

## REPORT

### Planning and Development Council

**Meeting Date: May 10, 2021**

---

**FROM:** Planning Services Department

**DATE:** April 27, 2021

**SUBJECT:** Public Meeting Report – Draft Plan of Subdivision and Zoning By-law Amendment by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited & TWKD Developments Inc. – File Nos. 24T-21001/1315 and Z.1315.11, 40, 64, 86 Burnhamthorpe Road East

**LOCATION:** 40, 64, 86 Burnhamthorpe Road East

**WARD:** Ward 7

Page 1

---

#### RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated April 27, 2021, be received.
2. That comments from the public with respect to the proposed draft plan of subdivision and zoning by-law amendment submitted by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited & TWKD Developments Inc. (File Nos.: 24T-21001/1315 and Z.1315.11), be received.
3. That staff consider such comments as may be provided by Council.

#### KEY FACTS:

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

- The owners has submitted a proposed zoning by-law amendment and draft plan of subdivision to develop approximately 6.92 hectares of land for 232 residential units consisting of 72 street townhouse dwellings with a freehold tenure, 160 rear lane and back-to-back townhouse dwellings intended for condominium tenure, a stormwater management pond block and a partial block for a future School. The draft plan of subdivision also provides for the

---

extension of Post Road to connect to Burnhamthorpe Road East, and two new municipal roads.

- The subject lands are designated *Neighbourhood Area* by the North Oakville East Secondary Plan and zoned Existing Development (ED) in Zoning By-law 2009-189, as amended.
- The proposed development would create a range of housing forms resulting in an overall density of 52.4 units per site hectare.
- The applications were submitted and deemed complete on January 4, 2021. Bill 108 provides for a 120 day appeal timeframe, which would have ended on May 4, 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 and 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.

The current applications were submitted and deemed complete on January 4, 2021.

## **Proposal**

The applicant has submitted a zoning by-law amendment and draft plan of subdivision application to develop a portion of Neighbourhood 9 within the North Oakville East Secondary Plan. The proposal would create 232 townhouse dwellings consisting of traditional street oriented townhouses, back-to-back townhouses and rear lane access townhouse units, a stormwater management pond block having an area of approximately 0.82ha and a partial School block having an area of approximately 0.19ha. The proposal also provides for the extension of Post Road to connect to Burnhamthorpe Road East as well as two new municipal roads (shown in Figure 1 below).

The proposed development provides additional lands for the required school block within Neighbourhood 9. The majority of the school block lands are being

accommodated on the development to the south known as EMGO III, which was presented to Council at the Public Meeting on October 5, 2020. The total block size remains insufficient. Through the EMGO III Public Meeting report, staff identified the need for both developments to be coordinated in order to provide the required size blocks for both the future neighbourhood park and school.

