



OAKVILLE

REPORT

Special Planning and Development Council

Meeting Date: December 22, 2021

FROM: Planning Services Department

DATE: December 7, 2021

SUBJECT: **Public Meeting & Recommendation Report, Proposed Zoning By-law Amendment, Town of Oakville former Public Works site File: Z.1413.33 – By-law 2021-154**

LOCATION: 315 Glenashton Drive
Concession 1, Part of Lot 13, S.D.S.

WARD: Ward 5

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RECOMMENDATION

1. That the report from the Planning Services Department, dated December 8, 2021, entitled “Public Meeting & Recommendation Report – former Public Works site” be received,
2. That comments from the public with respect to the Zoning By-law Amendment File: Z.1413.33 be received,
3. That By-law 2021-154, the Zoning By-law Amendment for the Town of Oakville’s former Public Works site (File: Z.1413.33), being an amendment to Zoning By-law 2014-014, be passed,
4. That the respective notice of Council’s decisions reflect that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed,
5. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

KEY FACTS

The following are key points for consideration with respect to this report:

- Town Council passed By-law 2021-021 in February 2021 for the subject property. This block (known as “Parcel 7”) was sold by Oakville’s Municipal Development Corporation.
- By-law 2021-021 was town-initiated and undertaken with the intent of ensuring zoning regulations for the property would be in conformity Official Plan Amendment #25, as approved by Council in June 2018.
- OPA #25 was specific to the former Public Works site and reflected a comprehensive master planning exercise.
- A newspaper ad was placed in the December 2, 2021 Oakville Beaver notifying the public of the December 22, 2021 Planning and Development Council meeting. Mail-out notice was also provided to property owners within 120 metres of 315 Glenashton Drive, as well as the owner of the subject property.
- Zoning By-law amendment 2021-154 proposes to clarify the height provision of 2021-021. No other amendments to 2014-014 are proposed through By-law 2021-154.

BACKGROUND

By-law 2021-021 was presented to Council in February 2021 for the purposes of implementing zoning regulations for the future development of ‘parcel 7’ of the town’s former public works site.

Through the master planning exercise undertaken by the Town, it was determined that parcel 7 would have a building height range of four to six storeys. This is reflected in the Official Plan Amendment approved for the site.

A detailed history of the former Public Works site, and the Master Plan details, can be found on the Planning & Development Council agenda of 11 June, 2018. The Master Plan can be found at: <https://www.oakville.ca/business/former-public-works-site-master-plan.html>

The zoning provisions in 2021-021 were based on a six storey concept as presented by the potential purchaser – Times Group Corporation. The by-law does not include any bonussing provisions to permit height beyond six storeys; however, it does provide for a maximum height of 31 metres which represented the total considered height by Times Group, inclusive of an amenity space and mechanical penthouse.

Proposal

The proposed amendment conforms to the *Livable Oakville* Plan and is consistent with the Provincial Policy Statement (2014), and conforms to both the Growth Plan (2017) and Halton Region Official Plan. The proposed amendment adds clarity to the by-law Council previously passed for the site

Location & Site Description

The subject property is part of the former Public Works site located north-west of the intersection of Glenashton Drive and Trafalgar Road. It is referenced municipally as 315 Glenashton Drive, and previously as 2264 Trafalgar Road. Its legal description is: Part of Lot 4, Plan 473, and Part of Lot 13, Concession 1 Trafalgar SDS, designated as Part 7 on Plan 20R-17093.

PLANNING POLICY & ANALYSIS

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

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- *Livable Oakville* Plan
- Zoning By-law 2014-014, as amended

Specific detail relating to the legislative framework can be referenced in the earlier staff report, attached as Appendix A.

The proposed Zoning By-law Amendment further implements Council's direction for the future development of the former Public Works site, and reflects the approved Master Plan.

As outlined in the earlier staff report, the Master Plan considered buildings transitioning from lower heights along Glenashton Drive to taller heights closer to the northern limit of the overall site. The lower built form was anticipated to take the form of townhouses or low-rise apartment buildings.

By-law 2021-021 implemented this direction save for explicitly stating the maximum number of storeys as “six”. The 31 metre measurement in the by-law was to account for the six storey built form, plus amenity space and a mechanical penthouse, as initially conceived by the developer. Clarification regarding the height provisions is proposed to ensure that any future development on the site meets the six storey limit and ensure that the 31 metre height limit is inclusive of both mechanical penthouses and rooftop amenity space. By-law 2021-154 provides a cap on the total area of any mechanical penthouse and rooftop amenity space to 450 square metres. This prevents the expansion of the amenity space to create a seventh storey.

The proposed Zoning By-law Amendment adds the clarity needed to ensure a six storey built form reflects Council’s approval for the development of the subject property. No other provisions have been amended, or added.

CONSIDERATIONS

(A) PUBLIC

Notice of the Zoning By-law amendment process was provided in the Oakville Beaver in order to meet the statutory requirements. As well, a mail-out was provided to property owners within 120 metres of the subject lands.

(B) FINANCIAL

None at this time, but once the property redevelops, Cash-in-Lieu of Parkland and Development Charges would be applicable to future development.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Town departments and public agencies were part of the Master Plan exercise in 2018, and notified of the Official Plan Amendment at that time. These same agencies were notified of the proposed Zoning By-law Amendment as well.

(D) CORPORATE STRATEGIC GOALS

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

- be the most liveable town in Canada

(E) COMMUNITY SUSTAINABILITY

The proposed development generally complies with the Town’s sustainability goals and objectives of the *Livable Oakville* Plan. Opportunities to reduce the carbon footprint of new development will be undertaken through the future site plan approval process.

APPENDICES

Appendix A – Staff report for By-law 2021-021

Appendix B – Proposed Zoning By-law 2021-154

Prepared and Recommended by:

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