Planning Justification Report
2311 & 2323 Belyea Street, Oakville

Date:
December 15, 2017

Our File: 1715A
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1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning ("MHBC") has been retained by Belyea Development Inc. to seek planning approvals to facilitate the comprehensive redevelopment of the properties municipally known as 2311, 2319 and 2323 Belyea Street, in the Town of Oakville (hereinafter referred to as the “Subject Lands” or “subject site”).

This Planning Justification Report has been prepared in support of the proposed Zoning By-law Amendment to facilitate the comprehensive redevelopment, and intensification, of the Subject Lands through the development of up to 20 condominium townhomes and six accessory rental units on the site.

This report provides the following:

- A general description of the Subject Lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- A description of the proposed redevelopment and proposed Zoning By-law Amendment;
- A summary of the technical reports prepared to support the proposal;
- An evaluation of the current applicable policy and regulatory framework and an evaluation of the proposed development within that framework; and,
- A summary of the report conclusions.

The required Pre-Consultation Meeting to discuss the proposal was held on March 22, 2017 and formal minutes were received via e-mail on March 29, 2017. Town of Oakville and Halton Region staff were in attendance at the meeting, along with the applicants and representatives from MHBC Planning. A copy of the Pre-Consultation Meeting Minutes are included in this report as Appendix 1. The following reports and materials were identified as required for a ‘complete application’ and are included as part of the application submission:

1. Aerial Photograph;
2. Survey/ Legal Plan;
3. Concept Plan;
4. Grading and Drainage Plan (preliminary);
5. Completed Application Form;
6. Planning Justification Report;
7. Character Impact Analysis;
8. Draft Zoning By-law Amendment;
9. Urban Design Brief;
10. Tree Vegetation Study/ Arborist Report and Tree Protection Plan;
11. Functional Servicing Report (including SWM);
12. Transportation Impact Analysis; and,
13. Site Screening Questionnaire.

This report also provides a summary of these reports.
2.0 SITE DESCRIPTION AND SURROUNDING CONTEXT

2.1 Site Description

The Subject Lands are located on the north side of Belyea Street, and west of East Street. The redevelopment of the land envisions a phased development which includes three contiguous parcels, municipally known as 2311, 2319 and 2323 Belyea Street. A location map which identifies the Subject Lands within the context of the Town of Oakville is included in this report as Figure 1.

The Subject Lands are approximately .44 hectares (1.1 acres) in size. The lands at 2311 Belyea Street have approximately 30 metres of frontage along Belyea Street, 2319 Belyea has approximately 15 metres of frontage along Belyea street and 2323 Belyea Street has approximately 12 metres of frontage along Belyea Street, representing total frontage for the redevelopment site of approximately 57 metres. The site currently has three access driveways.

A description of the existing uses on each of the sites is provided in Table 1, below.

<table>
<thead>
<tr>
<th>Table 1: Description of Existing Uses on the Subject Lands</th>
</tr>
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<tbody>
<tr>
<td>2311 Belyea Street</td>
</tr>
<tr>
<td>2319 Belyea Street</td>
</tr>
<tr>
<td>2323 Belyea Street</td>
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</tbody>
</table>

Site and Surrounding Context Key Map

The following Key Map provides context for the Subject Lands and the surrounding area. The map corresponds to the site photos, which provide further contextual description of the Subject Lands and surrounding area. The following images illustrate the current site and surrounding area.
1 – Access driveway to 2323 Belyea Street

2 – 2319 Belyea Street

3 – 2311 & 2305 Belyea Street (note: residence at 2311 has been demolished)

4 – 2308 Belyea Street

5 – 2305 Belyea Street

6 – Former Dwelling at 2311 Belyea Street
7 – Side yard of 2311 Belyea Street
8 – Existing 2 storey 6-Unit Apartment Building at 2323 Belyea Street
9 – Access Driveway and Existing 2-Storey 6-Unit Apartment Building at 2323 Belyea Street
10 – Parking area at 2323 Belyea Street
11 – Rear Yard at 2323 Belyea Street
12 – Rear Yard and Outdoor Living Space at 2323 Belyea Street
13 – Apartments on Hixon Street
14 – Existing Apartments on Nelson Street
15 – 2329 Belyea Street
2.2 Surrounding Land Uses

An aerial photograph showing the Subject Lands and surrounding land uses is included in this report as Figure 2. The general surrounding context is described further in this section. The Subject Lands are surrounded by the following uses:

**NORTH:** Single-detached homes, Eastview Public School;

**EAST:** Single-detached homes;

**SOUTH:** Residential single-detached homes, low rise residential apartment buildings and main-street commercial uses further south; and,

**WEST:** Residential single-detached homes, low rise residential apartment buildings.

2.3 Neighbourhood Context

The subject site is located within the community of Bronte Village. Currently, a portion of Bronte Village is defined as one of the Growth Areas identified in the Livable Oakville Plan. The Subject Lands are located just north of the Growth Area.

Bronte Village has retained the character of a village community and is focused on the pedestrian-oriented areas along and around Lakeshore Road West and Bronte Road. The surrounding residential areas, the waterfront and the harbor all contribute to the sense of place in the area.

Just north of the Bronte Village Growth Area, the North Bronte area has historically developed with low to medium density residential uses, with access to local amenities including parks, schools, shops, trails and other community facilities. The neighbourhood is not designated as a heritage district and there are no designated or listed buildings located within proximity of the Subject Lands.

The Subject Lands are immediately surrounded by low-rise residential buildings, of mixed form and tenure. Development in the surrounding area includes single detached dwellings and multiple residential apartments which are generally two storeys and walk-up in form and contain 4 to 6 units. Both homeownership and rental tenure are present in the neighbourhood. Single detached residential dwellings surround the Subject Lands on the North and South sides of Belyea Street, while multiple residential dwellings are prominent along the East side of Nelson Street and South Side of Hixon Street, to the rear of the Subject Lands. The built form in this neighbourhood is predominantly low-rise in nature, with heights ranging from one to two and a half storeys.

The Subject Lands are located within an 800 metre radius from three transit routes provided by Oakville Transit- Oakville Transit 3, 14 and 15. The site is located within proximity to a variety of amenities. Local retail shops and services, parks, open space, trails, and community facilities (e.g. schools) are located within walking distance of the subject site. The area amenity services include:
• Lakeshore Road (grocery store, bank, pharmacy, restaurants);
• Bronte Athletic Park, Soverign Park, Donovan Bailey Park, Bronte Beach Park, Jennings Park;
• Waterfront Trail, Donovan Bailey Park Walk;
• Eastview Public School, Oakville Christian School, St. Dominic Catholic School; and,
• St. Dominic’s Roman Catholic Church, Walton Memorial United Church; All Nations Full Gospel Church

A site context map showing the Subject Lands, the surrounding area, including the active transportation network and key amenities within walking distance is included in this report as Figure 3.
Figure 2
Site and Surrounding Land Uses

2323/2311 Belyea Street
City of Oakville
Region of Halton

Source: Air Photo: Google Satellite Oct 2016

LEGEND
Subject Lands

DATE: October, 2017
FILE: 1715A
SCALE: NTS
DRAWN: GC
Figure 3
Neighbourhood Context

LEGEND
- Subject Lands
- Park / Open Space
- 800m Walking Radius
- School
- Place of Worship
- Commercial

Bus Routes
- 3
- 145
- 15

2323/2311 Belyea Street
City of Oakville
Region of Halton
3.0 DESCRIPTION OF THE PROPOSAL

The site is currently occupied by one single detached dwelling and a multiple-unit apartment building containing 6 rental units. A single detached dwelling was formerly situated on 2311 Belyea Street, however, it was recently demolished. It is the intent that the remaining existing structures on the Subject Lands be demolished in order to facilitate the development of three-storey townhouse dwelling units. The development will include 20 townhouse dwellings with 6 accessory rental units and will provide a density of 45.77 units per hectare. The development concept envisions that each townhome be three bedrooms, and six of the townhomes each contain a one-bedroom accessory rental unit. Figure 4 provides a conceptual site plan for the proposed development.

The redevelopment will provide an overall density on the Subject Lands of 45.77 units per hectare (we note that the Town of Oakville Livable Oakville Plan does not count accessory dwelling units as part of the overall density calculation on a site). The development concept proposes three bedroom townhomes, with accessory units provided in units 1, 7, 11, 12, 15 and 20 as identified on the conceptual site plan. Preliminary elevations are included in this report as Appendix 2.

Access to the development will be provided via the Belyea Street frontage, with individual entrances to each townhome unit from a private driveway. The existing driveways will be eliminated and/or modified as a result of the development. A sidewalk will also be provided along the internal driveway. End units will include an enhanced design to appear as a fronting unit on Belyea Street. Landscaping to enhance the streetscape and buffer the home to the east will also be provided. Parking on-site will be arranged so as to provide a total of 51 spaces as follows: two spaces per dwelling unit (one in the driveway, and one in the garage), one space per accessory dwelling unit and 5 visitor parking spaces (4 spaces and one barrier-free). It is anticipated that private waste collection will be provided with curbside pickup.

3.1 Summary of Technical Reports

3.1.1 Functional Servicing and Stormwater Management Report
Valdor Engineering Inc. prepared a Functional Servicing and Stormwater Management Report in support of the proposed development. The results of the study conclude that the proposed development can be adequately serviced with full municipal services (watermain, sanitary and storm) in accordance with the standards of the Town and Region as follows:
• The site will be serviced by a 100mm diameter domestic watermain which will connect to the existing 150mm diameter on Belyea Street. Individual units will be serviced by individual 25mm diameter water service connections;
• Fire protection will be provided by the existing municipal fire hydrant on Belyea Street, which is located within 90 metres of the principal entrance of each dwelling unit;
• The total water requirement including fire flow plus maximum day demand is 150.4 L/s;
• The site will be serviced by a connection to the existing 200mm diameter Belyea Street sanitary sewer. Given that the proposed dwellings will not have basements, gravity sanitary service is feasible;
• The dwelling units will be serviced by individual 125mm diameter sanitary service connections. The wastewater flow from the subject development was calculated to be 0.88 L/s;
• The proposed development will be serviced by a private storm sewer which will discharge to the existing Belyea Street storm sewer;
• Quantity control will be provided by an on-site detention system which will restrict flows to the pre-development rates using a 145mm diameter orifice and providing a required 100 year detention volume of 71.6 m³ in an over-sized storm sewer. Ground surface and roof top detention is not proposed;
• An oil/grit separator Stormceptor Model STC 750 will provide “Enhanced” Level 1 treatment of stormwater achieving an 83% TSS removal rate; and,
• The proposed on-site stormwater management facilities are to be inspected and maintained in accordance with the recommendations contained in the report.

