



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: April 20, 2026

FROM: Planning and Development Department

DATE: April 7, 2026

SUBJECT: Recommendation Report – Zoning By-law Amendment, Valgo LP, 1320 Wheat Boom Drive, File No., Z.1308.07

LOCATION: 1320 Wheat Boom Drive

WARD: Ward 6

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RECOMMENDATION

1. That the revised Zoning By-law Amendment application submitted by Valgo LP (File No.: Z.1308.07), be approved;
2. That By-law 2026-058, an amendment to Zoning By-law 2009-189, be passed;
3. That the notice of Council's decision reflects that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed; and,
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is deemed to be necessary.

KEY FACTS

The following are key points for consideration with respect to this report:

- **Location:** The property is located on the southeast corner of the intersection of Meadowridge Drive and Wheat Boom Drive and is municipally known as 1320 Wheat Boom Drive (the "Subject Lands").
- **Policy Context:** The Subject Lands are designated Neighbourhood Centre and are identified as forming part of the neighbourhood activity node (Neighbourhood

5), within the North Oakville East Secondary Plan (Figure NOE2 – Land Use Plan).

- **Zoning:** The Subject Lands are zoned H50-NC sp:98 (Neighbourhood Centre), with a holding provision and existing site-specific regulations within the Zoning By-law 2009-189, as amended.
- **Nature of the Application:** The applicant originally applied for an Official Plan Amendment and Zoning By-law Amendment. Since the Statutory Public Meeting, the applicant has revised the proposal and no longer requires an Official Plan Amendment. The purpose of the revised application is to amend the Zoning By-law 2009-189 (the “Zoning By-law”) for the subject property to permit the development of the lands and introduce site-specific regulations.
- **Proposal:** The revised proposal seeks to amend the Zoning By-law to permit stacked townhouses, subject to the regulations of *apartments*, and introduce site-specific regulations for minimum non-residential / commercial leasable floor area, increase the minimum residential parking requirements and reduce the non-residential parking requirements. A total 58 dwelling units are proposed with three non-residential units fronting Meadowridge Drive that will be served by at-grade and underground parking.
- **Public Consultation:** The applicant hosted a Public Information Meeting (“PIM”) on May 7, 2025, which was attended by Town staff, the Ward Councillors and two members of the public. PIM meeting minutes are appended to this report as Appendix “E”. The Statutory Public meeting for the Official Plan Amendment, and Zoning By-law Amendment was held on October 20, 2025, and no members of the public attended. One written submission has been received from the public at the time of the writing of this report and is included within Appendix “D”. Their comments noted a lack of non-residential uses, traffic and infrastructure concerns.
- **Timing:** The original Official Plan Amendment and Zoning By-law Amendment applications were submitted and deemed complete on August 22, 2025. The *Planning Act* provides a 120-day timeline for Council to make a decision on these applications (December 20, 2025), failing which the applicant could file an appeal to the Ontario Land Tribunal for non-decision. The applicant withdrew the Official Plan Amendment on November 14, 2025. The applicant could have filed an appeal to the Ontario Land Tribunal for a non-decision; however, they have chosen to collaborate with the Town on advancing the Zoning By-law Amendment.
- **Staff Recommendation:** Staff recommend approval of the Zoning By-law Amendment application (By-law 2026-058), as revised, since the proposal is

consistent with the Provincial Planning Statement, conforms to the Halton Region Official Plan and the North Oakville East Secondary Plan. The application conforms to the Town's policy framework and vision for the Neighbourhood Centre area and contributes to the achievement of complete communities.

BACKGROUND

The Subject Lands were created by a Plan of Subdivision known as Argo Joshua Creek (24T-20002/1308), which was draft approved in 2021, together with a Zoning By-law Amendment for various residential and mixed-uses that implement the North Oakville East Secondary Plan (the "Secondary Plan"). The subdivision was registered on November 17, 2023 by 20M-1270.

Within this registered subdivision, the subject block (1320 Wheat Boom Drive) is the focus of the current application.

The purpose of this report is to provide a recommendation on the proposed Zoning By-law Amendment application for the subject block. The Statutory Public Meeting was held on October 20, 2025. Since the Statutory Public Meeting the applicant worked with staff on revising their proposal to address comments and concerns provided by members of the public, Council and Town staff. The revised proposal provides for two commercial/residential mixed-use buildings at the intersection of a neighbourhood activity node. Therefore, the applicant no longer requires an Official Plan Amendment, and this application has been withdrawn.

Proposal

The applicant has submitted a revised Zoning By-law Amendment application to permit stacked townhouses as a permitted building type, along with site specific parking regulations for residential uses and non-residential/commercial uses. Further the proposal is in accordance with the NOESP and in conformity with the existing Zoning regulations.

The applicant's proposed amendment to Zoning By-law 2009-189, seeks to further modify the previously approved Zoning By-law Amendment (By-law 2021-040), by introducing permissions for the construction of a stacked townhouse built form with additional site-specific development regulations. The following site-specific regulations are proposed to be added to the in-effect zoning:

- Add *Stacked Townhouse* as a permitted building type.
- Provide a minimum commercial floor area.
- Increase residential parking requirements.
- Reduce non-residential parking requirements.

The applicant's revised concept plan is provided in Figure 1, below.

