

1258 Rebecca Street, Oakville

Planning Justification Report
Zoning By-law Amendment
March 24, 2022



Prepared for Halton Region

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Introduction

Fotenn Planning + Design has been retained by the Applicant, Halton Region, to assist in obtaining land use planning approvals to facilitate the development of assisted rental housing units for seniors, assisted independent living with community supports, as well as three (3) single detached lots on their lands municipally known as 1258 Rebecca Street in the Town of Oakville.

In order to facilitate the development of the subject property, applications for Zoning By-law Amendment and Site Plan Control are required. At this time, only an application for Zoning By-law Amendment is being submitted. The required Site Plan Control application will be submitted at a later date.

Future applications to sever the three single-detached lots are anticipated, pending approval of the proposed Zoning By-law Amendment application. This report provides a review and analysis of the relevant planning policy framework to demonstrate that the proposed development represents good planning.

A pre-consultation meeting with Oakville staff was held on July 21, 2021 to discuss the proposed development and the required supporting materials to be included as part of the submission. In accordance with the pre-consultation checklist the following supporting materials have been prepared and submitted to the Town:

- / Planning Justification Report including Draft Zoning By-law
- / Urban Design Brief
- / Survey Plan
- / Concept Plan & Truck Turning Plan
- / Waste Management Plan
- / Tree Inventory and Protection Plan
- / Environmental Site Screening Questionnaire
- / Environmental Site Assessment Phase 1 & 2
- / Record of Site Condition

Please note that the following materials are forthcoming and will be submitted under separate cover as soon as they become available.

- / Functional Servicing and Stormwater Management Report, including:
 - o Site Servicing Plan
 - o Grading and Drainage Plan

The purpose of this report is to assess the appropriateness of the proposed development from a land use planning perspective against the applicable planning policy framework. Section 1 of this report provides an introduction to the proposed development and required application(s). Section 2 provides an overview of the subject site, neighbourhood context, and project history to-date. Section 3 summarizes details of the proposed development, while Section 4 includes a detailed review of the applicable provincial and municipal planning policy documents. Section 5 summarizes the various supporting technical studies submitted concurrently with the subject application, and Section 6 provides concluding remarks and a professional opinion regarding the appropriateness of the proposed development from a land use planning perspective.

2.0 Site Context

2.1 Context and Surrounding Area

The subject property, municipally known as 1258 Rebecca Street, is located on the south side of Rebecca Street, at the terminus of Warminster Drive and east of Woodside Drive. The subject property is located adjacent and to the east of the Oakville Public Library Woodside Branch and the new Regional EMS station, fronting along Woodside Drive. Patricia Picknell Elementary School is located immediately south of the subject lands. The surrounding area consists predominantly of single detached units, as well as low-rise housing communities along Woodside Drive.

The subject site is approximately ± 0.66 hectares (6,597 square metres) in area and has ± 72.53 metres of frontage along Rebecca Street.



Figure 1: Context Map, subject lands identified in red.

2.2 History and Public Consultation

2.2.1 Concept History

Halton Regional Council endorsed a Land Use Concept from 2015 which demonstrated Halton Region's vision for the lands. The Land Use Concept included three lots for single detached units fronting onto Rebecca Street and a block of land to the south which includes twelve (12) to fourteen (14) single storey semi-detached bungalow units which would form an assisted independent living community with supports. This land use concept was shaped by significant public consultation in September 2013 and September 2015 and represents Regional Council's vision for 1258 Rebecca Street.



Figure 2: Council Endorsed Land Use Concept

2.2.2 Public Information Centre (2022)

A significant public consultation strategy was developed as part of the initial concept development and as noted above, public consultation occurred in September 2013 and September 2015. An updated concept has been prepared by MZE Architects that reflects the vision from the Council endorsed land use concept.

An additional virtual Public Information Centre (PIC) was held on February 23rd, 2022, via Zoom, to present the latest iteration of the proposed development to the public and to respond to any questions/comments prior to a formal application submission. In addition, the project team invited Local Councillors to the PIC to keep them apprised of the proposed development.

A detailed summary of the comments/questions received through the PIC process is attached hereto as Appendix A.

The PIC attendance sheet is also submitted concurrently with the subject application. The attendance sheet has been submitted as a separate and confidential document to protect the private contact details of those individuals who were in attendance.

2.2.3 Public Consultation Strategy (future)

Based on the submission materials included as part of the complete application package, it is anticipated that additional future public meeting(s) will be required. At a minimum, one (1) statutory public meeting will be required in accordance with the *Planning Act* to facilitate additional consultation with members of the public and Council. Once available, details regarding the date and time of the statutory public meeting will be circulated to members of the public in accordance with the requirements of the *Planning Act*.

At this time, it is not anticipated that additional public meetings will be required; however, the full extent of the public consultation process will be determined in coordination with the Town of Oakville Planning Staff based on comments received through the technical and public circulation process.

3.0 Proposed Development

The proposed development consists of three (3) single detached lots fronting onto Rebecca Street and a block of land to the south which includes fourteen (14) single storey bungalow semi-detached units that will serve as an assisted independent living community with supports.

The proposed single detached lots fronting onto Rebecca Street contain frontages of 18.0m and a lot area of approximately 658m² to 755m². Each lot is intended to have independent access onto Rebecca Street. A conceptual building footprint has been shown on the site plan which has been determined based on the required setbacks outlined in the Town's Zoning By-law 2014-014. It is the Region's intention that the single detached lots will be sold on the market and will be developed by the future buyers. As such, there are no specific building plans available at this time. Future building plans will be required to comply with the zoning standards approved through the subject Zoning By-law Amendment application process.

The southern block for the assisted independent living community with supports will be developed and operated by the Region. The proposed development contains 14 independent living units in a semi-detached bungalow built form. The proposed dwellings are approximately 59m² (635 ft²) in area and 7.1m (23ft) and 9.6m (31ft) deep. The proposed floor plans include a one-bedroom layout, which will feature universal design throughout, accessible units, and sustainable and energy efficient standards designed to meet CMHC Co-Investment program criteria. The vision for the independent

living units is to achieve a contemporary community, inspired by a cottage feel similar to the Rotary Gardens model on Woodside Drive. Each 1-bedroom bungalow unit will feature a private driveway, accommodating 1 parking space per unit. Four (4) proposed visitor parking spaces will also be available within the community as a shared amenity.

A central courtyard is proposed to provide outdoor space for tenants to gather and socialize. An additional community garden space is proposed near the northeast corner of the community. Based on the intended users of the site, modest 3-metre-deep backyards are proposed to ensure safety of the tenants and encourage socialization opportunities in the front and community spaces on the site. The proposed development provides ample space for tenants to congregate in the warmer months in the front yards and within the central courtyard, while still providing some private amenity area to the rear of each unit. Discussions with Town Library staff have been initiated to explore synergies with library programming and spaces to support the proposed community.

Access to the assisted independent living senior's community will be provided via a private roadway off Rebecca Street, which aligns with the signalized intersection at the intersection of Warminster Drive to the north. The private driveway has been designed with a turnaround to accommodate one-way travel for emergency service and waste collection vehicles. The driveway includes a separated 1.5-metre-wide sidewalk to facilitate pedestrian access to the site from Rebecca Street. A pedestrian connection is also proposed to the library lands which will tie into their existing pedestrian network. It is envisioned that there will be opportunities for the residents to utilize the library space for programing and support.



