

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 3, 2016

FROM: Planning Services Department

16-585

DATE: September 12, 2016

SUBJECT: Public Meeting Report - Zoning By-law Amendment
9592423 Canada Inc. (Stenvro Engineering Inc.) Z.1411.25

LOCATION: 2358 Eighth Line (Eighth Line and Ravineview Way)

WARD: 6

Page 1

RECOMMENDATION:

That comments from the public with respect to the Zoning By-law Amendment application by 9592423 Canada Inc. (Stenvro Engineering Inc.) (File Z.1411.25), be received.

KEY FACTS:

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

- This report provides information about a Zoning By-law Amendment application submitted by Stenvro Engineering Inc. on behalf of 9592423 Canada Inc., received on April 25, 2016 and deemed completed on May 5, 2016.
- The application applies to two properties fronting onto Eighth Line, south of Ravineview Way.
- The intent of the Zoning By-law Amendment is to expand the limit of the RL8 zone to include the adjacent property to the south municipally known as 2358 Eighth Line.
- A future consent to sever application would be required to create the individual parcels. Each lot would be subject to site plan approval prior to building permit issuance.
- The application has been circulated to internal departments and public agencies for review and comment.
- A Public Information Meeting was held on July 13, 2016 and was attended by one resident.

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

Proposal

The applicant seeks approval to permit the lands to be developed for three detached dwellings. There is currently a split zoning which applies to the subject lands. The portion of the lands adjacent to Ravineview Drive are zoned RL8 and the balance of the lands are zoned RL5 (SP1).

