



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: April 22, 2025

FROM: Planning and Development Department

DATE: April 8, 2025

SUBJECT: Public Meeting Report – Zoning By-law Amendment, Shoppers Realty Inc., 3000 Sixth Line and 21 Dundas Street West, File No. Z.1316.12

LOCATION: 3000 Sixth Line and 21 Dundas Street West

WARD: Ward 7

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RECOMMENDATION

1. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Shoppers Realty Inc. (File No. Z.1316.12) 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 the Application:** The applicant has applied for a zoning by-law amendment. The purpose of the application is to amend Zoning By-law 2009-189 (the “Zoning By-law”) for the subject property to permit the proposed development and introduce site-specific regulations.

- **Proposal:** The proposal seeks to amend the Zoning By-law to implement a phased residential and mixed-use development consisting of four residential apartment buildings ranging in heights from eight to nine storeys, four townhouse blocks, a shared common amenity area and an interim one-storey retail building. A total of 693 dwelling units are proposed when all phases have been completed.
- **Public Consultation:** The applicant hosted a Public Information Meeting (“PIM”) on December 4, 2024, which was attended by Town staff and Councillors Xie and Nanda.

BACKGROUND

The eastern part of the subject property, at the corner of Sixth Line and Dundas Street West, was previously granted final site plan approval to permit a two-storey commercial building comprised of retail at grade with a medical office above. The building was not constructed, and this site plan approval has since lapsed. The subject property is currently vacant.

APPLICATION SUMMARY

Applicant/Owner: Shoppers Realty Inc.

Purpose of Application: The purpose of the application is to amend the Town’s Zoning By-law, to implement a phased, residential and mixed-use development consisting of four residential apartment buildings ranging in height from eight to nine storeys, four townhouse blocks, outdoor amenity space and an interim one-storey

retail building and introduce site specific regulations. A total of 693 dwelling units are proposed when all phases have been completed.

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 the Application: The effect of the Zoning By-law amendment application is to:

- Provide consistent zoning regulations and performance standards across the entire site.
- Implement the DUC zone, introducing site specific regulations pertaining to Floor Space Index, development setbacks, building height and parking space size.
- Permit townhouse dwellings within the DUC zone.

A copy of the applicant’s 3D rendering and elevations are included as **Appendix ‘B’**.

A copy of the applicant’s draft, site specific zoning by-law 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 has been undertaken. The following studies and supporting documentation are accessible on the Town’s website by visiting www.oakville.ca and searching Z.1316.12.

Property Location: The subject property is located on the northwest corner of Dundas Street West and Sixth Line and is municipally known as 3000 Sixth Line and 21 Dundas Street West.

Surrounding Land Uses:

Surrounding the site is the following:

- North – Existing Town-owned stormwater management pond and trail and low-rise residential dwellings.
- East – Munns United Church and Munns Child Care Centre.
- South – Low rise residential dwellings.
- West – five and seven storey residential apartment building.

KEY MILESTONES

Pre-Consultation Meeting	November 27, 2024
Public Information Meeting	December 4, 2024
Pre-submission Review	N/A
Application Deemed Complete	February 7, 2025
P & D Council - Public Meeting	April 7, 2025
Date Eligible for Appeal for Non-decision of the zoning by-law amendment	May 8, 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 Region 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 external 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 and 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)
- Transportation Impact Study
- Pedestrian connections and walkability
- Tree preservation
- Stormwater management
- Functional servicing
- Overhead Hydroelectric Utilities
- Waste management
- Archaeological significance

CONCLUSION

Planning staff will continue to review and analyze the rezoning application 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 4, 2024, which was attended by Town staff and Councillors Xie and Nanda. The applicant has included a Public Information Meeting Report which includes a summary of comments received during the Public Information Meeting. 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 the *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

The 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 Livable Oakville Plan.

APPENDICES

Appendix 'A': Mapping

Appendix 'B': 3D Rendering and Elevations

Appendix 'C': Applicant's draft by-law

Appendix 'D': Official Plan Extracts

Appendix 'E': Zoning By-law extracts

Appendix 'F': Public Written Submissions

Prepared by:

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