilized lands in accordance with the Town's established urban structure and local conditions subject to Livable Oakville Plan policies.

Staff is of the opinion the proposed Zoning By-law Amendment conforms with the Growth Plan 2017 as it:

1. Provides for residential intensification of lands within the Kerr Village Growth Area.
2. Contributes to the achievement of complete communities by:
  - i. Making use of existing lands, with convenient access to local stores, services and public service facilities including transit facilities.
  - ii. Enhances the diversity and mix of housing options available by providing semi-detached units to help accommodate the needs of all household sizes and incomes.
  - iii. Representing high quality compact built form which is in keeping with the general intent of the Livable Oakville Plan and maintains the character of the existing neighbourhood.



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## Halton Region Official Plan

The subject lands are designated “Urban Area” in the Halton Region Plan. Lands within the “Urban Area” are intended for residential and employment growth. 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.

The property is zoned CBD SP:149 by Zoning By-law 2014-014. The existing zoning conforms to the Halton Region Official Plan, given that the range of uses contributes the development of complete communities.

The proposed Zoning By-law conforms with the Halton Region Official Plan, given that the development would allow for residential intensification within the Urban Area.

## Livable Oakville Plan

### OP Objectives

The guiding principles of the Livable Oakville Plan include the following:

#### *2.2.1 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.*

### Urban Structure

The Livable Oakville Plan is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town’s strategic goals, and reflect the visions and needs of the community. Schedule A1, Urban Structure, of the Livable Oakville Plan provides the basic structural elements for the Town. Official Plan Amendment 15 to the *Livable Oakville Plan*, confirms the Town’s existing urban structure in terms of nodes and corridors, where higher intensity forms of mixed use growth are to be accommodated. OPA 15 was approved by Halton Region on April 26, 2018 and deemed to conform to the Growth Plan and is consistent with the PPS. There is one appeal pertaining to OPA

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15. Official Plan Amendment 15, while not presently in force, represents emerging policy.

The subject lands are identified on Schedule A1 – Urban Structure as being within the Town's system of Nodes and Corridors as they are located within the Kerr Village Growth Area. Nodes and Corridors are key areas of the Town identified as the focus for mixed use development and intensification.

### Land Use Policies

The subject lands are within the Lower Kerr Village District of the Kerr Village Growth Area. Kerr Village is intended to accommodate intensification through new development and re-development with a mix of residential uses while continuing to function as a location for institutional, recreational and public open space uses.

As part of the Town of Oakville's ongoing Official Plan Review, the land use designations and policies that apply to Kerr Village were updated through Official Plan Amendment 19 (OPA 19). In December 2017, Council passed By-law 2017-119 to adopt OPA 19 to the Livable Oakville Plan. OPA 19 was then approved by Halton Region and it came into effect on June 19, 2018.

The subject lands are located within an identified transition area between Lakeshore Road and the properties designated Low Density Residential on the north side of Burnet Street. With respect to the subject property, OPA 19 had the effect of re-designating the subject lands from Central Business District to Low Density Residential. However, the existing policies for the transitional area did not change as a result of OPA 19. This area has an established policy framework to ensure an appropriate treatment within the transition area, contained in Part E, 23.6.4 b) including the following additional policies:

#### *Development in the transition area shall:*

- i. enhance the quality of the existing surrounding residential context;*
- ii. contribute to a sensitive transition from the lands to the north of the transition zone with those to the south;*
- iii. be compatible with adjacent, existing development with respect to scale, form and character; and,*
- iv. be sensitive to neighbouring heights, massing, setbacks from the street, distance between buildings, architectural form, colour and materials.*

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With respect to the subject lands, the transitional land use policies allow for additional uses beyond Low Density Residential, including Medium Density Residential uses and limited commercial uses. The requested Zoning By-law Amendment conforms with the Livable Oakville Plan in terms of use, given the proposed semi-detached units are defined as a low density form. Although the proposal would have the effect of adding only one more unit fronting Wilson Street, the development would yield the equivalent density of 54 units per hectare, which falls within high density residential density range (51 to 185 units per site hectare) defined by Livable Oakville. With respect to numerical requirements of the plan, Part F – Implementation and Interpretation states:

*“29.4 Minor variations from numerical requirements in the Plan may be permitted without a Plan amendment, provided the general intent of this Plan is maintained.”*

The property is zoned CBD SP:149 by Zoning By-law 2014-014. The existing zoning conforms to the Town’s Official Plan by implementing the policies of the identified transition area located between Lakeshore Road and the properties designated Low Density Residential on the north side of Burnet Street.

