



# Planning Justification Report

Zoning By-law Amendment  
Proposed Commercial Fitness Centre Use  
65 – 89 Loyalist Trail, Oakville

**Prepared for:**

Tafia Development Corp

**Prepared by:**

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September 11, 2024

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# 1. Introduction

Corbett Land Strategies Inc. (“CLS”) has been retained by Tafia Development Corp (the “Client”) with respect to the development of their lands legally known as Part of Lots 14 and 15, Concession 2 North of Dundas Street, and municipally known as 65, 71, 77, 83, and 89 Loyalist Trail (“subject property”), Town of Oakville, within the Regional Municipality of Halton. The Client is proposing to amend the Town of Oakville Zoning By-law 2009-189 to permit “commercial fitness centre” uses within the applicable “LE” Zone to a maximum of 50% of the total floor area.

A pre-application neighbourhood meeting was held on August 15<sup>th</sup>, 2024 to receive public feedback prior to the submission of the application. As part of the development application review process, this Planning Justification Report has been prepared to provide planning analysis and justification in accordance with the comments from the neighbourhood meeting in support of the proposed site-specific Zoning By-law Amendment. Please note, the comments received during the meeting regarding the request to prohibit nightclub and hotel uses has not been incorporated within this proposal. Notwithstanding that, the Client has no interest in advancing the development of either uses.

This report is intended to provide a background context and an overview of the purpose and effect of the proposed application. The recommendations contained within establishes a professional planning rationale for the application by demonstrating how the proposed development conforms to provincial, regional, and municipal planning policies as well as sound planning and design.

## 2. Background

### 2.1. Subject Site

The subject property is located on the northeast corner of the Sixth Line and Loyalist Trail intersection (Figure 1). The subject property currently consists of one parcel that is proposed for the purpose of redevelopment. The site has an area of approximately 47,513.48 m<sup>2</sup> (4.75 hectares) and has approximately 178.42 m of lot width.

The subject property currently has industrial and office buildings located on the lot and is generally flat. Please refer to Figures 1 to 2 for further details on location and surrounding uses. The subject property is located north of an existing residential neighbourhood that is characterized by predominantly low-rise residential dwellings and adjacent to vacant greenfield sites.

#### 2.1.1 Surrounding land uses

The surrounding land uses are summarized as follows:

- |       |   |
|-------|---|
| North | <ul style="list-style-type: none"><li>• Vacant greenfield sites (Regional Natural Heritage System)</li><li>• William Halton Parkway</li><li>• Highway 407</li></ul>   |
| East  | <ul style="list-style-type: none"><li>• Town of Oakville Water Tower</li><li>• Al Falah Islamic Centre</li><li>• Vacant greenfield sites</li></ul>  |
| South | <ul style="list-style-type: none"><li>• Low-rise residential dwellings</li><li>• Townhouses</li><li>• Commercial stores</li><li>• Vacant lot greenfield sites along Sixth Line (Regional Natural Heritage System)</li></ul> |
| West  | <ul style="list-style-type: none"><li>• Vacant lot greenfield sites along Sixth Line (Regional Natural Heritage System)</li></ul>   |



