



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 28, 2016

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**FROM:** Planning Services Department 16-602

**DATE:** November 7, 2016

**SUBJECT:** **Public Meeting Report – 3060 & 3072 Sixth Line, Metroly Developments – Proposed Zoning By-law Amendment, Z.1316.06**

**LOCATION:** 3060 & 3072 Sixth Line

**WARD:** 5 Page 1

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### RECOMMENDATION:

1. That comments from the public with respect to the Zoning By-law Amendment application by Metroly Developments (2457667 Ontario Inc.), File No. Z.1316.06, be received; and
2. That notice of Council's decision reflect that any comments received from the public will be appropriately addressed.

### KEY FACTS:

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

- A Zoning By-law Amendment application was submitted on June 30, 2016 by Metroly Developments (2457667 Ontario Inc.) to permit a total of 109 stacked and regular townhouse dwellings with underground parking.
- The site is located in North Oakville at 3060 and 3072 Sixth Line, west of Sixth Line between Kaiting Trail and Lane 139.
- The application was deemed complete on August 12, 2016.
- The application has been circulated to internal departments and public agencies for review and comment.
- A Public Information Meeting was held on September 29, 2016. Two members of the public attended.
- Staff will submit a recommendation report for Council's consideration at a future Planning and Development Council meeting.

### 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

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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 has submitted a Zoning By-law Amendment to rezone the site from Existing Development (ED) to Neighbourhood Centre (NC). The applicant seeks approval to permit the lands to be developed for a total of 109 stacked and regular townhouse dwellings with underground parking and an overall density of 150 units per net hectare.

The proposal calls for two blocks of 4-storey, stacked townhouse dwellings to front directly onto Sixth Line. Two blocks of 4-storey, stacked townhouses and one block of 3-storey regular townhouses are proposed on the back portion of the property. A single-level underground parking garage with 134 parking spaces is proposed beneath the entire development.

The figures below highlight the proposed development:

