



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 2, 2020

FROM: Planning Services Department

DATE: October 21, 2020

SUBJECT: Public Meeting Report - Draft Plan of Subdivision and Zoning By-law Amendment - 11673092 Canada Inc. - 2352 Eighth Line - File Nos.: 24T-20008.1411 and Z.1411.26

LOCATION: 2352 Eighth Line

WARD: 6

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RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated October 21, 2020, be received.
2. That comments from the public with respect to the proposed draft plan of subdivision and zoning by-law amendment submitted by 11673092 Canada Inc. (File Nos.: 24T-20008.1411 and Z.1411.26), be received.
3. That staff consider such comments as may be provided by Council.

KEY FACTS:

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

- The applicant has submitted a proposed zoning by-law amendment and draft plan of subdivision to develop approximately 0.417ha (4,172.41m²) of land for six detached residential units, with three units fronting onto Eighth Line, and three units fronting onto Woodridge Way.
- The lands to be developed include vacant town owned lands on the east side of Woodridge Way, south of Ravineview Way.
- The subject lands are all designated *Low Density Residential* in the Livable Oakville Official Plan. The lands are zoned Residential Low (RL5 SP:1) with the exception of the vacant town parcel which is zoned Residential Low (RL8) by Zoning By-law 2014-014.

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- Both the existing Official Plan designation and zoning are consistent with the Provincial Policy Statement, conform to all applicable Provincial plans, the Region of Halton Official Plan and the Livable Oakville Official Plan.
- The applications were submitted and deemed complete on July 6, 2020. Bill 108 provides for a 90 day appeal timeframe, which would have ended on October 4, 2020. Due to the COVID pandemic, the Province issued a regulation that effectively suspended this timeframe between March 17, 2020 and June 22, 2020. In consideration of this, the 90 day appeal timeframe remains unchanged.

BACKGROUND:

The purpose of this report is to introduce the planning applications 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.

The current applications were submitted and deemed complete on July 6, 2020.

Proposal

The applicant has submitted a draft plan of subdivision and zoning by-law amendment application to develop the lands for six new detached residential units. Three units would front onto Eighth Line, and three units would front onto Woodridge Way. The proposal incorporates a 321m² town owned parcel to facilitate the proposed three lots on Woodridge Way, as shown in Figure 1 below (also provided as Appendix "A").

The materials submitted for this application can be found online at <https://www.oakville.ca/business/da-35878.html>

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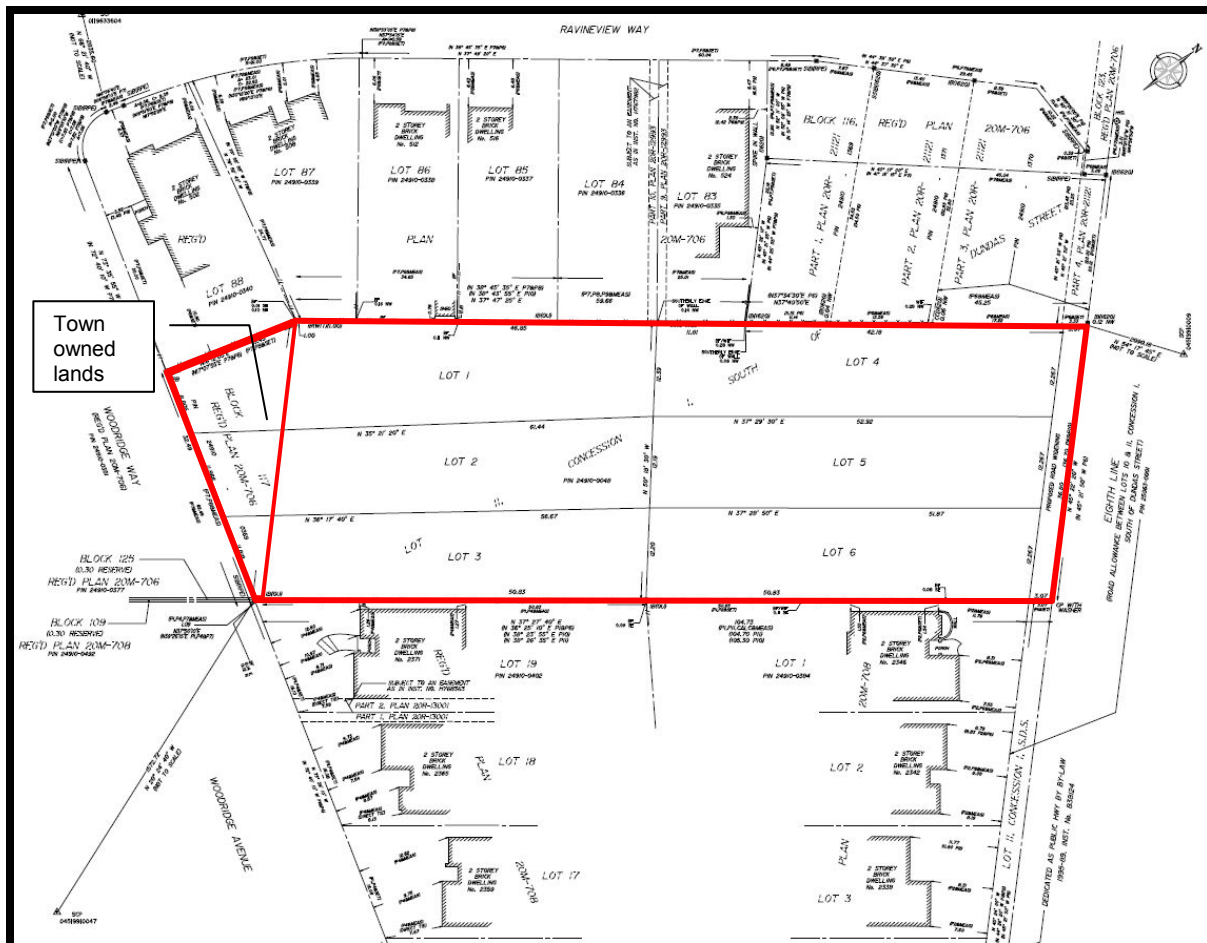


