

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 20, 2017

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**FROM:** Planning Services Department

**DATE:** February 27, 2017

**SUBJECT:** Public Meeting Report, Proposed Zoning By-law Amendment & Draft Plan of Subdivision, Graydon Banning Limited, File No. Z. 1324.05 and 24T-15006/1324, north side of Dundas Street West across from Proudfoot Trail

**LOCATION:** North side of Dundas Street West across from Proudfoot Trail

**WARD:** 4 Page 1

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#### RECOMMENDATION:

1. That comments from the public with respect to the Zoning By-law Amendment and Draft Plan of Subdivision application by Graydon Banning Limited (File Z.1324.05, 24T-15006/1324), be received; and
2. That notice of Council's decision reflect that any comments received from the public will be appropriately addressed.

#### KEY FACTS:

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

- This report presents information with respect to a Zoning By-law Amendment and Draft Plan of Subdivision submitted by Mattamy Homes for its Graydon Banning property.
- The application proposes the creation of 331 residential units, as well as blocks for employment uses, natural heritage system, village squares and a stormwater management pond.
- The applications were deemed complete on November 19, 2015.
- A Public Information Meeting (PIM) was held on February 7, 2017. Three (3) members of the public were in attendance. No concerns were raised.
- The public meeting being held March 20, 2017 satisfies legislative requirements and allows the town to receive input from the public regarding the proposed development.

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- The proposed Zoning By-law Amendment is intended to conform with, and implement, both the objectives and policies of the North Oakville East and West Secondary Plans.

## 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 approval of a Zoning By-law Amendment and Draft Plan of Subdivision to permit the creation of 331 residential units (detached and townhouses), as well as blocks for employment uses, natural heritage system, village squares and a stormwater management pond, as shown in Appendix B. Proposed residential built form includes detached dwellings.

The following chart provides an overview of the allocation of uses and sizes:

<b>Draft Plan Feature</b>	<b>Number of Units</b>	<b>Area (Ha)</b>
Neighbourhood Centre	127	4.24
General Urban	204	9.27
Village Square	-	0.28
SWM pond	-	1.48
Open Space	-	0.07
0.3 m Reserve	-	0.00
Residential Reserve	-	0.25
NHS	-	13.65
Dundas Urban Core	-	0.09
Employment Lands	-	0.62
Roads	-	5.13
<b>TOTAL</b>	<b>331</b>	<b>35.08</b>

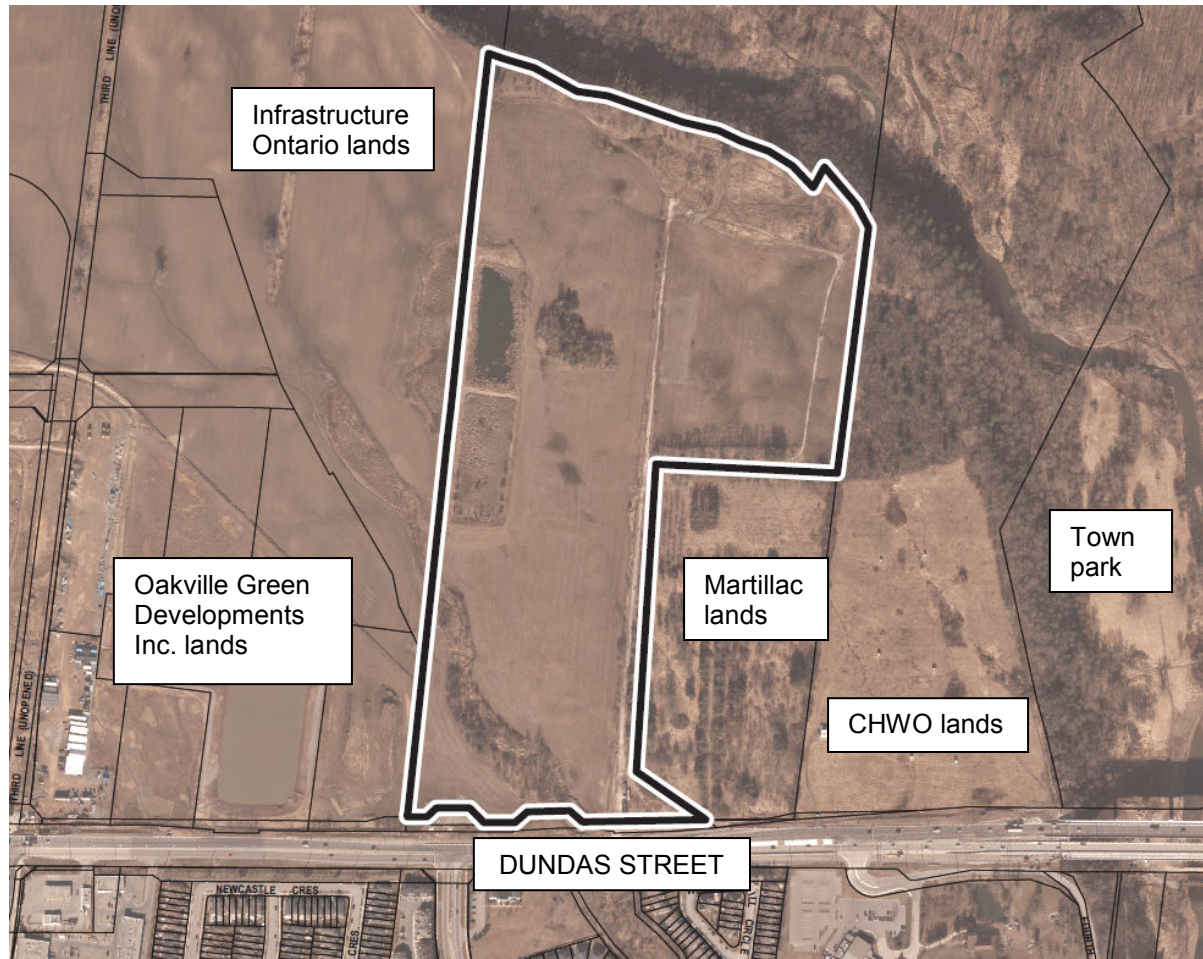
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### Location and Site Description