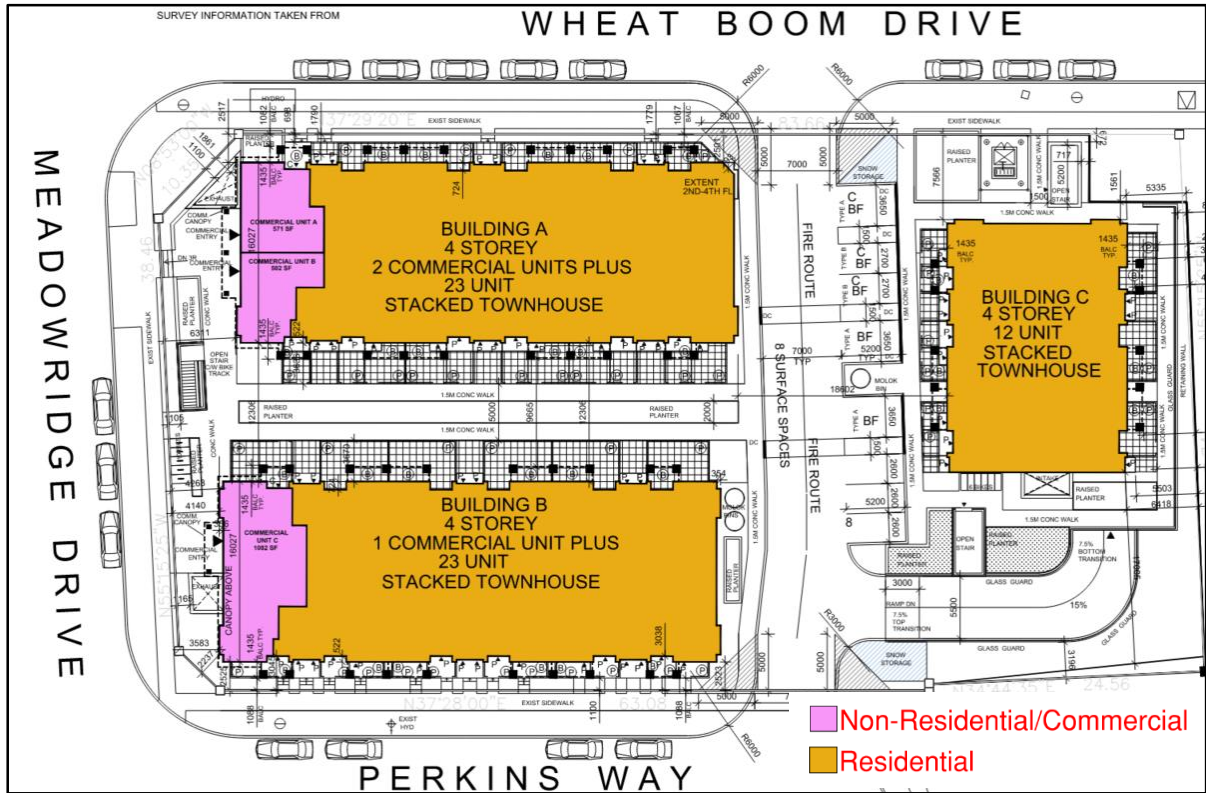


Figure 1: Applicant's Revised Concept Plan

Location and Site Description

The Subject Lands are located on the south side of Wheat Boom Drive, east of Meadowridge Drive and north of Perkins Way, at the south-east corner of the neighbourhood activity node of the Argo Joshua Creek subdivision. The Subject Lands represent the last remaining undeveloped property within the neighbourhood activity node for Neighbourhood 5. The site is approximately 3,217 m² (0.3217 hectares) in size with frontage along Meadowridge Drive, Wheat Boom Drive and Perkins Way. The lands are legally described as Block 297 in Plan 20M-1270, and are municipally known as 1320 Wheat Boom Drive. The site is currently being used as a construction staging area for the ongoing development of the neighbourhood.

An aerial photo of the Subject Lands is provided as Figure 2 below.



Figure 2: Satellite Imagery of subject lands

Surrounding Land Uses

The land uses surrounding the subject land include the following:

North – Detached and townhouse dwellings

East – Natural Heritage System creek block

South and West – Townhouse dwellings

Northwest – Wheat Boom Park and Harvest Oak Public School

PLANNING POLICY AND ANALYSIS

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

- Provincial Planning Statement (2024).
- Halton Region Official Plan (implemented by the Town).
- Oakville Official Plan and North Oakville East Secondary Plan.
- Zoning By-law 2009-189, as amended.

Provincial Planning Statement (2024)

As of October 20, 2024, the new Provincial Planning Statement, 2024 (the “PPS”) came into effect and replaced the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019).

The PPS is intended to promote a policy-led system, which recognizes that there are complex relationships among environmental, economic, and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form. All planning decisions must be consistent with the PPS.

The Subject Lands are located within a settlement area, which is the focus of growth and development, as provided in Section 2.3.1 of the PPS. Additionally, Policy 2.4.3.1 of the PPS directs intensification along existing and planned frequent transit corridors, such as Meadowridge Drive and Wheat Boom Drive. The proposed development provides increased density, a mix of land uses and efficiently uses the infrastructure and public service facilities that are planned or available.

It is staff’s opinion that the proposed Zoning By-law Amendment is consistent with the PPS.

Halton Region Official Plan

As of July 1, 2024 (Bill 185), the responsibility of the Halton Region Official Plan (the “ROP”) rests with the Town of Oakville.

