

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: FEBRUARY 11, 2019

---

**FROM:** Planning Services Department

**DATE:** January 21, 2019

**SUBJECT:** Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325

**LOCATION:** North of Dundas Street, East of Third Line

**WARD:** 7

Page 1

---

#### RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated January 21, 2019, be received.
2. That comments from the public with respect to the Zoning By-law Amendment and Plan of Subdivision application by Oakville Green Development Inc. (File No. Z.1325.07, 24T18006/1325), be received.
3. That staff consider such comments as may be provided by Council.

#### KEY FACTS:

A Zoning By-law Amendment application was submitted which proposes to permit four 15 storey buildings inclusive of a hotel and conference centre, medical office, retirement home and an employment use building with ground floor retail and 3,014 underground parking spaces using mechanical parking stackers. Cumulative floor area proposed is approximately 92,903 m<sup>2</sup> (1,000,000 ft<sup>2</sup>). In addition, a future development block is proposed at the southeast corner of Third Line and William Halton to permit additional floor area and employment land uses (hereinafter the 'future development block').

The proposed draft plan of subdivision proposes to divide a 4.98 ha portion of a 11.57 ha land holding into three blocks, reshape the Glen Oak Stormwater Management Pond, and provide one new public road extending from the Hospital

From: Planning Services Department  
Date: January 21, 2019  
Subject: **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325**

entrance along Third Line through the site to William Halton Parkway and one internal private road using a woonerf<sup>1</sup> style roadway.

The application(s) were submitted on December 3<sup>rd</sup>, 2018 and the *Planning Act* timeframe to review is the Zoning By-law Amendment application is 150 days (May 1<sup>st</sup>, 2019) and 180 days for the proposed plan of subdivision (June 1<sup>st</sup>, 2019).

The subject lands are designated Employment District and zoned Existing Development by the North Oakville West Secondary Plan ('NOWSP') and Zoning By-law 2009-189. The primary focus of the Employment District designation is to protect for, and establish a range of development opportunities for employment generating industrial, office and service employment uses (policy 8.6.5.1). However, as outlined in more detail in this report, the NOWSP also provides special policies for the Health Oriented Mixed Use Node ('HOMUN'), within the Employment District designation, which includes restrictions for certain employment uses as well as permissions for other land uses.

In accordance with Section 8.10.2 of the NOWSP, the Plan is to be implemented by appropriate amendments to the town's Zoning By-law in accordance with the policies of the NOWSP and Part F, Section 1.3 of the Official Plan. This implements the NOWSP by enabling the detailed review and assessment of environmental and other studies required by the NOWSP, on a site-specific basis.

## **BACKGROUND:**

The NOWSP was adopted by Council on May 25<sup>th</sup>, 2009 and in recognition and in support of the new hospital, provides for a HOMUN at Third Line and Dundas Street West. On May 11, 2015, Council endorsed the principles set out in the HOMUN staff report that are to guide the review and evaluation of applications to implement a HOMUN, as contemplated in the NOWSP:

*That Council endorses the principles set out in the report, that guide the review and evaluation of applications to implement a Health Oriented Mixed Use Node as contemplated in the North Oakville West Secondary Plan;*

On September 18<sup>th</sup>, 2015 an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application was submitted in support of a proposed Health Science & Technology District on the full extent of the Oakville Green Development Inc. land holding which is generally bound by Third Line, William Halton Parkway Dundas Street and the natural heritage to the east. The development applications, at that time, included a residential component within the

---

<sup>1</sup> Woonerf: Dutch for "living street", and refers to a new way of designing streets to be people-friendly open spaces.

From: Planning Services Department

Date: January 21, 2019

Subject: Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325

Page 3

HOMUN. A Regional Official Plan Amendment application was also submitted concurrently in support of the proposal.

