



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 11, 2017

FROM: Planning Services Department

DATE: August 21, 2017

SUBJECT: **Public Meeting Report, Official Plan Amendment, Dorham Holdings, 2433170 Ontario Inc., File No. OPA 1220.01**

LOCATION: Northwest corner Neyagawa Boulevard and Burnhamthorpe Road West

WARD: 5

Page 1

RECOMMENDATION

That comments from the public with respect to the Official Plan Amendment application by 2433170 Ontario Inc. (File No. OPA 1220.01), be received.

KEY FACTS

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

- The subject lands are located at the northwest corner Neyagawa Boulevard and Burnhamthorpe Road West
- The applicant seeks to amend the North Oakville East Secondary Plan to relocate the transit station symbol (Figure 4 Transportation Plan) to the northern portion of the subject lands to allow the southern portion to develop in advance of the Province conducting an environmental assessment and detailed design of the 407 Transitway.
- The application was deemed complete on April 27, 2017.
- A Public Information Meeting was held on June 27, 2017 where 2 residents attended.

From: Planning Services Department
Date: August 21, 2017
Subject: **Public Meeting Report, Official Plan Amendment, Dorham Holdings, 2433170 Ontario Inc., File No. OPA 1220.01**

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.

The subject applications were deemed complete on April 27, 2017 and a Public Information Meeting was held on June 27, 2017. The applicant seeks to amend the North Oakville East Secondary Plan to relocate the transit station symbol (Figure 4 Transportation Plan) to the northern portion of the subject lands to allow the southern portion to develop in advance of the Province conducting an environmental assessment and detailed design of the 407 Transitway.

Proposal

An official plan amendment application was submitted in March 2017 by 2433170 Ontario Inc to relocate the transit station symbol (Figure 4 Transportation Plan) to the northern portion of the subject lands to allow the southern portion to develop in advance of the Province conducting an environmental assessment and detailed design of the 407 Transitway. A concept plan illustrating the extent of the southern portion of the site, and possible future development in the form of two one storey employment buildings was submitted in support of the application (Figure 1).

From: Planning Services Department
Date: August 21, 2017
Subject: Public Meeting Report, Official Plan Amendment, Dorham Holdings, 2433170 Ontario Inc., File No. OPA 1220.01

