



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: February 3, 2025

FROM: Planning and Development Department

DATE: January 21, 2025

SUBJECT: **Public Meeting Report – Official Plan Amendment, Rose Corporation, File Number OPA.1612.19**

LOCATION: 420 South Service Road East

WARD: Ward 3

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RECOMMENDATION

1. That the comments from the public with respect to the proposed Official Plan Amendment application submitted by South Service Holding Corporation (File No.: OPA 1612.19), 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 *Office Employment* to *Urban Core*, to increase maximum building heights, and to amend the classification and right-of-way widths of the future road network on the subject property.
- **Proposal:** The effect of this application would allow for the future redevelopment of the site for a mixed-use community. The concept includes three blocks of mixed-use buildings, ranging in height from 30-48 storeys, and one block for a public park. The proposed development will introduce a road network and servicing network to support the proposed uses.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on October 23, 2024, which was attended by three members of the public, as well as a member of Town staff.

BACKGROUND

The subject lands contain an office building of the former General Electric Lamp Plant (“GE Building”), which operated on the site between 1948 and 2009, and is a designated Heritage Building under Part IV of the *Heritage Act*. Natural areas are located in the southeast and southwest corners of the property and trees and shrubbery are scattered around the perimeter of the property. A Temporary Use Zoning By-law (File No: Z.1612.18) was passed on May 27, 2024 to permit the temporary outdoor storage of trailers and motor vehicles over a long-term and/or seasonal basis, as well as the placement of shipping containers to be utilized for storage purposes by the general public on existing paved/concrete portions of the lands.



Figure 1: 2023 Air Photo

The purpose of this report is to introduce the Official Plan Amendment 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.

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 application was submitted and deemed complete on November 18, 2024. The applicant-initiated virtual Public Information Meeting (“PIM”) was held on October 23, 2024, which was attended by three members of the public, as well as town staff.

APPLICATION SUMMARY

Applicant/Owner: South Service Road Holding Corporation.

Purpose of Application: The purpose of the application is to provide a policy framework that would allow for the future redevelopment of the lands for a mixed-use community.

An aerial photograph, as well as excerpts from the Livable Oakville land use and transportation network schedules, and Zoning By-law 2014-014 are included in **Appendix ‘A’**.

Effect of Application: The effect of this application would allow for the future redevelopment of the site for a mixed-use community. The concept includes three blocks of mixed-use buildings and one block for a public park. The mixed-use blocks are comprised of 16 towers, ranging in height from 30-48 storeys, atop 8 podiums, to provide a combined total of 6,964 residential units and 5,849 square metres of at-grade commercial uses. The proposed development will introduce a servicing network and road network that includes an overpass above the QEW and South Service Road, as well as an underpass beneath the CNR railway, to support the proposed uses.

Copies of the applicant’s site plan and massing view of the proposed uses are included as **Appendix ‘B’**.

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

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 [South Service Holding Corp. - 420 South Service Road East - OPA 1612.19 \(oakville.ca\)](#).

Property Location: The subject property is located on the south side of South Service Road East, east of Trafalgar Road, north of the Canadian National Railway (‘CNR’) right-of-way and west of Chartwell Road. The site is approximately 11.05 hectares with approximately 379 metres of frontage along South Service Road East

and contains the vacant office building for the former General Electric Lamp Plant, as well as shipping containers to be utilized for storage purposes and the temporary outdoor storage of trailers and motor vehicles by the general public.

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

- North – Queen Elizabeth Way (Provincial Highway)
- East – Existing industrial offices and uses (Office Employment)
- South – Canadian National Railway corridor
- West – Hotel, industrial and office uses (Office Employment)

Key Milestones:

Pre-Consultation Meeting	September 25, 2024
Public Information Meeting	October 23, 2024
Pre-submission Review	N/A
Application Deemed Complete	November 18, 2024
P & D Council – Public Meeting	February 3, 2025
Date Eligible for Appeal for Non-decision	March 18, 2025

PLANNING POLICY CONTEXT

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

- Provincial Planning Statement, 2024
- Halton Region Official Plan (implemented by the town)
- Livable Oakville
- Midtown Oakville Growth Plan Review (Proposed Official Plan Amendment)
- Zoning By-law 2014-014

A full analysis of the Provincial Planning Statement (2024), Halton Regional Official Plan, and Livable Oakville will be included within the future Recommendation Report.

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

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:

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- Consideration of applicable Provincial and Regional policy
 - Proposed land uses, heights, densities and road network to support the Midtown Growth Area (strategic growth area)
 - Consideration of the Midtown Oakville Growth Area Review
 - Integration / impact on adjacent properties
 - Coordination between park block and proposed public school site
 - Environmental considerations (i.e., water balance, flood hazard, site contamination, ecological restoration)
 - Climate Change/Sustainability Goals
 - Public & Council Comments/Concerns

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

- Proportion of residential unit types (i.e. unit breakdown by size)
- Transportation implications (including travel demand management strategies, parking utilization, and traffic volumes)
- Noise mitigation and attenuation (i.e., road and rail noise)
- Vibration and safety requirements with respect to railway corridor
- Stormwater Management
- Tree Preservation
- Functional servicing (i.e., phasing, consistency with Halton Region's Allocation Program and Approved Area Servicing Plan)
- Location of underground/above ground development infrastructure (i.e., underground parking, low impact development techniques, buildings, utilities, etc.)
- Urban design (i.e., opportunities for enhancing the public realm, pedestrian connections, pedestrian crossings, and walkability)
- Archaeological and cultural heritage resources (i.e., GE Building)
- Shadow/sun impacts
- Construction management (i.e., methods, crane swing, access)
- Waste management

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; 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 October 23, 2024, to present the proposal for the subject lands at 420 South Service Road East, which was attended by three residents, in addition to 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 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”: Excerpts of Applicant’s Site Plan and Massing View

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

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