



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: March 7, 2022

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**FROM:** Planning Services Department

**DATE:** February 22, 2022

**SUBJECT:** Public Meeting Report, Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment, Eno Investments Ltd. and Ankara Realty Ltd., 210 and 374 Burnhamthorpe Road West, File No's.: 24T-21007.1317, OPA.1317.07, Z.1317.07

**LOCATION:** 210 and 374 Burnhamthorpe Road West

**WARD:** Ward 7

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#### RECOMMENDATION:

1. That the Public Meeting Report, prepared by the Planning Services Department dated February 22, 2022 be received;
2. That comments from the public with respect to the Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment proposed by Eno Investments Ltd. and Ankara Realty Ltd., File No's 24T-21007.1317, OPA.1317.07, and Z.1317.07, be received;
3. That Staff consider comments as provided by Council and the Public.

#### KEY FACTS:

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

- The applications are located at 210 and 374 Burnhamthorpe Road West and are for a proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment.

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- The applications would implement approximately 292 single detached dwellings, 309 townhouse dwellings, two mixed-use apartment and townhouse blocks, one future development block, one approximately 4.3 hectare neighbourhood park, one elementary school, one stormwater management pond, and Natural Heritage System blocks.
  - The subject lands are located on the south side of Burnhamthorpe Road West, along Carding Mill Trail. There are proposed Plans of Subdivision to the east and west, those being the Docasa Group and Sherborne Lodge subdivision proposals, respectively.
  - Conformity of the proposals with applicable Planning policy and legislation will be fully analysed in a future report when a recommendation is brought forward for Council's consideration.
  - The application for Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment was deemed complete on November 19, 2021. The timeframe for a decision prior to rights for appeal is 120 days and therefore ends on March 19, 2022.

## **BACKGROUND:**

The purpose of the Public Meeting and this Public Meeting Report is to introduce the Draft Plan of Subdivision, Zoning By-law Amendment, and Official Plan Amendment applications and allow Town Council and the public to ask questions, identify concerns, and provide their thoughts on what is being proposed.

No recommendations on the proposed development or associated applications are being provided at this time. After the Public Meeting, all comments will be considered and further technical review will be completed. At a future date staff will bring forward a comprehensive report including a recommendation on the proposal with any required modifications to Planning and Development Council for decision.

## **Proposal**

The proposed Draft Plan of Subdivision, Zoning By-law Amendment, and Official Plan Amendment are required to accomplish the proposed development which consists of:

- 292 single detached dwellings
- 309 townhouse dwellings in total, which include:
  - o 214 street townhouse dwellings
  - o 75 lane-based townhouse dwellings

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- 20 live/work lane-based townhouse dwellings
  - 2 mixed-use apartment and townhouse blocks
  - 1 future development block, which would intend to develop similarly to a mixed-use apartment and townhouse block
  - 1 neighbourhood park (about 4.3 hectares in size, adjacent to school block)
  - 1 elementary school (portion of larger block on westerly subdivision proposal)
  - 1 stormwater management pond
  - Natural Heritage System (NHS) blocks

The Official Plan Amendment is requested to change the land uses for lands along Burnhamthorpe Road West from Neighbourhood Area to Neyagawa Urban Core Area to permit for the mixed-use/apartment blocks. Additionally, the applicant is requesting to implement a 12 storey, 4.5 FSI maximum for these blocks, and to relocate the activity node identified in the North Oakville East Secondary Plan to the intersection of Carding Mill Trail and the future Street C, which forms the southerly border of those mixed-use/apartment blocks. The applicant's proposed Official Plan Amendment is provided as Attachment B to this report.

The Zoning By-law Amendment is requested to rezone the lands in the 2009-189 Zoning By-law from Existing Development to uses that will implement those in the proposed plan of Subdivision. The proposed Zoning By-law Amendment is provided as Attachment A to this report, and proposes rezoning the subject lands from Existing Development (ED) to Neyagawa Urban Core (NUC), Neighbourhood Centre (NC), General Urban (GU), Sub-urban (S), Institutional (I), Park (P), Stormwater Management Facility (SMF) and Natural Heritage System (NHS) with Special Provisions and Holding provisions as required.

The Plan of Subdivision is required to implement the proposed Draft Plan by creating residential/mixed use, park and school blocks, establish new public streets and lanes, and create required NHS and stormwater management blocks.

A coloured version of the Draft Plan of Subdivision, taken from the provided Planning Justification Report (PJR) is provided as Figure 1 and depicts the land uses and the land area for each respective land use in the legend.



Figure 1 – Colour Draft Plan with Units and Areas

The applicant proposes to build in two phases as shown below in Figure 2.