Halton’s planning vision for a healthy community is found in Policy 31(3) stating that a healthy community is physically designed to minimize the stress of daily living and meet the life-long needs of its residents where a full range of housing, social, health and recreational opportunities are present and where mobility is provided primarily through an affordable, convenient, safe and efficient public transportation system.

According to Policy 55.1 of the ROP, Table 2 sets out specific targets for intensification within the Built-Up Area and for the density of Designated Greenfield Areas. Table 2 identifies a minimum intensification target of 19,400 dwelling units, and a minimum density of 70 residents and jobs combined per hectare. The proposed development contributes the overall intensification target and conforms to the minimum density target.

The Subject Lands are designated Urban Area in the ROP.

The Urban Area provides for a wide range of land uses to support and maintain complete communities. The goal of the 'Urban Area' is to, "...*manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity.*" (Policy 72).

One of the objectives of the 'Urban Area' (Policy 72(2)) is to:

"To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy."

The revised proposal implements the goals of the 'Urban Area' and further, satisfies specific policy direction (Policy 72(2)) of the ROP as the revised proposal promotes live-work relationships, fosters a strong and competitive economy and reduces the dependence on personal automobiles for neighbourhood residents to attain goods and services.

Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan, as implemented by the Town.

2020 Servicing Allocation Program – Water and Wastewater

Halton Region has implemented a servicing allocation program that requires proponents of residential development applications to secure servicing allocation from Halton Region through a formal Allocation Agreement.

The Subject Lands are party to the 2020 Regional Allocation Program.

On June 17, 2020, Regional Council passed By-law 34-20, which confirmed the Regional allocation agreement conditions. The requirements have been met and the appropriate financial commitments by all parties are in place.

The existing Holding Provision (H50) on the Subject Lands requires the applicant to demonstrate appropriate servicing allocation is in place and that the applicant provide a Ministry of Environment acknowledgement letter pertaining to a Record of Site Condition (RSC) and Environmental Site Assessment (ESA) for the lands. Both of these requirements have been satisfied and as a result the existing Holding Provision (H50) is being removed from the Subject Lands through the implementing by-law (2026-058).

On this basis, it is staff's opinion that the revised proposal conforms to the Region of Halton Official Plan.

North Oakville East Secondary Plan

Land Use Strategy – Neighbourhood Area

The NOESP provides that each neighbourhood will be developed with a mix of development typologies and land uses (residential, service commercial, public facilities). The Land Use Strategy for *Neighbourhood Areas* provides further policy frameworks for *Neighbourhood Centre Areas*. These areas within neighbourhoods are central locations that are intended to accommodate a range of medium density and mixed-uses, including small-scale commercial or business uses that are within close proximity of most residences. The central location of *Neighbourhood Centre Areas* is intended to serve residents of each neighbourhood to support walkable, and pedestrian-oriented mixed-use or non-residential developments that are within close proximity to most residences.

The revised proposal implements the objectives, intent and vision of the *Neighbourhood Centre Area* policies through the establishment of a transit-supportive and pedestrian-oriented development that prioritizes walking and cycling as the primary mode of transit to serve residents within close proximity to the neighbourhood activity node.

On this basis, it is staff's opinion that the revised proposal implements the Land Use Strategy for *Neighbourhood Centre Areas* within the NOESP, will contribute to the creation of a complete community and will support and, through reduced on-site non-residential parking, will prioritize active transportation (walking and cycling) as the primary mode of transit for future customers from the surrounding neighbourhood.

Land Use Policies

The North Oakville East Secondary Plan, approved by the Ontario Municipal Board in January 2008, was developed to have regard for the 1997 Provincial Policy Statement, and in consideration of the 2006 Growth Plan. Subsequent conformity exercises and amendments have occurred or are underway to be consistent with the in-effect provincial policy framework.

The North Oakville area consists of land located between Dundas Street to the south and Highway 407 to the north, from Ninth Line in the east to Tremaine Road in the west. In 1987, these lands were set for growth through the Halton Urban Structure Plan (HUSP), which assessed growth potential and infrastructure needs across Halton's municipalities, including Oakville. HUSP identified North Oakville as

an area for urban expansion, recognizing the need for careful planning to address the connection between growth and infrastructure.

Following the HUSP recommended regional structure, Oakville conducted a detailed land-use planning process in the 1990s and 2000s. This involved public consultations, technical studies, and policy development, culminating in the creation of the North Oakville East Secondary Plan (NOESP) and the North Oakville West Secondary Plan (NOWSP), both approved by the OMB (now the Ontario Land Tribunal) in 2008 and 2009, respectively. These plans focus on sustainability, promoting a mix of land uses, protecting the natural environment, and implementing a modified grid road system to improve transit that enhances transportation options for transit and pedestrians.

The vision for North Oakville is to establish a compact, urban, pedestrian-friendly and complete community with a mix of uses that sustain a variety of neighbourhoods and employment opportunities. The neighbourhoods will contain walkable streets and central areas that include civic uses, small shops, and services. These nodes will generally be located within close proximity of most residences within the neighbourhood within a central node/intersection of the neighbourhood, as shown in Figure 3 below.

