

PLANNING JUSTIFICATION REPORT

ZONING BY-LAW AMENDMENT

106-114 Robinson Street and 71 Water Street
Oakville, Ontario

Prepared For:

ROSEVILLE PROPERTIES INC.

145 Reynolds Street, Suite 300,
Oakville, Ontario L6J 0A7

May, 2022

Prepared By:

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1.0 INTRODUCTION

David Faye & Associates Inc. was retained by Roseville Properties Inc. (“Roseville”) to provide professional planning services in the preparation of a zoning by-law amendment application for a property located at 106-114 Robinson Street and 71 Water Street in the Town of Oakville.

The property is currently zoned Residential Medium 4 (RM4-SP16) permitting a 13-unit apartment building with underground parking accessed from Water Street.

A pre-consultation meeting with the Town of Oakville was held on September 1, 2021 and a list of required supporting studies/documents/plans was provided by Planning Services. Please refer to Form 2 in Appendix 1. A Planning Justification Report was identified as a planning submission requirement.

2.0 SITE DESCRIPTION

The subject site is located on the southwest corner of the intersection of Navy Street and Robinson Street within the Old Oakville Residential Community. It is 0.163 ha. (0.403 acre) in size and extends from Navy Street to Water Street along the south side of Robinson Street. Please refer to Figure 1 - Aerial Image.

The subject site has frontage on Robinson Street (81.7 m.), Navy Street (23.2 m.) and Water Street (17.4 m.). The depth of the site varies from 23 metres at Navy Street to 17 metres at Water Street. Please refer to Figure 2 - Plan 20R-19904.

The site slopes downward from Navy Street towards Water Street. Please refer to Figure 3 – Topographic Survey. The grade differential is approximately 7 metres. There are neither buildings nor trees on the site.

2.1 SITE CONTEXT/SURROUNDING LAND USES

The subject site is on the northerly perimeter of the historic Old Oakville residential community which extends from Robinson Street southerly to Lake Ontario and easterly from Sixteen Mile Creek.

To the immediate north of the subject site is the multi-storey Granary mixed-use residential / commercial building and beyond is the Town-owned Centennial Square with a library and theatre and the Downtown Oakville business district.

To the south are primarily low density residential uses, the Oakville Club fronting on Water Street adjacent to Sixteen Mile Creek with a parking lot on the east side of Water Street abutting the subject site, and Oakville Harbour.

To the immediate east is the historic Murray House repurposed for office use and beyond are low density residential uses. Medium density housing is present along the south side of Robinson Street towards the Towne Square.

To the west is Sixteen Mile Creek flowing southerly to Oakville harbour which provides opportunities for recreational boating, canoeing and kayaking.

The subject site abuts the Old Oakville Heritage Conservation District with many designated properties, including 68/70 Navy Street immediately south of the subject site.

2.2 EXISTING NATURAL HERITAGE FEATURES

There are no natural heritage features on the subject site. The nearby Sixteen Mile Creek and valley are designated Natural Area and Waterfront Open Space in the Livable Oakville Plan.

2.3 TRANSPORTATION

Navy Street and Robinson Street are municipal roads accommodating 2-way traffic. Water Street is a municipal road accommodating one-way traffic from Navy Street to Robinson Street. At the Water Street/Robinson Street intersection and beyond, Water Street accommodates 2-way traffic.

2.4 TRANSIT

The subject site is within walking distance of the Oakville GO Station on Cross Avenue. It is also possible to use the Oakville bus system to ride to and from the Oakville GO Station. Through an agreement between Oakville Transit and Metrolinx, use of Oakville transit for trips to and from the GO Station are currently free when using a Presto Card. For future residents of the Roseville site, the Oakville Transit hub at Church and Dunn Streets will be a 5-minute walk.

3.0 PROPOSED DEVELOPMENT

Roseville is proposing a zoning by-law amendment to permit a change in housing form from apartment to street townhouse. The existing RM4 zoning permits 13 apartment units. It is proposed to change the zoning from RM4 Zone to Residential Medium 1 (RM1) Zone, with special provisions, to permit 10 street townhouses fronting on Navy and Robinson Streets. Please refer to Figure 4 – Site Plan.

Proposed townhouse lots 1 to 6 are 5.9 metres wide and 23.3 metres deep. Townhouse lots 7 to 10 are 8.7 metres wide and 17.4 metres deep.

Units 1 to 6 contain around 3000 square feet of GFA each and units 7 to 10 contain around 2500 square feet of GFA each.

All units are 3 storeys in height with at-grade terraces in the rear yards and roof-top terraces. All units feature private elevators.

All units have double-car garages underground accessed from Water Street via a future common element condominium driveway.

Building elevations designed by Richard Wengle, Architect feature brick, stone and stucco exteriors with generously proportioned windows which will complement the Old Oakville Heritage Conservation District. Please refer to Figure 5 - Elevations.

Building height measured from grade at Navy Street is 12.0 metres and building height measured from grade at Water Street is 13.5 metres. By comparison, building height for the approved apartment building is 14.2 metres at Navy Street and 21.2 metres at Water Street. Please refer to Figure 6 – Cross-section for the Navy Street comparison.

The rear walls of townhouses 1-6 are set back 7.0 metres from the south property line of the site. The rear walls of townhouses 7-10 are set back 6.8 metres from the south property line. By comparison, the apartment building setback is 3.0 metres from the south property line. Please refer to Figure 6 – Cross-section.

3.1 DRAFT ZONING BY-LAW

The site is proposed to be rezoned from RM4 to RM1 with special provisions to permit street townhouses on the subject site.

A draft zoning by-law for the proposed development can be found in Appendix 2.

4.0 PLANNING POLICY REGIME

The proposed zoning by-law amendment must be consistent with The Provincial Policy Statement and conform with The Growth Plan for the Greater Golden Horseshoe.

In addition, the zoning by-law amendment must be in conformity with the Region of Halton Official Plan and the Town of Oakville Official Plan.

These planning policy documents are discussed in the following sections of this report.

4.1 THE PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement 2020 (“PPS”) was issued under the authority of Section 3 of The Planning Act (“Act”) and came into affect on May 1, 2020. It provides policy direction on matters of provincial interest related to land use planning and development.

Section 3 requires that decisions affecting planning matters “shall be consistent” with policy statements issued under the Act.

The following PPS policy statements are relevant to the rezoning of the subject site.

Section 1.1 states that healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

Comment: The proposed townhouse development is consistent with the PPS as it is an efficient design which responds to existing needs in the residential market place in Halton Region, will not cause environmental or public health and safety concerns, and utilizes existing servicing infrastructure.

Section 1.1.3.1 states that Settlement Areas shall be the focus of growth and development.

Section 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the impacts of a changing climate;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed.

Comment: The proposed townhouse development is located in the Oakville settlement area and its compact design will efficiently utilize the subject site area and available infrastructure so that expansions are not required. The energy efficiency of the townhouses will be enhanced through the implementation of water efficient fixtures, hot water supply on demand, improved air-tight building measures and Low E argon gas windows which will assist in addressing climate change impacts. The location of the subject site is supportive of active transportation modes, such as walking and cycling, and existing transit availability to lessen dependence on the use of private automobiles.

Section 1.4.3 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

Comment: The proposed rezoning will assist planning authorities to provide for an appropriate mix of housing options and densities to meet the social, health, economic and well-being requirements of current and future residents.

Section 1.6.6.2 states that municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

Comment: The subject site is within the Town of Oakville settlement area. The proposed development of 10 townhouses will utilize existing sanitary and water services.

Section 3.1.1 states that development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards;

Comment: The subject site has been designed to respect Conservation Halton's Sixteen Mile Creek flood line mapping and regulatory limit.

Summary

The rezoning proposal meets the afore-mentioned policies of the PPS as

- the 10 street townhouses are an efficient use of an underutilized parcel of land;
- sanitary and water servicing are available nearby without requiring significant new investment in infrastructure.
- this housing form will provide additional choices for persons looking for housing appropriate to their needs in the residential marketplace
- the location of the townhouse development is outside the Conservation Halton Sixteen Mile Creek flood line and beyond Conservation Halton's regulatory limit, thereby ensuring the protection of people and property.

4.2 THE GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE 2020

The Growth Plan for the Greater Golden Horseshoe promotes the development of compact, sustainable, complete communities designed to support healthy and active living and meet people's needs for daily living without excessive reliance on the private automobile for mobility. It encourages the use of transit and active transportation modes.

The Growth Plan supports a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.

The Growth Plan seeks to protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.

Comment: The Roseville rezoning proposal conforms with the Growth Plan since it is a compact development which makes efficient use of land and infrastructure and supports a range and mix of housing options. It protects the Sixteen Mile Creek natural heritage system through adherence to Conservation Halton's flood line mapping and regulatory limit.

4.3 REGION OF HALTON OFFICIAL PLAN (Interim Office Consolidation November 10, 2021)

Map 1 Regional Structure of the Region of Halton Official Plan ("ROP") designates the subject site *Urban Area*. Please refer to Figure 7.

ROP Policy 72 states that the goal of the *Urban Area* and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change and improves housing affordability, sustainability and economic prosperity.

ROP Policy 72.1(2) states that an objective of the Region is to support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces dependence on the automobile,

makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.

ROP Policy 72.1(3) states that an objective of the Region is to provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.

ROP Policy 72.1(7) states that an objective of the Region is to plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long-distance commuting and to increase the modal share for transit and active transportation.

Comment: The proposed Roseville rezoning will permit a townhouse development which makes efficient use of the subject site, utilizes existing servicing infrastructure, and contributes to the realization of a complete community. It will encourage transit use and active transportation modes by virtue of the development's location in proximity to Downtown Oakville and existing transit routes. It will introduce a housing form suitable for the subject site.

4.4 TOWN OF OAKVILLE OFFICIAL PLAN (Livable Oakville)

Schedule D Southeast Land Use of Livable Oakville designates the subject site *Medium Density Residential*. Please refer to Figure 8. This designation permits the proposed townhouse form of residential building.

Part D Land Use Designations and Policies, Section 11 of Livable Oakville establishes the following land use objectives which apply to all Residential Areas:

- a) maintain, protect and enhance the character of existing Residential Areas;
- b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;
- c) promote housing initiatives to facilitate revitalization, compact urban form and an increased variety of housing alternatives;
- d) promote innovative housing types and forms to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups;
- e) encourage the conservation and rehabilitation of older housing in order to maintain the stability and character of the existing stable residential communities;
- f) discourage the conversion of existing rental properties to condominiums or to other forms of ownership in order to maintain an adequate supply of rental housing.