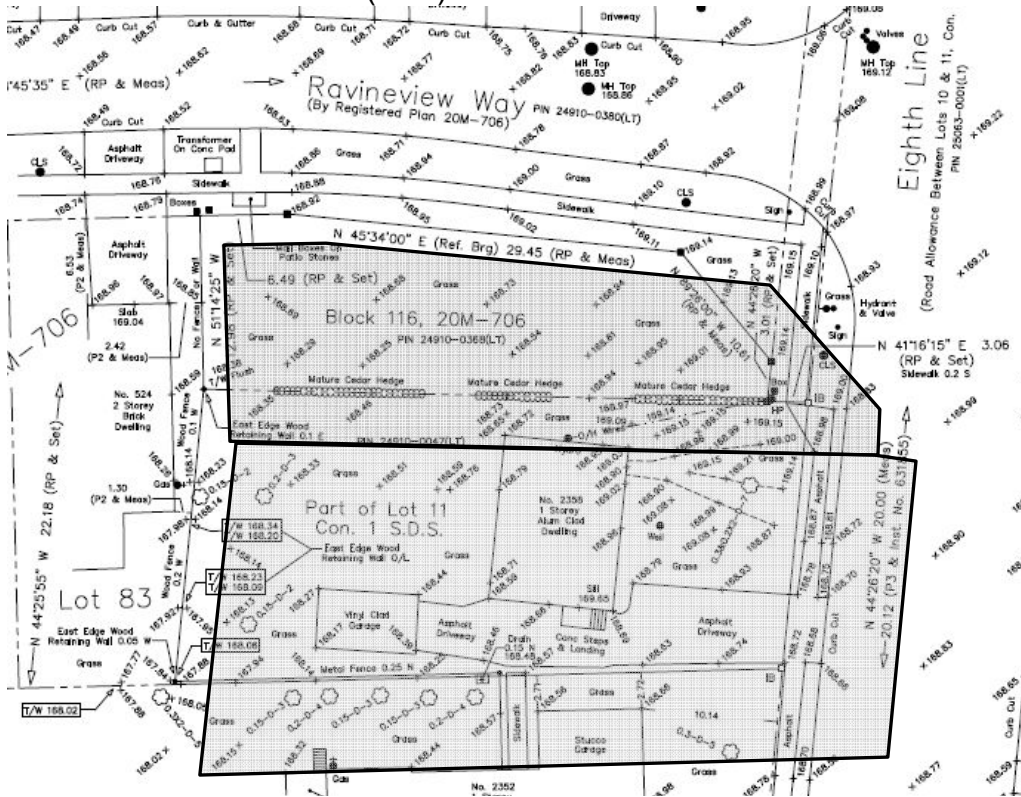
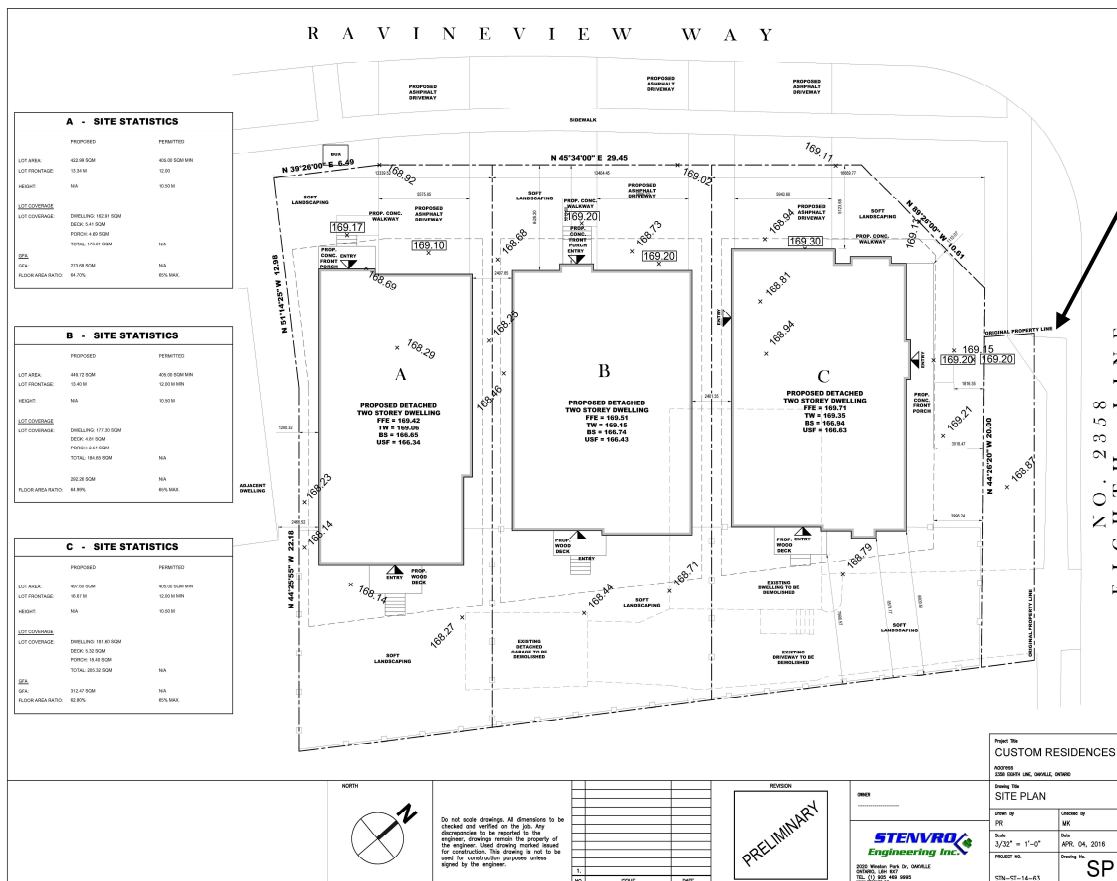


Figure 1: Location of 2358 Eighth Line and Block 116 is property along Ravineview Way

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The purpose of the application is to establish and RL8 zoning for the entire land holdings.

Once zoning is in place the two subject lots will be merged and then severed into three lots with frontage along Ravineview Way. Site Plan approval will be required for each of the dwellings prior to construction.



Right of Way to be dedicated to the Town

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Table A: Site Statistics for the future lots and detached dwellings

	2014-014 - RL8 Zone General Provisions	Lot A	Lot B	Lot C (corner lot)
Minimum Lot Area	360.0 m ² (405.0 m ² for a corner lot)	422.9 m ²	449.7 m ²	497.6 m ²
Minimum Lot Frontage	12.0 m (13.5 m for a corner lot)	13.34 m	13.4 m	16.67 m
Minimum Front Yard Setback	4.5 m	5.0 m	6.0 m	5.1 m
Minimum Rear Yard Setback	7.5 m (3.5 m on a corner lot where interior side yard is 3.0 m)	8.6 m	9.5 m	7.9 m
Minimum Side Yard	0.6 m (2.4 m separation distance between dwellings)	1.2 m	1.2 m	1.2 m
Minimum Flankage Yard	3.0 m (0.7 m minimum setback from a daylight triangle)	n/a	n/a	3.0 m
Maximum Floor Area	65%	275 m ²	292 m ²	323 m ²
Maximum Height	10.5 m	10.5 m	10.5 m	10.5 m

Location

The property is located at 2358 Eighth Line and the property identified as Block 116 on Plan 20M706 at the southwest corner of Ravineview Way and Eighth Line (Figure 3).