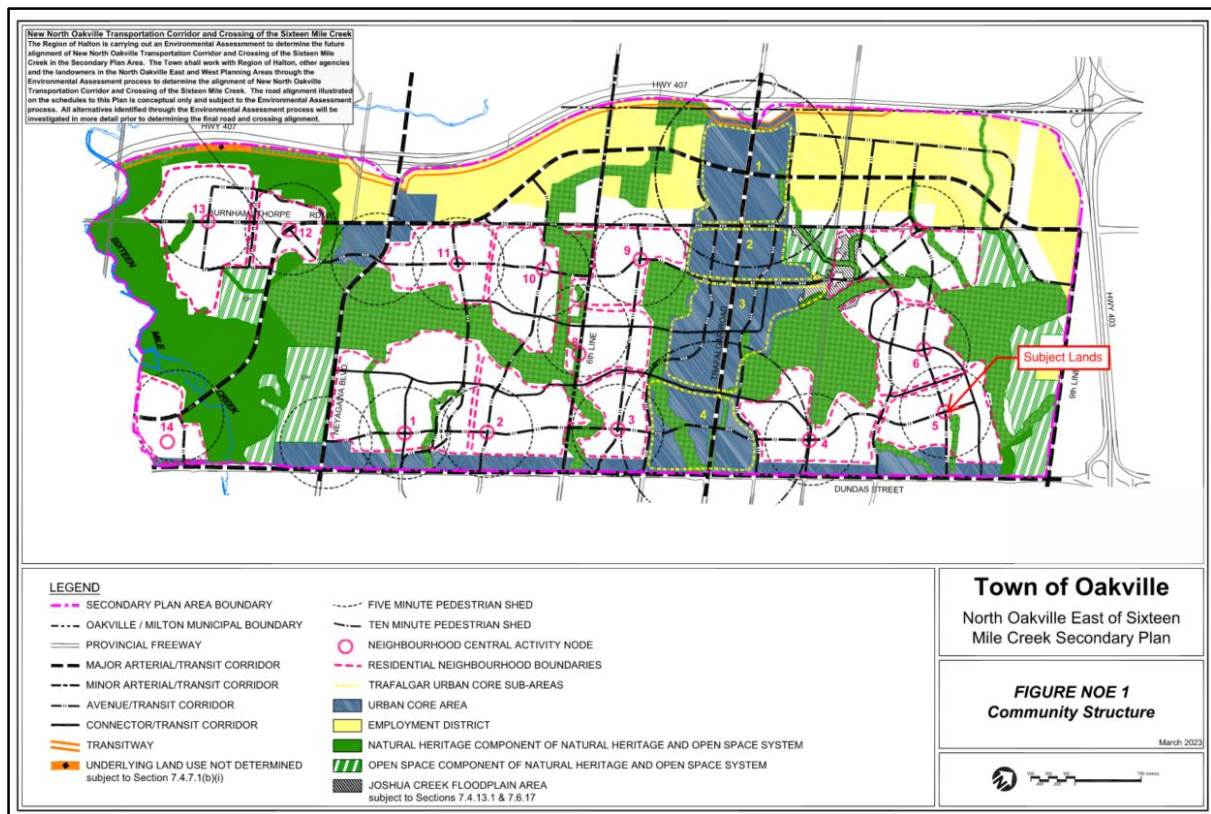


Figure 3: NOE1 Community Structure

OPA 321

In September 2018, Halton Region approved OPA 321 and was subsequently approved at the LPAT in July 2019, with modifications. The effect of OPA 321 is to implement the policy directions focused on areas of concern to be addressed in the short-term through the North Oakville Secondary Plans Review. The Neighbourhood Centre Area policies were updated to enhance clarity, provide opportunities to increase the maximum height and require a minimum of one mixed-use or non-residential building at neighbourhood activity nodes.

The Subject Lands are designated as ‘*Neighbourhood Centre Area*’ and are identified as part of the central activity node that is established to serve residents of Neighbourhood 5.

The NOESP development objectives are referenced in Section 7.2.3, and they include the following, among others:

- *“To create residential communities which complement the existing built form elements that are intended to remain within the community, and incorporate the best community planning and urban design practices available while protecting, enhancing and integrating the area’s natural heritage component of the natural heritage and open space system. (7.2.3.2 a)); and,*
- *To establish overall development densities that equal or exceed the density established by the Halton Urban Structure Plan and which are commensurate with the type and frequency of transit service planned for the area. (7.2.3.2 b)); and,*
- *To minimize travel time, traffic, greenhouse gases, servicing costs and energy costs through a variety of mechanisms, and particularly by providing an efficient land use arrangement and mix of housing forms and tenures. (7.2.3.2 c)); and,*
- *To provide for a variety of residential densities and unit types throughout the planning area, responding to the varied needs of the future population...(7.2.3.2 g)); and,*
- *To promote building design variety that promotes an active, safe pedestrian realm within the streetscape. (7.2.3.4 d)); and,*
- *To create retail and service commercial development that has a strong relationship to streetscapes and major pedestrian ways. (7.2.3.4 h)); and,*

- *To provide for water and wastewater services, together with storm drainage works, reflecting the requirements of the various levels of government and minimizing their impact on the natural environment. (7.2.3.6 a)).”*

The revised proposal provides for a compact, mixed-use development that advances the vision of the neighbourhood activity node by reducing travel time, traffic, and greenhouse gas emissions, while offering residents opportunities to walk or cycle to local service-based uses. It also fosters a closer connection between home and the workplace for local entrepreneurs, helps address a shortage of non-residential uses in North Oakville, and creates a distinctive sense of identity within the community. The proposal seeks to permit stacked townhouse dwellings within the established neighbourhood, which serves to provide greater choice of unit typologies. Additionally, the diversification of residential dwelling unit types provides for a broader range of housing forms to serve the needs of various residents while still complementing the surrounding neighbourhood.