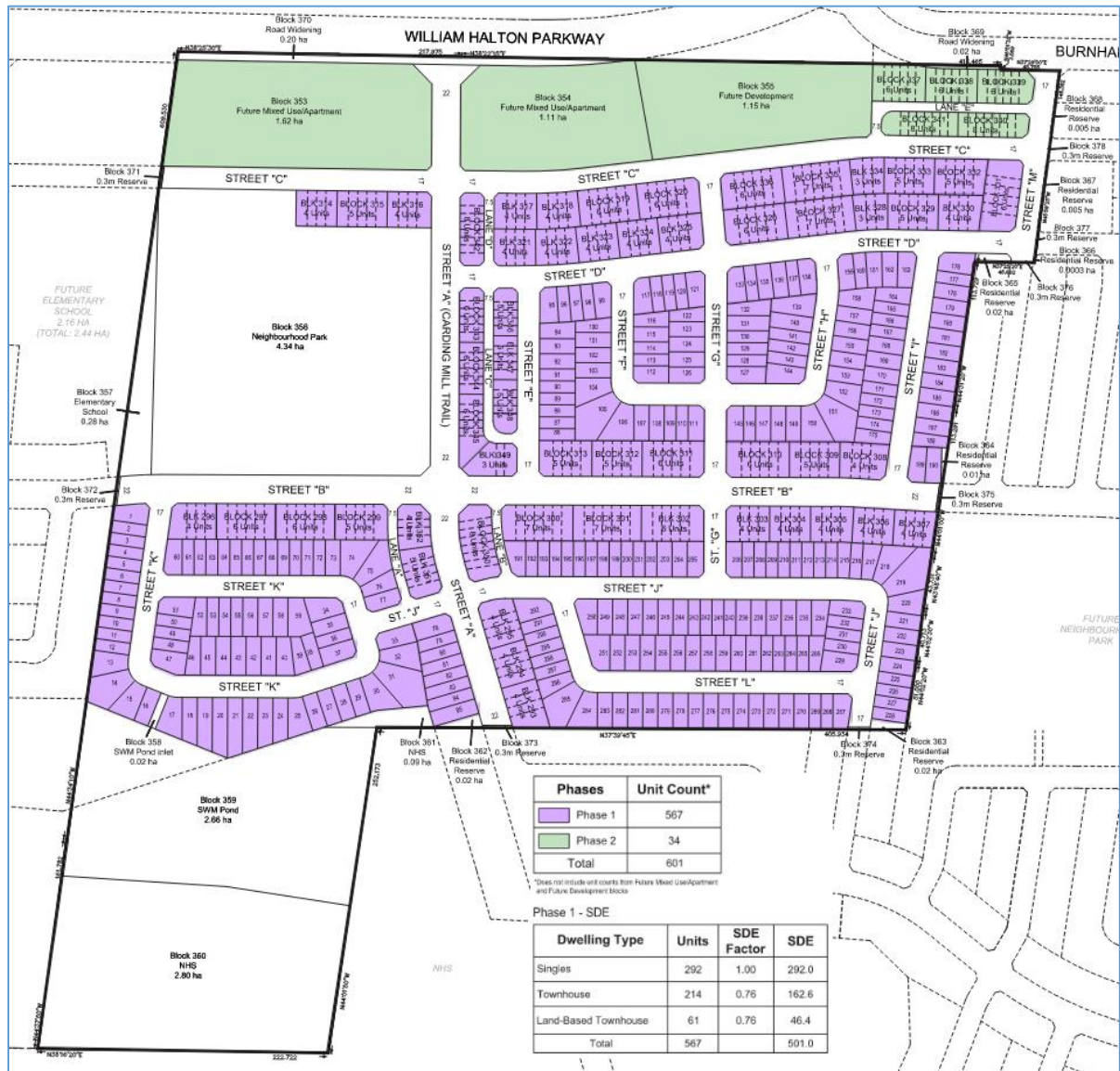


Figure 2 – Proposed Phasing Plan

A concept plan for the apartment/mixed-use blocks was provided in the PJR and provided as Figure 3 below.

