



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 8, 2020

FROM: Planning Services Department

DATE: August 26, 2020

SUBJECT: Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09

LOCATION: 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive

WARD: 6 Page 1

RECOMMENDATION:

1. That the public meeting report, prepared by the Planning Services Department dated August 26, 2020, be received.
2. That comments from the public with respect to the proposed Zoning By-law Amendment applications submitted by Kamato Holdings Limited (File No.: Z.1512.09), be received.
3. That staff consider such comments as may be provided by Council.

KEY FACTS:

Kamato Holdings Limited submitted a Zoning By-law Amendment application to permit the development of a 21-storey, 214 unit rental apartment building. The lands are municipally known as 1226-1230 White Oaks Blvd. and 350 Lynnwood Drive. The proposed development would create 277 new parking spaces in addition to the 311 existing parking spaces. The proposed building is intended to replace a two-storey office retail building.

The subject lands are designated *High Density Residential*, on Schedule I – Central Land Use in the Livable Oakville Plan. The western portion of the site is subject to the policies of the Trafalgar Road Corridor Special Policy Area which are intended to accommodate intensification opportunities along the Trafalgar Road corridor at appropriate locations.

The proposed zoning amendment would allow an increase in height from 16-storeys to 21-storeys in addition to establishing regulations to accommodate the configuration of the proposed building.

From: Planning Services Department
 Date: August 26, 2020
 Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

The application will be considered under Bill 108, which provides for a 90-day timeline before an appeal can be filed for lack of decision. This timeline would normally have ended on June 4, 2020. However, due to the COVID pandemic, the Provincial Government issued a regulation that effectively suspended this timeline from March 17 until June 22, 2020. The new date before an appeal can be filed is now September 6, 2020.

BACKGROUND:

The purpose of this report is to introduce the planning application as part of the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification and identify matters of consideration. The report is to be received and no recommendations on the application are being made at this time.

Proposal:

The applicant has submitted an Zoning By-law Amendment application to permit the development of a 21-storey rental apartment building on lands municipally know as 1226-1230 While Oaks Blvd. and 350 Lynnwood Drive (Figure 1).

The applicant proposes to demolish the existing two-storey office/retail building which is within the proposed footprint of the existing structure.

The tables below contain a breakdown of the key residential and parking statistics:

Residential Units	Existing		Proposed
21-Storey Rental Building (proposed)	n/a		214 Units consisting of: 89 – 1 bedroom units 83 – 2 bedroom units 42 – 3 bedroom units
16-Storey Rental Building (existing)	126 Units	5 – Bachelor units 28 – 1 bedroom units	n/a
12-Storey Rental Building (existing)	94 Units	175 – 2 bedroom units 12 – 3 bedroom units	
TOTAL	220 existing rental units to remain		214 proposed rental units
OVERALL TOTAL	434 rental units		

Parking	Provided	Required
Existing (16 and 12-Storey buildings)	311	311
Proposed (21-Storey Building)	286	277
OVERALL TOTAL	597	588

Breakdown of 597 Parking Spaces*	Resident	Visitor
Surface	54	51
Below Grade (2 levels)	438	54
OVERALL TOTAL	492	105
*20% of the total # parking spaces will be equipped with electric vehicle supply		

PLANNING AND DEVELOPMENT COUNCIL MEETING

From: Planning Services Department
Date: August 26, 2020
Subject: Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09

The development will also include 30 bicycle parking spaces (22 resident bicycle spaces and 8 visitor bicycle spaces).



Figure 1: Air Photo

From: Planning Services Department

Date: August 26, 2020

Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230
White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

Location and Site Description

The subject lands are approximately 1.9 hectares in area with approximately 130 m of frontage on Lynnwood Drive and 270 m of frontage on White Oaks Boulevard.

Currently the site is occupied by a 16-storey rental residential building containing 126 dwelling units, a 12-storey rental residential building containing 94 dwelling units, and a two-storey office/retail building. The 220 rental residential units are proposed to be retained (Figure 2).

A parking structure is located at the north-east corner of the site with grade related parking located between the office building and medical building to the east and grade related parking between the 12-storey building and White Oaks Boulevard.