Figure 1 – Draft Plan

Town Owned Land

The proposal incorporates a 321m² remnant town parcel located on the east side of Woodridge Way, south of Ravineview Way. The remnant parcel was conveyed to the town through the original plan of subdivision in the 1990s. The parcel has been maintained in a manner similar to other remnant parcels, and has been used by some residents as park space. However, these lands are not designated or zoned for Park uses. There are no park facilities (walking paths, or furniture such as benches) on the parcel. This parcel was not formally turned into a park, as it has always been intended to be added to other lands for redevelopment, in a manner consistent with the surrounding neighbourhood. Additional details regarding the land use designation and zoning for the town owned parcel is provided later in this report.

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The proposed development contemplates the future acquisition of the town parcel subject to Council approval. Staff will evaluate the merits of disposing of the lands through the future recommendation report.

Location & Site Description

The subject lands are located at south of Dundas Street, on the west side of Eighth Line, and on the east side of Woodridge Way. The subject lands are 0.417ha (4,172.41m²) in size with approximately 36.8m of frontage on Eighth Line, with the town owned portion being approximately 0.0321ha (321m²) in size and having approximately 32.49m of frontage on Woodridge Way. The site contains a detached dwelling. The legal description of the lands is part of Lot 11, Concession 1, SDS, with the town owned portion being legally described as all of Block 117 in Registered Plan 20M-706.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Two-Storey Detached Residential Dwellings, vacant lands approved for two-Storey Detached Dwellings

