



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: FEBRUARY 13, 2017

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**FROM:** Planning Services Department

**DATE:** January 23, 2017

**SUBJECT: Public Meeting Report  
Zoning By-law Amendment  
Oakville Urban Core Developments  
Z.1310.13**

**LOCATION:** 1005 Dundas Street East and 3033 Eighth Line

**WARD:** 6

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### **RECOMMENDATION:**

That comments from the public with respect to the Zoning By-law Amendment application by Oakville Urban Core Developments (File Z. 1310.13), be received.

### **KEY FACTS:**

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

- This report provides information about a proposed Zoning By-law Amendment submitted by Oakville Urban Core Developments, received on November 2, 2016 and deemed complete on November 10, 2016.
- The intent of the application is to permit an eight storey building with 255 residential units and 20 three storey townhouse dwellings.
- The application has been circulated to internal departments and public agencies for review and comment.
- Regional water and waste water servicing is currently not available for this site. The next allocation program is intended to commence in 2018.
- A Public Information Meeting was held on January 10, 2017 and 7 residents of the area attended the meeting.

### **BACKGROUND:**

The purpose of this report is to introduce the planning application in conjunction with the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification and identify matters to be considered. The report is to be received and no recommendations on the application 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.

Proposal

The applicant seeks an amendment to the Zoning By-law to permit the lands to be developed for an eight storey residential building, containing 255 units, as well as 20 three storey townhouse dwellings. Parking is proposed to be underground primarily with 340 spaces accommodated on one underground parking level, and 40 surface parking spaces provided.

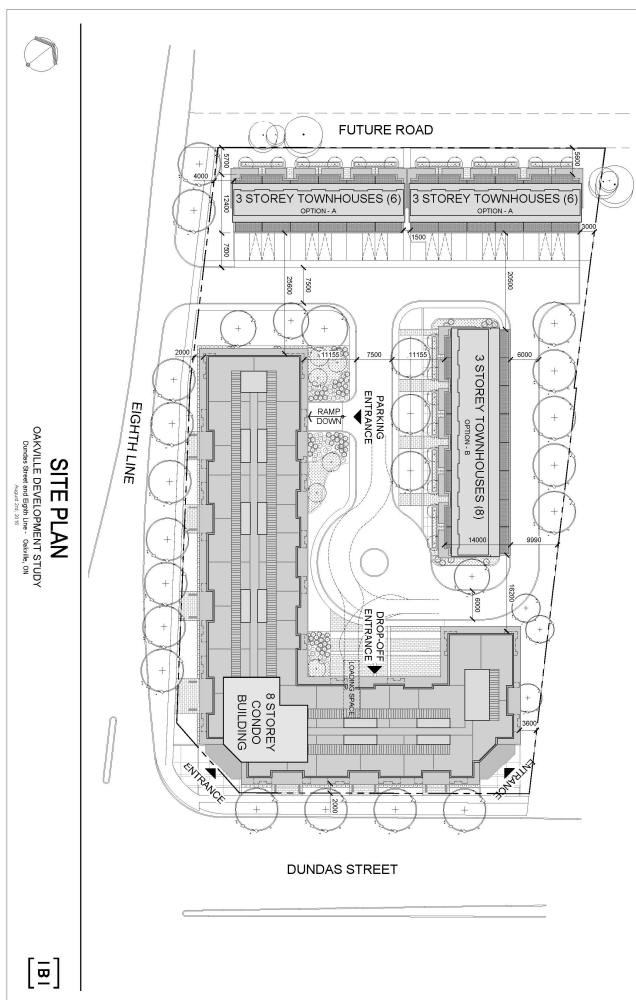


Figure 1: Conceptual Site Plan

Location

The subject site is approximately 1.09 hectares and is located at the northeast corner of the Dundas Street East and Eighth Line intersection.



Figure 2: Aerial Photograph of subject land

Site Description

The subject lands contain two properties. The property located at 1005 Dundas Street East is vacant while there is a detached residential dwelling located on 3033 Eighth Line.

Surrounding Land Uses

The area surrounding the site includes:  
 North: Two storey detached residential dwellings  
 East: Vacant  
 South: Dundas Street East and further south there are two storey detached dwellings

West: Eighth Line and futhre west is a registered plan of subdivision (Shieldbay Developments) consisting of a school, park, detached, semi detached, townhouse dwellings as well as mixed use development along Dundas Street.

