



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: January 20, 2025

FROM: Planning and Development Department

DATE: January 7, 2025

SUBJECT: Public Meeting Report – Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, 3275 Trafalgar Limited Partnership., File Nos.: OPA 1312.12, Z.1312.12, and 24T-24004/1312

LOCATION: 3275 Trafalgar Road

WARD: Ward 7

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RECOMMENDATION:

1. That the comments from the public with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications submitted by 3275 Trafalgar Limited Partnership, File Nos.: OPA 1312.12, Z.1312.12, and 24T-24004/1312, 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 Applications:** The applicant has applied for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to extend William Coltson Avenue, establish development blocks for mixed-uses, residential uses (apartment building and townhouse dwellings), and protect the natural heritage features (Provincially Significant Wetland) on the subject property. The Official Plan Amendment proposes a Site Specific Policy Area to address the maximum building heights of 30 storeys, whereas 15 is permitted. Site Specific Zone Provisions for the residential uses include maximum building heights, maximum floor space index, maximum tower floor plates, rear yard setbacks, as well as minimum number of accessible parking spaces and loading spaces. A “H” Holding Provision is proposed to be placed on the easterly portion of the subject lands to prohibit development until such

time as there is sufficient water and waste water services available, the owner has entered into a servicing agreement(s) with the town, and an updated EIR/FSS and Functional Servicing Report has been completed to the satisfaction of Conservation Halton and the Region of Halton.

- **Proposal:** The effect of these applications would allow for a mixed-use apartment building adjacent to Trafalgar Road with two towers up to 30 storeys in height atop a six-storey podium with vehicular access from the proposed extension of William Coltson Avenue, two blocks of three-storey townhouse dwellings (10 units) along the easterly side of the proposed extension of William Coltson Avenue, the restoration of the Provincially Significant Wetland and its associated buffer, as well as the future development of two 14-storey apartment buildings on the lands located in the easterly portion of the subject lands.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on May 13, 2024, which was attended by seven members of the public, as well as town staff.

BACKGROUND:

A detached dwelling and accessory structures currently occupy the property and the town’s aerial imagery between 2008, 2012, and 2017, shown in Figures 1 to 3, below, illustrate how activities on the subject lands conducted by the previous owner (i.e. filling and grading without permits from Conservation Halton) have resulted in negative impacts to the Provincially Significant Wetland.

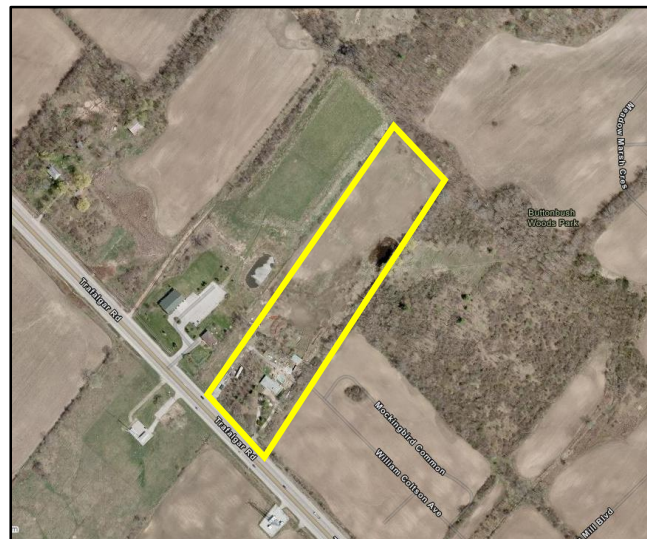


Figure 1: 2008 Air Photo



Figure 2: 2012 Air Photo



Figure 3: 2017 Air Photo

The purpose of this report is to introduce the planning applications 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.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the Statutory Public Meeting and once the review is complete, Staff will bring forward a Recommendation Report for consideration by Planning and Development Council.

The concurrent applications were submitted and deemed complete on October 22, 2024. The developer initiated Public Information Meeting (“PIM”) was held on May 13, 2024, which was attended by seven members of the public, as well as town staff.

APPLICATION SUMMARY:

Applicant/Owner: 3275 Trafalgar Limited Partnership

Purpose of Application: The purpose of the applications is to develop the lands with mixed-use, high density residential, medium density residential and open space uses.

An aerial photograph, as well as excerpts from the North Oakville East Secondary Plan land use schedule, and Zoning By-law 2009-189 are included in **Appendix ‘A’**.