3.1.2 Site Servicing and Grading Plan
Valdor Engineering Inc. prepared a Preliminary Grading and Drainage Plan in support of the proposed development. The preliminary grading design indicates that no significant difficulties are anticipated in achieving the municipal grading design criteria.

3.1.3 Transportation Impact Assessment
LEA Consulting Limited (LEA) prepared a Transportation Impact Assessment for the proposed development. Overall, it was determined that the proposed development will not result in a significant transportation impact and can be accommodated onto the surrounding road network.

3.1.4 Arborist Report
7 Oaks Tree Care and Urban Forestry prepared an arborist report and tree preservation plan, in support of the proposed development, in accordance with the Town of Oakville’s requirements. The findings of the report are as follows:
• As part of this work, a total of 85 trees were identified on the Subject Lands;
• The report identifies that 81 trees will require removal due to the proposed development. Of the 81 trees, a total of 22 trees are dead or dying due to infestation from Emerald Ash Borer and exemption from required permit fees is requested for these trees;
• A total of five (5) trees will require a tree protection zone encroachment permit; and,
• Eight (8) City trees will require monetary valuations to determine tree security deposits for preservation.

3.1.5 Phase 1 Environmental Site Assessment
Soil Engineers Limited prepared a Phase 1 Environmental Site Assessment for the subject lands to identify any potential environmental concerns. The results of the Phase 1 assessment revealed that there is low potential for environmental concern attendant to the Subject Lands. As a result, the report recommends that no further environmental investigation is required at this time.

3.2 Proposed Zoning By-law Amendment
The Subject Lands are designated as Medium Density Residential in the Town of Oakville Livable Oakville Plan. Policies 11.3.1 and 11.3.2, state that the Medium Density Residential land use designation may permit a range of medium density housing types, including multiple-attached dwelling units, apartments, retirement homes and long-term care homes with a density between 30 to 50 dwelling units per site hectare. In accordance with Section 11.1.3, the Town will provide for the creation of second units through regulations in the Zoning By-law and second units shall not be considered as dwelling units for the purpose of calculating density. Existing detached and semi-detached dwellings are permitted. The Plan defines Multiple-attached Dwelling as a dwelling unit within a building containing three or more dwelling units, such as a townhouse, stacked townhouse or back-to-back townhouse. In accordance with these policies, and the definition included within the Livable Oakville Plan, townhome dwellings are permitted on the Subject Lands. A further analysis of the proposal’s conformity with the Livable Oakville Plan is provided in Section 4.4 of this report.

The Subject Lands are zoned Residential Medium (RM4), Special Provision 75 by Zoning By-law 2014-014. The current zoning reflects site specific zoning which applies to 2312-2320 Hixon Street, 183-203 Nelson Street and 2311-2329 Belyea Street. In addition to the specific zone provisions for all of these properties, additional site specific regulations apply to 2323 Belyea Street (referred to as Block 1 Lands in the Special Provision of the Zoning By-law). These regulations contemplate multi-unit residential dwellings to a maximum of six dwelling units per building on the identified sites. In other words, the current site specific zoning only contemplates the development of six-plex style multiple residential dwellings on these lands. Accordingly, an amendment to By-law 2014-014 is required to facilitate the redevelopment on the site as proposed.

The proposed Zoning By-law Amendment will re-zone the Subject Lands to Residential Medium (RM1) and will add a new special exception in order to accommodate the proposed development (RM1 sp.X). The key changes include: permitting accessory dwelling units in townhome dwellings, recognizing the subject lands as one lot for the purposes of zoning; and, allowing balcony projections to a total of 1.6 metres.

The proposed development is in keeping with the policies of the Residential Medium Density designation of the Livable Oakville Plan, as well as other applicable regulations as set out in By-law 2014-014.
A request to amend the existing zone provisions, as they apply to the Subject Lands, is appropriate as demonstrated throughout this report. A copy of the proposed draft Zoning By-law Amendment can be found attached to this report as Appendix 3 and described in further detail later in this report.

3.3 Public Consultation Strategy

Effective July 1, 2016, changes to the Planning Act (O.Reg 544/06, amended by O.Reg 178/16) require that applicants submit a proposed strategy for consultation with the public with respect to the application as part of the ‘complete’ application requirements.

The public consultation process for the proposed Zoning By-law Amendment will follow the Planning Act statutory requirements and the Town’s practices as outlined in the Livable Oakville Plan.

A community meeting was hosted by the owners on June 19, 2017 at Taste of Colombia Coffee House in Bronte. Approximately 35 people were in attendance at the meeting, many of whom are current residents of the surrounding neighbourhood. The meeting was an informal drop-in format, where poster boards of preliminary concept plan, designs and elevations were set up to provide context and encourage discussion. Members of the project team and the owners were available to answer questions and receive resident and stakeholder feedback on the proposal. Some of the main areas of feedback and questions received during the community meeting included:

- Support for the general concept of townhouse dwelling units for the redevelopment of the site;
- Some concern with the ‘contemporary’ design of the townhomes- neighbours indicated that they would like the design of the townhomes to fit with the neighbourhood;
- Opposition to redevelopment including new multiple-unit apartment buildings; and,
- Ensuring adequate parking is provided as part of the redevelopment

Following the community meeting, changes were incorporated into the design to address these concerns, where possible.

An informal Public Information Meeting (PIM) will be held in order to present the proposal and obtain initial feedback from the public, and other interested stakeholders, in advance of the statutory meeting required under the Planning Act. We also propose to offer an additional local meeting(s) organized through the local councillors with the residents’ association representatives and surrounding residents and stakeholders.

A public meeting held by the Town will provide further opportunity for public input. We will also be available to meet with the area residents and stakeholders informally in an open house format prior to the meeting. Throughout the process, we understand all application materials will be publically available on the Town’s website and our contact information, as well as the staff contact information, will be available.

The consultation strategy described herein will ensure that members of the public are given an opportunity to review, understand and comment on the proposal.
Figure 4
Development Proposal

2323/2311 Belyea Street
City of Oakville
Region of Halton

Source:

DATE: December, 2017
FILE: 1715A
SCALE: NTS
DRAWN: GC
4.0 POLICY CONTEXT

OVERVIEW

The following is a review and assessment of the land use policy framework related to the Subject Lands and the proposed development.

4.1 Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (hereinafter referred to as the “PPS”) was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. The PPS establishes the policy foundation for regulating the development and use of land in Ontario and provides policy direction on matters of provincial interest related to land use planning and development. It provides a vision for land use planning in Ontario that encourages an efficient use of land, resources and public investment in infrastructure.

The PPS strongly encourages development that will provide long term prosperity, environmental health and social wellbeing. These directives depend on the efficient use of land and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth. The 2014 PPS applies to planning decisions made on or after the effective date and applies to the proposed Official Plan and Zoning By-law Amendment applications.

An analysis of key Provincial Policies contained within the PPS, and how the proposed Zoning By-law Amendment applications conform to these policies, is provided as follows.

Where Growth Should Occur

Section 1 of the PPS outlines policies intended to facilitate the development of strong, healthy communities. The PPS states that these communities are sustained by: promoting efficient development and land use patterns; accommodating a range and mix of residential, employment, recreation and other uses to meet the long-term needs of residents; and, promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; improving accessibility for persons with disabilities and older persons; and, promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate (Policy 1.1.1 a to h).

The Preamble of Section 1.1.3 identifies that it is an interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures. The policies following the preamble provide direction on how this can be achieved. In particular, in order
to achieve this, the PPS directs that settlement areas on full municipal services be the focus of growth and development in municipalities and their vitality and regeneration shall be promoted (Policy 1.1.3.1).

Within settlement areas, Policy 1.1.3.2 a) directs that land use patterns be based on densities and a mix of lands which: efficiently use land and resources; efficiently use infrastructure and public service facilities and avoid the need for unjustified expansion; minimize negative impacts to air quality and climate change; support active transportation; are transit supportive; and, are freight supportive. Additionally, Policy 1.1.3.2 b) states that a range of uses and opportunities for intensification and redevelopment is permitted, where it can be accommodated. Policy 1.1.3.3 further clarifies how this is to be achieved, stating that “planning authorities shall identify and promote opportunities for intensification where this can be accommodated, taking into account existing building stock of areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected need.”

The proposed development is located within a Settlement Area, as defined by the PPS, which will be developed on full municipal services, and represents an efficient use of land and resources in the area. It will achieve intensification within the built up area and will provide residents with additional housing choice. It will assist the Town in meeting the long term and annual housing needs of residents and will continue to maintain rental units on the site by providing homeowners with accessory rental units in six of the units. Further, the proposed development will provide access to the existing public transportation network and is supportive of active transportation due to its proximity to existing bus routes, bike routes, multi-use trails and the Waterfront Trail.

Housing and Complete Communities

Section 1.4 of the PPS provides direction with respect to housing, stating that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents. This is to be achieved by permitting all forms of residential intensification and redevelopment, directing the development of new housing toward locations where appropriate levels of infrastructure and public services are available, and promoting densities for new housing which efficiently use land and infrastructure (Policy 1.4.3 b & d).

