

Town of Oakville Zoning By-law 2014-014

**Updated Final Draft (v3.1)
(Plus Technical Changes by Memorandum)**

Presentation to
Special Planning and Development Council
February 25, 2014
Council Chamber



Town of Oakville Zoning By-law
2014-014

Updated Final Draft (v3.1)
For Passage by Council
February 14, 2014

Passed by Council on _____, 2014
O.M.B. approved on _____, 2014
Consolidation dated _____, 2014

This draft is being presented to Council for
passage on February 25, 2014.

Edits and minor revisions may be made
to this document based on final review.
Further additional revisions may be made by
Council on the evening of February 25.

Presentation Outline

- inZone project principles
- Consultation undertaken
- Themes raised since November 2013
- Going forward from today
- Staff recommendation

Design Considerations

- Minimum and maximum yards
- New minimum front yard in the -0 Suffix Zone
- Consistent rooftop projection regulations

Sensitive to Context

- -0 Suffix Zone regulation changes
- Limitations on first storey uses in Mixed Use Zones
- Setbacks (and landscaping) on lots adjacent to sensitive uses

Minimize environmental harm

- New landscaping definition and increased width requirements
- Expanded Natural Area N Zone
- Implementing Greenbelt Plan policies

Consolidate, streamline, trim

- New set of 200 definitions
- Consistent use of terminology, measurements in all zones
- Fewer than 150 pages with Special Provisions removed
- Growth Area maps

Use existing issue-specific findings

- Previous planning studies recognized
- Informed by best practices and local trends in other recent reviews
- Automobile Related Uses Study

Review best practices

- Evidence and analysis to support recommendations
- Standard language throughout
- North Oakville text layout
- Current map layout (with changes)

Maintain
existing
permissions*

No site-specific
requests

- ***Where supportable under Livable Oakville Plan**
 - New Special Provisions as needed
 - Incorporating a number of site-specific permissions into parent zones
- Technical issues have been accommodated (i.e. Section 1.8 Technical Clauses)
 - Correspondence tonight contains many requests staff cannot support at this time

inZone's First Principle



Livable Oakville Plan conformity

- Zoning by-laws cannot be more permissive than the OP it implements
- New zone frameworks based upon LOP vision, objectives, goals, and policies
- inZone has identified issues to be reviewed in upcoming studies

Public Consultation

- “All About Zoning” workshop
 - 30 presentations to over 600 individuals
 - 100 online views in six months
- Three rounds of open houses
 - 22 sessions accommodating 160 individuals
- Nine inZone subcommittee meetings
- One-on-one meetings with stakeholders
 - 49 total, 31 since November 4, 2013

Public Consultation

- 200 individual submitters
 - 60 since February 10, 2014
- Numerous telephone and email inquiries and questions
- 360 individuals on the project mailing list

Over 1300 individual points of contact over the past two years and nine months

Themes Raised since November 2013

1. Where the Livable Oakville Plan Requires Change

- Requests to permit additional uses in employment zones
- Limitations on uses in a first storey in a Mixed Use Zone
- New mixed use zone design requirements

Themes Raised since November 2013

2. Site-specific technical issues that cannot be resolved at this time

- A further approval (i.e. minor variance) recommended
- Items where further study or review would be recommended (i.e. use permissions)
 - Technical memorandum includes changes identified from submissions today

Themes Raised since November 2013

3. Items Being Addressed in a Future Study

- Livable by Design (Spring 2014)
- Midtown Oakville Study (Spring 2014)
- Five-year Review of the Livable Oakville Plan
 - Commercial and Employment Lands Review and Speers Road Corridor Study
 - Growth Area Check-ins

Themes Raised since November 2013

4. Continued Outreach

- Questions of “legal non-conformity”
 - Mixed Use and Employment Zone footnotes make the uses “legal,” not “legal non-conforming”
- Lot coverage calculations
- Process mapping
 - “Zoning” versus “site plan”

