



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: January 23, 2023

FROM: Planning Services Department

DATE: January 10, 2023

SUBJECT: Public Meeting Report, Official Plan Amendment, Infrastructure Ontario, File No.: OPA 1213.01

LOCATION: 4233, 4040 & 4180 Trafalgar Road

WARD: Ward 7 Page 1

RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated January 10, 2023 received.
2. That comments from the public with respect to the proposed Official Plan Amendment submitted by Infrastructure Ontario (File No.: OPA 1213.01), 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:

- **Nature of the Application:** The applicant has applied for an Official Plan Amendment to the North Oakville East Secondary Plan (NOESP) to add residential uses to the Trafalgar Urban Core (TUC) 1 land use designation, whereas currently TUC 1 permits commercial and employment uses.
- **Proposal:** The development application proposes two conceptual master plans, that demonstrate the full development potential of the site, and include high density residential units, as well as employment uses, to facilitate a mixed-use community.
- **Public Consultation:** A joint applicant-initiated virtual Public Information Meeting ("PIM") was held on March 30, 2022 with representatives from the Argo Trafalgar Corporation. The presentation to the public included the subject application as well as the application for the Argo Trafalgar

lands (OPA 1212.01). Seven members of the public attended the virtual meeting.

APPLICATION SUMMARY

Applicant/Owner: Infrastructure Ontario

Purpose of the Application: An Official Plan Amendment to permit residential uses within the Trafalgar Urban Core (TUC) Area 1 designation of the North Oakville East Secondary Plan (NOESP). Currently, residential uses are permitted in the TUC 3 and 4 land use designation providing for mixed use communities south of Burnhamthorpe Road along the Trafalgar Road Corridor.

An aerial photograph, existing NOESP land use schedule, and an existing zoning excerpt from By-law 2009-109 are included in Appendix 'A'.

Effect of the Application: The effect of the proposed OPA amendment would allow for a high density mixed use built form, between Burnhamthorpe Road and Highway 407, on the subject lands. The applicant has provided two conceptual master plans to illustrate the potential build out of the entire site. Each scenario is comprised of eleven mixed use blocks with approximately 700,000 square metres of gross floor area, taller buildings along Trafalgar Road that transition down to the employment uses, and a modified grid pattern to prioritize a pedestrian network.

Concept A proposes to allocate a mix of 70% ground floor area to residential uses, and 30% to employment uses. The approximate number of residential units is 4,000. Concept B proposes a 50% mix of residential and 50% employment uses, which amounts to approximately 5,000 high density residential units. The applicant has proposed the development concepts as an opportunity to support existing and planned transit services, including the Trafalgar 407 Transitway Station and Trafalgar Road Bus Rapid Transit. A copy of the applicant's conceptual plans are included as Appendix 'B'.

A copy of the applicant's draft Official Plan Amendment is included as Appendix 'C'.

Submitted Plans / Reports:

The proponent has provided technical supporting studies which are currently under review by various public agencies and internal town departments. The supporting documentation is accessible on the town's website at [Infrastructure Ontario - 4233, 4040 and 4180 Trafalgar Road \(oakville.ca\)](http://Infrastructure Ontario - 4233, 4040 and 4180 Trafalgar Road (oakville.ca))

Property Location: The subject property is located along the east and west side of Trafalgar Road.

Surrounding Land Uses: The surrounding land uses are as follows:

- North – Highway 407
- East – vacant agricultural lands designated employment
- South – vacant agricultural lands owned by Argo Trafalgar Corporation (subject to application File No.:1212.01) east of Trafalgar Road. South of 4180 Trafalgar Road is the Region of Halton’s water tower and existing non-residential uses.
- West – 407 GO Transit Oakville Carpool Lot and vacant agricultural lands designated employment

Key Milestones:

Pre-Consultation Meeting	November 25, 2021
Public Information Meeting	March 30, 2022
Pre-submission Review	n/a
Application Deemed Complete	May 4, 2022
P & D Council - Public Meeting	January 23, 2023
Date Eligible for Appeal for Non-Decision	September 4, 2022

PLANNING POLICY CONTEXT

The subject 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

A full analysis of the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019), Halton Regional Official Plan will be included within the future recommendation report.

Relevant policy extracts from NOESP are attached as Appendix ‘D’.

MATTERS UNDER REVIEW

This application was received in May, 2022, and the concept plans are under review by departments and agencies. The following are the general issues that will be

addressed in a future recommendation report, in addition to any comments from the public, Council and commenting agencies:

- Integration/Impact on adjoining and adjacent properties
- Conformity with applicable policy
- Identification of Urban Structure (Growth Corridor, Natural Area etc.)
- Conformity with NOESP
- Proposed use, heights and density
- Inclusion/proportion of commercial uses
- Transition to employment uses
- Proportion of residential unit types (i.e. unit breakdown by size)
- School space accommodation
- Park and Open Space implications
- Transportation implications
- Stormwater Management
- Functional Servicing
- Public & Council comments/concerns
- Climate Change/Sustainability Goals

CONCLUSION

Planning staff will continue to review and analyze the subject Official Plan Amendment application, evaluate the conceptual plans, and address all technical matters, if any, along with submitted public comments. 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.

CONSIDERATIONS

(A) PUBLIC

The applicant held a joint virtual Public Information Meeting with Argo Trafalgar Corporation on March 30, 2022, and it was attended by 7 residents. Minutes of the meeting have been included as Appendix 'E'. As of the date of this report Staff have not received other comments from the public.

Notice of complete application and public meeting were distributed to property owners within 240 metres of the Subject Property in accordance with the town's current notice requirements.

(B) FINANCIAL

None.

(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 Oakville Plan.

APPENDICES

Appendix "A": Mapping

Appendix "B": Conceptual Plans

Appendix "C": Applicant's Draft Official Plan Amendment

Appendix "D": Official Plan Extracts

Appendix "E": Developer Hosted Public Information Meeting Minutes

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