The proposed development represents a form of residential intensification in an area where appropriate levels of infrastructure and public service exist. It will efficiently use land and infrastructure providing 20 dwelling units (and six accessory rental units). The proposed development has been designed to integrate with the surrounding community and will contribute to the provision of a range and mix of housing types in the neighbourhood to meet the current and future needs of residents.

Transportation and Servicing

Section 1.6 of the PPS provides direction for development as it relates to infrastructure and public service facilities. Policy 1.6.6.2 states that the extension of existing municipal water and wastewater systems are the preferred form of servicing in settlement areas. Intensification and redevelopment within existing settlement areas on existing municipal sewage services and municipal water services should be promoted,
wherever feasible. **Policy 1.6.7.5** states that transportation and land use considerations shall be integrated at all stages of the planning process and Policy 1.6.7.4 states that a land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

The Functional Servicing and Stormwater management reports prepared in support of this application confirm municipal servicing requirements can be satisfied. The proposed development has been designed to integrate with the surrounding community, ensuring easy access to existing alternative transit modes (e.g. walking, cycling) and public transit. A Traffic Study has also been prepared in support of the proposed development which further describes how this proposal responds to and satisfies transportation requirements.

**Summary/ Conformity Statement**

For the reasons outlined above, it is our opinion that the proposed development and related Zoning By-law Amendments are consistent with the policies of the Provincial Policy Statement, 2014.

4.2 **Growth Plan for the Greater Golden Horseshoe (2017)**

The Growth Plan for the Greater Golden Horseshoe, 2017 was prepared and approved under the Places to Grow Act, 2005 and was updated on July 1, 2017. The Growth Plan provides a framework for implementing Ontario’s vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe region for the land use planning horizon to 2041.

The 2017 Growth Plan builds upon the policy foundations of the Provincial Policy Statement (2014) and previous plans (2006 Growth Plan, The Big Move) and responds to key challenges in the region by providing enhanced policy directions designed to achieve complete communities that are compact, transit-supportive, and make efficient use of investments in infrastructure and public service facilities while ensuring the protection of agricultural and natural areas and supporting climate change mitigation and adaptation. Guiding principles of the Plan are established to support the achievement of complete communities; prioritize intensification and higher densities to make efficient use of land and infrastructure; provide flexibility to capitalize on economic and employment opportunities; support a range and mix of housing options; improve the integration of land use planning with planning and investment in infrastructure; protect and enhance the natural environment; conserve and promote cultural heritage; and, integrate climate change considerations into planning and growth management.

The Plan provides policies for where and how to grow, stating that population and employment growth be directed to urban areas and rural settlement areas. Within these areas, the Growth Plan designates two different areas of growth: the built up area, where growth is to be directed and accommodated through intensification; and, designated greenfield areas, which are generally undeveloped, vacant land, where growth and development should achieve a compact urban form. **The Subject Lands are considered a built up area of Oakville in accordance with the Growth Plan.**
The following is a summary of the policies applicable to the proposed development and how they have been addressed:

**Policies 2.2.1.1- 2.2.1.3** set out growth management policies for the GGH and state that development will be directed to settlement areas with delineated built boundaries on full municipal services. The policies further place a priority on directing growth away from hazardous areas and toward areas where there is higher order transit and existing or planned public service facilities. The Subject Lands are located in a delineated built boundary, where growth is to be directed. Further, the Subject Lands are located within close proximity to higher order transit, and in close proximity to an identified Growth Area (Bronte Village), where intensification is promoted under the Growth Plan.

**Policy 2.2.1.4 a) - g)** establishes that the policies of the plan should be applied to support the achievement of complete communities that: feature a diverse mix of land uses with convenient access to local stores, services and public service facilities; improve social equity and overall quality of life; provide a diverse range and mix of housing; expand convenient access to a range of transportation options, public service facilities, accessible public open space and healthy, local affordable food options; ensure the development of high quality compact built form; mitigate and adapt to climate change impacts; and, integrate green infrastructure and low impact development. The Subject Lands are located with convenient access to amenities that provide for a complete community available to residents. These amenities include local stores, places of worship, public facilities, open space, and public transit. The proposed development will contribute to the provision of high quality compact built form by making efficient use of space by providing new townhome units in a medium density low-rise built form which considers the surrounding built form and the Town’s livable by design manual.

**Section 2.2.2** sets out the general intensification strategy for delineated Built-Up Areas and states that by the year 2031, and for each year thereafter, a minimum of 60% of all residential development occurring annually within each upper or single-tier municipality will be in the delineated built-up area (Policy 2.2.2.1). **Policy 2.2.2.2** states that by the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50% of all residential occurring within each upper- or single-tier municipality will be within the delineated built-up area. The policies direct municipalities to implement a strategy to achieve this target and they are further directed to encourage, facilitate and promote intensification. In accordance with Policy 2.2.2.3, until the next municipal comprehensive review is approved and in effect, the annual minimum intensification target contained in the applicable upper- or single-tier official plan that is approved and in effect as of July 1, 2017 will continue to apply. The proposed development represents an intensification opportunity that will assist the Town and Region in achieving the minimum intensification targets set out in the in-effect Official Plans to 2031 and each year thereafter. The proposal reflects a level of intensification appropriate within the Town’s policy and physical site context.

Policies related to infrastructure and transportation are provided in **Section 3** of the Plan. Generally, these policies direct the province and municipalities to undertake an integrated and coordinated approach to
land use planning, infrastructure investments and environmental objectives to achieve the outcomes of the Plan. These policies promote moving away from lower density development to a more compact built form. They further place emphasis on transit as the first priority for transit planning or development, promoting a transit network that will support and facilitate improved linkages between strategic growth areas and other areas planned for a mix of uses and transit-supportive densities. **The proposed development assists the Town in achieving the intent of the infrastructure and transportation policies of the Growth Plan by providing for a more compact built form that is within close proximity to amenities, services and public transit.**

Section 4 of the Growth Plan provides policies for protecting resources including water resource systems, the Natural Heritage System, key hydrologic features, public open space, the agricultural system, cultural heritage resources and mineral aggregate resources. Additionally, Section 4 provides policies intended to mitigate the impacts of climate change. **Generally, the Subject Lands will not pose any impacts to water resources, natural features, aggregate operations or the agricultural system as they are in an urban context and are not located in proximity to any designated natural, agricultural or aggregate areas. Further, the proposal responds to the Plan’s policies related to climate change adaptation and mitigation by enhancing a complete community through intensification.**

**Summary/ Conformity Statement**

The development proposal and corresponding Zoning By-law Amendment is in conformity with, and serve to implement, the applicable policies of the Growth Plan.


The Region of Halton Regional Official Plan (hereinafter referred to as the “ROP”) serves as Halton’s guiding document for land use planning and is intended to manage growth across the Region’s four municipalities. The latest review of the ROP (called ‘Sustainable Halton’) was adopted unanimously by Regional Council on December 16, 2009, as Regional Official Plan Amendment 38 (ROPA 38). ROPA 38 was sent to the Province, as the approval authority, who approved it with modifications in 2011. The Province’s decision to approve, with modifications, was appealed to the Ontario Municipal Board (OMB) and the hearing process to address the appeals is ongoing. The 2015 Office Consolidation of the ROP includes those policies that have been approved and are in force and effect and identifies the policies that remain under appeal.

The ROP outlines the long term vision for the physical form and community character of the region and includes policies intended to achieve the vision, goals and objectives contained within the ROP. Ultimately, the intent of the ROP is to provide broad policy directions on strategic matters such as management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, solid waste management, transportation, and health and social services to the local municipalities of Burlington, Oakville, Milton and Halton Hills. The ROP requires that local Official Plans direct development in accordance with local desires while adhering to the policies of the ROP. Local Plans are
intended to contain phasing and land use distributions and standards at a level of detail sufficient for the implementation of the Regional Plan and local policies.

The ROP lays out a broad set of land use designations as part of the Regional Urban Structure, which are intended to guide growth and development while allowing individual municipalities flexibility to further define specific land uses within the broader designation. The Subject Lands are located within the built boundary and are designated an “Urban Area”, in accordance with Map 1-Regional Structure of the ROP (Figure 5). It is the intent that urban areas accommodate concentrations of existing and future development within the region.

The objectives for Urban Areas are set out in Section 72 of the ROP (72(1)-72(11). Generally, it is the intent that growth within Urban Areas is to support compact, transit supportive, development which allows for the creation of complete communities of various sizes, types and character, to afford maximum choices for residence, work and leisure. Growth is intended to occur both within the Built Boundary and within Greenfield Areas; however, the ROP promotes intensification and increased densities, in order to support sustainable cost-effective growth.

The Regional Structure is accompanied by a growth strategy for Halton based on population and employment forecasts for the planning horizon year of 2031. Overall, the Region is expected to grow by 324,000 and reach a population of 780,000 by 2031. Of the regional total, it is intended that the Town of Oakville will grow by 83,000 and reach a population of 255,000 by (Halton ROP, Table 1). To achieve provincial directions and accommodate the forecast growth, the Region has adopted a regional intensification target of 40%. This growth is to occur via intensification. The Region has assigned growth to the Local Municipalities in order to achieve this target. In order to achieve the intensification objectives within the Region, it is expected that the minimum number of new housing units to be added to the Built-Up Area of Oakville between 2015 and 2031 is 13,500 (Halton ROP Table 2 and 2a).

