

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JANUARY 16, 2017

FROM: Planning Services Department

DATE: December 19, 2016

SUBJECT: Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment - Trinity United Church - 1250 McCraney Street East - File No: 24T-16002/1513 and Z.1513.27 - By-law 2017-001

LOCATION: 1250 McCraney Street East

WARD: 5

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RECOMMENDATION:

1. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary;
2. That Zoning By-law Amendment and Draft Plan of Subdivision applications by Trinity United Church, (File No. Z.1513.27 and 24T-16002/1513) be approved;
3. That the Director of Planning Services be authorized to grant draft plan approval for Draft Plan of Subdivision (24T-16002/1513) prepared by Mackay, Mackay & Peters Ltd., dated November 25, 2016, subject to the conditions contained in Appendices A1 and A2 of the report dated December 19, 2016, from Planning Services department;
4. That once 24T-16002/1513 has been draft approved by the Director of Planning Services, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates, if required;
5. That the Subdivision Agreement be executed in accordance with By-law 2013-057;
6. That By-law 2017-001 be passed; and
7. That notice of Council's decision reflects that the comments from the public have been appropriately addressed.

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KEY FACTS:

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

- This report recommends approval of a proposed Draft Plan of Subdivision and Zoning by-law Amendment application submitted by Trinity United Church.
- The effect of the applications would be to create three residential lots for detached dwelling units fronting onto Sewell Drive. The balance of the site will remain as a place of worship.
- The neighbourhood character consists of two-storey dwellings ranging in size between 195-279 m².
- The proposed Zoning By-law would allow for dwellings ranging between 225-240 m² exclusive of a 56 m² garage.
- The applications were received on March 7, 2016 and deemed complete on April 6, 2016.
- A Public Information Meeting was held on May 11, 2016, and the Statutory Public Meeting was held on June 13, 2016.

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and a recommendation on a proposed Draft Plan of Subdivision and Zoning By-law Amendment applications.

The intent of the Draft Plan of Subdivision is to create three residential lots at the southwest corner of the church property fronting onto Sewell Drive. The intent of the proposed zoning amendment is to rezone the proposed three lots from Community Use (CU) to Residential Low Density (RL5) to permit the development of a detached dwelling on each lot. The existing church parking lot will be reconfigured to accommodate the proposed lots.

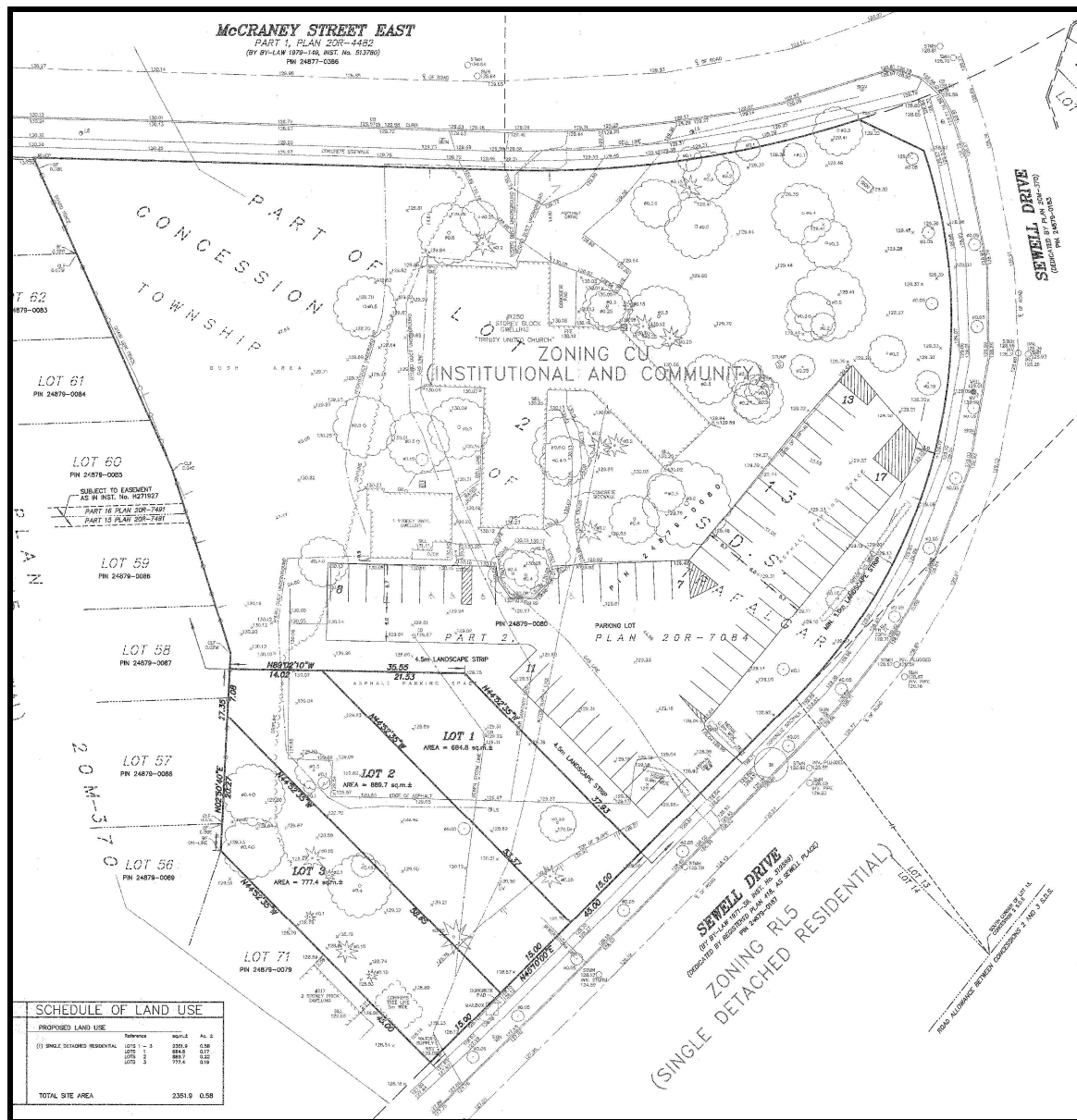
Applications for a Draft Plan of Subdivision and Zoning By-law Amendment were submitted on March 7, 2016 and deemed complete on April 6, 2016. A public information meeting was hosted by town staff on May 11, 2016, and was attended by four members of the public and one Ward Councilor. The statutory public meeting required by the *Planning Act* was hosted by Planning and Development Council on June 13, 2016.