The vacant subject lands, being 35 hectares in size, are located immediately north of the intersection of Proudfoot Trail and Dundas Street West. The legal description of the lands is Part of Lots 24 and 25, Concession 1, N.D.S.



**Figure 1 – Location & Surrounding Land Uses**

### Surrounding Land Uses

The surrounding land uses are as follows:

- South: Residential
- West: Vacant – redevelopment proposal submitted
- North: 16 Mile Creek valley
- East: Vacant

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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 North Oakville East Secondary Plan 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.

### 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

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Urban 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

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board in 2008 through OPA 272.

Figure NOE2 of the NOESP designates the subject property as *Neighbourhood Area and Natural Heritage System Area*. An Avenue/Transit Corridor and William Halton Parkway traverse the property. This site is contained within Neighbourhood 14 of the NOESP.

The North Oakville Master Plan, identified in Appendix 7.3 of the NOESP illustrates the conceptual design for the North Oakville East planning area. The North Oakville Master Plan designates the subject property as Stormwater Management Facility, General Urban, Neighbourhood Centre Area, High Density Residential Area and Natural Heritage System Area. Development applications are reviewed in the context of the Master Plan in order to evaluate consistency. Minor variations from the Master Plan may be considered, provided the general intent and direction of the Master Plan is maintained.

Section 7.6.7(b), Neighborhood Area, also provides further direction for the development of Neighbourhood 14 as follows.

*“The land use categories, High Density Residential, Neighbourhood Centre and General Urban, shall be represented in Neighbourhood 14 such that development results in a total number of units and population equal to or greater than 800 units and a population of approximately 2,000”.*

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, Transit, Sustainability, and Cycling Facilities, among others. The proposal will be reviewed in the context of these documents and evaluated in the future recommendation report.

#### North Oakville West Secondary Plan

The North Oakville West Secondary Plan (NOWSP) was approved, as it applies to this property, on May 25, 2009.

Figure NOW 2 of this Plan designates the lower southwest corner of the property as Employment District and Natural Heritage System Area.

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The NHS designation relates to a tributary and its valley associated with the 16 Mile Creek.

Section 8.6.5.2 sets out the permitted uses within the Employment District as follows.

*“Permitted uses may include:*

- a) light industrial operations, including light manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution and wholesaling;*
- b) business and professional office uses and medical clinics;*
- c) service establishments such as print shops, equipment rental establishments, restaurants, hotels, banquet halls, financial institutions, and service establishments which primarily provide services at the customer’s location such as electricians and plumbers and limited retail commercial development such as business supply and industrial supply establishments subject to the requirements of Section 8.6.5.3 and 8.6.5.4d);*
- d) public uses, institutional uses including places of worship, vocational schools;*
- e) sport and recreation, and place of amusement uses;*
- f) automobile related uses, including gas stations; and,*
- g) ancillary retail sales of products produced, assembled and/or repaired on the premises,*
- h) as part of a distribution use, the ancillary retail sale of the products distributed from an ancillary showroom;*
- i) research and development;*
- j) information processing, call centres and similar uses; and,*
- k) computer based services including design studios.”*

