



REPORT

Special Planning and Development Council

Meeting Date: February 7, 2023

FROM: Planning Services Department

DATE: January 24, 2023

SUBJECT: Public Meeting Report, Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision, 166 South Service Road Inc., File Numbers OPA.1614.79, ZBA 1614.79, and 24T-22006/1614 – 166 South Service Road

LOCATION: 166 South Service Road

WARD: Ward 3

Page 1

RECOMMENDATION

1. That the public meeting report prepared by the Planning Services Department January 24, 2023, be received.
2. That comments from the public with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications submitted by 166 South Service Road Inc., (File No.: OPA.1614.79, ZBA 1614.79, and 24T-22006/1614), 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 Application:** The applicant has applied for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision to redevelop the properties into a mixed-use development consisting of residential unit types, new office and retail uses, and a privately owned publicly accessible open space.
- **Proposal:** The proposed development consists of three towers that are 44, 50 and 58-storeys in height, approximately 1,606 units, retail and office space, private open space accessible to the public, conveyance of

land for two public roads right-of-way and the realignment of South Service Road.

- **Public Consultation:** A virtual Public Information Meeting (“PIM”) was held on February 3, 2022, to present the subject applications as well as 217 and 227 Cross, and 571, 581 and 587-595 Argus Road (OPA, ZBA 1614.78, and 24T-22005/1614). Sixty-four members of the public attended the virtual meeting, including the Ward Councillors and Town staff.

BACKGROUND

The Midtown Oakville Growth Area Review is underway as part of the Livable Oakville Official Plan Review. The growth area reviews are revisiting the Livable Oakville policies that guide the growth and change of these communities by planning to 2051 and beyond. The Midtown Oakville Growth Area Review is considering new policies to ensure that the goals and objectives of the overall growth management framework for the town continues to be realized. Midtown Oakville is planned to be a vibrant, people-oriented, mixed use community that will accommodate more than 13,000 residents and 7,000 jobs in the coming decades.

The Midtown Oakville draft Official Plan Amendment proposes policies to implement the findings of the Midtown Oakville Growth Area Review by updating the land use policies and mapping related to the town’s urban growth centre. The proposed changes revisit land uses, appropriate densities, the transportation network and road realignments as well as the addition of public realm policies and schedules. It is anticipated that the Midtown Oakville Official Plan Amendment will be brought forward in the spring of 2023 for public consultation and presentation to the Planning and Development Council.

APPLICATION SUMMARY

Applicant/Owner: 166 South Service Road Inc. (Distrikt Developments)

Purpose of Application(s): The purpose of the applications is to establish future road alignments, and permit an increase in the building height from twelve and twenty storeys to 44, 50 and 58 storeys in order to achieve the development potential of a mixed-use site as envisioned by the applicant.

An aerial photograph, existing Livable Oakville land use schedules, and an existing zoning excerpt from By-law 2014-014 are included in Appendix ‘A’.

Effect of Application(s): The effect of the plan of subdivision application will allow for the conveyance of right-of-way for the planned realignment of South Service

Road, in accordance with the Midtown Oakville Transportation and Stormwater Class Environmental Assessment, as well as the conveyance of land for the future local roads along the southern and eastern boundary of the subject lands. The Official Plan and Zoning By-law Amendment applications will have the effect of permitting the increased height in Livable Oakville to allow for the proposed intensification, and rezone the property from Midtown Transitional Commercial (MTC) to Mixed Use 4 (MU4) to facilitate the development proposal. Staff note that the MTC zone is currently under appeal. A copy of the applicant's concept plans are included as Appendix 'B'.

A copy of the applicant's draft Plan of Subdivision is included as **Appendix 'C'**.

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

A copy of the applicant's draft Zoning By-law is included as **Appendix 'E'**.

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 - Distrikt Development - 166 South Service Road East \(oakville.ca\)](https://www.oakville.ca/da-distrikt-development-166-south-service-road-east)

Property Location: The subject property is located south of South Service Road, between Trafalgar Road and Lyons Lane and municipally known as 166 South Service Road.

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

- North – South Service Road and the QEW
- East – five-storey office building (586 Argus Road)
- South – three-storey office/commercial building (165 Cross Avenue), and a one-storey office building (157 Cross Avenue)
- West – one-storey commercial plaza including Value Village, Farm Boy and other commercial businesses (125 Cross Avenue), and Home Depot (106 Cross Avenue)

Key Milestones:

Pre-Consultation Meeting	November 17, 2021
Public Information Meeting	February 3, 2022
Pre-submission Review	n/a
Application Deemed Complete	June 24, 2022
P & D Council - Public Meeting	February 7, 2023

Date Eligible for Appeal for Non-Decision	October 24, 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
- Livable Oakville Official Plan
- Zoning By-law 2014-014

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.

Official Plan and Zoning By-law extracts are attached as **Appendix 'F'**.

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 adjoining and adjacent properties
- Conformity with applicable policy
- Identification of Urban Structure (Growth Corridor, Natural Area etc.)
- Proposed use, heights and density
- Inclusion/proportion of commercial and office uses (consideration taken for loss of existing jobs)
- Proportion of residential unit types (i.e. unit breakdown by size)
- Future long-term planning of the school boards
- Phasing of development
- Evaluation of the proposed road alignments (existing and future), including MTO setbacks from the QEW highway
- Transportation Implications (including travel demand management strategies, and parking utilization)
- Stormwater Management
- Tree Preservation
- Functional Servicing
- Urban Design (including an assessment of the proposed public realm)

-
- Proposed privately owned publicly-accessible space (POPS)
 - Shadow/sun impacts
 - Public & Council Comments/Concerns
 - Climate Change/Sustainability Goals

CONCLUSION

Planning staff will continue to review and analyze the subject Plan of Subdivision, Official Plan and Zoning By-law Amendment applications 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-application virtual Public Information Meeting (“PIM”) on February 3, 2022, to present the applications for the subject lands as well as 217 and 227 Cross, and 571, 581 and 587-595 Argus Road (OPA, ZBA 1614.79, and 24T-22006/1614), and it was attended by 64 residents. Minutes of the meeting have been included as **Appendix ‘G’**. All other public comments received as of the date of this report are included as **“Appendix ‘H’**.

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 Livable Oakville Plan.

APPENDICES

Appendix "A": Mapping

Appendix "B": Conceptual Plans and Renderings

Appendix "C": Applicant's Draft Plan of Subdivision

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

Appendix "E": Applicant's Draft Zoning By-law Amendment

Appendix "F": Official Plan and Zoning By-law Extracts

Appendix "G": Developer Hosted Public Information Meeting Minutes

Appendix "H": 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