



OAKVILLE

REPORT

SITE PLAN COMMITTEE MEETING

MEETING DATE: DECEMBER 12, 2017

FROM: Planning Services Department

DATE: December 6, 2017

SUBJECT: S.P. 1629.002/04, 515476 Ontario Ltd., Site Plan Alterations, 2300 Speers Road

LOCATION: 2300 Speers Road

WARD: 1

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RECOMMENDATION:

That the site plan application S.P. 1629.002/04 to permit site plan alterations be approved subject to the conditions contained in Appendix A of the report, dated December 6, 2017, from Planning Services.

KEY FACTS:

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

- The subject lands are located on the south side of Speers Road, east of Bronte Road, adjacent to a stable residential community and are occupied by an industrial building.
- The applicant seeks site plan approval to permit site plan alterations including an expanded hard surface area, berm and related landscaping.
- Staff recommend, as one of the conditions of approval, additional enhancements to the proposed landscape buffer and certification from a professional engineer providing that there will be no negative impacts to the existing drainage pattern on the site or on adjacent lands.
- As a condition of approval, a site plan agreement registered on title will be required which will, amongst other matters, provide clauses regarding ongoing maintenance and access rights for drainage and requirements for a landscape buffer to be maintained over time and replaced as necessary.
- A full circulation has been undertaken, and subject to the conditions of approval in Appendix A, there are no outstanding financial or planning issues to be resolved.

BACKGROUND:

The subject lands are occupied by an industrial building which was approved in 1974, with a subsequent building addition approved in 1981. An accessory

truck yard for the warehouse use is located on the west side of the building. Historically, this accessory truck yard has been buffered from the stable residential community to the south by a wooded area. However, an arborist report was commissioned by the owner which provided that the composition of the wooded area included numerous ash trees which were in declining state of health. Four of those trees were considered hazardous and the owner was ordered by the town to remove those four trees. Prior to May 2, 2017, when the new Private Tree Protection By-law was in force, the Owner submitted notification to the town to allow for removal of a number of remaining Poplar and Ash trees.

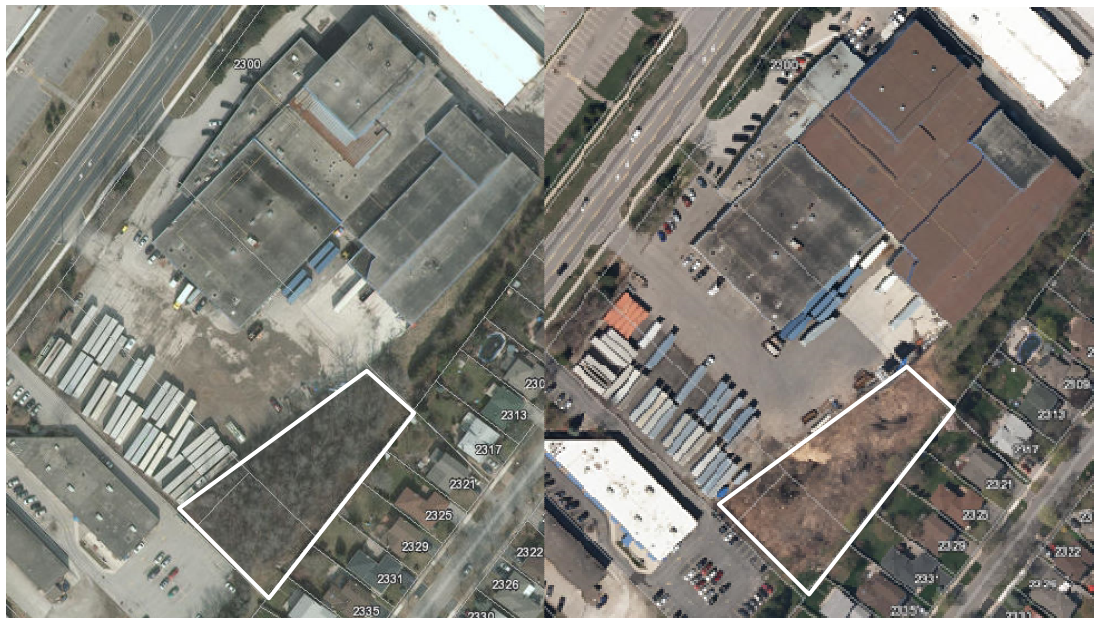


Figure 1 – Air Photo History

As a result of the tree removal, the established buffer between the accessory truck yard and loading area and the stable residential community to the south has been diminished.

Once the foregoing trees were removed, the Owner commenced site alteration work without a permit. A site alteration permit to allow for these works was subsequently filed with the town which was later deemed more appropriate to be considered through this site plan application.

Proposal Description

The applicant seeks site plan approval to permit site plan alterations including an expanded hard surface area, berm and related landscaping. A total of 12 Austrian pine trees are proposed to be planted on a new approximately 2 m

high berm located parallel to the property line with the stable residential community (figure 2).