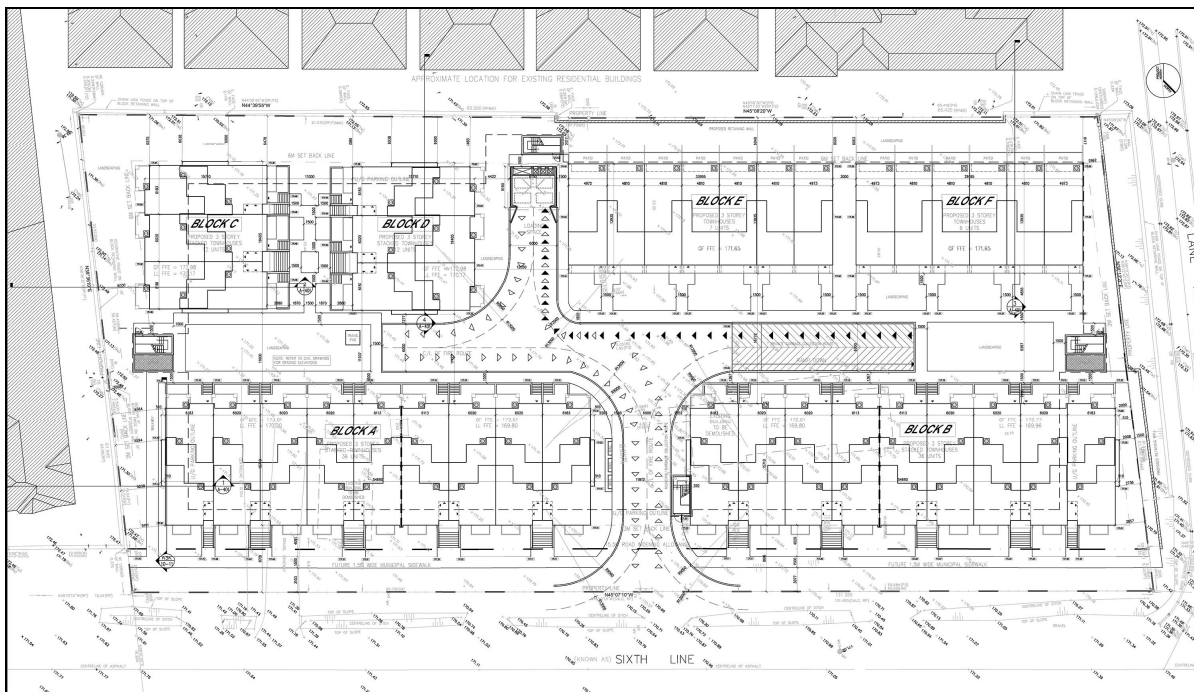


Figure 1: Site Plan

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Figure 2: Front Elevation Block A (facing Sixth Line)



Figure 3: Front Elevation Block B (facing Sixth Line)

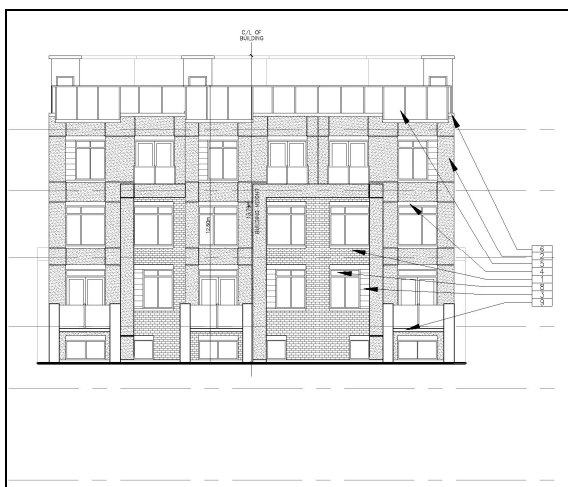


Figure 4: Side Elevation Block C (facing south)

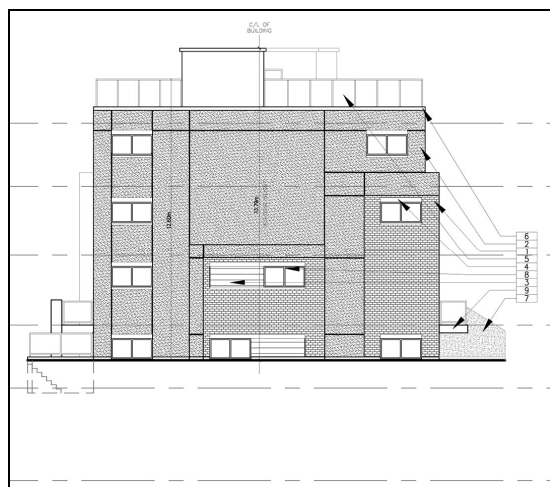


Figure 5: Side Elevation Block A (facing south)

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Figure 6: Rear Elevation Block F (facing west)



Figure 7: Rear Elevation Block E (facing west)

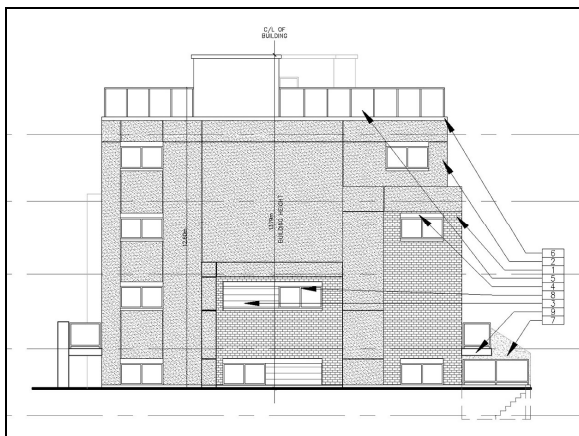


Figure 8: Rear Elevation Block D (facing west)

