



OAKVILLE

REPORT

Planning and Development Council Meeting

Meeting Date: July 8, 2024

FROM: Planning Services Department

DATE: June 25, 2024

SUBJECT: **Public Meeting Report, Official Plan Amendment, 3064 Trafalgar Partnership, File No.: OPA1313.11**

LOCATION: 3060 and 3068 Trafalgar Road (formerly 3064 Trafalgar Road)

WARD: Ward 7

Page 1

RECOMMENDATION

1. That comments from the public with respect to the proposed Official Plan Amendment application submitted by Korsiak Urban Planning on behalf of 3064 Trafalgar Partnership (File No.: OPA1313.11), 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 (OPA) to develop the site with two 33-storey residential buildings, whereas the North Oakville East Secondary Plan (NOESP) permits two 30-storey buildings.
- **Proposal:** The proposed development includes 60 additional residential units and an extra level of underground parking. The corresponding Site Plan Application (SP.1313.006/01) is in its fourth review, and the corresponding Removal of Holding Provision (Z.1313.09) is in its second review.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on December 20, 2023, which was attended by eight members of the public, and Planning staff.

BACKGROUND

The purpose of this report is to introduce the submitted application 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.

It should be noted that on April 12, 2021, Town Council approved a Zoning By-law Amendment application (Z.1313.09) to permit the development of the subject lands with two 30-storey residential towers (100 m maximum height), subject to execution of a Section 37 Agreement. The applicant made their required Bonusing payment on December 13, 2022, in accordance with the registered Section 37 *Planning Act* Density and Height Bonusing Agreement. If the submitted OPA is successful, the applicant would be required to provide the Town with a supplementary amount to “top up” the previous Bonusing payment.

APPLICATION SUMMARY

Applicant/Owner: 3064 Trafalgar Partnership

Purpose of Application(s): The purpose of the Official Plan Amendment application is to add an Exception to the subject lands in order to permit a maximum building height of 33-storeys.

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 Official Plan Amendment application would be to facilitate the addition of three storeys in each tower, resulting in 60 additional residential units and 108 additional underground parking spaces.

A copy of the applicant’s Concept Plans are included as **Appendix “B”** and a copy of the applicant’s proposed Official Plan Amendment 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:

[3064 Trafalgar Partnership - 3060 and 3068 Trafalgar Road - OPA 1313.11 \(oakville.ca\)](https://www.oakville.ca/3064-Trafalgar-Partnership-3060-and-3068-Trafalgar-Road-OPA-1313.11).

Property Location: The subject lands are located on the west side of Trafalgar Road, north of Dundas Street East and south of Wheat Boom Drive and is municipally known as 3060 and 3068 Trafalgar Road.

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

- *North* – Vacant agricultural lands (Green Ginger Subdivision 24T-16006/1313 – under appeal).
- *East* – Natural Heritage System (Morrison Creek).
- *South* – Multiple properties and a gas station designated as Trafalgar Urban Core Area and Natural Heritage System, but are not currently subject to a development application.
- *West* – stormwater management pond, beyond which is a residential subdivision including three residential mid-rise buildings.

Key Milestones:

Milestone	Date
Public Information Meeting	December 20, 2023
Pre-Consultation Meeting	January 10, 2024
Application Submitted	May 28, 2024
Application Deemed Complete	May 28, 2024
P & D Council – Statutory Public Meeting	July 8, 2024
Date Eligible for Appeal for Non-decision	September 25, 2024

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)
- A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- North Oakville 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 2020 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.
- Confirmation from the Region that the applicant has secured sufficient allocation to allow the full build-out of the subdivision.
- Coordination of the Site Plan and Removal of Holding Provision applications, 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.
- Consideration of the public and community benefits as part of the Section 37 Bonus Agreement related to the Maximum Height permitted in the Zoning By-law 2009-189.

CONCLUSION

Staff will continue to review and analyze the submitted Official Plan Amendment application and address all technical matters, 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

An applicant-initiated virtual Public Information Meeting (“PIM”) was held on December 20, 2023, to present the subject application. Eight members of the public, and Planning Staff attended. Minutes of the meeting are included as “**Appendix “E”**”.

No written submissions have been received as of the writing of this report.

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 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) COUNCIL 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 Sustainable Development Strategy of the North Oakville East Secondary Plan.

APPENDICES

Appendix “A”: Mapping

Appendix “B”: Concept Plans

Appendix “C”: Applicant’s Draft Official Plan Amendment

Appendix “D”: Policy Excerpts

Appendix “E”: PIM Minutes

Prepared by:

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Submitted by:
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