Proposal

The applicant seeks approval of a Draft Plan of Subdivision and Zoning By-law Amendment which would have the effect of creating three detached residential lots fronting onto Sewell Drive.

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The proposal is shown on Figures 1 and 2.



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Figure 2: Conceptual Site Plan of Reconfigured Church Parking Lot

The Zoning By-law Amendment proposes to rezone a portion of the site from “CU-Community Use” to a site specific “RL5 – Residential Low Density” zone. The balance of the site will maintain the CU - Community Use Zone associated with the church use. The adjacent lands are zoned RL5 – Residential Low Density.

Location

The subject property is generally located west of Trafalgar Road, south of McCraney Street East and north of Sewell Drive (Figure 3). The municipal address is 1250 McCraney Street East.

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Figure 3: Aerial

Site Description

The subject land is irregular in shape and is approximately 1.2 ha in size with approximately 133 m of frontage on McCraney Street and 166 m of frontage on Sewell Drive.

An existing 776 m² place of worship with 100 parking spaces and a 113 m² accessory building are centrally located on the site. There is some vegetation

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located in the vicinity of the proposed lots including a woodlot at the northern area of the property adjacent to McCraney Street East.

Surrounding Land Uses

Detached dwellings are located to the north, south, east and west of the subject site.

POLICY FRAMEWORK

Provincial Policy Statement (PPS) – 2014

The Provincial Policy Statement is intended to promote a policy led system, which recognizes 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 proposal would be consistent with the new PPS.

Region of Halton Official Plan

The Ontario Municipal Board 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.

Originally the Region of Halton requested that the site specific by-law include a "H" Holding Provision which would be removed once a Record of Site Condition was received for the lands from the Ministry of the Environment. In October 2016, the Region of Halton received an acknowledged Record of Site Condition from the Ministry of Environment (MOECC) and as such the Region of Halton no longer requires the inclusion of a Holding Provision.

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Regional staff has no objections to the approval of the proposed Draft Plan of Subdivision and Zoning By-Law Amendment. Conditions of draft plan approval haven been established to address standard regional development requirements.

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 subject property is designated *Low Density Residential* as identified on Schedule I – Central Land Use within the Livable Oakville Plan (Figure 4).