PLANNING AND DEVELOPMENT COUNCIL MEETING

From: Planning Services Department

Date: August 26, 2020

Subject: Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09

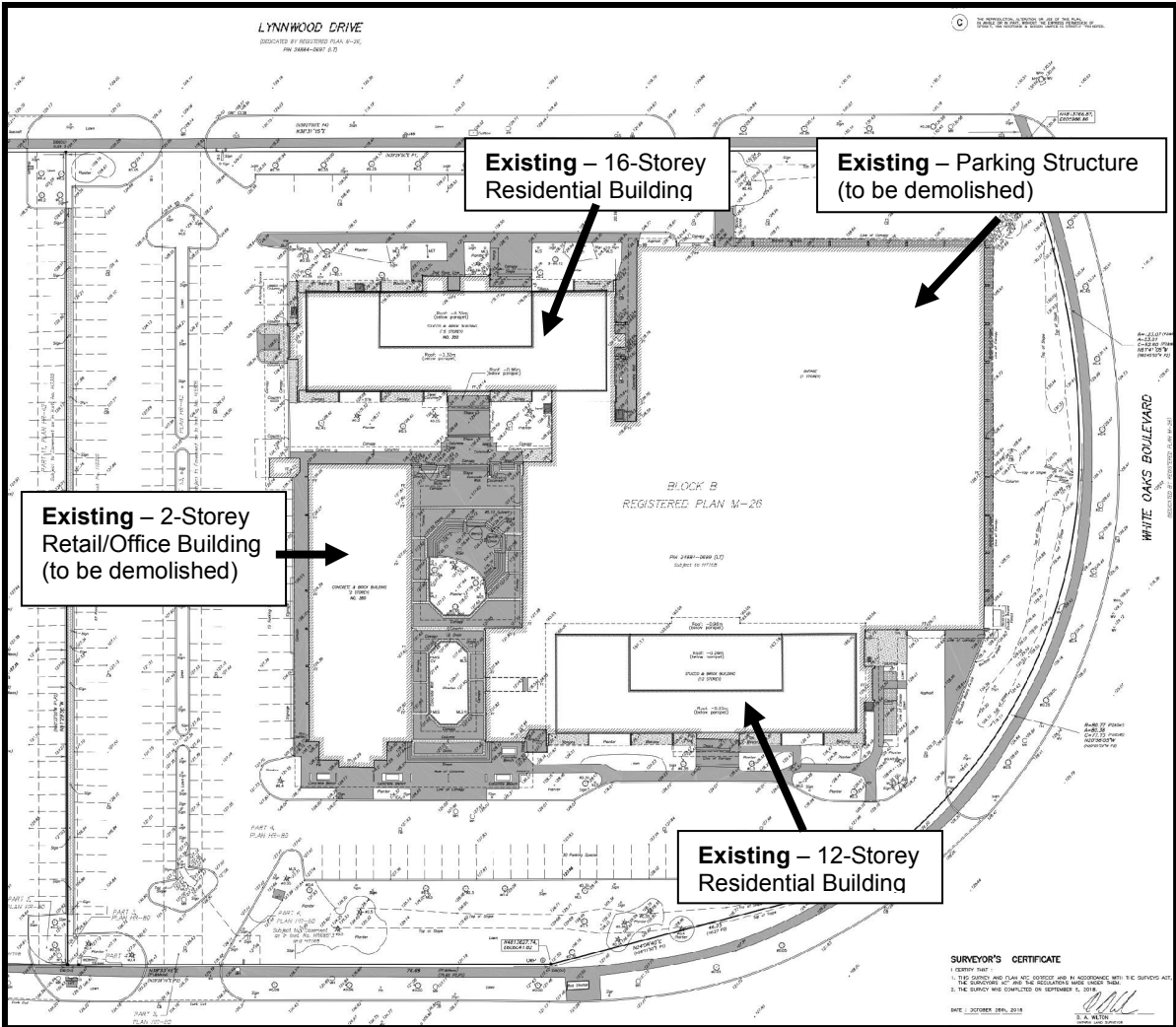


Figure 2: Existing Site Plan

The applicant intends to demolish the two-storey office/retail building, remove the parking structure on the north-east corner of the site and construct a 21-storey rental residential building with 2 levels of underground parking (Figure 3).