Figure 3: Concept Site Plan

Landscaping elements will be included around the site, to support a sustainable and healthy community. Landscaping elements such as trees, bushes, and other vegetation will help to screen the proposed community from adjacent properties and to blend the development into the fabric of the neighbourhood. A 1.8-metre-high wooden fence is proposed around the perimeter of the site to further enhance privacy for future tenants and neighbouring residents.

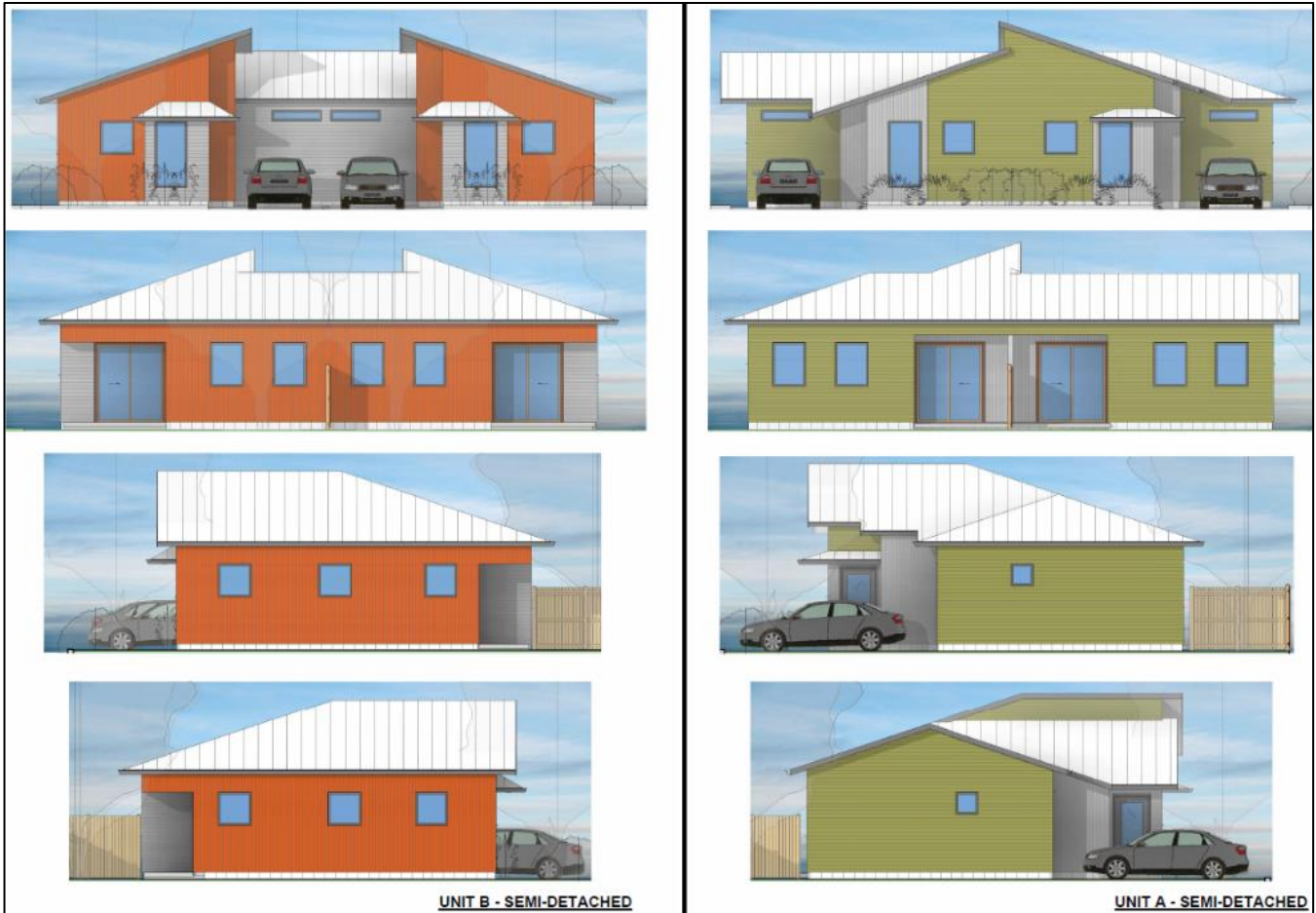


Figure 4: Preliminary Elevations

4.0 Planning Analysis

4.1 Provincial Policy Statement, 2020

The Provincial Policy Statement ('PPS'), 2020, provides policy direction on matters of provincial interest related to land use planning and development to enhance the quality of life for all Ontarians. The PPS provides guidance with respect to building strong communities through the efficient use of land and resources while protecting the quality of the environment and public health and safety. The *Planning Act* requires that all decisions affecting land use planning matters shall be consistent with policy statements under the Act. This section provides a discussion of the relevant policies of the PPS applicable to the proposed development.

Section 1.1 of the PPS contains policies for managing and directing land use to achieve efficient and resilient development and land use patterns. Section 1.1.1 identifies various policies to create a healthy, liveable and safe community. The following are particularly relevant to the proposed development:

- a) promote 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;*
- f) improving accessibility for persons with disabilities and older persons by address land use barriers which restrict their full participation in society.*

The proposed development consists of an efficient development and land use pattern providing for infill units on a vacant parcel of land within the urban area. The proposed development provides for assisted rental housing units within the Region and Province assisting to increase the available supply of assisted units and contributing to a mix of residential types within the area. The proposed development will contain a universal design and accessible units to improve access for persons with disabilities and to assist in removing barriers that restrict their full participation in society.

Section 1.1.3.1 of the PPS states that “*settlement areas shall be the focus of growth and development.*” The proposed development is located within a settlement area and is within the Town Oakville’s urban area. The proposed development focuses growth to a settlement area as indicated by the PPS.

1.1.3.3 of the PPS states that “*planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*” The subject property is located within the Town’s Urban Area and while it is located within a stable residential area, growth and development is permitted to occur provided it maintains the character of the surrounding area. The proposed development provides for a range of housing options including both single and semi-detached units within a predominantly low rise residential neighbourhood. The single detached lots reflect a similar lot pattern to what currently exists along Rebecca Street. The semi-detached development to the south is proposed to consist of a bungalow built form maintaining the low rise nature of the community and reflecting a similar typology and community to those units along Woodside Drive. Overall, the proposed development provides for a range of housing options through the development of the subject property that respects the existing and planned function of the surrounding area.

Section 1.1.3.5 of the PPS identifies that “*planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.*” Given that the subject property is located within the built-up area of the Town, the proposed development contributes to the meeting intensification targets within the Town and the Province.

Section 1.4 of the PPS identifies housing policies which encourage the development of an appropriate range and mix of housing options and densities. This can be provided through maintaining a residential land supply and residential growth through intensification and redevelopment. Further, Section 1.4.3 of the PPS identifies that municipalities shall provide an appropriate range of mix of housing options and densities to meet projected market demand and affordable housing needs of current and future residents.

