



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: November 25, 2024

FROM: Planning and Development Department

DATE: November 12, 2024

SUBJECT: **Public Meeting Report – Zoning By-law Amendment, Tafia Development Corp., File Number Z.1215.04**

LOCATION: 65, 71, 77, 83 & 89 Loyalist Trail

WARD: Ward 7

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RECOMMENDATION:

1. That the comments from the public with respect to the proposed Zoning By-law Amendment application submitted by Tafia Development Corp., File No.: Z.1215.04, 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 a Zoning By-law Amendment to add commercial fitness centre to, and remove nightclub from, the list of permitted uses on the subject property. Site specific provisions include the restriction of commercial fitness centre uses to 50% of the gross floor area of all buildings as well as the reduction of parking space requirements for the use.
- **Proposal:** The effect of this application would allow for uses such as a children’s indoor playground, gymnastics club, and an indoor sports area (e.g., soccer, badminton, pickleball, basketball) within the existing buildings, and not permit the use of the lands for a nightclub.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on August 15, 2024, which was attended by 29 members of the public, as well as the Ward Councillors and Town staff.

BACKGROUND:

The subject property is the first property to be developed within the Employment Area of the North Oakville East Secondary Plan Area. Five (5) large buildings were recently constructed, along with associated parking and landscaping, in accordance with the final approved plans under Site Plan File No. SP.1215.003/01 (issued June 21, 2022, updated December 20, 2023). The Site Plan process paid particular attention to locating the largest buildings, as well as the orientation of loading bays, away from Loyalist Trail to mitigate any impacts on adjacent residential uses (see Figure 1, below).

