

REPORT

Planning and Development Council

Meeting Date: September 13, 2021

FROM: Planning Services Department

DATE: August 31, 2021

SUBJECT: Public Meeting Report, Zoning By-law Amendment and Draft Plan of Subdivision, Timsin Holding Corp., Sixth Line, File No. Z.1316.11, 24T-21003/1316

LOCATION: West side of Sixth Line, at and north of North Park Boulevard

WARD: Ward 7

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RECOMMENDATION:

1. That the public meeting report, prepared by the Planning Services Department dated August 31, 2021, be received.
2. That comments from the public with respect to the Zoning By-law Amendment and Draft Plan of Subdivision by Timsin Holding Corp., File No.: Z.1316.11, 24T-21003/1316, be received.
3. That staff consider such comments as may be provided by Council.

KEY FACTS:

Timsin Holding Corp. has submitted a Zoning By-law Amendment and Draft Plan of Subdivision to redevelop approximately 6.2 hectares of land on the west side of Sixth Line, at and north of North Park Boulevard as follows:

- 57 units in total comprising of 22 detached dwellings, 14 semi-detached dwellings and 21 townhouses;
- two natural heritage system blocks associated with the West Morrison Creek; and,
- the road network.

Vehicular access to the site would be from the planned “Argo” subdivision to the north and the abutting southerly developed subdivision (Timsin Phase 1).

The subject lands are designated *Neighbourhood Area* and *Natural Heritage System Area* within the North Oakville East Secondary Plan (Figure NOE2) and zoned *Existing Development (ED)* within Zoning By-law 2009-189, as amended.

Both the existing Official Plan designations and zoning are consistent with the Provincial Policy Statement, conform to all applicable Provincial plans, the Region of Halton Official Plan as they allow for additional development and provide for the conveyance and protection of the natural heritage system in accordance with the Town's established urban structure.

The Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision application was submitted on May 31, 2021 and deemed complete on June 17, 2021. Bill 108 provides for a 90-day Zoning By-law Amendment appeal timeframe, which will end on August 29, 2021 and a 120-day Draft Plan of Subdivision appeal timeframe, ending on September 28, 2021.

BACKGROUND:

The purpose of this report is to introduce the planning application in conjunction with the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification and identify matters to be considered. The report is to be received. No recommendations on the application are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public meeting and once the review is complete; staff will bring forward a recommendation report for consideration by Planning and Development Council.

Proposal

The proposal reflects a Zoning By-law Amendment to rezone the lands from ED to Neighbourhood Centre (NC), General Urban (GU), Sub-Urban (S) and Natural Heritage System (NHS) zones. A concurrent plan of subdivision application has been submitted to develop the lands as follows:

- 22 detached dwellings, 14 semi-detached dwellings and 21 townhouses;
- two natural heritage system blocks associated with the West Morrison Creek; and,
- the road network.

Vehicular access to the site would be from the planned Argo subdivision to the north and the abutting southerly developed subdivision (Timsin Phase 1).

The draft plan of subdivision excerpt, Figure 1 below and contained within Appendix A2, illustrates the proposed plan of subdivision.