The ROP also contains policies and objectives related to housing. Policy 84 states that it is the goal of the Region to supply people with an adequate mix and variety of housing to satisfy differing physical, social, and economic needs. In particular, Policy 85(4) identifies making more efficient use of existing developed lands, housing stock, and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods as an objective. Policy 85(9) encourages the local municipalities to maintain the quality of existing housing stock. With respect to intensification, Policy 86(11) states that intensification of land use for residential purposes is permitted provided that the physical character of existing neighbourhoods can be maintained. Additionally, Policy 86(6)(a) states that at least 50% of new housing units produced annually in Halton be in the form of townhouses or multi-storey buildings. Moreover, Policies 86(18) and 86(19) encourage the local governments to stimulate rental market housing construction in Halton, and require the use of a 3 per cent minimum vacancy rate threshold to permit the conversion of existing rental housing to ownership tenure or other uses or the demolition of such housing.
Figure 5
Halton Region Official Plan Map 1 - Regional Structure

2323/2311 Belyea Street
City of Oakville
Region of Halton

Source:
Halton Region Official Plan Map 1 - Approved 09/28/2015
Summary/ Conformity Statement

The proposed development meets the policies contained within the ROP respecting development within Urban Areas and represents an intensification opportunity that supports sustainable, cost-effective, growth. The proposed development will assist the Region in meeting the overall Regional intensification target of 40% by providing an additional 20 dwelling units in the Town of Oakville while continuing to maintain 6 rental units on site by providing them as accessory dwelling units in the townhomes.

The proposed development will provide a density and built form consistent with the surrounding area and give residents housing choice in the current market, assisting with offsetting the costs of homeownership and maintaining the existing rental stock on site by providing accessory rental units within six of the townhouses. It will further assist in achieving the regional target related to the built form and tenure of new rental housing units by replacing the existing rental apartment building, which is at the end of its lifecycle, with much needed upgraded rental units to the existing stock.

The proposed development, and associated Zoning By-law Amendment, will contribute to the achievement of the Regional objectives for Urban Areas, intensification and housing, and is in conformity with the applicable policies of the Region of Halton Official Plan.

4.4 Livable Oakville Official Plan (April 4, 2017 Office Consolidation)

The Town of Oakville Livable Oakville Official Plan (hereinafter referred to as the “Official Plan” or the “LOP”) sets out Town Council’s policies on how lands within the Town should be used and how growth should be managed through to 2031, except for those lands located in the North Oakville East and West Secondary Plan areas. The LOP was adopted by Council on June 22, 2009 and was approved by the Regional Municipality of Halton, with modifications, on November 30, 2009. The Region’s approval of the LOP was appealed to the OMB by a number of parties. The Board approved the LOP with further modifications, on May 10, 2011. Two outstanding appeals to the LOP remain. The 2017 Office Consolidation incorporates all of the amendments to the text and schedules that have been approved up to, and including, April 4, 2017.

An analysis of the policies of the LOP, as they related to the proposed development and amendment applications, is provided in the following sections.

4.4.1 Mission and Guiding Principles

Section 2 of the LOP establishes the policy framework and provides a mission statement and guiding principles for the growth and development of the Town over the lifecycle of the plan. The overall mission of the LOP is to enhance the Town’s natural, cultural, social and economic environments by ensuring that environmental sustainability, cultural vibrancy, economic prosperity and social well-being are incorporated into growth and development decisions.
Guiding principles of the LOP are aimed at preserving and creating a healthy community; providing choice throughout the Town; and, achieving sustainability. In particular, and of relevance to the proposed application, the guiding principles are to be achieved by:

- Preserving, enhancing and protecting the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods (2.2.1a);
- Directing the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated (2.2.1b);
- Enabling the availability and accessibility of a wide range of housing, jobs and community resources to meet the diverse needs of the community through all stages of life (2.2.2a);
- Fostering the Town’s sense of place through excellence in building and community design (2.2.2c);
- Minimizing the Town’s ecological footprint (2.2.3a); and,
- Achieving sustainable building and community design (2.2.3c)

The proposal supports these principles as follows:

- The townhouse (three-storey) built form is in keeping with the character of the surrounding neighbourhood;
- The proposed development will provide an intensification opportunity, as part of the Town-wide intensification opportunities, for underutilized parcels within a Medium Density Residential area;
- It will contribute to the provision of rental housing within the community; and,
- The proposed concept was developed with consideration for the Town’s urban design standards and will contribute to fostering a sense of place in the neighbourhood.

4.4.2 Growth Management

The Subject Lands are located within the built boundary of Oakville, to the north of the Bronte Village Growth Area, and are designated as Residential on Schedule A1 of the LOP (Figure 6). It is the intent of the growth management policies that growth is to occur primarily within defined Growth Areas; however, the LOP also provides flexibility for intensification outside of Growth Areas, subject to development proposals meeting policy criteria established in the Plan.

Section 4.3 states that lands located outside of designated Growth Areas are predominantly stable residential communities and are not intended to see significant change. However, this policy also recognizes that while the Plan encourages intensification generally throughout the built up area, some growth and change may occur in stable residential communities outside of Growth Areas, provided that the character of the areas is preserved and the overall urban structure of the Town is upheld.

The proposal provides for a level of intensification expected and appropriate for the area. The design provides for consistency in height and density with the surrounding area. The proposed development is appropriate and meets the policy intent of Section 4.3.
Figure 6
Livable Oakville Plan
Schedule A1- Urban Structure

Subject Lands
- Residential Areas
- Employment Areas
- Major Commercial Areas
- Growth Areas
- Parkway Belt
- Railway Line
- Major Transit Station

Source:
Town of Oakville Official Plan- Schedule A1, Urban Structure

DATE: October, 2017
FILE: 1715A
SCALE: NTS
DRAWN: GC
4.4.3 Residential Policies

The Subject Lands are located within the ‘Residential’ land use category, and are designated ‘Medium Density Residential’ on Schedule F- Southwest Land Use of the Official Plan (Figure 7). Section 11 establishes the policy framework for residential land use designations within the Town.

Objectives and General Policies

Lands identified as Residential Areas in the Official Plan represent areas that provide for stable residential communities. The preamble of Section 11 establishes the objectives for Residential Areas. The following objectives are of relevance to the proposed development:

- Maintain, protect and enhance the character of existing residential areas;
- Encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;
- Promote housing initiatives to facilitate revitalization, compact urban form and an increased variety of housing alternatives; and,
- Promote innovative housing types and forms to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.

The proposal supports these objectives as follows:

- The proposed townhomes are consistent with the built form in the surrounding area, which is comprised of single-detached residential dwellings and two-storey walk-up multiple-unit residential buildings. The character of the existing residential area will be maintained through the addition of the proposed townhomes;
- The proposal will contribute to the housing mix in the area by adding townhouse dwelling units to the housing market and maintaining rental options in the neighbourhood through the provision of six accessory dwelling units;
- The proposed townhomes will provide intensification which revitalizes underutilized sites; and,
- The proposed development will not result in a loss of rental housing units to the overall rental housing stock in the Town, as the six existing units will be replaced on-site.
- The proposed development will assist in achieving the Town’s overall affordable housing objective of ensuring rental housing is adequate and accessible.

Section 11.1 includes general policies intended to apply to all Residential Areas. These policies generally provide direction on affordable housing, urban design, intensification, and land use compatibility. Section 11.1.1 and 11.1.2 speak to affordable housing, stating that the Town will seek a balance in housing tenure, provide opportunities for housing for a wide array of socio-economic groups and discourage conversion of existing rental accommodation to condominium or other forms of ownership. Additionally, Policy 11.1.3 states that the Town will provide for the creation of second units through regulations in the Zoning By-law and that second units shall not be considered as dwelling units for the purposes of
Figure 7
Livable Oakville Plan
Schedule F - South West Land Use

2323/2311 Belyea Street
City of Oakville
Region of Halton

Source: Town of Oakville Official Plan- Schedule F, South West Land Use
calculating density. The proposed development will provide an opportunity to add to the housing mix in the community, by offering townhome dwellings where currently very few exist. Further, the redevelopment of the site will continue to contribute to the Town’s rental housing stock through the provision of accessory dwelling units, which are permitted in accordance with Policy 11.1.3.

Section 11.1.4 states that development shall conform with the policies relating to urban design and sustainability set out in Part C of the Official Plan. The proposed development has been designed in consideration of the urban design and sustainability policies of the LOP and the Livable by Design Manual, and are discussed further in Section 4.4.4 of this report.

Uses, Density and Intensification

Section 11.3 outlines the permitted uses and density range for the Medium Density Residential Area. The Medium Density Residential land use designation may permit a range of medium density housing types, including multiple-attached dwelling units, apartments, retirement homes and long-term care homes. Existing detached and semi-detached dwellings are also permitted. The density range is to be between 30 and 50 units per site hectare (Policy 11.3.2).

As noted previously, a multiple-unit residential building containing six units and a single detached residential dwelling are currently situated on the Subject Lands, with an overall density of approximately 18 units per site hectare, which is well below the density requirements for the Medium Density Residential designation set out in Policy 11.3.2 of the LOP. The development proposal will add 20 dwelling units (plus six accessory dwelling units, which are not to be included in density calculations) to the Subject Lands. This equates to a density on site to a total of approximately 45.77 units per site hectare, which in conformity with the requirements of the LOP.

With respect to intensification, Section 11.1.8 c) states that intensification within the stable residential communities shall be provided as follows:

c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional development may be appropriate. Intensification of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan.

The proposed development meets the general intent of 11.1.8 c) as it will provide intensification of underutilized parcels designated Medium Density Residential within a stable residential area.

In accordance with 11.1.8 c), the proposal must also meet the criteria of Section 11.1.9. An evaluation of the proposed development, within the context of 11.1.9 is provided, below:
a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.

The proposed development will add 20 three-storey townhomes on lands presently developed with a two-storey multiple residential dwelling and two single detached dwellings. The surrounding neighbourhood is primarily developed with multiple residential buildings along Nelson Street, which have parking accesses at the rear. The residential built form along Belyea Street is low-density in nature, consisting primarily of single detached residential units. The proposed townhouse development built form is well within the scale and height of adjacent buildings and is compatible with the surrounding neighbourhood.

b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.

The setbacks, orientation and separation distances for the proposed development conforms to the regulations of Residential Medium 1 (RM1) Zone as set out in the Town of Oakville Zoning By-law 2014-014. The proposed development does not negatively influence any of the existing developments on adjacent properties as there is adequate separation distances maintained between buildings.