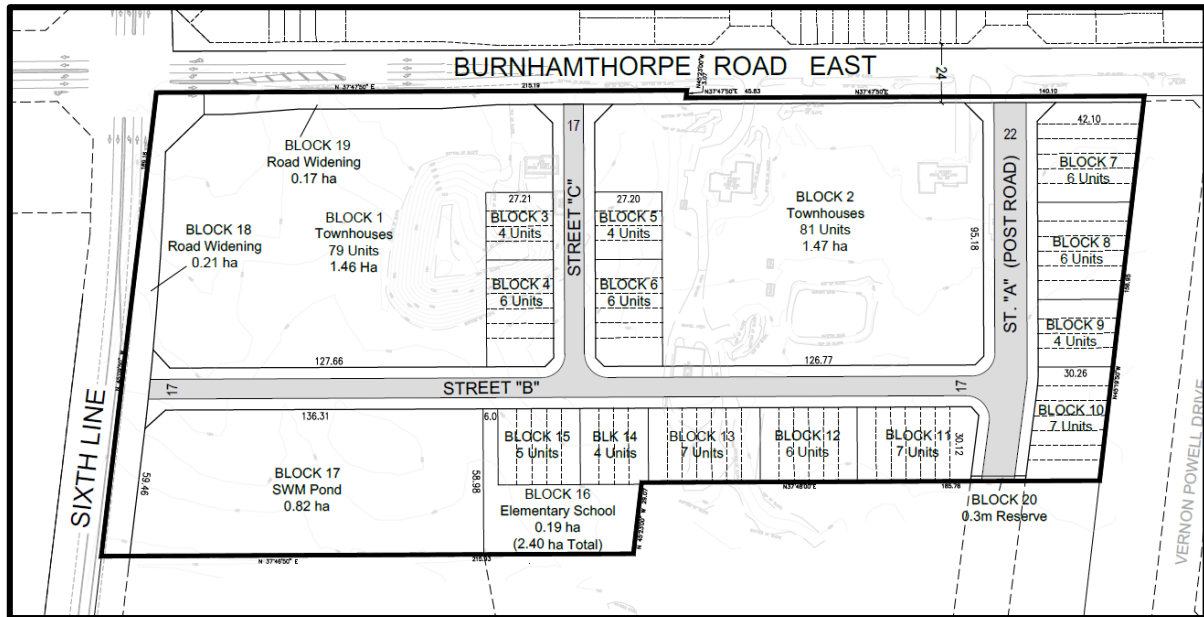


Figure 1 – Proposed Draft Plan

It is anticipated that some on-street parking can also be accommodated through this development. The applicant will be required to provide an on-street and visitor parking plan through the review of this application.

Both Sixth Line and Burnhamthorpe Road are intended to be upgraded and urbanized. Environmental Assessments for both rights-of-way have been completed and the projects are at various stages of design and construction. A road widening conveyance for both the Sixth Line and Burnhamthorpe Road East rights-of-way is required from the subject lands in order to proceed with the upgrades.

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 is to be transferred to the town on April 30,

2021. It is classified as a “character road” as described in the North Oakville East Secondary Plan (NOESP). Burnhamthorpe Road will retain its name.

The NOESP envisions Burnhamthorpe Road as a vibrant, pedestrian-friendly and transit supportive roadway that acts as the transition between the residential to the south and employment land uses to the north. Additionally, the NOESP notes that design standards will respect the existing character of the road and its abutting uses, to which may require unique considerations to matters such as grading and preservation of vegetation along this roadway. The Burnhamthorpe Road Character Study implements the NOESP’s vision by establishing appropriate road designs for the sections of Burnhamthorpe Road between Ninth Line and Sixteen Mile Creek to serve the evolving needs of the North Oakville community. Varying cross-sections along the Burnhamthorpe Road corridor will support the proposed land uses.

Within this section of the overall Burnhamthorpe Road, a 24 metre right-of-way is required by this study.

The proposed development would include a future site plan and draft plan of condominium application. The proposed site concept is provided in Figure 2 below.



Figure 2 – Proposed Concept



The materials submitted for this application can be found online at <https://www.oakville.ca/business/da-37182.html>

### Location & Site Description

The subject lands are located at the south east corner of Burnhamthorpe Road East and Sixth Line. The subject lands are 6.94ha (17.12 acres) in size with approximately 189m of frontage on Sixth Line and 401m of frontage on Burnhamthorpe Road East. The site is comprised of three lots known as 40, 64 and 86 Burnhamthorpe Road East. Two of the properties contain detached dwellings which will be demolished (see Figure 3). The legal description of the lands is Part of Lot 15, Concession 1, N.D.S.

