



OAKVILLE

REPORT

Planning and Development Council Meeting

Meeting Date: June 26, 2023

FROM: Planning Services Department

DATE: June 13, 2023

SUBJECT: **Public Meeting Report - Rampen Holdings Inc. - File No. Z.1310.18 & 24T-22009.1310, 1086 Burnhamthorpe Road East, 1086 Burnhamthorpe Road East**

LOCATION: 1086 Burnhamthorpe Road East

WARD: Ward 6

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RECOMMENDATION

1. That comments from the public with respect to the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Robert Russell Planning Consultants Inc. on behalf of Rampen Holdings Inc. (File No. Z.1310.18 and 24T-22009/1310), be received.
2. 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 Applications:** The applicant has applied for Zoning By-law Amendment and Draft Plan of Subdivision applications to redevelop a portion of the property to allow for 185 residential units, walkways, roads, natural heritage systems and a village square.
- **Proposal:** The proposed development consists of 133 detached dwellings and 52 street townhouses. The lands to the north of the proposed development will remain as the Joshua Creek Heritage Art Centre.
- **Public Consultation:** A virtual Public Information Meeting (“PIM”) was held on September 12, 2022, to present the subject applications. Only Staff and the applicant attended the virtual meeting.

BACKGROUND

The purpose of this report is to introduce the planning applications in conjunction with the Statutory Public Meeting. Council will hear public delegations on the applications, ask questions of clarification and identify matters to be considered. No recommendations or decisions on the applications 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 November 17, 2022. The developer initiated Public Information Meeting (“PIM”) was held on September 12, 2022, where no member of the public attended.

APPLICATION SUMMARY

Applicant/Owner: Rampen Holdings Inc.

Purpose of Application(s): The purpose of the Zoning By-law Amendment application is to rezone the subject lands from Future Development (FD) to Natural Heritage System (NHS), Park (P), General Urban (GU) and Suburban (S).

An aerial map, existing North Oakville East Secondary Plan land use schedule and an existing excerpt from the Zoning By-law 2009-189 are included in **Appendix “A”**.

Effect of Application(s): The effect of the concurrent Draft Plan of Subdivision application would be to facilitate the creation of 185 residential lots that would align with the proposed Zoning By-law Amendment.

A copy of the applicant’s proposed Zoning By-law is included as **Appendix “B”** and a copy of the applicant’s proposed Draft Plan is included as **Appendix “C”**.

Submitted Plans / Reports: The applicant has provided technical supporting studies that are currently under review by various public agencies and internal Town departments.

The supporting documentation is accessible on the Town’s website at [Rampen Holdings Inc. - 1086 Burnhamthorpe Road East - Z.1310.18 & 24T-22009/1310](#).

Property Location: The subject lands are located on the south side of Burnhamthorpe Road East, and west of the Mattamy Phase 3 Draft Plan of Subdivision.

Surrounding Land Uses: The subject lands are currently occupied by the Joshua Creek Heritage Art Centre. The surrounding land uses are as follows:

- *North* – Joshua Creek Heritage Art Centre and Burnhamthorpe Road
- *East* – Draft Plan of Subdivision submitted by Mattamy (Joshua Creek) Phase 3 consisting of residential uses, parks and school blocks
- *South* – Natural heritage system
- *West* – Vacant land designated as future residential uses, flood plain, Natural Heritage System and Community Park Area but are not currently the subject of a development application.

Key Milestones:

Milestone	Date
Pre-submission Review – EIR/FSS	January 27, 2021
Pre-Consultation Meeting	July 27, 2022
Public Information Meeting	September 12, 2022
Application Deemed Complete	November 17, 2022
P & D Council - Public Meeting	June 26, 2023
Date Eligible for Appeal for Non-decision	March 17, 2023

Planning Staff will bring forward a Recommendation Report once all of the Staff, agency, public and Council matters of interest or concern have been addressed by the applicant through a formal resubmission.

PLANNING POLICY CONTEXT

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

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019, as amended in 2020)
- Halton Region Official Plan
- Oakville Official Plan
- Zoning By-law 2009-189, as amended

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

Applicable policy excerpts are included as **Appendix “D”**.

MATTERS UNDER REVIEW

These applications are under review by Town departments and agencies. The following are general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council and commenting agencies:

- Alignment with the Climate Emergency declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints.
- Confirmation of being a member in good standing with 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 policies of the Region of Halton Official Plan.
- Conformity of the proposal with the land use designations and policies of the North Oakville East Secondary Plan and Master Plan.
- Review of the street alignments and widths generally in accordance with the NOESP Master Plan and road network of abutting subdivisions.
- Ensure that the proposed Draft Plan of Subdivision does not restrict the Municipality's ability of providing the East-West connection across Town as anticipated on Figures NOE2 and NOE4.
- Confirmation from the Region that the applicant has secured sufficient allocation to allow the full build-out of the subdivision.
- Coordination of the Draft Plan of Subdivision with the Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton, the Region and the Town.
- Conformity with Urban Design policies on matters such as built form, lot sizes, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.
- Review the opportunities to provide on-street parking and investigate opportunities to maximize visitor parking.
- Ensure the required buffer future between the proposed development and the cultural heritage landscape of the Joshua Creek Heritage Art Centre is maintained.

CONCLUSION

Staff will continue to review and analyze the submitted Zoning By-law Amendment and Draft Plan of Subdivision applications and address all technical matters, if any, along with submitted public comments. No further notice is required; however, notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

CONSIDERATIONS

(A) PUBLIC

A virtual Public Information Meeting (“PIM”) was held on September 12, 2022, to present the subject applications. Only Staff and the applicant attended the virtual meeting and no minutes were taken. All other public comments received as of the date of this report are included as “**Appendix “E”**”.

Notice of Complete Application and Statutory Public Meeting were distributed to property owners within 240 m of the subject lands 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": Applicant's Draft Zoning By-law Amendment

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

Appendix "D": Policy Excerpts

Appendix "E": Public Comments

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