

## REPORT

### Planning and Development Council

Meeting Date: September 11, 2023

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**FROM:** Planning Services Department

**DATE:** August 29, 2023

**SUBJECT:** Public Meeting Report, Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision, 590 Argus Developments Inc., File Numbers OPA.1614.81, Z.1614.81, and 24T-23001/1614 - 590 Argus Road

**LOCATION:** 590 Argus Road

**WARD:** Ward 3

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### RECOMMENDATION

1. That comments from the public with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications submitted by 590 Argus Developments Inc., (File No.: OPA.1614.81, Z.1614.81, and 24T-23001/1614), 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 Application:** The applicant has applied for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision to redevelop the property into a mixed-use development consisting of residential unit types, retail uses, a potential daycare, and privately-owned publicly-accessible open spaces.
- **Proposal:** The proposed development consists of three towers that are 44, 50, and 58 storeys in height, approximately 1,750 residential units, retail space, a potential daycare, private open spaces accessible to the public, conveyance of land for public roads right-of-way and the realignment of South Service Road.

- **Public Consultation:** A virtual Public Information Meeting (“PIM”) was held on January 16, 2023, to present the subject applications. Thirty members of the public attended the virtual meeting, including Ward Councillors and Town staff.

## **BACKGROUND**

The Midtown Oakville Growth Area Review is underway as part of the Livable Oakville Official Plan Review to conform to Provincial Legislation. The growth area reviews are updating the Livable Oakville policies that guide 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, transit-oriented, mixed-use community.

ROPA 48 maintained the minimum gross density target of 200 people and jobs combined per hectare by 2031 and added new mix targets of 65% people and 35% jobs. Applying the required minimum density to the gross area of Midtown Oakville, results in a minimum of 20,600 residents and jobs combined, or approximately 13,390 residents and 7,210 jobs.

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 include updates to land use mix, appropriate densities, the transportation network and road realignments as well as the addition of public realm policies and schedules. The draft Midtown Oakville Official Plan Amendment (OPA) was presented at the May 23, 2023, Planning and Development Council meeting for information and public consultation. Town of Oakville Council has established a “*Committee of The Whole – Midtown Oakville*”, to better understand the Midtown OPA in greater detail. The OPA is expected to be finalized by Q4, 2023/Q1, 2024.

## **APPLICATION SUMMARY**

**Applicant/Owner:** 590 Argus Development Inc. (Distrikt Developments)

**Purpose of Application(s):** The purpose of the applications is to establish future road alignments, and to permit an increase in the building height from 20 storeys to 44, 50 and 58 storeys 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 boundary of the subject lands. The Official Plan and Zoning By-law Amendment applications would permit the increased height to allow for the proposed intensification and rezone the property from Midtown Transitional Commercial (MTC) to a site-specific 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 is 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 [590 Argus Developments Inc. - 590 Argus Road - Z.1614.81, OPA 1614.81 & 24T-23001/1614 \(oakville.ca\)](http://590-Argus-Developments-Inc.-590-Argus-Road-Z.1614.81-OPA-1614.81-24T-23001/1614-oakville.ca).

**Property Location:** The subject property is located south of South Service Road and north of Argus Road and is municipally known as 590 Argus Road. A hotel and a surface parking lot currently exist on the site.

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

- North – South Service Road and the QEW
- East – one-storey veterinary clinic and medical office building (232-234 South Service Road), a one-storey office building (226 South Service Road).
- South – five-storey office building (586 Argus Road), one-storey commercial plaza building with professional and medical offices (587-595 Argus Road), a two-storey office building (603 Argus Road). An application for OPA, ZBA, and Draft Plan of Subdivision has been

appealed for lands south of Argus Road (217-227 Cross Avenue and 571-595 Argus Road).

- West – paved surface parking associated with a five-storey office building (586 Argus Road), and a one-storey commercial plaza including Hikers Haven, Spartan Fitness Equipment and LED Supplies (166 South Service Road). An application for OPA, ZBA, and Draft Plan of Subdivision has been appealed for lands west of the subject lands (166 South Service Road).

### **Key Milestones:**

Pre-Consultation Meeting	December 7, 2022
Public Information Meeting	January 16, 2023
Pre-submission Review	n/a
Application Deemed Complete	May 2, 2023
P & D Council - Public Meeting	September 11, 2023
Date Eligible for Appeal	September 2, 2023

These applications do not fall under the refund timelines for Bill 109.

## **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 Region Official Plan will be included within the full recommendation report.

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

## **MATTERS UNDER REVIEW**

This application was received in May 2023, 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
- Proposed use, heights and density
- Inclusion/proportion of retail and office uses (consideration taken for loss of existing jobs), including replacement of the hotel use on-site
- 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)
- Pedestrian connections and walkability
- 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 virtual Public Information Meeting (“PIM”) on January 16, 2023, to present the proposal for the subject lands at 590 Argus Road which was attended by 30 residents. Minutes of the meeting have been included as **Appendix ‘G’**.

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No public comments were received as of the date of this report.

Notice of complete application and public meeting were distributed to the 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

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