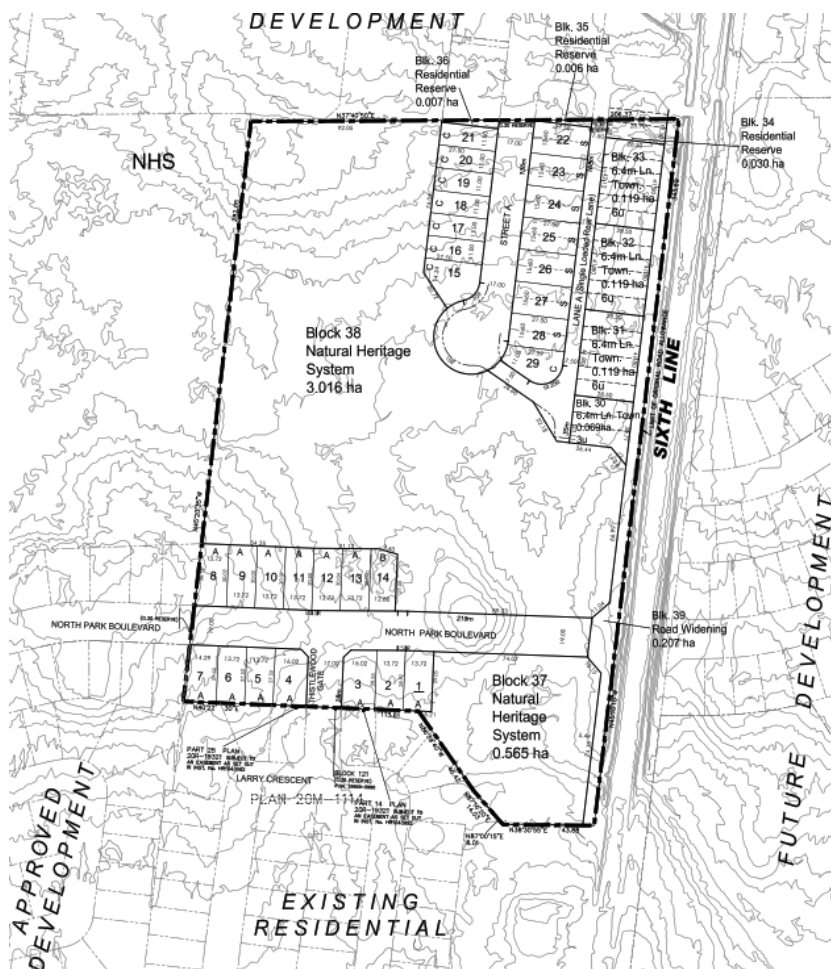


Figure 1 – Proposed Draft Plan Excerpt NTS

The draft plan of subdivision proposes the following:

Draft Plan Feature	Number of Units	Area (ha)
Detached Dwellings	22	0.797
Semi-detached Dwellings	14	0.341
Multiple-attached Dwellings	21	0.426
Residential Reserve		0.043
NHS		3.581
Road widening		0.207
Road		0.829
TOTAL	57	6.224

The proposed housing types are as follows:

Proposed Unit Type	Total
Detached Dwellings (13.72m)	13
Detached Dwellings (12.5m)	1
Detached Dwellings (11m)	8
Semi-detached Dwellings	14
Townhouse Dwellings (lane based)	21
TOTAL	57

All application submission material are found on the town's website site at <https://www.oakville.ca/business/da-38424.html>.

Location / Site Description / Surrounding Land Uses (Figure 2)

The subject land is located on the west side of Sixth Line, at and north of North Park Boulevard.

These lands are partially remnant agricultural lands and the extension of the Timsin subdivision (Phase 1) to the south.

The West Morrison Creek traverses the site, both in the agricultural field and within the Sixth Line roadside ditch. The creek is proposed to be relocated into the NHS blocks as proposed by this draft plan and similarly into the NHS blocks previously reviewed with Council on the Argo, Digram and Star Oak draft plans of subdivisions.

Lands to the north and east are proposed for residential development.

The Natural Heritage System, west of the site, is referred to as Core 5. Core 5 is identified within the North Oakville Creeks Subwatershed Study and will abut the future creek block.



Figure 2: Air Photo NTS

For contextual purposes, Figure 2b identifies the property in relation to Neighbourhoods 8, 9, 10 and 11, which reflects the area west of Sixth Line to Neyagawa Boulevard. The area south of the NHS (green area – Core 5) is within Neighbourhood 2 (Phase 1 lands as contained with NOESP) with the northerly portion in Neighbourhood 8 (Phase 2).