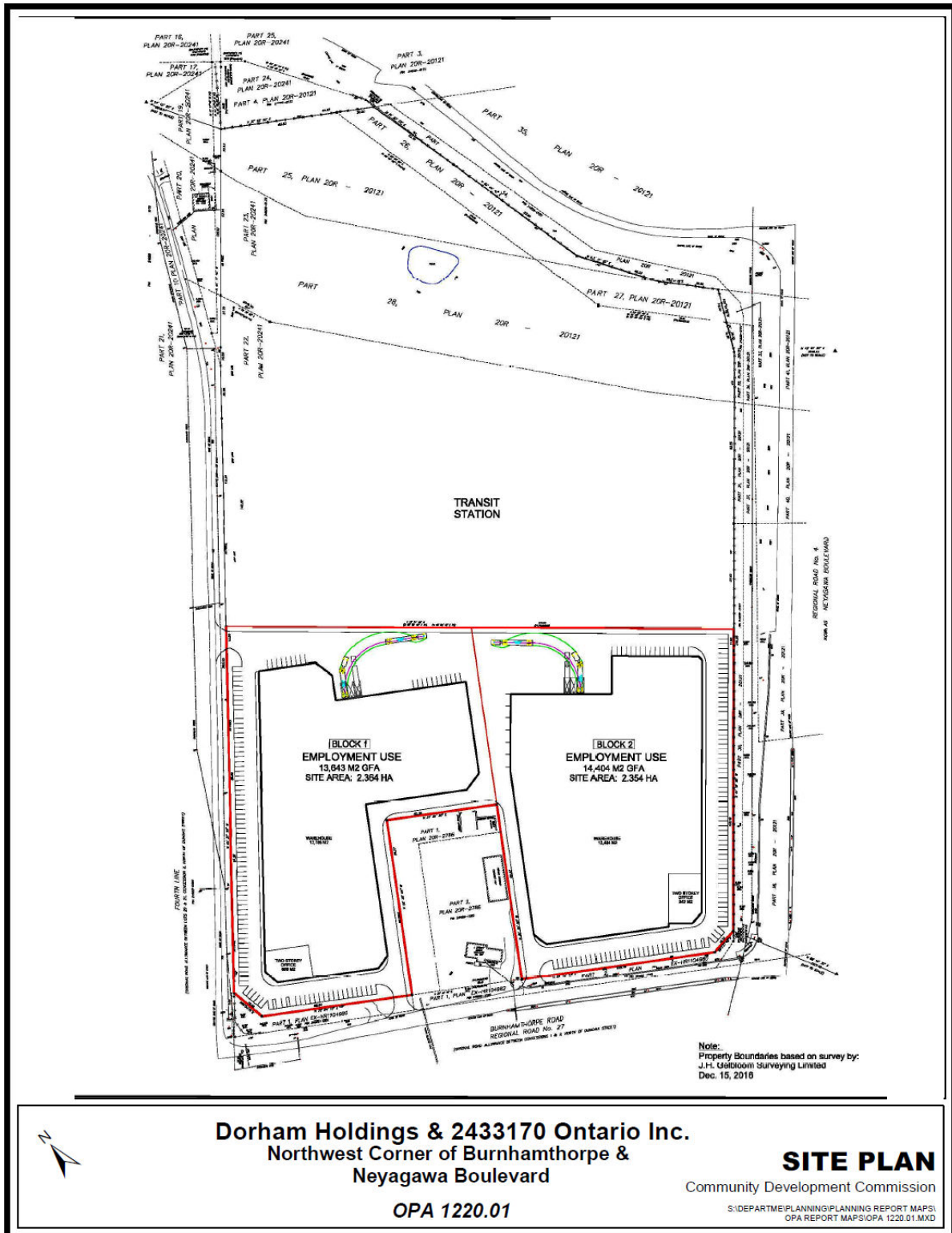


Figure 1: Concept Plan

Location

The subject lands are located at the northwest corner Neyagawa Boulevard and Burnhamthorpe Road West.



Figure 2: Air Photo

From: Planning Services Department
Date: August 21, 2017
Subject: **Public Meeting Report, Official Plan Amendment, Dorham Holdings, 2433170 Ontario Inc., File No. OPA 1220.01**

Site Description

The subject lands are 11.3 ha in size and are bound by Highway 407 to the north, Neyagawa Boulevard to the east, Burnhamthorpe Road West to the south, and Fourth Line to the west. The lands are currently used for agricultural purposes.

Surrounding Land Uses

The surrounding land uses are as follows:

North: Highway 407

East: Neyagawa Boulevard then agricultural lands designated Neyagawa Urban Core Area

South: Burnhamthorpe Road West then King's Christian Collegiate

West: Fourth Line then rural residential and agricultural lands designated Employment Area

POLICY FRAMEWORK

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.

All planning decisions must be consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe, 2017 was released on May 18, 2017 and came into effect on July 1, 2017, replacing the Growth Plan for the Greater Golden Horseshoe, 2006. The Growth Plan provides a framework for implementing the Province's vision for building stronger more 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.

From: Planning Services Department
Date: August 21, 2017
Subject: **Public Meeting Report, Official Plan Amendment, Dorham Holdings, 2433170 Ontario Inc., File No. OPA 1220.01**

All planning decisions after July 1, 2017 must conform to the Growth Plan (2017).

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 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

In 2008, the North Oakville East Secondary Plan (NOESP) 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.

The subject lands are designated Employment District with 'transitway' delineated along the northern portion of the lands adjacent to Highway 407. Figure 4 of the NOESP (Transportation Plan) provides for a transit terminal on the subject lands (Figure 3 below).

From: Planning Services Department
 Date: August 21, 2017
 Subject: Public Meeting Report, Official Plan Amendment, Dorham Holdings, 2433170 Ontario Inc., File No. OPA 1220.01