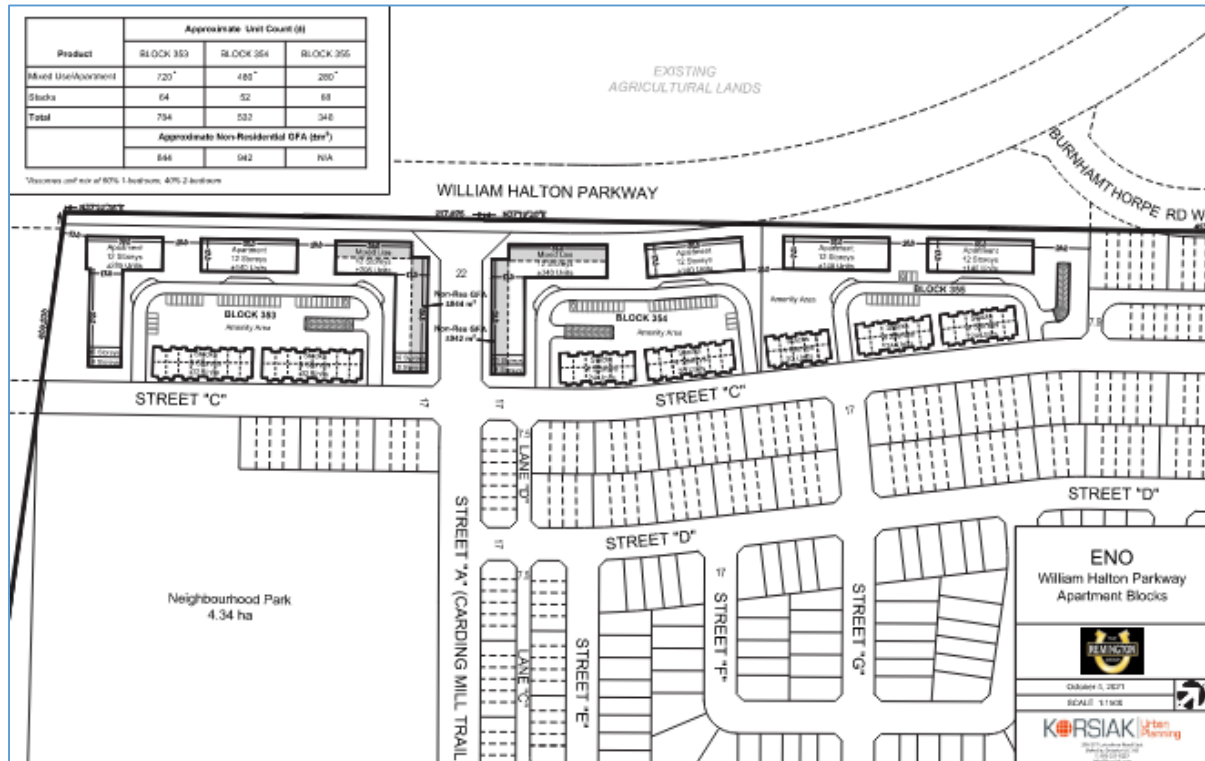


Figure 3 – Apartment/Mixed-use Blocks Concept

All documents received with the application are provided on the Town’s website at the following link: <https://www.oakville.ca/business/da-40016.html>

**Location, Site Description, Surrounding Land Uses**

The subject lands are located on the south side of Burnhamthorpe Road West, along Carding Mill Trail, generally between the North-South travelling roads of Sixth Line and Neyagawa Boulevard.

Just east of the lands is the proposed Docasa Group subdivision, and west is the Sherborne Lodge subdivision. Just south is Phase 4 of the Mattamy Preserve subdivision. The Docasa Group subdivision to the east had its public meeting on September 13, 2021 and is still under review. The public meeting for the Sherborne Lodge subdivision to the east is on the same agenda as this report; March 7, 2022.

The following Figure 4 shows an air context photo with roads and surrounding subdivisions labelled.