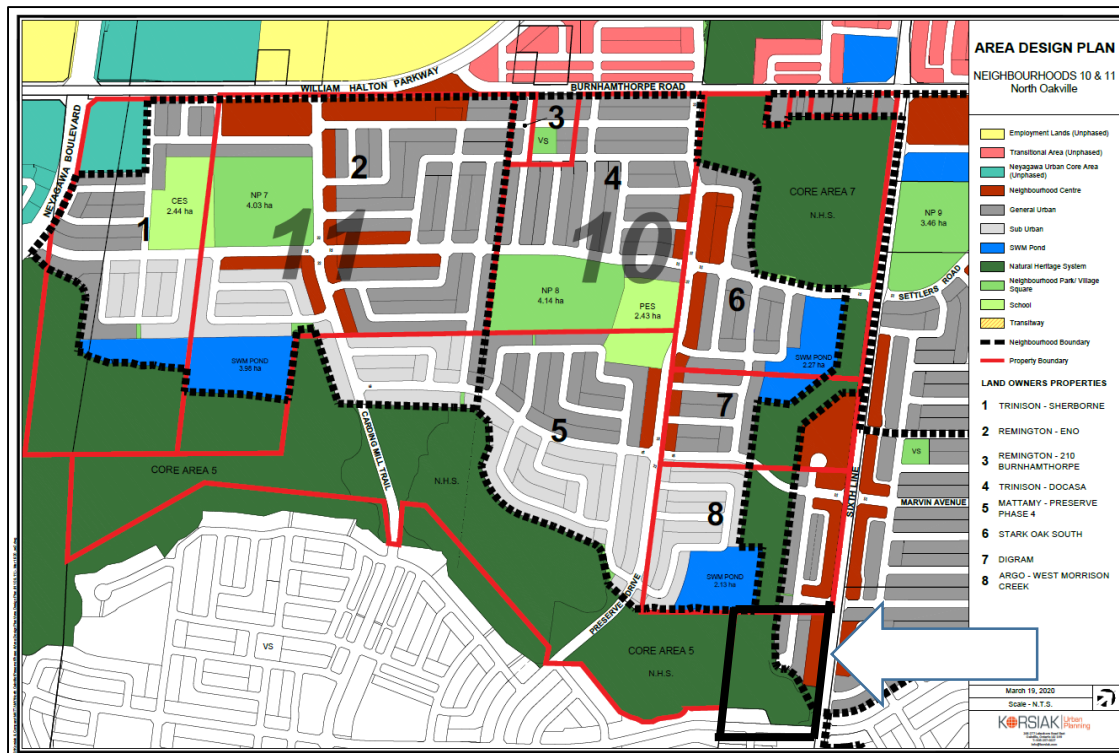


Figure 2b – Context Plan

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189, as amended

Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) ('PPS') continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas, and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS (2020) promotes the integration of land use planning, growth management and transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Policies applicable to this application can be found in Appendix B.

Growth Plan (2019)

The Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services. The policies of the Growth Plan are applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options.

Policies applicable to this application can be found in Appendix B.

Halton Region Official Plan

The subject lands are designated "Urban Area" in the Halton Region Plan. Lands within the "Urban Area" are intended for residential and employment growth. Policy 76 notes that the range of permitted uses are to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

2020 Servicing Allocation Program – water and wastewater

Halton Region has implemented a servicing allocation program that requires proponents of residential development applications to secure servicing allocation from Halton Region through a formal Allocation Agreement.

The proposed development is subject to the 2020 Regional Allocation program.

North Oakville East Secondary Plan – NOESP (OPA 272)

Urban Structure

The Livable Oakville Plan is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town's strategic goals, and reflect the visions and needs of the community.

Official Plan Amendment 317 to the *North Oakville East Secondary Plan* confirms the Town's existing urban structure. OPA 317 was approved by Halton Region on April 26, 2018 and deemed to conform to the Growth Plan and is consistent with the PPS.

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Residential Areas and Natural Heritage System*. This is also reflected in Section 3, Urban Structure, of the *Livable Oakville Plan*.

Land Uses

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board in 2008 through OPA 272 and was prepared to be consistent with the 2005 PPS and in conformity with the 2006 Growth Plan. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan.