In order to implement the May 11<sup>th</sup>, 2015 Council endorsed principles, Region and Town staff developed a series of metrics which are detailed in a report dated July 25<sup>th</sup>, 2016. In addition, Regional and Town Staff held a number of technical meetings with the applicant and also worked with the applicant to develop a work plan, in accordance with Council endorsed principles, to guide the required study updates and review of the subject application

On July 25<sup>th</sup>, 2016 Council endorsed the following approach set out in report PD-16-565 with respect to:

*A land use ratio of at least 3 primary jobs to up to 1 secondary job to not more than 1 resident (3.1.1) be applied to achieve primacy of employment uses.*

*Secondary jobs and number of residential units be limited by the application of the 3:1:1 land use ratio.*

*A range of employment GFA of 0.35 FSI - 3.0 FSI, as permitted in the North Oakville West Secondary Plan.*

*Cash-in-lieu of parkland at a rate of 1 hectare per 500 units based on the provisions of Bill 73 be required.*

*That independent peer reviews of the Traffic Impact Study and Financial Impact Study be undertaken at the applicant's expense*

The development applications originally submitted on September 18<sup>th</sup>, 2015 were withdrawn by the applicant on November 26<sup>th</sup>, 2018. Since the foregoing Council endorsed objectives, principles and approach were drafted in the context of this larger mixed use development, they will not be strictly applied to the subject development application which is proposed to be comprised of employment land use permitted by the Health Oriented Mixed Use Node policies of the North Oakville West Secondary Plan.

## **Proposal**

A Zoning By-Law Amendment application was submitted which proposes to permit phase 1 of a health science & technology district which consists of four 15 storey buildings inclusive of a hotel and conference centre, medical office, retirement home and an employment use building with ground floor retail and 3,014 underground

From: Planning Services Department  
 Date: January 21, 2019  
 Subject: **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325**

parking spaces using a mechanical parking stackers (hereinafter 'the phase 1 development'). Cumulative floor area proposed is approximately 92,903 m<sup>2</sup> (1,000,000 ft<sup>2</sup>). In addition, the future development block located at the southeast corner of Third Line and William Halton is proposed to be created and zoned to permit additional floor area and employment land uses.

The proposed draft plan of subdivision proposes to divide the land into three blocks, reshape the Glen Oak Stormwater Management Pond, and provide one new public road extending from the Hospital entrance along Third Line through the site to William Halton Parkway and one internal private road.

The submission materials are available on the town's website at: <https://www.oakville.ca/business/da-31481.html>