East: Eighth Line, two-Storey Detached Residential Dwellings

South: Two-Storey Detached Residential Dwellings

West: Woodridge Way, two-Storey Detached Residential Dwellings

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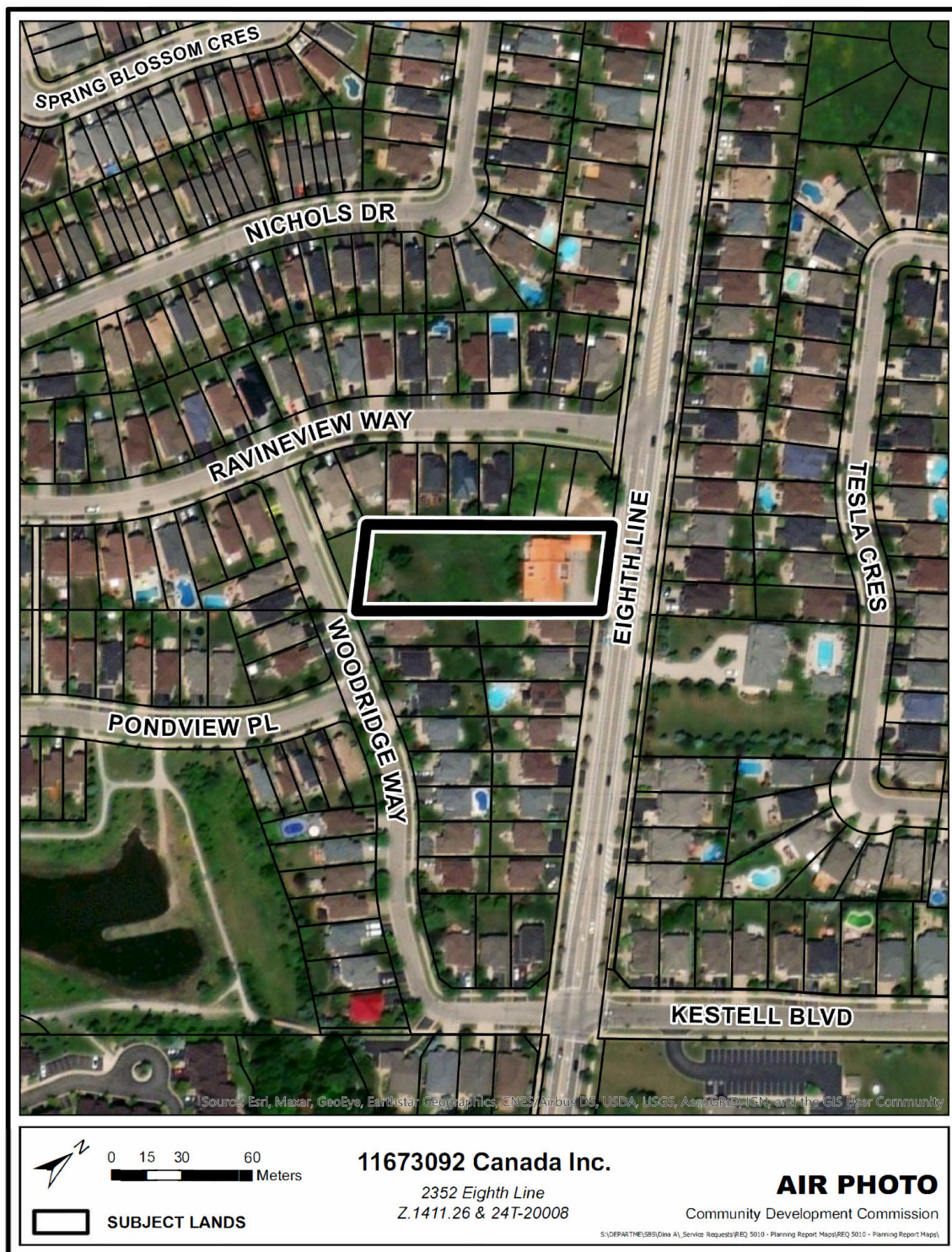


Figure 2 – Aerial Photo

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PLANNING POLICY & ANALYSIS

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

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189

Provincial Policy Statement

The Provincial Policy Statement (2020) ('PPS'), which came into effect on May 1, 2020, continues to recognize 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 encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS (2020) promotes the integration of land use planning, growth management and transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe ('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 subject lands are located within a "Delineated Built-Up Boundary."

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 options.

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Halton Region Official Plan

The subject lands are designated as 'Urban Area', located within the Built Boundary. The range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies and plan in effect. The Region has reviewed the applicant's Functional Servicing Report and provides that the property was included in the design of the watermain and sanitary sewer system for the area under the previous plan of subdivision in 1998. Therefore, the lands can be adequately serviced for the proposed development.

Livable Oakville Official Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011.

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 15.

The subject lands are identified on Schedule A1 – Urban Structure as being within the Town's Residential Areas.

Livable Oakville Land Use Policies

The lands owned by the developer and the town owned lands are designated *Low Density Residential* on Schedule I: Central Land Use plan (shown as Figure 3 below).

The *Low Density Residential* designation permits detached, semi-detached and duplex building types, up to a density of 29 dwelling units per site hectare. The proposed development would have a density of 14.38 units per hectare.

