

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 12, 2012

FROM: Planning Services Department

PD-075-12

DATE: October 16, 2012

SUBJECT: Public Meeting
Official Plan and Zoning By-law Amendments
1609514 Ontario Inc. (DUNPAR Developments Inc.)
2158, 2168, 2180, 2192 Trafalgar Road
Z1413.28

LOCATION: 2158, 2168, 2180, 2192 Trafalgar Road

WARD: 5

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RECOMMENDATION:

That comments from the public with respect to the Official Plan amendment and Zoning By-law amendment applications by 1609514 Ontario Inc. (DUNPAR Developments Inc.), (File Z.1413.28), be received.

KEY FACTS:

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

- Applications for Official Plan and Zoning By-law Amendments were submitted on August 13, 2012 and were deemed complete on August 20, 2012.
- The application includes the properties at 2158, 2168, 2180 and 2192 Trafalgar Road and proposes an Official Plan and Zoning By-law Amendments to accommodate 114, four-storey townhouse units.
- A Public Information Meeting was held on October 16, 2012.

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 planning issues. The report is to be received and no decisions are to be made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Once the review is complete,

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Staff will bring forward a recommendation report for consideration by Planning and Development Council.

Proposal

The proponent has submitted Official Plan and Zoning By-law Amendment applications to amend the Livable Oakville Plan land use designation from Low Density Residential to High Density Residential, and the Zoning from Agricultural to a multi-attached residential zone.

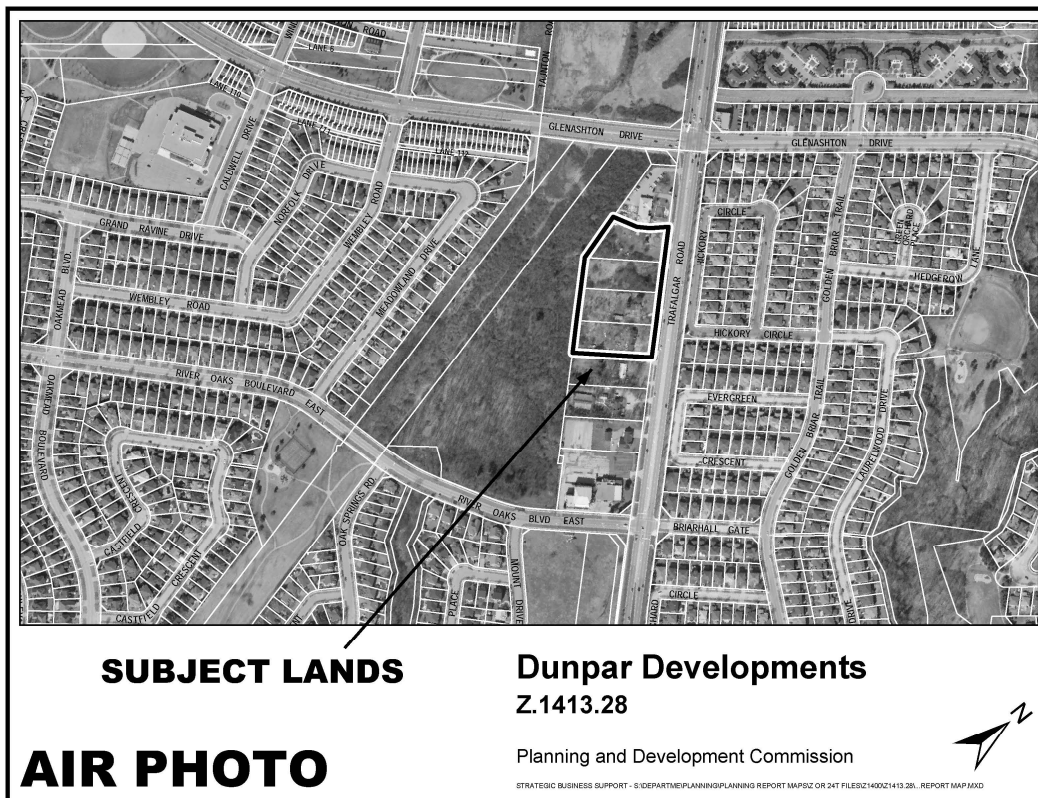
The proposed development consists of 114, four-storey freehold, rear lane, common element townhouse units. A concept plan has been included as Appendix 'A'. The resulting density of 70 units per site hectare is within the High Density Residential density range under the Livable Oakville Plan.

The applicant proposes to access the subject lands from the future municipal road located to the northwest that is planned to be constructed through the draft approved Kilbarry Holdings Corporation development (Planning and Development Council, October 24, 2011). The approved draft plan of subdivision for the Kilbarry Development is included as Appendix 'B'.

Location

The subject lands are comprised of four properties along the west side of Trafalgar Road; 2158, 2168, 2180 and 2192 Trafalgar Road.