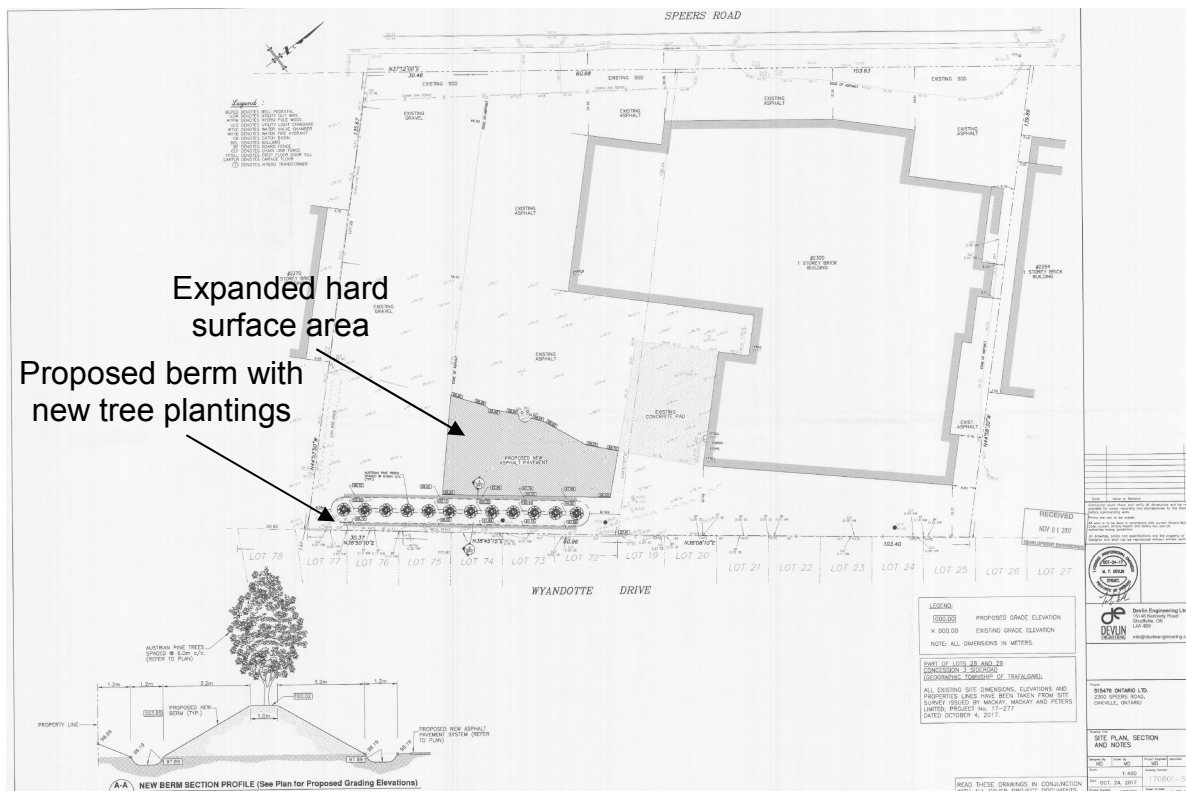


Figure 2 Site Plan Submitted by Applicant

Proposal Compliance
Official Plan

The subject lands are designated Office Employment by the Livable Oakville Plan. The existing warehouse and accessory truck yard and loading area are a 'light industrial use' which is permitted by Section 14.3.1 a) of the Livable Oakville Plan.

Zoning By-law

The property is zoned as E1 which permits existing legal warehouses. The proposed development complies with the Zoning By-law.

COMMENT/OPTIONS:

Site Organization

Site Location

The subject lands are located on the south side of Speers Road, east of Bronte Road, adjacent to a stable residential community and are occupied by an industrial building which is used, in part, as a warehouse.

Built Form

No new buildings or building additions are proposed as part of the subject application.

Vehicular Circulation

The proposed expansion of the hard surface area would increase the size of the accessory truck yard to facilitate greater truck turning movements and parking.

Landscape

Section 2.6.4 of the Livable by Design Manual (Part C): Site Design and Development Standards provides that:

Any required 7.5 m continuous landscape width should contain, at a minimum: a. one (1) deciduous or coniferous tree planting for every 4.5 m of abutting land, with a minimum of 80% of the trees within the buffer strip as coniferous species; and b. a hedge, fence, berm or combination thereof, to form a continuous screening element with a minimum height of 1.8 m.

The planting of 12 Austrian Pine trees along a berm are proposed to be used as screening/buffering for the adjacent residential properties and to replace the existing mixed wooded area that was removed. While staff are supportive of the principle of this buffer, further enhancements are required to achieve this objective for the following reasons:

- i. the use of a single species is not recommended within arboriculture practice;
- ii. the planting scheme should have a mix of both understory plant material and both coniferous and deciduous trees; and,
- iii. the berm and landscaping are proposed partially within an easement area.

As a condition of approval in Appendix A, the planting plan is required to be revised to have a mix of both understory plant material and both coniferous and deciduous trees.