Section 1.4.3 states “*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:*

a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

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;”

The proposed development provides for an appropriate mix and range of housing options within the community and contains assisted rental housing units that will be operated by the Region of Halton and/or Halton Community Housing Corporation. The proposed development implements the Region’s comprehensive housing strategy 2014 – 2024 directions and actions to increase the supply of assisted, supportive housing rental units within the region. Tenants living in the proposed assisted rental housing units will be receiving supportive living services through the Region’s coordinated access by non-profit community care agencies that are members of the Housing and Homelessness Table under the direction of the Community and Safety Well-being plan.

Section 1.6 Infrastructure and Public Service Facilities contains policy direction on the efficient use of services and infrastructure. The proposed development will connect to existing infrastructure services making efficient use of available infrastructure. Further, the proposed development will, where possible, make efficient use of existing public service facilities and explore synergies with the public library to the west.

Section 2.0 wise use and management of resources and Section 3.0 protecting public health and safety related to environmental resources and flood protection area. The subject property is not located within or near an environmental feature nor is it within a flood protection area.

Overall, it is our professional opinion that the proposed development is consistent with the applicable policies of the Provincial Policy Statement, 2020, as it provides for a development within a settlement area, assists in providing and increasing the available supply of assisted housing units and makes efficient use of existing services and infrastructure.

4.2 A Places To Grow, Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe, 2020, hereafter referred to as 'the Growth Plan', together with the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan, builds on the PPS to provide a long-term land use planning framework for where and how the region and its municipalities will grow. The Growth Plan encourages the creation of complete communities that supports economic prosperity, protects the environment, and helps achieve a high quality of life.

Section 2.2 of the Growth Plan identifies policies for where and how to grow which outlines that the vast majority of growth will be directed to settlement areas that have a delineated built boundary, existing and planned municipal water and wastewater systems and can support the achievement of complete communities. The proposed development is located within a settlement area, part of the delineated built boundary. There is existing municipal infrastructure to support the proposed development.

Section 2.2.1.4 contains policies that support the achievement of complete communities by providing a diverse mix of land uses, improve social equity and overall quality of life, provide a diverse range of housing options, including additional residential units, and affordable housing to accommodate people at all stages of life and to accommodate the needs of all household size and incomes, provide a more compact built form and a vibrant public realm including public open spaces. The proposed development supports the achievement of complete communities by providing for a range of housing options available to the community, particularly assisted units to accommodate people with varying degrees of accessibility. The proposed development also provides for a built form that is compatible with the surrounding community and is connected to existing public spaces.

The housing policies of the Growth Plan, particularly section 2.2.6 states *"that upper and single-tier municipalities, in consultation with lower-tier municipalities will support housing choice through achievement of minimum intensification and density targets as well as identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs and establishing targets for affordable ownership housing and rental housing."* The proposed development supports the objective of achieving intensification by providing a mix of housing options to the community that represent affordable housing. This assists with meeting targets to increase affordable housing supply not only within the Region and local municipality but also the Province.

Section 3 of the Growth Plan identifies Infrastructure policies to support growth. The subject property will be serviced by existing municipal infrastructure which has the capacity to support the proposed development. The proposed development will make efficient use of existing municipal infrastructure.

Section 4 of the Growth Plan contains policy direction for protecting what is valuable such as environmental features, cultural heritage resources and hazard lands. The subject property is not located within or next to an environmental feature, cultural heritage resource or hazard land.

Overall, it is our professional opinion that the proposed development is consistent with the Growth Plan for the Greater Golden Horseshoe.

4.3 Region of Halton Official Plan

The subject property is located within the Urban Area as identified on Map 1: Regional Structure. Rebecca Street is identified as a Minor Arterial on Map 3: Functional Plan of Major Transportation Facilities.

Section 72 of the Official Plan outlines the objectives for the Urban Area. This section highlights the Region's desire for the urban area to accommodate growth that promotes complete communities. The Regional Official Plan encourages compact

and transit supportive built forms within the urban area that are context sensitive to the surrounding area. The range of permitted uses within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws.

One of the Region's objectives to strive for safe and accessible assisted housing for all residents of Halton. Section 84 identifies that the Region's "goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs." The Region's Official Plan also identifies the following objectives for housing:

(5) to meet housing needs through the provision of Assisted Housing, Affordable Housing and Special Needs Housing in Halton

(6) To provide and manage Assisted Housing in Halton through the Halton Community Housing Corporation

(12) To support the use of surplus and not-for-profit lands, where appropriate, for developing Assisted Housing and Affordable Housing.

The proposed development assists in achieving the Region's objectives for providing assisted special needs housing in Halton. The proposed senior's supportive housing community will be managed by the Region and/or Halton Community Housing Corporation and support services will be provided by non-profit community agencies through Halton's coordinated access system. The development on the subject lands represents a surplus piece of property owned by the Region where they intend to create assisted rental housing units for seniors.

The Region's Official Plan in Section 86.6 outlines a housing target that at least 30% of new housing units produced annually in Halton be Affordable or Assisted Housing. The proposed development will contribute to the Region achieving their housing target by providing for assisted housing within Halton. The Official Plan goes on to further identify housing policies which encourage the development of assisted, assisted and special needs housing. The following policies of Section 86 are particularly relevant to the proposed development

(16) Encourage the Local Municipalities and other commenting agencies to expedite planning approvals and provide other incentives in the provision of Assisted, Assisted and Special Needs Housing and further to give priority to planning approval of those receiving government funding.

(17.1) Require that Assisted and Affordable Housing projects receiving government funding include, as appropriate, units with universal physical access and energy conservation standards.

(22) Require Local Official Plans and Zoning By-laws to permit Special Needs Housing as of right in all residential neighbourhoods subject to reasonable planning standards and design criteria.

We will work with the local municipality and Region to expedite planning approvals for the proposed assisted seniors supportive rental housing development. The proposed development will be applying for grants and funding to implement the vision of Regional Council for the subject lands. Further, the proposed development will be designed to be universal designed with accessible units and high performance energy efficiency features striving to achieve Passive Housing, net zero or net zero ready design standards. While it is recognized that special needs housing is permitted in residential neighbourhoods, the proposed application seeks to add the proposed semi-detached built form and site-specific zoning standards. It is our opinion and it is further explained in the section below that the proposed development and site specific standards are compatible and appropriate for the property given the context of the surrounding area.

It is our professional opinion that the proposed development is in conformity with the Region of Halton's Official Plan and achieves the Region's objective and policies for providing assisted special needs rental housing in Halton.

4.4 Town of Oakville Official Plan

The subject property is located within the Town's Urban Area on Schedule A2 and identified as part of the Residential Area on Schedule A1 of the Town's Official Plan. Rebecca Street is identified as a minor arterial on Schedule C. The subject property is designated Low Density Residential on Schedule F of the Town's Official Plan.

Section 4 of the Town's Official Plan identifies policies for managing growth and change. The Town outlines that the majority of growth and development are to occur within intensification areas identified in Part E of the Official Plan, however, growth outside of growth area has also been considered in Section 4.3 of the Official Plan. This policy states that land outside of the growth areas are predominantly stable residential communities which consist of established neighbourhoods and it is recognized that some growth and change is to occur within these area provided development respects and maintains the character of the surrounding area.

Section 11 of the Official Plan provides further policies and guidance related to the residential areas. The policies indicate there will be a variety of residential uses accommodated throughout the residential land use designations and a full range of housing types, forms and densities will be permitted. The Official Plan envisions the majority of intensification and development to occur within Growth Areas described in Part E of the Official Plan and that outside of growth areas, intensification within stable residential communities will be subject to policies that are intended to maintain and protect the existing character of those communities. The subject property is not located within the Growth Areas described in Part E of the Official Plan and is part of a stable residential community. Development within the stable residential community is permitted provided the proposal maintains and protects the existing character.