Effect of Application: The effect of the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications will allow the extension of William Colston Avenue and permit the development of mixed-use, high density residential, medium density residential, and open space uses on the subject lands.

A copy of the applicant’s context plan of the proposed uses is included as **Appendix ‘B’**.

Copies of the applicant’s draft Official Plan Amendment and Zoning By-law Amendment is included as **Appendices ‘C’ and ‘D’**, respectively.

A copy of the applicant’s Draft Plan of Subdivision is included as **Appendix ‘E’**.

Submitted Plans / Reports: The applicant 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 [3275 Trafalgar Limited Partnership – 3275 Trafalgar Road – OPA 131212, Z.1312.12 and 24T-24004/1312 \(oakville.ca\)](https://www.oakville.ca/3275-Trafalgar-Limited-Partnership-3275-Trafalgar-Road-OPA-131212-Z.1312.12-and-24T-24004/1312).

Property Location: The subject property is located on the east side of Trafalgar Road and north of Threshing Mill Boulevard. A detached dwelling constructed in 1962 and accessory buildings currently occupy the site, which is approximately 3.95 hectares with 103.59 metres of frontage along Trafalgar Road.

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

- North – Place of Worship and vacant lands (Future Development – Trafalgar Urban Core Area)
- East – Buttonbush Woods Park (Natural Heritage System)
- South – Apartment and townhouse dwelling units (fronting William Coltson Avenue and Mockingbird Common) and Buttonbush Woods Park (Natural Heritage System)
- West – Agriculture (Future Development – Trafalgar Urban Core Area)

Key Milestones:

Pre-Consultation Meeting	July 5, 2023
Public Information Meeting	May 13, 2024
Application Submitted	October 4, 2024
Application Deemed Complete	October 22, 2024
P & D Council – Public Meeting	January 20, 2025
Date Eligible for Appeal for Non-decision	February 19, 2025

PLANNING POLICY & ANALYSIS:

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

- Provincial Planning Statement, 2024
- Halton Region Official Plan (implemented by the Town)
- 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.

Planning Policy and Zoning By-law extracts are attached as **Appendix ‘F’**.

MATTERS UNDER REVIEW

The complete application was received in October 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:

- Consideration of applicable provincial and regional policy
- Appropriateness of proposed land uses, increased building heights, and densities to support the Trafalgar Urban Core Area (strategic growth area)
- Opportunities to implement the directions of the North Oakville East Commercial Study
- Proportion of residential unit types (i.e. unit breakdown by size)
- Urban design (i.e, opportunities to enhance the public realm, pedestrian connections, pedestrian crossings, and walkability)
- Transportation implications (including travel demand management strategies, parking utilization, traffic volumes, speeds, and controls)
- Climate change / Sustainability goals
- Shadow/sun impacts
- Noise mitigation and attenuation (i.e., road noise)
- Environmental considerations (i.e., hydrologic balance, site contamination, ecological restoration)
- Stormwater management
- Functional servicing (i.e., consistency with Halton Region’s Allocation Program, Region’s Approved Area Servicing Plan)
- Location of underground/above ground development infrastructure (i.e., underground parking, SWM tanks, buildings, utilities, etc.)
- Waste management
- Construction management (i.e., methods, crane swing, access)
- Integration / impact on adjacent properties
- Public and Council comments/concerns

CONCLUSION:

Planning staff will continue to review and analyze the subject Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications and address all technical matters, along with submitted public comments. No further notice is required for the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications; 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 May 13, 2024, to present the proposal for the subject lands at 3275 Trafalgar Road, which was attended by seven residents, in addition to town staff. Minutes of the meeting have been included as **Appendix ‘G’**.

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 240 m 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 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 sustainability objectives of the Town of Oakville Official Plan.

APPENDICES:

Appendix ‘A’: Mapping

Appendix ‘B’: Excerpt of Applicant’s Context Plan

Appendix ‘C’: Applicant’s Draft Official Plan Amendment

Appendix ‘D’: Applicant’s Draft Zoning By-law Amendment

Appendix ‘E’: Draft Plan of Subdivision

Appendix ‘F’: Planning Policy and Zoning By-law Excerpts

Appendix ‘G’: Applicant Hosted Public Information Meeting Minutes

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Prepared by:
Delia McPhail, MCIP, RPP
Planner – Current Planning

Recommended by:
Brandon Hassan, MCIP, RPP
Acting Manager of Current Planning – East

Submitted by:
Gabriel A.R. Charles, MCIP, RPP
Director, Planning and Development