



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 16, 2020

FROM: Planning Services Department

DATE: June 3, 2020

SUBJECT: **Statutory Public Meeting and Recommendation Report, Draft Plan of Subdivision, 393 Dundas G.P. and 407 Dundas G.P., 393 and 407 Dundas Street West, File No.: 24T-17007/1319**

LOCATION: 393 and 407 Dundas Street West

WARD: 7

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RECOMMENDATION:

1. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-17007/1319) submitted by Korsiak Urban Planning dated April 30, 2019, subject to the conditions contained in Appendix A of the staff report prepared by Planning Services Department dated June 3, 2020.
2. That once revised 24T-17007/1319 has been draft approved by the Director of Planning Services, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor, or designates.
3. That the Subdivision Agreement be executed in accordance with By-law 2013-057.
4. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

KEY FACTS:

The application only relates to a draft plan of subdivision. The Official Plan and Zoning provisions establishing permitted uses and zoning regulations for the lands have already been approved. The Official Plan Amendment and Zoning By-law Amendment application for 407 Dundas Street West was approved by Town Council on August 7, 2018. Similarly, a Zoning By-law Amendment application for 393 Dundas Street West was approved by Town Council on June 10, 2019.

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The original draft plan of subdivision, circulated in January 2018, related only to the 407 Dundas Street West lands. As there was no applicable servicing allocation program at the time of the submission, the subdivision application could not be fully processed by Halton Region. Since that time, the owner of the 407 Dundas Street West lands acquired the 393 Dundas Street West lands, and as such, the applicant revised the original subdivision application to the proposal presently before Council, which includes both properties.

The revised Draft Plan of Subdivision application proposes the creation of eight blocks and the extension of Trailside Drive to connect with Dundas Street West.

The subject lands are designated *Dundas Urban Core Area, Neighbourhood Area and Natural Heritage System Area* by the North Oakville East Secondary Plan.

The proposed development is consistent with the PPS, conforms to the Growth Plan, Regional OP and general intent and purpose of the North Oakville East Secondary Plan as the proposed development aids in the achievement of complete communities, makes efficient use of existing municipal infrastructure and serves the broader regional community.

Based on the foregoing, and the analysis within this report, staff recommend approval of the draft plan of subdivision.

BACKGROUND:

The site consists of both 393 and 407 Dundas Street West.

The approved Official Plan Amendment for 407 Dundas Street West reflects additional height for the Dundas Urban Core block along Dundas Street West to a maximum of 10 storeys subject to bonusing.

The approved Zoning By-law Amendments for both 393 and 407 Dundas Street West implement the North Oakville East Secondary Plan and this associated Official Plan Amendment.

The overall development concept was previously reviewed by Council as part of these amendments. The lower section of Trailside Drive has been designed with additional right of way width to provide for additional on-street parking spaces on both sides of the future road.

The original subdivision only reflected the 407 Dundas Street West lands. However, Council was advised in the associated 407 Dundas Street West staff report dated July 16, 2018 and reviewed by Council at the August 7, 2018 Planning and

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Development Council meeting that the 393 Dundas Street West lands would be added to the subdivision.

Proposal

The draft plan of subdivision, as submitted, proposes to create an eight block development and the extension of Trailside Drive to Dundas Street West, as shown below in Figure 1 (Draft Plan Excerpt).