Section 11.1.1 states, *"the Town will continue to work directly with the Region to provide opportunities for housing for a wide array of socio-economic groups and those with differing physical needs using all available planning mechanisms and tools and to develop a housing strategy, including preparation of Municipal Housing Statements, which will establish and implement affordable housing targets."*

The proposed development realizes the Region's and Town's commitment to provide assisted housing that is accessibly designed and can support residents of differing physical needs. The proposed development directly implements Section 11.1.1 in the Town's Official Plan by implementing a housing project aimed at supporting the need for affordable housing especially those with different physical needs.

Section 11.1.4 of the Official Plan identifies that *"development shall conform with the policies relating to urban design and sustainability set out in Part C."* An Urban Design Brief (UDB) has been prepared to demonstrate conformity with the urban design and sustainability policies set out in Part C of the Official Plan. The UDB outlines a set of sustainable design frameworks that pertain to the proposed development's character, architecture, and shared spaces. Among other things, the UDB provides a detailed analysis of the overall site design, including matters such as positioning of buildings, vehicular and pedestrian circulation, streetscape, public open spaces, landscaping and amenity areas, parking, and lighting. Additional detailed discussion pertaining to built form is also provided, including matters such as building height and transition, building typologies, setbacks, material treatments, and gateway treatments. Please refer to the concurrently submitted UDB for further details.

The Town's Official Plan discourages development on private road as outlined by Section 11.1.5 which states *"development on private roads shall be discouraged. Where it is demonstrated that a public road is not warranted, to the satisfaction of the Town, development through plans of condominium on private roads may be permitted provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied."*

The size and configuration of the subject property does not allow for a public road. Further, a public road is not warranted in this situation provided it would only service a small community and would not connect to a broader road network. In addition, given the nature of the proposed development and the intension of the Region to maintain and operate the site as an assisted rental housing community, we believe a private road is appropriate

for the proposed development. As demonstrated through the supporting documentation, services such as infrastructure and emergency vehicles, can be appropriately accommodated within and by the private road.

Section 11.1.6 states that “*special needs housing may be permitted through a range of housing types in all residential land use designations in accordance with section 11.1.9 and where adequate residential amenities and services are provided.*” The proposed development provides for special needs housing in a semi-detached bungalow built form, adding to the range of housing types within the residential designation in accordance with Section 11.1.9, which is further described below. The Official Plan defines special needs housing as follows:

Special needs housing means any housing, including dedicated facilities in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include but are not limited to housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for the elderly, group homes, emergency shelter, housing for the homeless, and independent permanent living arrangements where support services such as meal preparation, grocery shopping, laundry, housekeeping, respite care and attendant services are provided. It does not include households that receive community-based support services in their own home.

The proposed development is considered special needs housing based on the definition of the Official Plan since it provides for housing for the elderly within an independent living arrangement where a range of support services are provided. Further, the development will meet universal design standards with accessible units and will be able to support the mobility requirements of tenants.

It is important to discuss the proposed development and how it complies with Section 11.1.8 of the Official Plan which outlines how intensification shall be provided within stable residential communities. The policies of Section 11.1.8 are as follows:

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

While the proposed single detached lots contain a slightly smaller lot area and frontage to the immediately surrounding area, it still maintains a single detached built form and lotting fabric that is similar to and compatible with the surrounding area. The single detached lots will maintain the existing setback requirements of the surrounding area and will provide for a similar relationship to the street as the dwellings that already front onto Rebecca Street. With regards to the semi-detached community to the south, the built form of the units are of a low-rise nature with is consistent and compatible with the surrounding area. Further, this type of community already exists in the area along Woodside Drive. The proposed zoning performance standards will ensure there is an appropriate transition from the semi-detached community to the existing neighbourhood. The policies of Section 11.1.9 are discussed in detail below and overall the proposed development meets the applicable policies of the Official Plan.

b) Within the 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,

The subject property is located on a minor arterial road, Rebecca Street and has appropriate frontage and area for intensification. The subject property while may be considered intensification, still maintains the density requirements of the Low Density Residential designation and provides for a compatible and context sensitive built form.

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 subject property while within a stable residential community is located on lands designated Low Density Residential and complies with the density requirements of that designation.

Another important policy to discuss is Section 11.1.9 which provides evaluation criteria to maintain and protect the existing neighbourhood character for developments in stable residential areas.

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 contains a single detached built form and a semi-detached built form. Both built forms are permitted within the Low-Density Residential Designation. The three proposed single detached lots contain lot frontages that are in keeping with the scale of the surrounding neighbourhood even though they are slightly smaller than the requirement in the zoning. The zoning by-law requires a lot frontage of 22m and the proposed single detached units contain a frontage of 18.0m. As a result, the lot area is also slightly smaller than the requirement in the zoning. The lot depth is similar to what is found along Rebecca Street and the lot fabric and pattern along the street is being maintained and preserved. The single detached lots will be individually sold to private owners who will proceed with the development on the lot. There are no proposed changes to the height, massing or setback for the single detached lots. As such, it is our opinion that the proposed single detached lots are compatible with the surrounding neighbourhood.

With regards to the semi-detached community to the south, the proposed development is very similar in scale and nature to the communities along Woodside Drive. The semi-detached units contain a bungalow built form of one storey and will have a high quality architectural design and materials. In context, the semi-detached units will be compatible with the surrounding single detached neighbourhood given the scale, massing and architectural quality of the proposed development.

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

The proposed single detached lots intend to preserve the setback requirements in the RL2 zone which would regulate not only the new single detached lots but also the existing lots along Rebecca Street. As such, there will be consistent setbacks, orientation and separation distances between the proposed single detached lots and the surrounding neighbourhood.

The semi-detached units and community to the south proposes a site-specific relationship to the surrounding community. The development is similar in nature to the existing community developments along Woodside Drive and will have a similar relationship to the surrounding community. A minimum 5.0m setback is being provided along the eastern lot line abutting the existing single detached dwellings where generally a 7.5m setback is required for rear yard setbacks. The proposed semi-detached units do not require standard rear yards for amenity space. It is the intention for these units to not have traditional functioning rear yards as it poses a potential risk to the safety of the tenants given the potential restricted mobility of the proposed tenants. The backyards will not function as a gathering space for the tenants or their visitors. Therefore, there is an opportunity for a reduced rear yard setback that contains enhanced plantings to transition the proposed development to the existing community. In addition, the low rise nature of the proposed semi-detached units minimize any privacy or overlook conditions that might exist if the proposed units were of a higher height. Overall, it is our opinion that the proposed semi-detached units will be compatible with the setbacks, orientation and separation distances within the surrounding community.

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 proposed semi-detached units, although a permitted built form in the Low-Density Residential designation, represents a different form from the existing single detached units to the east. The proposed semi-detached units contains a bungalow, single storey built form which provides for a nice transition and height gradation to the adjacent neighbourhood.