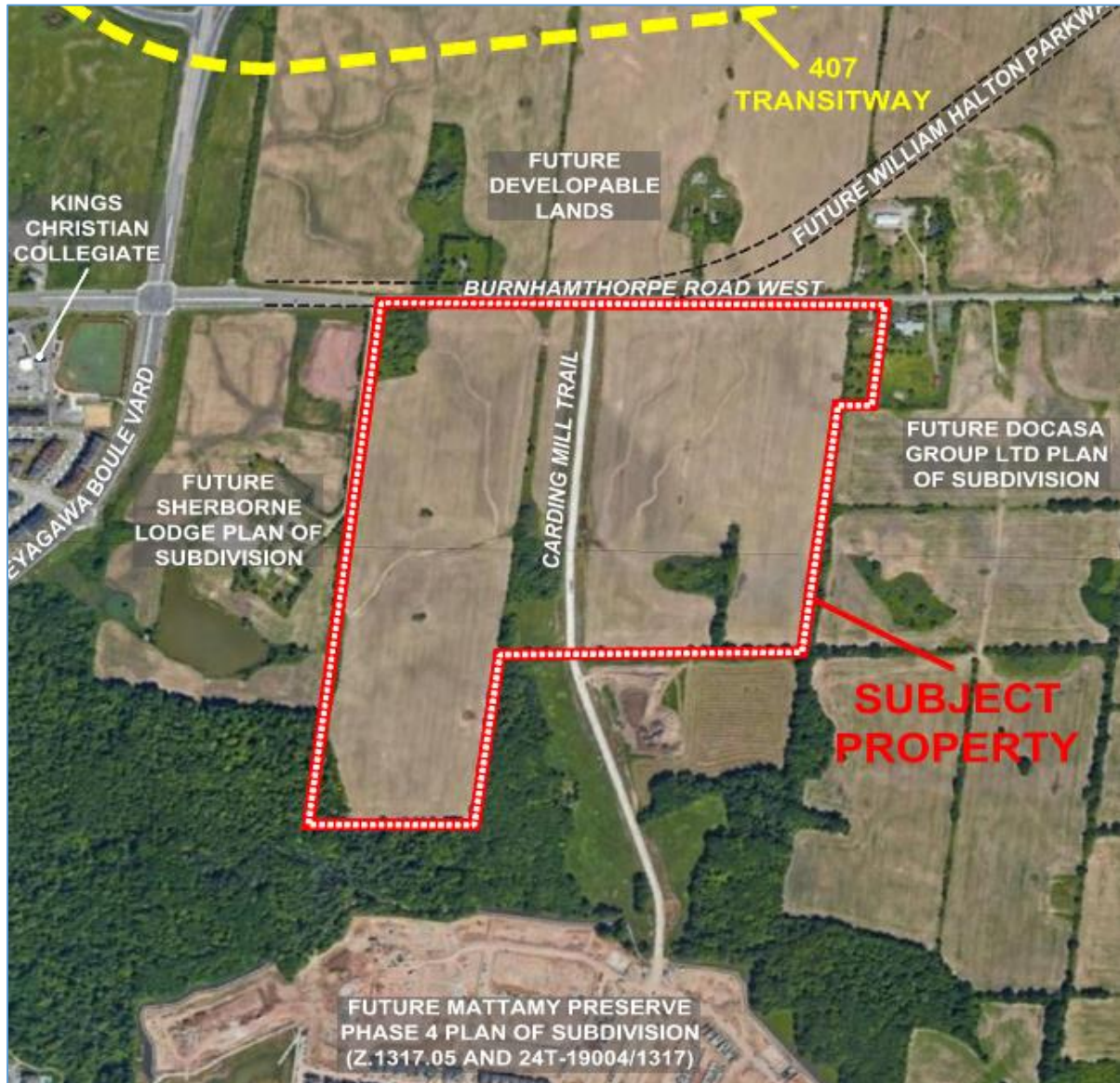


Figure 4 – Air Photo, from Applicant's PJR

The following overlay Figure 5 shows the Draft Plan of Subdivision for both adjacent subdivisions.

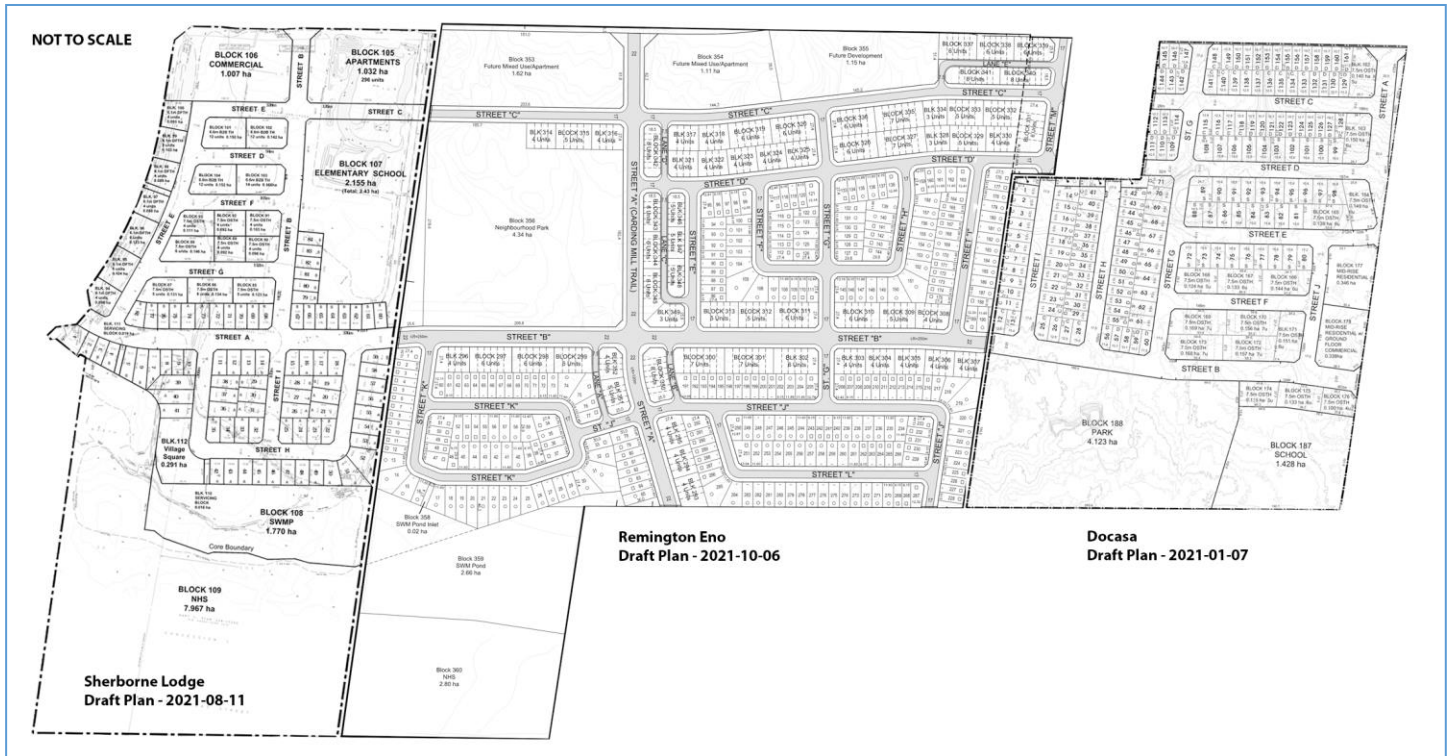


Figure 5 – Draft Plans Overlay

**PLANNING POLICY & ANALYSIS:**

The subject lands are subject to the following policy and regulatory framework:

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

**Provincial Policy Statement**

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



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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.

A full analysis of relevant PPS policies will be completed with the future Recommendation Report.

### **Growth Plan**

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 to be 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.

A full analysis of relevant Growth Plan policies will be completed with the future Recommendation Report.

### **Halton Region Official Plan**

The Halton Region Official Plan provides direction as to how development should take place in Halton to meet the needs of current and future residents. It provides for a long term plan for Halton's physical form and character, the goals and objectives of that vision, and policies to be followed and implemented.