Staff is of the opinion that proposed Zoning By-law maintains the intent of the Livable Oakville plan by balancing the need for growth within the Kerr Village Growth Area while recognizing the site’s location within an identified transition area. The proposed development provides for modest intensification within the Kerr Village Growth Area, with an appropriate residential land use designed in a manner that is compatible within the surrounding context of the subject lands. The proposed Zoning By-law responds to the transition policies of Part E, 23.6.4 b) in the following way:

*i. enhance the quality of the existing surrounding residential context;*

The proposed Zoning By-law permits the development of semi-detached dwellings, a low density form that will enhance the quality of the low density residential neighbourhood located south of the subject lands.

*ii. contribute to a sensitive transition from the lands to the north of the transition zone with those to the south;*

The proposed semi-detached use, provides a gradual transition in built form between the existing apartment building to the north and low density residential neighbourhood to the south.

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*iii. be compatible with adjacent, existing development with respect to scale, form and character; and,*

The proposed scale, form and character of the proposed development, as revised, is considered compatible with the existing conditions of the surrounding neighbourhood. The proposed semi-detached dwelling is of a size and scale not out of character with that of a single detached dwelling, in that it provides direct entry to the two units directly from the street, the garages are at the rear of the property, giving greater prominence to the architectural style of the structure, and constitutes an appropriate transition from the multi-level apartment building to the north and the single detached dwelling to the south.

*iv. be sensitive to neighbouring heights, massing, setbacks from the street, distance between buildings, architectural form, colour and materials.*

The development introduces heights, massing, setbacks and separation distances that are sensitive to the neighbourhood context. The height of the proposed structure represents a sensitive transition between the built forms to the north and south, utilizes an existing shared driveway. The yard setbacks are consistent with the setbacks generally found within the area. Matters related to architectural character and materials will be reviewed and approved through the Site Plan application process. A condition has been added to the site specific Holding provision requiring the submission of a Site Plan application prior to removal of the Holding provision.

On the basis that the proposal satisfies the general intent of the Official Plan, the variation in the density calculation from 50upsh to 54upsh is considered minor, and would not warrant an amendment to the Plan.

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

Zoning By-law 2014-014, as amended, is the town's comprehensive zoning by-law for the lands south of Dundas Street and north of Highway 407. The subject lands are zoned CBD SP: 149 (Central Business District Special Provision 149) as shown in Appendix D. A wide range of uses are permitted in the Central Business District zone. Semi-detached dwellings are permitted in the CBD zone, provided the use legally existed on the lot on the effective date the Zoning By-law. Special Provision 149 applies to the subject property as well as to two properties on the west side of Wilson Street. The intent of the existing Special Provision is to implement the transition area policies of the Livable Oakville Plan. Therefore, the existing Special Provision allows for a more limited range of non-residential use than permitted in the base CBD zone and contains regulations related to minimum front yard, minimum height and maximum number of storeys.

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The existing zoning does not permit new semi-detached dwellings. In order to permit semi-detached dwellings as a permitted use, a Zoning By-law Amendment is required to amend the site's zoning from CBD SP:149 to CBD, subject to a Holding Provision and a new site specific Special Provision. A copy of the proposed Zoning By-law Amendment (By-law 2019-053) is contained in the By-law section of the agenda.

The proposed Zoning By-law Amendment would result in a new site specific Special Provision for the subject lands with a Holding Provision. The intent of the Holding Provision is to ensure the Region of Halton's requirement for a Record of Site Condition (RSC) is addressed, and that a site plan application is submitted demonstrating that stormwater management can be appropriately managed to Town standards and that appropriate landscape treatment and urban design criteria can be implemented. The proposed Zoning By-law Amendment would also have the effect of deleting and replacing the existing Special Provision 149 in order to remove reference to the subject lands. Special Provision 149 will continue to apply to 82 and 86 Wilson Street.

Table 1 provides a comparison of applicable regulations and the proposed regulations of the new site specific Special Provision.