In addition, the Owner will be required to post \$5,000 in securities to ensure that the works provided for on the approved landscape plan are constructed in accordance with the approved plans(s) (including landscaping). The Owner will also be required to enter into a site plan agreement with the town, to be registered on title, which will require landscape plant materials and the berm provided for on the approved site plan to be maintained by the Owner,

and replaced as necessary, in a manner and with materials acceptable to the town, in its sole discretion. This will ensure that the landscape buffer approved as part of this application will be built in accordance with the approved plan and maintained over the long-term.

Site Operation

Drainage, Grading Plans and Easements

Staff are not satisfied that grading, drainage and recognition of existing easement rights have been appropriately addressed / recognized. As shown in Figure 3, the proposed landscape works are proposed partially over town easements along the southern property boundary (adjacent to residential area) required for drainage of the site and surrounding area.

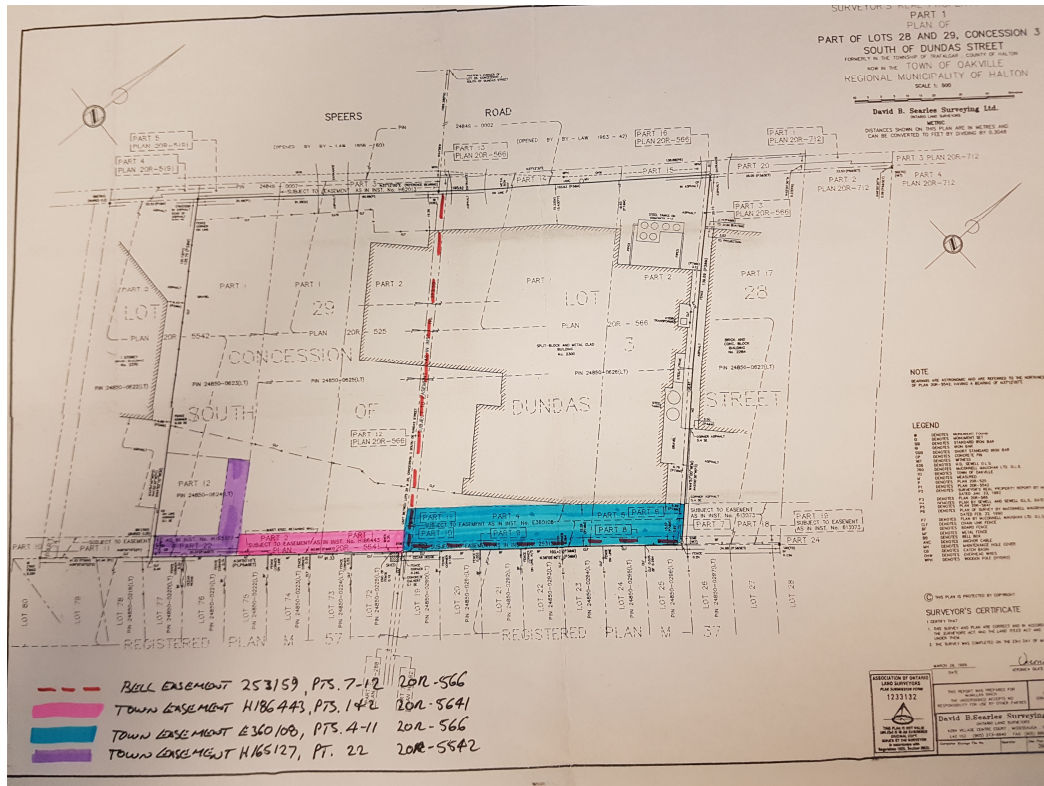


Figure 3 – Easements

Accordingly, as a condition of approval in Appendix A:

- i. The existing town easements and storm servicing are to be shown on the site plan;
- ii. Access to the easement lands is to be maintained per the easement documents;
- iii. The berm is to be moved north to be out of the easements to the satisfaction of the engineering & construction department (based on

- the shape of the existing westerly easement the berm cannot be continuous);
- iv. Additional swale details to be shown on drawing (inverts, grades, side slopes etc.) to clearly show drainage proposal. The existing town swale is to be regraded to its original condition; and,
 - v. Erosion & sediment control measures shall be shown on the site plan to the satisfaction of development engineering.

In addition, the Owner will be required to submit certification from a professional engineer providing that there will be no negative impacts to the existing drainage pattern on the site or on adjacent lands and that it will continue to function as per the intent of the original design.

The Owner will also be required to enter into a site plan agreement with the town, to be registered on title, which provides that the landowner is responsible for maintenance and any liability related to the stormwater management facilities provided for the property, and in the event those facilities are not maintained, will grant the town the right to enter the property to install, inspect and repair at the owners expense, if necessary, the stormwater facilities.

Subject to the foregoing conditions of approval, staff are satisfied that drainage, grading plans, landscaping and recognition of easement rights will be fully resolved.

Lighting

No new lighting is proposed as part of the subject application.

CONSIDERATIONS:

(A) PUBLIC

Public Notification

Ward 1 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 and securities.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and their comments are included as part of Appendix A.

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Date: December 6, 2017
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(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 - Conditional approved Drawings/Reports

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