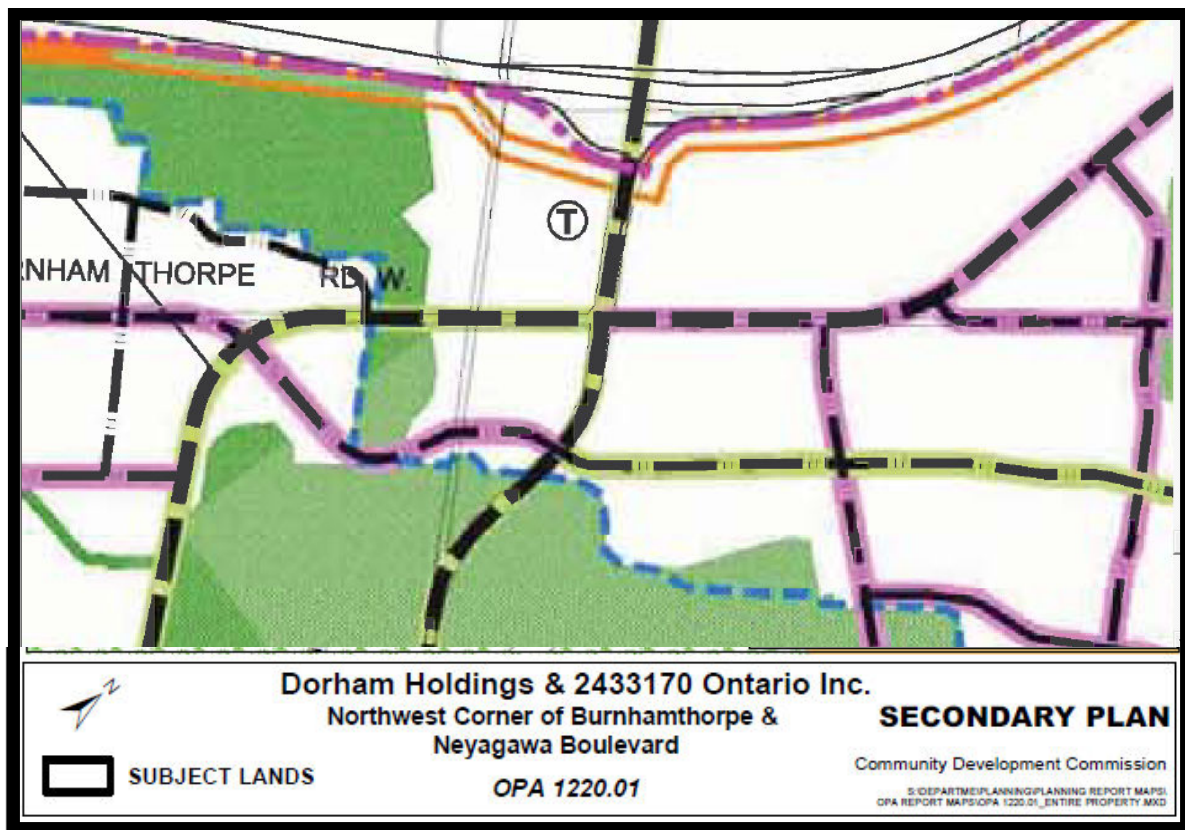


Figure 3: Figure NOE 4 – Transportation Plan

Section 7.7.2.2 a) v) of the North Oakville East Secondary Plan provides the following policy in relation to the transit terminal:

The Town will encourage the Province to proceed with the Environmental Assessment and detailed design of the 407 Transitway and the related terminals at the Regional Road 25, Neyagawa Blvd. and Trafalgar Road interchanges and in such studies explore opportunities to minimize the width of the corridor in order to maximize development lands. The terminals should be designed to provide for connections between inter-regional, regional and local transit service. In addition, they should be designed to provide for mixed use development which is integrated with surrounding existing and/or proposed uses.

The applicant is seeking an amendment to relocate the transit station symbol (Figure 4 Transportation Plan) to the northern portion of the subject lands to allow the southern portion to develop in advance of the Province conducting an environmental assessment and detailed design of the 407 Transitway.

From: Planning Services Department
Date: August 21, 2017
Subject: **Public Meeting Report, Official Plan Amendment, Dorham Holdings, 2433170 Ontario Inc., File No. OPA 1220.01**

The draft official plan 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 anytime on the Town of Oakville website at <http://www.oakville.ca/business/da-14338.html>

North Oakville Zoning By-law

The subject lands are zoned Existing Development (ED). No development is proposed on the subject lands as part of this application.

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 (<http://www.oakville.ca/business/da-14338.html>):

- Plan of Survey
- Concept Plan
- Environmental Implementation Report / Functional Servicing Study
- Traffic Impact Study
- Planning Justification Report
- Draft Official Plan Amendment
- Stage 1 & 2 Archaeological Assessment
- Phase 1 Environmental Site Assessment

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:

- Conformity with applicable policy
- Matters of Provincial Interest
- Traffic Impact
- Servicing

Comments received from the public at this public meeting will be considered and included in a forthcoming recommendation report.

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

From: Planning Services Department
Date: August 21, 2017
Subject: **Public Meeting Report, Official Plan Amendment, Dorham Holdings, 2433170 Ontario Inc., File No. OPA 1220.01**

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

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.

In addition, a Public Information Meeting (PIM) was held on June 27, 2017 where 2 members of the public attended.

(B) FINANCIAL

None arising from 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 of the Livable Oakville Plan.

APPENDICES:

A – Official Plan extract
B – Zoning By-law extract

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