The subject lands are designated as 'Urban Area' and 'Natural Heritage System', located outside the 'Built Boundary'. Therefore the lands are within a 'Designated Greenfield Area'. Burnhamthorpe Road West creating this northern perimeter of the subdivision is presently a Regional road. It is anticipated that this section of roadway will be conveyed to the town in 2025 following the completion of the section of William Halton Parkway.

## 2020 Halton Region Servicing Allocation Program

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 would be subject to the 2020 Regional Allocation program.

## **Oakville Official Plan**

### 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 (OPA) 15 introduced an Urban Structure to the Livable Oakville Plan and OPA 317 to the *North Oakville East Secondary Plan* aligned the Secondary Plan to the Town's Urban Structure. OPAs 15 and 317 were approved by Halton Region on April 26, 2018 and are both in full force and effect. Both are deemed to conform to the Growth Plan and are consistent with the PPS.

The subject lands are designated Residential, Natural Heritage System, and partially within an area designated "Nodes and Corridors for further study", being the Neyagawa Urban Core Area (NUC). The NUC is discussed in a following section.

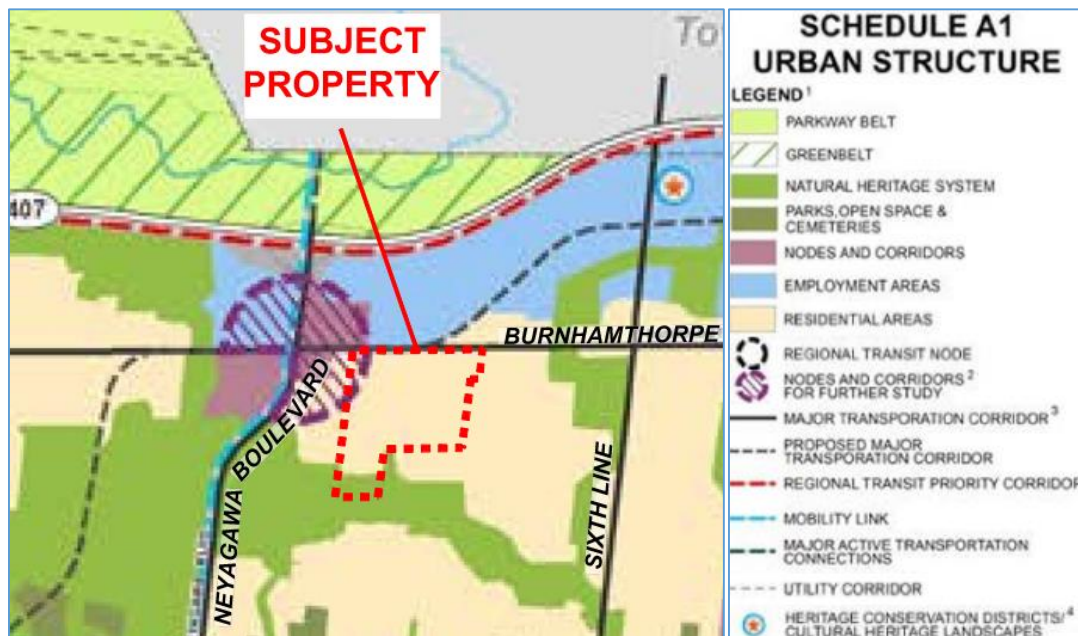


Figure 6 – Schedule A1 Urban Structure, from Applicant's PJR

### North Oakville East Secondary Plan

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 lands are designated Neighbourhood Area and Natural Heritage System Area on Figure NOE 2 of the NOESP, provided as Figure 7 below. Symbols depicting an Elementary School Site and Neighbourhood Park are also shown.