Comment: The Roseville rezoning from an apartment to a townhouse form of housing will fit well within the existing Old Oakville residential community. The building height of the townhouses is lower than the height approved for the apartment building. The setback of townhouse units 1-6 from the rear property line of the site is 7.0 metres, whereas the approved apartment setback is 3.0 metres. The setback for unit 7-10 from the rear property line is 6.8 metres.

The elevations of the proposed townhouses have been designed to complement the existing Old Oakville Heritage Conservation District.

The proposed development is compact and provides an appropriately scaled housing form addition to the existing housing stock in the Old Oakville residential community.

In our opinion, the proposed rezoning complies with the applicable land use objectives of Section 11.

Part D, Section 11.1.8 of Livable Oakville provides guidelines on intensification within stable residential communities:

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

b) within stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate intensification through development approvals. Intensification of these sites may occur with Low Density Residential uses in accordance with section 11.1.9 and all other applicable policies of this Plan; and,

c) within 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.

Comment: The Roseville site falls within the permission provided by Section 11.1.8(c). However, the Livable Oakville Plan **Part E Growth Areas, Special Policy Areas and Exceptions** already provides a level of intensification on the Roseville site as follows:

Section 27.2.1 “The lands designated Medium Density Residential on the south side of Robinson Street between Water Street and Navy Street may be developed for a maximum of 13 dwelling units”.

Comment: This permission will accommodate the number of dwelling units that the Roseville rezoning will require.

Part D, Section 11.1.9 of Livable Oakville provides criteria to evaluate an intensification application for a property within a stable residential neighbourhood to maintain and protect the existing neighbourhood character.

Notwithstanding the existing RM4 zoning permission for a 13-unit apartment building on the subject site, following is an assessment of the criteria applied to the proposed townhouse development.

11.1.9(a) *The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*

Comment: “Compatible” is a defined term in Livable Oakville and means “the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact”.

In our opinion, the proposed built form of development including scale, height, massing, architectural character and materials, as described elsewhere in this report, can coexist with the surrounding area without an unacceptable adverse impact.

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

Comment: The proposed development is a medium density townhouse project in which setbacks, orientation and separation distances will be different due to the connected dwellings and underground parking compared to the surrounding neighbourhood. However, in our opinion, these differences do not give rise to an unacceptable adverse impact.

11.1.9(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.*

Comment: The subject site is positioned between the 9-storey Granary mixed-use commercial/residential building and 1-2-storey detached residential dwellings in the surrounding neighbourhood. In our opinion, the 3-storey connected built form of the medium density street townhouses provides an acceptable transition in height in this situation without an unacceptable adverse impact.

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

Comment: The proposed pattern of development is different from that of the surrounding neighbourhood, but, in our opinion, does not present an unacceptable adverse impact.

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

Comment: The Functional Servicing Report prepared by Trafalgar Engineering Ltd., confirms that adequate water and wastewater services are available for the proposed development. The Region of Halton will provide waste management service. The Town of Oakville will provide fire protection service.

11.1.9(f) *Surface parking shall be minimized on the site.*

Comment: There is no surface parking on the site. Two parking spaces per townhouse unit are provided underground with access via a future common element driveway connection to Water Street.

11.1.9(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.*

Comment: An extension to the public street network is not proposed for this townhouse development.

11.1.9(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.*

Comment: The Functional Servicing Report prepared by Trafalgar Engineering Ltd. indicates that grading, drainage, location of service areas, access and circulation will have a minimal impact on adjacent properties. Privacy for 68/70 Navy Street is increased due to the greater setback of the townhouses from the southerly property line versus the approved apartment building setback and the privacy fencing which

will be installed around the rear yard terraces. The reduced height of the townhouse units compared to the approved apartment building and the increased setback of the rear wall of the townhouse dwellings compared to the apartment building will improve microclimatic conditions, such as shadowing.

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

Comment: It is intended that the proposed townhouse development will have a positive impact, not an adverse impact, on the Old Oakville Heritage Conservation District.

11.1.9(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.*

Comment: The proposed townhouse development will not impact the existing access to amenities including neighbourhood commercial facilities, community facilities such as schools, parks and community centres, and existing and/or future public transit services.

11.1.9(k) *The transportation system should adequately accommodate anticipated traffic volumes.*

Comment: The existing transportation system can accommodate the minor increase in traffic from the proposed 10 townhouses.

11.1.9(l) *Utilities shall be adequate to provide an appropriate level of service for new and existing residents.*

Comment: The existing utilities – telephone, telecommunications and natural gas - are adequate and will provide an appropriate level of service to new as is currently available to existing residents.

Summary: In our opinion, the proposed 10-unit townhouse development is compatible with the surrounding neighbourhood. Servicing infrastructure and utilities are in-place and available to service the subject site. The road system has capacity to accommodate the minor amount of traffic that will be generated by the proposed 10 new townhouses and does not require extensions. The location of the subject site in proximity to existing transit and active transportation modes will encourage less reliance on the private automobile for trips.

5.0 SUPPORTING STUDIES

Roseville Properties retained technical experts to complete the various studies required by the Town of Oakville and Agencies in support of the rezoning application. The results of these studies are discussed next in this report.

5.1 Arborist Report & Tree Preservation Plan

GreenPrint Consulting Arborists completed an *Arborist Report and Tree Preservation Plan* dated March 31, 2022 for the Roseville site. There are no trees on the subject site. Five trees were identified within the Robinson Street and Navy Street public road allowances – T1 Norway Maple, T2 Black Walnut, T3 White Ash, T4 Manitoba Maple and T5 Horse Chestnut.

Trees T1 and T2 on Robinson Street are in conflict with the proposed development and are recommended for removal.

Tree T3 at the corner of Navy Street and Robinson Street is terminally infected with EAB and is recommended for removal.

Tree T4 at the corner of Navy Street and Robinson Street represents a potential hazard. It is growing on a severe lean with advanced decay evident at the union and is recommended for removal.

Tree T5 on Navy Street is recommended for preservation.

5.2 Heritage Impact Assessment

Roseville retained Vincent J. Santamaura Architect Inc. to prepare a Heritage Impact Assessment of the proposed townhouse development to assess its impact on the existing Heritage value of the adjacent Old Oakville Heritage Conservation District and nearby Designated Buildings - “The Granary” on Robinson Street and “The Murray House Hotel” on Navy Street.

The completed report, *Heritage Impact Assessment: Adjacency to a Heritage Conservation District, May, 2022*, concludes that the design approach and elements of the proposed design solution by the project architect (Richard Wengle Architect Inc.) illustrate the intention to making the construction of a new block of townhouses adjacent to an existing Heritage Conservation District and the adjacent Designated Buildings sensitive and complementary to the existing Heritage value and thereby reducing any impact on its Heritage value.

Mr. Santamaura makes the following recommendations:

- 1) that the design of the new block of Townhouses implements Heritage design strategies to make its design sympathetic to the adjacent Heritage Conservation District and adjacent Designated buildings;
- 2) that the design of the new block of Townhouses employs Heritage design strategies to minimize its impact on the Heritage value of the adjacent Heritage Conservation District and adjacent Designated buildings;

3) that the design of the new block of Townhouses is in keeping with general good Heritage design practices and does not negatively impact the Heritage value of the Old Oakville Heritage Conservation District or the Designated buildings;

4) that the design and construction of the new block of Townhouses be approved.

5.3 Phase 1 ESA

Roseville retained Terraprobe Inc. to complete a Phase One Environmental Site Assessment for the subject site as described in Ontario Regulation 153/04. The Phase One ESA involved the following main tasks:

- Review of Ontario Ministry of Environment, Conservation and Parks publications including the Ontario Inventory of PCB Storage Sites and the Ontario Waste Disposal Site Inventory;
- Review of available ownership/occupancy records for the subject site;
- Review of historic air photos, maps, surficial/bedrock geologic information, and various information available from regulatory agencies;
- Interviews with available individuals having some knowledge of current and/or historical site activities;
- A reconnaissance inspection of the property; and
- Evaluation of the information and documentation.

The report identified 11 Areas of Potential Environmental Concern (APECs), only 1 of which is on the subject site and is fill related. The remaining 10 are off-site. With the change from the historical commercial use on part of the subject site to a more sensitive residential use, a Record of Site Condition is required per MECP regulations. A Phase 2 ESA will be required to investigate the APECs prior to a Record of Site Condition submission to MECP.

5.4 Urban Design Brief

Roseville retained Williams and Stewart Associates Ltd., to complete an Urban Design Brief (“UDB”) for the proposed townhouse development. The UDB provides a description of the proposed townhouse site urban design within the context of the local urban design guidelines and urban design policies of the Livable Oakville Plan and the Old Oakville Heritage Conservation District.

Consistent with the Town’s document *Livable by Design: Design Guidelines for Stable Residential Communities (“DGSRC”)*, the UDB confirms that the development will maintain and promote six overarching and interconnected guiding principles identified in the DGSRC; namely, Sense of Identity, Compatibility, Connectivity, Sustainability, Legacy, and Creativity.

The UDB also addresses DGSRC design guidelines to assist in implementing the Livable Oakville Plan policies for compatible development in stable residential communities.

The UDB concludes that the proposed residential development will be 3-storeys in height and is an excellent transition building from the predominantly 2-storey heritage neighbourhood to the 9-storey condominium development on Lakeshore Road E. The built form is well suited to the sloping site, terracing down from Navy Street to Water Street with the steps articulating each individual unit while maintaining a consistent high-quality architectural character. The proposed units provide elevators in every unit making them suitable for both seniors and families. The site has been a vacant lot within the Oakville downtown core for many years and the proposed development completes the neighbourhood fabric and contributes to the housing stock in Oakville.

5.5 Functional Servicing Report

Roseville retained Trafalgar Engineering Ltd. (“Trafalgar”) to prepare a Functional Servicing Report and Stormwater Management Plan for the subject site.

5.5.1 Servicing

The report advises that adequate municipal infrastructure exists within the abutting road allowances to support the proposed zoning amendment. The development proposal results in a minor increase to water and sanitary flows from the site. Analysis of the flows through the existing Water Street sanitary PS indicate the subject site will have a minor impact on flows through the pumping station and there are no capacity concerns from this development.

5.5.2 Stormwater Management Plan

Stormwater quantity controls are proposed to control post-development flows from the 100-year event to the pre-development 5-year rate based on the storm drainage area plan for the Water Street sewer. Approximately 43.5 m³ of storage is required to control discharge to the allowable rate of 0.05 m³/s accounting for the uncontrolled flows.

An emergency overland flow route must be provided to safely convey emergency overland flows through the site to Water Street and Robinson Street generally consistent with the existing condition.