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.

The surrounding lands include single detached residential dwellings and two-storey walk-up multiple-unit residential apartments. The proposed development will add three-storey townhome dwellings to the neighbourhood, which is compatible with surrounding development.

d) Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.

The proposed lotting pattern has been configured so as to keep the single detached appearance along the Belyea Street frontage. This is achieved by adding additional dressings and features to the end-units on the townhomes to make them appear as two single detached dwellings facing front.

e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.

A transportation impact analysis has been prepared in support of the application, which confirms that there is sufficient capacity in the existing road system to accommodate the proposed
development and traffic impacts are minimal. The transportation study also confirms that the parking provided on site is adequate. A functional servicing and stormwater management report have also been prepared in support of the application, which confirms that municipal servicing requirements can be satisfied.

f) Surface parking shall be minimized on the site.

Surface parking is provided on site, with individual driveways and a small visitor parking area. Landscape treatments will be provided to minimize the amount of space covered by parking areas on site, to the extent possible.

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.

This policy does not apply to the proposed development as there is no proposal to extend the public street.

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.

Entrance and access to the development will be provided via a private road located along the Belyea Street frontage. A functional servicing and stormwater management report has been prepared in support of the proposed development, which details how grading, drainage and location of service areas will be designed to mitigate any impacts on adjacent properties. It is not anticipated that there will be any shadow impacts to the surrounding neighbourhood as a result of this development, given that it is in keeping with the existing built form of the neighbourhood.

i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.

This policy does not apply to the proposed development as it is not located within a Heritage Conservation District.

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.

The proposed development will maintain access to all amenities.

k) The transportation system should adequately accommodate anticipated traffic volumes.
A transportation impact analysis has been prepared in support of the application which confirms that there is sufficient capacity in the existing road system to accommodate the proposed development.

1) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.

Existing utilities are adequate to service the proposed development.

Based on the above, it is our opinion that the proposed development meets the criteria of 11.1.9 and maintains and protects the existing neighbourhood character.

It is our opinion that the proposed infill development is appropriate and in consideration of the policies of the PPS, Growth Plan, Halton ROP and the broader neighbourhood context.

4.4.4 Urban Design

Section 6 of the LOP provides urban design policies intended to guide development within the Town. The preamble states that the Town is committed to achieving a high standard of urban design and architectural quality to provide an innovative and diverse urban form that promotes a sustainable, dynamic and livable environment. The general policies of Section 6 and the guidelines for urban design for low rise residential buildings (as found in the Livable by Design Manual) are addressed, generally, below. A full urban design brief will be prepared and provided at the site plan stage.

Section 6.1 includes general objectives and policies for urban design within the Town. In general, developments should provide for:

- diversity, comfort, safety and compatibility with the existing community;
- attractive, barrier-free, and safe public spaces, such as streetscapes, gateways, vistas and open spaces;
- innovative and diverse urban form and excellence in architectural design; and,
- the creation of distinctive places and locales, including Midtown Oakville, the other Growth Areas and high profile locations such as gateways to the Town.

The proposed development adds diversity to the neighbourhood by providing townhouse dwelling units to the neighbourhood, while maintaining compatibility with surrounding existing single detached dwellings and low-rise apartment buildings. The proposed development will provide an innovative urban form and excellence in architectural design, as demonstrated in the conceptual floor plans and elevations provided in Appendix 2.

Section 6.4 provides policy direction related to streetscapes, which shall enhance the local context, promote a pedestrian-oriented environment, provide well designed and coordinated tree planting, landscaping, lighting and furnishings, and provide cohesion and seamless transitions between the public and private realms (Policy 6.4.1 a, b, c, and e). The proposed development will provide streetscaping
elements that contribute to and enhance the local context. Sidewalks will be provided internally to allow for seamless connection to the existing streetscaping along Belyea Street. Further tree planting and landscape elements will be addressed at the site plan stage.

Policy 6.4.2 includes direction related to how new development should contribute to the creation of a cohesive streetscape. The proposed development responds to this policy by ensuring principal building entrances for end units are provided facing Belyea Street to maintain a consistent appearance with the surrounding single-detached residential dwellings and frame the street to create a sense of enclosure. Variation in façade articulation and other architectural details are provided in the preliminary floor plans and elevations, which can be found at Appendix 2. Further streetscaping design elements will be addressed at the site plan stage.

Section 6.9 includes a series of policies related to Built Form. The proposed development addresses these policies by creatively providing buildings which are compatible with the existing and planned surrounding context. The massing and scale proposed is consistent and compatible with the existing streetscape and provides convenient pedestrian connections to public sidewalks. Corner units provide distinct architectural appearance with high level of detailing and articulation and address both streets.

Section 6.10 provides urban design policies related to landscaping. The proposed development addresses these as follows: Landscape features on the subject site will be appropriately placed in order to enhance appeal, create an attractive environment for pedestrian movement and define and demarcate various functions within the development. A tree removals and preservation plan has been prepared in support of the proposed development.

Sections 6.11 to 6.13 provide policy direction related to parking, vehicular access and pedestrian movement. The proposed development responds to these policies by ensuring access is provided to the development via one external, private, road with individual driveways for each townhouse unit. The proposed road has been designed to ensure fire truck and emergency vehicle access to all units. Safe and direct access is provided to connect pedestrians to entrances, parking areas, and the public sidewalk. Visitor parking is provided on-site.

In addition to the Urban Design policies contained within the LOP, the Town of Oakville Livable By Design Manual (LDM) also provides design guidance for development within the Town. Section 3.3 of the LDM provides guidelines for low-rise residential buildings, which were consulted in the preparation of the proposed development concept. The proposal generally responds to these guidelines as follows:

- **Buildings are positioned to foster active pedestrian environments along the street edge**
- **Height and massing is consistent with surrounding developments and reinforces pedestrian-scaled environments**
- **Additional design treatments are provided on end units to create visual cues for site orientation**
• Townhouse blocks are designed within the 12 metre building height maximum (three storeys (10.6 metres) are proposed)
• Main entranceways are oriented toward the public realm
• Building facades include a high standard of design and detail; and,
• The building design is sympathetic to the context of the surrounding neighbourhood

Summary
The proposed development has been designed in consideration of the applicable urban design policies contained within the LOP, as described above, and the Livable by Design manual. Conceptual floor plans and elevations are provided with this submission and are included as Appendix 2 to this report. Further detailed description of urban design elements can be provided at the Site Plan stage, if necessary.

4.4.5 Summary
The Subject Lands are designated Medium Density Residential and are located directly to the north of the Bronte Village Growth Area, in an area that is characteristically composed of single-detached residential dwellings, and multiple residential buildings (six-plexes). A two-storey multiple residential dwelling and two single detached dwelling are currently situated on the site. The development proposal represents an opportunity to intensify an underutilized parcels through infill development, which will provide 20 residential units (plus 6 accessory dwelling units) in a townhouse built form. The proposed development is in keeping with the character of the neighbourhood, which provides a range of low to medium density residential developments, and preserves and upholds the overall urban structure.

The Subject Lands represent an appropriate location for intensification. The proposed development meets all applicable policy requirements contained within Section 11 of the LOP related to intensification outside of Growth Area and represents good planning.

4.5 Town of Oakville Zoning By-law 2014-014
The Town of Oakville Zoning By-law 2014-014 was partially approved by the Ontario Municipal Board (OMB) on February 23, 2015. While the By-law is not yet in full force and effect, the majority of regulations applicable to the subject site have been deemed in force by the Board. For the purposes of this analysis, the January 27, 2017 consolidation of By-law 2014-014 was consulted.

The subject lands are zoned Residential Medium 4 (RM4), Special Provision 75 on Map 19(2) of By-law 2014-014 (Figure 8). The site specific zoning was carried forward from the previous By-law, which reflects the current building and conditions.

The uses permitted on site are as follows:
• Apartment dwelling
• Long term care facility
• Retirement home
• Accessory uses- home occupation, private home daycare
• Day care
• Emergency service facility
• Conservation use
• Public park
• Stormwater management facility
• Detached dwelling on a lot where the use legally existed on the effective date of the By-law (as per Special Provision 75)
• Multiple dwelling (as per Special Provision 75)

The proposal is for 20 townhouse dwellings to be developed with 6 accessory units. The RM4 zone does not list townhouse dwelling as a permitted use. For clarity, a townhouse dwelling is defined as “a dwelling unit within a building divided horizontally by a common vertical wall above grade of at least 3.0 metres in length and at least 2.0 metres in height adjoining dwelling units or private garages, into three or more dwelling units, each having a private access.” **Therefore, an amendment to the Zoning By-law is required to allow for the development of townhouse dwellings on the subject lands.**

The zone regulations required by Special Provision 75 apply to a specific block of properties bound by Belyea Street, Nelson Street and Hixon Street and are municipally known as 2312-2320 Hixon Street, 183-203 Nelson Street and 2311-2329 Belyea Street. The special provisions were developed in order to permit the development of six-plex type dwelling units in this block of land. Within these special provisions, additional development regulations apply to the “Block 1” Lands, which are identified in the By-law as 2323 Belyea Street. These provisions were established specifically for the development of the existing 2-storey multiple residential dwelling on the Lands. The proposed townhouse development, therefore, introduces conditions that are not in compliance with the zone provisions of the parent RM4 zone or Special Provision 75. **As a result, the application requests an amendment to the Zoning By-law to rezone the subject lands from the current RM4 sp.75 zone to an RM1 zone with a new site specific Special Provision (RM1 sp.xx).**

The following uses are permitted in the RM1 zone:
- Townhouse dwelling
- Accessory uses- home occupation, private home daycare
- Day care
- Emergency service facility
- Conservation use
- Public park
- Stormwater management facility

**Table 3**, below, outlines the RM1 (townhouse dwellings) zone regulations that are applicable to the proposed townhouse development. The third column outlines the proposed development conditions in relation to the current zone regulations. It should be noted that the rezoning application requests that the
Subject Lands be considered as one lot for the purposes of the Zoning By-law and, therefore, the analysis below applies to the whole site and not individual townhouse units, unless otherwise specified.