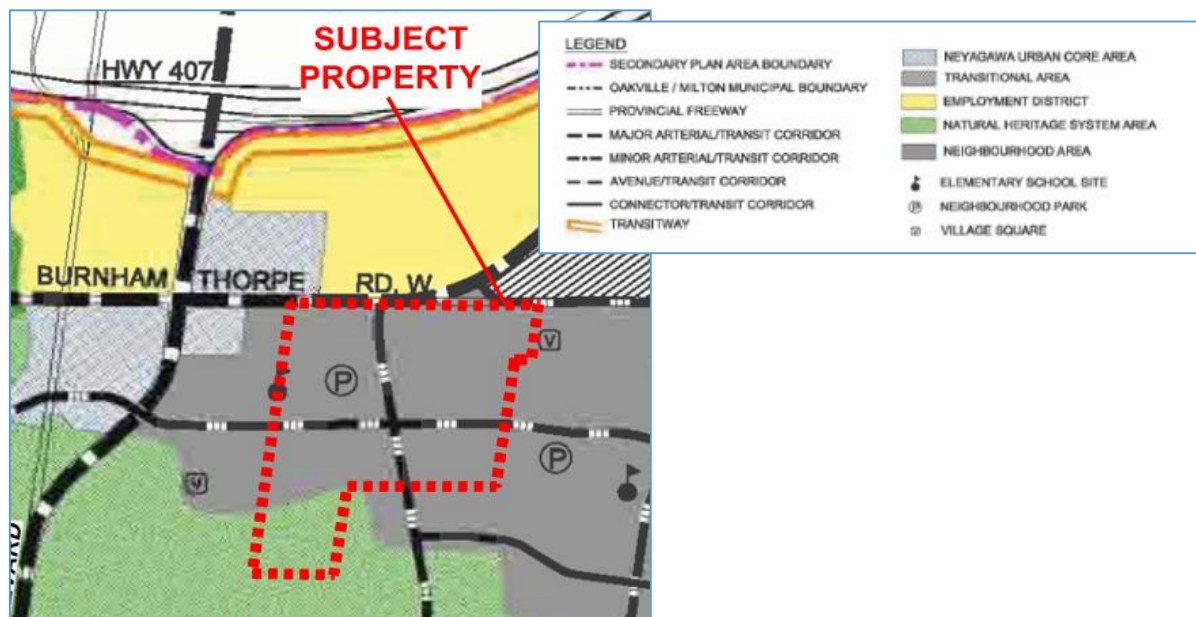


Figure 7 – North Oakville East Secondary Plan, from Applicant's PJR

### OPA 321

As OPA 321 relates to the current proposal, the Neighbourhood Centre Area policies were updated under OPA 321 to enhance clarity, provide opportunities to increase the maximum height, and require one mixed use or non-residential building at neighbourhood activity nodes.

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 neighborhood residents from a central neighborhood 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.

### North Oakville 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 subject lands are identified as a range of land uses shown in Figure 8, including: Sub Urban Area, General Urban Area, Neighbourhood Centre Area, Elementary School Site, Neighbourhood Park Area, Stormwater Management Facility, and Natural Heritage System Area.

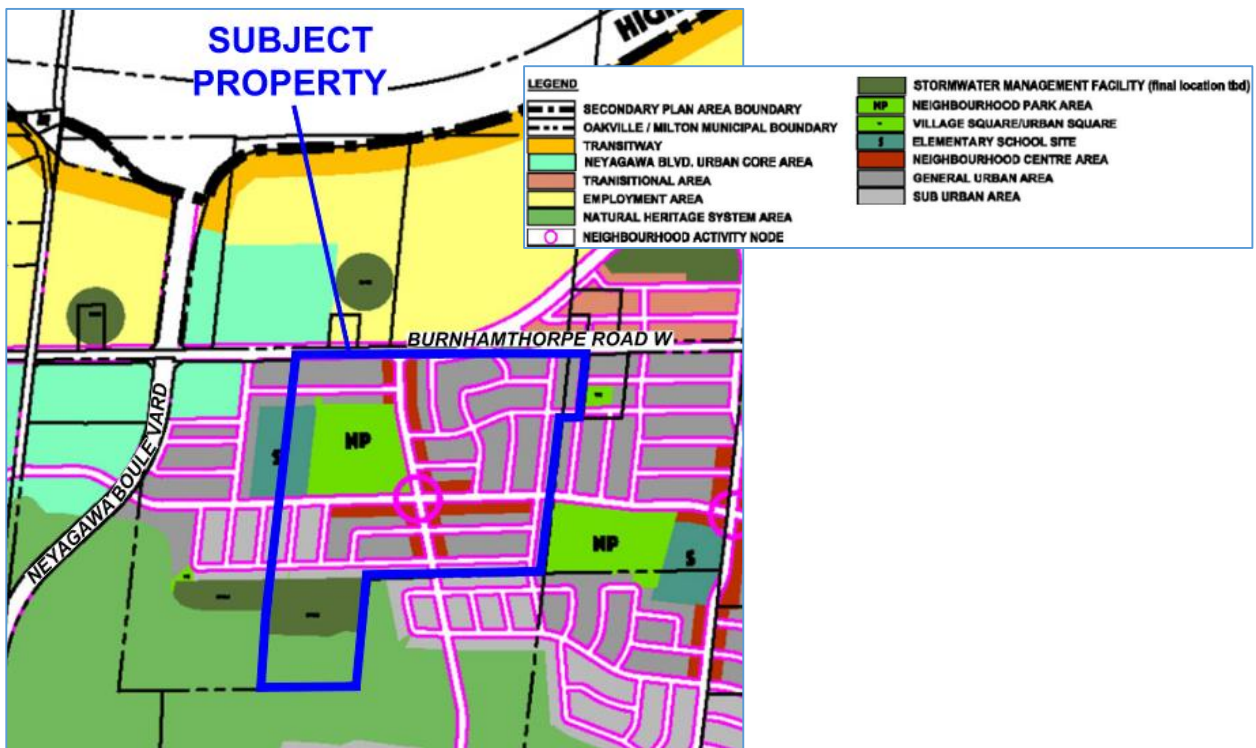


Figure 8 – North Oakville Master Plan, from Applicant's PJR

A full analysis of relevant policies from the Livable Oakville Plan, including the North Oakville East Secondary Plan, Master Plan, and Urban Structure, and acceptability of the requested Official Plan Amendment will be completed as part of a future Recommendation Report.

## Neyagawa Urban Core Area Review

The Neyagawa Urban Core Review is a study being undertaken by Town staff as part of the town's ongoing Official Plan Review and will support implementation of the Town-wide urban structure.

The purpose of the Neyagawa Urban Core Review is to delineate a boundary and to determine an appropriate mix of land uses, scale and intensity of development for this Strategic Growth Area (SGA).