On this basis, it is staff’s opinion that the revised proposal conforms with the development objectives of the NOESP.

Master Plan – Appendix 7.3

The North Oakville Master Plan is intended to assist in providing guidance and coordination of local roads and adjacent land uses for the North Oakville Planning Area. Development applications are reviewed to ensure general coordination and consistency with the intent of the Master Plan. Minor modifications are permitted provided the general intent and direction of the Master Plan are maintained (Section 7.5.2).

The proposed development is informed by, and implements, the NOESP Master Plan, and the goals and objectives of the Neighbourhood Centre Area designation.

North Oakville East Commercial Study

The intent of the *Neighbourhood Centre Areas* is to permit a range of uses that will be focused at a central activity node, including convenience, service-commercial, civic, institutional and live-work functions in buildings at a scale and with a design appropriate to the area. Neighbourhood Centres are not intended to be developed with traditional stand-alone, large-scale commercial developments / buildings. It is on this basis that the NOECS recommends creating a hierarchy of Neighbourhood Activity Nodes between ‘primary’ and ‘secondary’ areas of focus. The Subject Lands would be considered a secondary node, which intends to feature smaller commercial uses located within the interior of neighbourhoods to provide access to a range of convenience retail, locally-oriented services and community-oriented businesses at a walkable scale. The proposal introduces zoning regulations for a

minimum non-residential/commercial Gross Floor Area (GFA), to ensure that the proposal implements the NOESP, as the plan does not provide a minimum requirement.

It is staff's opinion that the revised proposal considers the findings of the NOECS and aligns with the emerging policy direction of 'secondary' nodes that feature small-scale commercial and non-residential uses to serve local neighbourhood residents.

Zoning By-law 2009-189

The North Oakville Zoning By-law sets the zoning standards with the establishment of general regulations and zones reflecting the North Oakville East Secondary Plan and North Oakville West Secondary Plans. Town Council approved the North Oakville Zoning By-law on November 23, 2009. The zone categories were established to align with the designations of the Secondary Plans and their intended functions.

As discussed above, the Subject Lands were zoned H50-NC sp:98 as part of a previous Zoning By-law Amendment (By-law 2021-040) that was submitted alongside a Plan of Subdivision (24T-20002/1308) to enable the development of the lands for office, institutional, commercial, commercial/residential or a mixed-use building, with height regulations in 2021.

Figure 4 below illustrates the existing zoning on the Subject Lands.