Table 3 - Zoning Analysis and Comparison

<table>
<thead>
<tr>
<th>Zone Regulation (RM1)</th>
<th>Required</th>
<th>Provided – Proposed Development</th>
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<tbody>
<tr>
<td>Minimum lot area</td>
<td>135.0 m² per unit</td>
<td>&gt;135.0 m² unit</td>
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<tr>
<td>Minimum lot frontage</td>
<td>30.5 m</td>
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<td>Minimum front yard</td>
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<tr>
<td>Minimum interior side yard (2016-13)</td>
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<td>Minimum separation distance between buildings containing dwelling units</td>
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<td>Minimum rear yard</td>
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<td>Maximum number of storeys</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Maximum height</td>
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<td>10.36 m</td>
</tr>
<tr>
<td>Minimum landscaping coverage</td>
<td>10%</td>
<td>&gt;10%</td>
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</table>

In addition to the recognition of the Subject Lands as one lot for the purposes of zoning, the site specific zoning permissions and regulations proposed to apply to the Subject Lands include the permission for accessory dwellings. An accessory dwelling is not currently listed as a permitted use within the RM1 zone. Additionally, there are general regulations of By-law 2014-014, which consider accessory dwelling units only within certain dwelling types, but do not include townhouse dwellings.

Second storey balconies are proposed at the rear of the townhouse dwellings on site, which project from the main wall approximately 1.6 metres. Table 4.3 of By-law 2014-014 notes that balconies are permitted to project no more than 1.5 metres from the main wall and, as such, a regulation in the site specific provision is included to address this condition.

Table 5.2.1 of By-law 2014-014 outlines the minimum number of parking spaces required for uses permitted by the By-law. A townhouse dwelling requires a minimum of 2.0 parking spaces per dwelling. As part of the minimum required parking rates, 0.25 spaces per unit shall be designated as a visitor parking space. We note that the proposed development, both in its current proposed form and at ultimate build-out, complies with the parking regulations found in section 5.0 of By-law 2014-014. Each townhouse dwelling unit has 2 parking spaces (1 internal to a single car garage and another in the driveway). For units proposed with accessory dwelling units, an additional parking space is provided. Visitor parking spaces are also provided at the required rate of 0.25 per unit. Accordingly, the proposed development meets current parking standards and no relief is required.
Figure 8
Current Zoning By-law 2014-014

2323/2311 Belyea Street
City of Oakville
Region of Halton

LEGEND

Subject Lands

RM4: Residential Medium 4 Zone
RL5-0: Residential Low 5 Zone
RL3-0: Residential Low 3 Zone
RH: Residential High Zone
C1: Neighborhood Commercial Zone
CU: Community Use Zone
O1: Open Space 1 Zone

Source:
5.0 SUMMARY AND CONCLUSIONS

As outlined in this report, together with the supporting technical reports, the proposed development and associated Zoning By-law Amendment represents an appropriate intensification of the Subject Lands. Based on the existing physical context and surrounding neighbourhood, a technical assessment of the proposal, and an analysis of the proposal within the current policy and regular context, we conclude the following:

1. The proposal provides an appropriately designed and compatible infill development for the area that will contribute to the provision of new residential development and intensification while providing additional rental housing supply;

2. The proposal is consistent with the Provincial Policy Statement;

3. The proposal conforms to the Growth Plan;

4. The proposal is in conformity with the policies of the Halton Regional Official Plan;

5. The proposal conforms to all policies of the Livable Oakville Official Plan.

6. The proposed Zoning By-law Amendment conforms to the Livable Oakville Plan;

7. The proposal can be adequately serviced and does not create any adverse impacts to the existing site and surrounding area; and,

8. The proposed development is in keeping with the character of the neighbourhood, provides an opportunity for intensification within the built up area and preserves and upholds the overall urban structure as set out in the LOP.

Accordingly, it is concluded that the proposed development is appropriate and represents good planning. Based on these conclusions, the application for a Zoning By-law Amendment is appropriate and is recommended for approval.

Respectfully submitted,

MHBC

Dana Anderson, BAH, MA, MCIP, RPP    Kelly Martel, M.PP
Partner       Planner
Appendix 1

Minutes of Pre-consultation
# Pre-consultation Form

Please note pre-consultations are only valid for Six (6) Months from the date of Signing; See Note (d)

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>Sandria Enterprises Inc. &amp; Nick Gustin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Location:</td>
<td>2323 &amp; 2511 Belyea Street</td>
</tr>
<tr>
<td>Proposal:</td>
<td>13-18 Townhouse Development</td>
</tr>
</tbody>
</table>

Terms of Reference for Listed Studies/Reports can be found here: 

For the required number of Plans & Drawings for a site plan application, also see the application form.

## Submission Requirements

<table>
<thead>
<tr>
<th>Materials to be Provided in Electronic and Paper Form</th>
<th>Required</th>
<th>Paper Copies</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aerial Photograph(s)</td>
<td>✔️</td>
<td>35 or</td>
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<tr>
<td>Survey / Legal Plan</td>
<td>✔️</td>
<td>35 or</td>
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<tr>
<td>Concept Plan</td>
<td>✔️</td>
<td>35 or</td>
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<tr>
<td>Draft Plan of Subdivision and/or Draft Plan of Condominium</td>
<td>✔️</td>
<td>35 or</td>
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<tr>
<td>Site Plan &amp; Site Plan Details</td>
<td>✔️</td>
<td>28 or</td>
<td></td>
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<tr>
<td>Park / Open Space Concept Plan</td>
<td>✔️</td>
<td>5 or</td>
<td></td>
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<tr>
<td>Building Elevations &amp; Renderings</td>
<td>✔️</td>
<td>17 or</td>
<td></td>
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<tr>
<td>Building Floor Plans (including roof plans)</td>
<td>✔️</td>
<td>15 or</td>
<td></td>
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<tr>
<td>Landscape Plan &amp; Details</td>
<td>✔️</td>
<td>17 or</td>
<td></td>
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<tr>
<td>Pedestrian Circulation Plan</td>
<td>✔️</td>
<td>35 or</td>
<td></td>
</tr>
<tr>
<td>Streetscape Plan</td>
<td>✔️</td>
<td>15 or</td>
<td></td>
</tr>
<tr>
<td>Site Servicing Plan</td>
<td>✔️</td>
<td>15 or</td>
<td></td>
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<tr>
<td>Grading &amp; Drainage Plan (including topographic information and erosion and sediment controls)</td>
<td>✔️</td>
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<td>Erosion and Sediment Control Detail Plan</td>
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<td>Lighting Plan and/or Photometric Plan</td>
<td>✔️</td>
<td>15 or</td>
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<td>Truck Turning Plan</td>
<td>✔️</td>
<td>15 or</td>
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<tr>
<td>Pavement Marking and Signage Plan</td>
<td>✔️</td>
<td>15 or</td>
<td></td>
</tr>
<tr>
<td>Construction Storage and Staging Plan</td>
<td>✔️</td>
<td>15 or</td>
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<tr>
<td>Demarcation of limits of natural features (i.e. top of bank and/or natural hazards)</td>
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**Write Management Plan.**

...continued...
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<th>Materials to be Provided in Electronic and Paper Form</th>
<th>Required</th>
<th>Paper Copies</th>
<th>Notes</th>
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<tr>
<td>Completed Application Form</td>
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<tr>
<td>Planning Justification Report / Letter</td>
<td>✓</td>
<td>10 or</td>
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</tr>
<tr>
<td>Character Impact Analysis</td>
<td>✓</td>
<td>10 or</td>
<td></td>
</tr>
<tr>
<td>Draft Zoning By-law Amendment</td>
<td>✓</td>
<td>10 or</td>
<td></td>
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<tr>
<td>Draft Official Plan Amendment</td>
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<td>10 or</td>
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<tr>
<td>Urban Design Brief</td>
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<td>6 or</td>
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<tr>
<td>Tree Vegetation Study / Arborist Report and</td>
<td>✓</td>
<td>6 or</td>
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<tr>
<td>Tree Protection Plan</td>
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<td>Functional Servicing Report / Study</td>
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<td>10 or</td>
<td>incl. srm</td>
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<tr>
<td>Stormwater Management Study / Report</td>
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<td>10 or</td>
<td></td>
</tr>
<tr>
<td>Environmental Impact Statement / Study</td>
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<td>8 or</td>
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<td>Transportation Impact Analysis</td>
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<td>Heritage Impact Assessment</td>
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<td>Archaeological Assessment</td>
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<td>Market Impact Study</td>
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<td>Capital Impact Assessment</td>
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<tr>
<td>Noise &amp; Vibration Study</td>
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<tr>
<td>Geotechnical / Soils Report</td>
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<td>6 or</td>
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<td>Environmental Site Assessment (i.e. Phase 1)</td>
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<td>6 or</td>
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<tr>
<td>Site Screening Questionnaire</td>
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<tr>
<td>Environmental Implementation Report / Functional</td>
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<td>Servicing Study</td>
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<tr>
<td>Map and Accompanying Tables Showing Densities and</td>
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<tr>
<td>Designations</td>
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<tr>
<td>NOUFSMP / Tree Canopy Cover Plan and Calculation</td>
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<tr>
<td>Planning Statistics Spreadsheet</td>
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<tr>
<td>Sustainability Checklist</td>
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<td>10 or</td>
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<tr>
<td>Transit Facilities Plan</td>
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<td>Area Design Plan</td>
<td></td>
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<tr>
<td>Sample Materials Board</td>
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<tr>
<td>3-D Computer Model (i.e. SketchUp)</td>
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<td>1 or</td>
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</tbody>
</table>

