



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: March 17, 2025

FROM: Planning and Development Department

DATE: March 4, 2025

SUBJECT: Public Meeting Report – Plan of Subdivision and Zoning By-law Amendment, Argo Lions Valley Ltd., 1303 Dundas Street West, File No. 24T-25002/1323 and Z.1323.01

LOCATION: 1303 Dundas Street West

WARD: Ward 7

Page 1

RECOMMENDATION

1. That comments from the public with respect to the proposed Plan of Subdivision and Zoning By-law Amendment submitted by Argo Lions Valley Ltd. (File No.: 24T-25002/1323 and Z.1323.01), 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 and plan of subdivision. The purpose of the applications are to amend Zoning By-law 2009-189 (the “**Zoning By-law**”) and register a plan of subdivision for the subject property to permit the proposed development.
- **Proposal:** The proposal consists of 131 residential dwellings made up of single detached dwellings, dual frontage townhouse dwellings, back-to-back townhouse dwellings and street-oriented townhouse dwellings organized around two future development blocks, a Stormwater Management (SWM) Pond, retention of the on-site and surrounding natural areas as well as new public roads.
- **Public Consultation:** The applicant hosted an in-person Public Information Meeting (“**PIM**”) on December 10, 2024. Councillors Nanda and Xie attended.

BACKGROUND

The subject property is currently occupied by radio towers that are required to be removed to accommodate the proposed development.

APPLICATION SUMMARY

Applicant/Owner: Argo Lions Valley Ltd.

Purpose of Application(s): The purpose of the zoning by-law amendment and plan of subdivision applications is to rezone the majority of the site from Future Development (FD) to General Urban (GU), Natural Heritage System (NHS) and Stormwater Management Facility (SMF) to allow for 131 residential dwelling units in the form of detached and townhouse dwellings, create two future development blocks along Dundas Street West, create a block for a stormwater management facility, and delineate and dedicate Natural Heritage System blocks to the town.

An aerial photograph, existing Official Plan land use schedules, and an existing zoning excerpt from By-law 2009-189 are included in **Appendix ‘A’**.

Effect of Application(s): The effect of the Official Plan and Zoning By-law Amendment applications is to:

- Permit a combination of townhouse blocks and detached lots resulting in 131 dwellings.
- Create two future development blocks, a stormwater management block and delineate and dedicate natural heritage system blocks to the Town.

A copy of the applicant’s 3D rendering and elevations 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. A full circulation and assessment of the application was undertaken. The following studies and supporting documentation are accessible on the Towns website by visiting www.oakville.ca and searching Z.1323.01.

Property Location: The subject lands are located on the north side of Dundas Street West between Pavilion Path and Lions Valley Park and are municipally known as 1303 Dundas Street West.

Surrounding Land Uses:

Surrounding the site are the following:

- North – Sixteen Mile Creek Valley and lands zoned for townhouses to the northwest
- East - Sixteen Mile Creek and Lions Valley Park
- South – south of Dundas Street West is a Cultural Centre with a cemetery and residential neighbourhood consisting mostly of detached dwellings beyond that
- West – residential community consisting of varying built forms

Key Milestones:

Pre-Consultation Meeting	October 2, 2024
Public Information Meeting	December 10, 2024
Pre-submission Review	N/A
Application Deemed Complete	January 23, 2025
P & D Council - Public Meeting	March 17, 2025
Date Eligible for Appeal for Non-decision of the zoning by-law amendment	April 25, 2025
Date Eligible for Appeal for Non-decision of the plan of subdivision	May 23, 2025

PLANNING POLICY CONTEXT

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
- Zoning By-law 2009-189

A full analysis of the Provincial Planning Statement (2024), Halton Regional Official Plan, and North Oakville East Secondary Plan will be included within the future recommendation report.

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

MATTERS UNDER REVIEW

This application was recently received and is under review by Town departments and 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:

- Public & Council Comments/Concerns
- Climate Change/Sustainability Goals
- Consideration of applicable Provincial and Regional policy
- Conformity with North Oakville East Secondary Plan
- Zoning performance standards
- Proposed use and density
- Context and transition to adjacent properties and built form
- Integration/Impact on adjoining and adjacent properties
- Proposed height and setbacks
- Urban design
- Transportation implications (including travel demand management strategies, and parking utilization)
- Pedestrian connections and walkability
- Tree preservation
- Stormwater management
- Natural Heritage System
- Functional servicing

CONCLUSION

Planning staff will continue to review and analyze the subject plan of subdivision and rezoning applications and address all technical matters, if any, along with submitted public comments. No further notice is required; 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 Public Information Meeting on December 10, 2024, and the Ward 7 Councillors Xie and Nanda attended. The applicant has included a Public Information Meeting Report which includes a summary of the comments received. All other public comments received as of the date of this report are included as “**Appendix ‘F’**”.

Notice of complete application and public meeting were distributed to 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 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 sustainability objectives of the Oakville Plan

APPENDICES

Appendix “A”: Mapping

Appendix “B”: 3D Rendering and Elevations

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

Appendix “D”: Official Plan Extracts

Appendix “E”: Zoning By-law Extracts

Appendix “F”: Public Written Submissions

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