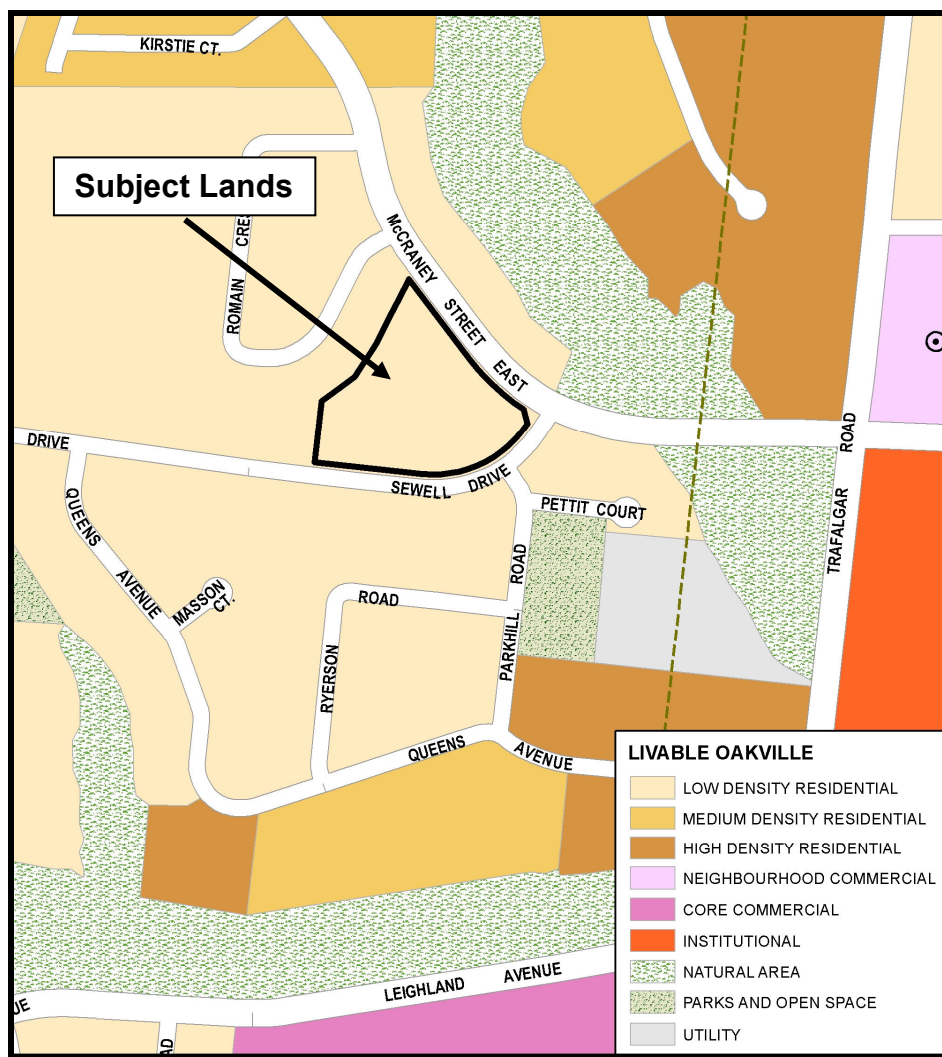


Figure 4: Livable Oakville Plan Extract

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The following specific policies apply to the lands designated Low Density Residential.

11.2 Low Density Residential

11.2.1 Permitted Uses

The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes.

11.2.2 A density of up to 29 dwelling units per *site hectare* may be permitted in areas designated Residential Low Density.

These lands are subject to the policies of Part D, Section 11 – Residential, including Section 11.1.8 and 11.1.9 that govern intensification within stable residential communities.

11.1.8 *Intensification within the stable residential communities shall be provided as follows:*

- a) *Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, land division, and/or the conversion of an existing building into one or more units, may be considered where it is compatible with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan.*

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.
- c) Where a *development* represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent *development*.

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- d) Where applicable, the proposed lotting pattern of *development* shall be *compatible* with the predominant lotting pattern of the surrounding neighbourhood.
- e) Roads and/or municipal *infrastructure* shall be adequate to provide water and wastewater service, waste management services and fire protection.
- f) Surface parking shall be minimized on the site.
- g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- h) Impacts on 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.
- i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
- j) *Development* should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- k) The transportation system should adequately accommodate anticipated traffic volumes.
- l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.

General Policies for Urban Design, Streetscape and Landscape

The Livable Oakville Plan, Part C, Section 6 Urban Design sets out policies for compatibility with the existing community and compatibility in terms of height and transitions between existing and new development. These policies are as follows:

- “6.1.1 a) *to provide diversity, comfort, safety and compatibility with the existing community;*
- 6.9.9. *New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to*

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existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.”

Zoning By-law - 2014-014

By-law 2014-14 zones the subject lands *CU – Community Use* as shown on Figure 5 below.

Residential uses are not permitted within the *CU – Community Use* zone and therefore a Zoning By-law Amendment is required.