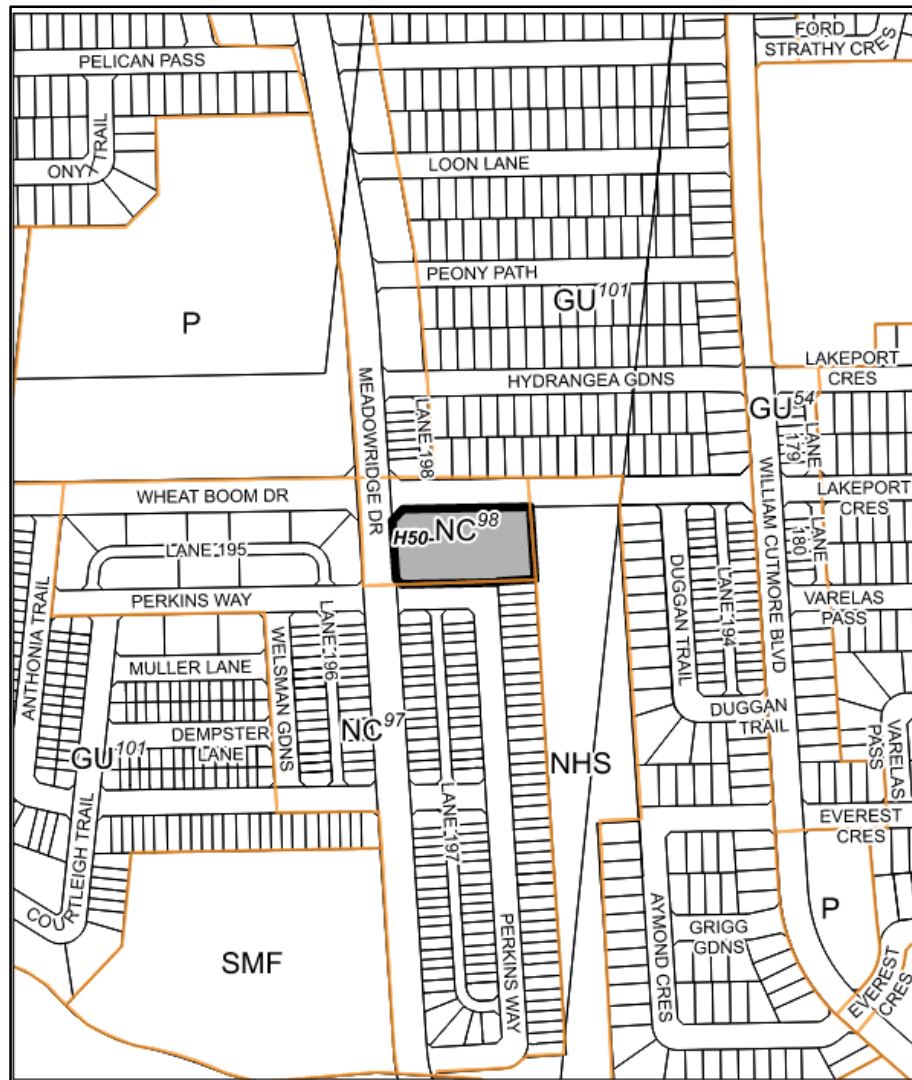


Figure 4: Zoning By-law (2009-189) Excerpt

The *Neighbourhood Centre (NC)* zone permits office, institutional, commercial, commercial/residential and mixed-use buildings along with apartments, triplexes, and various townhouse built forms. The *NC* zone does not permit stacked townhouses, to which the current amending application seeks to allow and will provide for a further diversification in built forms. Additionally, the applicant proposes to amend parking regulations related to both the residential and non-residential uses on the site. Through the review of the application, staff recommends a minimum non-residential / commercial floor area to better implement the goals, objectives and vision of the NOESP.

Additionally, the “H50” holding provision was applied to ensure that appropriate water and wastewater servicing allocation was available, and to ensure that the Ministry of Environment acknowledged Record of Site Condition (RSC) and

Environmental Site Assessment (ESA) have been received were satisfied, prior to the development of the lands. The applicant has demonstrated that the holding provision conditions have been satisfied through this application, and confirmation from the Region of Halton has been provided that the in-effect holding provision is no longer needed. Therefore, the “H50” is proposed to be removed from the Subject Lands through By-law 2026-058.

Proposed Zoning

A Zoning By-law Amendment has been prepared to modify the site-specific zoning of the lands from H50-NC sp:98 to NC sp:98 as shown in Appendix “A” – By-law 2026-058, on Schedule “A”.

The proposed zoning will facilitate the development of the lands to permit 58 dwelling units, including 12 units within a stacked townhouse building. The proposed zoning introduces stacked townhouses as a permitted built form which will provide for a diversity in dwelling units and increase the range of housing options throughout the Town. By-law 2026-058 further introduces minimum requirements for non-residential/commercial uses within the mixed-use buildings fronting Meadowridge Drive. The inclusion of the mixed-use buildings not only meets the intent of the NOESP for neighbourhood activity nodes, but also contributes to providing for a variety of built forms within the neighbourhood.

Table 1 below provides a breakdown of the existing regulations of Special Provision 98 and the modified regulations of Special Provision 98 as proposed in By-law 2026-058.

Table 1 – Changes to Special Provision 98

Zoning Regulation	Existing sp: 98 Regulation	Proposed sp: 98 Regulation
Permitted Building Types	Mixed-use, office, institutional, commercial, commercial/residential	Mixed-use, office, institutional, commercial, commercial/residential, stacked townhouse dwelling
Minimum Height	4 storeys and 13 m	No change
Maximum Height	6 storeys and 20 m	No change
Minimum height of the first storey	4.5 m	Removed
Minimum non-residential/commercial floor area on whole site	N/A	200 square metres

Minimum residential parking requirements	N/A*	1.9 spaces / unit
Minimum non-residential parking requirements	N/A*	1 space / 75 square metres of non-residential GFA

*Section 5 of By-law 2009-189 applies

The minimum height of the first storey regulation is proposed to be removed from special provision 98 as the mixed-use buildings and stacked townhouse built forms are not designed or conducive to providing a first storey height of 4.5 metres. The mixed-use buildings provide for an average first storey height of 3.0 metres, whereas the stacked townhouse building provides for an average first storey height of 2.7 metres. This provision is not required to ensure a mixed-use building or stacked townhouse that is of a high-quality urban design is provided, further it is restrictive to urban design refinements that may be advanced through the future site plan application.

The proposal is subject to the parking regulations under Section 5 of the Zoning By-law. The modifications to parking is discussed later in this report.

The proposed site-specific regulations provide a level of flexibility to adapt the proposal through the future site plan application while providing for specific development regulations.

TECHNICAL & PUBLIC COMMENTS

Planning staff circulated the development application to internal departments and external agencies for a full assessment of the proposal to ensure technical matters have been satisfactorily addressed. The required studies and supporting documentation are accessible on the Town’s website by visiting www.oakville.ca and searching “Z.1308.07” for the rezoning application.

As mentioned in this report, the applicant had originally submitted an Official Plan Amendment application to remove the non-residential requirement for the site. The applicant submitted a Commercial Market Study to justify the requested elimination of non-residential uses from the neighbourhood activity node. A peer review of the applicant’s Commercial Market Study was conducted by Watson & Associates Economists Ltd. on behalf of the Town. The purpose of the peer review was to provide an independent professional analysis of the study and validate the findings.

The peer review by Watson & Associates concluded that:

“Non-residential formats such as live/work units can play a valuable role in activating the site in the short term while supporting longer-term planning

objectives. These formats offer flexibility, accommodate a diverse mix of tenants, and help establish a foundation for future growth. [...] Due to its relatively small size, internal location, and lack of visibility from major corridors, the site is unlikely to support traditional large retail formats or attract anchor tenants. However, these constraints make it well-suited for smaller-scale, community-serving uses that reinforce the role of the site as a neighbourhood activity node.” (Watson & Associates Economists Ltd., 2025).

Through discussions with staff, the applicant withdrew the Official Plan Amendment and now proposes to include 200 square metres of commercial floor area within two mixed-use buildings fronting onto Meadowridge Drive. While staff are satisfied with the proposed inclusion of commercial uses that are consistent with the existing by-law requirements, modifications to the parking standards required further evaluation as discussed in detail below.