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 of the single detached lots fronting onto Rebecca Street carries forward to predominant lotting pattern of the surrounding neighbourhood, particularly the lots fronting onto Rebecca Street. The semi-detached community provides for a larger community development with multiple low rise units which form a little neighbourhood in and of itself. The form and pattern of development is similar to the developments along Woodside Drive. Overall, the proposed lotting pattern for the semi-detached community, while slightly different from the immediate surrounding neighbourhood, is compatible with the adjacent area and represents a form and pattern of development that already existing in the community.

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

It is anticipated that the existing road network will be capable of supporting the proposed development given its small scale and relatively low density. The proposed private road has been designed to meet waste management and fire service standards. Details regarding stormwater management, servicing, and other civil engineering matters will be confirmed through a subsequent forthcoming submission.

f) Surface parking shall be minimized on the site.

Surface parking has been minimized on site. Parking is provided for each unit within a driveway and four (4) visitor parking spaces have been provided on site.

g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.

The proposed development does not extend the public street network but ensures there is a private road network that appropriately connects to the existing street infrastructure by aligning the access with the intersection at Rebecca Street and Warminster Drive. Further, the private road is designed to provide pedestrian connections out to Rebecca Street as well as connections to the public library to the west.

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.

Stormwater impacts to the adjacent properties are intended to be minimized and/or improved from existing conditions. Details regarding stormwater management, servicing, and other civil engineering matters will be confirmed through a subsequent forthcoming submission.

Access and circulation within the site has been internalized and connections have been provided to the library to east to allow for synergies with Library programming and to provide a safe separated pedestrian connection. In term of privacy, the proposed units are one storey and consist of a bungalow built form which will minimize and reduce any privacy

concerns to the residential area to the east. Further, enhanced plantings along the boundary to the east will be proposed to provide an appropriate transition is provided from the proposed development to the existing neighbourhood.

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

There are no heritage buildings, structures or uses on the subject property.

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 enhances the connection and access to amenities such as the adjacent public library by providing a separated pedestrian connection to existing pathways on the library lands. Further, the proposed development contains a sidewalk along the private road which will connect to Rebecca Street.

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

Given the scale of the development, it is anticipated that the proposed development can be accommodated within the existing transportation system. A Traffic Impact Study was not required by Town staff.

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

We will work with utilities to provide an appropriate level of service for new and existing residents.

Section 11.2 of the Official Plan identifies the permissions for the Low Density Residential designation. The Low Density Residential Designation permits a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes. A density of up to 29 units per site hectare is permitted within the Low Density Residential designation. The proposed single detached and semi-detached dwelling units proposed as part of the development are permitted housing type within the Low Density Residential land use designation. Further, the proposed development represents a density of 26 units per hectare, which complies with the density requirement of the Low Density Residential designation.

It is our professional opinion that the proposed development is in conformity with the Town of Oakville Official Plan. The proposed development provides an appropriate and context sensitive development that is compatible with the surrounding area. The proposal implements and achieves the Town and Region's goals and objectives to provide assisted housing for special needs groups. Therefore, it is our opinion that the proposed development represents good planning.

4.5 Town of Oakville Zoning By-law 2014-014

The subject property is zoned RL2-0 in the Town’s Zoning By-law 2014-014, as per Map 19(3). The RL2-0 Zone permits single-detached dwellings, as well as various other community-oriented uses. A Zoning By-law amendment is therefore required to permit the proposed uses and identify site-specific provisions for the single-detached lots and semi-detached units, respectively.

With regards to the three single-detached lots, the proposed Zoning By-law Amendment will maintain the existing RL2-0 zoning; however, a site-specific amendment is proposed to address deficiencies in the lot frontage and area.

With regards to the semi-detached community, the lands are proposed to be rezoned from RL2-0 to a site specific RL5-XXX zone - similar to the site-specific RL5-164 zoning for the lands located on Woodside Drive. A draft of the proposed zoning by-law amendment has been attached hereto as Appendix B of this report.

The following charts provide a summary of the applicable zoning regulations and describes the conformity of the proposed development concept against those regulations. Separate charts have been prepared for the single-detached lots and the semi-detached community, respectively.

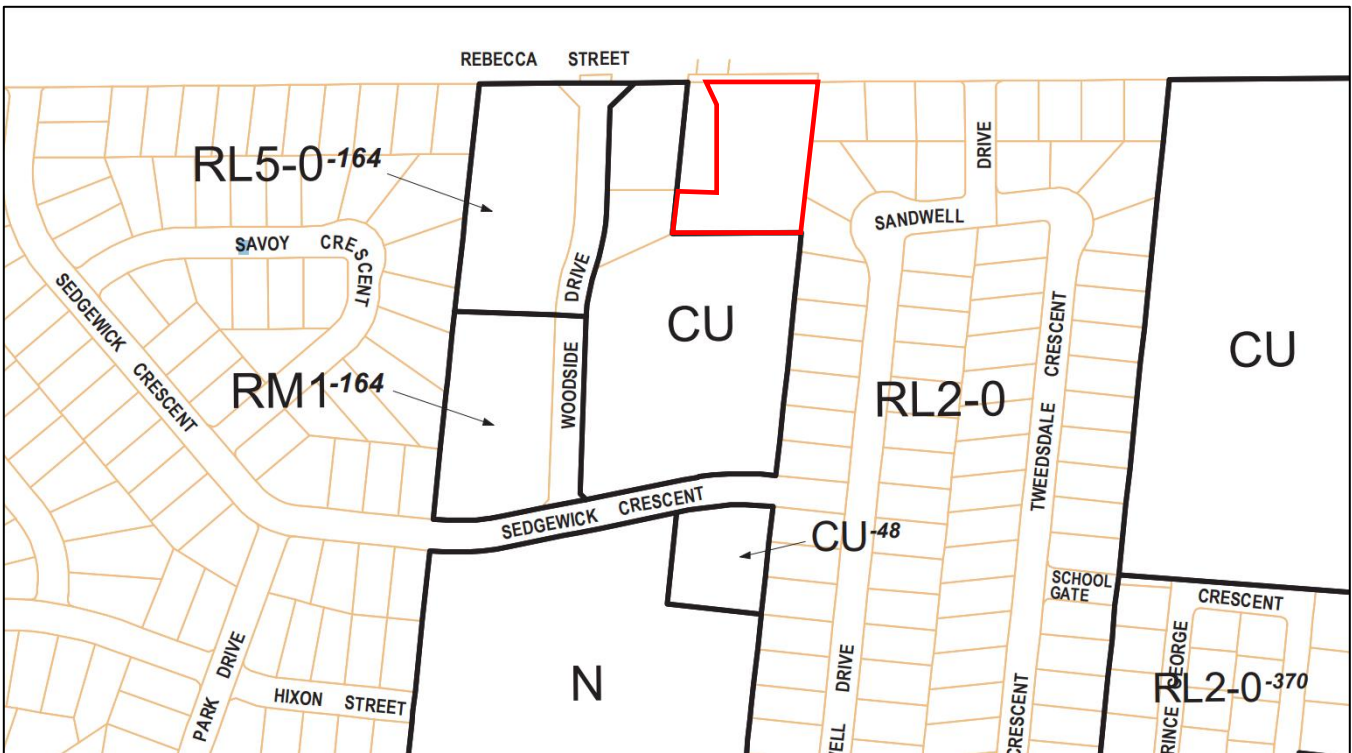


Figure 5: Zoning of subject lands identified in red (Map 19(3) of Zoning By-law 201-014).