The subject land is designated *Neighbourhood Area* and *Natural Heritage System Area*, on Figure NOE2 of the NOESP and as illustrated on Figure 3a below.

The arrow, on Figure 3a, identifies the location of the subject lands.

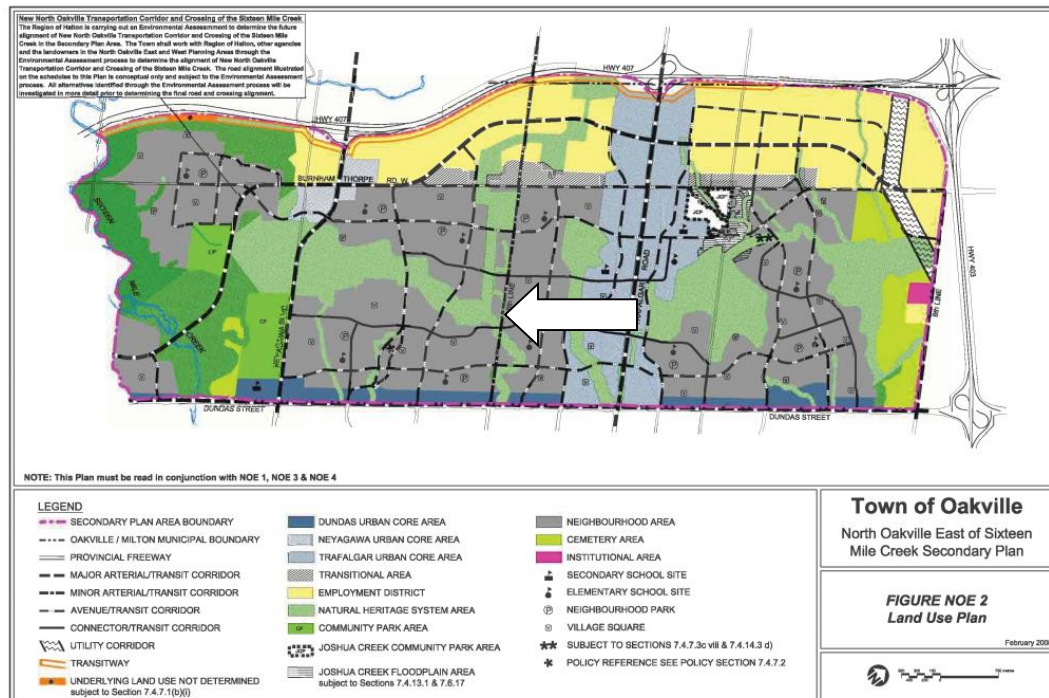


Figure 3a – North Oakville East Secondary Plan - Figure NOE2

Master Plan - Appendix 7.3

The North Oakville Master Plan illustrates a conceptual design and land use categories for the North Oakville East planning area.

Development applications are reviewed in the context of the Master Plan in order to evaluate consistency. Minor variations from the Master Plan may be considered, assuming the general intent and direction of the Master Plan is maintained.

The land are further identified on the North Oakville Master Plan as *Natural Heritage System Area*, *Sub Urban*, *General Urban Area* and *Neighbourhood Centre Area*, (Figure 3b, excerpt below).




























LEGEND					
	SECONDARY PLAN AREA BOUNDARY		INSTITUTIONAL AREA		UTILITY CORRIDOR
	OAKVILLE / MILTON MUNICIPAL BOUNDARY		STORMWATER MANAGEMENT FACILITY (final location tbd)		NEIGHBOURHOOD ACTIVITY NODE
	TRANSITWAY		COMMUNITY PARK AREA		CEMETERY AREA
	DUNDAS STREET URBAN CORE AREA		NEIGHBOURHOOD PARK AREA		NEIGHBOURHOOD CENTRE AREA
	NEYAGAWA BLVD. URBAN CORE AREA		VILLAGE SQUARE/URBAN SQUARE		GENERAL URBAN AREA
	TRAFALGAR ROAD URBAN CORE AREA		ELEMENTARY SCHOOL SITE		SUB URBAN AREA
	TRANSITIONAL AREA		SECONDARY SCHOOL SITE		HIGH DENSITY RESIDENTIAL AREA
	EMPLOYMENT AREA		JOSHUA CREEK FLOODPLAIN AREA		POLICY REFERENCE - SEE POLICY SECTION 7.4.7.2
	NATURAL HERITAGE SYSTEM AREA				

Figure 3b – North Oakville Master Plan Excerpt

Applicable North Oakville East Secondary Plan policies are contained within Appendix B attached to this report.