Due to moderately clean drainage produced by the site and the proximity to Lake Ontario, stormwater quality control is not proposed at this time.

Erosion and sediment controls will be installed prior to the commencement of any construction.

5.6 Archaeological Assessment

The Region of Halton advised by email dated April 6, 2022 that the archaeological assessment is not required. See the Region’s correspondence in Appendix 3.

6.0 PUBLIC INFORMATION MEETING

An applicant-led ZOOM public information meeting (“PIM”) was held on April 21, 2022. A copy of the meeting invitation is included in Appendix 4.

There were 32 participants in the PIM which included 3 members of the Roseville team, both Ward 3 councillors, and Brandon Hassan, Planner, Town of Oakville.

The residents’ comments on the rezoning to permit 10 townhouses were favourable. Questions included the height of the townhouses, the entrance to the underground parking and Water Street being one-way traffic, possible access from Navy Street similar to the Granary, the height of the Murray House building, the width of the garage driveway, the distance of the townhouse buildings to Robinson Street, and ventilation required for the underground parking.

Also in Appendix 4 are copies of emails received from 3 residents in advance of the PIM, 2 of which were favourable and 1 which was not.

7.0 CONCLUSIONS

1. Roseville Properties Inc. owns a vacant property located at 106-114 Robinson Street and 71 Water Street which is zoned RM4-SP16 permitting a 13-unit apartment building.
2. Roseville Properties Inc. pre-consulted with the Town of Oakville regarding a rezoning to permit 10 street townhouses on the subject site instead of the approved apartment building. A list of studies, plans and documents required for the rezoning application was provided by the Town.
3. Roseville Properties Inc. retained experts to complete the required technical studies.
4. The Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Halton Official Plan and the Town of Oakville Official Plan were reviewed to assess conformity of the proposed rezoning with the provincial, regional and local municipal planning documents.
4. In our opinion, the proposed rezoning is consistent with the Provincial Policy Statement 2020 and in conformity with the Growth Plan for the Greater Golden Horseshoe 2019.
5. In our opinion, the proposed rezoning is in conformity with the Region of Halton Official Plan and the Town of Oakville Official Plan (Livable Oakville).
6. In our opinion, the proposed townhouse development will not have an adverse impact on the Old Oakville Heritage Conservation District.
7. In our opinion, the proposed rezoning represents Good Planning and should be approved.

Respectfully Submitted,
David Faye & Associates Inc.

A handwritten signature in cursive script that reads "David Faye".

David Faye, MCIP, RPP

FIGURE 1

AERIAL GOOGLE EARTH VIEW – ROSEVILLE PROPERTIES INC.

ROBINSON ST., NAVY ST., & WATER ST., OAKVILLE, ONT.

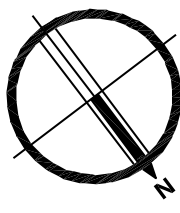
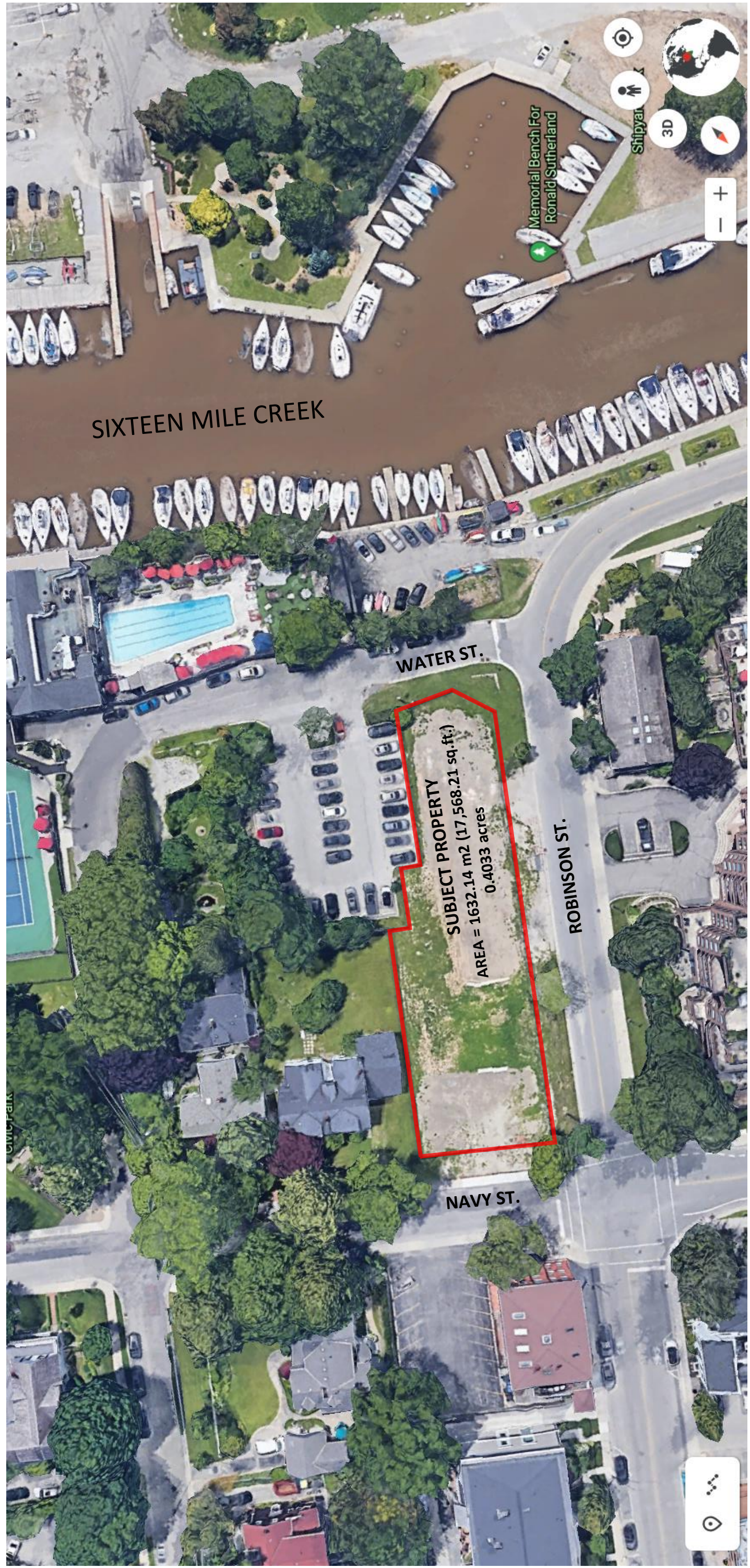


FIGURE 2

**PLAN OF SURVEY OF
LOT A AND PART OF
LOTS 1, 3 AND 4,
BLOCK 51**

**REGISTERED PLAN 1
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON**

SCALE 1:250
0 5m 10m 20m 30 metres

RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ROBINSON STREET
(BY REGISTERED PLAN 1)
P.I.N. 24779 - 0153

WATER STREET
(BY REGISTERED PLAN 1)
P.I.N. 24779 - 0159

WILLIAM STREET
(BY REGISTERED PLAN 1)

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE FEB 10 2014.
C.P.E.
C. P. EDWARD O.L.S.

PLAN 20R-199 04
RECEIVED AND DEPOSITED
DATE JULY 15 2014.
K. Hessinger
K. Hessinger
REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF HALTON (No.20)

SCHEDULE			
PART	LOT	BLOCK	PLAN
1	PART OF LOT A		ALL OF P.I.N.
2	PART OF LOTS A, 1 & 3	51	REGISTERED PLAN 1
3	PART OF LOT 4		24779-0144
			24779-0191

PART 1 IS SUBJECT TO AN EASEMENT AS SET OUT IN INST. No 58241.

NOTES

- DENOTES MONUMENT FOUND
- DENOTES MONUMENT SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- P.L. DENOTES PROPERTY IDENTIFIER NUMBER
- P.L.I. DENOTES PROPERTY IDENTIFIER NUMBER (RPE)
- (626) DENOTES RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S. (SEE NOTES DATED OCT. 24, 2013)
- (950) DENOTES H. D. SEWELL O.L.S.
- (NIT) DENOTES CUNNINGHAM MCCONNELL LIMITED, O.L.S.
- (WT) DENOTES NOT IDENTIFIED
- SCP DENOTES SPECIFIED CONTROL POINT

BEARINGS ARE GRID, UTM ZONE 17, NAD 83 (ORIGINAL), DERIVED FROM:

POINT ID NORTHING EASTING
SCP 04519910019 4811822.951 608260.667
SCP 045519910024 4809846.543 606414.821

COORDINATES ARE UTM ZONE 17, NAD 83 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O. REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999748.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 13th DAY OF JAN. 2014.

DATE FEB 10 2014.

C.P.E.
C. P. EDWARD
ONTARIO LAND SURVEYOR



RADY-PENTEK & EDWARD SURVEYING LTD.
ONTARIO LAND SURVEYORS
643 Chrislea Road, Suite 7
Woodbridge, Ontario L4L 8A3
Tel. (416) 635-5000 Fax (416) 635-5001
Tel. (905) 264-0881 Fax (905) 264-2099
Website: www.r-pe.ca
DRAWN: E.R. CHECKED: C.P.E.
JOB No. 12-252 CAD FILE No. 12252R01

FIGURE 3

PLAN OF TOPOGRAPHY OF
 LOT A AND PART OF
 LOTS 1, 3 AND 4,
 BLOCK 51
 REGISTERED PLAN 1
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