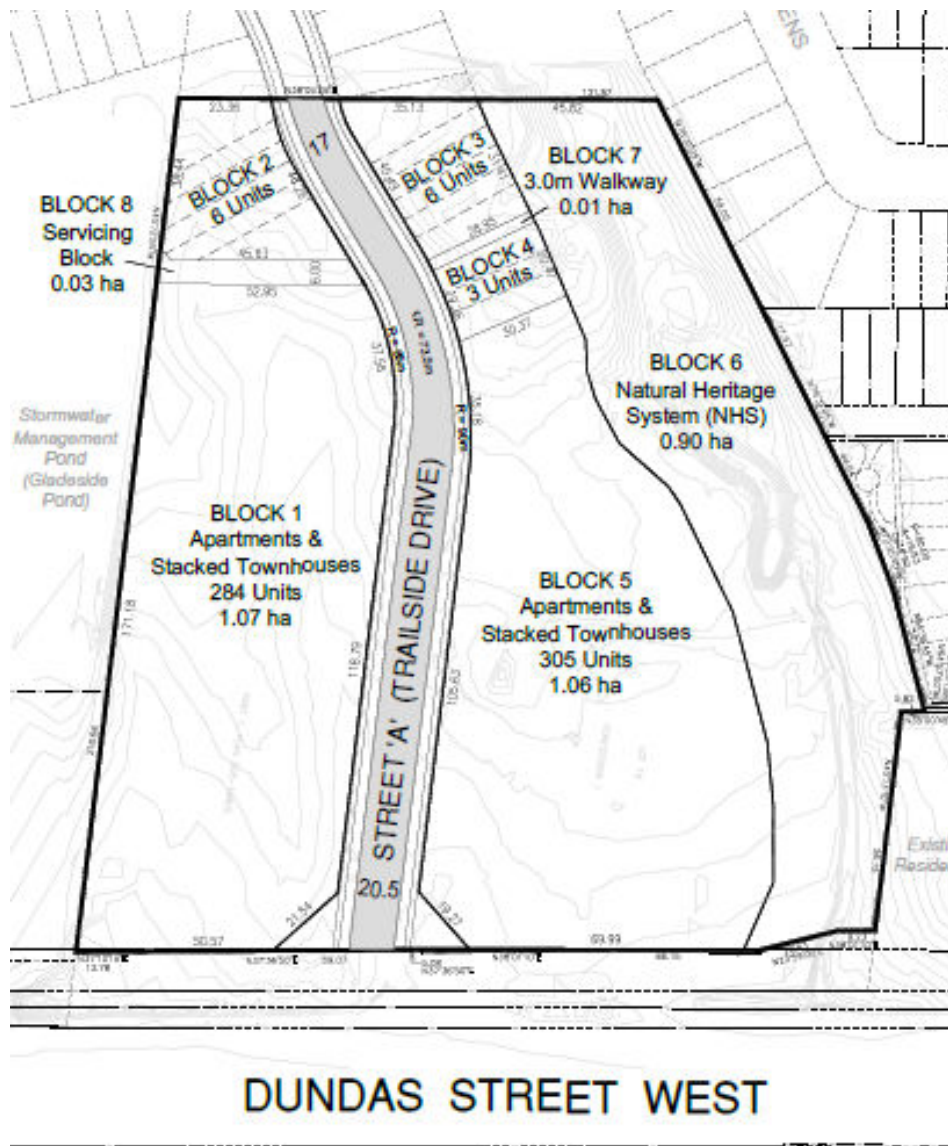


Figure 1 – Draft Plan Excerpt

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The draft plan of subdivision, as submitted, reflects a range of uses as described below:

Draft Plan Feature	Number of Units	Area (ha)
Apartments and Stacked Townhouses	589	2.13
Townhouses	15	0.32
NHS		0.90
3.0 m wide Walkway		0.01
Servicing Block		0.03
17 – 20.5 m ROW (Trailside Drive)		0.46
TOTAL	604	3.85

The housing types proposed are outlined in the table below:

Proposed Unit Type	Total
Apartments (Blocks 1 and 5)	538
Townhouses (Blocks 2, 3 and 4)	15
Stacked townhouses (Blocks 1 and 5)	51
TOTAL	604

Ground floor commercial is proposed within both apartment buildings (Blocks 1 and 5).

Submission material for the draft plan as submitted can be found on the town's website site at <https://www.oakville.ca/business/28367.html>.