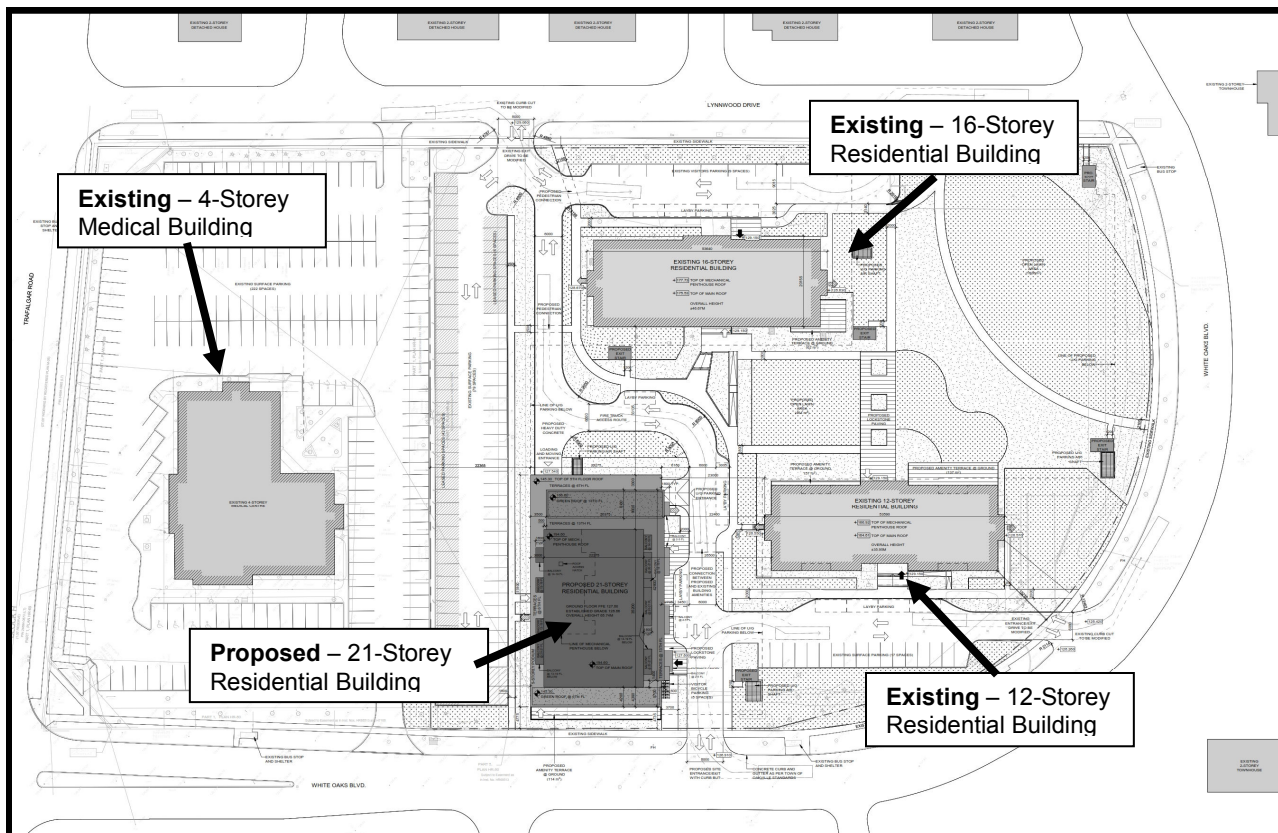


Figure 3: Conceptual Site Plan

Vehicular access is proposed to be maintained from Lynnwood Drive. The most easterly vehicular access on White Oak Boulevard will also be maintained, however the westerly access on White Oaks Boulevard is proposed to be relocated further east.

Surrounding Land Uses

The subject lands are located on the Trafalgar Road corridor which serves as a major transportation link connecting the Midtown and Uptown Oakville Growth Areas and the GO Transit and Oakville bus terminals. The surrounding area contains a mix of uses as described below and as shown on Figure 4.

North: Detached dwelling uses two-storeys in height beyond which are a number of residential apartment buildings ranging in heights from 6-21 storeys and commercial uses.

From: Planning Services Department
Date: August 26, 2020
Subject: Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09

- East: Two-storey townhouse dwelling units, beyond which is the Morrison Creek Valley.
- South: Oakville Municipal Offices - Town Hall
- West: Four-storey medical building beyond which is Trafalgar Road, and residential apartment buildings ranging in heights from 12-14 storeys.



Figure 4: Surrounding Context

From: Planning Services Department
Date: August 26, 2020
Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

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;
- *Livable Oakville* Plan; and,
- Zoning By-law 2014-014.

Provincial Policy Statement (2020) – Effective May 1, 2020.

The Provincial Policy Statement ('PPS') is intended to promote a policy led system, which 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 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.

The future recommendation report will provide a full review of the development proposal in accordance with the PPS (2020).

