



## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JANUARY 18, 2021

---

**FROM:** Planning Services Department

**DATE:** January 5, 2021

**SUBJECT:** Public Meeting Report, Town-initiated Official Plan Amendment, North Oakville Secondary School Location West of Neyagawa Boulevard, 1039 Dundas Street West and 3056 Neyagawa Boulevard, File No.: 42.12I.16

**LOCATION:** 1039 Dundas Street West and 3056 Neyagawa Boulevard

**WARD:** Page 1

---

#### 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 Town-initiated Official Plan Amendment (File No.: 42.12I.16), 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:

- Town-initiated amendments to the Official Plan are part of an ongoing initiative to improve the document. The proposed amendment was prepared to address a mapping modification identified through the review of Zoning By-law Amendment Application Z.1321.01 based on a traffic analysis completed by Town Staff and Parsons, which studied the lands located at the north-west intersection of Dundas Street West and Neyagawa Boulevard.
- The purpose and intent of the Town-initiated amendment to the Official Plan is to make a technical mapping modification to permit a Secondary School Site on the west side of the subject lands. This would assist in the future development of the subject lands and interpretation of the North Oakville East Secondary Plan through implementation of the Official Plan.

From: Planning Services Department

Date: January 5, 2021

Subject: **Public Meeting Report, Town-initiated Official Plan Amendment, North Oakville Secondary School Location West of Neyagawa Boulevard, 1039 Dundas Street West and 3056 Neyagawa Boulevard, File No.: 42.121.16**

- The matters to be addressed are specific to relocating the Secondary School Site notation as per the North Oakville East Secondary Plan to the west of the subject lands. The proposed Halton District School Board secondary school, existing place of worship, Town lands and existing development lands at the intersection, all form the subject lands in order to provide clarity on the coordinated development review and mapping modification.
- The typical timeline for the processing and consideration of an Official Plan Amendment has been compressed to promptly address implementation and interpretation issues that are primarily technical in nature.

## **BACKGROUND:**

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. Section 7.5 – Community Design Strategy, sets out a purpose for which the general policies are outlined:

### **7.5.2 MASTER PLAN**

- h) A proposed plan of subdivision or other development plan shall be considered to be inconsistent with the Master Plan, as referenced in subsection c) i), if it does not conform to the General Design Directions in Section 7.5.4, or results in coordination issues between areas identified in subsection b. The following will generally not be considered to be inconsistent with the Master Plan, provided that the Town determines that the plan of subdivision or other development plan conforms with the policies and Figures of the Secondary Plan:
  - iii) relocation of public facilities including parks, schools and stormwater ponds;

### **7.6.14 ELEMENTARY AND SECONDARY SCHOOL SITES**

#### **7.6.14.1 Purpose**

The Elementary and Secondary School Site designation on Figure NOE2 is a conceptual designation intended to recognize general potential locations for publicly funded elementary and secondary schools.

From: Planning Services Department

Date: January 5, 2021

Subject: **Public Meeting Report, Town-initiated Official Plan Amendment, North Oakville Secondary School Location West of Neyagawa Boulevard, 1039 Dundas Street West and 3056 Neyagawa Boulevard, File No.: 42.121.16**

### **7.6.14.2 Permitted Uses, Buildings and Structures**

The main permitted uses shall be schools, and other public and institutional uses including day care centres, as well as community and neighbourhood parks.

### **7.6.14.3 Land Use Policies**

- a) The School Area designation denotes general potential locations for publicly funded elementary and secondary schools. The exact number, location and configuration of school sites will be established during the preparation of plans of subdivision in consultation with the Boards of Education, and without further amendment to this Plan.
- d) Where a school is not developed on all or a portion of a particular site, uses permitted in the underlying land use designation on Figure NOE2 shall be permitted. Other uses which are compatible in scale and provide a service to the surrounding community may also be permitted, subject to the approval of the Town, including:
  - Institutional uses such as private schools, places of worship, day care centres, and community service or cultural buildings.

## **PLANNING POLICY & ANALYSIS**

### **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.

From: Planning Services Department

Date: January 5, 2021

Subject: **Public Meeting Report, Town-initiated Official Plan Amendment, North Oakville Secondary School Location West of Neyagawa Boulevard, 1039 Dundas Street West and 3056 Neyagawa Boulevard, File No.: 42.121.16**

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.

## **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**

### North Oakville East Secondary 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 use categories for the North Oakville East planning area.

The Secondary School Site designation on Figure NOE2 is a conceptual designation intended to recognize general potential locations for publicly funded elementary and secondary schools. Development applications are reviewed in the context of the Master Plan in order to evaluate consistency.

From: Planning Services Department

Date: January 5, 2021

Subject: **Public Meeting Report, Town-initiated Official Plan Amendment, North Oakville Secondary School Location West of Neyagawa Boulevard, 1039 Dundas Street West and 3056 Neyagawa Boulevard, File No.: 42.121.16**

## **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 a portion is proposed to be rezoned to Institutional Special Provision (I-xx) by Zoning By-law Amendment application Z.1321.01. 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.

## **PURPOSE**

The purpose of the proposed amendment to the North Oakville East Secondary Plan is to make a technical mapping modification to permit a Secondary School Site on the west side of the subject lands. This would assist in the future development of the subject lands and interpretation of the North Oakville East Secondary Plan through implementation of the Official Plan.

## **EFFECT**

The effect of the proposed mapping amendment to relocate the Secondary School Site would be as follows:

Through the ongoing use and interpretation of the Official Plan and North Oakville East Secondary Plan, Staff from the Planning Services departments have identified this mapping modification in order to provide clarity when interpreting the documents. In response, draft mapping was prepared and circulated to various Town departments and public agencies for review (“technical review”).

## Climate Change

## CONCLUSION:

### CONSIDERATIONS:

No public information meeting was held as the proposed Official Plan Amendment is intended to improve implementation and interpretation

From: Planning Services Department

Date: January 5, 2021

Subject: **Public Meeting Report, Town-initiated Official Plan Amendment, North Oakville Secondary School Location West of Neyagawa Boulevard, 1039 Dundas Street West and 3056 Neyagawa Boulevard, File No.: 42.121.16**

Page 7

issues and is primarily technical in nature. Notice for the public meeting was published on the Town's website, in the newspaper and distributed to properties within 120 m of the subject lands in accordance with the *Planning Act*.

**(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

**(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 and 3056 Neyagawa Boulevard**

Prepared by:

Brandon Hassan, B. Urpl  
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