Since the submission of the draft plan of subdivision, the number of residential units for the two mixed use buildings (Blocks 1 and 5) has been updated (269 and 318 units respectively for total of 587). These are reflected in the ongoing site plan process. The built form has not changed, but the numbers reflect reduction of 2 bedroom unit to more one bedroom units. The total number of residential units shall be resolved through the two ongoing site plan processes, and as part of lifting the associated holding provisions. It should be noted that the draft plan of subdivision and the delineation of lot/block lines remain as shown.

Location & Site Description

The subject lands, being 393 and 407 Dundas Street West, are located on the north side of Dundas Street West, west of George Savage Avenue. The subject lands are 3.85 ha in size with a combined frontage on Dundas Street West of approximately 203 metres. The site is currently vacant.

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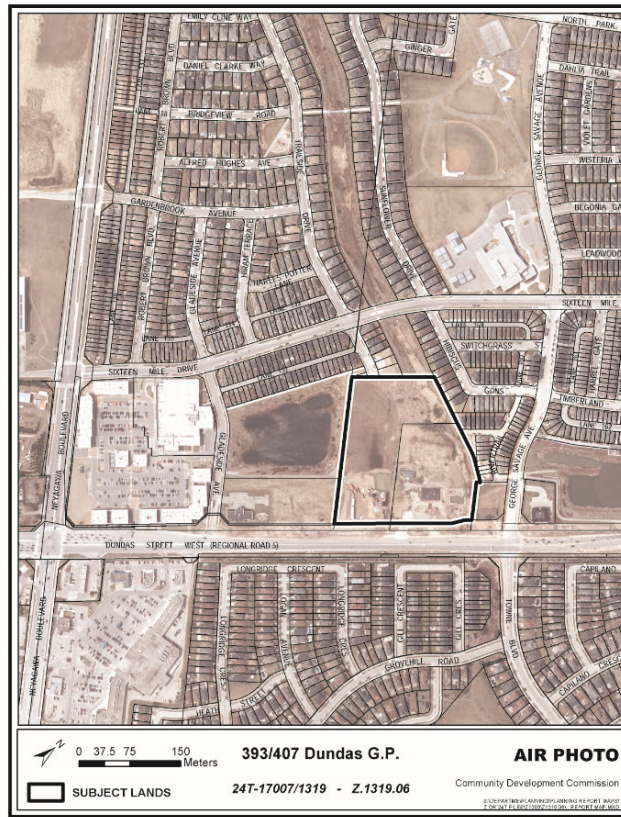


Figure 2 – Airphoto and Area Context

Surrounding Land Uses

The surrounding land uses are as follows:

North and South: residential

East: residential and creek block

West: vacant Dundas Urban Core lands, stormwater management pond and residential

PLANNING POLICY & ANALYSIS

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

- Provincial Policy Statement (2020);
- Growth Plan for the Greater Golden Horseshoe (2019);
- Halton Region Official Plan;
- North Oakville East Secondary Plan; and,
- Zoning By-law 2009-189.

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Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) ('PPS') continues to recognize 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 encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS (2020) promotes the integration of land use planning, growth management and transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Growth Plan (2019)

The Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services. The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options.

The proposal is consistent with 2020 Provincial Policy Statement and conforms to the 2019 Growth Plan.

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Halton Region Official Plan

The subject lands are designated “Urban Area” in the Halton Region Plan. Lands within the “Urban Area” are intended for residential and employment growth. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

Halton Region in a letter dated March 13, 2020 advised that the Region has no objection to draft approval and has provided a number of conditions (provided March 29, 2020) that have been incorporated into Appendices A.

Urban Structure

The Livable Oakville Plan is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town’s strategic goals, and reflect the visions and needs of the community. Schedule A1, Urban Structure, of the Livable Oakville Plan provides the basic structural elements for the Town. OPA 317 to the NOESP, confirms the Town’s existing urban structure in terms of nodes and corridors, where higher intensity forms of mixed use growth are to be accommodated. OPA 317 was approved by Halton Region on April 26, 2018 and deemed to conform to the Growth Plan and is consistent with the PPS. There is one appeal pertaining to OPA 15.