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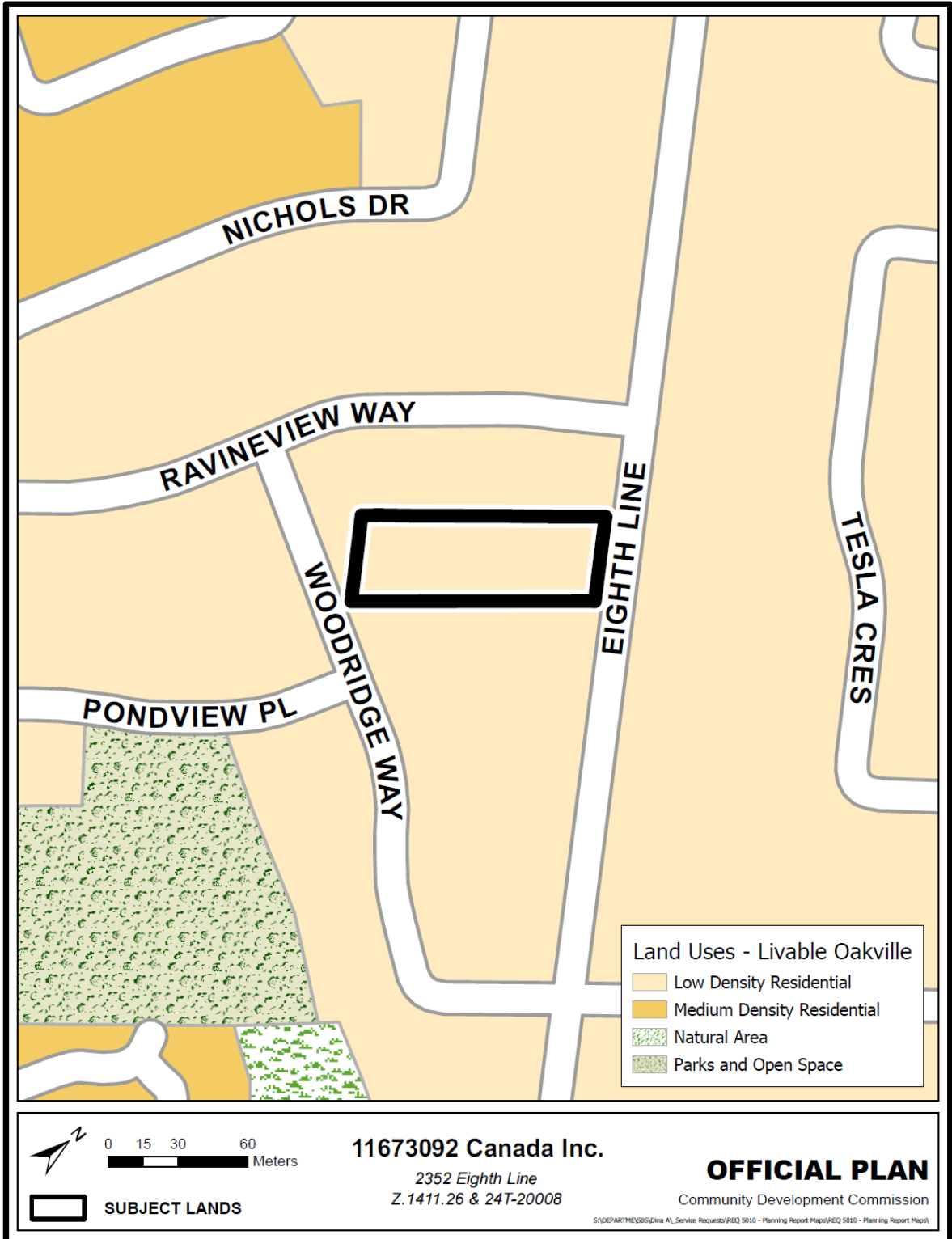


Figure 3 – Official Plan

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While the majority of intensification is to be directed to the Town's Growth Areas, some intensification within residential areas can be accommodated. Intensification within stable residential areas are subject to the policies of 11.1.8 and 11.1.9, and will be evaluated using criteria that maintains and protects the existing neighbourhood character. These include, but not limited to, ensuring the built form of development is compatible with the surrounding neighborhood, and to minimize the impacts on adjacent properties on matters such as grading, access, privacy and shadowing. Excerpts of relevant Livable Oakville policies to the application are attached as Appendix "B".

Zoning By-law (2014-014)

The portion of the subject lands owned by the applicant are zoned Residential Low (RL5) Special Provision 1. The town owned lands also included with this proposal are zoned Residential Low (RL8). As shown in Figure 4 below, the zoning to the south and east of the subject lands is RL5, whereas the zoning to the north and west is RL8.

Special Provision 1 in Zoning By-law 2014-014 was applied to many properties throughout the town (south of Dundas) where staff identified a potential for these lands to redevelop in the future. By applying the Special Provision 1, further planning approvals are required to redevelop the property. One example of this is seen in Figure 4, directly south east of the subject lands. These parcels are often hold-out parcels from previous subdivisions, and it is anticipated that they will redevelop in manner which is consistent with the neighbourhood context.