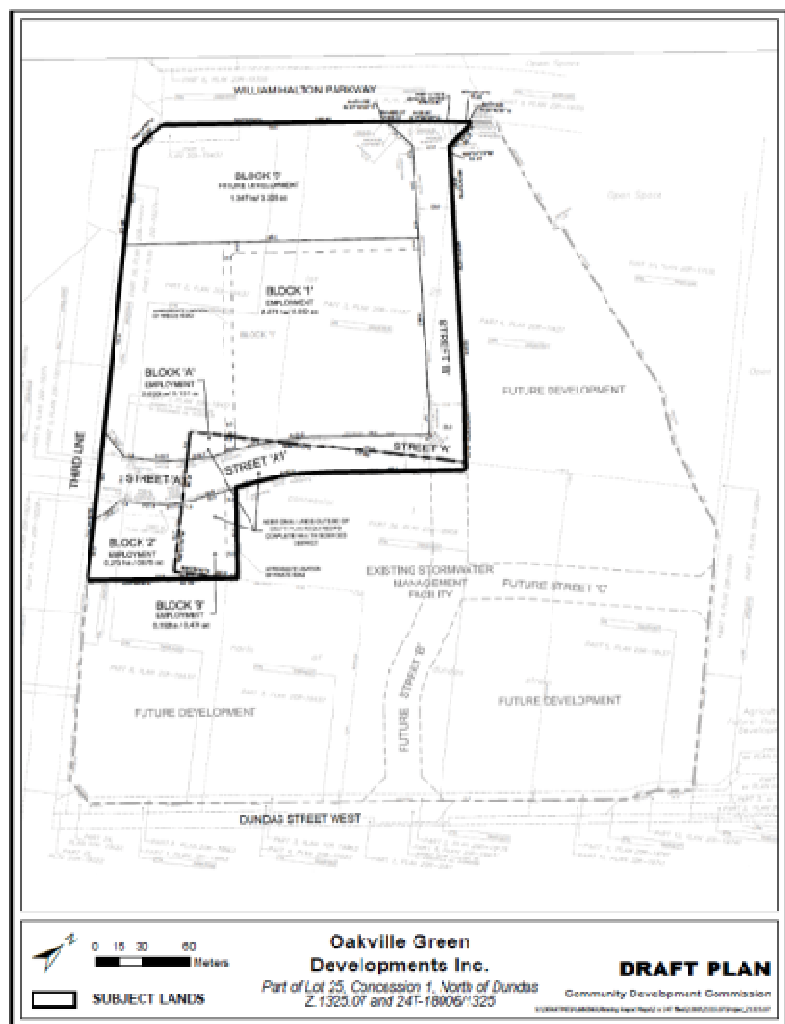


Figure 1: Draft Plan

From: Planning Services Department

Date: January 21, 2019

Subject: **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325**

Page 5

## Location & Site Description

The subject lands, comprised of the proposed phase 1 development and the future development block, consists of a smaller part of a larger land holding located north of Dundas Street West, East of Third Line immediately east of the Oakville-Trafalgar Memorial Hospital. The subject lands are 5.231 ha (12.93 acres) in size and include part of the Glen Oak Stormwater Management Pond (owned by the Town). The subject lands have approximately 280 m of frontage on Third Line and 140 m along William Halton Parkway. The site is currently vacant, aside from the existing Glen Oak Stormwater Management Pond.

## Surrounding Land Uses

The surrounding land uses are as follows:

North: vacant employment lands (zoned for district energy)

East: vacant employment lands, natural heritage system then residential neighbourhood 12

South: vacant employment lands, residential / commercial

West: Oakville-Trafalgar Memorial Hospital

## PLANNING POLICY & ANALYSIS

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

- Provincial Policy Statement (2014)
- 2017 Growth Plan for the Greater Golden Horseshoe
- Halton Region Official Plan
- North Oakville West Secondary Plan
- North Oakville Mixed Use Node
- Zoning By-law 2009-189

In addition to the following, the extracts of the pertinent sections of the foregoing policy documents can be found in Appendix C – Planning Policy Extracts.

## Zoning By-law 2009-189

The subject lands, comprised of the proposed phase 1 development and future development block, are zoned Existing Development – ED. The applicant has applied to rezone the subject lands to a proposed Health Sciences and Technology Core ('HSTC') zone which would permit a range of uses including the following:

**primary employment uses:** business office, light industrial, light manufacturing, research & development and medical office.

From: Planning Services Department

Date: January 21, 2019

Subject: **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325**

Page 6

**supportive employment uses:** nursing home / retirement home, long term care facility, hotel, retail store, convenience store, café, commercial fitness center, place of amusement, personal services shop, service commercial establishment, commercial parking garage, financial institution, restaurant, daycare centre and community centre.

**other uses:** public and private park

The proposed performance standards include 0.0 m yards (front, flankage, interior side and rear yard), Floor Space Index ('FSI') between 0.35 - 3.0, building height between 2-15 storeys, maximum podium height of 9 storeys, permissions for automated parking system, minimum 12.0 m separation distance between employment towers, and maximum floor plate size above 5 storeys of 3,400 m<sup>2</sup>.

The draft zoning by-law amendment submitted by the applicant may be viewed in the Planning Services Department, 2nd floor Town Hall, during regular business hours (8:30am-4:30pm), or on the Town of Oakville website at <https://www.oakville.ca/business/da-31481.html>.

## TECHNICAL & PUBLIC COMMENTS

The proponent has provided numerous studies in support of the application which have been circulated to various public agencies and internal town departments, and which are under review. The following studies and supporting documentation are also accessible on the town's website at <https://www.oakville.ca/business/da-31481.html>:

- Plan of Survey
- Draft Plan of Subdivision
- Phase 1 Environmental Site Assessment
- Urban Design Brief
- Minutes of Applicant-Initiated Public Information Meeting
- Concept / Architectural Plans
- Planning Justification Report
- Shadow Impact Analysis
- Draft Zoning By-law Amendment
- Preliminary Landscape Concept
- Canopy Cover Plan
- Functional Servicing Study
- Stormwater Management Report
- Environmental Implementation Report