The study will also support consideration of the NUC for a future 407 Transitway station at Neyagawa Boulevard and Highway 407. The study includes all four quadrants of the NUC at the intersection of Neyagawa Boulevard and Burnhamthorpe Road West. The northeast and northwest quadrants are currently designated in Halton Region's Employment Area overlay.

This study represents an opportunity to plan a transit-supportive, mixed use, complete community that provides a range of housing choice and a diverse local job base including traditional, commercial and office employment.

Figure 9 shows the proposed NUC lands as they pertain to the subject lands. As provided, the draft OPA proposes to redesignate the lands along Burnhamthorpe Road West to NUC and may require an extension of the proposed NUC lands as shown in Figure 9. NUC consistency and proposals to adjust these boundaries will be analyzed as part of a future recommendation report.

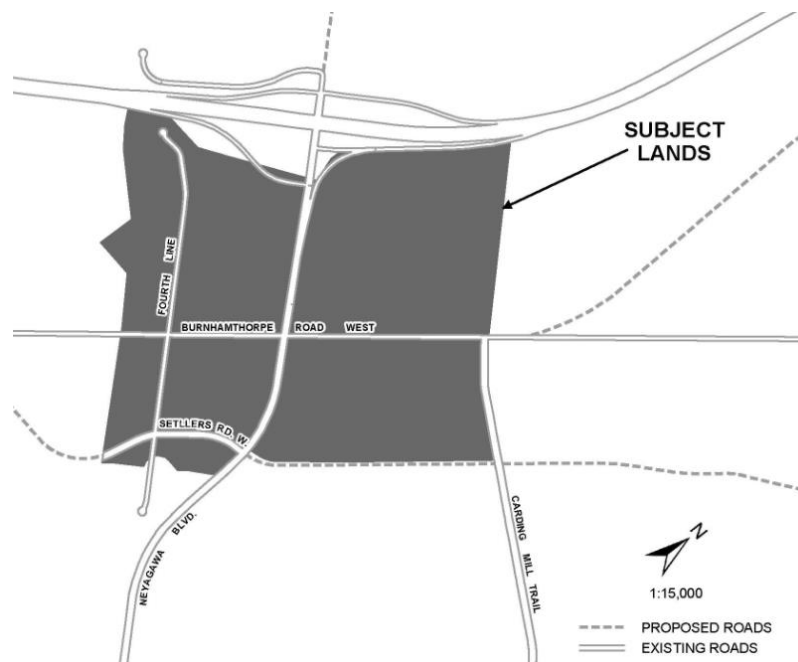


Figure 9 – Neyagawa Urban Core Area Review Study Area

### Burnhamthorpe Road Character Study

On February 9, 2015, Town council approved the Burnhamthorpe Road Character and Environmental Assessment Study.

Burnhamthorpe Road (Regional Road 27) is currently designated as a regional arterial road under the jurisdiction of Halton Region. However, once constructed and in service, the William Halton Parkway will replace Burnhamthorpe Road's regional road function. Burnhamthorpe Road East, east of Sixth Line has been transferred to the town. The remaining westerly section will be conveyed at a future date. It is classified as a "character road" as described in the North Oakville East Secondary Plan (NOESP). Burnhamthorpe Road will retain its name.

A small section of the Draft Plan of Subdivision is along the future Burnhamthorpe Road right-of-way and will be analysed with the Burnhamthorpe Road Character Study as part of a future Recommendation Report.

### **Zoning By-law 2009-189**

The North Oakville Zoning By-law (2009-189) is the comprehensive zoning by-law applying to all properties in North Oakville, north of Dundas Street and south of Highway 407. The Zoning By-law implements the vision and policies expressed in the North Oakville East and West Secondary Plans. Zoning By-law 2009-189 was passed by Council on November 23, 2009.

The subject lands are zoned *Existing Development (ED)*. The ED zone generally only permits uses that were existing prior to By-law 2009-189 coming into effect. Therefore most development – including the subject lands – must receive a Zoning By-law Amendment to rezone the lands in accordance with the Official Plan policies previously discussed.

As previously stated, a Zoning By-law Amendment is proposed to rezone the lands in the 2009-189 Zoning By-law from Existing Development to uses that will implement those in the proposed plan of Subdivision. Those uses are visually represented in Appendix A and Figure 1 in this report, and include: Neyagawa Urban Core (NUC), Neighbourhood Centre (NC), General Urban (GU), Sub-urban (S), Institutional (I), Park (P), Stormwater Management Facility (SMF) and Natural Heritage System (NHS) with Special Provisions and Holding provisions as required.

