

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JANUARY 18, 2021

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**FROM:** Planning Services Department

**DATE:** January 5, 2021

**SUBJECT:** Public Meeting Report, Zoning By-law Amendment, Halton District School Board, 1039 Dundas Street West, File No.: Z.1321.01

**LOCATION:** 1039 Dundas Street West

**WARD:**

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#### RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated January 5, 2021, be received.
2. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Halton District School Board (File No.: Z.1321.01), be received.
3. That staff consider such comments as may be provided by Council.

#### KEY FACTS:

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

- The proposed Zoning By-law Amendment proposes to rezone a portion of lands on the St. Peter and Paul Serbian Orthodox Parish site at 1039 Dundas Street West, which contains an existing church, parish hall and service building, and a portion of the Town owned 16 Mile Creek Sports Complex from Existing Development (ED) and Park (P) to Institutional Special Provision (I-xx). The zone change will facilitate a future Site Plan application to develop a high school for the Halton District School Board on the west side of the property.
- The proposed size of the future consolidated school parcel with access from the extension of Sixteen Mile Drive and egress only onto Dundas Street West will be approximately 4.88 hectares. The site will have a proposed building size of approximately 82,575 square feet, 141 parking spaces, 6 accessible

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parking spaces and 46 bicycle parking spaces. All technical and functional details of which would be identified, reviewed and dealt with through a future Site Plan application.

- The subject lands are designated Dundas Urban Core with a Secondary School Site and Stormwater Management Facility designation by the North Oakville East Secondary Plan, and zoned Existing Development (ED) by Zoning By-law 2009-089. The Dundas Urban Core designation and proposed Institutional Special Provision (I-xx) zone both permit institutional uses.
- The application was deemed completed on November 5, 2020 and will be considered under Bill 108, which provides for a 90-day timeline ending February 3, 2021, before an appeal can be filed for lack of decision.

## **BACKGROUND:**

### **Proposal**

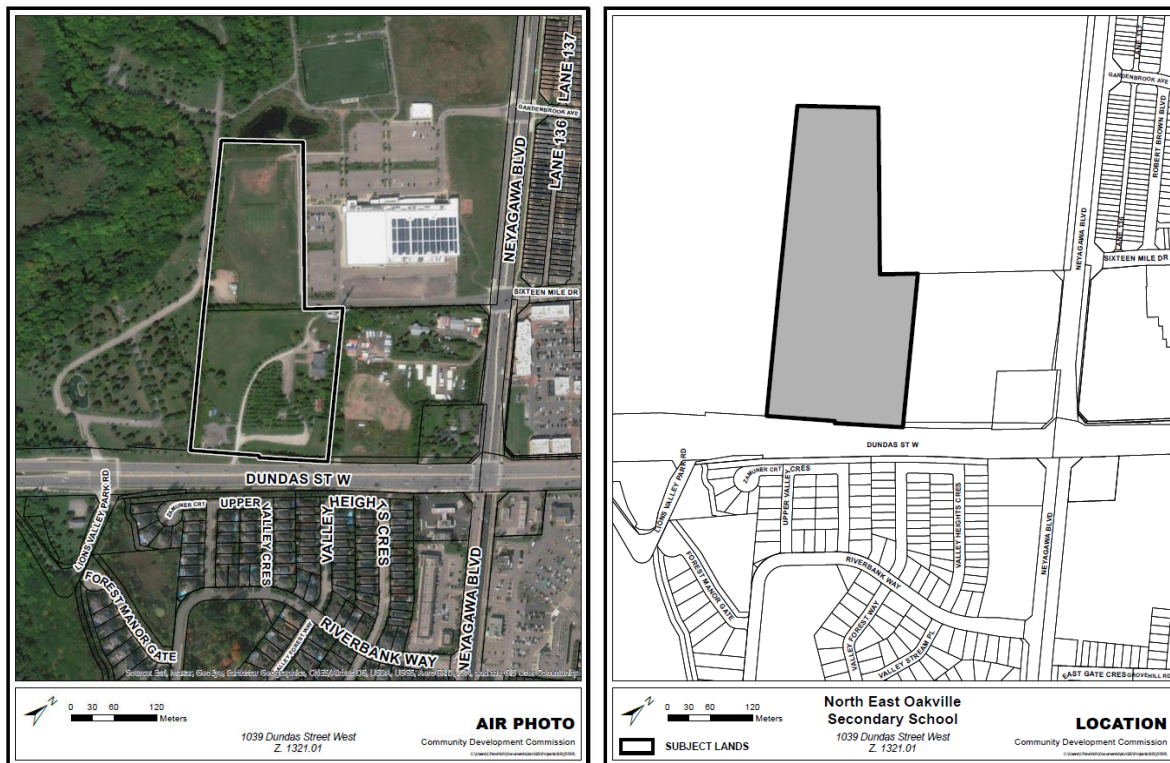
A Zoning By-Law Amendment application was submitted which proposes to rezone a portion of the lands owned by the St. Peter and Paul Serbian Orthodox Parish (hereafter referred to as “the subject lands”) site at 1039 Dundas Street West, which contain an existing church, parish hall and service building, from Existing Development (ED) to Institutional Special Provision (I-xx). The zone change will facilitate a future Site Plan application to develop a high school for the Halton District School Board on the west side of the property.