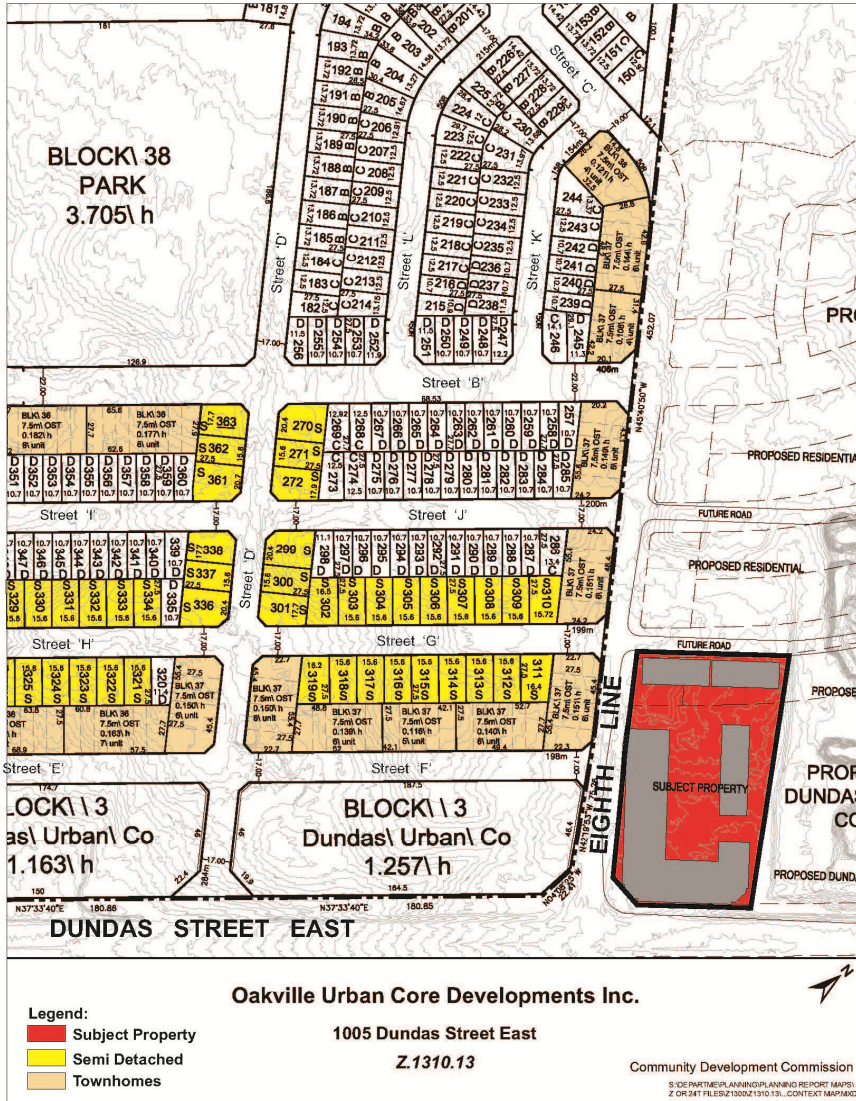


Figure 3: Surrounding Context Plan

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## POLICY FRAMEWORK

The applications are subject to the following policy framework: the Provincial Policy Statement (PPS 2014), the Growth Plan for the Greater Golden Horseshoe (2006), the Halton Region Official Plan, and the NOWSP/NOESP and Zoning By-law.

### Provincial Policy Statement

The Provincial Policy Statement is intended to promote a policy led system, which recognises 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.

On February 24, 2014, the Ministry of Municipal Affairs and Housing issued a new Provincial Policy Statement (PPS) 2014 under Section 3 of the *Planning Act*. The new PPS replaces the 2005 statement and is effective April 30, 2014.

The subject application is consistent with the new PPS.

### Growth Plan for the Greater Golden Horseshoe

In 2006, the Growth Plan was approved and provides a framework for implementing the Province's vision for building stronger, prosperous communities by better managing growth. The Plan directs growth to built-up areas through intensification where development proposals can efficiently use existing transportation and servicing infrastructure.

### Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site specific and policy specific matters unrelated to this application.

The lands are designated "Urban Area" according to the Region's Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". The range of permitted uses and the creation of new lots in the Urban

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Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan.

North Oakville East Secondary Plan (NOESP)

In 2008, the North Oakville East Secondary Plan was approved through OPA 272. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan. It is recognized that while the Growth Plan for the Greater Golden Horseshoe, 2006 was not legally applicable to the North Oakville East Secondary Plan, it was reviewed as part of the preparation of the Plan.