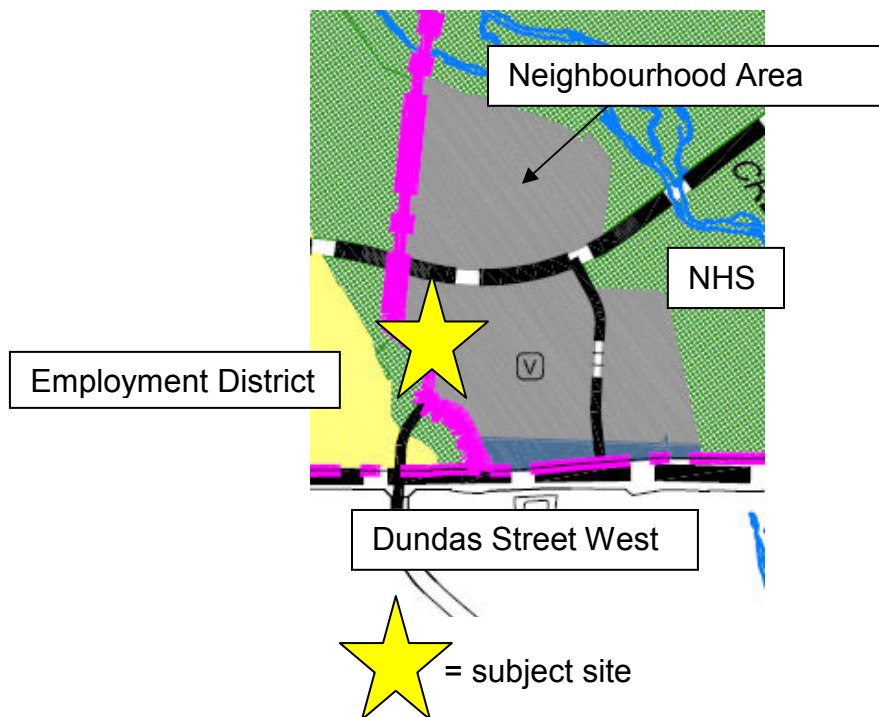
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## Consolidated Excerpts from NOESP and NOWSP Lands Use Plans



## North Oakville Zoning By-law (Zoning By-law 2009-189)

The North Oakville Zoning By-law establishes the new zoning standards with general regulations and zones reflecting the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law on November 23, 2009.

The subject property is zoned Existing Development (ED) by Zoning By-law 2009-189. The proposed Zoning By-law amendment application proposes to rezone the lands to established zoning categories and Special Provisions contained within Zoning By-law 2009-189. These zoning categories under consideration include:

- *Neighbourhood Centre (NC-SP7),*
- *General Urban (GU-SP-3)*
- *Natural Heritage System (NHS)*
- *Stormwater Management Facility (SWF),*
- *Park (P),*
- *Open Space (OS),*
- *Service Area – Employment (SA); and*
- *Dundas Urban Core Performance (DUC-2) Zone 2.*

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A copy of the proposed zoning map change is attached in Appendix 'A'.

## **COMMENT/OPTIONS:**

### Technical Review

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:

- Planning Justification Report;
- Draft Amending Zoning By-law;
- Draft Plan of Subdivision;
- Urban Design Brief;
- Traffic Impact Study;
- Stage 1 and 2 Archaeological Assessment;
- Record of Site Condition;
- Noise Study; and,
- Environmental Implementation Report/Functional Servicing Report

These materials can be found on the Town's website at:

<http://www.oakville.ca/business/da-11152.html>.

### **Matters to be considered**

A complete analysis of the application will be undertaken and comments received from the public at the February 7, 2017 PIM and March 20, 2017 public meeting will be considered and provided to Council in a forthcoming recommendation report. The report will include a review of the following matters, which have been identified to date:

- the appropriate mix of residential built form and densities including the high density site as shown on the Master Plan to ensure that the distribution of land uses specified in the NOESP for Neighbourhood 14 is met,
- the appropriate layout of streets and integration of transit, cycling and pedestrian facilities to ensure the objectives of the NOESP to create a walkable, urban community, are met,
- the appropriateness of the proposed Zoning By-law amendment,
- the availability of municipal infrastructure and servicing allocation,
- the preservation and enhancement of the Natural Heritage System;
- affects, if any, from the radio towers on the CHWO lands; and,
- integration of the design of the subdivision with adjacent land uses, both existing and proposed.



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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

Comments presented during the March 20, 2017 Public Meeting will be included in the future Recommendation Report for Council's consideration. Three (3) members of the public were in attendance at the Public Information Meeting held on February 7, 2017. No concerns were raised.

### (B) FINANCIAL

None arising from this report.

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

The applications are currently in circulation to internal departments and public agencies for comment. The details of these comments will be included in the future Recommendation Report.

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

This report addresses the corporate strategic goal to:

- enhance our natural environment
- be the most livable town in Canada

The applications will be evaluated in the context of the Town's Corporate Strategic Goals to ensure the proposed development appropriately addresses the principles of responsible land use planning, managing growth and promoting a vibrant and attractive community where people want to live and work.

### (E) COMMUNITY SUSTAINABILITY

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the North Oakville East and West Secondary Plans.

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**APPENDICES:**

Appendix A – Proposed Zoning By-law Amendment by Applicant

Appendix B – Proposed Draft Plan

Appendix C – Public Comments received to date

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