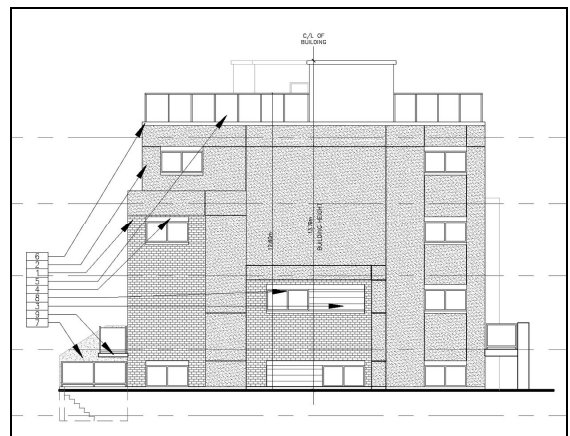


Figure 9: Rear Elevation Block C (facing west)



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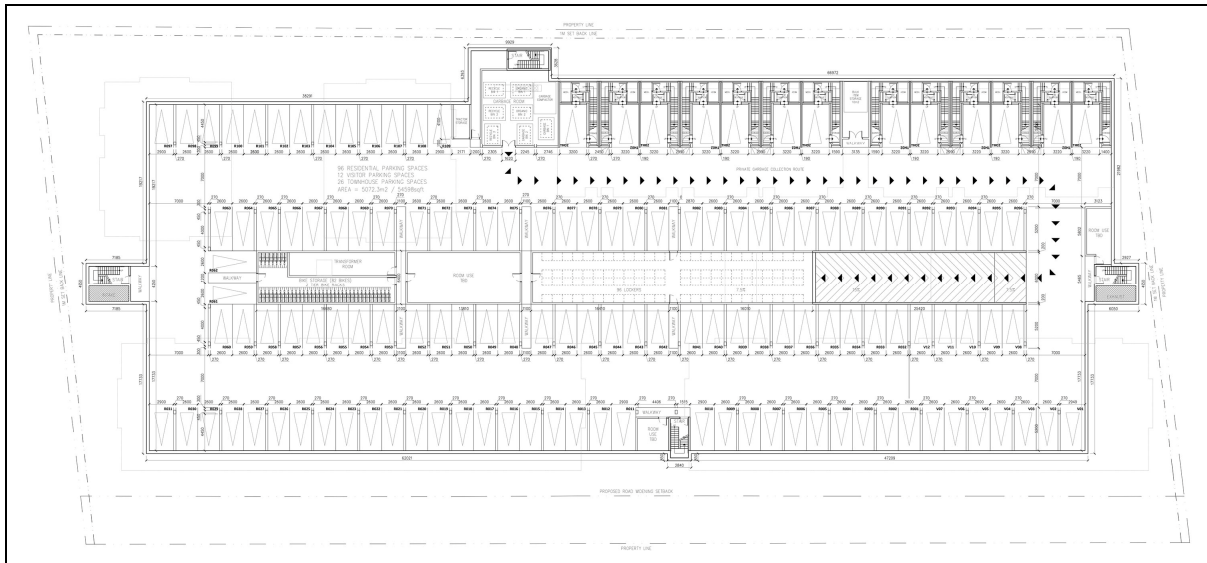


Figure 10: Underground Parking Level

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Location

The property is located at 3060 and 3072 Sixth Line. It is located in North Oakville on the west side of Sixth Line between Kaiting Trail and Lane 139 (see Figure below).



Figure 11: Air photo of subject property

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### Site Description

The subject land has a total area 0.8023 hectares with 131.38 metres of frontage on Sixth Line. A portion of the site is required to be conveyed to the Town as a road widening of Sixth Line. The resulting net development area will be 0.7291 hectares. A total of 109 units on the net development area will equate to a density of 150 units per net hectare.

The property at 3060 Sixth Line is currently occupied by a detached one-storey dwelling and associated detached garage. The property at 3072 Sixth Line is currently occupied by a 1.5-storey detached dwelling with an attached garage.