Excerpts of relevant PPS policies to the application are attached as Appendix 'A'.

Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan (2019) 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 that it is to be read in its entirety, and the relevant policies are to be applied. When more than one policy is relevant, a decision maker should consider all of the relevant policies to understand how they work together.

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 (policy 2.2.1). 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

From: Planning Services Department
Date: August 26, 2020
Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

facilities, provide a diverse range and mix of housing options, and expand convenient access to transportation options.

As identified on Schedule 2 to the Growth Plan, the subject lands are located within the “Built-Up Area” and “Settlement Area” and are located in close proximity to Trafalgar Road and can be considered as part of a “Strategic Growth Area”. Strategic Growth Areas are located within settlement areas, nodes, corridors and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as a strategic growth area.

Excerpts of relevant Growth Plan policies to the application are attached as Appendix ‘A’

Halton Region Official Plan

The subject lands are designated “Urban Area” in 2009 Regional Official Plan (ROP). The Urban Area is “planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities”. The policies of the Urban Area designation support a form of growth that is compact and supportive of transit, the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. The subject lands are also within the Higher Order Transit Corridor (Map 3). 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.

A full analysis of the proposal in the context of the Halton Regional Official Plan will be provided as part of a future recommendation report.

Livable Oakville Plan

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. Official Plan Amendment 15 (OPA 15) to the *Livable Oakville* Plan, confirms the Town’s existing urban structure in terms of nodes and corridors, where higher intensity forms of mixed use growth care to be accommodated. OPA 15 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.

The subject lands are identified on *Schedule A1 – Urban Structure* which identifies a portion of the site as *Nodes and Corridors* and locates the site within a *Regional Transit Priority Corridor* (Figure 5). Trafalgar Road is designated as a Higher Order Transit Corridor as identified in the Regional Official Plan.