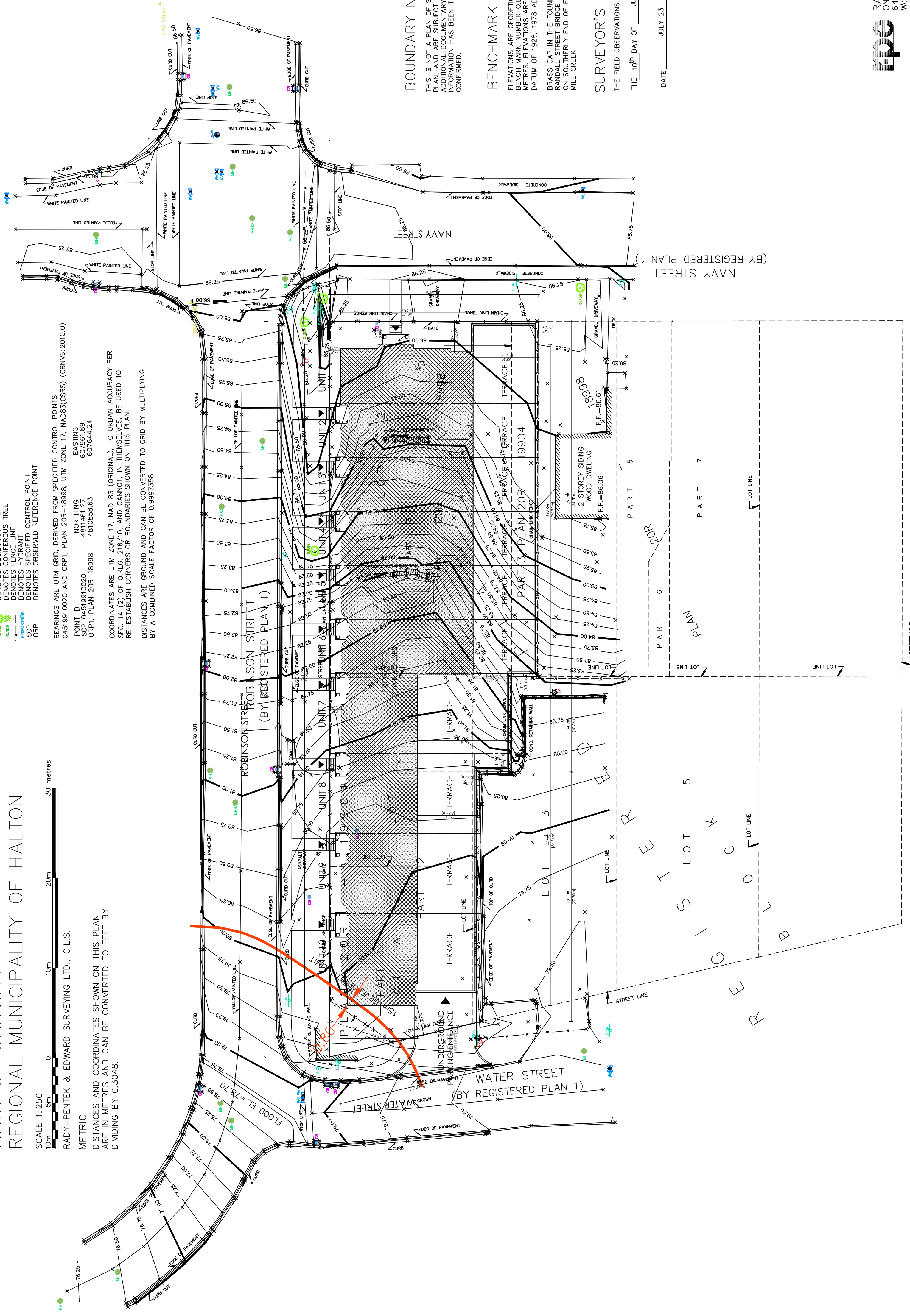
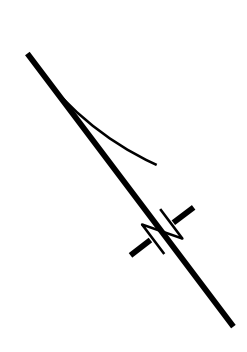
SCALE 1:250
 10m 5m 0 10m 20m 30 metres
 RADY-PENTEK & EDWARD SURVEYING LTD., O.L.S.
 METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN
 ARE IN METRES AND CAN BE CONVERTED TO FEET BY
 DIVIDING BY 0.3048.

- NOTES**
- BX DENOTES BELL BOX
 - CS DENOTES CURB
 - CC DENOTES CONCRETE
 - CCNG DENOTES FINISHED FLOOR
 - FF DENOTES FINISHED FLOOR
 - F.L.N. DENOTES FINISHED FLOOR NUMBER
 - FS DENOTES FENCE
 - FS.E. DENOTES FENCE STANDOFF
 - MH DENOTES MANHOLE
 - MHSAN DENOTES MANHOLE SANITARY
 - MHSWM DENOTES MANHOLE SWIMMING
 - UP DENOTES UTILITY POLE
 - WV DENOTES WATER VALVE
 - WVW DENOTES WATER WIRE
 - Ø DENOTES DIAMETER
 - Ø₁₀₀ DENOTES DECIDUOUS TREE
 - Ø₁₅₀ DENOTES CONIFEROUS TREE
 - Ø₂₀₀ DENOTES HYDRANT
 - Ø₂₅₀ DENOTES SPECIFIED CONTROL POINT
 - Ø₃₀₀ DENOTES OBSERVED REFERENCE POINT

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS:
 0451910020 AND ORP1, PLAN 20R-18996, UTM ZONE 17, NAD83(CSRS) (CBNV6.2010.0)
 POINT ID 0910020
 EASTING 481819.97
 NORTHING 607661.89
 ORP1, PLAN 20R-18998 4810658.63
 607644.24

COORDINATES ARE UTM ZONE 17, NAD 83 (ORIGINAL), TO URBAN ACCURACY PER
 SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO
 RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING
 BY A COMBINED SCALE FACTOR OF 0.9997358.



BOUNDARY NOTE

THIS IS NOT A PLAN OF SURVEY. BOUNDARIES ARE NOT CERTIFIED BY THIS
 PLAN, AND ARE SUBJECT TO CLARIFICATION UPON THE INCORPORATION OF
 ADDITIONAL DOCUMENTARY AND FIELD SURVEY EVIDENCE. THE BOUNDARY
 INFORMATION HAS BEEN TAKEN FROM PLAN 20R-19904 HAS NOT BEEN
 CONFIRMED.

BENCHMARK NOTES

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO TOWN OF OAKVILLE VERTICAL
 BENCHMARK NUMBER O.V.M. 252 HAVING AN ORTHOMETRIC ELEVATION OF 76.539
 METRES. ELEVATIONS ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL
 DATUM OF 1928, 1978 ADJUSTMENT (CGVD-1928:1978).

BRASS CAP IN THE FOUNDATION OF BRIDGE SUPPORT FOR REBECCA STREET/
 RANDALL STREET BRIDGE OVER SIXTEEN MILE CREEK. BRASS CAP IS LOCATED
 ON SOUTHERLY END OF FOUNDATION (PIER 2) ON THE EASTERLY SIDE OF SIXTEEN
 MILE CREEK.

SURVEYOR'S CERTIFICATE

THE FIELD OBSERVATIONS REPRESENTED ON THIS PLAN WERE COMPLETED ON
 THE 10TH DAY OF JULY, 2018

DATE JULY 23, 2018

PHILIP S. SWIFT
 ONTARIO LAND SURVEYOR

RPE
 RADY-PENTEK & EDWARD SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 1000 Woodbine Ave., Suite 144, 8A3
 Woodbridge, Ontario L4L 8A3
 Tel (416) 635-5000 Fax (416) 635-5001
 Tel (905) 264-0881 Fax (905) 264-2089
 Website: www.r-pe.ca
 DRAWN: P.S.S./S.L. CHECKED: P.S.S.
 JOB No. 12-252 CAD FILE No. 12252pl.a

FIGURE 4

ROBINSON STREET

248'-0"
[81.69m]

UNIT 10

UNIT 9

UNIT 8

UNIT 7

UNIT 6

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 1

PROPOSED TOWNHOUSES

UNDERGROUND PARKING ENTRANCE

WATER STREET

NAVY STREET

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

TERRACE

EXISTING PARKING LOT
THE OAKVILLE CLUB
(56 WATER STREET)

68 - 70
NAVY STREET
EXISTING 2 STOREY
SEMI-DETACHED
DWELLING

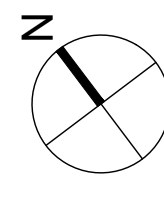
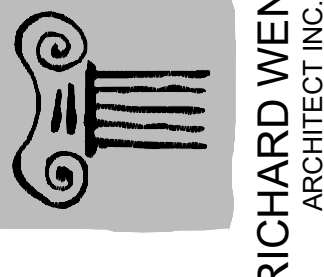
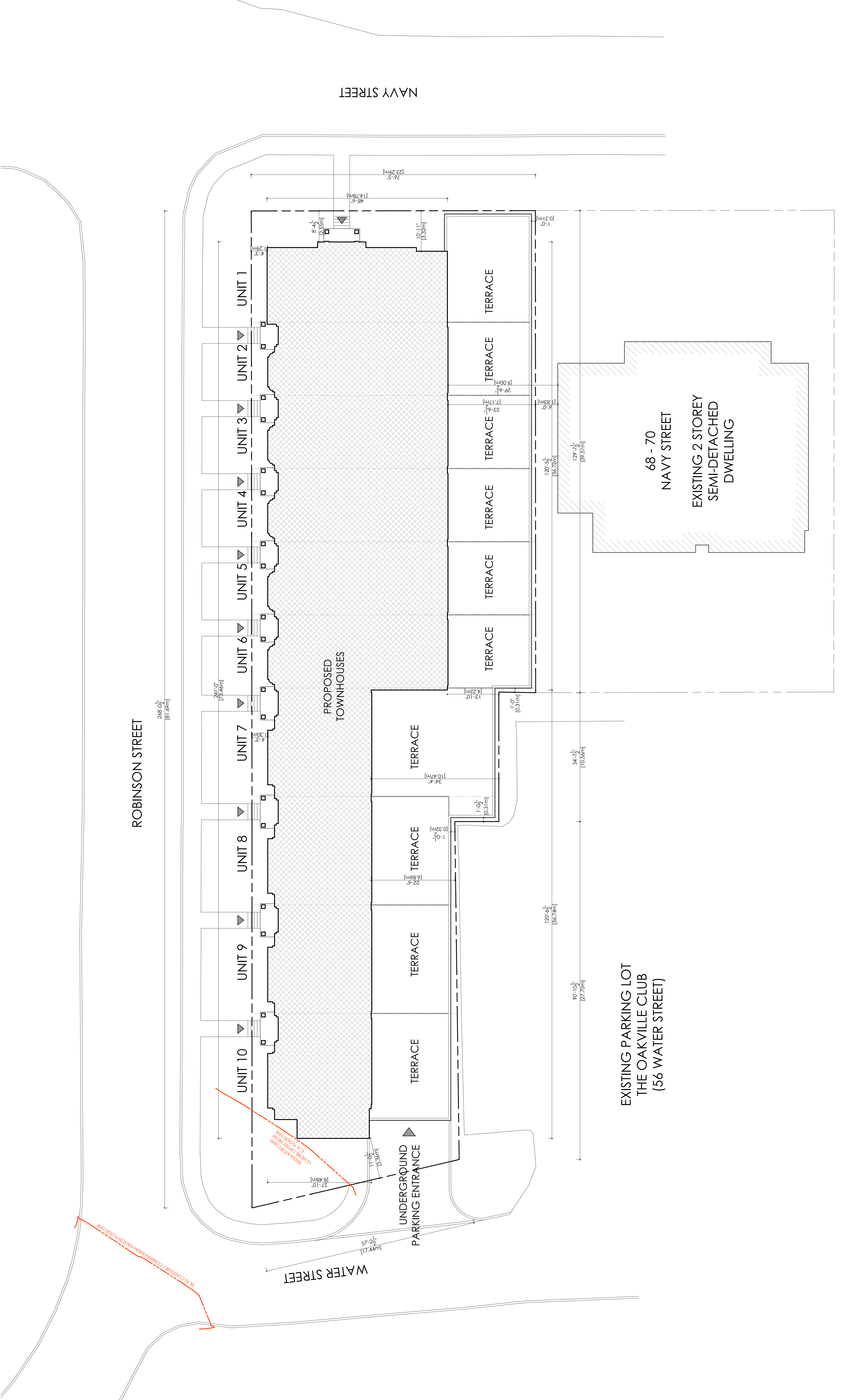


FIGURE 5



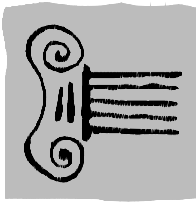
ROSEVILLE PROPERTIES INC.