### Surrounding Land Uses

The surrounding land uses are as follows:

- North — Lane-based townhouses fronting onto Sixteen Mile Drive and backing onto Lane 139 have been constructed immediately north of the subject lands.
- South — Street-oriented townhouses fronting onto Kaiting Trail and backing onto the subject site have been constructed immediately south of the subject lands.
- West — Street-oriented semi-detached dwellings and townhouse dwellings fronting onto Janice Drive and backing onto the subject site have been constructed immediately west of the subject lands.
- East — The lands to the east of Sixth Line are predominantly vacant and are currently being pre-serviced in accordance with the approved draft plan of subdivision (Sixth Line Corp., 24T-12009). The approved draft plan indicates that a relocated watercourse which forms part of the Natural Heritage System will be situated adjacent to Sixth Line across from the subject lands.

### **POLICY FRAMEWORK:**

The applications are subject to the following policy framework: the Provincial Policy Statement (PPS 2014), the Growth Plan for the Greater Golden Horseshoe (2006), the Halton Region Official Plan, and the NOESP and North Oakville Zoning By-law.

### Provincial Policy Statement

The Provincial Policy Statement is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic

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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.

Assuming an average of 1.83 persons per unit, the proposal equates to 199 persons and jobs per hectare.

### 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 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.

### North Oakville East Secondary Plan

In 2008, the North Oakville East Secondary Plan (NOESP) was approved through OPA 272. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan.



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The subject lands are located within Neighbourhood 2 of the NOESP (Figure NOE1). Figure NOE2 (Land Use) of the NOESP designates the site as Neighbourhood Area.

The North Oakville Master Plan (Appendix 7.3 in the NOESP) graphically illustrates a potential design concept for the NOESP area. The Master Plan identifies the subject lands as Neighbourhood Centre Area.

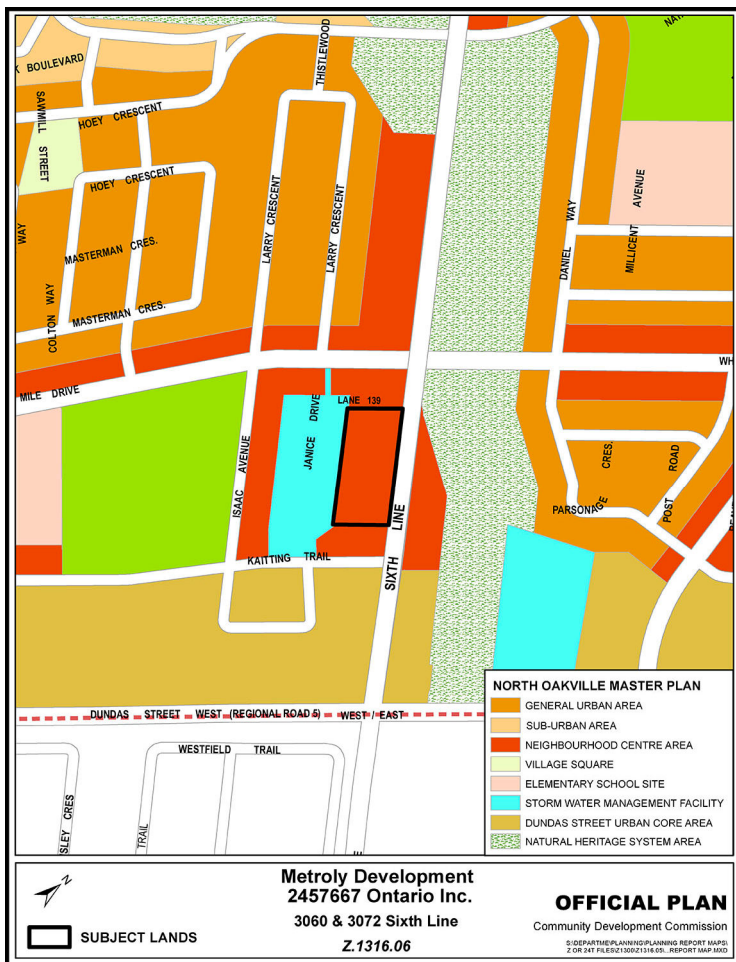


Figure 12: North Oakville Master Plan excerpt showing subject lands

Section 7.6.7.1 of the NOESP contains policies for areas designated as Neighbourhood Centre Area, as follows:

### **7.6.7.1 Neighbourhood Centre Area**

#### **a) Purpose**

*The Neighbourhood Centre Area land use category on Appendix 7.3 will generally be used for areas located central to each neighbourhood. It is intended to accommodate a range of medium density residential development including live/work units and limited commercial and civic uses focused at a central neighbourhood activity node to serve neighbourhood residents.*

#### **b) Permitted Uses, Buildings and Structures**

- *The permitted uses shall be medium density residential uses and small scale convenience retail, personal service, restaurants and business activity, as well as public and institutional uses including village squares. Business activity may include a range of small scale uses including offices, medical clinics, workshops for artisans and artists studios.*
- *Permitted uses shall be primarily located in live/work or medium density residential buildings. Both mixed use and single use buildings shall be permitted and this may include convenience commercial buildings in accordance with the provisions in Subsection c) below.*

#### **c) Land Use Policies**

- *Mixed-use development will be focused at neighbourhood activity nodes which will include a transit stop and other public facilities which serve the neighbourhood such as central mail boxes, or mail pickup facilities. In addition, convenience commercial facilities or similar uses will be encouraged to locate in these areas.*
- *A mix of uses shall be permitted at the following heights and densities:*
  - *Minimum density - FSI of 0.5 for mixed use;*
  - *Maximum density - FSI of 2 for mixed use;*
  - *Minimum density - 35 units per net hectare for residential;*
  - *Maximum density - 150 units per net hectare for residential;*
  - *Minimum height - 2 storeys; and,*
  - *Maximum height - 5 storeys.*

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- *The zoning by-law shall establish minimum and maximum setbacks and implement densities and other standards to ensure that development achieves the minimum standards required as a basis for the creation of this centre area. In particular, on-street parking will be permitted and may be utilized to meet parking standards for commercial and other nonresidential development, and in such circumstances, live/work buildings may require no additional parking for the “work” component.*
- *The Town will require that a variety of building types be developed throughout the Neighbourhood Centre Area land use category in each neighbourhood. The location of building types shall be controlled through the zoning by-law. In this context, notwithstanding the permitted uses and maximum permitted density and height, consideration may be given by the Town to limited areas of housing, which may include public, convenience commercial or similar uses on the ground floor, with a minimum density of 150 units per net hectare and a maximum density of 250 units per net hectare located in proximity to the Core Preserve Area. However, the Town shall be satisfied that the development is appropriate to the context and may require the submission of studies, models and/or plans which address that consideration. In addition, the Town shall be satisfied that the total number of units and population for the plan of subdivision is the same as, or greater than, that which would be required by land use category distribution in Table 1.*

Additionally, Section 7.9.4 of the NOESP indicates that:

#### **7.9.4 Landowners Agreement(s)**

*In order to ensure the appropriate and orderly development of the Secondary Plan area, and to ensure the costs associated with the development of the Secondary Plan are equitably distributed among all landowners, development within the Secondary Plan area shall only be permitted to proceed when a significant number of landowners in the Secondary Plan area have entered into a cost sharing agreement or agreements amongst themselves to address the distribution of costs associated with development in a fair and equitable manner. Individual developments in the Secondary Plan area shall generally not be approved until the subject landowner has become a party to the landowners' cost sharing agreement.*

A letter has been received from the trustee of North Oakville Community Builders Inc. (the North Oakville landowners group) indicating that the owner of the subject lands is a signatory to both the North Oakville Cost Sharing Agreement and the North Oakville Master Parkland Agreement and that the owner is a party in good standing under both agreements.

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North Oakville Zoning By-law (2009-189)

The site is currently zoned Existing Development (ED) within the North Oakville Zoning By-law (2009-189) as highlighted in the figure below. The ED Zone generally restricts use of the subject lands to the use of legally existing buildings and structures on the site.