Analysis

The Statutory Public Meeting was held on October 20, 2025. The following is an overview of the matters that were identified by staff and Council:

- Consistency with applicable Provincial policy
- Conformity with the Regional Official Plan and North Oakville East Secondary Plan
- Appropriateness of the removal of non-residential/mixed-use requirements from a neighbourhood activity node
- Alignment of the proposal with the findings of the North Oakville East Commercial Study
- Applicant’s Commercial Market Study
- Is the location of at-grade bicycle parking appropriate?
- Are there public realm impacts from buildings?
- What is the visitor parking strategy? Is it unpaid?
- What is the on-street availability for parking?
- What is the proximity of commercial/retail to the Subject Lands?
- Is the snow storage and waste management being appropriately addressed?

The items raised by staff and Council related to the removal of mixed-use have been addressed through the applicant’s withdrawal of their Official Plan Amendment application.

The following is an overview of how the remaining matters identified by Council have been reviewed and addressed.

- Consistency with applicable Provincial Policy/ Regional Official Plan and the North Oakville East Secondary Plan

The proposed development provides for a mixed-use development that activates the central node of the neighbourhood and serves the local area as a place for gathering and social cohesion by providing for a mix of uses, as envisioned by the NOESP. It is staff's opinion that the proposal is consistent with the *Planning Act*, the Provincial Planning Statement, 2024 and conforms to the Region of Halton Official Plan and the North Oakville East Secondary Plan.

- Are there public realm impacts from buildings?

The revised proposal is not expected to result in any adverse effects on the public realm. If approved, refinements to the building façades facing the public realm will be explored to ensure consistency with the Urban Design Guidelines. Additional refinements to the architectural design of the proposed buildings will be considered through the future site plan application.

- Is the location of at-grade bicycle parking appropriate?

The revised proposal exceeds the regulations of the Zoning By-law which requires a minimum of 35 bicycle parking spaces for residents and 12 bicycle parking spaces for visitors. The revised proposal provides for 62 bicycle parking spaces for residents and 16 bicycle parking spaces for visitors. If the application is approved, refinements to the location and details of at-grade bicycle parking will be advanced through the future site plan application.

- What is the visitor parking strategy? Is it unpaid?

The applicant is proposing a parking rate of 1.9 spaces/unit, resulting in a total of 110 parking spaces for residential tenants and visitors which exceeds the minimum requirement in the Zoning By-law (1 space/unit). Further, the applicant is proposing to provide a total of three dedicated parking spaces for the commercial units of Buildings 'A' and 'B'. The Zoning By-law establishes minimum requirements for non-residential parking based on the use of the future tenants, which are presently not known. There has been no indication to staff that the Owner intends to establish paid visitor parking under future conditions. Table 2 below shows the minimum parking requirements of Zoning By-law 2009-189 and the proposed parking rates.

Table 2 – Parking Requirements

Building/Use	Zoning By-law 2009-189 Requirements	Proposed Parking Requirements	Change
<i>Stacked Townhouse</i>	Minimum 1 space/dwelling unit	Minimum 1.9 spaces/dwelling unit	Increase

Apartment*	Maximum 1.25 spaces/dwelling unit + 0.2 spaces/dwelling unit	Minimum 1.9 spaces/dwelling unit	Increase
Commercial residential – combined (mixed-use)	Dependent upon use Typically: 1 space/30 sq. m of leasable floor area	1 space/75 sq. m of leasable floor area	Decrease

*The mixed-use buildings would be subject to the Apartment regulations for parking

- What is the on-street availability for parking?

If the proposal is approved, the availability of on-street parking will be reduced by 2 spaces to accommodate the two new entrances to the site, leaving 15 on-street parking spaces between Wheat Boom Drive, Meadowridge Drive and Perkins Way. Figure 6 below shows the on-street parking plan that was provided as part of the original Plan of Subdivision.