A portion of the subject land is identified on Schedule A1 – Urban Structure as being within the Town’s system of Nodes and Corridors. This portion fronts onto Dundas Street West, which is identified as a Regional Transit Priority Corridor.

Nodes and Corridors are key areas of the Town identified as the focus for mixed use development and intensification. Regional Transit Priority Corridors provide a town-wide network that connects transit systems throughout the Region as well as to local destinations. Land uses adjacent to Regional Transit Priority Corridors provide a key focus for transit-supportive development, which are considered to be compact, mixed use development with higher levels of employment and residential densities to support frequent transit service.

Staff are presently processing two site plan applications reflecting 10 storey mixed use buildings on both corners of Trails Drive and Dundas Street West.

North Oakville East Secondary Plan (NOESP)

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 *Dundas Urban Core Area, Neighbourhood Area and Natural Heritage System Area*. This site is contained within Neighbourhood 1 of the NOESP.

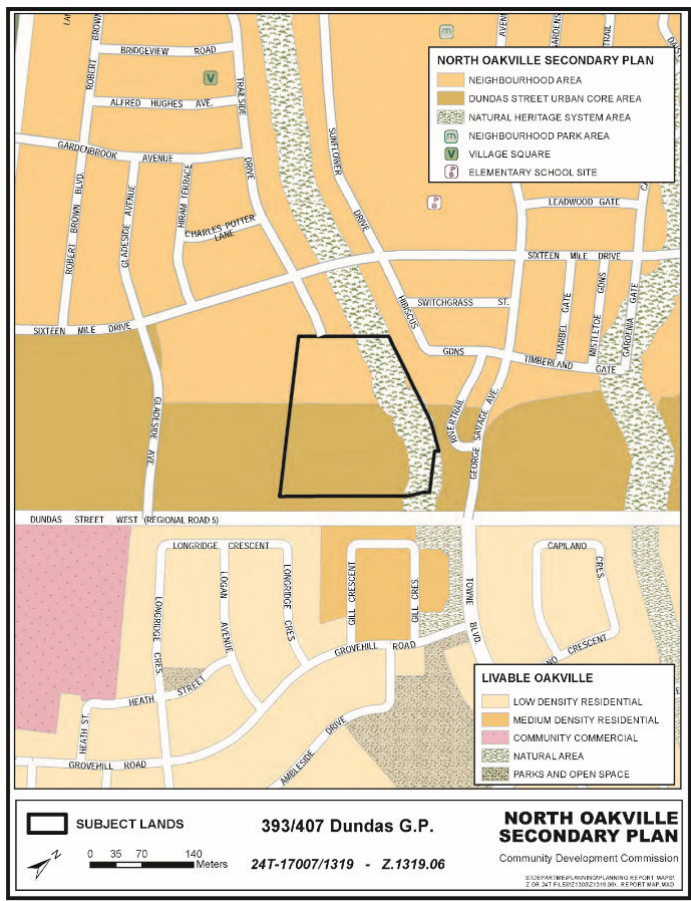


Figure 3 – NOESP Excerpt

The North Oakville Master Plan, identified as Appendix 7.3 within the NOESP with an excerpt shown below, illustrates the conceptual design for the North Oakville East planning area. The North Oakville Master Plan identifies the subject property as *Dundas Street Urban Core Area, General Urban 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.