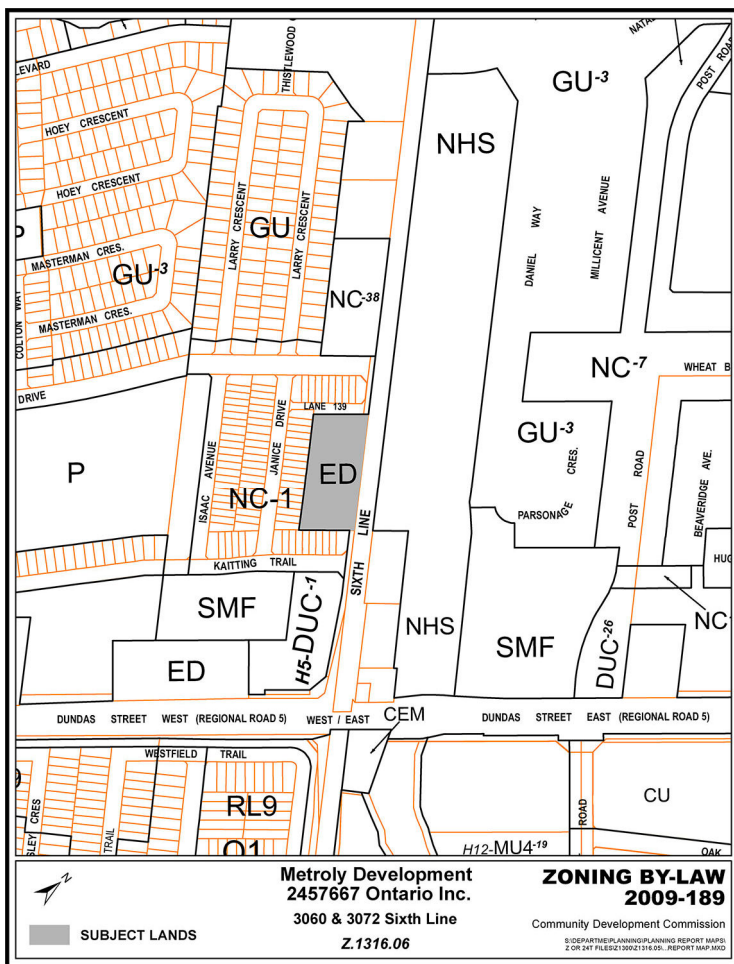


Figure 13: Existing zoning designation for the subject lands

Proposed Zoning By-law Amendment

The applicant proposes to rezone the subject lands from Existing Development (ED) to Neighbourhood Centre (NC) to facilitate the development of 109 stacked and regular townhouse dwellings.

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



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**COMMENT/OPTIONS:**

The proponent has provided numerous 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;
- environmental study report
- functional servicing study;
- geotechnical investigation;
- environmental site assessments;
- site servicing and grading plans;
- traffic impact study;
- parking study;
- urban design brief;
- waste management report
- arborist report, tree survey and preservation plan; and
- noise feasibility study.

The reports to support the application can be found on the Town’s website at <http://www.oakville.ca/business/da-13070.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 North Oakville East Secondary Plan;
- Compatibility of new dwellings within the existing neighbourhood.

Comments received from the public at the November 28, 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(s) 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 September 29, 2016 which was attended by two members of the public. Two public comment submissions were received with respect to this development. One submission requested to be advised of the decision of Council and the other submission voiced objection to the proposal for reasons related to reduced access to natural light, obstructed views, reduced privacy and impact on the availability of public parking in the area. All public comments received are attached as Appendix A. Comments received from the November 28, 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 North Oakville East Secondary Plan.

**APPENDICES:**

Appendix A – Public Comments Received

Prepared by:  
Geoff Abma, MCIP, RPP  
Planner  
Current Planning – East District

Recommended by:  
Heinz Hecht, MCIP, RPP  
Manager  
Current Planning – East District

Submitted by:  
Mark H. Simeoni, MCIP, RPP  
Director, Planning Services