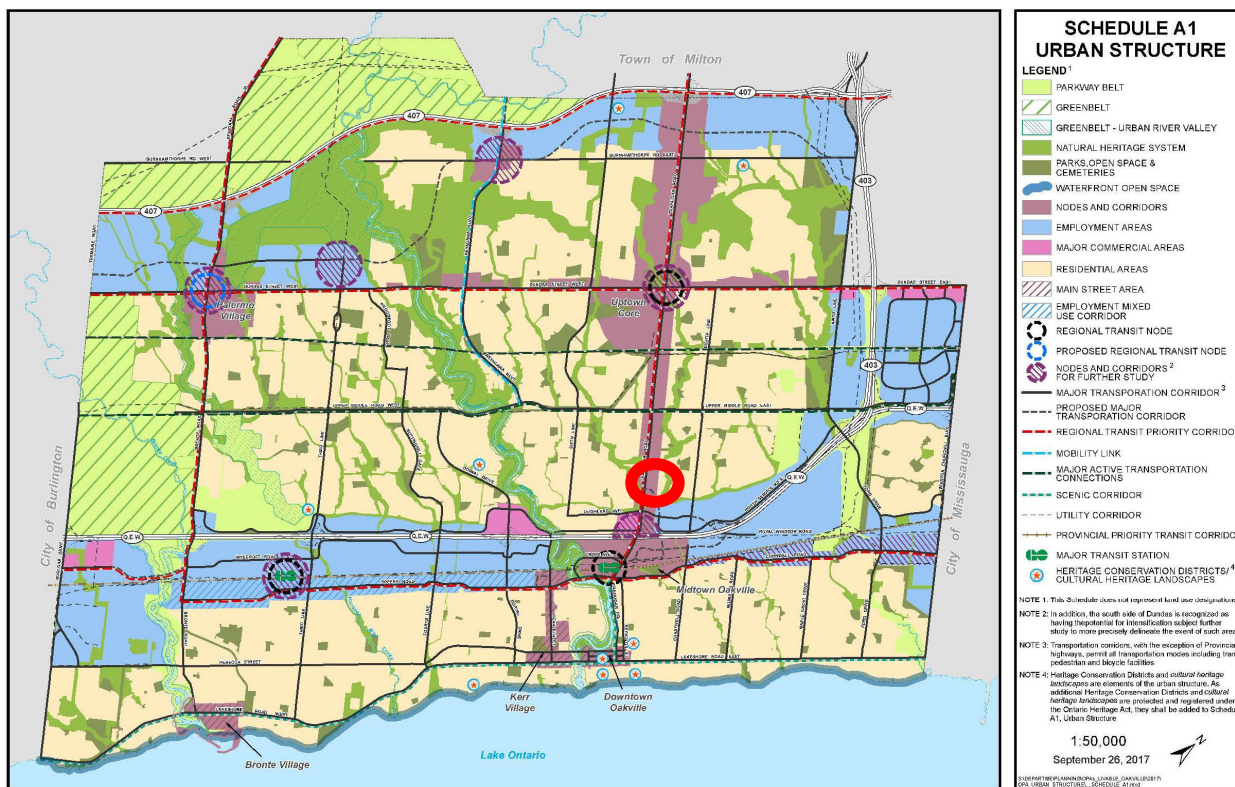


Figure 5: Urban Structure –Schedule A1

Land Use Policies

The subject property is designated *High Density Residential* as identified on *Schedule I – Central Land Use* and is also located within the *Trafalgar Road Corridor* (Figure 6).

From: Planning Services Department
 Date: August 26, 2020
 Subject: Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09

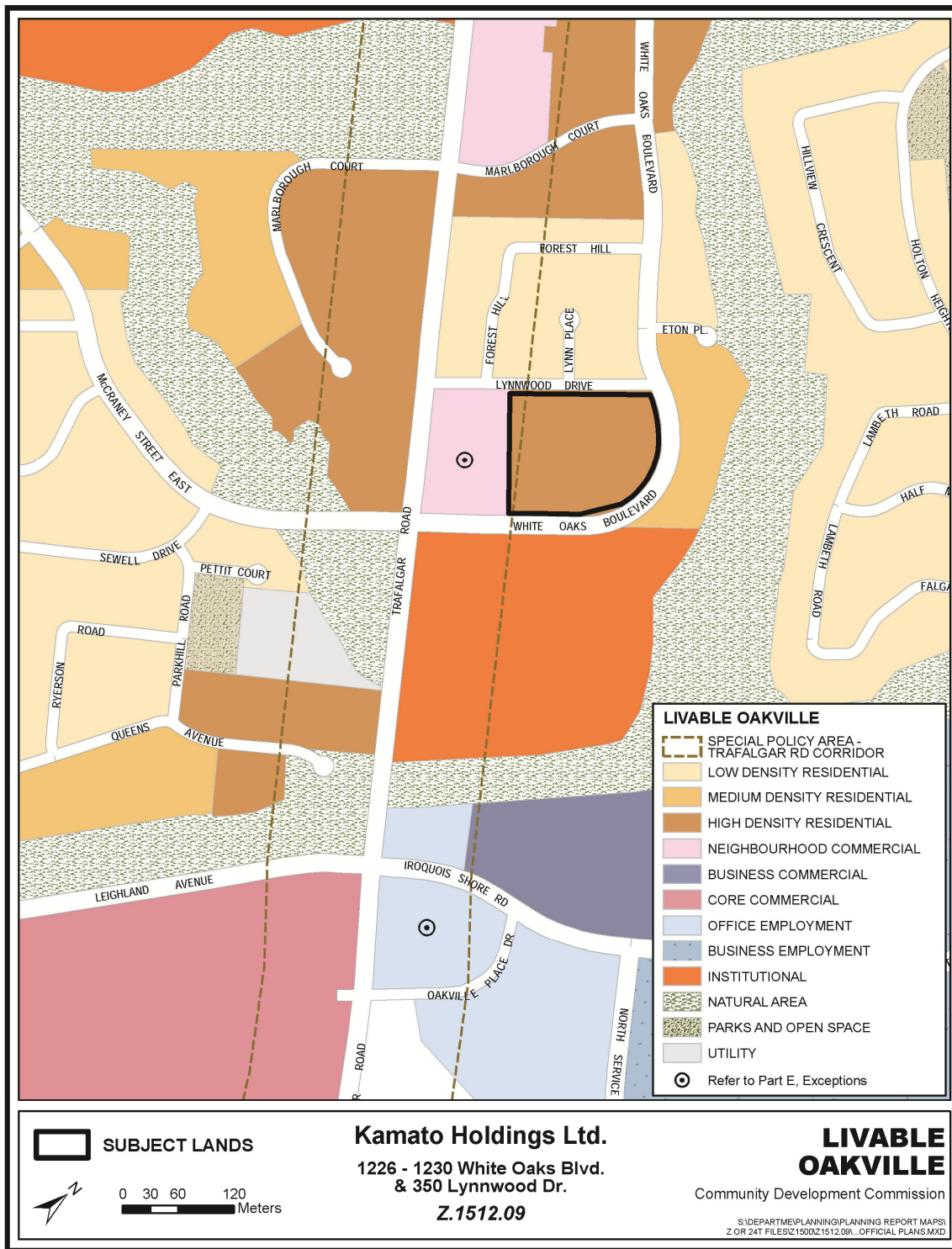


Figure 6: Schedule I - Extract

From: Planning Services Department
 Date: August 26, 2020
 Subject: Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230
 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09

The following specific policies apply to the lands within designated as *Residential High Density* and within the *Trafalgar Road Corridor*.