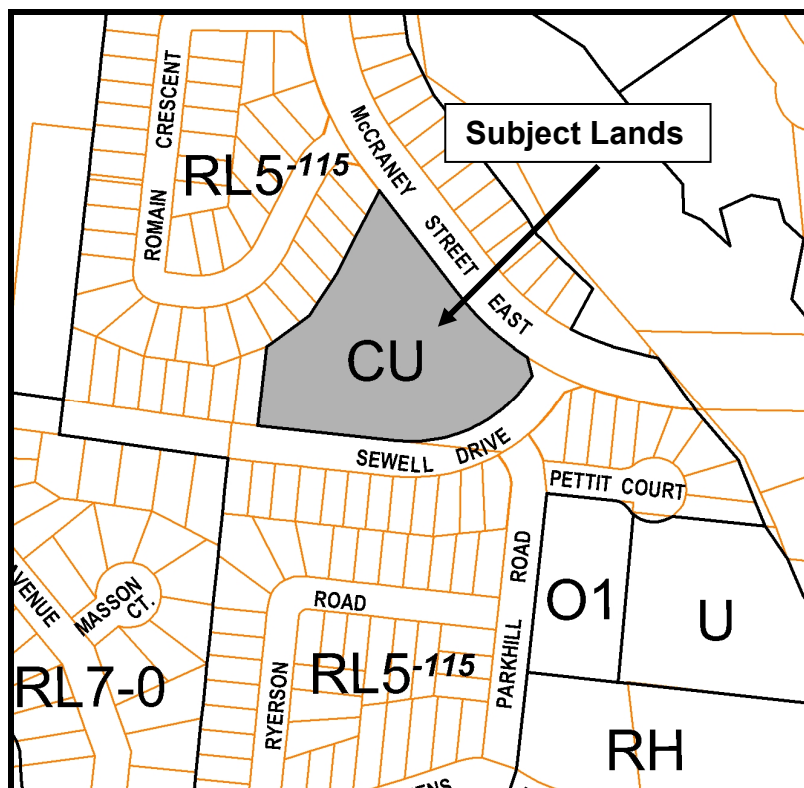


Figure 5: Zoning By-law Extracts from By-law 2014-014

PLANNING ANALYSIS:

Proposed Zoning By-law Amendment

The applicant proposes to rezone the lands from *CU – Community Use* to a site specific *RL5 – Residential Low Density* zone, to implement the low density residential land use and establish appropriate regulations for the lands.

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The following is a comparison between the zoning in the immediate area (RL5⁻¹¹⁵), the parent zoning (RL5), and the zoning as proposed (Table 1).

Table 1: Zoning Comparison between Study Area (Fig.6) and Applicant's Proposal

	RL5⁻¹¹⁵ (Study Area – See Figure 6)	Proposed
Minimum <i>lot area</i>	464.5 m ²	Lot 1 – 685 m ² Lot 2 – 890 m ² Lot 3 – 777 m ²
Minimum <i>lot frontage</i>	15 m	15 m
Minimum <i>front yard</i>	7.5 m	7.5 m
Minimum <i>interior yard</i>	2.0 m	2.0 m*
Maximum <i>height</i>	12 m	12 m
Maximum number of <i>storeys</i>	2	2
Lot Depth	n/a	Lot 1 – 43.6 m Lot 2 – 63.5 m Lot 3 – 51.8 m
Maximum Lot Coverage**	35%	Lot 1 – 27% Lot 2 – 24% Lot 3 – 23%
Maximum Residential <i>Floor Area Ratio</i> ***	n/a	Lot 1 – 34% Lot 2 – 27% Lot 3 – 29%

* Originally the applicant proposed an interior side yard of 1.2 m

** The applicant is proposing a 35 % coverage, staff are recommending a reduction

*** The applicant is not proposing a maximum floor area ratio, staff are recommending to include a maximum floor area ratio.

The following are the basic principles of the proposed site specific Zoning By-law:

- permit a maximum building height of 2 storeys and 12 m;
- establish a minimum lot frontage of 15 m
- establish a side yard setback of 2 m and a rear yard setbacks of 7.5 m;
- reduce the lot coverage for the three proposed lots to ensure compatibility within the neighbourhood as described in Table 1; and
- impose a maximum floor area ratio for each dwelling based on lot size as described in Table 1.

Conformity with the Livable Oakville Plan

Pursuant to section 4.3 of the Livable Oakville Plan, development to accommodate intensification will be focused within the six designated growth areas. However, there is recognition that some growth and change may occur outside the growth areas provided that the character of the area is preserved and the overall urban structure of the Town is upheld.

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The subject lands are designated as Low Density Residential and are located within a stable residential neighbourhood.

These lands are subject to the policies of Part D, Section 11 – Residential, including Section 11.1.8 and 11.1.9 that govern intensification within stable residential communities.

The proposal complies with the policies of the Livable Oakville Plan as noted below:

- The neighbourhood character of the adjacent lands consist of two-storey detached dwellings approximately 214 m²-297 m² (2300 ft²-3200 ft²) in size. The proposed zoning by-law would allow for dwellings ranging between 225 m²-240 m² (2425 ft² - 2587 ft²) exclusive of a 56 m² (602 ft²) garage to ensure that the proposed scale and massing of the future dwellings are compatible to the surrounding neighbourhood.
- The development setbacks and resulting spatial separation between adjacent buildings are generally in keeping in the neighbourhood.
- This development represents a logical extension of the surrounding built form.
- The subject lands can be adequately serviced by the existing water and wastewater services in accordance with the Region of Halton requirements.
- No adverse negative impacts are anticipated on the adjacent properties. Final grading, drainage and servicing matters will be addressed to the satisfaction of the applicable agencies prior to building permit issuance.
- The subject lands are accessible by public transit on McCraney Drive East and Trafalgar Road.
- Traffic generated from the addition of three residential lots can be accommodated on the existing road network without any road modifications.
- The layout of the lots reduces any undesirable spaces or hidden areas thereby reducing any safety issues.
- Based on a “Lot Analysis Study” discussion later within this report the proposed draft plan of subdivision and site specific zoning has been drafted to maintain and protect the character of the area

Planning matters to be considered

Physical Context

The subject property is centrally located within a residential neighbourhood that consists mainly of detached dwellings. That portion of the subject lands currently anticipated for development would make a logical extension of an existing subdivision. The location of the proposed lots would be appropriate given the site context, existing vegetation and church location.