From: Planning Services Department
 Date: September 12, 2016
 Subject: Public Meeting Report - Zoning By-law Amendment
 9592423 Canada Inc. (Stenvro Engineering Inc.) Z.1411.25

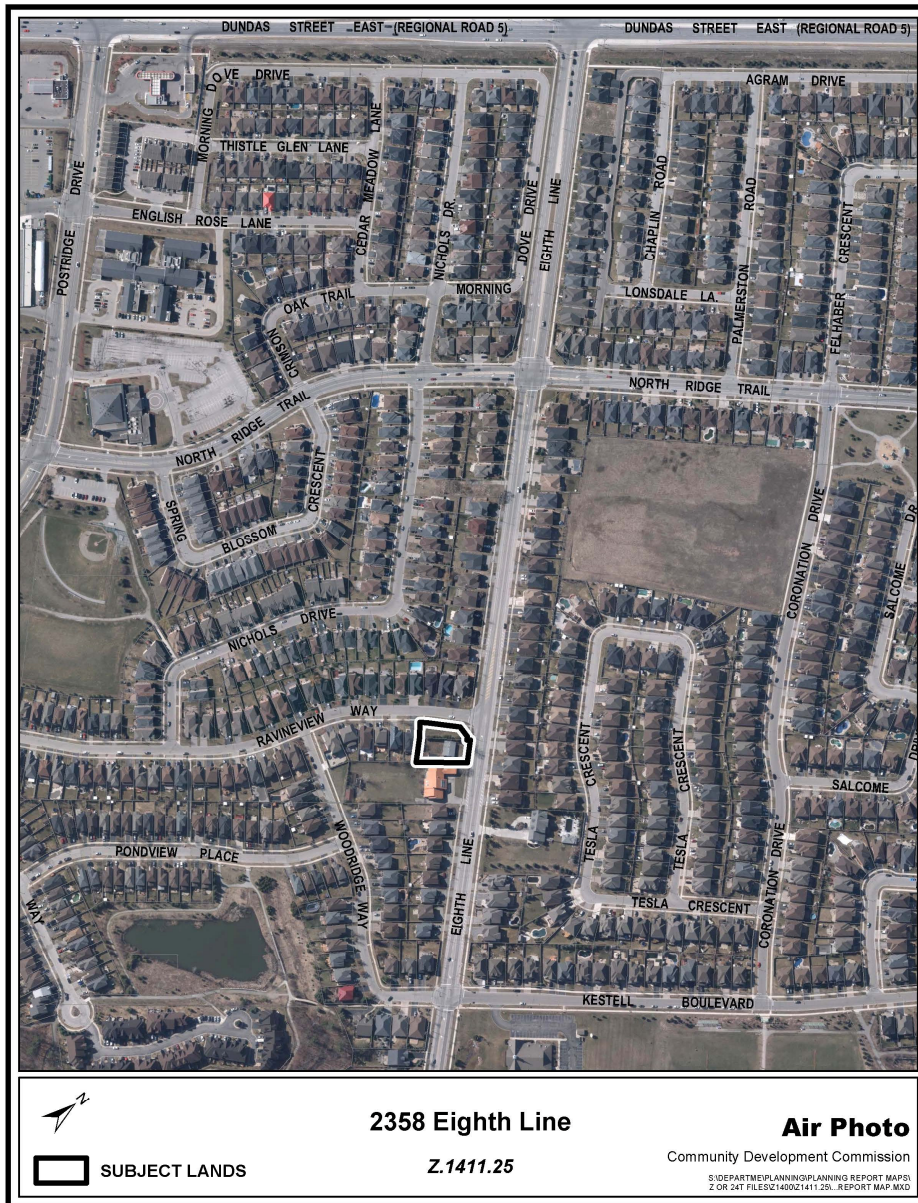


Figure 3: Air Photo subject properties

Site Description

The subject land has a total area of approximately 0.092 hectares with 24 metres of frontage along Eighth Line and 36 metres along Ravineview Way.

