

REPORT

Commissioners Delegated Authority Meeting

Meeting Date: May 27, 2024

FROM: Planning Services Department

DATE: May 13, 2024

SUBJECT: Recommendation Report, Removal of Holding Provision (H2),
455 – 465 Dundas Street, File No.: ZH6/24

LOCATION: 455 – 465 Dundas Street West

WARD: Ward 7

Page 1

RECOMMENDATION:

1. That the Zoning By-law Amendment application (File No.: ZH6/24) submitted by Greenpark Group on behalf of the owner of the subject lands, Davis-Minardi Home Corp., to remove the “H2” holding symbol from 455-465 Dundas Street West be approved; and,
2. That By-law 2024-077, a by-law to remove the H2 holding symbol on 455-465 Dundas Street West, from Zoning By-law 2009-189, as amended, be passed; and,
3. That notice of the Commissioner’s decision reflects that the Commissioner of Community Development has fully considered all written and oral submissions related to this matter and that these comments have been appropriately addressed.

KEY FACTS:

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

- The subject lands are proposed to be redeveloped in two phases (Phase A & Phase B) with an eight-storey mixed use residential building (Phase A) and an eight-storey residential building (Phase B), comprised of 343 dwelling units (total), 402 square metres of ground floor commercial area, and a total of 456 parking spaces.
- The “H2” holding provision applies to mixed use Zones within North Oakville, including the subject lands, to ensure that intensification occurs in a

sustainable manner and is serviceable. The “H2” holding provision is applied by the Region of Halton and conditions of the lifting have to be cleared by the Region of Halton.

- Halton Region in a letter dated April 18, 2024 have advised that they have no objection to the removal of the holding provision.
- The applicant applied to remove the “H2” holding provision on March 21, 2024.
- Staff recommends that By-law 2024-077 be passed, which would have the effect of removing “H2” from 455-465 Dundas Street West.

BACKGROUND:

Proposal

The applicant is requesting to remove the Holding “H2” Provision on the subject lands in order to permit the development of the lands with an eight-storey mixed use residential building, to be phased, and includes 343 dwelling units in total, 402 square metres of ground floor commercial and 456 parking spaces.

See Figure 1 below for areas requested for removal of holding provisions.

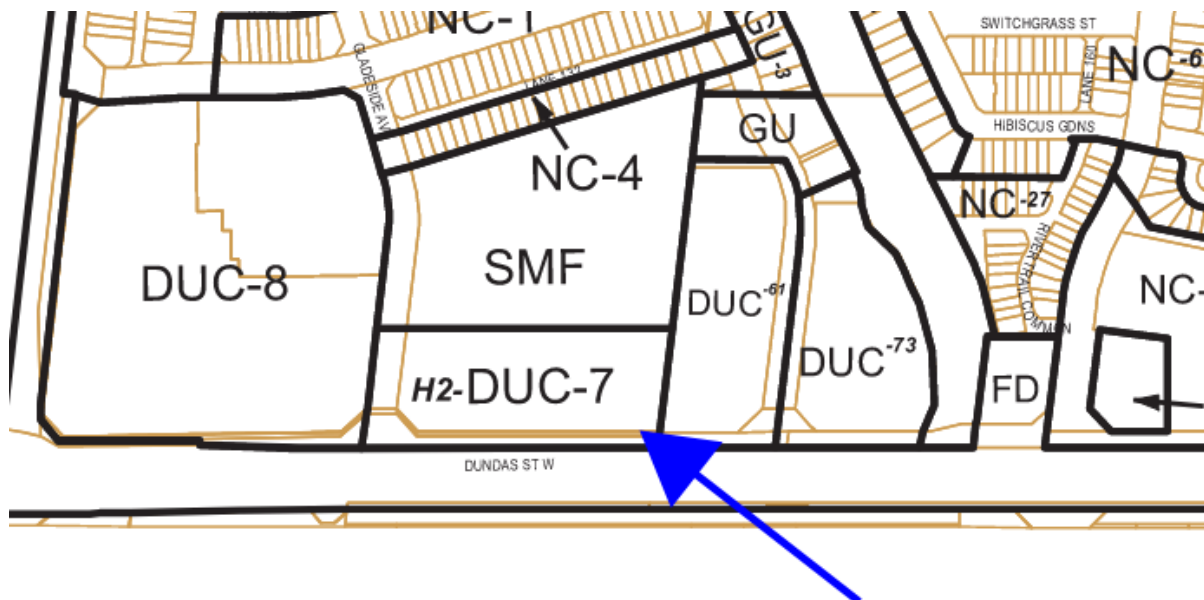


Figure 1 – H2 Removal Area

Location

The subject lands are municipally known as 455-465 Dundas Street West, located on the north side of Dundas Street, east of Gladeside Avenue, west of Trailside Drive and south of Sixteen Mile Drive. The subject lands are approximately 1.10 hectares (2.718 acres) in size and will be accessed from Gladeside Avenue and will be developed in phases.