ROBINSON STREET
OAKVILLE, ONTARIO
MARCH 08, 2022
2001

3D VIEW



SCALE : NTS.



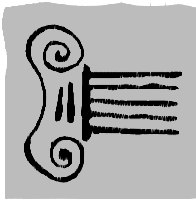
RICHARD WENGLE
ARCHITECT INC.



ROSEVILLE PROPERTIES INC.

ROBINSON STREET
OAKVILLE, ONTARIO
MARCH 08, 2022
2001

3D VIEW
SCALE : NTS.



RICHARD WENGLE
ARCHITECT INC.



ROSEVILLE PROPERTIES INC.

ROBINSON STREET
OAKVILLE, ONTARIO
MARCH 08, 2022
2001

3D VIEW
SCALE : NTS.



RICHARD WENGLE
ARCHITECT INC.



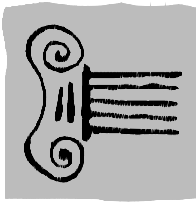
ROSEVILLE PROPERTIES INC.

ROBINSON STREET
OAKVILLE, ONTARIO
MARCH 08, 2022
2001

3D VIEW



SCALE : NTS.



RICHARD WENGLE
ARCHITECT INC.



ROSEVILLE PROPERTIES INC.

ROBINSON STREET
OAKVILLE, ONTARIO
MARCH 08, 2022
2001

3D VIEW
SCALE : NTS.



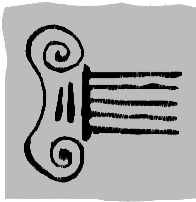
RICHARD WENGLE
ARCHITECT INC.



ROSEVILLE PROPERTIES INC.

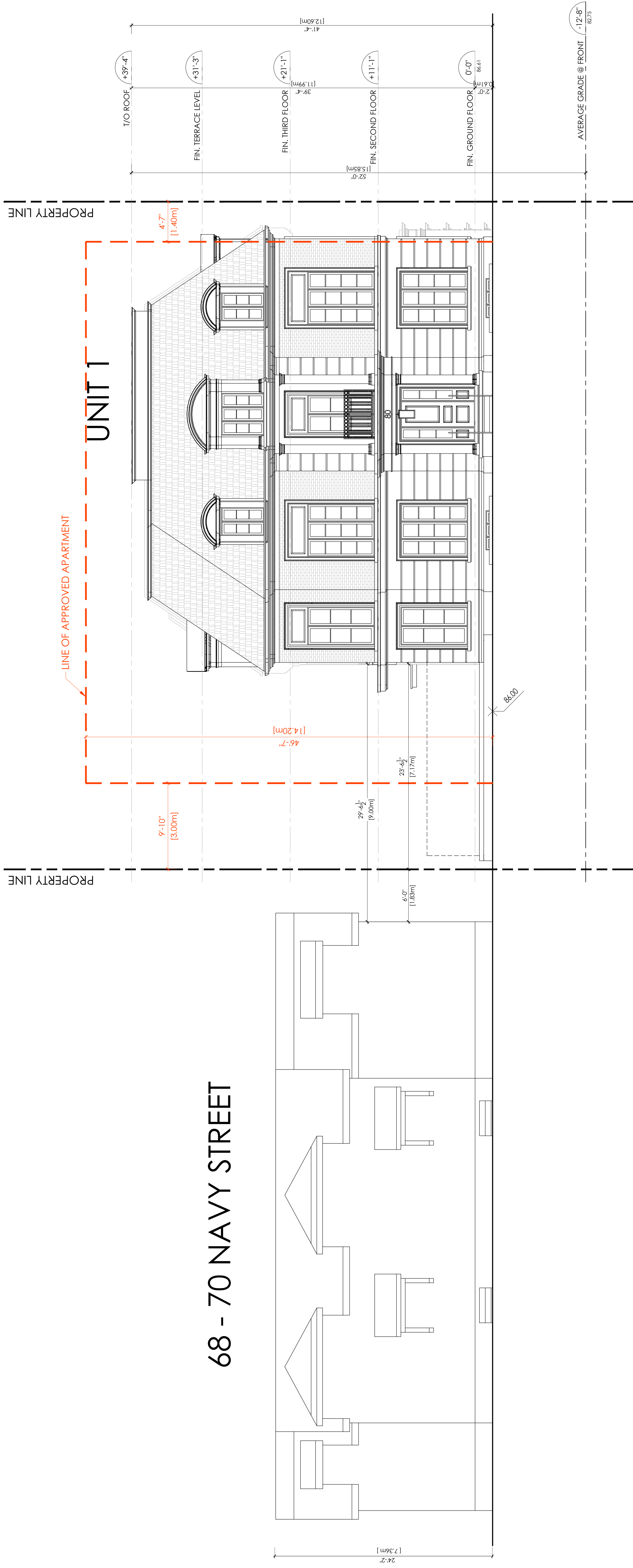
ROBINSON STREET
OAKVILLE, ONTARIO
MARCH 08, 2022
2001

3D VIEW
SCALE : NTS.



RICHARD WENGLE
ARCHITECT INC.

FIGURE 6

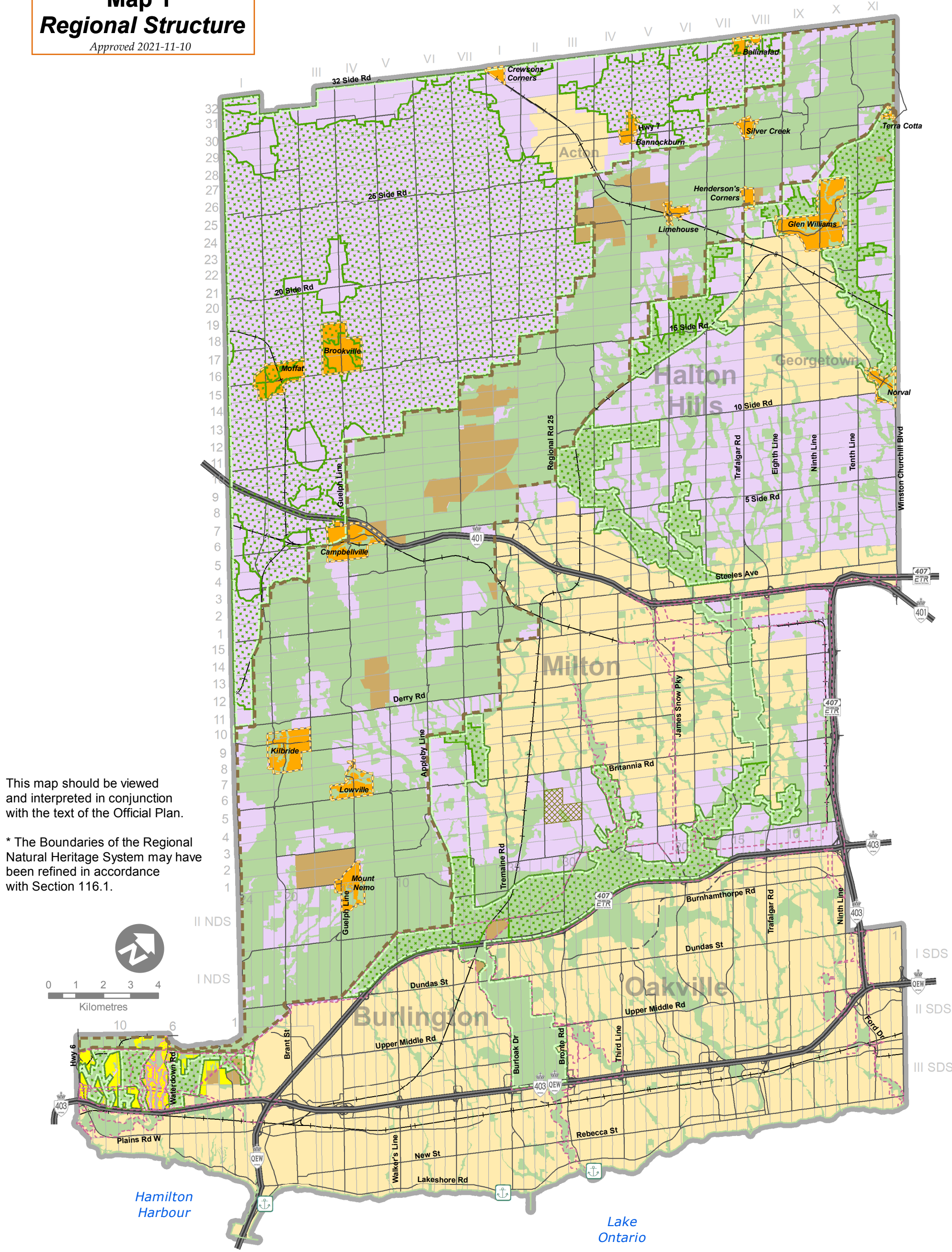


NORTH ELEVATION
VIEW FROM NAVY ST.

FIGURE 7

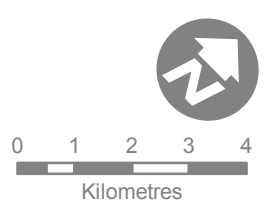
Map 1 Regional Structure

Approved 2021-11-10



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 116.1.