There is an existing detached dwelling on the subject lot of 2358 Eighth Line that will be demolished to permit the future development.

From: Planning Services Department
Date: September 12, 2016
Subject: **Public Meeting Report - Zoning By-law Amendment
9592423 Canada Inc. (Stenvro Engineering Inc.) Z.1411.25**

Surrounding Land Uses

The area surrounding the site has been developed as a subdivision with primarily two storey single detached dwellings surrounding the subject site. The subdivision was constructed within the past fifteen years.

POLICY FRAMEWORK

Provincial Policy Statement

The Provincial Policy Statement is intended to promote a policy led system, which recognises 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.

On February 24, 2014, the Ministry of Municipal Affairs and Housing issued a new Provincial Policy Statement (PPS) 2014 under Section 3 of the *Planning Act*. The new PPS replaces the 2005 statement and is effective April 30, 2014.

The subject application is consistent with the new PPS.

Growth Plan for the Greater Golden Horseshoe

In 2006, the Growth Plan was approved and provides a framework for implementing the Province's vision for building stronger, prosperous communities by better managing growth. The Plan directs growth to built-up areas through intensification where development proposals can efficiently use existing transportation and servicing infrastructure.

Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site specific and policy specific matters unrelated to this application.

The lands are designated "Urban Area" according to the Region's Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the

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 Subject: **Public Meeting Report - Zoning By-law Amendment**
9592423 Canada Inc. (Stenvro Engineering Inc.) Z.1411.25

Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan.

Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011 and is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan for the Greater Golden Horseshoe

The property is located within a stable residential neighbourhood characterized by two storey detached homes as identified within the Livable Oakville Plan on Schedule I: Central Land Use.

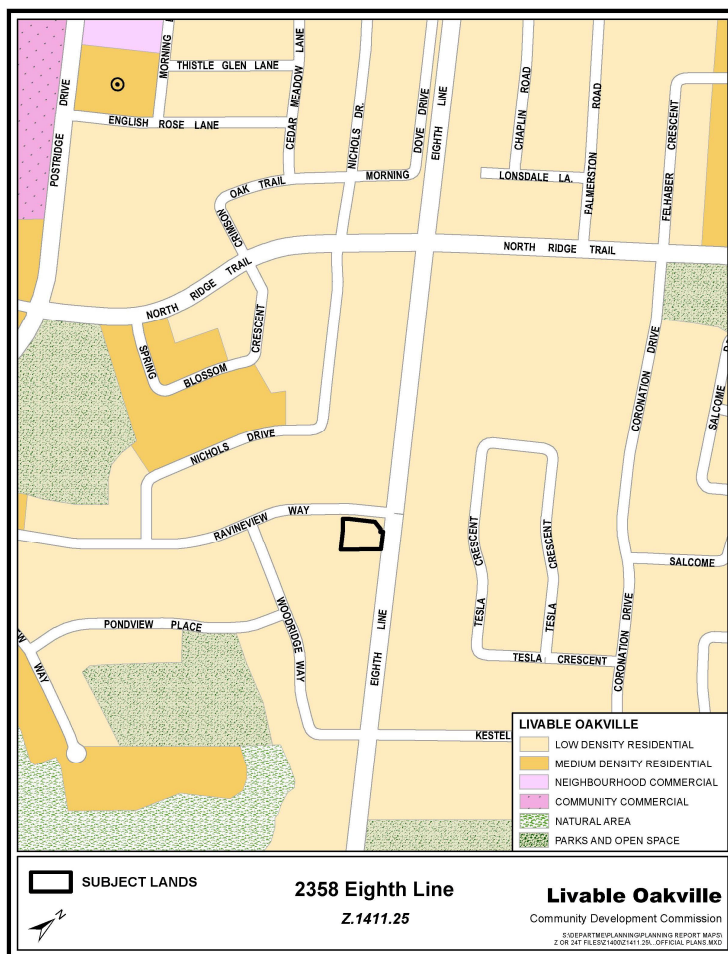


Figure 4: Livable Oakville Excerpt

From: Planning Services Department
Date: September 12, 2016
Subject: **Public Meeting Report - Zoning By-law Amendment
9592423 Canada Inc. (Stenvro Engineering Inc.) Z.1411.25**

Part D: Section 11 of the Livable Oakville Plan contains policies that speak to the importance of compatibility within the stable residential neighbourhoods, such as:

11.1.9 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.
- d) where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.
- h) impacts to 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.