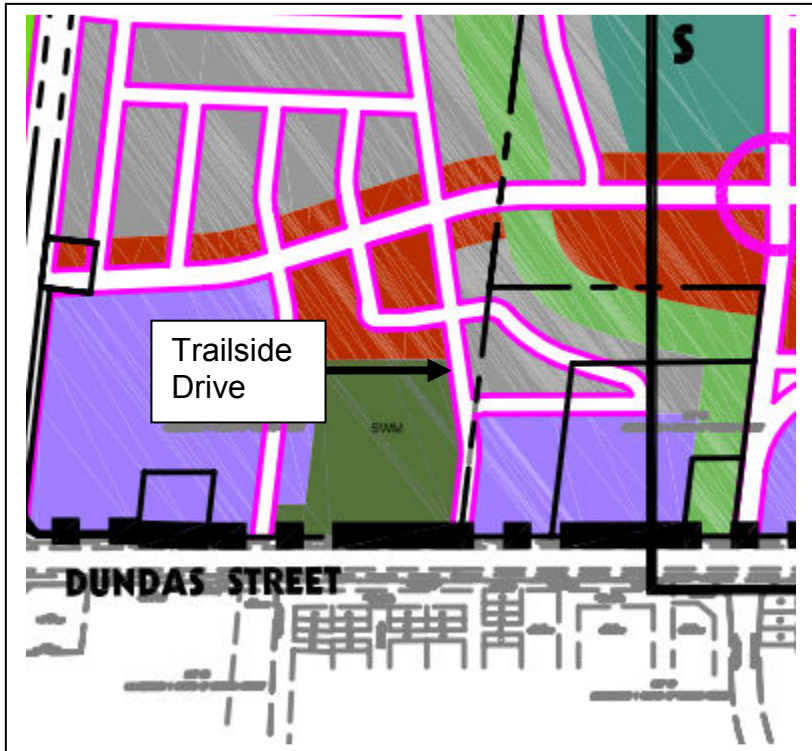


Figure 3B – Master Plan Excerpt

Roads on the NOESP Master Plan are generally shown. The location of Trailside Drive has been slightly shifted from the Master Plan. This matter was previously reviewed as part of the associated OPA and ZBA application for these two associated properties. The intent of a local road connection to Dundas Street West is being maintained.

Official Plan Amendment 323 (By-law 2018-111) to the North Oakville East Secondary Plan was approved by Town Council at its meeting of August 7, 2018. That amendment specifically related to 407 Dundas Street West and reflected an additional permission within the Dundas Urban Core Area designation for additional building height to a maximum of 10 storeys, subject to the applicant entering into a Section 37 (Bonusing) agreement with the Town.

North Oakville Zoning By-law, as amended (2009-189)

The Zoning for 407 Dundas Street West (By-law 2018-107) was approved by Town Council on August 7, 2018. The lands are zoned H21-DUC-SP61 and H24 – GU.

For the 393 Dundas Street West lands, By-law 2019-006 was approved by Town Council on June 10, 2019 zoning the site H36-DUC-SP73.

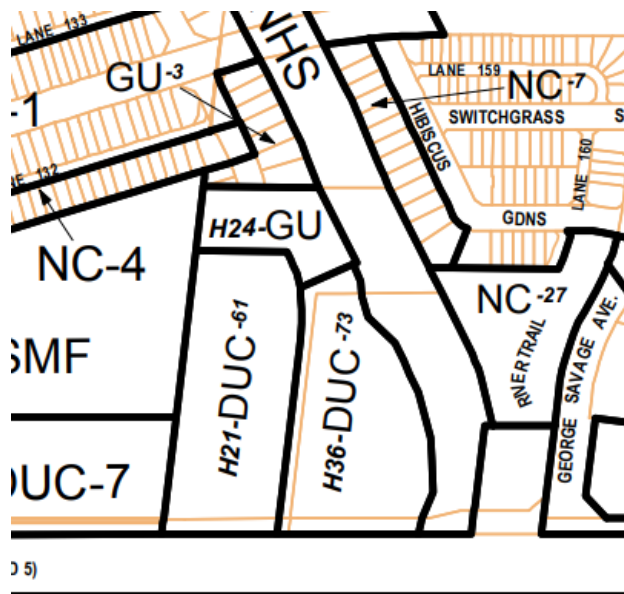


Figure 4 - North Oakville Zoning By-law Excerpt

TECHNICAL AND PUBLIC COMMENTS

Transportation and Mobility

The location, width and alignment for proposed Street A (extension of Trailside Drive to Dundas Street West) were finalized as part of the previous OPA and Zoning reviews related to the subject lands. Staff have included a condition, which relates to minor adjustments to the Trailside Drive right of way at the northerly end of this subdivision, based upon further detail review at the engineering stage. The lower section of Street A (Trailside Drive) is to be designed at 20.5 metres wide to permit additional on-street parking (both sides), as reviewed with Council during the OP and Zoning amendment stages.