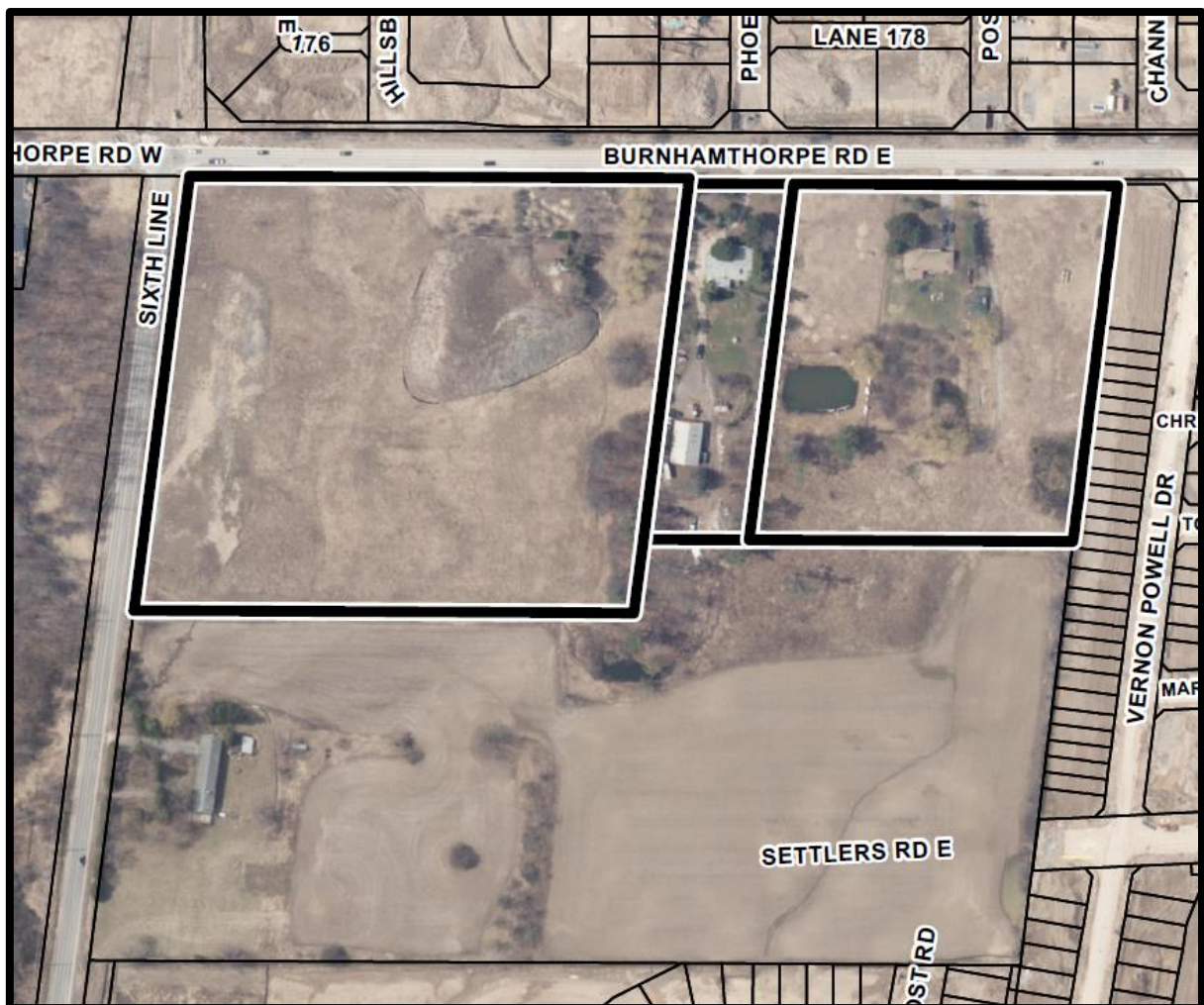


Figure 3 – Aerial Photo

---

## **Surrounding Land Uses**

The surrounding land uses are as follows:

North – Burnhamthorpe Road East, Two-Storey townhouse dwellings

East – Two-Storey townhouse dwellings

South – Future development, School and Park lands

West – Sixth Line, Natural Heritage System, one and two-storey detached dwellings

## **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

### ***Provincial Policy Statement***

The Provincial Policy Statement (2020)('PPS'), which came into effect on May 1, 2020, 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.

### ***Growth Plan for the Greater Golden Horseshoe (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 (policy 2.2.1). The subject lands are located within a “Designated Greenfield Area.”

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.

### ***Halton Region Official Plan***

The subject lands are designated as ‘Urban Area’, located within the Greenfield Area, as identified within the ROP. The policies of Urban Area designation support the development of vibrant and healthy mixed use communities which afford maximum choices for residence, work and leisure. The Urban Area policies also requires *development* in the *Greenfield Area* to contribute to achieving development density targets established by the Plan, contribute to healthy communities, and provide a range and mix of uses to support vibrant neighbourhoods. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

The applicant has secured sufficient allocation to support the proposed development. The Region’s final comments will be required prior to providing any support to the proposed development.

### ***North Oakville East Secondary Plan (NOESP)***

#### Urban Structure

Schedule A1, Urban Structure, of the Livable Oakville Plan provides the basic structural elements for the Town for both north and south of Dundas Street. The subject lands are identified on Schedule A1 – Urban Structure as being within the Town’s “Residential Areas”. Residential areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town.

#### Land Use Policies

Figure NOE 2 in the NOESP designates the subject lands (shown in Figure 4):

- Neighbourhood Area



Figure 4 – NOESP



Appendix 7.3 North Oakville Master Plan further categorizes the lands as Neighbourhood Centre Area (red), General Urban (grey), and Stormwater Facility (green) shown in Figure 5 below.

