



Distributed at the Planning and Development Council Meeting of March 9, 2020
Re: Item 7 – Halton Region 2020 Allocation Program

KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

March 9, 2020

Mayor Burton & Members of Council
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Dear Mayor Burton & Members of Council:

**RE: HALTON REGION 2020 ALLOCATION PROGRAM
1005 DUNDAS STREET EAST & 3033 EIGHTH LINE
CITY FILE NO.: Z.1310.15
OUR FILE NO.: 16130F**

MacNaughton Hermsen Britton Clarkson Planning Limited (“MHBC”) is retained by 1005 Dundas Street Inc. and T & M International Investment Inc. (the “Owners”) for the properties located at 1005 Dundas Street East and 3033 Eighth Line (the “Subject Lands”). On November 11, 2019 MHBC submitted a complete Zoning By-law Amendment (“ZBA”) application on behalf of the Owners to facilitate the development of a 562 unit apartment condominium building complex. The ZBA application included over 15 reports, studies, drawing sets and other pieces of supporting documentation as requested by staff through the pre-consultation process. The application is currently being processed by staff and we are still awaiting a full set of comments.

The Subject Lands are located in the Dundas Urban Core area of the North Oakville East Secondary Plan (“NOESP”). A previous ZBA application was submitted for the Subject Lands by the previous owner to change the zoning from the Existing Development (ED) zone to the Dundas Urban Core (H20-DUC-60). This application was submitted in November 2016 and was approved in December 2018 to facilitate a 255 unit development with an apartment building and townhouses. The application implemented the policies of the NOESP applicable at the time, including an eight storey height limit and a floor space index (FSI) of 2.5.

In July 2019, the Local Planning Appeal Tribunal approved Official Plan Amendment (OPA) 321 to the NOESP which was a Town-initiated OPA with the purpose of bringing the NOESP in line with the Liveable Oakville Plan. Among the changes proposed to the Dundas Urban Core area policies by Town staff, which was ultimately approved by Council, was to remove FSI limits and permit increases in maximum building height by up to an additional four storeys through bonusing. These changes recognized the Town’s direction to focus growth in the nodes and corridors element of the urban structure and acknowledged the fact that Dundas Street is a planned rapid transit corridor that has been identified in Metrolinx’ 2041 Regional Transportation Plan. It is in response to this policy shift that the current Owners of the Subject Lands prepared the aforementioned development proposal that reflects this policy direction.

In December 2019, MHBC submitted requests to the Region of Halton on behalf of the Owners for an allocation of 252 single-detached equivalent units (“SDEs”) to facilitate the proposed apartment condominium complex. We understand that the Region has allocated 7,118 SDEs to the Town of Oakville who is responsible for providing a recommendation back to the Region on how those SDEs are to be distributed among the lands within the Town. We understand that the staff report dated March 4, 2020 entitled “Halton Region 2020 Allocation Program” recommends that only 126 SDEs be approved for the Subject Lands, representing half of what was originally requested by the Owners.

We request that Council reconsider this recommendation and endorse the full 252 SDEs that were originally requested by the Owners. We note that the 126 SDEs being recommended by staff equates to 280 apartment dwelling units, which essentially represents the development proposal that was contemplated before the approval of OPA 321. The full 252 SDE request is consistent with the Council-approved policy direction of OPA 321 to intensify lands within the Dundas Urban Core area. The Subject Lands are ideally located to accommodate such intensification, being situated at a major intersection, on a planned rapid transit corridor and within proximity to a public facilities, commercial areas and employment opportunities. Intensification areas along major corridors with planned frequent transit, like the Dundas Urban Core area, are considered strategic growth areas within the Provincial policy framework. Therefore, consideration needs to be given to ensure that the full level of servicing capacity is allocated to these areas in order to make the planning vision a reality.

Providing the full allocation amount through the current allocation program will ensure that construction of the development can proceed in an efficient manner and provide certainty for the Owners and neighbours with respect to the timing of project completion.

We hope that Council consider this request in light of the information presented here as well as the materials submitted in support of the current ZBA application. We look forward to continuing to work with the Town to realize the key objectives of the NOESP.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'Gerry Tchisler', written over a light blue circular stamp.

Gerry Tchisler, M.Pl., MCIP, RPP
Associate

cc: Richard Tang, 1005 Dundas Street Inc. and T & M International Investment Inc.
Quinto Annibale, Loopstra Nixon LLP.
Ryan Guetter, Weston Consulting