**Table 1: Comparison of applicable regulations and proposed Special Provision**

Regulations	Required	Proposed Special Provision
<b>Central Business District Zone – Permitted Uses – Table 8.2</b>		
Semi-detached dwelling	Permitted only where the use legally existed on the lot on the effective date of this By-law	2 new semi-detached dwellings
<b>Regulations</b>	<b>Required</b>	<b>Proposed</b>
<b>Central Business District – Regulations – Table 8.3.1</b>		
Minimum interior side yard abutting a lot in any Residential Zone, Institutional Zone, or Community Use Zone	3.0 m	1.2 m (south yard) and 1.8 m (north yard)
Minimum first storey height (*)	4.5 m	2.69 m
<b>Special Provision 149 – Part 14.149.2</b>		
Maximum Height	10.5 m	12 m
Maximum number of storeys	3 storeys	3 storeys
Minimum Front Yard	2 m	2 m
<b>Rooftop Mechanical Equipment and Mechanical Penthouses Part 4.6.4 v)</b>		
Rooftop mechanical penthouse provisions	A mechanical penthouse is deemed	None required



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	not to be a storey for the purposes of this By-law	
<b>Allowable Projections – Table 4.3</b>		
Uncovered access to stairs below grade	Permitted in rear and side yards	Not permitted in front yard, as being proposed.
<b>Required Widths of Landscaping – Table 4.11.2</b>		
Along any lot line abutting any Residential Zone	3.0 m	0 m along north lot line 1 m along east lot line 1.2 m along west lot line
Abutting any surface parking area and any lot with a residential use	4.5 m	

A discussion of the rationale for the site specific regulations contained in the Special Provision is provided below:

The proposed semi-detached use is a use permitted under the Medium Density Residential designation, and is considered appropriate on the subject lands as an appropriate transitional use. The height of the structure at 12m is also appropriate, given its proximity between the 4 storey apartment building, whose permissible height is xx, and the single detached dwelling, whose maximum allowable height in the RL5-0 zone is 9m.

The proposed 1.2m setback along the southerly side lot line is the minimum side setback for lands to the south under the RL5-0 zone.

A minimum landscape width of 1.0m is being proposed along the rear lot line, which will provide for adequate landscaping, which can be further detailed through the site plan process.

The CDB Zone does not permit uncovered access stairs in front yards, contrary to the request from the applicant to permit such access stairs. Upon review of this request, it was the staff opinion that such stairs could be easily internalized into the dwelling units, which would in turn contribute to the overall architectural character of the structure.

## TECHNICAL & PUBLIC COMMENTS

### Transportation & Mobility

Engineering and Construction staff have reviewed the revised submission and are satisfied that the vehicle maneuvering plan demonstrates that the vehicles can safely manoeuvre in and out of the proposed parking garages and driveway.

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Infrastructure (i.e. Stormwater Management, Servicing etc)

Development Engineering staff have reviewed the revised submission, wherein it has been sufficiently demonstrated that the site can be appropriately designed from a grading and drainage perspective. The detailed engineering of the site will occur through the site plan approval process.

Town Council Resolution (from public meeting if necessary)

At the Statutory Public Meeting held at the Planning and Development Council of March 18, 2019, Council approved a resolution that the following matters of interest to Council be included as part of the recommendation report:

a) *Consider matters raised by the public at the public meeting in the final report.*

Minutes of the July 26, 2018 developer hosted Public Information Meeting were submitted with the subject application and captured public comments as described below. Further, the applicant indicated that all concerns were addressed and that no attendees had any additional questions. Staff have considered the comments raised by the public, and provide the following response:

*Will window placement result in the loss of privacy?*

Window placement alongside walls is common on residential dwellings, and will not be inconsistent with other dwelling units in the area.

*Where will the building be placed in relationship to the road?*

The building will be situated in relatively close proximity the Wilson Street, approximately 3.5m from the property line, and approximately 8.5m from the roadway.

*Concern for loss of trees in mutual driveway, larger tree at back NE corner of 79 Wilson and loss of filtered light and wildlife.*

The existing trees within the driveway are not considered to be substantial trees in good health, and are worthy of removal. Additional landscaping will be proposed through the site plan process.

*How high will the building be?*

The building is proposed to be 12m in height.