The development of the North Oakville community is premised on a sustainable, design-first philosophy which promotes the protection of the natural environment, mixed use development, and a modified grid road system that enhances transportation options for transit and pedestrians.

Figure NOE2 of the NOESP designates the southern part of the subject property as Dundas Urban Core and the northerly portion as Neighbourhood Centre Area.

Table 1 of the NOESP provides a ratio for the distribution of land uses throughout the various neighbourhoods. The subject property is located in neighbourhood 4 as follows:

<b>Neighbourhood Land Use Category Requirements</b>			
Neighbourhood	Neighbourhood Centre Area	General Urban Area	Sub-urban Area
4	15%	57%	28%

Figure NOE4 identifies Dundas Street East as a Major Arterial/Transit Corridor, Bus Corridor. Eighth Line is designated as a connector transit corridor.

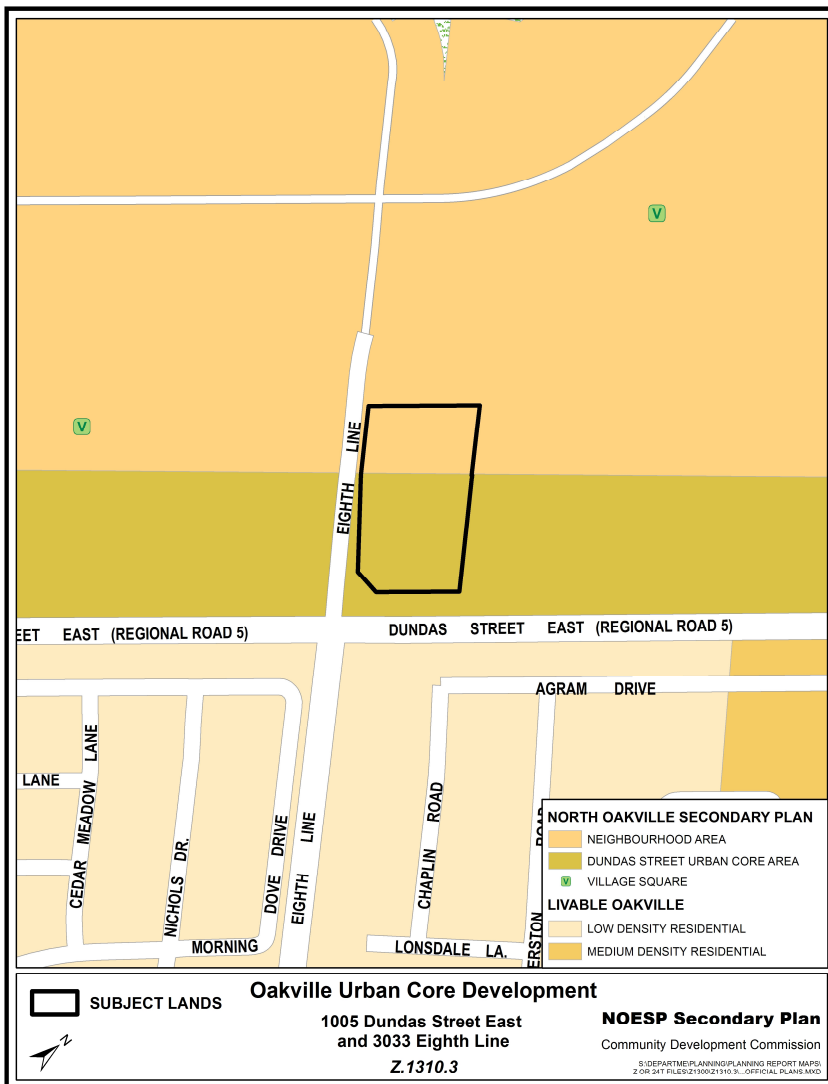


Figure 4: North Oakville East Secondary Plan Excerpt

The North Oakville Master Plan, identified in Appendix 7.3 of the NOESP illustrates the conceptual design for the North Oakville East Planning area. Development applications are reviewed in the context of the Master Plan in order to ensure the coordination of adjacent developments. Minor variations from the Master Plan may be considered so long as the general intent and direction of the Master Plan is maintained.