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The subject lands have frontage onto McCraney Street East and Sewell Drive. The three proposed lots are proposed to have frontage onto Sewell Drive.

Lot Analysis Study (prepared by Weston Consulting)

The study area for the “*Lot Analysis Study*” (Appendix C) was the surrounding lands currently zoned RL5¹¹⁵ as shown on Figure 6 below.

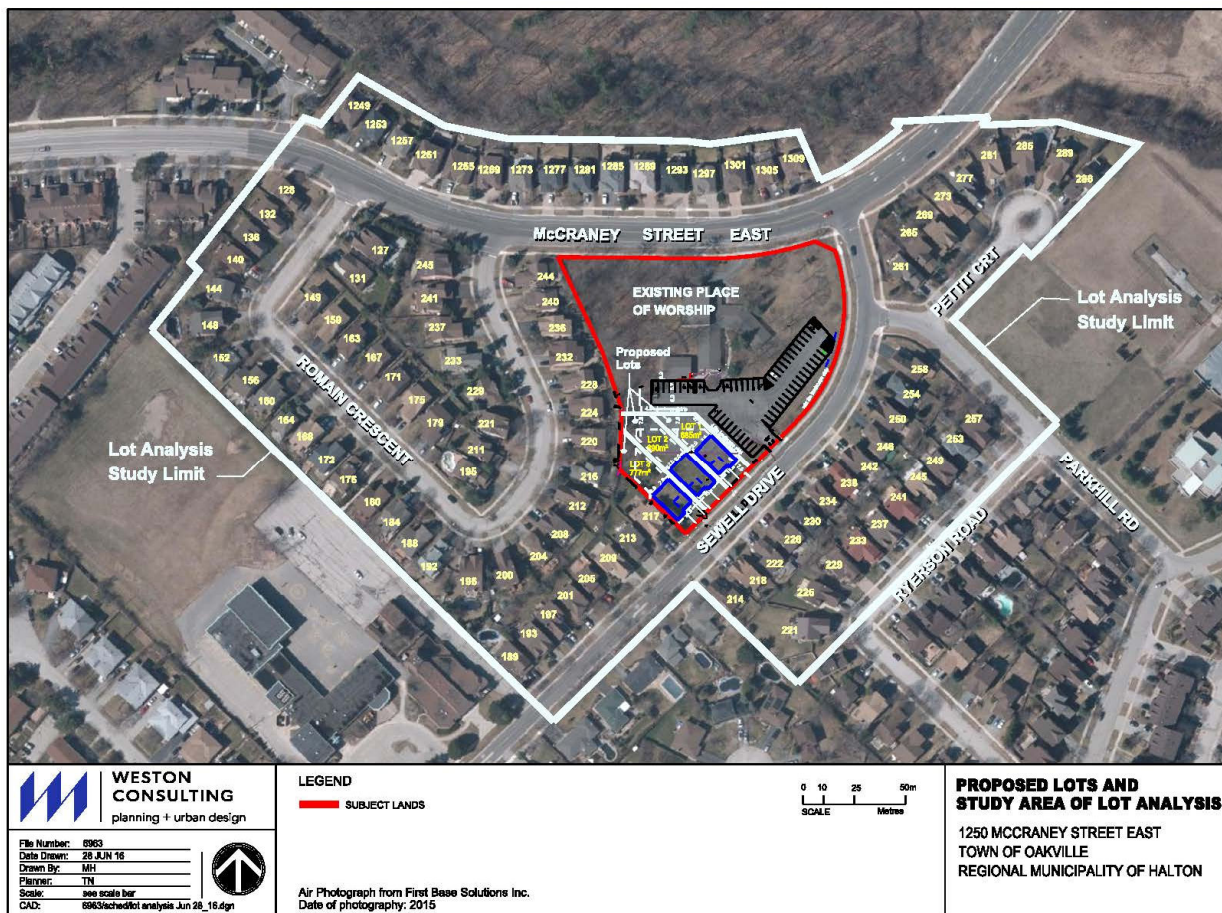


Figure 6: Lot Analysis Study Area

Table 2 outlines the overall minimum and maximums of lot frontages, lot depths, lot areas, lot coverages and side yard setbacks as well as the averages for existing lots located on Sewell Drive within the “*Lot Analysis Study Area*”.