Figure 1: Aerial Photo and Location Map



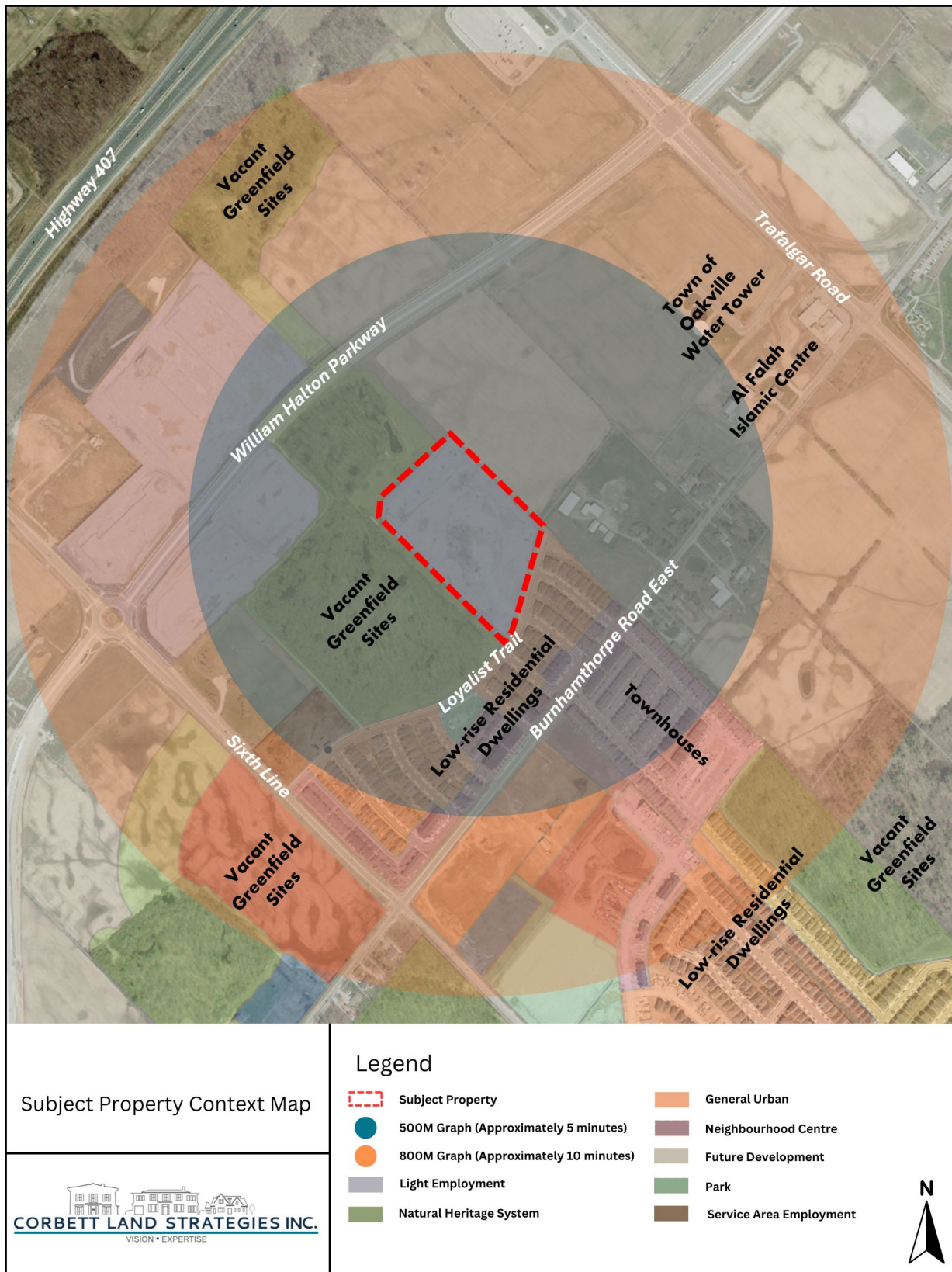


Figure 2: Subject Property Context Map

## 2.2. Pre-Consultation

In accordance with dialogue from Town staff, CLS advanced a Pre-Consultation application on behalf of the Client with respect to the subject property. The purpose of the Pre-Consultation application was to assess the complete application requirements for the proposed Zoning By-law Amendment. A pre-consultation meeting was conducted on May 29, 2024, with respect to the proposed amendment.

During this meeting, staff acknowledged that the proposed commercial fitness centre may cause overflow parking on the neighbouring street and suggested that a Gross Floor Area (GFA) cap be included should an application be brought forward. An updated Transportation Impact Study would be required to demonstrate how to avoid conflicts between truck traffic on site and people with children visiting the site. It was concluded in the meeting that a pre-application neighbourhood meeting would be required by the Town.

Notes, submission requirements and the Pre-Consultation Comments Report were provided by the Town on June 3, 2024.

## 2.3. Similar Uses in Proxy Sites

In discussion with staff, it was advised that comparable developments exist in the Town. In these locations private commercial fitness uses and services are offered on properties which are zoned under various employment zones. Given the proposed development (further detailed below), several of the comparable sites have been identified and assessed to inform the advancement of the proposal.

In support, the following tables has been prepared to describe the applicability of three sites within the Town of Oakville (3260-3280 South Service Road, 208-220 Wyecroft Road, and 505 Iroquois Shore Road/1130-1150 Eighth Line). These three existing site feature a mix of industrial and commercial spaces that integrate multiple sports facility or commercial fitness centre uses. These examples demonstrate that recreational and fitness-oriented facilities can coexist harmoniously with industrial and office structures, reinforcing the compatibility of such developments within similar settings at 65-89 Loyalist Trail.