- Waterfront Park (See Map 2)
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Area Eligible for Urban Servicing
- Halton Waste Management Site

FIGURE 8

SCHEDULE G SOUTH EAST LAND USE

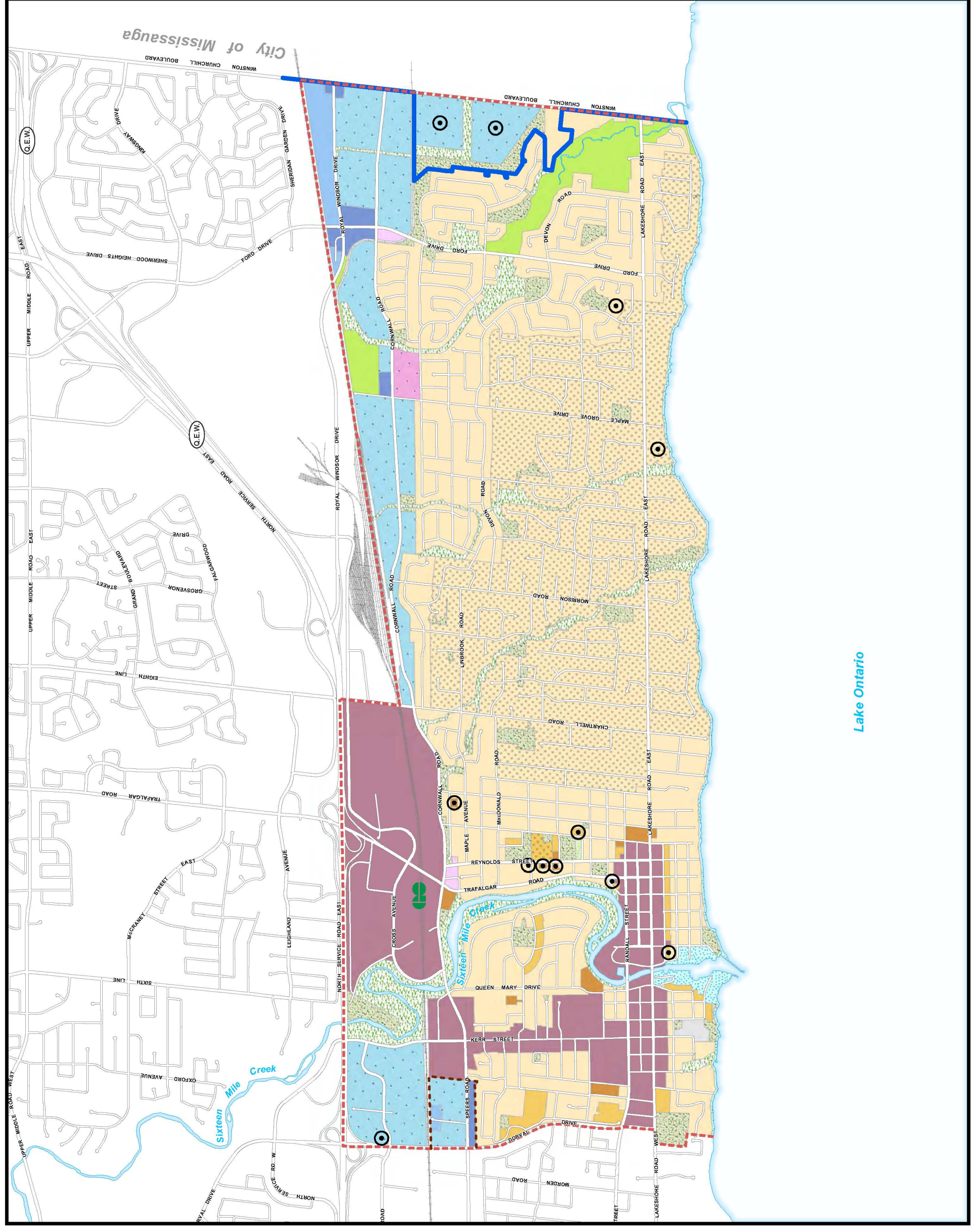


- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- WATERFRONT OPEN SPACE
- UTILITY
- GROWTH AREA *
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - SPEERS ROAD CORRIDOR
- RAILWAY

* Refer to Part E, Growth Area Policies
 ⊙ Refer to Part E, Exceptions



1:25,000
 August 31, 2021



Lake Ontario

APPENDIX 1

Pre-consultation Form

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

Applicant: _____
 Site Location: _____
 Proposal: _____

Official Plan Amendment <input type="checkbox"/>	Plan of Subdivision <input type="checkbox"/>	Site Plan <input type="checkbox"/>
Zoning By-law Amendment <input type="checkbox"/>	Plan of Condominium <input type="checkbox"/>	

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

SUBMISSION REQUIREMENTS				
Materials to be Provided:	OPA/ZBA/SUB/ CONDO/SITE PLAN (Paper copies plus 2 usbs)		NOTES:	Digital File Name
	Required	Paper Copies		
Plans				
Aerial Photograph(s)	<input type="checkbox"/>	2		XX_Aerial_v1_yyyy-mm-dd
Survey/Legal Plan	<input type="checkbox"/>	2		XX_Survey_v1_yyyy-mm-dd
Concept Plan	<input type="checkbox"/>	2		XX_Concept_v1_yyyy-mm-dd
Draft Plan of Subdivision and/or Draft Plan of Condominium (individual lots and/or units to be shown on draft Plan)	<input type="checkbox"/>	2		XX_DraftSub_v1_yyyy-mm-dd XX_DraftCondo_v1_yyyy-mm-dd
Site Plan & Site Plan Details	<input type="checkbox"/>	2		XX_SitePlan_v1_yyyy-mm-dd XX_SitePlanDetail_v1_yyyy-mm-dd
Park/Open Space Concept Plan	<input type="checkbox"/>	2		XX_ParkConcept_v1_yyyy-mm-dd
Building Elevations & Renderings	<input type="checkbox"/>	2		XX_Elevations_v1_yyyy-mm-dd XX_Renderings_v1_yyyy-mm-dd
Building Floor Plans (including roof Plan)	<input type="checkbox"/>	2		XX_FloorPlans_v1_yyyy-mm-dd XX_RoofPlan_v1_yyyy-mm-dd
Landscape Plan & Details	<input type="checkbox"/>	2		XX_Landscape_v1_yyyy-mm-dd XX_LandsDetails_v1_yyyy-mm-dd
Pedestrian Circulation Plan	<input type="checkbox"/>	2		XX_PedCircPlan_v1_yyyy-mm-dd
Streetscape Plan	<input type="checkbox"/>	2		XX_Streetscape_v1_yyyy-mm-dd
Site Servicing Plan	<input type="checkbox"/>	2		XX_Servicing_v1_yyyy-mm-dd
Grading & Drainage Plan (including topographic information)	<input type="checkbox"/>	2		XX_Grading_v1_yyyy-mm-dd XX_Drainage_v1_yyyy-mm-dd
Erosion and Sediment Control Plan	<input type="checkbox"/>	2		XX_ErosionSed_v1_yyyy-mm-dd
Lighting Plan &/or Photometric Plan	<input type="checkbox"/>	2		XX_Photometric_v1_yyyy-mm-dd
Truck Turning Plan	<input type="checkbox"/>	2		XX_TruckTurning_v1_yyyy-mm-dd
Pavement Markings/Signage Plan	<input type="checkbox"/>	2		XX_MarkingsSign_v1_yyyy-mm-dd
Construction Storage/Staging Plan	<input type="checkbox"/>	2		XX_ConstructSS_v1_yyyy-mm-dd

Materials to be Provided:	OPA/ZBA/SUB/CONDO/ SITE PLAN (Paper copies plus 2 usbs)		NOTES:	Digital File Name
	Required	Paper Copies		
Demarcation of limits of natural features (i.e. top-of-bank and/or natural hazards)	<input type="checkbox"/>	2		XX_NaturalLimit_v1_yyyy-mm-dd
Tree Canopy Cover Plan & calculation	<input type="checkbox"/>	2		XX_CanopyCover_v1_yyyy-mm-dd
Waste Management Plan	<input type="checkbox"/>	2		XX_WasteManage_v1_yyyy-mm-dd
Reports and Studies				
Completed Application Form/Fees	<input type="checkbox"/>	2		XX_AppForm_v1_yyyy-mm-dd
Planning Justification Report/Letter	<input type="checkbox"/>	2		XX_PJR_v1_yyyy-mm-dd
Character Impact Analysis	<input type="checkbox"/>	2		XX_CharacterImp_v1_yyyy-mm-dd
Draft Zoning By-law Amendment	<input type="checkbox"/>	2		XX_DraftZBLA_v1_yyyy-mm-dd
Draft Official Plan Amendment	<input type="checkbox"/>	2		XX_DraftOPA_v1_yyyy-mm-dd
Urban Design Brief	<input type="checkbox"/>	2		XX_DesignBrief_v1_yyyy-mm-dd
Tree Vegetation Study/Arborist Report and Tree Protection Plan	<input type="checkbox"/>	2		XX_ArbReport_v1_yyyy-mm-dd XX_TPP_v1_yyyy-mm-dd
Functional Servicing Study/Report	<input type="checkbox"/>	2		XX_FSR_v1_yyyy-mm-dd
Stormwater Management Study/Report	<input type="checkbox"/>	2		XX_SWM_v1_yyyy-mm-dd
Environmental Impact Study/Report	<input type="checkbox"/>	2		XX_EIR_v1_yyyy-mm-dd
Transportation Impact Analysis	<input type="checkbox"/>	2		XX_TIS_v1_yyyy-mm-dd
Heritage Impact Assessment	<input type="checkbox"/>	2		XX_HIA_v1_yyyy-mm-dd
Archaeological Assessment	<input type="checkbox"/>	2		XX_Arch_v1_yyyy-mm-dd
Market Impact Study	<input type="checkbox"/>	2		XX_MarketImpact_v1_yyyy-mm-dd
Capital Impact Study	<input type="checkbox"/>	2		XX_CapitalImpact_v1_yyyy-mm-dd
Noise & Vibration Study	<input type="checkbox"/>	2		XX_NoiseVibration_v1_yyyy-mm-dd
Geotechnical/Soils Report	<input type="checkbox"/>	2		XX_Geotech_v1_yyyy-mm-dd
Environmental Site Assessment (i.e. Phase 1)	<input type="checkbox"/>	2		XX_ESS1_v1_yyyy-mm-dd
ESSQ	<input type="checkbox"/>	2		XX_ESSQ_yyyy-mm-dd
Shadow Impact Analysis	<input type="checkbox"/>	2		XX_Shadow_v1_yyyy-mm-dd
Wind Study/Micro-Climate	<input type="checkbox"/>	2		XX_WindStudy_v1_yyyy-mm-dd
Sample Materials Board/Photos	<input type="checkbox"/>	2		XX_Materials_v1_yyyy-mm-dd
3-D Computer Model (i.e. SketchUp)	<input type="checkbox"/>	1		XX_3DModel_v1_yyyy-mm-dd
Minutes and attendance list of Applicant-initiated "Public Information Meeting" (see Note g)	<input checked="" type="checkbox"/>	2	*not required for site plan	XX_PIMMinutes_yyyy-mm-dd XX_Attendlst_yyyy-mm-dd
North Oakville				
Environmental Implementation Report/Functional Servicing Study	<input type="checkbox"/>	See table below		XX_EIRFSS_v1_yyyy-mm-dd
Map and Accompanying Tables Showing Densities and Designations	<input type="checkbox"/>	2		XX_DensityMap_v1_yyyy-mm-dd XX_DensityTable_v1_yyyy-mm-dd
NOUFSMP/Tree Canopy Cover Plan & Calculation	<input type="checkbox"/>	2		XX_NOUFSMP-TCCP_v1_yyyy-mm-dd
Planning Statistics Spreadsheet	<input type="checkbox"/>	2		XX_PlanningStats_v1_yyyy-mm-dd
Sustainability Checklist	<input type="checkbox"/>	2		XX_SustainCheck_v1_yyyy-mm-dd
Transit Facilities Plan	<input type="checkbox"/>	2		XX_TransitFac_v1_yyyy-mm-dd

