



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 6, 2017

FROM: Planning Services Department

DATE: October 18, 2017

SUBJECT: Recommendation Report - ClubLink Corporation ULC and ClubLink Holdings Limited, Proposed Draft Plan of Subdivision, File No. 24T-17003/1519 - 1333 Dorval Drive

LOCATION: 1333 Dorval Drive

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RECOMMENDATION:

That the application for a plan of subdivision by ClubLink Corporation ULC and ClubLink Holdings Limited respecting 1333 Dorval Drive (File No. 24T-17003/1519) be refused.

COMMENT/OPTIONS:

On November 10, 2016, ClubLink Corporation ULC and ClubLink Holdings Limited (hereinafter 'ClubLink') submitted materials in support of applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to redevelop the property at 1333 Dorval Drive.

Planning staff circulated the development applications to internal departments and external agencies, and the town retained a multidisciplinary team of experts to undertake a peer review of certain submitted material and reports. The comprehensive staff evaluation and a recommendation on the proposed official plan amendment, zoning by-law amendment and plan of subdivision applications submitted by ClubLink are provided in the staff report dated September 12, 2017, appended hereto as Appendix A. As outlined in that report, staff are of the view that the applications do not represent good planning and are not consistent or in conformity with applicable Provincial, Regional and Town policy, and that approval of the applications would not be in the public interest. Accordingly, staff recommended that the applications be refused.

Planning Services Department
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Council refused the request for Official Plan Amendment and Zoning By-law Amendment by ClubLink at the Special Planning and Development Council meeting held on September 26 and 27, 2017.

Since the public meeting for the draft plan of subdivision was also held on September 26 and 27, 2017, Council adopted a resolution that referred the plan of subdivision application, together with the report from Planning Services respecting the application dated September 12, 2017, and the written submissions received relating to the application and the oral submissions relating to the application made at the public meeting, for consideration and decision to the Planning and Development Council meeting on November 6, 2017.

This approach is consistent with Section 51 of the *Planning Act* which requires at least 14 days from when a public meeting is held before a decision can be made by an approval authority for a plan of subdivision application.

The staff report dated September 12, 2017, together with public comments received as of the date of that report are appended to this report as Appendix A. All subsequent written comments received as of the date of this report are appended to this report as Appendix B.

CONSIDERATIONS:

(A) PUBLIC

Notice for the meeting regarding this development application was provided through a mailing to all properties within 120 m of the subject property and to other residents who expressed interest in the application.

Public comments received to date are appended hereto as part of Appendix A (up to and including September 12, 2017), and Appendix B (up to and including the date of this staff report). Additional verbal submissions were made to Council at the statutory public meeting held on September 26 and 27, 2017.

(B) FINANCIAL

There are no direct financial implications from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There are no immediate impacts.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

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(E) COMMUNITY SUSTAINABILITY

A review of the sustainability objectives of Livable Oakville was included as part of the September 12, 2017 staff report.

APPENDICES:

Appendix A – Staff Report dated September 12, 2017

Appendix B – Additional Written Submissions

Prepared by:

Paul Barrette, MCIP, RPP
Senior Planner, West District

Recommended by:

Charles McConnell, MCIP, RPP
Manager, Current Planning, West District

Submitted by:

Mark H. Simeoni, MCIP, RPP
Director, Planning Services