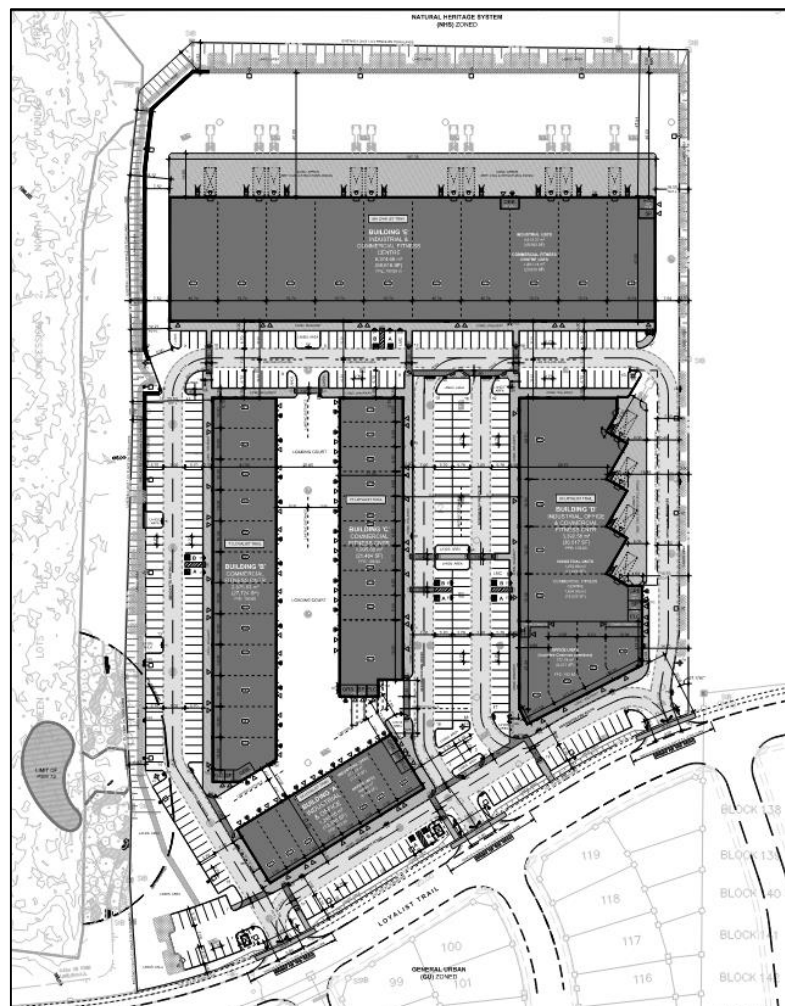


Figure 1: Excerpt of Site Plan

APPLICATION SUMMARY

Applicant/Owner: Tafia Development Corporation

Purpose of Application: The purpose of the application is to add commercial fitness centre to, and remove nightclub from, the list of permitted uses on the subject property. Site specific provisions include the restriction of commercial fitness centre uses to 50% of the gross floor area of buildings, and the reduction of parking space requirements for the use, as well as prohibit nightclubs.

An aerial photograph, North Oakville East Secondary Plan land use schedule, and Zoning By-law 2009-189 excerpt are included in **Appendix 'A'**.

Effect of Application: The effect of the Zoning By-law Amendment application will allow a new commercial use to be permitted on the lands, and prohibit nightclubs

A copy of the applicant's site plan of the existing buildings and the gross floor area of the proposed uses are included as **Appendix 'B'**.

A copy of the applicant's draft Zoning By-law 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 [Tafia Development Corp.- 65, 71, 77, 83 and 89 Loyalist Trail - Z.1215.04 \(oakville.ca\)](http://Tafia Development Corp.- 65, 71, 77, 83 and 89 Loyalist Trail - Z.1215.04 (oakville.ca))

Property Location: The subject property is located on the north side of Loyalist Trail and east of Loyalist Woods Park (opposite Channing Crescent and Eternity Way). Industrial buildings are currently under construction on the site, which is 4.75 hectares with 200 metres of frontage along Loyalist Trail.

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

- North – Loyalist Woods Park (Natural Heritage System)
- East – Agricultural (Future Development – Employment Area)
- South – Detached dwelling units (fronting Channing Crescent and Eternity Way)
- West – Loyalist Woods Park (Natural Heritage System)

Key Milestones:

Pre-Consultation Meeting	May 29, 2024
Public Information Meeting	August 15, 2024
Application Submitted	September 27, 2024
Application Deemed Complete	September 27, 2024
Application Amended – Prohibition of “Nightclub”	October 17, 2024
P & D Council – Public Meeting	November 25, 2024
Date Eligible for Appeal for Non-decision	December 30, 2024

PLANNING POLICY & ANALYSIS:

The subject property is subject to the following policy and regulatory framework:

- Provincial Planning Statement (2024)
- Halton Region Official Plan
- North Oakville East Secondary Plan (NOESP)
- Zoning By-law 2009-189

A full analysis of the Provincial Planning Statement (2024), Halton Regional Official Plan, and NOESP 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 September 2024, and is currently 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:

- Consistency with the Provincial Planning Statement regarding employment areas
- Conformity to Town policy and Council-adopted North Oakville East Official Plan Amendment No. 332 (By-law 2024-044) regarding the protection of “Areas of Employment”
- Proposed land use and contribution to total gross floor area
- Integration / impact on adjacent properties
- Transportation implications (i.e., traffic volumes)
- Parking requirements
- Utility company requirements
- Public & Council Comments

CONCLUSION:

Planning staff will continue to review and analyze the subject Zoning By-law Amendment application and address all technical matters, along with submitted public comments. No further notice is required for the Zoning By-law Amendment application; 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 August 15, 2024, to present the proposal for the subject lands at 65-89 Loyalist Trail, which was attended by 29 residents, in addition to Council and Town staff. Minutes of the meeting have been included as **Appendix ‘E’**.

No public comments have been received after the submission of the application and as of the date of the writing 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 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”: Site Plan

Appendix “C”: Applicant’s Draft Zoning By-law Amendment

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

Appendix “E”: Applicant Hosted Public Information Meeting Minutes

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