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Table 2: Surrounding Residential Lot Analysis

	Lot Frontage (existing)	Lot Depth (existing)	Lot Area (existing)	Lot Coverage (existing)	Side Yard Setbacks
Minimum	12.2 m (200 Romain Cres.)	28 m (144 Romain Cres.)	388 m ² (164 Romain Cres.)	18% (221 Ryerson Rd.)	0.6 m (228 Romain Cres.)
Maximum	20 m (229 Romain Cres.)	50.8 m (221 Ryerson Rd.)	931 m ² (221 Ryerson Rd.)	45% (237 Ryerson Rd.)	5.8 m (149 Romain Cres.)
Average (Sewell Dr.)	13.5 m	33 m	450 m ²	32%	1.8 m

Lot Frontage

The minimum lot frontage in By-law 2014-014 for lands zoned RL5 is 15 m. The current proposal maintains the 15 m lot frontage for each lot although it is slightly greater than the average for lots fronting onto Sewell Drive which is 13.5 m. The proposed lots are compatible with the surrounding neighbourhood in terms of lot frontage.

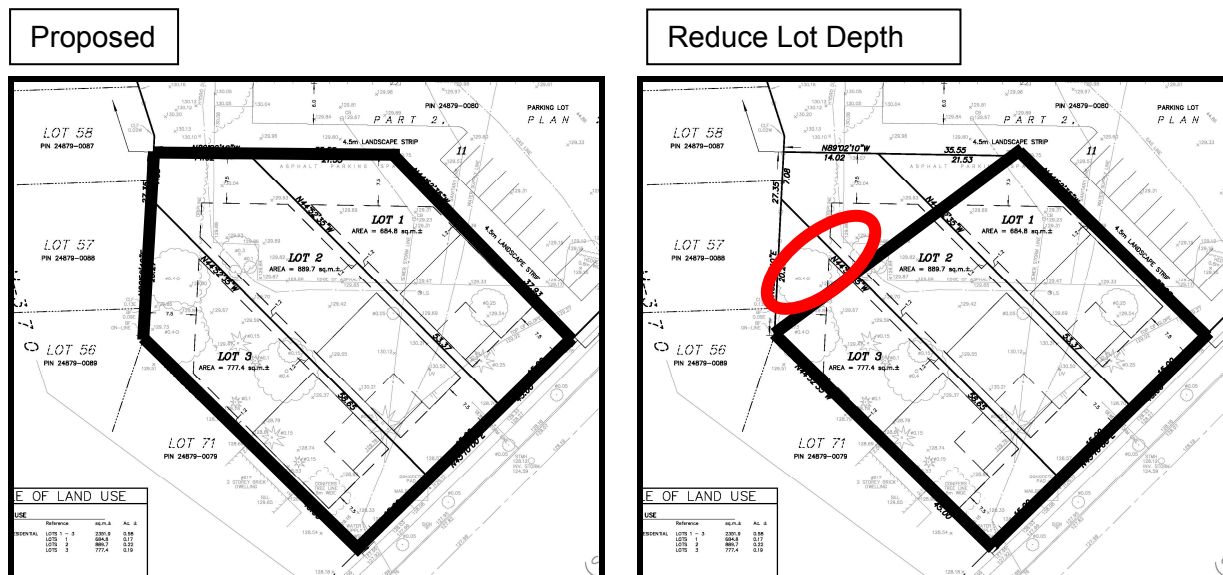
Lot Area

The Lot Analysis Study reveals that there are a range of lot areas within the study area. The increased lot area for the proposed lots results mainly from the increased lot depths and not from the increased lot frontage. From a streetscape perspective the increased lot area will not be noticeable given the maximum lot frontage of 15 m.

Lot Depth

Zoning By-law 2014-014 does not regulate lot depth. The proposed lot depths are greater than the average for lots fronting onto Sewell Drive. The greater lot depths in this location provides for an increased separation distance between the proposed dwellings and the existing dwellings on Romain Crescent. Planning staff did consider the impact of reducing the lot depth as illustrated in Figure 7, however a secluded space would be created which is not desirable from a safety perspective. From a streetscape perspective the increased lot depth will not be noticeable and will provide an opportunity to site the dwelling to maximize the separation distance from the dwellings on Romain Crescent.

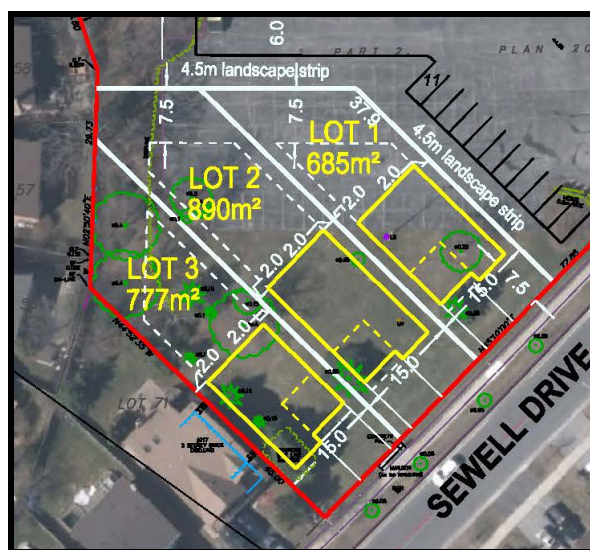
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Lot Coverage

As a result of the increased lot depth there is a corresponding increase in lot area which could have the potential of allowing a larger dwelling on the lot if a 35% coverage is permitted in accordance with By-law 2014-014.

