



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, Official Plan Amendment and Zoning By-law Amendment, Neatt (16 Mile Creek) Inc., 3056 Neyagawa Boulevard, File No. OPA 1321.02, Z.1321.02 and 24T-24006/1321

LOCATION: 3056 Neyagawa Boulevard

WARD: Ward 7

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RECOMMENDATION

1. That comments from the public with respect to the proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment submitted by Neatt (16 Mile Creek) Inc., (File No.: 24T-24006/1321, OP.1321.02 and Z.1321.02), 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, zoning by-law amendment and plan of subdivision. The purpose of the applications is to amend the North Oakville East Secondary Plan (NOESP) (the “**Official Plan**”) and 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 a high-density mixed-use development comprised of 7 buildings in 3 development blocks reflected in the draft plan of subdivision. The proposal is for 2,278 residential units

as well 1,551 square metres of retail space, in addition to new public street conveyances.

- **Public Consultation:** The applicant hosted an in-person Public Information Meeting (“**PIM**”) on October 16, 2024. Councillors Nanda and Xie and 18 members of the public attended.
- **Public Comments:** As of the print date over 100 letters have been received from the public regarding the proposed development. The matters raised are listed under Matters Under Review within this report. Letters received as of March 3, 2025 are attached under **Appendix “G”**.

BACKGROUND

A portion of the subject property was previously planned for a high school however in 2021 the Halton District School Board selected an alternate location at the northwest corner of Sixth Line and Burnhamthorpe Road. There are radio towers located to the west of the subject property and 16 Mile Creek. While the radio towers are proposed to be removed as part of a separate development application, staff are reviewing the impact of the radio towers as part of matters to be considered which will be reported to Council as part of the future recommendation report.

APPLICATION SUMMARY

Applicant / Owner: Neatt (16 Mile Creek) Inc.

Purpose of Application(s): The purpose of the official plan, zoning by-law amendment and plan of subdivision application is to change the Official Plan and Zoning By-law to allow for a high-density mixed-use development comprising of 7 buildings in 3 development blocks reflected in the draft plan of subdivision. The proposal is for 2,278 residential units as well 1,551 square metres of retail space, in addition to new public street conveyances.

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

Effect of Application(s): The effect of the plan of subdivision, official plan and zoning by-law amendment applications is to designate the entire property Dundas Urban Core (DUC) and increase maximum height from 8 storeys to 28 storeys and rezone the subject property from the Future Development (FD) zone to the Dundas Urban Core (DUC) zone along with site specific amendments to permit:

- 7 apartment buildings across three phases of development
- A unit mix of approximately 70% 1-bedroom units and 30% 2-bedroom units

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- A range of tower heights from 15-28 storeys
 - An overall project density of 607 units per gross hectare
 - A total of 1,551 square metres of commercial-retail space and 2,278 residential apartments units
 - Proposed land dedications for three new public streets, right-of-way widening along Neyagawa Boulevard
 - A variety of publicly accessible open spaces

A copy of the applicant's concept plan, 3D rendering and elevations are included as **Appendix 'B'**.

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

A copy of the applicant's draft Zoning By-law is included as **Appendix 'D'**.

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 is being undertaken. The following studies and supporting documentation are accessible on the Town's website by visiting www.oakville.ca and searching Z.1321.02.

Property Location:

The subject land is located on the north-west corner of Neyagawa Boulevard and Dundas Street West.

Surrounding Land Uses:

The surrounding land uses are as follows:

- North – Sixteen Mile Sports Complex and western terminus of Sixteen Mile Drive
- South – across Dundas Street West is a neighbourhood of detached dwellings with a gas station and commercial pad at the southeast corner of Neyagawa Boulevard and Dundas Street West
- East – corner of Dundas Street West and Neyagawa Boulevard includes lands not subject to the development applications currently occupied by a detached dwelling. Across Neyagawa Boulevard to the east is a commercial plaza

- West – lands owned by St. Peter and Paul Parish, occupied by a church and open space

Key Milestones:

Pre-Consultation Meeting	June 2023 and September 2024
Public Information Meeting	October 16, 2024
Pre-submission Review	N/A
Application Deemed Complete	December 20, 2024
P & D Council - Public Meeting	March 17, 2025
Date Eligible for Appeal	April 19, 2025

PLANNING POLICY & ANALYSIS

The following policy and regulatory framework applies:

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

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

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- Context and transition to adjacent properties and built form
 - Integration/Impact on adjoining and adjacent properties
 - Proposed height and setbacks
 - Urban design (including an assessment of the proposed public realm and transition of building height)
 - Shadow/sun impacts
 - Proportion of commercial uses
 - Proportion of residential unit types (i.e. unit breakdown by size)
 - Transportation implications (including travel demand management strategies, and parking utilization)
 - Pedestrian and active transportation connections and walkability
 - Tree preservation
 - Stormwater management
 - Functional servicing
 - Noise impacts
 - Consideration of radio tower impacts

CONCLUSION

Planning staff will continue to review and analyze the subject plan of subdivision, official plan and zoning by-law amendment 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 October 16, 2024, and Councillors Nanda and Xie and 18 member of the public 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 ‘G’**”.

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 Official Plan

APPENDICES

Appendix “A”: Mapping

Appendix “B”: 3D Rendering and Elevations

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

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

Appendix “E”: Official Plan Extracts

Appendix “F”: Zoning By-law Extracts

Appendix “G”: Public Written Submissions

Prepared by:

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Recommended by:

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Submitted by:

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