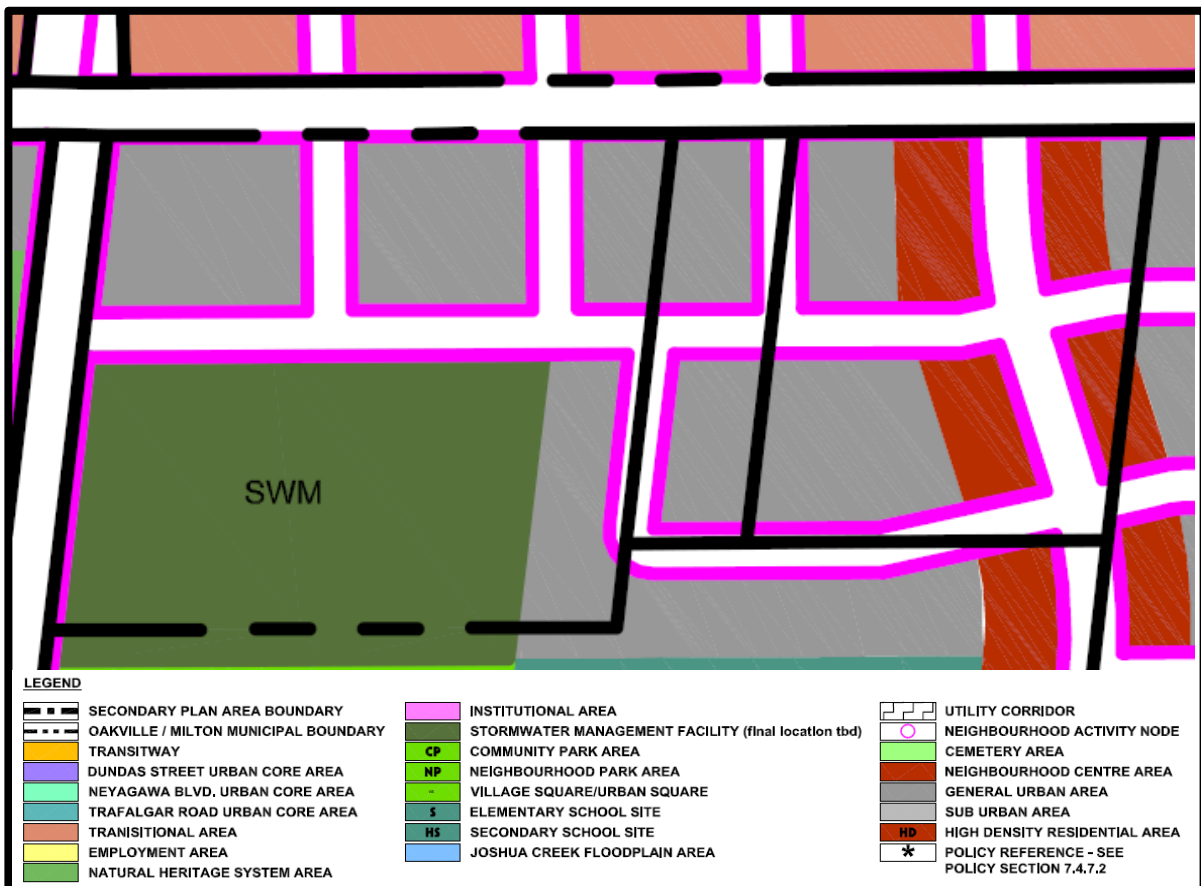


Figure 5 – Master Plan land use

The North Oakville Master Plan, identified in Appendix 7.3 of the NOESP, illustrates the 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, including road network alterations may be considered, assuming the general intent and direction of the Master Plan is maintained. Policy 7.7.2.1 b) acknowledges that road alignments are diagrammatic, and an amendment to this Plan will not be required for changes in a road alignment provided that the general intent and purpose of this Plan are maintained.

## OPA 321

In September 2018, Halton Region approved OPA 321 and 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. Further, the definition for Medium Density Residential Development was updated to remove detached, semi-detached and duplex dwellings as permitted uses.

While the Secondary Plan does not identify a school or park block for the subject lands, the road network for the developments to the south and east resulted in adjusting the location of the Neighbourhood 9 Park and School. As a result, additional lands from the subject site must be allocated to fulfill the school and park block size requirements, in accordance with the Secondary Plan policies.

## Zoning By-law

The subject lands are zoned ED (Existing Development) and a zoning amendment is required to implement the land use strategy of the NOESP and coordinate with the proposed draft plan of subdivision.

## Proposed Zoning

The applicant proposes to change the zoning from ED (Existing Development) to GU (General Urban) modified, I (School) modified, NC (Neighbourhood Centre) modified, and SMF (Stormwater Management Facility), more clearly shown in Figure 6 below. The-proposed zoning regulations are provided in Appendix “B”.