The applicant has provided conceptual plans that illustrate foot prints on the proposed lots as shown on Figure 8.



Coverage based on concept plan provided by the applicant:

Lot 1 – 26.6%
 Lot 2 – 23.8%
 Lot 3 – 22.8%

Figure 8: Lot Coverage Concept Plan

Although the proposed lot coverage falls below the 35% lot coverage for a RL5 zone, staff are recommending that the site specific by-law limit the maximum lot

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coverage to ensure that the scale and massing of the future dwellings are compatible as follows:

Lot 1 – 27%
Lot 2 – 24%
Lot 3 – 23%

Given the site context, it is appropriate to allow an increased lot depth and resulting increase in lot area, but in order to maintain the character of the neighbourhood it is also appropriate to reduce the lot coverage to allow the construction of a dwelling more in keeping with the area. A reduced lot coverage is appropriate to ensure new dwellings on the proposed lots will be compatible with the surrounding neighbourhood.

Side Yard Setbacks

Originally the applicant was proposing 1.2 m side yard setbacks, however, at the request of staff this was increased to 2 m side yard setback consistent with abutting residential zoning permissions. The “*Lot Analysis Study*” revealed a range of side yard setbacks from 0.6 m to 5.8 m with the average along Sewell Drive being 1.8 m. The revised side yard setback would increase the separation distance between the existing dwelling at 217 Sewell Drive and Lot 3 to minimize impacts.

Maximum Residential Floor Area Ratio

The “*Lot Analysis Study*” did not evaluate the gross floor area of the dwellings in the area. The adjacent lands have been developed as two-storey detached dwellings approximately 195 m²-279 m² (2100 ft²-3000 ft²) in size. Given the size of the proposed lots and staff's recommendation to restrict the lot coverage for each lot, large dwellings could still be constructed on the proposed lots. In order to further restrict the size of the dwelling to ensure compatibility with the surrounding neighbourhood, staff are recommending the inclusion of a maximum residential floor area ratio based on lot size as follows:

Lot 1 – 34%
Lot 2 – 27%
Lot 3 – 29%

These ratios would allow for dwellings to be constructed ranging between 225 m²-240 m² (2425 ft² - 2587 ft²) exclusive of a 56 m² (602 ft²) garage.

In terms of the applicable policies of 11.1.9 it was determined that the proposed draft plan of subdivision and site specific zoning will maintain and protect the character of the area as described above.

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The proposed site specific by-law appropriately recognizes the design principles of the development to accommodate a development which is in keeping with the general intent of the Livable Oakville Plan and maintains the character of the existing neighbourhood.

Matters raised through the processing of this application

The following section provides an analysis of the matters raised through the processing of this application, at the public information meeting on May 10, 2016, and the statutory public meeting on June 13, 2016.

One letter of concern, attached within Appendix D, was received from a resident directly abutting the development at 217 Sewell Drive. The resident has concerns about the location of the three proposed lots in close proximity to his property and the loss of healthy trees in a section of the manicured church property as well as impacts related to the loss of parking.

Tree Removal

The three lots are proposed to be located in the vicinity of a well-manicured section of the church property fronting onto Sewell Drive (Figures 9a and 9b). The resident is concerned about loss of healthy trees in this area and loss of use of the manicured church property.

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Figure 9a: Proposed location for three dwelling lots - (from Sewell Drive)



Figure 9b: Proposed location for three dwelling lots - (looking south-west)

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The resident has suggested that the three lots could be accommodated fronting onto McCraney Drive in the location of an existing woodlot (Figures 10a and 10b). The resident has indicated that the woodlot is poorly kept with many dead branches, dead leaves and is significantly overgrown. The resident indicated that the trees in this area cannot be appreciated because the site is overgrown.



Figure 10a: Resident suggestion for location of three dwelling lots – (from McCraney Drive)



Figure 10b: Resident suggestion for location of three dwelling lots – (looking north)

The Town's Urban Forester visited the site on June 15, 2016, and provided the following comments regarding the woodlot abutting McCraney Street.

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"The forest block generally understood as being bordered by the church parking area to the south, McCraney Street East to the north, Trinity church buildings to the east, and the residential rear property limits to the west, is comprised of healthy immature and mature trees dominated by red and bur oaks, shagbark hickory, and white pine tree species. Scattered dead standing trees also exist and as these trees deteriorate this process will increase the forest wildlife habitat and diversity. There is a component of invasive shrub and herbaceous species, mainly buckthorn and some poison ivy and are generally present along the peripheral edge and forest openings where sunlight is greater - removal of these invasive species would allow for improved forest structure development. The accumulation of fallen tree leaves as observed sometimes present in piles along the west forest edge, is a key component in the progression of healthy soil building. Healthy forest soils increases soil water holding capacity, amount other benefits, and subsequently contributes to the growth of a healthy forest.