### **TECHNICAL & PUBLIC COMMENTS:**

The applicant has provided numerous studies and plans in support of the application which have been circulated to required public agencies and Town

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departments. They are currently under review. The following documents are provided on the Town's website at the provided link (<https://www.oakville.ca/business/da-40016.html>):

- Aerial Photo
- Activity Node Market Review
- Apartment Block Concept
- Archaeological Assessments
- Archaeological Clearances
- Area Design Plan
- Canopy Cover Analysis
- Density Plan
- Draft Official Plan Amendment
- Draft Plan of Subdivision
- Draft Zoning By-law Amendment
- Environmental Site Assessment - Phase 2
- Environment Site Screening Questionnaires
- Noise Vibration Study
- Parking Plan (on-street parking analysis)
- Phasing Plan
- Planning Justification Report
- Planning Statistics
- Remediation Report
- Survey Plans
- Sustainable Development Checklist
- Transportation Impact Study Addendum
- Transportation Impact Study
- Tree Management Plan
- Urban Design Brief
- Waste Management Plan

### **Issues Under Review/Matters to be Considered**

The following issues and matters have been identified for further review and consideration. Not all first circulation comments have been received from application reviewers, but will be considered when providing a future recommendation report to Council.

- Alignment with the Climate Emergency declared by Council in June 2019 for the purposes of mitigating and adapting to the effects of Climate Change. One method of doing so is by strengthening the Oakville community commitment in reducing carbon footprints through land development and building more resilient communities. Travel demand strategies may also be

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incorporated into developments to reduce transportation emissions from single occupancy vehicles, thereby increasing the transit, pedestrian and cycling modal split.

- 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.
- Consistency with the North Oakville East Secondary Plan and North Oakville Master Plan.
- Coordination with the on-going Neyagawa Urban Core Area review is necessary to ensure that the result of the review are appropriately addressed in this development
- Consistency with the Burnhamthorpe Road Character Study
- East Sixteen Mile Creek EIR/FSS – does it appropriately implement the North Oakville Creeks Subwatershed Study? Have the Natural Heritage System limits (Core 5) been appropriately identified? Has the proposed stormwater management pond and its various functions been appropriately assessed? Is the outlet proposed along Neyagawa Boulevard appropriate? This study remains in technical review and coordination with Conservation Halton and Halton Region is necessary.
- Justification for the proposed modifications to Zoning By-law 2009-189 ensuring the proposed Zoning By-law amendment appropriately implements the vision of the North Oakville East Secondary Plan. Is the identification of the Neyagawa Urban Core Area zone as shown in the proposed Zoning By-law appropriate?
- Justification and acceptability of the proposed Official Plan Amendment which includes amending the land use designation for blocks at the north end of the subdivision to Neyagawa Urban Core Area, inserting exceptions for these blocks to change the height and density, and relocation of the Neighbourhood Activity Node.
- Compatibility and consistency with adjacent Plans of Subdivision, those being the proposed Docasa Group and Sherborne Lodge subdivisions immediately to the east and west respectively. This includes matters such as roads and



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pedestrian circulation, proposed densities in building form, urban design, public transportation, activity nodes, school blocks, parks, SWM and NHS design.

- Consideration should be given to the connection of Street K in the Remington draft plan to Street H in the Sherborne Lodge draft plan. As part of this review, the location of this street as a window street onto the SWM pond and NHS should also be explored.
- Is the width of Street C appropriate considering the amount of development being proposed on the north side of Street C by Sherborne Lodge and the abutting Remington site? Should Street C be increased in size to a 19 metre connector road standard?
- Coordination with Halton Region on access points from the various blocks to future William Halton Parkway and Nyagawa Boulevard should be explored.
- Compatibility with Urban Design policies on matters such as building typologies, built form, lot and unit sizes, transition and compatibility, interface with public realms such as Burnhamthorpe Road West/future William Halton Parkway and the future Town SWM pond.
- Appropriateness of the residential, on-street parking and visitor parking. 353 on-street parking spaces are provided as shown on the On-street Parking Analysis. Are the locations appropriate? Do they conflict with any future driveways, utilities or fire hydrants?
- Do future townhouse driveway locations allow for the planting of boulevard street trees?
- To what degree does the proposed development contribute to the achievement of transit-supportive densities, in particular to support a 407 Transitway station?
- Is the location of Block 314, 315, and 316 appropriate given the proposed relocation of the activity node? Is direct access to the park instead preferred to be provided at the southwest corner of the proposed activity node?

## **CONSIDERATIONS:**

### **(A) PUBLIC**

Notice for this public meeting was distributed to all properties within 240m of the subject property. A sign notifying the public of the proposal has been erected at the site fronting onto Burnhamthorpe Road West.

A Public Information Meeting was held virtually on July 27, 2021. Notice of the meeting was provided 14 days in advance of the meeting date. Seven members of the public attended the meeting.

**(B) FINANCIAL**

Development charges will be applicable to this development. Parkland dedication is also 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 has been circulated to internal departments and external 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 liveable town in Canada

**(E) CLIMATE CHANGE/ACTION**

The proposed development will be reviewed in full prior to providing a recommendation to confirm compliance with the sustainability objectives of the Livable Oakville Plan and the Climate Emergency Declaration and associated Progress Reports brought to Council, the latest being dated June 8, 2021.

**CONCLUSION:**

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

**APPENDICES:**

Appendix A – Applicant's Draft Zoning By-law Amendment  
Appendix B – Applicant's Draft Official Plan Amendment

**SUBJECT: Public Meeting Report, Draft Plan of Subdivision, Official Plan and Zoning By-law  
Amendment, Eno Investments Ltd. and Ankara Realty Ltd., 210 and 374 Burnhamthorpe  
Road West, File No's.: 24T-21007.1317, OPA.1317.07, Z.1317.07**

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