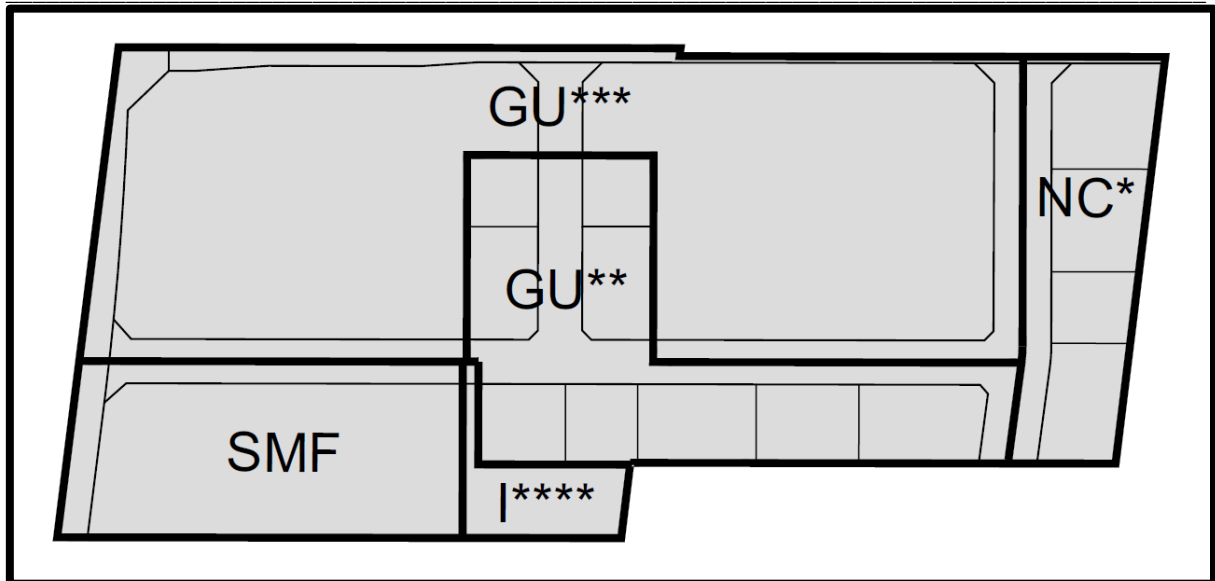


Figure 6 – Proposed Zoning

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

The applicant 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 studies and supporting documentation are also accessible on the town's website

<https://www.oakville.ca/business/da-37182.html>

- Plan of Survey
- Draft Plan of Subdivision
- Archaeological Assessment
- Density Designation Plan
- Draft Zoning By-law Amendment
- Environmental Implementation Report and Functional Servicing Study
- Environmental Site Screening Questionnaire
- Pedestrian Circulation Plan
- Planning Justification Report
- Tree Canopy Coverage Analysis
- Urban Design Brief
- Transportation Impact Study

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

A complete analysis of the applications will be undertaken including the review of the following matters which have been identified to date:

- Confirmation that the applicant is a member in good standing with the North Oakville Developers Landowners Association and is a 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 and coordination of the draft plan of subdivision with the NOESP and Master Plan. The changes to the configuration and alignment of the proposed Settlers Road East and Post Road has impacted the location and size of the required Neighbourhood Park and Elementary School Blocks. The applicant is required to coordinate the proposal with the future development of the lands to the south.
- Suitable outlet location for the stormwater management pond is required.
- Appropriateness and functionality of the intensity of development on the proposed private roads.
- Conformity with all applicable urban design policies, on matters such as built form, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.
- Evaluation of on-street and visitor parking opportunities.
- Environmental Implementation Report/Functional Servicing Study needs to be updated prior to providing draft plan conditions.
- Timing of development relative to the Sixth Line and Burnhamthorpe Road upgrades.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

The applicant held a virtual Public Information Meeting on March 24, 2021. There were no members of the public in attendance.

Notice for the meeting regarding this development application was provided through a mailing of all properties within 120 metres of the subject lands. Resident Associations were notified along with property owners in accordance with the *Planning Act* and Town practices. No written correspondence from the public has been received at the time of the writing of this report.

### **(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:  
Make Oakville 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 Oakville 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 A - Proposed Draft Plan
- Appendix B - Applicant's proposed Zoning Regulations
- Appendix C - Applicable Policies

Prepared by:  
Kate Cockburn, MCIP RPP, Senior Planner

Recommended by:  
Heinz Hecht, MCIP, RPP, Manager

Submitted by:  
Gabe Charles, MCIP, RPP, Acting Director