“26.3 Trafalgar Road Corridor (QEW to Dundas Street)

“The lands adjacent to Trafalgar Road, between the QEW and Dundas Street, are a Special Policy Area known as the Trafalgar Road Corridor. This corridor provides a direct link between Midtown Oakville and the Uptown Core, and contains a number of vacant or underutilized sites that can accommodate transit-supportive intensification.

The boundary of the Trafalgar Road Corridor Special Policy Area is identified on Schedule I, Central Land Use. Large sites that are not wholly within the Trafalgar Road Corridor Special Policy Area boundary on Schedule I, Central Land Use, shall be deemed to be within the Special Policy Area.”

26.3.1 Development Concept

“The Trafalgar Road Corridor Special Policy Area is intended to provide for the redevelopment of specific properties along Trafalgar Road to provide transit-supportive development which supports and creates an urban connection between Midtown Oakville and the Uptown Core.

The Trafalgar Road Corridor consists of a wide range of existing land uses including low and medium density residential uses. Development shall be designed to respect the built and planned context, and in accordance with the design direction contained in the Livable by Design Manual.”

26.3.3 Land Use Policies

“b) Notwithstanding sections 11.1.8 c) and 11.4.2, on lands designated High Density Residential within the Trafalgar Road Corridor Special Policy Area, there may be underutilized lands on which additional development may be appropriate. Intensification of these lands may be considered to occur up to 300 units per site hectare.”

The proposed introduction of 214 residential units in addition to the existing 220 residential units will achieve a density of 229 units per site hectare.

Livable by Design Manual

The Livable by Design Manual provides a comprehensive and detailed design direction for development to ensure designed and built elements are integrated with their surrounding and result in projects that not only function, but are aesthetically pleasing, support community vitality, and improve the overall livability.

From: Planning Services Department

Date: August 26, 2020

Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

Section 3.1 Tall and mid-rise buildings states *“Successful tall and mid-rise buildings are architecturally interesting and create a cohesive design composition through their proportion, scale, massing, building materials, and architectural character. These building forms typically feature a defined base that can emphasize human scale and create a pedestrianized environment, a middle section that reduces the potential appearance of bulk, and a top section that can create an interesting Skyline.”*

“Most mid-rise and tall buildings will typically be located within the Town’s Growth Centres and along Intensification Corridors.”

“In applying the design directives, tall buildings are those which are greater than twelve storeys, while mid-rise buildings are between six and twelve storeys.”

The subject property has frontage onto White Oaks Boulevard which is designated as a *Major Collector* on *Schedule C – Transportation Plan*. Major Collectors are intended to achieve a right-of-way width of 26 m and may act as a transit corridor.

Zoning By-law (2014-014)

The subject lands are zoned *RH – Residential High subject to Special Provision 65* as shown on Figure 7 below.

PLANNING AND DEVELOPMENT COUNCIL MEETING

From: Planning Services Department
 Date: August 26, 2020
 Subject: Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09