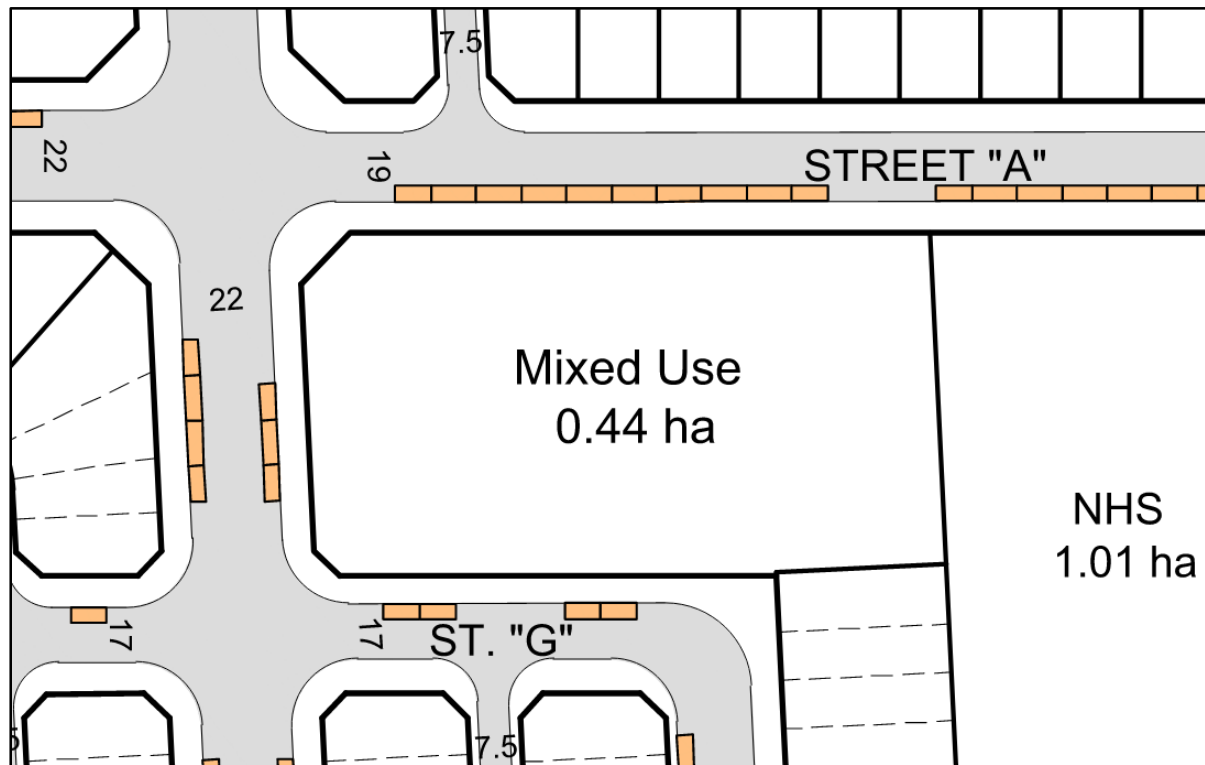


Figure 6: On-street parking plan (Argo Joshua Creek (24T-20002/1308) Plan of Subdivision extract)

- Is the snow storage and waste management being appropriately addressed?

On-site snow storage can be accommodated; however, the specific details will be further refined and confirmed, if this application is approved, through the future site plan application. Under the current proposal, the Region has advised that the

Subject Lands are not eligible for Regional Waste Collection Service and will be serviced by private collection services, managed by the Owner. If this application is approved, this will also be further reviewed as part of a future site plan application. Warning clauses can be included in the future site plan agreement to advise future owners of the private collection arrangement. If the Owner establishes condominium tenure in the future, specific warning clauses related to private waste collection could also be included in the future condominium declaration.

- Appropriateness of the removal of non-residential/mixed-use requirements from a neighbourhood activity node
- Alignment of the proposal with the findings of the North Oakville East Commercial Study
- Applicant's Commercial Market Study
- What is the proximity of commercial/retail to the Subject Lands?

The applicant has revised the proposal and is providing two mixed-use buildings on the subject land to address Council's concerns, in accordance with Policy 7.6.7.1b), which requires a non-residential/mixed-use building to be located at one corner of the intersection of a neighbourhood activity node. As provided in this report, it is staff's opinion that the revised proposal considers the findings of the NOECS and aligns with the emerging policy direction of 'secondary' nodes that feature small-scale commercial and non-residential uses to serve local neighbourhood residents. The Commercial Market Study was peer reviewed by Watson & Associates Economists Ltd. on behalf of the Town which identified deficiencies with the findings of the applicant's Commercial Market Study. Currently, there exists no other non-residential or commercial/retail sites north of Dundas Street East and east of Trafalgar Road. The proposal, if approved, will provide for non-residential / commercial uses within the neighbourhood activity node to serve local residents in a walkable, pedestrian-oriented form.

CONSIDERATIONS

(A) PUBLIC

The applicant held a virtual Public Information Meeting ("PIM") on May 7, 2025, which was attended by two members of the public, Town staff and Ward Councillors. A Statutory Public Meeting was held on October 20, 2025, and no members of the public provided verbal comments during the meeting; however, one written submission was received and is attached as Appendix "D".

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. No objections were raised as a result of the circulations. Additional matters will be evaluated through the site plan application process.

(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 has been reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan. The proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019, as referenced in the Technical Comments section above.

CONCLUSION

Staff has undertaken a thorough analysis of the policy framework and an assessment of the impacts of the proposed Zoning By-law Amendment. Staff recommend approval of the Zoning By-law Amendment application to permit the development of two mixed-use buildings and a stacked townhouse building, providing a total of 58 dwelling units and three commercial units.

Approval of this application will assist in achieving Council's commitment to addressing the housing crisis that requires opportunities for new housing options, where appropriate. The proposed development facilitates Council's goals by allowing the development of the lands in accordance with the policy frameworks of the NOESP, and enabling a diversification of built forms within the *Neighbourhood Centre* area. The proposed amendment will result in intensification that is appropriately integrated into, and compatible with, the existing neighbourhood policy frameworks that influence the development direction for *Neighbourhood Area* lands.

Staff recommend approval of the application and that By-law 2026-058, attached as Appendix "A", be passed as the following requirements have been satisfied:

- The proposed development is consistent with the Provincial Planning Statement and conforms to the Halton Region Official Plan, as implemented by the Town, and the North Oakville East Secondary Plan.
- A full circulation has been undertaken and there are no outstanding planning issues to be resolved.
- Comments from the public and Council have been appropriately addressed.

APPENDICES

Appendix “A” – By-law 2026-058

Appendix “B” – Applicant’s Revised Concept Plan

Appendix “C” – Applicant’s Revised Conceptual Elevation Plan

Appendix “D” – Public Comments

Appendix “E” – Public Information Meeting (PIM) Minutes

Appendix “F” – Policy Excerpts

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