



OAKVILLE

REPORT

Planning and Development Council Meeting

Meeting Date: May 21, 2024

FROM: Planning Services Department

DATE: May 7, 2024

SUBJECT: Public Meeting Report, Official Plan Amendment/Zoning Bylaw Amendment/Draft Plan of Subdivision, Argo Neyagawa Corporation, 505 Burnhamthorpe Road West, File: OPA1220.02, Z.1220.02, 24T-24001/1220

LOCATION: 505 Burnhamthorpe Road West

WARD: Ward 7

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RECOMMENDATION

1. That comments from the public with respect to the proposed Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision application submitted by Argo Neyagawa Corporation, File: OPA1220.02, Z.1220.02 and 24T-24001/1220, be received.
2. That staff consider such comments as may be provided by Council and the public.

KEY FACTS

The following are key points for consideration with respect to this report:

- **Nature of Application:** Argo Neyagawa Corporation has submitted an Official Plan Amendment (OPA) / Zoning By-law Amendment (ZBA) / Draft Plan of Subdivision application for lands on the north side of Burnhamthorpe Road West / William Halton Parkway, between Fourth Line and Neyagawa Boulevard and extending to Highway 407.

The applications propose to develop the subject lands as a mixed-use community with residential, a SWM pond, as well as provide opportunities for commercial on the ground floor of a mixed-use block.

- **Proposal:**

- Official Plan Amendment

- The purpose of the OPA is to modify the schedules of the North Oakville East Secondary Plan to redesignate the subject lands from *Employment District* to *Neyagawa Urban Core Area* and proposes site-specific policies to permit a mix of uses with building heights up to 16 storeys.

- In addition, the OPA proposes to modify Schedule A1, Urban Structure of the Livable Oakville Plan, to expand the *Neyagawa Urban Core Area* to include the subject lands.

- Zoning By-law Amendment

- The purpose of the ZBA is to rezone the subject lands from *Future Development* to *Neyagawa Urban Core Area (NUC)*, with site specific provisions to permit the proposed development.

- Draft Plan of Subdivision

- The proposed development concept includes:

- four medium density residential condominium blocks (totaling 5.61 ha.);
 - one mixed-use block (1.64 ha.);
 - a Stormwater Management Pond (0.93 ha.);
 - a 407 Transitway block (1.24 ha.);
 - an MTO 14 m setback block (0.42 ha.)
 - a trails block (0.12 ha.); and,
 - public roads.

- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on December 14, 2023. Ten members of the public were in attendance.

BACKGROUND

Applicant/Owner: Argo Neyagawa Corporation

Purpose of Application:

The purpose of the Official Plan Amendment (OPA) is to modify the North Oakville East Secondary Plan (NOESP) to redesignate the subject lands from *Employment District* to *Neyagawa Urban Core Area*. The OPA proposes to modify the NOESP policies to permit a mix of uses with building heights up to 16 storeys.

In addition, the OPA proposes to modify Schedule A1, Urban Structure of the Livable Oakville Plan to expand the NUC Area to include the subject lands.

The purpose of the Zoning By-law Amendment (ZBA) is to rezone the subject lands from *Future Development* to *Neyagawa Urban Core Area (NUC)*, with site specific provisions to permit the proposed development.

The draft plan of subdivision illustrates the proposed development of the site reflecting a number of blocks.

Effect of Application: The effect of the application is to permit the development of the subject lands for a mixed-use community with residential, a SWM pond, as well as potential commercial on the ground floor of a mixed-use block. See Preliminary Development Concept as **Appendix ‘B’**.

A copy of the applicant’s following submission documents can be found at:

- Draft Official Plan Amendment in **Appendix ‘C’**
- Draft Zoning By-law in **Appendix ‘D’**
- Draft Plan of Subdivision in **Appendix ‘E’**

Submitted Plans / Reports:

The proponent has provided 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 <https://www.oakville.ca/business-development/planning-development/active-development-applications/ward-7-development-and-site-plan-applications/>.

Property Location: The subject property is located on the north side of Burnhamthorpe Road West/ William Halton Parkway, between Fourth Line and Neyagawa Boulevard. See aerial as **Appendix ‘A’**.

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

- North – Highway 407 and wooded areas / valley lands associated with the Sixteen Mile Creek;
- East – Neyagawa Boulevard, agricultural land;
- South – Burnhamthorpe Road West/William Halton Parkway, King’s Christian Collegiate and residential; and,
- West – Fourth Line, agricultural land, wooded areas associated with NHS Core 4, the Linkage Preserve Area, and NHS Core 5.

Key Milestones:

This is a Bill 109 application.

Pre-Consultation Meeting	December 13, 2023
Public Information Meeting	December 14, 2023
Pre-submission Review	Not applicable
Application Submitted	April 1, 2024
Application Deemed Complete	April 1, 2024 (following application fee payment)
P & D Council - Public Meeting	May 21, 2024
P & D Council – Recommendation Meeting target	July 8, 2024
Date Eligible for Appeal/Refund for Non-decision	July 30, 2024

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, as amended in 2020)
- Halton Region Official Plan
- Livable Oakville 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, as amended in 2020), Halton Regional Official Plan, Livable Oakville, NOESP will be included within the future recommendation report.