Single-Detached Lots – Zoning Matrix

The following chart reviews the proposed development against the provisions of the current RL2-0 Zone.

Zone Provision	Requirement	Proposed	Conformity
RL2-0 Zone (Section 6.3)			
Permitted Uses	Detached Dwelling	Detached Dwelling	Yes
Lot Area	836m ²	658m ²	No
Lot Frontage	22.5m	18.0m	No
Min Front Yard	9m	9m	Yes
Min Flankage Yard	3.5m	N/A	Yes
Min interior side yard	2.4m, except reduced to 1.2m on one side only where an attached private garage meeting the min dimension requirements of Section 5.2.3(b) is provided	2.4m	Yes
Min rear yard	7.5m	7.5m	Yes
Max Storeys	2 storeys	2 storeys	Yes
Max Height	9m	≤9m	Yes
Max FAR	See Section 6.4.1(d)	To be compliant	Yes
Max lot coverage	30%, except 25% where the dwelling is greater than 7m in height	To be compliant	Yes
Parking, Loading & Stacking Lane Provisions (Section 5.1)			
Parking	Single detached dwelling – 2 parking spaces	2 spaces per unit	Yes
Location	A minimum of 50% of the minimum required parking spaces shall be provided within a private garage, carport, or parking structure.	To be compliant	Yes
Driveway Dimensions	Min driveway width = 3m	3m	Yes
	Min driveway length = 5.7m	5.7m	Yes

Semi-Detached Community – Zoning Matrix

The following chart reviews the proposed development against the provisions of the proposed RL5 Zone.

Zone Provision	Requirement	Proposed	Conformity
RL5 Zone (Section 6.3)			
Permitted Uses	Detached Dwelling	Semi-Detached Dwelling	No
Lot Area	464.5m ²	793m ²	Yes
Lot Frontage	15.0m	15.8m	Yes
Min Front Yard (Rebecca Street)	7.5m	>7.5m	Yes
Min interior side yard	2.4m (reduced to 1.2m on one side only where an attached private garage meeting the min dimension requirements of Section 5.2.3(b) is provided)	3.0m	Yes
Minimum separation distance between dwellings	N/A	2.0m between semi-detached dwellings which do not share a common demising wall	New provisions to be added
Min rear yard	7.5m	3.0m	No
Max storeys	2 storeys	1 storey	Yes
Maximum Height	9m	<9m	Yes
Max FAR	N/A	N/A	Yes
Max lot coverage	35%	18%	Yes
Parking, Loading & Stacking Lane Provisions (Section 5.1)			
Parking	Semi- detached dwelling – 2 parking spaces	1 parking space per unit	No
Location	A minimum of 50% of the minimum required parking spaces shall be provided within a private garage, carport, or parking structure.	Parking to be provided outdoors at-grade and in private driveways.	No
Visitor Parking Requirements	0.25 visitor spaces per unit (3.5 visitor spaces required)	4 visitor spaces	Yes
Parking Dimensions	2.7m x 5.7m	2.7m x 6.0m	Yes
Min Aisle Width	6m		
Driveway Dimensions	Min driveway width = 3m	3m	Yes
	Min driveway length = 5.7m	6m	Yes

5.0 Supporting Studies

The following supporting studies have been prepared in support of the subject application. Brief summaries of each document are included below. For further details, please refer to the original materials submitted concurrently with this Report.

5.1 Functional Servicing Report and Stormwater Management Report

The Functional Servicing Report and Stormwater Management Report are forthcoming and will be submitted under separate cover. Details regarding these reports and associated engineering plans (grading, drainage, servicing, etc.) will be available as part of the separate forthcoming submission package.

5.2 Urban Design Brief

An Urban Design Brief (UDB) was completed by Fotenn Consultants Inc., dated March 2022, in support of the subject rezoning application. The purpose of the UDB is to demonstrate how the proposed development complies with the relevant design-related policies outlined in the applicable Provincial and Municipal planning policy frameworks, including the Town's Official Plan and Urban Design Guidelines. The UDB outlines a set of sustainable design frameworks that pertain to the proposed development's character, architecture, and shared spaces.

Among other things, the UDB provides a detailed analysis of the overall site design, including matters such as positioning of buildings, vehicular and pedestrian circulation, streetscape, public open spaces, landscaping and amenity areas, parking, and lighting. Additional detailed discussion pertaining to built form is also provided, including matters such as building height and transition, building typologies, setbacks, material treatments, and gateway treatments.

5.3 Tree Inventory & Preservation Plan Report

A Tree Inventory and Preservation Plan (TIPP) Report was prepared by Kuntz Forestry Consulting Inc., dated March 10th, 2022, in support of the subject rezoning application. The purpose of the TIPP is to prepare an inventory of all tree resources (over 15 cm dbh) on the subject lands and within the adjacent public right-of-way, evaluate potential opportunities to save trees based on the proposed concept plan, and document those findings in a report. The TIPP Report is supported by an associated plan which shows the location of all trees and identifies which are to be removed or retained as a result of the proposed development.

The TIPP Report found that a total of 31 trees existing within six (6) metres of the subject lands. The removal of trees 5-7, 10-24 and 27-31 will be required to accommodate the proposed development. Trees 1-4, 8-9 and 25-26 can be retained, provided appropriate tree protection measures are employed.

The TIPP Report recommended the following to minimize potential impacts to retained trees:

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.

- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.
- Site visits, pre, during and post construction is recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

5.4 Phase I & II Environmental Site Assessment and Record of Site Condition

Phase I and Phase II Environmental Site Assessments (ESA) were completed by WSP in support of the subject rezoning application. Based on the information obtained as part of the Phase I ESA, it was found that current and historical potentially contaminating activities (PCA's) were identified, which could adversely affect environmental conditions of the site. As such, it was determined that a Phase II ESA would be required to characterize the soil and ground water quality prior to filing of a Record of Site Condition (RSC).

The Phase II ESA assessed the soil and ground water quality, listing a variety of findings as part of the report's conclusions. Based on those findings, the following conclusions and recommendations were drawn:

- All soils analysed during the investigation met the applicable site condition standards for all parameters analysed.
- All groundwater analysed during the investigation met the applicable site condition standards for all parameters analysed.
- As the development to a more stringent land use is not proposed, an RSC under O.Reg. 153/04 is not required for the proposed residential development.

Based on the findings of the Phase II ESA, a Record of Site Condition (RSC) was filed in the Environmental Site Registry of the Ontario Ministry of the Environment, Conservation and Parks (MOECP). RSC #230831 was filed on January 19th, 2022, as per the acknowledgement letter provided by the MOECP on the same date.

6.0 Conclusion

The Applicant is seeking to develop the ±0.66-hectare subject site with an assisted rental housing and independent living community for seniors, with supports. A total of 14 semi-detached assisted independent living housing units are proposed, as well as three (3) single detached market-based lots for future development. The southern block for the assisted independent living community with supports will be developed and operated by the Region.

The proposal is consistent with the Provincial Policy Statement, the Region of Halton Official Plan, and the Town of Oakville Official Plan in that it represents a sensitive development which is compatible with the surrounding area. The proposed development emphasizes sustainable and pedestrian-oriented community design, while also supporting the Region and Town's goals and objectives to provide assisted housing for special needs groups.