A number of Implementation Guidelines were approved by Council in November 2009 in accordance with Section 7.10.1 of the Secondary Plan. These Guidelines relate to such matters as Urban Design, Sustainability, and Cycling Facilities, among

others. The proposal will be reviewed in the context of these documents and evaluated in the future recommendation report.

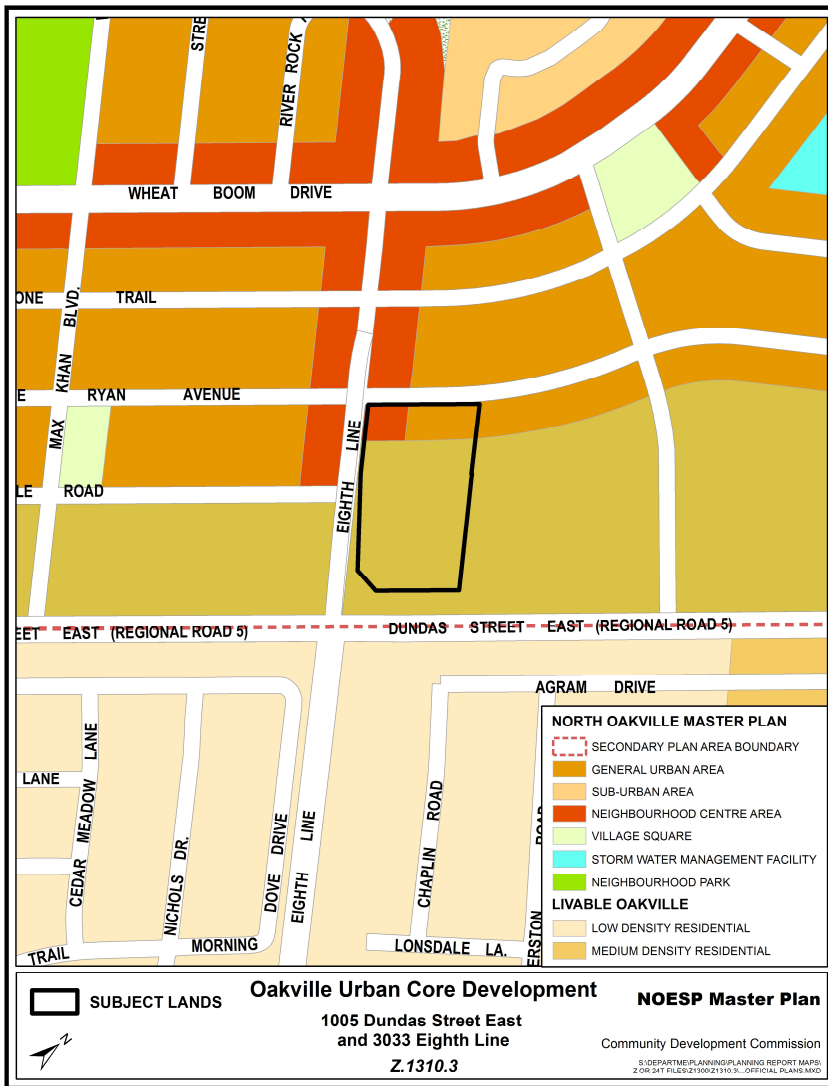


Figure 5: North Oakville Master Plan

North Oakville Zoning By-law

The North Oakville Zoning By-law sets the zoning standards with the establishment of general regulations and zones reflecting the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law (By-law 2009-189) on November 23, 2009. The subject property is zoned Existing Development (ED), and like most lands within North Oakville, a Zoning By-law Amendment is necessary to implement the proposal in accordance with the NOESP land use designations.



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The applicant has submitted a draft version of a site specific zoning amendment based on the Town's North Oakville Zoning By-law.