As the applicant has explained in their submission materials, the proposal will also include an associated sports field and running track for the proposed high school to the north of the subject lands. These lands would be acquired by the Halton District School Board through a typical purchase and sale from the Town of Oakville from the Sixteen Mile Sports Complex lands as seen in the maps below:

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Submission materials are available at the following link on the Town's website:

<https://www.oakville.ca/business/36692.html>

## Location & Site Description

The subject lands are located north-west of the Neyagawa Boulevard and Dundas Street West intersection, and is approximately 4.88 hectares in size, with approximately 247.02 metres of frontage on Dundas Street West. The existing vacant lands to be developed with a high school are located on the west side of the property, whereas the Parish will continue to operate on the east side of the property.

## Surrounding Land Uses

The surrounding land uses are as follows:

North: North Park – 3 and the Sixteen Mile Sports Complex

East: Existing Development

South: Low Density Residential

West: Trafalgar Lawn Cemetery

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## PLANNING POLICY & ANALYSIS

The subject lands are subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan
- Oakville Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-089

### Provincial Policy Statement

The Provincial Policy Statement 2020 (“PPS”) is intended to promote a policy led system, which recognizes 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.

The subject lands are located within a settlement area, which are to be the focus of growth and development. The land use patterns within the settlement are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, and appropriately use the infrastructure and public service facilities that are planned or available.

The 2020 PPS came into effect May 1, 2020, wherein all Planning decisions must comply with the updated PPS. A future recommendation report will evaluate the proposal in accordance with the updated version of the PPS.

### Growth Plan

The Growth Plan (2020) 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 (policy 2.2.1). The subject lands are located within a “Designated Greenfield Area”. 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, and provide a diverse range and mix of housing options.

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## **Halton Region Official Plan**

The subject lands are designated “Urban Area” in the Halton Region Official 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.

## **Oakville Official Plan**

### Livable Oakville - Policy related to Urban Structure

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10, 2011 and is currently undergoing a 5 year Official Plan Review to ensure the policies are consistent with the latest 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. On September 27, 2017, Council adopted Official Plan Amendment 15 (OPA 15) to the Livable Oakville Plan, which confirms the Town’s existing urban structure in terms of nodes (growth areas) and corridors.

The subject lands are identified on Schedule A1 – Urban Structure as being within the Town’s system of Nodes and Corridors and front onto Dundas Street, which is identified as a Regional Transit Priority Corridor. Nodes and Corridors are key areas of the Town identified as the focus for a range of uses and intensification. Regional Transit Priority Corridors provide a town-wide network that connects transit systems throughout the Region as well as to local destinations. From a land use perspective, lands adjacent to Regional Transit Priority Corridors provide a key focus for transit-supportive development, which is considered to be compact, mixed use development with higher levels of densities to support frequent transit service.

### North Oakville East Secondary Plan

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board in 2008 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 North Oakville East Secondary Plan designates the subject property as Dundas Urban Core, Secondary School Site and Stormwater Management Facility on figure NOE2, Land Use Plan. In addition, the lands front onto Dundas Street, which is identified as a Major Arterial/Transit Corridor. The North Oakville Master Plan, identified in Appendix 7.3 of the NOESP illustrates the conceptual design and land

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use categories for the North Oakville East planning area. Development applications are reviewed in the context of the Master Plan in order to evaluate consistency.

### **North Oakville Zoning By-law**

Zoning By-law 2009-089 is the comprehensive Zoning By-law in order to implement the North Oakville Secondary Plans, which applies to all properties in Oakville north of Dundas Street, and south of Highway 407. It was passed by Council on November 23, 2009 and approved by the Ontario Municipal Board on October 25, 2010. The most recent consolidation of the 2009-089 Zoning By-law is dated November 2, 2020.