1. Conformity with Regional Official Plan land use designation:  
   Yes ☐ No ☐  
   Policy 80.19 - cannot accommodate loss of rental housing stock

2. Existing Official Plan designation:  
   Medium Density Residential  
   Conformity with the Town's Official Plan land use designation:  
   Yes ☐ No ☐  
   11.1.8(c) - P.S.R. to demonstrate conformance with L.C.  
   More Information Required ☑

3. Existing Zoning:  
   RM4 SP 75  
   Conformity with the Town's Zoning By-law:  
   Yes ☐ No ☐ More Information Required ☐
If "No", the proposed zoning is: ____________________________________________

4. Related File No.: ______________________________________________________

5. Informal Open House: To be held on: _______________ Has been held on: _____________

6. Additional Agencies / Departments to be contacted: ________________________________

7. A site walk is required as a second part of the pre-consultation meeting:  Yes [X]  No [ ]
If "Yes", the site walk is scheduled for (date & time): ________________________________

Notes:

a) The purpose of this agreement is to identify the information required to prepare a complete application as set out in the Planning Act. Pre-consultation does not imply or suggest any decision whatsoever on the part of Town staff or the Corporation of the Town of Oakville to either support or refuse the application. Comments provided at a pre-consultation meeting are preliminary and based on the information submitted for review at that time.

b) When a formal application is made, the cheque for the application fee may be processed immediately; however, this does not constitute the application being deemed complete for Planning Act purposes.

c) For all applications for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Plan of Condominium, the applicant acknowledges that the Town is not responsible for the construction or installation of the sign and the applicant agrees to submit a photo of the sign on the property. This shall be submitted within one week of receiving confirmation of a complete application.

d) This agreement expires 6 months from the date of signing or at the discretion of the Director of Planning or his/her designate. In the event that this Pre-consultation Agreement expires prior to the application being accepted, and/or new policy and/or by-laws apply, another agreement may be required.

e) An application submitted without the requisite information and number of copies identified in this Pre-consultation Agreement, or in the Site Plan application form, will not be considered a complete application. If a site walk is required, the application may not be considered complete until it has taken place.

f) All reports, documents and drawings (including two sets of reduced copies of all plans (11"x17" or 8½"x11")) must be submitted in paper and electronic (i.e., PDF or JPG) form.

g) Acknowledgement of Public Information:

The applicant acknowledges that the Town considers the application forms and all supporting materials, including studies and drawings, filed with any application to be public information and to form part of the public record. By filing an application, the applicant consents to the Town photocopying, posting on the Internet and/or releasing the application and any supporting materials either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.
h) Additional studies may be required during the processing of an application, depending on the issues identified and information required, as the application proceeds through the planning review process.

i) Prior to undertaking any topsoil stripping or earthworks, the applicant is required to obtain a site alteration permit in accordance with the Town's Site Alteration By-law.

j) Applicants are advised that the removal of trees prior to a final decision being made, or a site alteration permit is issued, is strongly discouraged by the Town.

k) Where applications may consider potential emissions, please refer to the Town's Health Protection Air Quality By-law (2010-035) at http://oakville.ca/environment/health-protection-air-quality.html

Staff Signatures:

C. McConnell
Town Planning Staff

Planning Staff (Signature)
March 22/17

Adam Huwyler
Regional Planning Staff

Regional Staff (Signature)
March 22/17

Conservation Authority Staff

Conservation Authority Staff (Signature) Date

Proponent Signatures:

By signing this agreement, I/we acknowledge that, subject to any appeals, the drawings, reports and other requirements indicated above must be submitted along with a completed application form, any information or materials prescribed by statute in both paper (including reduced copies) and electronic form, the required planning applications' fees and this executed Pre-consultation agreement to be considered complete. In addition, I have read, understood, and agreed to the Notes listed above.

D. Anderson
Agent (Print)
(I have the authority to bind the Owner)

Agent (Signature)
March 22/17

M. Gusto
Owner (Print)

Owner (Signature)
March 22/17
Overview of Submission Requirements

Terms of Reference for Listed Studies / Reports can be found at: http://www.oakville.ca/business/terms-of-reference.html

Archaeological Assessment
A report must be completed in accordance with Provincial requirements and the Regional Archaeological Master Plan in or near areas of archaeological potential.

Aerial Photograph(s)
A recently dated and high-resolution aerial photo showing the context of the application is required for all applications.

Area Design Plan
Where the North Oakville Masterplan is not being followed, an Area Design plan must be submitted.

Building Elevations
Drawings or Plans which illustrate the exterior design of a building including the proposed building materials. Drawings can be either 2-dimensional or 3-dimensional. At least 2 sets of drawings must be rendered in colour.

Building Floor Plans (including Roof Plans)
Drawings or Plans which illustrate the layout and measurement of a building’s floorplate and roof, including, but not limited to: the location of stairwells, elevators, hallways, garbage / recycling areas, and common areas, among other elements.

Capital Impact Assessment
A Capital Impact Assessment estimates the cost of local municipal capital infrastructure required to service a new development. In general, this must be completed for any new development proposing more than two residential units, or more than 5000 sq. m. of non-residential development.

Character Impact Analysis
This study explains how the development will maintain and protect the existing character of the community it is proposed within. Specific reference to Part “D”, s. 11.1.8 and 11.1.9 is required.

Completed Application Form
The application form which indicates the prescribed information.

Computer Model
A 3-dimensional digital model of the building(s) and context. The model is to be completed in Google Sketchup or AutoCAD.

Concept Plan
Concept plan showing the proposed development in context of adjacent lands including land across the street. The plan is to show all buildings, land uses, sidewalks, walkways, driveways, street trees, street intersections and any other natural or made-made elements.

Construction Storage and Staging Plan
A plan that identifies the storage location of construction vehicles and supplies during the construction of the project.
Heritage Impact Assessment
A Heritage Impact Assessment demonstrates how new development involving a heritage resource will preserve, protect, improve and/or manage the resource(s).

Demarcation of limits of natural features (i.e. top of bank and/or natural hazards)
A recent plan of survey showing the staked limits of natural features (e.g. physical top of bank, stable top of bank, natural heritage system limit, natural hazards and/or lands regulated by a Conservation Authority) to the satisfaction of Halton Region, the applicable Conservation Authority and the Town of Oakville. Natural features requiring protection shall be clearly staked in the field and construction fencing shall be installed to the satisfaction of the Town in accordance with the Site Alteration By-law requirements.

Draft Official Plan Amendment
The applicant must provide proposed amended text and/or map amendments for consideration.

Draft Plan of Subdivision and/or Draft Plan of Condominium (The information required on plans is to be in accordance with the Planning Act and its regulations. See Appendix E for details. All drawings are to be folded to 8.5” x 11” with the title block exposed).
   a) A copy of the proposed subdivision or condominium draft plan with key maps
   b) In addition to the paper copies, and .PDF copies required, three electronic copies of the plans are to be submitted in a format compatible with the Town’s current software requirements. The current standard is a vector format “DXF” file.

Draft Zoning By-law Amendment
The applicant must provide text and schedules for proposed Zoning By-law Amendments.

Environmental Impact Statement / Study
These statements address, among other things, contain a description of the proposal, a description of the natural environment, an assessment of environmental effects, a description of mitigating measures and recommendations.

Environmental Implementation Report / Functional Servicing Study
An Environmental Implementation Report must be prepared for the subcatchment area(s) of North Oakville where the proposal is located. The reports shall be in accordance with the approved Terms of Reference.

Environmental Site Screening Questionnaire
A copy of the Environmental Site Screening Checklist is attached within Appendix D. Applicants should contact Halton Region for historical data and any environmental records. In accordance with the protocol for contaminated sites, the possibility of site contamination may result in a required Phase 1 Environmental Assessment, Phase 2 Environmental Assessment and/or Record of Site Condition.

Financial Impact Study
A Financial Impact Study generally evaluates the growth-related financial impacts of development in a coordinated and consistent manner, including impacts on capital and operating municipal services, and the estimated cost and timing of capital infrastructure.

Functional Servicing Report / Study
Functional servicing studies address a number of engineering issues. There are separate terms of reference for Functional Servicing Studies related to lands north or south of Dundas Street.

Geotechnical / Soils Report
This report analyses soil composition to determine its structural stability and its ability to accommodate development.

Grading & Drainage Plan
A plan that illustrates how a property drains and how the grades of a property are directing stormwater.

Landscape Plan and Landscape Details
A plan that identifies the proposed landscaping design for a property including illustration of the natural features, planting scheme, plant materials, paving, lighting, and irrigation system, among other elements. The Landscape Details Plan illustrates the specifications for planting and installation of landscaping features.

Map and Accompanying Table Showing Densities and Designations
The map should clearly show the designation of all blocks and lots (i.e. Sub-urban, General Urban, Neighbourhood Centres, and/or Urban Core). The accompanying table must provide the density calculations on a net hectare basis.

Market Impact Study
The purpose of a market impact study is to address the existing market and potential impacts of an application. These studies will be evaluated by the Town on the basis of a peer review to be undertaken at the applicant’s expense.

Noise and Vibration Report
A noise and/or vibration study determines the impact on adjacent developments and recommends mitigation measures.

Park / Open Space Concept Plan
Required for any application where all or part of a new Town park or addition to a Town park is included as part of the proposal. The required facilities and standards are available from the Parks and Open Space Department.

Pavement Marking and Signage Plan
A plan that identifies how driveway and pedestrian areas will be signed and/or marked for travel.

Pedestrian Circulation Plan
Pedestrian circulation drawing should outline the following: Nodes/Activity Centres/Open Space/Transit Facilities; Barriers; Landmarks/Focal Points; Edges; Residential Land Use Areas; Proposed Densities; and, Street Pattern.

Planning Justification Report / Letter
For all applications, a qualified planner must submit a report providing planning justification for the proposal based on the principles and objectives of Provincial, Region and Local planning documents.