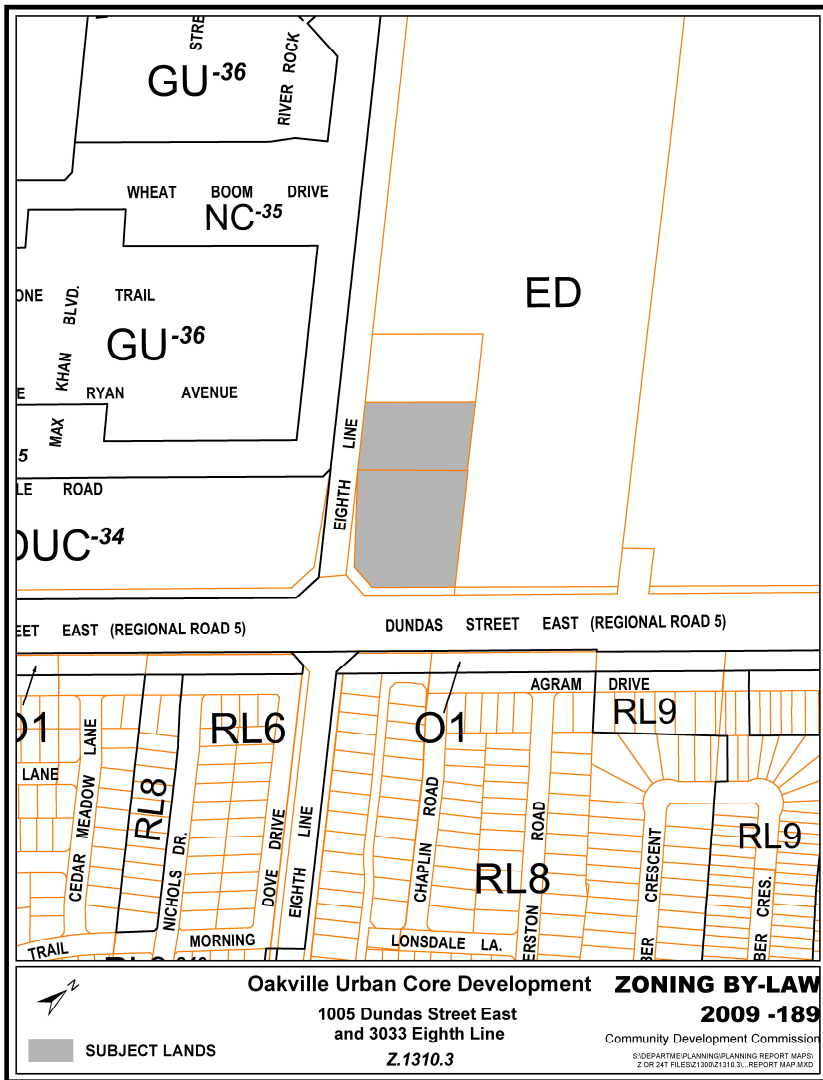


Figure 6: Zoning By-law Excerpt

Proposed Zoning By-law Amendment

A site specific Zoning By-law is required to implement the North Oakville East Secondary Plan and would establish regulations intended to permit the development of the mid-rise residential building and townhouse proposal. A detailed planning review of the merits of the proposed policy and regulation modifications will be provided as part of the future recommendation report.

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**COMMENT/OPTIONS:**

The proponent has provided the following plans and studies in support of the application which have been circulated to various public agencies and internal Town departments, and which are under review.

- Legal survey
- Conceptual site plan and elevations
- Planning Justification Report
- Urban Design Brief
- Functional servicing and stormwater management report
- Environmental Implementation Report
- Phase 1 Environmental Site Assessment
- Transportation Impact Study
- Stage 1 Archeological Background Study
- Noise Feasibility Study
- North Oakville Sustainable Development Checklist

The materials to support the application can be found on the Town's website at <http://www.oakville.ca/business/da-13641.html>.

**Matters to be considered**

A complete analysis of the application will be undertaken and includes a review of the following matters, which have been identified to date:

- Confirmed member of the North Oakville East Developers Group and become a party to the Cost Sharing Agreement.
- Conformity with NOESP
- Housing mix
- Urban Design
- Proposed built form and densities within the Neighbourhood Centre and Dundas Urban Core Areas
- Servicing allocation
- Transportation impacts to Eighth Line south of Dundas (i.e. transit route and traffic)
- Overlook and privacy concerns of the residents to the south of Dundas Street East.

Comments received from the public at the January 10, 2017 Public Information Meeting and the February 13, 2017 public meeting will be considered and included in a forthcoming recommendation report.

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## **CONCLUSION**

Planning staff will continue to review and analyze the proposed applications and address all technical matters, if any, along with submitted public comments, and report to Council at a future meeting. 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**

A Public Information Meeting (PIM) was held on January 10, 2017, which was attended by 7 members of the public.

Comments received at the February 13, 2017, statutory Public Meeting will be included in the future recommendation report.

### **(B) FINANCIAL**

None arising from this report.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The application is currently in circulation to internal departments and public agencies for comments. The details of these comments will be included in the future Planning Services recommendation report for Council's consideration.

### **(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

### **(E) COMMUNITY SUSTAINABILITY**

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan.

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