Policy extracts including North Oakville East Secondary Plan and Livable Oakville Plan are attached as **Appendix 'F'**.

North Oakville East Secondary Plan

In 2008, the North Oakville East Secondary Plan ('NOESP') was approved through OPA 272. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan.

The subject lands are designated *Employment District* with a *Transitway* overlay delineated along the northern portion of the lands adjacent to Highway 407. In addition, Figure NOE4 (Transportation Plan) of the NOESP provides for a transit terminal on the subject lands (see Figure 1 below).

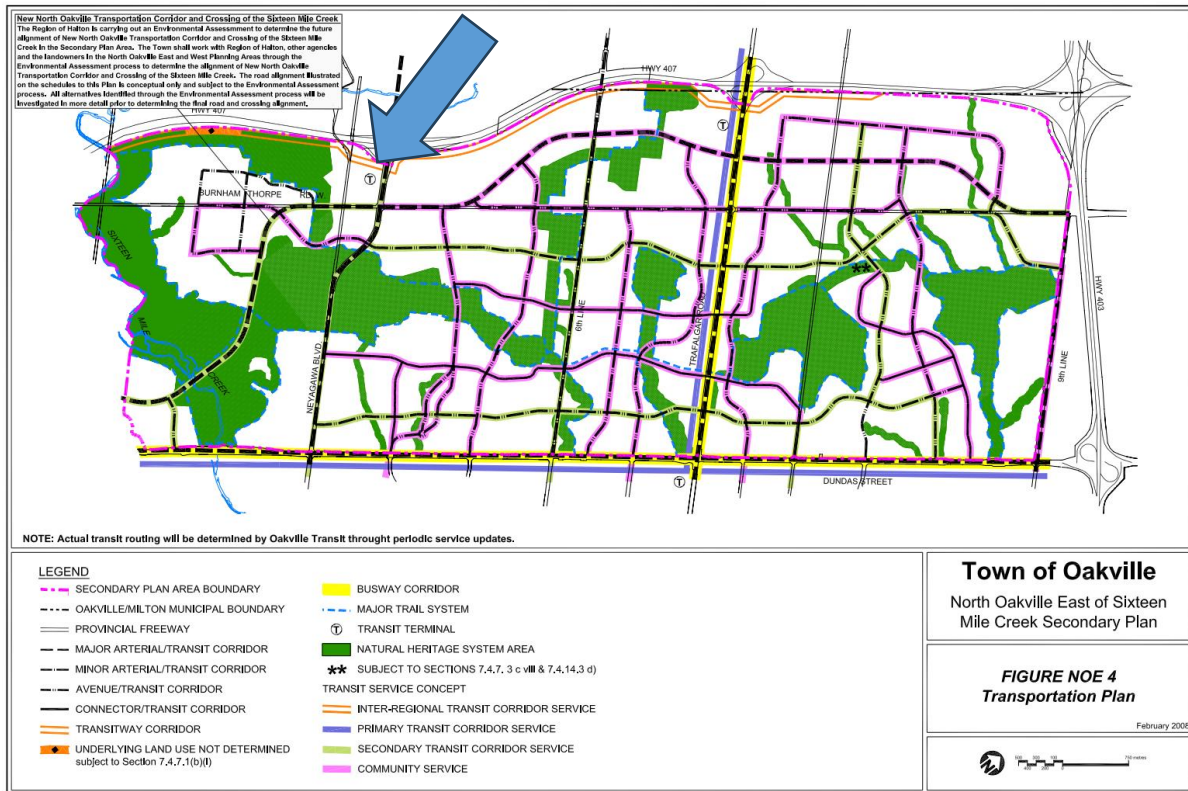


Figure 1 – Figure NOE4 – Transportation Plan

Section 7.7.2.2 a) v) of the NOESP provides the following policy in relation to the transit terminal and environmental assessment:

The Town will encourage the Province to proceed with the Environmental Assessment and detailed design of the 407 Transitway and the related terminals at the Regional Road 25, Neyagawa Blvd. and Trafalgar Road interchanges and in such studies explore opportunities to minimize the width of the corridor in order to maximize development lands. The terminals should be designed to provide for connections between inter-regional, regional and local transit service. In addition, they should be designed to provide for mixed use development which is integrated with surrounding existing and/or proposed uses.

Livable Oakville Plan

Schedule A1 of the Livable Oakville Plan designates the subject property as *Employment Areas with a Nodes and Corridors For Further Study* overlay.

Schedule A1 and associated policies can be found in **Appendix F**.

Neyagawa Urban Core (NUC) Review

The Neyagawa Urban Core Review is a growth area review being undertaken by town staff as part of the town's on-going Official Plan Review and will support implementation of the town-wide urban structure.

The study area, as shown on Figure 2 below, includes all four quadrants of the NUC at the intersection of Neyagawa Boulevard and Burnhamthorpe Road West.

The purpose of the Neyagawa Urban Core Review is to delineate a boundary and to determine an appropriate mix of land uses, scale, and intensity of development for this Strategic Growth Area (SGA).