From: Planning Services Department

Date: January 21, 2019

Subject: **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325**

Page 7

- Hydrogeological Assessment Report
- Engineering Plans
- Limit of Natural Features Plan
- Seniors Living D-6 Land Use Compatibility Assessment
- Transportation Impact Study
- Stage 1-3 Archaeological Assessment

## **Issues Under Review / Matters to be Considered**

### **i. consistency / conformity with applicable Provincial, Regional and town policy including:**

- whether the subject lands form part of (or are outside) of the health oriented mixed use node identified by the NOWSP / whether the proposed range of land uses are appropriate for within or adjacent to the node, as the case may be;
- whether the proposed density and built form of development supports the urban structure of the town and is appropriate given the surrounding context;
- whether the proposed nursing / retirement homes land use is appropriate within an employment area, given the surrounding context;
- Limitations on the amount of retail / commercial land uses to ensure such uses are clearly accessory to primary employment land use; and,
- Whether the future development block should be zoned at this time in absence of transportation impact, urban design and site servicing being addressed in the supporting studies.

### **ii. Suitability of land for intended use including:**

- environmental suitability of lands for proposed use (sensitive land use / contamination);
- archaeological (whether such matters have been appropriately investigated, identified and protected); and,
- natural heritage system (protection of natural features, including stormwater management and Provincially significant wetlands).

### **iii. Impact/integration of the proposed development on adjoining properties including:**

- transportation impact to adjacent roadways and intersections, the hospital and the surrounding area;
- consistency of phase 1 development with overall area design plan, including layout and connectivity of roadways, servicing, and future development considerations;
- extension of associated infrastructure supporting the orderly progression of development, as appropriate;

From: Planning Services Department

Date: January 21, 2019

Subject: **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325**

Page 8

- adequacy of proposed sanitary, water and stormwater management servicing and consistency with applicable engineering standards;
- Ability of the reconfigured Glen Oak Stormwater Management Pond to adequately service future development provided in the area servicing plan consistent with Provincial and local standards; and,
- pedestrian circulation and integration with larger network.

**iv. urban design and function of site including:**

- built form, massing, building setbacks, overall design and appropriate zoning performance standards;
- conceptual shadow impact in relation to existing and future development;
- consideration of active at-grade uses to provide safety, animation and attractive building façades;
- review of the proposed automated parking system and proposed zoning performance standards;
- review of proposed connection between underground parking structures beneath public road and related infrastructure.
- Provision of publicly accessible private open space and other private open space in an urban context.

The implementation of the proposed development would require the acquisition and reconfiguration of part of the Glen Oak Stormwater Management Pond. While there have been some discussions at the staff level with respect to a possible land exchange to facilitate the development, staff are not seeking endorsement of any real estate transactions at this time. Details with respect to the land exchange being proposed by Oakville Green, the proposed reconfiguration of the Glen Oak Stormwater Management Pond, and the underground connection between parking structures, as well as financial and other considerations will be presented as part of the recommendation report for this development application. Consideration of this application should not be construed as a commitment by Council to future real estate transactions.

In addition, comments received at this public meeting will be considered and included in a forthcoming recommendation report.

**CONSIDERATIONS:**

**(A) PUBLIC**

Notice for this meeting was distributed to all properties within 120 m of the subject property and included on the sign posted on the site.



From: Planning Services Department

Date: January 21, 2019

Subject: **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Oakville Green Development Inc., Part of Lot 25, Concession 1, NDS, File No. Z.1325.07, 24T-18006/1325**

Page 9

**(B) FINANCIAL**

None as part of this report.

**(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) 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.

**APPENDICES:**

A – Official Plan extract

B – Zoning By-law extract

C – Planning Policy Extracts

Prepared by:

Paul Barrette, MCIP, RPP

Senior Planner

Current Planning – West District

Recommended by:

Charles McConnell, MCIP, RPP

Manager

Current Planning – West District

Submitted by:

Mark H. Simeoni, MCIP, RPP

Director, Planning Services