OPA 321

In September 2018, Halton Region approved OPA 321 and it was subsequently approved at the LPAT in July 2019, with modifications.

The effect of OPA 321 is to implement the policy directions focused on areas of concern to be addressed in the short-term through the North Oakville Secondary Plans Review. As it relates to this proposal, the Neighbourhood Centre Area policies were updated to enhance clarity, provide opportunities to increase the maximum height and require one mixed use or non-residential building at neighbourhood activity nodes. Further, the definition for Medium Density Residential Development was updated to remove detached, semi-detached and duplex dwellings as permitted uses.

Within the Neighbourhood Centre Area, Section 7.6.7.1 states that the intention is to accommodate a range of medium density residential, mixed use, and limited commercial and civic uses to serve neighbourhood residents from a central neighbourhood activity node. The uses permitted include medium density residential, mixed use and small scale convenience retail, personal service commercial, restaurants and business activity, village squares and small scale offices, medical clinics, workshops and artisan studios.

Zoning By-law (By-law 2009-189)

The North Oakville Zoning By-law (By-law 2009-189) sets zoning standards with the establishment of general regulations and zones so as to implement the intent of the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning Bylaw on November 23, 2009.

The subject lands are zoned *Existing Development (ED)*, as illustrated on Figure 4 below. The *Existing Development (ED)* zone only allows uses that legally existed on the date of the parent by-law came into effect.

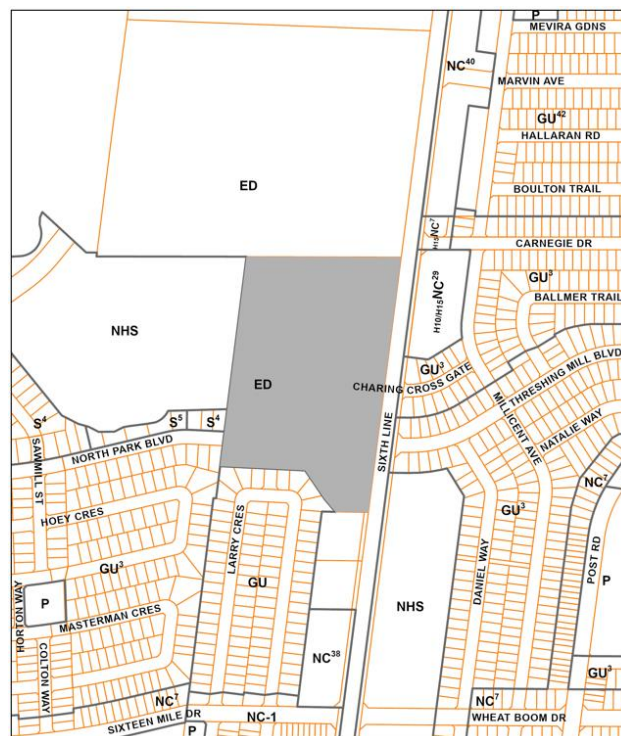


Figure 4 – Zoning By-law Excerpt

The applicant proposes to rezone the site from Existing Development (ED) to several site specific zones related to the Neighbourhood Centre (NC), General Urban (GU), Sub-Urban (S) and Natural Heritage System (NHS) zones to permit the

redevelopment of the site for residential units and two NHS blocks, as referenced above.

The applicant's proposed zoning regulations can be found within Appendix A1.