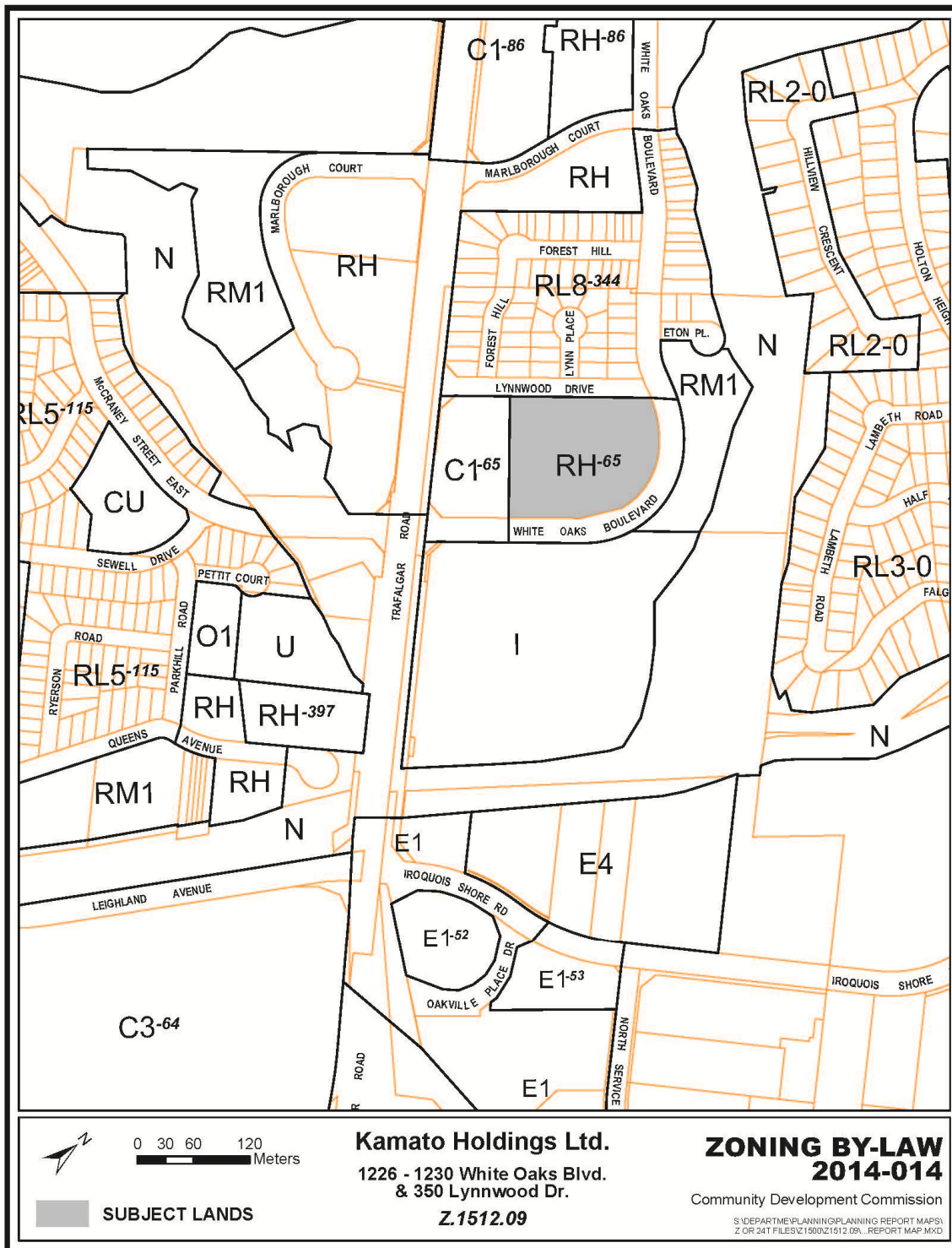


Figure 7: Zoning Extract

From: Planning Services Department
Date: August 26, 2020
Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

The *High Residential* zone permits apartment dwellings in addition to:

- day cares;
- long term care facilities/retirement homes; and
- accessory retail stores

Special Provision 65 applies to the subject lands and also the medical building property (1235 Trafalgar Road) directly west of the site. The special provision further identifies additional uses that are currently permitted on the subject lands to include neighbourhood commercial uses and offices uses (currently existing in the two-storey building proposed to be demolished).

Special Provision 65 also establishes a shared parking arrangement between the subject lands and the medical building site. The applicant has indicated that they will continue to honour the shared parking arrangement.

Proposed Zoning By-law Amendment

The applicant proposes to modify Special Provision 65 to facilitate the development of the lands to allow for the introduction of a third rental apartment building on the site. The requested modification to the regulations relate to balcony projections, a continuous landscape strip adjacent to the medical building lands, location of stair/air vents, a reduction in the front yard setback to White Oaks Boulevard, and height. The *RH – Residential High* zone permits a maximum height as legally existing on the lot on the effective date of the approval of By-law 2014-014. The applicant's proposed amendment would permit a 21-storey (67 m) building on the site.

A detailed planning review of the merits of the proposed regulation modifications will be provided as part of the future recommendation report.

The applicant's proposed zoning regulations can be found within Appendix "B".