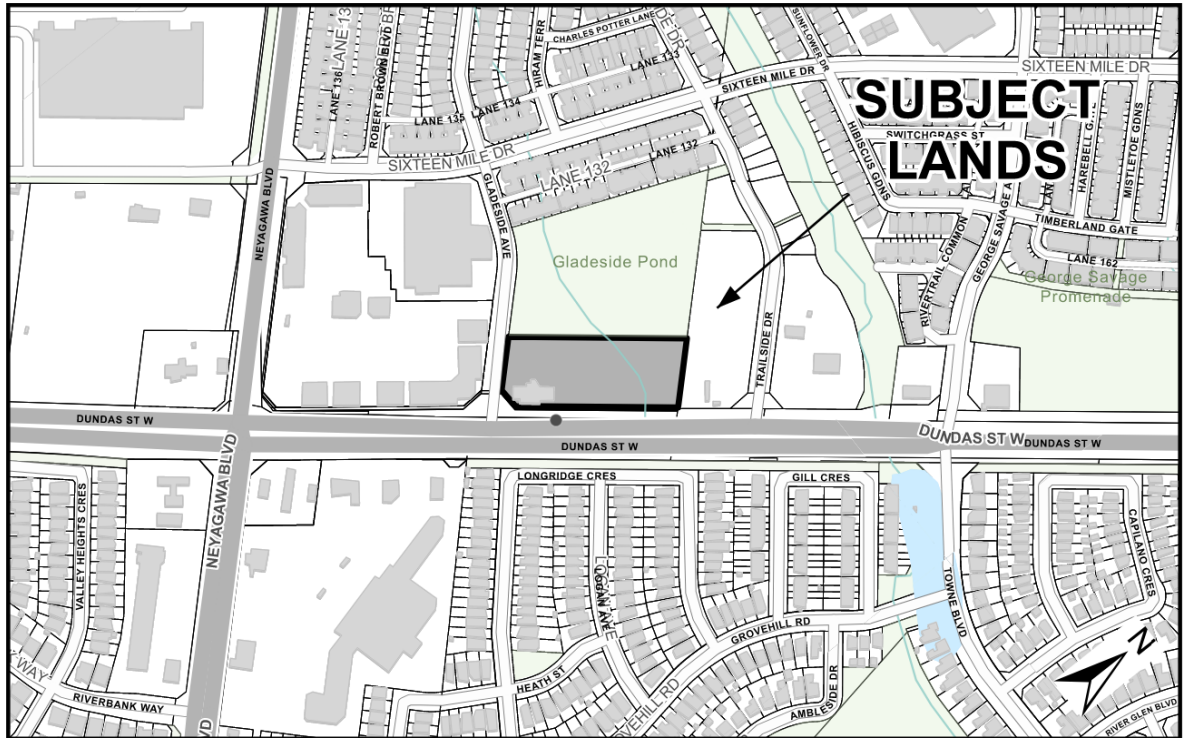


Figure 2 – Location Map

TECHNICAL & PUBLIC COMMENTS:

This application has been circulated to internal departments and external agencies for review.

The Town received an application from Greenpark Group to remove the H2 holding symbol from the Zoning By-law (2009-189) to allow the subject lands to be developed. Zoning By-law 2009-189, Section 9, Holding Provision, Table H2, indicates that the “H” symbol may be removed when the following conditions have been satisfied:

Holding Provision	Condition for Removal	Date Enacted	Zoning Map	Uses and Regulations Pending Removal of Holding Provision
H2	<p>The holding symbol “H2” shall only apply to residential <i>uses</i> and will only be removed when the following conditions have been satisfied:</p> <p>i) Halton Region water and wastewater servicing allocation has been granted to these blocks; and,</p> <p>ii) Halton Region advises that item i) above has been satisfied.</p>	March 12, 2010	12(4)	<p><u>Permitted Uses:</u> For such time as the “H2” symbol is in place, these lands shall only be used for permitted non-residential <i>uses</i> as well as existing permitted <i>uses, buildings and structures</i>.</p> <p><u>Regulations:</u> For such time as the “H2” symbol is in place, these lands shall be subject to the relevant zone (DUC-7 or DUC-8) that apply.</p>

Table 1 – H2 conditions for removal

COMMENTS:

Halton Region has reviewed the request for removal of the holding provision and has advised that they have no objection to the removal of their holding provision, as adequate capacity is available.

On this basis, Town staff has no objection to the removal of the holding provision.

CONCLUSION

Staff is satisfied that the requirements for the removal of the Holding Provision ‘H2’ as it applies to the subject property have been satisfied.

Staff recommends approval of the subject application and that the Commissioner pass By-law 2024-077.

CONSIDERATIONS:

(A) PUBLIC

Notice of intention to pass an amending by-law which would remove the H2 holding symbol has been provided to the land owner and adjacent land owners of the subject lands pursuant to Section 36(4) of the *Planning Act*. There were not any submissions received from the public with respect to this application.

(B) FINANCIAL

There are no financial matters related to this application.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment and no concerns raised.

(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 generally complies with the sustainability objectives of Livable Oakville.

APPENDICES:

Appendix A – By-law 2024-077

Submitted by:

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Planner, Current Planning - West District

Reviewed by:

Paul Barrette, MCIP, RPP
Manager, Current Planning - West District

Approved by:

Gabe Charles, MCIP, RPP
Director, Planning Services