In regard to tree canopy cover the existing forest block is an established canopy that developed over many decades. No structures are present within the defined forest area. Replacing this type of concentrated tree canopy would be difficult in light of the fact that most development-associated tree plantings occur as widely spaced individuals, and often scattered, where a true forest structure with understory vegetation cannot develop. If this micro-forest block would be eliminated, Oakville would lose a well-defined and healthy forest area."

Based on the above, it would not be appropriate to relocate the three proposed lots to front onto McCraney Street given the Town's direction to maintain tree canopy and healthy forest areas.

Reconfigured Parking Lot

The same resident has raised concerns about the reconfiguration of the church parking lot in order to accommodate the proposed lots. Following the Public Meeting, Town staff met with the applicant and requested that they undertake a review of the church parking lot.

A Parking Justification Letter was prepared by Crozier & Associates which reviewed whether the proposed parking supply for the church following the reconfiguration would be sufficient to meet parking demand. Currently there are 100 parking spaces provided on site, which will be reconfigured to provide 56 parking spaces.

From a zoning perspective the parking required for place of worship uses is determined based on one parking space per five person capacity for the place of

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worship area plus 1 parking space per 22 m² net floor area for additional accessory assembly areas. The place of worship has a capacity for 250 person and 125 m² of additional accessory assembly area, therefore a minimum of 56 parking spaces are required. The applicant is providing 56 parking spaces and as such the church site will comply with the zoning by-law as it relates to parking within the reconfigured parking lot.

A parking utilization survey was undertaken which revealed that a Sunday peak parking demand was for 27 parking spaces between 10:45-11:00 am with no parking observed on-street. During the summer months an external group uses the facility on Thursday's, which resulted in a peak parking demand of 46 parking spaces between 12:00-12:15pm with no parking observed on-street.

In addition, the Trinity Church provided actual attendance numbers as follows:

	# of People	Parking Required (as per Zoning)
Average Sunday Attendance	46	10 parking spaces
Easter Sunday (2015)	96	20 parking spaces
Easter Sunday (2016)	77	16 parking spaces
Christmas Eve (2015)	60	12 parking spaces

Based on the parking utilization study and actual attendance numbers the reconfigured parking lot not only meets the minimum required parking under the Zoning By-law and is sufficient based on the parking utilization survey.

Staff have evaluated the proposed development in the context of the Livable Oakville Plan, surrounding neighbourhood and the site's characteristics and support the proposed Zoning By-law Amendment. The modifications to the zoning are minor compared to those presented at the statutory public meeting; therefore, no further notice for a public meeting is required. The proposed Zoning By-law 2017-001 can be found within the by-law section of the January 16, 2017, Planning and Development Council agenda.

CONCLUSION

The subject report recommends approval of a site specific Zoning By-law and draft plan of subdivision which would have the effect of creating three residential lots to be used for detached dwellings. The lot configuration, height, design and massing of the proposal is appropriate and compatible with the adjacent land uses and in keeping with the intent of the land use policies of the Livable Oakville Plan.

The proposal is a logical extension of the surrounding development in the area and represents appropriate infill intensification within a stable residential neighbourhood.

From: Planning Services Department

Date: December 19, 2016

Subject: **Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment - Trinity United Church - 1250 McCraney Street East - File No: 24T-16002/1513 and Z.1513.27 - By-law 2017-001**

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The subject subdivision was reviewed in relation to Section 51(24) of the Planning Act and has been deemed to satisfy the requirements of this section.

The proposal represents good planning. On this basis, staff recommend approval of the applications.

CONSIDERATIONS:

(A) PUBLIC

A Public Information Meeting (PIM) was held on May 10, 2016 which was attended by one Ward Councillor and four members of the public. A Statutory Public Meeting was held June 13, 2016. A courtesy notice has been provided to those who participated in the entire process.

(B) FINANCIAL

Capital requirements of the proposal are local to the development and not anticipated to have any impact on the town. Applicable cash in lieu of parkland and development charges will be determined at the rates and values in effect/determined prior to the issuance of the building permits.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The various internal departments and external agencies have been part of the technical review of the application and have provided their input into this 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 generally complies with the sustainability objectives of the Livable Oakville Plan.

From: Planning Services Department

Date: December 19, 2016

Subject: **Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment - Trinity United Church - 1250 McCraney Street East - File No: 24T-16002/1513 and Z.1513.27 - By-law 2017-001**

APPENDICES:

Appendix A1 and A2 – Conditions of Draft Approval

Appendix B – Circulated Comments

Appendix C – Lot Analysis Study

Appendix D – Comments (Public)

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