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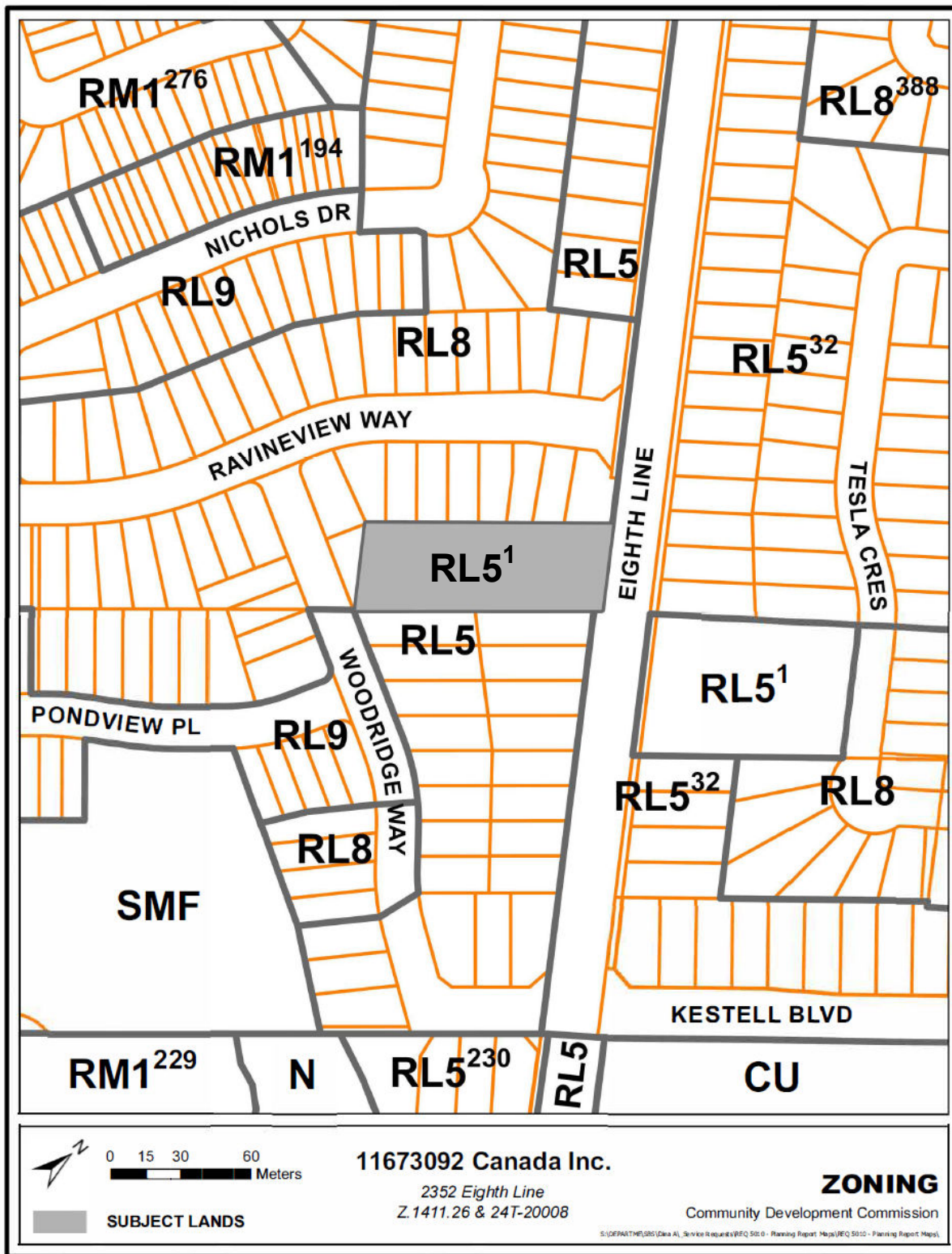


Figure 4 - Zoning

Despite the subject lands having both RL5 and RL8 zoning, the applicant proposes to zone the lands a site specific RL5, with a modification to the lot frontage only.

A comparison of the RL5 and RL8 Zones is provided in Table 1 below.