*What is the proposed building size, compared to the existing?*

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The proposed building, as shown on the Concept Plan, is approximately 240 sq.m, whereas the original dwelling is approximately 130 sq.m in size.

*What building materials will be used?*

This is a building code issue, and is not required to be defined through the zoning or the site plan process.

*Concern for construction noise*

Construction noise is not governed through the zoning or site plan process, however, hours of operation are governed through the building permit process.

*Concern for foundation depth, collapse of adjacent buildings, fences and trees*

These issues are more appropriated dealt with through the building permit process.

*Construction start date*

The start of construction is not know at this time.

*b) Further review as to what constitutes a 4th storey to this development.*

The floor area leading to the roof top patio is not considered a fourth storey from the perspective of zoning interpretation.

*c) Will staff consider the loss of trees on the final landscape plan?*

The proposed Holding Provision includes a condition related to the submission of a Site Plan application. Among other matters, a landscape plan will be required and evaluated at the site plan application stage to maximize landscaping potential on the subject lands.

*d) What is the current tree canopy on site and what will it be as a result of this proposed development?"*

The existing on-site tree canopy cover is 220.44 m<sup>2</sup>. In order to achieve the desired 20% tree canopy coverage, 75sq.m. of tree coverage will be required. This will be addressed through the site plan approval process.

Public Comments

A Statutory Public Meeting was held at the Planning and Development Council meeting of March 18, 2019, where members of the public delegated in response to the subject application. After the Statutory Public Meeting, one comment was received and is contained in Appendix E. Although one member of the public was

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satisfied with the proposal, the following concerns were raised by members of the public:

## **CONCLUSION**

A full circulation and assessment of the application was undertaken to ensure that all technical and financial matters have been satisfactorily addressed.

Staff is of the opinion that the existing Official Plan designation and existing zoning do not conflict with all applicable Provincial plans and conform to the Region of Halton Official Plan.

The proposed site specific by-law appropriately recognizes the design of this development that is in keeping with the general intent of the Livable Oakville Plan, particularly with Kerr Village being a growth area.

The proposed Zoning By-law Amendment does not conflict with Provincial plans or to the Region of Halton Official Plan, has regard for matters of Provincial interest, and represents good planning. Further, the application is consistent with the Town's approved Urban Structure and the principles and overall policy direction of the Livable Oakville Plan. Staff recommends approval of the Zoning Bylaw Amendment as the following requirements have been satisfied:

- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved.
- Any comments from public have been appropriately addressed.
- The proposed development does not conflict with the provincial plans or to the Halton Region Official Plan.

The modifications to the zoning are deemed minor and reflect the general intent of the zoning presented at the statutory public meeting. No further notice is necessary. The proposed Zoning By-law 2019-029 can be found within the by-laws section of the May 13, 2019 Planning and Development Council agenda.

The proposal represents good planning and completes the development of this area.

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**CONSIDERATIONS:****(A) PUBLIC**

An applicant sponsored Public Information Meeting was held on September 25, 2018 and 12 members of the public attended the meeting. The Statutory Public Meeting was held on March 18, 2019. Notice of this meeting has been sent out. Comments or correspondence received from members of the public and Council have been addressed in this report.

**(B) FINANCIAL**

Development Charges are payable at building permit issuance at the rates in effect at that time.

**(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 2019-053.

**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- enhance our natural environment
- be the most livable town in Canada

The application has been evaluated in the context of the Town's Corporate Strategic Goals to ensure the proposed development addresses the principles of responsible land use planning, managing growth and promoting a community where people want to live, work and play.

**(E) COMMUNITY SUSTAINABILITY**

The development proposal furthers the sustainability principles established within the Livable Oakville Plan.



From: Planning Services Department

Date: April 18, 2019

Subject: **Recommendation Report, Zoning By-law Amendment, Design Quorum Inc., 79 Wilson Street,  
File No.: Z.1715.23 - By-law 2019-053**

**APPENDICES:**

Appendix A – Applicable Policies

Appendix B – Proposed Plans

Appendix C – Livable Oakville Excerpt

Appendix D – Zoning By-law 2014-014 Excerpt

Appendix E – Public Comments

Appendix F – Urban Design Requirements

Recommended by:

Charles McConnell, MCIP, RPP  
Manager

Current Planning – West District

Submitted by:

Mark H. Simeoni, MCIP, RPP  
Director, Planning Services