Infrastructure

Block 6 (Natural Heritage System) has been designed to accommodate Shannon's Creek, similar to the configuration of the NHS situated to the north of the subject lands (previously approved Mattamy and Trinison draft plans of subdivision). Conservation Halton is satisfied with configuration of this NHS block and has already issued a regulation permit for the construction of the creek block on this site.

Block 7 is a walkway block to connect the sidewalks of Trailside Drive to the future trail associated within the Shannon's Creek creek block.

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Block 8 is a block principally for stormwater purposes. It contains both the major overland flow route to the westerly pond and minor piped system.

Dundas Street West is presently under construction by Halton Region. Coordination with that project will be necessary by the applicant for the installation of municipal services and the connection with Trailside Drive.

With regard to the Regional servicing allocation program, the applicant has signed the servicing agreements and submitted the required funds. Town planning staff reviewed the allocation program with Town Council at its meeting of March 9, 2020.

CONSIDERATIONS

(A) PUBLIC

A full public process was undertaken as part of the OPA/ZBA/Subdivision for 407 Dundas Street West lands (August 7, 2018) and ZBA process for 393 Dundas Street West (June 10, 2019), which established permitted uses and regulations applicable to future development.

As the revised draft plan of subdivision now reflects both properties, a notice reflecting a combined Statutory Public Meeting/Recommendation meeting was mailed out to all properties within 120 metre radius of the site and placed on the sign on the property.

(B) FINANCIAL

The subject development amalgamates development proposals located at 393 Dundas Street West (Z.1319.07) and 407 Dundas Street West (Z.1319.06). In order to permit the proposed height of 10 storeys, a Section 37 agreement is required under the existing zoning by-law. Bill 108, More Homes, More Choices Act (Bill 108) introduces significant changes to the financial tools available to the Town. Changes with respect to density and height bonusing, parkland dedication and cash-in-lieu of parkland, and changes to certain Development Charges (DC's) will be replaced with a capped community benefits charge (CBC). Final regulations are pending, and the financial impact of these changes is under review.

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(C) IMPACT ON OTHER DEPARTMENTS & USERS

Agencies and Town departments were consulted during the review of these applications. Their comments have either been addressed or incorporated captured as a condition of draft approval.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

The application has been evaluated in the context of the Town's Corporate Strategic Goals to ensure the proposed development addresses the principles of responsible land use planning, managing growth and promoting a community where people want to live, work and play.

(E) COMMUNITY SUSTAINABILITY

The proposed development has been reviewed to ensure compliance with the Town's sustainability objectives of the North Oakville East Secondary Plan. The proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019. The site is located directly on Dundas Street West, which is a regional transit priority corridor.

CONCLUSION:

A full circulation and assessment of the revised draft plan application was undertaken to ensure that all technical and financial matters have been satisfactorily addressed.

The present subdivision application implements the two previous Council approvals/reviews.

Staff are of the opinion that the revised draft plan of subdivision with the inclusion of the 393 Dundas Street West lands is considered minor, with no further notice necessary, as it appropriately implements the recently approved Official Plan Amendment and two Zoning By-laws for the site and the Regional servicing allocation program.

The draft plan of subdivision implements the Council approved Official Plan Amendment and two Zoning By-law Amendments for the site.

The proposal represents good planning and completes the development of this area.

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The subject subdivision was reviewed in relation to Section 51 (24) of the *Planning Act* and has been determined to satisfy the requirements of this section.

APPENDIX:

Appendix A – Draft Plan Conditions

Prepared by:

Robert H. Thun, 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