Table 1 – Zoning Comparison

Zone Regulation	RL5	RL8	RL5 Modified, as proposed
Permitted Residential Uses	Detached Dwelling	Detached and Semi-detached Dwellings	Detached Dwelling
Minimum Lot Area	464.5m ²	360m ²	625m ² – 819m ^{2*}
Minimum Frontage	15m	12m	11.42m – 12.28m**
Minimum Front Yard	7.5m	4.5m	7.5m – 9.23m*
Minimum Interior Side Yard	1.2m with an attached garage	0.6m provided 2.4m is provided between buildings.	1.25m – 1.28m*
Minimum Rear Yard	7.5m	7.5m	23.83m – 33.87m*
Maximum Height	12.0m	10.5m	9.45m - 9.48m*
Maximum Number of Storeys	2	3	2*
Maximum Lot Coverage	35%	N/A	22.06%-28.89%*
Maximum Floor Area	N/A	65%, with no more than 35% of the 2 nd storey provided above the 2 nd storey	N/A*

*Does not require modification to the RL5 zone

**Requires modification to the RL5 Zone

TECHNICAL & PUBLIC COMMENTS

The proponent has provided technical studies in support of the application which have been circulated to various public agencies and internal town departments, and which are under review. The following studies and supporting documentation are also accessible on the town's website:

- Arborist Report
- Functional Servicing Report
- Planning Justification Report
- Frontage Study Report

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- Servicing Plan
- Grading Plan
- Storm Drainage Area Plan
- Streetscape Plan
- Conceptual Site Plan
- Tree Inventory and Preservation Plan
- Urban Design Brief

Issues Under Review / Matters to be Considered

The following reflects issues and matters have been identified to date for further review and consideration. Not all circulation comments have been received to date but will be considered in the future recommendation report.

- Consistency with the Provincial Policy Statement, 2020 and conformity to the 2019 Growth Plan for the Greater Golden Horseshoe.
- Conformity with Livable Oakville policies including the intensification policies of 11.1.8 and 11.1.9.
- Compliance with the Livable by Design Guidelines Parts A and C, including scale, massing, landscaping.
- Preservation and treatment for trees located on the subject lands.
- Compatibility of the proposed development with the surrounding neighbourhood context.
- Scale, massing and setback of the proposed dwellings relative to the existing adjacent dwellings.
- Decommissioning of the existing well.
- Disposition of the town owned lands.
- Impacts to existing on-street parking and traffic conditions.

Comments received at this public meeting will be considered and included in a forthcoming recommendation report.

CONSIDERATIONS:

(A) PUBLIC

The applicant held a virtual Public Information Meeting (PIM) on May 28, 2020. There were four members of the public in attendance.

Issues raised at the PIM included:

- Lot Widths
- Removal of the existing well
- House Size
- Trees
- Privacy
- Town owned lands
- Development timelines

Notice for the meeting regarding this development application was provided through a mailing of all properties within 120 metres of the subject lands. Resident Associations were notified along with property owners in accordance with the *Planning Act* Regulations and Town practices.

Written correspondence from seven members of the public has been received at the time of the writing of this report. These comments reflect the same issues raised at the PIM noted above. The comments have been included as Appendix "C".

(B) FINANCIAL

Cash in Lieu of Parkland and Development Charges would be applicable to this development, net of any eligible credits. The amendments to the Development Charges Act, 1997 and the Planning Act proposed through Bill 108, the More Homes, More Choice Act, and Bill 197, the COVID-19 Economic Recovery Act have been proclaimed and are in force as of September 18, 2020. This provides more certainty in municipal financing and assists the town in providing complete communities while ensuring that "growth pays for growth" to the maximum extent possible.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies or review and remains in technical review.

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The applications will be considered under Bill 108, which provides for a 90 day timeline before an appeal can be filed for lack of decision. This timeline would normally have ended on October 4, 2020. Due to the COVID pandemic, the Province issued a regulation that effectively suspended this timeframe between March 17, 2020 and June 22, 2020. In consideration of this, the 90 day appeal timeframe remains unchanged.

(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 generally complies with the Town's sustainability goals and objectives of the North Oakville East Secondary Plan. The proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019 to provide opportunities to reduce the development footprint of the proposal.

CONCLUSION:

Planning staff will continue to review the proposed application, including departmental, agency and public feedback and report back to Council with a recommendation. No further notice is required, however, written notice of any future public meetings will be provided to those who have made written submissions.

APPENDICES:

- Appendix "A" – Draft Plan of Subdivision
- Appendix "B" – Applicable Policies
- Appendix "C" – Public Comments
- Appendix "D" – Applicant's Proposed Zoning Regulations

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