Area Design Plan	<input type="checkbox"/>	2	XX_AreaDesign_v1_YYYY-mm-dd
Executed Adhesion Agreement	<input type="checkbox"/>	2	XX_AdhesionAgmt_v1_YYYY-mm-dd
Other			
	<input type="checkbox"/>	2	XX_XXXXX_v1_YYYY-mm-dd
	<input type="checkbox"/>	2	XX_XXXXX_v1_YYYY-mm-dd

EIR/FSS Submission Requirements:

EIR/FSS Submission Requirements		
Agency/Department	# of hard copies	What is required:
Development Engineering - Stormwater	1	<ul style="list-style-type: none"> Binder/USB to be labeled: Development Engineering – Stormwater Binder with full EIR text and figures Do not print appendices USB key with full EIR text, figures and appendices
Development Engineering - Technologist	1	<ul style="list-style-type: none"> Binder/USB to be labeled: Development Engineering – Technologist Binder to include: <ul style="list-style-type: none"> Draft plan of subdivision Grading Plan Drawings (and details) Storm Servicing Plans – major and minor Storm drainage figures Conceptual Water and Wastewater Servicing and related figures Locations of LIDs All drawings/sections/figures related to roads and/or crossings USB key with full EIR text, figures and appendices
Parks and Open Space	1	<ul style="list-style-type: none"> USB to be labelled: POS USB key with full EIR text, figures and appendices
CH	3	<ul style="list-style-type: none"> Binders/USB to be labeled: Conservation Halton Binder with full EIR text, figures and appendices 1 USB key with full EIR text, figures and appendices
Region of Halton	1	<ul style="list-style-type: none"> Binder/USB to be labeled: Region of Halton Binder with full EIR text, figures and appendices USB key with full EIR text, figures and appendices
Planning	1	<ul style="list-style-type: none"> Binder/USB to be labeled: Town Planning Binder with full EIR text and figures Do not print appendices USB key with full EIR text, figures and appendices

1. Conformity with the Regional Official plan land use designation: Yes No

If "NO", an application has been made to amend the Regional Official Plan: Yes No

2. Existing Official Plan Designation: _____

Conformity with the Town's Official Plan land use designation: Yes No

More Information Required

If "No", the nature of the amendment needed: _____

3. Existing Zoning: _____

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. Related notes pertinent to the application: _____

8. A site walk is required as a second part of the pre-consultation meeting: Yes No

If "Yes", the site walk is scheduled for (date & time): _____

Notes:

- a) **This agreement expires 6 months from the date of initial signing (date of pre-consultation meeting) 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.**
- b) 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.
- c) When a formal application is made, the application fee may be processed immediately; however, this does not constitute the application being deemed complete for *Planning Act* purposes. An annual maintenance fee will apply to all applications, one year after being deemed complete for *Planning Act* purposes, and annually thereafter.
- d) 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.
- 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 accepted. Submission not meeting these criteria will be returned to the agent or property owner. 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. All submission material must be collated and bundled to each Department and Agency to be circulated, as identified in the provided Agency Circulation spreadsheet.
- g) An applicant is required to conduct a 'Public Information Meeting' (PIM) prior to submission of a development application and shall be documented as described below. The timing of the PIM may be waived at the discretion of the Director of Planning.

The PIM would summarize the purpose and intent of the proposed application (s), after having given a minimum of a two (2) week, mailed, notice to residents within 120 metres of the subject property (ies). The date of the 'Public Information Meeting' shall be coordinated in consultation with the Ward Councillors and Town of Oakville planning staff. The minutes of the 'Public Information Meeting', shall outline the nature of the proposed development, the planning approvals being sought from the Town, the nature of the input received by the attending public and how this input may have informed the development proposal.

- h) 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.

- i) 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.



- j) Prior to undertaking any topsoil stripping or earthworks, the applicant may be required to obtain a site alteration permit in accordance with the Town’s Site Alteration By-law.
- k) 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.
- l) 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:

Town Planning Staff

Planning Staff (Signature)

Date

Regional Planning Staff

Regional Staff (Signature)

Date

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.

Agent (Print)
(I have the authority to bind the Owner)

Agent (Signature)

Date

Owner (Print)

Owner (Signature)

Date

APPENDIX 2

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-XXX

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of lands described as 106-114 Robinson Street and 71 Water Street (Lot A, 1 and 2, Part of Lots 3 & 4, and Block 51, Plan 1) (Parts of Lot 14, Concession 4 S.D.S.) (Roseville Properties Inc., File No:)

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(8) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted in Schedule 'A' to this By-law from RM4 Zone to RM1 Zone.
2. Part 15, Special Provisions, of By-law 2014-014, as amended, is further amended by deleting Subsection 15.16.1 and replacing it with a new Subsection 15.16.1 as follows:

16	106-114 Robinson Street and 71 Water Street Part of Lot 14, Concession 4 S.D.S.	Parent Zone: RM1
Map 19(8)		(2010-019) PL090432 PL100204 PL100214
15.16.1 Zone Provisions		
The following regulations apply:		
a)	Maximum number of dwelling units	10
b)	Minimum lot frontage (Robinson Street)	81.0 m
c)	Minimum flankage yard (Navy Street)	2.4 m
d)	Minimum flankage yard (Water Street)	3.0 m
e)	Minimum lot area per unit	130 m ²
f)	Minimum lot frontage per unit (1-10)	5.9 m
g)	Minimum front yard	1.2 m
h)	Minimum setback for below-grade parking structure	0.0 m
i)	Maximum height to be the average height measured from the grade at the mid-point of the front wall of each unit fronting Robinson Street	12.5 m
j)	Maximum allowable projections into any yard for balconies and handrails, sills, belt courses, roof features, and eaves	0.9 m
k)	Elevator shafts and associated equipment, roof access and projections are permitted on the roof deck to a maximum projection of 2.5 m	
l)	Maximum allowable projections for platforms, porches, entry features, and access stairs	0.3 m
m)	Maximum lot coverage	55%
n)	Minimum landscape coverage	Shall not apply
o)	Motor vehicle access from Robinson Street is not permitted. A maximum of one driveway from Water Street is permitted.	
p)	Minimum number of underground parking spaces per townhouse unit	2
15.16.2 Special Site Figures is rescinded		
15.16.3 Special Site Provisions is rescinded		

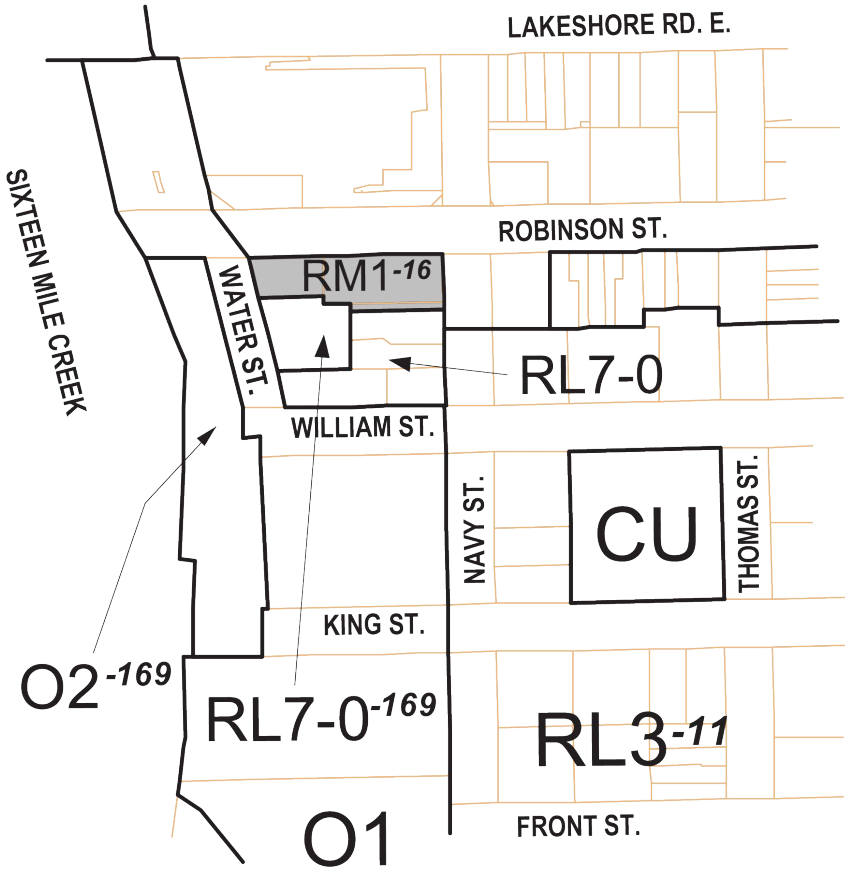
3. This By-law comes into force in accordance with Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

PASSED this ____ day of _____, 2022.

MAYOR

CLERK

SCHEDULE "A"
To By-law 2022-xxx



AMENDMENT TO BY-LAW 2014-014

Re-zoned From: Residential Medium 4 (SP16)
to Residential Medium 1 (SP16)

EXCERPT FROM MAP
19(8)



SCALE: NTS

APPENDIX 3

Roseville Properties, Oakville

Pasquini-Smith, Alexandria <Alex.Pasquini-Smith@halton.ca>
To: David Faye <davidfaye.associates@gmail.com>
Cc: "Steiger, Bernie" <Bernie.Steiger@halton.ca>

Wed, Apr 6, 2022 at 11:52 AM

Hello David,

Thank you for your email.