Planning Statistics Spreadsheet
In submitting a complete application, the applicant must complete the North Oakville Planning Statistics spreadsheet that can be downloaded from the Town’s website and submitted in an electronic form.

Reductions of Draft Plans
Reduced versions of plans shall be provided on 8½” by 11” paper.
Site Plan and Site Plan Details
A Site Plan illustrates the technical details of a project including vehicle and pedestrian access, detailed measurements of building footprints and setbacks from property lines, parking areas, and drive aisles among other elements. The Site Plan Details provide the specifications of various elements on the site.

Site Servicing Plan
A plan that illustrates the location of underground or overhead services and where they are entering the property, their area of placement and how they will be accessed.

Stormwater Management Study / Report
Stormwater Management Reports address a number of engineering issues. There are separate terms of reference to Functional Servicing Studies in North Oakville and South Oakville.

Streetscape Plan
A plan that identifies how the area of the property in the private realm will integrate with the existing or proposed streetscape design in the public realm. The plan generally needs to identify paving and planting materials, including measurements and cross-sections.

Survey / Legal Plan
Current survey prepared by a qualified Ontario Land Surveyor that includes the location and nature of any easement affecting the subject land.

Sustainability Checklist
The Sustainability Checklist is used for assessing, encouraging and evaluating the features of a development application that contribute to sustainable development.

Transit Facilities Plan
The Transit Facilities Plan addresses transit facilities in the planning of subdivisions and their integration into the transit network. The Plan includes a number of components that must be submitted at different stages in the Planning Process. The initial component must be submitted in conjunction with a Functional Servicing Study. Please refer to the North Oakville Transit Plan.

Transportation Impact Study
These can be required by Town or Regional staff. Contact the Town’s Development Services Department staff (Town roads) or Regional Public Works staff (Regional roads) for background information.

Tree Vegetation Study and Tree Protection Plan
A tree survey must be prepared by a qualified professional, identifying all existing trees, their type, size and condition, those trees proposed to be removed and retained, and the methods to be used to ensure preservation of those trees to be retained. In some cases, only a Tree Inventory Plan will be sufficient, and at the discretion of Town staff.

Truck Turning Plan
This Plan illustrates how delivery trucks and/or garbage trucks will load and unload materials on the site and the location of travel through the site.

Urban Design Brief
The purpose of the Urban Design Brief is to illustrate a detailed design solution for new development based on a thorough contextual analysis of the site and the surrounding area.
Information Requirements for Plans of Subdivision or Condominium

Subsection 51(17) Requirements:
- the boundaries of the land proposed to be subdivided certified by an Ontario Land Surveyor
- the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts
- on a small key plan, on a scale of not less than one centimetre to 100 metres: all adjacent land owned by the applicant or in which the applicant has an interest, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part
- the purpose for which the proposed lots are to be used
- the existing uses of all adjoining lands
- the approximate dimensions and layout of the proposed lots
- natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided
- the availability and nature of domestic water supplies
- the nature and porosity of the soil
- existing contours or elevations as may be required to determine grade of highways and drainage of proposed lands to be subdivided
- the municipal services available or to be available to the land proposed to be subdivided
- the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements

Other Information Requirements:
- legend, map scale, north marker
- boundary of property to be subdivided
- lot and concession/registered plan number/street address
- date prepared and dates of revisions
- name and person or firm who prepared the plan
- owner’s name, signature and date of signature
- Ontario Land Surveyor’s name and signature and date of signature
- Site statistics (land use, number of lots/blocks, total area)
- Conceptual trail system through public open space areas and/or the Natural Heritage System. The final plan is to be in keeping with any applicable approved Environmental Implementation Report/Functional Servicing Study to the satisfaction of the Town

* All registered owners must sign. If there is more than one owner, a letter of authorisation is necessary allowing one person to act on behalf of the others. If any registered owner fails to sign or provide authorization, the application will be considered incomplete and will be returned.

Digital Mapping Requirements:
- 3 Compact Discs (CDs) containing the digital plotting of the draft plan, including the textual description of the file format, map standards used, scale, contact person and general location and legal information such as lot and concession.
Environmental Site-Screening Questionnaire

<table>
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<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>Uncertain</th>
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<tbody>
<tr>
<td>1. Was the subject property ever used for industrial purposes?</td>
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<tr>
<td>2. Was the subject property ever used for commercial purposes that may have caused contamination (e.g. gasoline station, dry cleaners, etc.)</td>
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<tr>
<td>3. Has fill ever been placed on the property?</td>
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<tr>
<td>4. Is there any reason to believe that the subject property is potentially contaminated based on historic use of the property or a neighbouring lot located within 100m of the property?</td>
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<tr>
<td>5. Are there or were there ever any above-ground or underground storage tanks or waste disposal activities on the property?</td>
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<tr>
<td>6. For existing or previous buildings on the property, are there building materials that may be potentially hazardous to human health (i.e. asbestos, lead-based paints, etc.)?</td>
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<tr>
<td>7. For agricultural properties, were pesticides or herbicides ever applied to the property?</td>
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<tr>
<td>8. Have any of the buildings on the property been heated by fuel oil?</td>
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<tr>
<td>9. Is the land use changing to a more sensitive land use (e.g. industrial/commercial to residential/institutional)?</td>
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</tbody>
</table>

Note: Daycare uses are defined in O.Reg.153/04 as institutional.

General Information:

1. Have any environmental documents (e.g. Phase I and II Environmental Site Assessments, Records of Site Condition, etc) ever been prepared for the property? If yes, please submit these documents in digital and hardcopy format with your application together with a letter of relinquishing third party reliance on the documents to the Region of Halton.

   Certification

I, ________________________________, am the registered owner of the land that is the subject of this document and to the best of my knowledge, the information provided in this questionnaire is true.

Sworn (or declared) and stamped before me ____________________________ (Commissioner of Oaths, Print Name)

in the ____________________________ , this ____________ day of ____________ 20__

City/Town/Municipality ____________ Day ____________ Month ____________ Year

______________________________ (Commissioner of Oaths, Signature) ________________________________ (Registered Owner, Signature)
CONCEPTUAL FRONT ELEVATION  
LOTS 1 - 6  
PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
2323/2311 BELYEA STREET  
TOWN OF OAKVILLE, REGION OF HALTON
C O N C E P T U A L   F L A N K A G E   E L E V A T I O N  
F A C I N G   B E L Y E A  S T R E E T

L O T  1

PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT

2323/2311 BELYE A STREET
TOWN OF OAKVILLE, REGION OF HALTON
CONCEPTUAL LEFT SIDE ELEVATION
FACING PRIVATE ROAD

LOT 6

PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT
2323/2311 BELYEAE STREET
TOWN OF OAKVILLE, REGION OF HALTON
CONCEPTUAL REAR ELEVATION

LOTS 1 - 6

PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT

2323/2311 BELYE A STREET

TOWN OF OAKVILLE, REGION OF HALTON
Appendix 3

Draft Zoning By-law Amendment
“Being a By-law to amend Zoning By-law 2014-014”, as amended, to introduce new zoning for lands within the Town of Oakville

WHEREAS the Corporation of the Town of Oakville has received an application to amend Zoning By-law 2014-014, as amended; and,

WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O 1990, C.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby enacts that Zoning By-law 2014-014, as amended, be further amended as follows:

1. That Schedule 19(2) of By-law 2014-014, as amended, is hereby further amended by rezoning lands as identified in ‘Schedule A’ of this By-law from Residential Medium (RM4-75) to Residential Medium (RM1-XX). ‘Schedule A’ is attached hereto and forms part of this By-law.

2. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended to include an additional Special Provision as follows:

<table>
<thead>
<tr>
<th>XX</th>
<th>2311, 2319, and 2323 Belyea Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Map 19(2)</td>
<td>Part of Lot 61 and 72, Lot 70 and 71, Registered Plan M-7</td>
</tr>
<tr>
<td>Town of Oakville Regional Municipality of Halton</td>
<td>Parent Zone: RM1</td>
</tr>
</tbody>
</table>

### 15.XX.1 Zone Provisions for All Lands

The following regulations apply to all lands identified as subject to this special provision:

- **a)** Notwithstanding the definition of “lot”, and notwithstanding the creation of a Parcel(s) of Tied Land or any severance, the lands identified as subject to this special provision shall be considered one lot for the purposes of the Zoning By-law.

- **b)** Notwithstanding Section 4.1.1 b), an accessory dwelling unit shall be permitted within a townhouse dwelling.

- **c)** Notwithstanding Section 4.1.1 a) a maximum of one accessory dwelling is permitted per townhouse dwelling unit.

- **d)** The maximum area of an accessory dwelling unit within a townhouse shall be in accordance...
3. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended to revise Special Provision No. 75 to remove all provisions and figures specific to Block 1 Lands (15.75.3 and 15.75.4).

In all other respects the provisions of By-law 2014-014 shall apply.

This By-law shall come into force and effect in accordance with the provisions of the Planning Act, R.S.O 1990, C.P.13.

This By-law read a FIRST, SECOND, and a THIRD time and finally PASSED on the _____ day of _______________, 2017.

______________________________
Mayor

______________________________
Clerk
Refer to Map 19(2a) for zoning within Bronte Village

Schedule A
Proposed Zoning By-law Amendment

RM100

RM4-75

RM1-x

C1-49

RL5-0-187

RL3-0

BELYEA STREET

SOVEREIGN ST.

NELSON STREET

JONES STREET

JONES STREET

ST ANN'S CT.

MILLWARD AVENUE

VILMA DR.

VANCE DRIVE

O1

RL3-288

RL1-0

DATE: October, 2017
FILE: 1715A
SCALE: NTS
DRAWN: GC

Legend

Lands to be rezoned from RM4 sp.75 to RM1 sp.x

Source:
Town of Oakville Zoning By-law 2014-014 • Consolidated to January 27, 2017

2323/2311 Belyea Street
City of Oakville
Region of Halton