Zoning By-law 2014-014

There is currently split zoning which applies to the subject lands. The northerly portion (Block 116) is zoned RL8, and the balance of the subject lands are zoned RL5 (SP1) as shown on Figure 5 below.

From: Planning Services Department
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 Subject: Public Meeting Report - Zoning By-law Amendment
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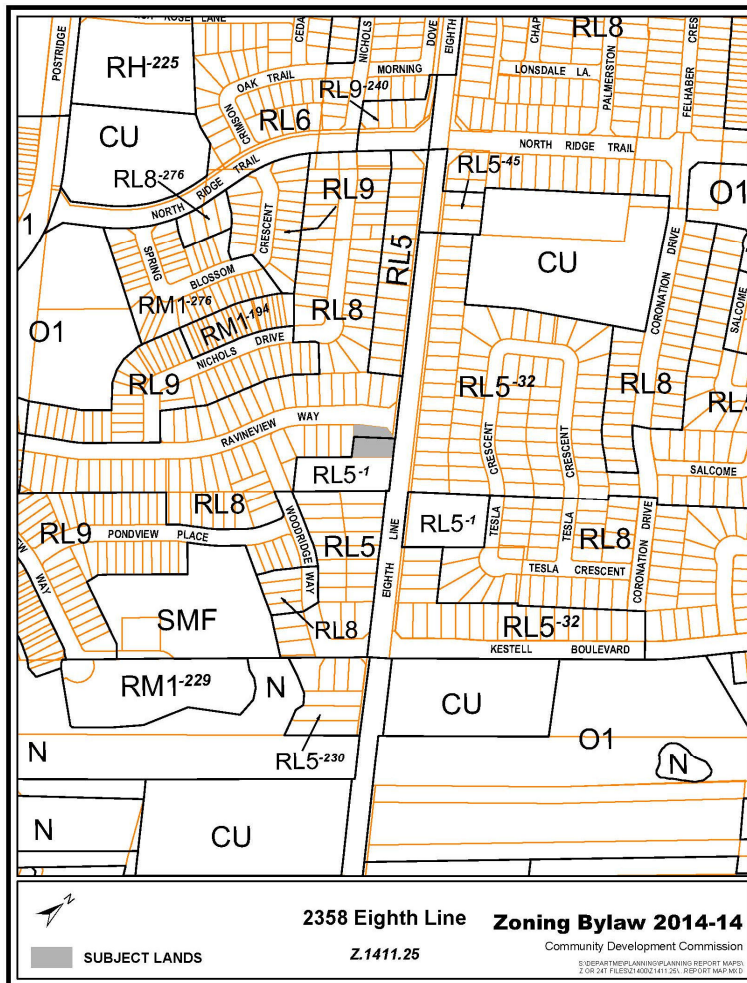


Figure 5: Zoning By-law Excerpt

Proposed Zoning By-law Amendment

The applicant proposes to rezone the southerly portion of the lands from *RL5 SP1* to *RL8 - Residential Low Density* to facilitate the development of three detached dwellings.

A detailed planning review of the merits of the proposed regulation modifications will be provided as part of the future recommendation report.

A future severance application would be required to create the three individual parcels. Each lot would be subject to site plan approval prior to building permit issuance.

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COMMENTS:

The proponent has provided the following studies in support of the application which have been circulated to various public agencies and internal Town departments, and which are under review.

- Legal survey;
- Conceptual site plan and elevations;
- planning justification report;
- functional servicing study;
- site servicing/grading plans;
- arborist report;
- phase 1 environmental site assessment;

The reports to support the application can be found on the Town's website at <http://www.oakville.ca/business/da-12956.html>

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:

- Conformity with Livable Oakville
- Compatibility of new dwellings within the existing neighbourhood

Comments received from the public at the October 3, 2016 public meeting will be considered and included in a forthcoming recommendation report.

CONCLUSION

Planning staff will continue to review and analyze the proposed application 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.

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CONSIDERATIONS:

(A) PUBLIC

A Public Information Meeting (PIM) was held on July 13, 2016, which was attended by a Ward Councillor and one member of the public. Comments received related to timing of development, construction impacts as well as current site standards of the lots. Comments received from the October 3, 2016, statutory Public Meeting will be included in the future recommendation report.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application is currently in circulation to internal departments and public agencies for comment. Comments received from the circulation will be included in the future recommendation report.

(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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