Regional staff would agree in this instances that an Archaeological Assessment would not be required as the subject lands have been disturbed.

I would recommend including this email correspondence in your formal application submission.

Have a great day.

Alex

Alexandria Pasquini-Smith, MCIP, RPP
Acting Senior Planner
Planning Services
Legislative & Planning Services
Halton Region
905-825-6057 ext. 7185 | 1-866-442-5866



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From: David Faye [mailto:davidfaye.associates@gmail.com]
Sent: Friday, April 1, 2022 12:21 PM
To: Steiger, Bernie <Bernie.Steiger@halton.ca>
Cc: Pasquini-Smith, Alexandria <Alex.Pasquini-Smith@halton.ca>
Subject: Roseville Properties, Oakville

APPENDIX 4

ROSEVILLE PROPERTIES INC.

PUBLIC INFORMATION MEETING

Roseville Properties Inc. will be applying to the Town of Oakville for a Zoning By-Law Amendment for their lands located at 104-144 Robinson Street/80 Navy Street. The Development Concept Proposes 10 Street Townhouse Units fronting the south side of Robinson Street. The lands are currently zoned to permit a 13 Unit Apartment Building with Underground Parking Garage.

We invite you to attend the VIRTUAL PUBLIC INFORMATION MEETING to view the exhibits and obtain additional information and provide comments with respect to the proposal, to be held on:

Thursday April 21, 2022, at 7:00 pm, Presentation as a Virtual ZOOM Meeting

Participate On-Line Via Zoom:

<https://us06web.zoom.us/j/87908213344>

Participate by Telephone: +1 647 374 4685 or +1 647 558 0588

Webinar ID: 879 0821 3344

Comments may also be sent to the following email address: davidfaye.associates@gmail.com



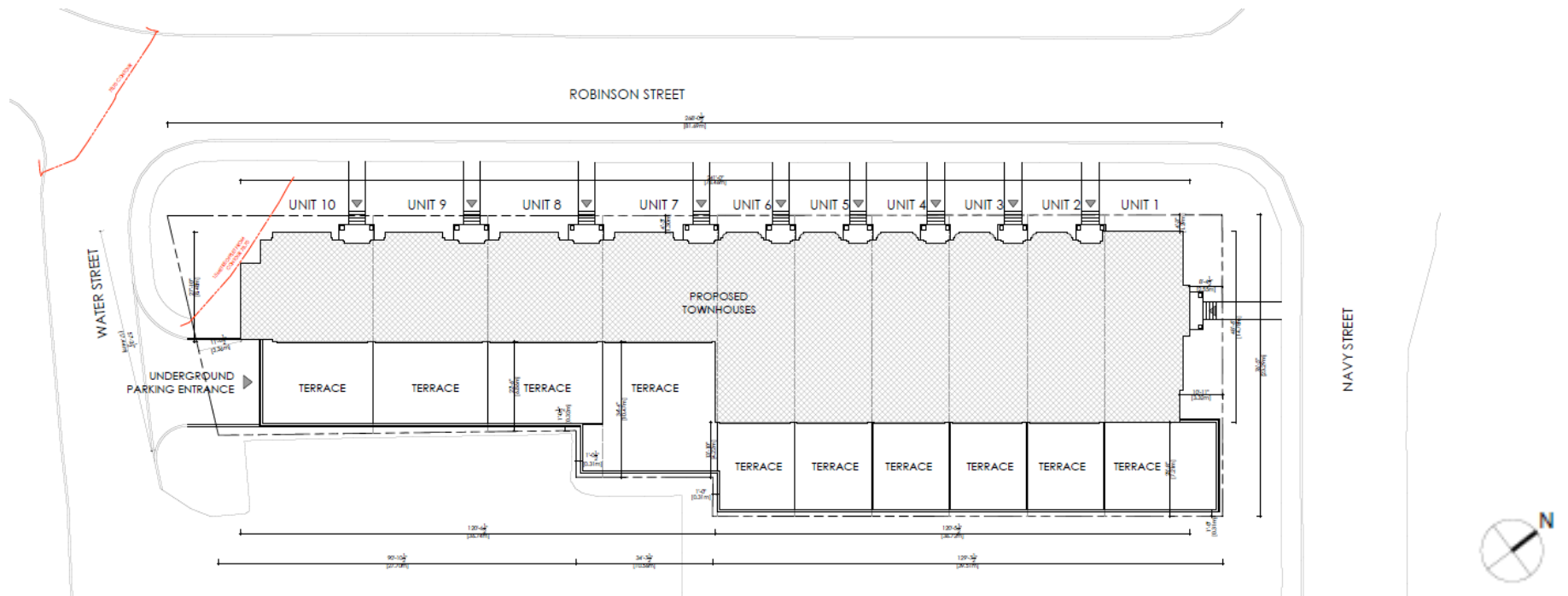


Navy St. (end Unit 1)

Robinson Street

Water St. (end Unit 10)

Front View of Proposed Townhouses from Robinson Street



Site Plan



David Faye <davidfaye.associates@gmail.com>

Re Roseville Properties

Heather Davies <davies.heather@gmail.com>
To: davidfaye.associates@gmail.com

Wed, Apr 13, 2022 at 7:24 PM

I can't attend Zoom Meeting soI HATE the idea of more swanky expensive Townhomes that most of us can't afford. I'm not sure if the apartment building was to be a rental or for purchase, but one thing we do need is more big nice rentals for those of us who want to sell our homes but can't afford to buy condo or something in same area and don't want to leave the area. Also, it would have been nice if someone would build a RESTAURANT down by the water.



David Faye <davidfaye.associates@gmail.com>

townhouses

Shirley Johnson <shirley@cateredfare.ca>
To: davidfaye.associates@gmail.com

Mon, Apr 18, 2022 at 8:34 AM

I am a long time resident of oakville. I think the proposal is great. Very tasteful design.

Regards,

Shirley Johnson



David Faye <davidfaye.associates@gmail.com>

Robinson/Navy St development

Stephen Provencher <sp@s-provencher.com>
To: davidfaye.associates@gmail.com
Cc: ckoitz@gmail.com

Thu, Mar 31, 2022 at 4:43 PM

Your proposed development would fit nicely into the neighborhood south of Robinson and west of Navy. We believe it would be welcomed by residents of the Granary.

With best wishes,
Stephen Provencher and Carola Koitz
Suite 1007
100 Lakeshore Road East (The Granary)
Oakville, Ontario L6J 6M9
Canada

**ROSEVILLE PROPERTIES INC.
PUBLIC INFORMATION MEETING - APRIL 21/22 @ 7:00 p.m.
LIST OF (32) PARTICIPANTS**

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)	Guest	Recording Consent	In Waiting Room
Joe Laronga	jlaronga@rosehavenhomes.com	4/21/2022 18:44	4/21/2022 19:52	68	No		No
Chris Bishop		4/21/2022 18:47	4/21/2022 19:52	66	Yes		No
David Faye	davidfaye.associates@gmail.com	4/21/2022 18:48	4/21/2022 19:52	65	Yes		No
Anne Hughes		4/21/2022 18:49	4/21/2022 19:52	64	Yes		No
Ross McTavish		4/21/2022 18:50	4/21/2022 19:52	63	Yes		No
Paul Cifoni	pcifoni@trafalgareng.com	4/21/2022 18:51	4/21/2022 19:52	62	Yes	Y	No
John Lydall		4/21/2022 18:51	4/21/2022 19:45	55	Yes		No
vicki		4/21/2022 18:52	4/21/2022 19:52	61	Yes		No
Bill Haufschild		4/21/2022 18:53	4/21/2022 19:52	60	Yes		No
David Bazar		4/21/2022 18:54	4/21/2022 19:52	58	Yes		No
Teresa Pugsley		4/21/2022 18:55	4/21/2022 19:45	50	Yes		No
Don Bowder		4/21/2022 18:55	4/21/2022 19:46	51	Yes		No
Barbara Birkett#Oakville# ON		4/21/2022 18:56	4/21/2022 19:52	57	Yes		No
Janet Haslett-Theall		4/21/2022 18:56	4/21/2022 19:52	57	Yes		No
Dave Gittings		4/21/2022 18:58	4/21/2022 19:52	55	Yes		No
Rick		4/21/2022 18:59	4/21/2022 19:52	54	Yes		No
Jason Meier		4/21/2022 18:59	4/21/2022 19:52	54	Yes		No
Joy		4/21/2022 18:59	4/21/2022 19:52	54	Yes		No
Brandon Hassan		4/21/2022 18:59	4/21/2022 19:52	53	Yes		No
Andrew Cockwell		4/21/2022 18:59	4/21/2022 19:52	53	Yes		No
Anita Mackey		4/21/2022 19:00	4/21/2022 19:52	53	Yes		No
Cindy Avis		4/21/2022 19:01	4/21/2022 19:46	46	Yes		No
Marescotti		4/21/2022 19:02	4/21/2022 19:49	47	Yes		No
19053302050		4/21/2022 19:04	4/21/2022 19:41	37	Yes		No
Peter Callahan		4/21/2022 19:06	4/21/2022 19:52	47	Yes		No
Catherine Hurley		4/21/2022 19:06	4/21/2022 19:52	47	Yes		No
David Bates		4/21/2022 19:10	4/21/2022 19:52	43	Yes		No
19058441967		4/21/2022 19:14	4/21/2022 19:52	38	Yes		No
ithompson		4/21/2022 19:16	4/21/2022 19:18	3	Yes		No
Brad Bezemer		4/21/2022 19:27	4/21/2022 19:29	3	Yes		No
Johnwalker		4/21/2022 19:31	4/21/2022 19:52	22	Yes	Y	No
Marvene		4/21/2022 19:47	4/21/2022 19:52	5	Yes		No

Roseville Properties Public Information Meeting, April 21, 2022

Summary of Residents Questions and Comments

The responses from attendees at the PIM were favourable towards the proposed rezoning to permit the construction of street townhouses instead of an apartment building.

The residents' questions and comments included

1. the height of the townhouses,
2. access to the underground parking with Water Street being one-way traffic,
3. possible vehicle access from Navy Street similar to the Granary,
4. the height of the Murray House building,
5. the width of the proposed underground garage driveway,
6. the setback of the townhouse buildings along Robinson Street, and
7. ventilation required for the underground parking.

Prepared by David Faye
May 6, 2022