TECHNICAL & PUBLIC COMMENTS:

The proponent has provided numerous studies in support of the application which have been circulated to various public agencies and internal Town departments, and which are under review. The following supporting documents are accessible on the town's website (<https://www.oakville.ca/business/da-38424.html>):

- Aerial
- Archaeological Assessment
- Density Analysis Plan
- Draft Plan of Subdivision
- Draft Zoning By-law Amendment
- Environmental Site Assessment
- Environmental Site Screening Questionnaire
- Noise Study
- Planning Justification Report
- Survey
- Transportation Impact Study
- Traffic and Parking Memo
- Urban Design Brief
- West Morrison Creek EIR/FSS (being reviewed as a separate review as part of the larger subwatershed)

Issues Under Review/Matters to be Considered

The following issues and matters have been identified to date for further review and consideration. Not all circulation comments have been received to date, but will be considered in the future recommendation report.

- Confirmation of being a member of the North Oakville East Developers Group and party to the Cost Sharing Agreement.
- Consistency with the Provincial Policy Statement, 2020 and conformity to the 2019 Growth Plan for the Greater Golden Horseshoe.
- Conformity to the Region of Halton Official Plan.

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- Conformity of the proposal with the land use and policies of the North Oakville East Secondary Plan.
 - Does the EIR/FSS appropriately implement the North Oakville Creeks Subwatershed Study? Has the Natural Heritage System limits (the West Morrison Creek creek block) been appropriately defined?
 - Conformity with urban design policies on matters such as built form, lot sizes, transitions and compatibility with adjacent properties, interface with the public realm and vehicular access.
 - Justification for the proposed modifications to the parent zoning by-law ensuring the proposed zoning by-law amendment appropriately implements the vision of the North Oakville East Secondary Plan.
 - Appropriate residential and on-street parking. Surface parking will be provided in accordance with the Town of Oakville Parking Zoning By-Law requirements for various residential units. Thirty parking spaces are provided via on-street parking within the development. It was assumed that some on-street parking will be provided along Sixth Line, which is consistent with on-going developments along Sixth Line to the north.

The location and number of on-street parking stalls is subject to minor changes and will need to be refined as part of the detailed engineering submission once curb locations, utilities, and fire hydrants have been established.

- Co-ordination with the town's Sixth Line reconstruction project: Have all road widenings been appropriately identified? Town staff continue to coordinate with the various landowners along Sixth Line to ensure the adequacy of on-street parking.
- North Park Boulevard extension to Sixth Line – North Park Boulevard will extend eastward, bisect the future NHS associated with the West Morrison Creek, and will connect to the future reconstructed Sixth Line. This reflects an additional access point into the community west of Sixth Line. Timing and co-ordination with the future construction of the NHS as part of the subdivision and town's Sixth Line project are necessary.
- Alignment with the Climate Emergency declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. This can involve staff working with developers to incorporate travel demand strategies to reduce the transportation emissions from single occupant vehicles and increase the transit, pedestrian and cycling

mode split.

A complete analysis of this application will be undertaken including the foregoing matters, and other matters, which may be subsequently identified.

CONSIDERATIONS:

(A) PUBLIC

Notice for this meeting was distributed to all properties within 120 m of the subject property and is included on the sign posted at the site.

The applicant undertook a combined community consultation process with a virtual meeting was held on July 28, 2021 for both the Docasa and Timsin applications. Four members of the public attended this virtual meeting. Based upon the information submitted, no concerns were raised.

(B) FINANCIAL

Development Charges would be applicable to this development. Parkland dedication is applicable and may be satisfied following confirmation that the developer is in good standing with the North Oakville East Developers Group and party to the Cost Sharing Agreement.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Plan.

CONCLUSION:

Planning staff will continue to review and analyze the proposed application and address all technical matters along with submitted public comments, and report to Council at a future meeting. No further notice is required, however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

APPENDICES:

- Appendix A1 - Applicant's Proposed Zoning Regulations
- Appendix A2 - Applicant's Draft Plan of Subdivision
- Appendix B - Applicable Policies

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