This study represents an opportunity to plan a transit-supportive, mixed use, complete community that provides a range of housing choices and a diverse local job base. The inclusion of the 407 transitway station plays integral part in supporting the growth of this area, that of the Town of Oakville, as well as the Town of Milton and that of Halton Region.

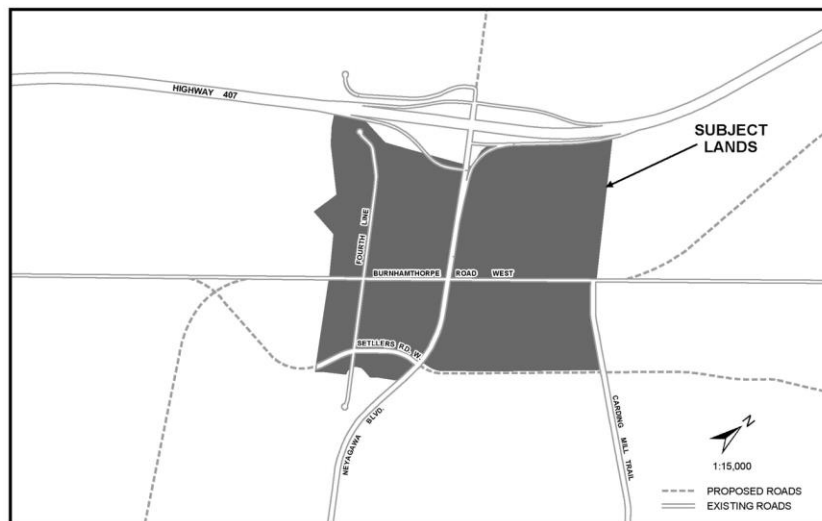


Figure 2 – Neyagawa Urban Core Review Study Area

The Public Meeting Report with a draft Official Plan Amendment was presented at Planning and Development/Council meeting of May 16, 2022 with the following resolution being passed.

1. *That the report titled Public Meeting Report – Town-initiated Official Plan Amendments, Neyagawa Urban Core Review, File No. 42.15.60, May 16, 2022, be received.*

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2. *That comments from the public with respect to proposed town-initiated official plan amendments to implement the findings of the Neyagawa Urban Core Review (File No. 42.15.60) be received.*
 3. *That analysis of the following matters of interest to Council be included as part of the recommendation report:*
 - a. *have further consideration of current neighbourhood trends as North Oakville builds-out, and what are the implications to longer term planning matters in consideration of climate change.*
 - b. *provide clarity around the types of proposed employment uses.*
 - c. *examine the overall range of proposed heights and densities to ensure we are meeting our Urban Structure objectives, and the planned transit station.*
 - d. *provide background and context regarding the D6 land use guidelines and implications to proposed NUC policies.*
 4. *That the report titled Public Meeting Report – Town-initiated Official Plan Amendments, Neyagawa Urban Core Review, File No. 42.15.60, May 16, 2022, be forwarded to the Ministry of Transportation to support the consideration of a 407 Transitway station at Neyagawa Boulevard and Highway 407.*

Staff intend to return to Planning and Development / Council later this year for a recommendation on the Neyagawa Urban Core Review and associated Official Plan Amendment.

MATTERS UNDER REVIEW

This site specific application remains under review by Town 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:

- Matters of Provincial Interest - operation of Highway 407, intersection spacings between on Neyagawa Boulevard between Highway 407 and William Halton Parkway;
- Protection of transit corridors, rights-of-way, and stations to meet current and projected needs.
- Integration of 407 Transit station;
- Consideration of the on-going Neyagawa Urban Core Review and North Oakville East Commercial Study;
- Appropriateness of the applicant's proposed zoning by-law amendment, including, but not limited to, height regulations and the introduction of

small lot single detached dwellings with minimal rear yards in a SGA, and the NUC area specifically;

- Conformity with the North Oakville Creeks Subwatershed Study;
- Stormwater Management including stormwater management servicing blocks and use of Low Impact Development features;
- Appropriateness of urban stormwater management pond;
- Municipal servicing including Area Servicing Plan;
- Servicing allocation;
- Transportation matters including, but not limited to, the functionality of William Halton Parkway / Fourth Line roundabout, and daylight triangles;
- Amount of commercial space on the site;
- Proposed land use mix, residential / mixed use built form and height, and density;
- Sufficient parkland to support the future population;
- Urban Design (including an assessment of the built form and building heights);
- Appropriateness of a trail along the proposed future transitway;
- Integration/Impacts on adjoining and adjacent properties; and,
- Public and Council Comments / Concerns

CONCLUSION

Planning staff will continue to review and analyze the subject applications and address all technical matters 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 Public Information Meeting on December 14, 2023 and it was attended by 10 residents. Minutes of the meeting as contained within the Planning Justification Report 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 and *Planning Act*.

(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) COUNCIL'S STRATEGIC PRIORITIES

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(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": Aerial

Appendix "B": Applicant's Development Conceptual

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

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

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

Appendix "F": Policy and Zoning Extracts

Appendix "G": Public Information Meeting Minutes

Appendix "H": Public Comments to date

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Recommended by:

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