The subject lands are currently zoned Existing Development (ED) and propose to be rezoned to Institutional Special Provision (I-xx). The Institutional (I) zone permits various uses, including schools and places of worship. The appropriateness of the proposed (I-xx) zone will be evaluated according to the policies outlined in the Oakville Official Plan and North Oakville East Secondary Plan and detailed in a future recommendation report.

### **TECHNICAL & PUBLIC COMMENTS**

The proponent has provided the following studies in support of the application which have been circulated to various public agencies and internal town departments, and which are under review. The studies and documentation are also accessible on the Town's website at the following link: <https://www.oakville.ca/business/36692.html>

- Aerial
- Arborist Report
- Archaeological Assessment - Stage 1 and 2
- Concept Site Plan
- Draft Zoning By-law
- Environmental Implementation Report
- Environmental Site Assessment - Phase 1
- Environmental Site Screening Questionnaire
- Functional Servicing Report and Stormwater Management Report
- Geotechnical Study
- Grading Plan
- Pedestrian Circulation and Vehicle Turning Plan
- Planning Justification Report
- Servicing Plan - Overall
- Servicing Plan - Sanitary
- Servicing Plan - Storm
- Servicing Plan - Water
- Survey
- Traffic Impact Study
- Tree Preservation Plan
- Urban Design Brief
- Waste Management Plan

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## **Issues Under Review / Matters to be Considered**

The following lists the issues and matters that have been identified to date for further review and consideration. Not all circulation comments have been received to date, but will be considered in the future recommendation report.

- Consistency with the Provincial Policy Statement 2020 and conformity with the 2020 Growth Plan.
- Conformity to the Region of Halton Official Plan.
- Conformity to the Oakville Official Plan and North Oakville East Secondary Plan policies.
- Evaluation of the appropriateness for the proposed rezoning from Existing Development (ED) to Institutional Special Provision (I-xx), ensuring that the rezoning is consistent with the character of the surrounding area and applicable policies of the Oakville Official Plan and North Oakville East Secondary Plan.
- Evaluation of the easterly portion of the lands that currently contains the Saint Peter and Paul Serbian Orthodox Parish. The Town is specifically concerned with ensuring that the rezoning does not restrict the development of adjacent lands, does not put any part of the remaining lands into non-compliance with the (I-xx) zone, and that the development can function holistically with the abutting properties to the north and west noting the proximity to the Dundas and Neyagawa intersection
- Evaluation of the appropriateness of the proposed development from a technical and functional perspective in terms of the site usability details pertaining to water, wastewater and stormwater servicing, parking, vehicular access/egress from Sixteen Mile Drive, Dundas Street West and pedestrian connectivity to the surrounding neighbourhood.
- Evaluation of the relocation of the Secondary School Site designation to be relocated to the west of the subject lands through the Town-initiated Official Plan Amendment application 42.12I.16 in order to provide clarity on the location related to the development.
- Evaluation of the extension of Sixteen Mile Drive and westerly cul-de-sac as a public road to provide safe and organized vehicular access and egress to the site from Neyagawa Boulevard.

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- Evaluation of the Town parklands to be acquired by the applicant in order to facilitate the development of the secondary schools associated sports field and running track adjacent to the Sixteen Mile Creek Sports Complex.

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

## **Climate Change**

A future recommendation report will describe how the proposal contributes to the Town's climate change objectives in accordance with the Climate Change Emergency Report approved by Council on June 24, 2019.

## **CONCLUSION:**

Planning Staff will continue to review and analyze the proposed application and address all technical matters, if any, along with submitted public comments, and report to Council at a future meeting. No further notice is required; however, notice of any future public meetings will be provided to those who have made submissions.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

A notice sign has been posted on the property, on the Town's website and notice for the public meeting has been distributed to 37 properties within 120 m of the subject lands in accordance with the *Planning Act*.

As of the date of writing this report, the applicant had not held a PIM, but one is scheduled for December 14, 2020. An update on the PIM will be provided at the Planning and Development Council meeting during the Staff presentation.

### **(B) FINANCIAL**

None arising from this report.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

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

### **(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**

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Oakville Official Plan.

**APPENDICES**

Appendix A – Maps of 1039 Dundas Street West

Prepared by:

Brandon Hassan, B. Urpl  
Planner  
Current Planning – West District

Recommended by:

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Manager  
Current Planning – West District

Submitted by:

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