

## 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, ARGO  
Trafalgar Corporation, File No: OPA 1212.01

**LOCATION:** Part of Lot 12, Concession 2, N.D.S

**WARD:** Ward 7

Page 1

---

#### RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated January 10, 2023, be received.
2. That comments from the public with respect to the proposed Official Plan Amendment submitted by ARGO Trafalgar Corporation (File No.: OPA 1212.01), 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 to include a minimum of 3,000 high density residential units 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 Infrastructure Ontario. The presentation to the public included the subject application as well as the application for the Infrastructure Ontario lands

(OPA 1213.01). Seven members of the public attended the virtual meeting.

## **APPLICATION SUMMARY**

**Applicant/Owner:** Argo Trafalgar Corporation

**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. The effect of this amendment would allow for a high density mixed use built form, between Burnhamthorpe Road and William Halton Parkway, on the subject lands.

An aerial photograph, existing NOESP land use schedule, and an existing zoning excerpt from By-law 2009-189 is included in Appendix 'A'.

**Effect of the Application:** To permit a minimum of 3,000 high density residential units to facilitate the creation of a compact mixed use community. The applicant has identified the lands 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 concept plan is 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 [da - Argo Trafalgar Corporation - Part of Lot 12, Concession 2, NDS \(oakville.ca\)](http://da - Argo Trafalgar Corporation - Part of Lot 12, Concession 2, NDS (oakville.ca))

**Property Location:** The subject property is located along the east side of Trafalgar Road, north of Burnhamthorpe Road.

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

- North – vacant agricultural lands owned by Infrastructure Ontario (File No.: OPA 1213.01)
- East – vacant agricultural lands designated for future employment and mixed use developments
- South – Al Falah Islamic Centre, Burnhamthorpe Road and Vic Hadfield Golf Centre

- West – Trafalgar Road, Infrastructure Ontario lands and existing non-residential uses

### **Key Milestones:**

Pre-Consultation Meeting	January 18, 2022
Public Information Meeting	March 30, 2022
Pre-submission Review	n/a
Application Deemed Complete	June 28, 2022
P & D Council - Public Meeting	January 23, 2023
Date Eligible for Appeal for Non-Decision	October 28, 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 June, 2022, and is 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 the adjacent Al Falah Islamic Centre
- Conformity with applicable policy
- Identification of Urban Structure (Growth Corridor, Natural Area etc.)
- Conformity with NOESP
- Assessment of the identified natural feature on the eastern portion of the subject lands
- 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 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 Infrastructure Ontario on March 30, 2022, and it was attended by 7 residents. Minutes of the meeting have been included as Appendix 'E'. All other public comments received as of the date of this report are included as "Appendix 'F'".

Notice of complete application and public meeting were distributed to property owners within 240m 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 Official Plan.

**APPENDICES**

Appendix "A": Mapping

Appendix "B": Conceptual Plans and Renderings

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

Appendix "D": Official Plan Extracts

Appendix "E": Developer Hosted Public Information Meeting Minutes

Appendix "F": Public Written Submissions

Prepared by:

Tricia Collingwood, MCIP, RPP  
Senior Planner

Recommended by:

Leigh Musson, MCIP, RPP  
Planning Manager

Submitted by:

Gabriel A.R. Charles, MCIP, RPP  
Director, Planning Services