A Zoning By-law Amendment application is required in order to permit the proposed land uses and to establish appropriate site-specific performance standards. The proposed rezoning will implement performance standards for the semi-detached and single detached units, respectively, which are typical for urban settings, and which facilitate a more compact built form, while ensuring that the functional needs of residents are met.

It is our professional opinion that the proposed Zoning By-law Amendment represents good land use planning and should be approved, pending confirmation that any and all outstanding technical requirements are submitted to the satisfaction of the Town of Oakville. Should you require any additional information, please do not hesitate to contact the undersigned at 416.789.4530 x 11 or at weekes@fotenn.com.

Respectfully,



Miles Weekes, MCIP, RPP
Senior Planner
Fotenn Consultants Inc.

Appendix A
Public Information Centre Q/A Summary Sheet

Assisted Rental Housing for Older Adults – 1258 Rebecca Street, Oakville: Virtual Public Information Centre – Questions and Answers

Below is a list of questions asked during and following the virtual Public Information Centre held February 23, 2022 from 7 to 8 pm.

Questions and Answers

1. Since we need more housing for seniors, why not have more, instead of the single dwellings?

The Region has a Council approved Comprehensive Housing Strategy 2014-2024 and new units created through this site and others within the Region's assisted rental housing development portfolio will support advancing assisted housing on this site and others.

2. Can you please speak more about the 3 proposed houses on Rebecca? Will those lots be available for sale to any developer? What type of housing will be permitted (e.g. affordable housing)? Will any variances be permitted for those houses (e.g. house size)?

Through the rezoning process, various regulations will be established to regulate matters such as size and location of the future homes on the proposed three single-detached lots along Rebecca St. Details regarding these regulations will be confirmed through the rezoning process in consultation with Town of Oakville Planning Staff. If the proposed zoning is approved, any future owner will be required to adhere to the Town's zoning policies. Timing for the sale of these lots is uncertain, but any future sale will be in accordance with Halton Region's surplus land policies.

If the future owner of a given lot wishes to change the approved zoning regulations, they may be permitted to do so through a formal application to the Town of Oakville. This application would be subject to further public consultation, review by Town Staff, and review by Town Council. Any further changes to the zoning would require approval from Town Council or the Committee of Adjustment.

3. What will be done to protect the existing mature trees on the lot?

Existing mature trees will be identified on a Tree Inventory Plan & Protection (TIPP) plan. The TIPP will identify the existing trees, identify if any trees need to be removed to accommodate the proposed development and which trees which can be retained. Prior to construction, the retained trees will be protected with fencing to ensure that the critical roots are not damaged by construction activities.

4. How will the residents be selected for this future development?

Housing access is administered through the Halton Access to Community Housing (HATCH) waitlist, as set out in Halton Region's Comprehensive Housing Strategy. To learn more about HATCH please visit:

<https://www.halton.ca/For-Residents/Housing-Supports-and-Services/Assisted-Housing>

5. Assuming the approval comes in Q1 2023, what is the expected lead time to have the units available for occupation?

Advancing this project into the construction phase will require Regional Council approval, and there are a number of steps required before the units can be occupied. These include securing zoning approval from Town Council, detailed design, tender, construction, etc. Currently, construction is planned to take place between 2023 and 2024. This timing is however subject to Town and Regional approvals.

6. Those lot sizes do not comply with the other lots in the area. Why are we having three and not two? Lots here are standard 75 ft x 150 ft.

The proposed development seeks to implement a plan which fits with the character of the existing neighbourhood, but which also represents an efficient use of land and infrastructure. Given the ongoing housing crisis in Ontario (both in terms of quantity and affordability), it is critical that new development make efficient use of available land to increase the available housing stock. Provincial and municipal planning policies encourage compact infill development within existing neighbourhoods to accommodate more housing opportunities while respecting the character of the existing neighbourhood.

The proposed single-detached lots fronting along Rebecca St. are intended to be 18 metres in width, whereas existing lots in the neighbourhood are (on average) roughly 22.5 metres in width. The proposed 18-metre-wide lots are not anticipated to impact the overall character of the neighbourhood.

7. As proposed, the single lots along Rebecca would not meet similar lot sizes compared to the neighboring property. If other homeowners in the area applied to sever (split) their properties, would the City allow it?

Any homeowner has the right to apply to the Town of Oakville to sever (split) their lands. Each application would be reviewed on its own merits by Town Staff. We cannot confirm whether or not the Town would approve a severance on another property site.

8. Existing homes back onto your subject property. Although there is support for seniors housing in our community, the concept indicates homes are placed three metres from the property line. This would change existing sight lines dramatically as they sit well above fence lines.

The development of the site will change existing sight lines for any homes which have views of the subject property. Details regarding setbacks are preliminary at this time and are still to be confirmed through consultation with Town Staff and public stakeholders. The proposed semi-detached units, which would abut existing homes to the rear, will be a maximum of one-storey in height so they will not have direct or clear sight lines into neighbours' yards. The development also features a proposed 1.8-metre-high wooden fence around the perimeter of the site, in addition to, plantings of various trees, bushes, and other vegetation.

9. The area has various issues with ground water and drainage issues. How would the 14 additional units impact that?

Through the planning approvals process, various engineering plans are required to be prepared. These plans will address matters such as servicing, grading and stormwater management. The standard requirement is to ensure that all post-development stormwater flows away from neighbouring properties and either enters the Town's stormwater sewers or is captured/released into the ground. Details regarding the stormwater management strategy are not available at this time but will be reviewed in detail with Town Engineering Staff at the appropriate juncture in the approvals process. Once complete, the existing ground water and drainage issues will remain neutral or be improved on this site.

10. Various services such as above ground cable, Cogeco and Bell services have long created easements in the area that are directly through the site. How will this be addressed?

Existing easements for utilities and municipal services are common, particularly in older neighbourhoods. These services will be identified and (if necessary) plans will be prepared which show how they may be relocated or adjusted to avoid disruption of services to neighbouring properties. Details regarding these easements and any existing services will be confirmed through the detailed site plan process.

11. Will the site line up with the existing traffic lights at the intersection of Rebecca Street and Warminster Drive?

Yes, the current intent is to align the private driveway (leading to the older adults housing units) with the existing lights at the intersection of Rebecca Street and Warminster Drive.

12. Why doesn't the municipality plan senior housing in a lower density area, and provide opportunities for more families at this location?

Provincial and municipal planning policies encourage the creation of complete communities which feature a diversity of housing options and densities to meet the needs of a wide range of residents. Complete communities feature housing opportunities which allow people of all ages to live and thrive in the same area and enable residents to "age-in-place", meaning that there are appropriate housing opportunities for individuals throughout their lifespan.

13. Is this housing strictly for seniors 65+?

While no final eligibility decisions have yet been approved by Regional Council for 1258 Rebecca Street, individuals are generally eligible to be on the Halton Access to Community Housing (HATCH) older adults' waitlist at 60 years of age, and are eligible to receive a housing offer when they turn 65. Individuals with supportive housing needs can be placed at the age of 60.

14. What are the next steps from here?

The next steps will be to submit applications for Zoning By-law Amendment and subsequently for Site Plan Control to the Town of Oakville. We anticipate the Zoning By-law Amendment application to be submitted in Q1 2022, with a final decision by Town Council in Q1/Q2 2023. For the Site Plan Control application, we anticipate a submission in Q2 2022 and final approval by the Town in Q2 2023 (pending zoning approval).