Staff's Key Message Tonight

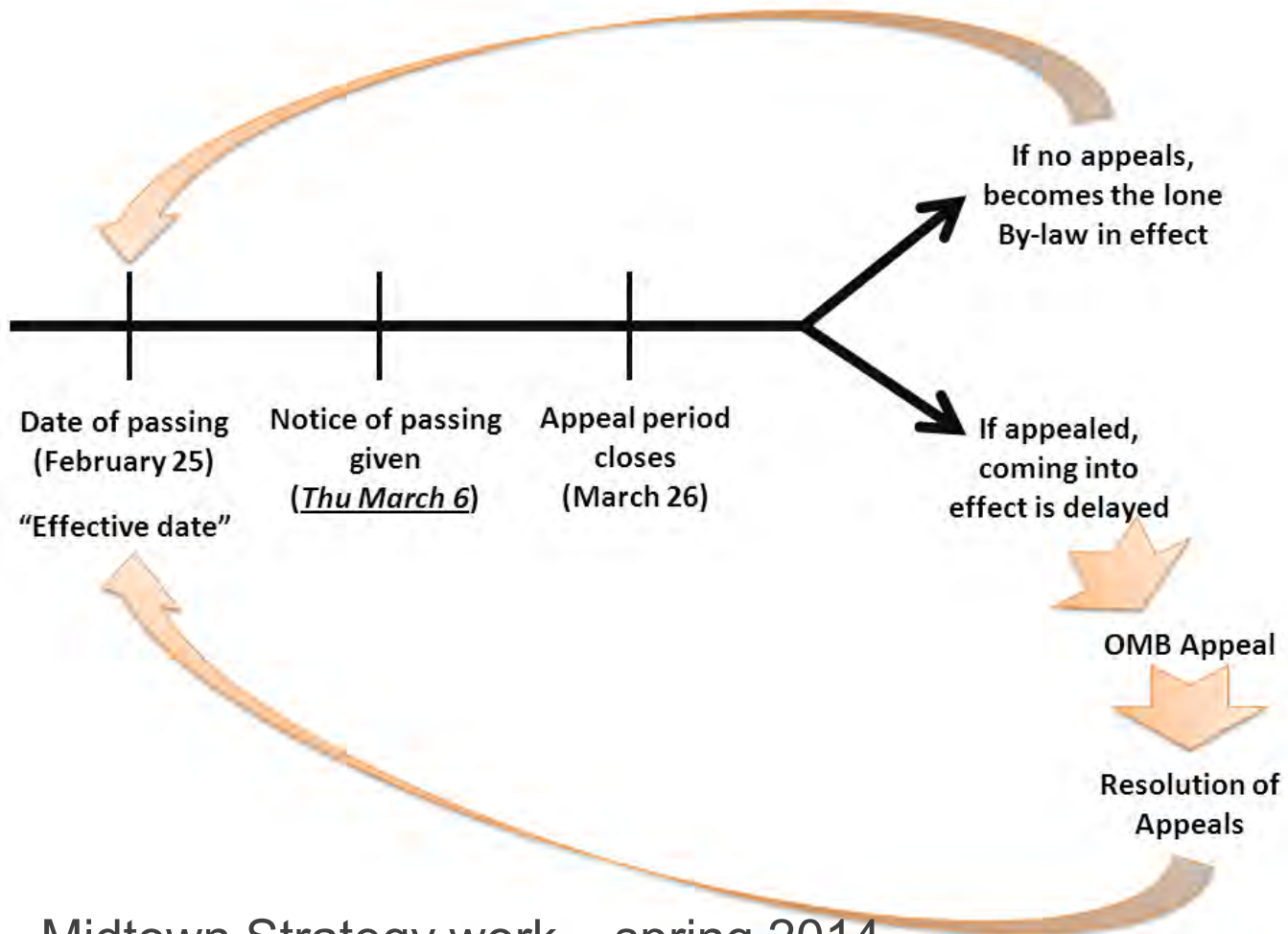
The proposed zoning by-law as presented is clear, concise, and fully implements the Livable Oakville Plan

It is fully defensible

Further friction points may actually speak to policy issues

Going Forward from Today

- Notice of passing is completed
 - Targeting Oakville Beaver on Thursday, March 6, 2014
 - Paper copies of ZBL 2014-014 to agencies
 - Mail notice to those requesting
- Production of final copy of ZBL 2014-014
 - Paper copies to staff
 - Online home
 - Incorporation into Explore Oakville



- Midtown Strategy work – spring 2014
- Livable by Design (Urban Design Manual) – spring 2014
- Five-year Livable Oakville Plan Review – 2014/2015

Going Forward from Today

- Continue responding to public input
- Continue “All About Zoning” workshops
- Continued review and monitoring of issues and other projects
- One more inZone subcommittee meeting
- Begin implementation projects
 - Internal database adjustments and inputs
 - Online materials
 - Staff training

Project Team

Core Project Team

- Ramona Boddington, Planning
- Matt Rubic, Zoning
- Brad Sunderland, Planning
- *Lesley Gill Woods (inZone Conformity OPA)*
- *Plus assistance of Strategic Business Support staff*
- *Plus 6 interns*
- *Plus 24 technical advisory contacts*
- *Plus the inZone subcommittee*

Advisory Team

- Dana Anderson, Planning
- Diane Childs, Planning
- Denis Daoust, Zoning
- John Tutert, Building

Staff Recommendation

- No further notice is determined necessary
- That the Town of Oakville Comprehensive Zoning By-law 2014-014 be passed, as amended in accordance with the Feb 25 Memo
- Three technical items:
 - Authorize Director of Building Services to waive minor variance fees where a second application is necessary to obtain the same relief in ZBL 1984-63 and 2014-014
 - inZone subcommittee be sunsetted
 - By-law 2014-030 be passed