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Site Description

The subject lands are located south of Glenashton Drive along Trafalgar Road, which has been identified as a Busway Corridor in the Livable Oakville Plan. The total site area is 1.65 hectares.

There are existing houses, built in the 1950's, on three of the four properties. The houses are proposed to be removed.

Surrounding Land Uses

The surrounding land uses are as follows:

- North: Existing commercial use (daycare centre, chiropractic and dental office)
- East: Trafalgar Road and established residential neighbourhood
- South: A detached dwelling, dog kennel and place of worship

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West: Vacant land which has received draft approval to permit the development of a 51 lot residential subdivision to accommodate single detached dwellings

POLICY FRAMEWORK

The application is subject to the following policy framework: the Halton Region Official Plan, the Livable Oakville Plan and Zoning By-law (1984-63). The application will be evaluated in this context and comments provided in the future recommendation report.

Region of Halton Official Plan

The lands are designated “Urban Area” according to the Region’s Official 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.

Trafalgar Road is under Halton Region’s jurisdiction. Trafalgar Road is planned to accommodate Bus Rapid Transit (BRT) in the future, which was recommended by Metrolinx’s Regional Transportation Plan: The Big Move, and is currently under study by the Region of Halton.

Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011 and implements the Provincial Policy Statement and Provincial Growth Plan for the Greater Golden Horseshoe.

The subject lands are designated low density residential, permitting single and semi-detached residential units at a density up to 29 units per site hectare. Livable Oakville Schedule I: Central Land Use is attached as Appendix ‘C’. Policy 26.3 of Section 26: Special Policy Areas states:

“Corridors represent general linear areas along major arterial roads. These areas provide a linkage between nodes and can provide for various functions including support for employment areas or as a buffer to residential neighbourhoods. Corridors generally contain a mix of uses, many in transition, and many unrelated or connected in form or function. Corridors are recognized for their potential for

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intensification due to their location along major transit routes and, in many cases, because they contain numerous vacant or underutilized lands.

The corridors located along Trafalgar Road between Dundas Street and the QEW, and along Dundas Street, should be further studied by the Town to identify future opportunities for intensification with future transit improvements provided and appropriate land use policies to accommodate intensification opportunities.”

The Town has recently begun background work for the Trafalgar Road Corridor Study. The study is intended to evaluate and recommend any intensification opportunities, as well as the appropriate densities and mix of land uses along Trafalgar Road. The coordination of the timing of the Study and the future recommendation report for the subject application should be such that the application does not preclude the ability to implement the study recommendations.

Zoning By-law

The subject lands are zoned Agricultural, which permits one detached dwelling, and a range of uses including parks, recreational areas, places of worship, as well as public and private schools. The applicant is proposing a multi-attached residential zone (R8) at a density of 70 units per site hectare, which is an appropriate zone for a higher density form. Zoning By-law 91(22) is attached as Appendix ‘D’.

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.

Aerial Photo	Planning Justification Report
Survey	Urban Design Brief
Concept Plans	Tree Inventory and Preservation Study
Renderings	Functional Servicing Study
Building Elevations	Stormwater Management Report
Block Plans/Floor Plans	Transportation Impact Study with Para-Transit Study
Site Servicing	Archeological Assessment Report
Site Grading	Noise Report
Erosion Control	Environmental Site Screening Checklists
Soil Report	Phase 1 Environmental Site Assessments

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The materials submitted in support of the application can be found on the Town's website at <http://www.oakville.ca/business/da-6549.html>.

Matters to be considered

A public information meeting was held on October 16, 2012 and was attended by three members of the public. Specific matters raised at the meeting include:

- Compatibility of the proposed use with adjacent uses (including intensity of use and height of proposed buildings)
- Impacts to future development of adjacent lots
- Affordability

A complete analysis of the application will be undertaken and include a review of the following matters, which have been identified to date:

- Conformity with the Livable Oakville Plan
- Proposed use and density
- Compatibility and integration (servicing, access, etc.) with adjacent land uses
- Layout of the development
- Design of the units, especially along Trafalgar Road
- Transportation (transit supportive development, traffic impacts and road improvements)
- Timing of the application's recommendation report in relation to the completion of the Trafalgar Road Corridor Study.
- Stormwater management

Comments received from the public at the November 12, 2012 public meeting will be addressed and provided to Council in a forthcoming recommendation report.

CONCLUSION

Planning staff will continue to review and analyze the submitted applications 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

The public meeting being held November 12, 2012 satisfies the statutory meeting requirements. A Public Information Meeting was held on Tuesday, October 16, 2012 and was attended by three members of the public.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The applications are currently in circulation to internal departments and public agencies for comments. The details of these comments will be included in the future Planning Services recommendation report for Council's consideration.

(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.

APPENDICES:

Appendix A – Dunpar Inc. Concept Plan
Appendix B – Kilbarry Holdings Corporation Draft Plan of Subdivision
Appendix C – Official Plan (*Livable Oakville*) extract
Appendix D – Zoning By-law both existing and proposed extract

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