



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: July 8, 2024

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**FROM:** Planning Services Department

**DATE:** June 25, 2024

**SUBJECT:** **Public Meeting Report – Official Plan Amendment, Creditmills Development Group, File Number OPA.1515.23**

**LOCATION:** 1295 Sixth Line

**WARD:** Ward 5 [Click here to add multiple wards.](#) Page 1

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#### RECOMMENDATION:

1. That the comments from the public with respect to the proposed Official Plan Amendment application submitted by Creditmills Development Group, File No.: OPA.1515.23, 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 to redesignate the property from *Low Density Residential* to *High Density Residential*.
- **Proposal:** The effect of this application would allow for a range of uses including multiple attached dwellings units, apartments, retirement homes and long-term care homes. The applicant intends to develop the site for a six-storey, 70-unit residential apartment building.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on May 11, 2023, which was attended by 14 members of the public, as well as the Ward Councillors and Town staff.

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**BACKGROUND:**

**Applicant/Owner:** Creditmills Development Group

**Purpose of Application:** The purpose of the application is to redesignate the property from *Low Density Residential* to *High Density Residential* to permit the development of a six-storey residential apartment building consisting of 70 residential units, as described below. The applicant proposes 80 parking spaces consisting of 6 parking spaces at grade and 74 spaces below grade.

Unit Types	Number
One bedroom	42
Two bedroom	24
Three bedroom	4

It is noted that a corresponding Zoning By-law Amendment application will also be required to implement the proposal. Staff anticipates the submission of the corresponding Zoning By-law Amendment application prior to a final recommendation on the Official Plan Amendment.

An aerial photograph, Livable Oakville land use schedule, and Zoning By-law 2014-014 excerpt are included in **Appendix ‘A’**.

**Effect of Application:** The effect of the Official Plan Amendment application will allow for high density residential uses to be permitted on the lands.

A copy of the applicant’s conceptual plan and rendering are included as **Appendix ‘B’**.

A copy of the applicant’s draft Official Plan Amendment is included as **Appendix ‘C’**.

**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 [Creditmills Development Group - 1295 Sixth Line - OPA 1515.23 \(oakville.ca\)](http://Creditmills Development Group - 1295 Sixth Line - OPA 1515.23 (oakville.ca))

**Property Location:** The subject property is located on the east side of Sixth Line, south of McCraney Street West, and is municipally known as 1295 Sixth Line. A detached dwelling currently exists on the site, which is approximately 0.38 hectares with 27.76 metres of frontage along Sixth Line.

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

- North – Walkway leading to playing fields and White Oaks Secondary School (1330 Montclair Drive), local commercial (variety) store (1311 Sixth Line), detached dwelling units
- East – Playing fields associated with White Oaks Secondary School (1330 Montclair Drive)
- South – Seven-storey residential apartment building (1265 Sixth Line), semi-detached and townhouse dwellings units
- West – Detached dwellings units

**Key Milestones:**

The Official Plan Amendment application is not a Bill 109 application.

Pre-Consultation Meetings	March 8, 2023 November 8, 2023
Public Information Meeting	May 11, 2023
Application Submitted	May 1, 2024
Application Deemed Complete	May 6, 2024
P & D Council – Public Meeting	July 8, 2024
Date Eligible for Appeal for Non-decision	September 3, 2024

Upon the receipt of an implementing Zoning By-law Amendment application, Planning staff will determine a date for a future Planning and Development Council Meeting for a Recommendation Report/Public Meeting to consider both applications.

**PLANNING POLICY & ANALYSIS:**

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 Official Plan
- Zoning By-law 2014-014

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, and Livable Oakville will be included within the future recommendation report.

Official Plan and Zoning By-law extracts are attached as **Appendix ‘D’**.

**MATTERS UNDER REVIEW:**

The complete application was received in March 2024, and is under review by Town departments and public 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:

- Consideration of applicable Provincial and Regional policy
- Proposed land use, height, and density
- Proportion of residential unit types (i.e. unit breakdown by size)
- Integration / impact on adjacent properties
- Public & Council Comments/Concerns
- Climate Change/Sustainability Goals

In addition to the above, and as part of the future Zoning By-law Amendment application, staff will consider the following additional issues:

- Transportation implications (including travel demand management strategies, and parking utilization)
- Pedestrian connections and walkability
- Stormwater Management
- Tree Preservation
- Functional Servicing
- Urban Design
- Shadow/sun impacts

**CONCLUSION:**

Planning staff will continue to review and analyze the subject Official Plan Amendment application and address all technical matters, along with submitted public comments. No further notice is required for the Official Plan Amendment application; however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

The notice for the future Zoning By-law Amendment will be given in accordance with the *Planning Act* and the Town's current notice requirements.

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## CONSIDERATIONS

### (A) PUBLIC

The applicant held a virtual Public Information Meeting (“PIM”) on May 11, 2023, to present the proposal for the subject lands at 1295 Sixth Line, which was attended by 14 residents. Minutes of the meeting have been included as **Appendix ‘E’**.

All public comments received after the submission of the application and as of the date of the writing of this report are included as **Appendix ‘F’**.

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 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 STRATEGIC PRIORITIES

This report addresses the Council’s strategic priority/priorities to:

- To be a vibrant and liveable community for all

### (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 Plan and Rendering

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

Appendix “D”: Official Plan and Zoning By-law Extracts

Appendix “E”: Applicant Hosted Public Information Meeting Minutes

Appendix “F”: Public Comments

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