TECHNICAL & PUBLIC COMMENTS

The proponent has provided technical 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 (<https://www.oakville.ca/business/da-35198.html>):

- Planning Justification Report
- Transportation Impact Study
- Conceptual Site Plan
- Functional Servicing Report
- Phase 1 Environmental Site Assessment

From: Planning Services Department

Date: August 26, 2020

Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

- Urban Design Brief including a shadow study
- Building Elevations/Floor Plans
- Pedestrian Circulation Plan
- Conceptual Landscape/Tree Protection Plan
- Arborist Report
- Vehicle Maneuvering Plan
- Noise Feasibility Study
- Waste Management Plan
- Summary of the applicant hosted Public Information Meetings

Issues Under Review / Matters to be Considered

The following is an overview of the issues and matters identified to date. Not all circulation comments have been received but will be considered in the future recommendation report.

- Consistency with the Provincial Policy Statement, 2020 and conformity to the 2019 Growth Plan for the Greater Golden Horseshoe.
- Conformity to the policies of the Region of Halton Official Plan.
- Conformity of the proposal with the land use and policies of the Livable Oakville Plan.
- Appropriateness of the proposed development relative to the Livable by Design Manual including built form, building heights, scale and massing, shadow impacts, location of amenity areas and appropriate separation distances between buildings.
- Review of the Traffic Impact Study and the impacts of the existing road network.
- Appropriateness of overall parking on-site, proposed parking and existing shared parking arrangement.
- Appropriateness of the proposed zoning regulation modifications.
- Assessment of the existing and proposed internal vehicular and pedestrian circulation.
- Alignment with the Climate Emergency declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in

From: Planning Services Department
Date: August 26, 2020
Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

reducing carbon footprints.

A complete analysis of this application will be undertaken including the matters identified above and any comments received at this public meeting.

Public Comments

Neighbourhood comments received to date have been included within Appendix "C". Minutes from the applicant hosted Public Information Meeting are included within Appendix "D". These comments will be addressed as part of the future recommendation report.

CONSIDERATIONS:

(A) PUBLIC

Notice for the public meeting has been distributed in accordance with the Planning Act. Approximately 188 notices were distributed including the Residents Association. Staff have received some comments from the community with respect to the proposed development and their comments are included within Appendix "C".

The applicant hosted a tenant information meeting on March 26, 2019, which was attended by approximately 40 existing tenants. An applicant hosted public information meeting took place on April 6, 2019, that was attended by 6 residents, Ward 6 Councillors and Town staff. A summary of comments received at the meetings are included in Appendix "D".

(B) FINANCIAL

Development Charges would be applicable to this development. In 2019 the More Homes, More Choices Act (Bill 108), received Royal Assent. Parts of the Bill are now in force while others await proclamation. The COVID-19 Economic Recovery Act, 2020 (Bill 197) received Royal Assent on July 21, 2020, and would reverse many of the changes introduced through Bill 108, restoring the financial tools available to the town. Bill 197 provides more certainty in municipal financing and assists the town in providing complete communities while ensuring that "growth pays for growth" to the maximum extent possible.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application is currently in circulation to internal departments and public agencies for comment.

From: Planning Services Department
 Date: August 26, 2020
 Subject: **Public Meeting Report - Zoning By-law Amendment - Kamato Holdings Limited - 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive, File No.: Z.1512.09**

The application will be considered under Bill 108, which provides for a 90-day timeline before an appeal can be filed for lack of decision. This timeline would normally have ended on June 4, 2020. However, due to the COVID pandemic, the Provincial Government issued a regulation that effectively suspended this timeline from March 17 until June 22, 2020. The new date before an appeal can be filed is now September 6, 2020.

(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 Plan. The proposal will also be reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019 and where there are opportunities to reduce the development footprint of the proposal and the future residents.

CONCLUSION:

Planning staff will continue to review the proposed application, including departmental, agency and public feedback and report back to Council with a recommendation. 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.

APPENDICES:

- Appendix “A” – PPS (2020) and Growth Plan excerpts
- Appendix “B” – Applicant’s draft zoning regulations
- Appendix “C” – Neighbourhood Comments
- Appendix “D” – Applicant Hosted Public Information Meeting Minutes – March 26, 2019, and April 6, 2019

Prepared by:
 Leigh Musson, MCIP, RPP
 Senior Planner, Current Planning
 East District

Recommended by:
 Heinz Hecht, MCIP, RPP
 Manager, Current Planning
 East District

Submitted by:
 Mark H. Simeoni, MCIP, RPP
 Director, Planning Services