15. What is the height of the proposed units?

The semi-detached units (older adults housing) will be a maximum of one-storey in height. The height of the single-detached dwellings has not yet been determined but will likely be a maximum of two or three storeys consistent with typical building heights in the surrounding neighbourhood. These details will be confirmed in consultation with Town Planning Staff.

16. What is the setback of the semi-detached units to the fence?

The plans currently show a three-metre rear yard setback for all semi-detached units to the fence line. Details regarding setbacks are preliminary at this time and are still to be confirmed through consultation with Town Staff and public stakeholders.

17. Will the new units result in a loss of privacy for neighboring properties?

We do not anticipate any significant loss of privacy for neighbouring properties and residents. The proposed semi-detached units, which would abut existing homes to the rear, will be a maximum of one-storey in height so they will not have direct or clear sight lines into neighbours' yards. The development also features a

proposed 1.8-metre-high wooden fence around the perimeter of the site. The fence will obscure most, if not all, views into neighbouring yards. This will be enhanced by plantings of various trees, bushes, and other vegetation, which will further obscure views between properties.

18. Can some of the semi-detached units be relocated to the courtyard/parkette? The courtyard/parkette could then be moved to the fence line to improve privacy for adjacent land owners.

The project team has explored a variety of layouts and configurations for the site. In 2015, Regional Council endorsed a plan which closely resembles the current iteration of the plan. Although further changes to the plan are anticipated through the review process, the intent is to maintain the general layout and configuration as endorsed by Regional Council.

19. What escalation can members of the public take before the zoning application takes place?

At this time, we encourage all members of the public with an interest in this project to send their comments and questions to the individuals listed on the project webpage by March 31, 2022. The public will also have an opportunity to comment after the application has been submitted to the Town. There will be a notice of the application and another public meeting in 2022 where residents can express any additional concerns. To view the project webpage, please visit: <https://www.halton.ca/The-Region/Events/2022/Future-development-of-1258-Rebecca-Street>

Appendix B
Draft Zoning By-law

APPENDIX X

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-XXX

A by-law to amend the Town of Oakville's Zoning By-law 2014-014, as amended, to permit the construction of 14 one-storey semi-detached dwelling units and the creation of 3 single-detached residential lots on lands described as 1258 Rebecca Street (Halton Region – Z.XXXX.XX)

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(3) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding Section 15.XXX as follows:

XXX	1258 Rebecca Street	Parent Zone: RL2-0
Map 19(3)	(Part Lot 23, Con 4, S.D.S)	(2022-XXX)
15.XXX.1	Zone Provisions	
The following regulations apply to the lands identified as subject to this Special Provision:		
a)	Minimum Lot Area	658 m ²
b)	Minimum Lot Frontage	18 m

3. Section 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding Section 15.XXX as follows:

XXX	1258 Rebecca Street	Parent Zone: RL5
Map 19(3)	(Part Lot 23, Con 4, S.D.S)	(2022-XXX)
15.XXX.1	Permitted Uses	
The following additional use(s) is permitted on all lands identified as subject to this Special Provision:		
a)	Semi-detached dwelling	
15.XXX.2	Zone Provisions	
The following regulations apply to the lands identified as subject to this Special Provision:		

a)	Minimum Separation Distance Between Dwellings	2 m between semi-detached dwellings which do not share a common demising wall
b)	Minimum Rear Yard	3 m
15.XXX.3	Parking Regulations	
The following parking regulations apply to all lands identified as subject to this Special Provision:		
a)	Minimum Parking Requirement for Semi-Detached Dwellings	1 space per unit
b)	Location of Parking Spaces	Subsection 5.2.1.3 shall not apply.

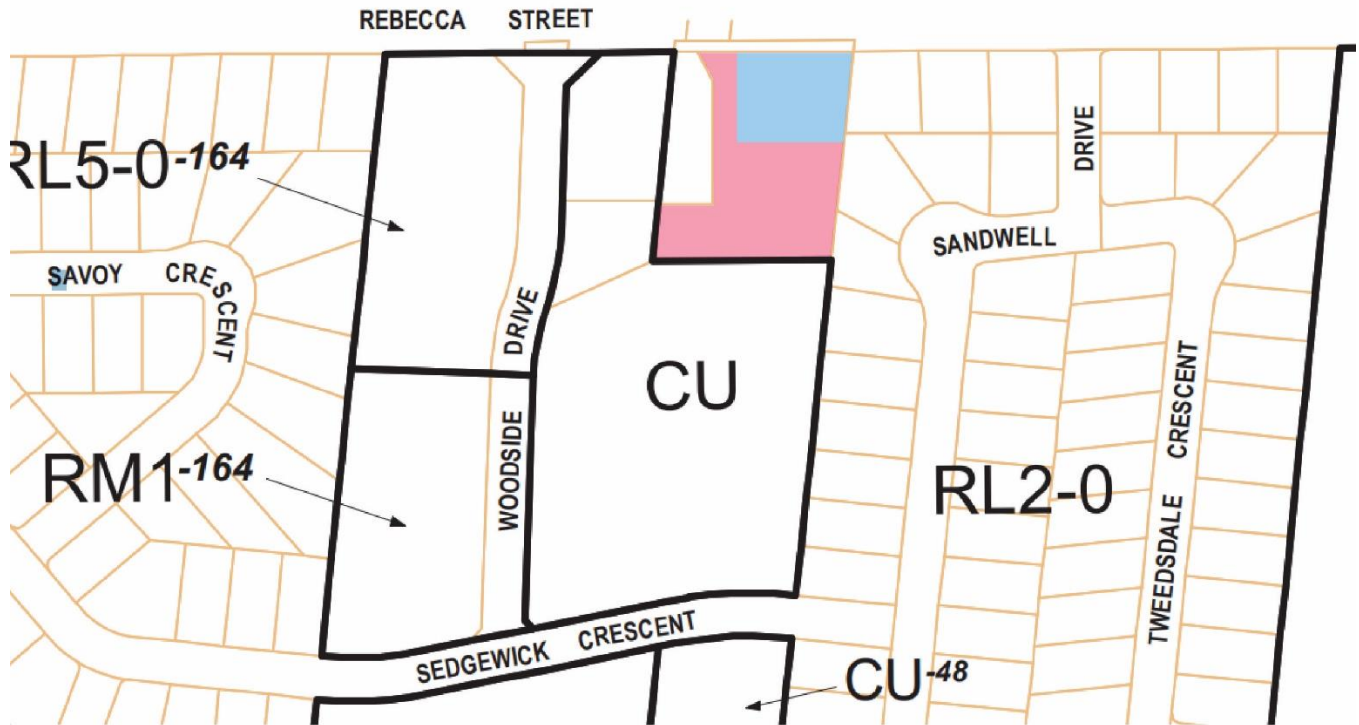
This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O, 1990, c. P.13, as amended.

PASSED this X day of XXX, 2022



MAYOR

CLERK

SCHEDULE "A" To By-law 2022-XXX



PROPOSED AMENDMENT

-  Rezoned from RL2-0 to RL5-XXX
-  Rezoned from RL2-0 to RL2-XXX

EXCERPT FROM MAP
19(3)