Location	Uses	Evaluation
3260-3280 South Service Road, Town of Oakville	3 industrial buildings with mix of industrial/office and commercial fitness centre (CFC) uses CFC uses include: - Kid's Indoor Playground	Similar uses at 3260-3280 South Service Road in Oakville demonstrate the feasibility of the proposed development by showcasing a successful integration of commercial fitness centre uses within an industrial and office environment. The presence of a kids' indoor playground at this site indicates



		that recreational and fitness-oriented facilities can coexist harmoniously with industrial structures. This precedent supports the proposed commercial fitness centre, including its planned functions such as a children's indoor playground, as it aligns with the existing mix of uses in the area.
208-220 Wyecroft Road, Town of Oakville	3 industrial buildings with mix of industrial/office and commercial fitness centre (CFC) uses. CFC uses include: <ul style="list-style-type: none"> <li>- Indoor golf simulation/range</li> <li>- Martial arts schools</li> <li>- Gymnastics centre</li> <li>- Fencing</li> <li>- Fitness gym</li> </ul>	The site at 208-220 Wyecroft Road highlights the viability of the proposed development. This location features a variety of commercial fitness centre uses, including martial arts schools, gymnastics centres, and fitness gyms, all within industrial buildings. The successful incorporation of such diverse fitness and recreational facilities shows that the area is well-suited for the range of activities proposed, such as indoor sports areas and gymnastics clubs, reinforcing the idea that the new commercial fitness centre would be a valuable addition.
505 Iroquois Shore Road, 1130-1150 Eighth Line, Town of Oakville	3 industrial buildings with mix of industrial/commercial and commercial fitness centre (CFC) uses. CFC uses include: <ul style="list-style-type: none"> <li>- Gym</li> <li>- Swim School</li> <li>- Multi-Sports Facility</li> <li>- Boxing Gym</li> <li>- Indoor Baseball Training Facility</li> </ul>	The 505 Iroquois Shore Road and 1130-1150 Eighth Line sites support the feasibility of the proposed development. With a mix of industrial and commercial spaces hosting multiple commercial fitness centre uses like gyms, swim schools, and multi-sports facilities, this site demonstrates that integrating a large-scale commercial fitness centre into an industrial setting is both practical and beneficial. The variety of fitness activities already present suggests that the proposed commercial fitness centre, with its extensive GFA allocation for sports and

		recreational functions, would seamlessly complement the existing uses in the town.
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*Table 1: Summary of Similar Uses in Proxy Sites*

The three existing sites at 3260-3280 South Service Road, 208-220 Wyecroft Road, and 505 Iroquois Shore Road/1130-1150 Eighth Line are all zoned as Business Employment (E2) zones. Under the current zoning regulations, specifically the Town of Oakville Zoning By-law 2014-014, the E2 zones permit "sports facilities" (note: for the purpose of the zoning by-law commercial fitness centres are interpreted as sports facilities).

In consideration of the above site several conclusions can be made. The first conclusion is that the proposed introduction of commercial fitness centre uses to the zoning of the subject lands is not precedent setting. Existing provisions with the zoning by-laws that permit this type of use within employment zoned parcels. These existing permissions are likely permitted given the lands proximity to residential lands and that it is mutually beneficial to permit such uses due to their compatibility and ability to achieve the employment objectives of the Town's long-range planning policies.

The second is that the each of the sites (all are zoned Business Employment - "E2") limit the use of the sports facility by capping the maximum net floor area to 1,000 sq. m for portions of the property that are within 100m of residentially zone lands. These limitations however do not limit the percentage of the net floor area nor limit the net floor area of portions of the sites not located within 100 metres of a residential zone.

## 3. Proposed Development

### 3.1. Description of Development

The Client is proposing to amend the Zoning By-law of the existing parcel at 65, 71, 77, 83, and 89 Loyalist Trail as part of the redevelopment of the lands to permit the use of commercial fitness centre. The permission of the use is being sought to facilitate the following functions within the existing buildings:

- Children's Indoor Playground
- Indoor Sports Area (Soccer, Badminton, Pickleball, Basketball)
- Gymnastics Club

Specifically, no changes to the existing buildings are being proposed. However, in addition to the permission of the proposed commercial fitness centre use, the proposal is seeking to set a maximum Gross Floor Area (GFA) limit for the proposed commercial fitness centre use to 50% alongside a new parking rate for the proposed use.

The subject property features a Leasable Floor Area (LFA) of 15,245.99 square meters. The proposed development includes a commercial fitness centre with a maximum LFA of 7,858.44 square meters. Currently, the site would provide a total of 358 parking spaces, which are allocated as follows: 35 spaces for office use, 61 spaces for industrial purposes, and 262 spaces for commercial fitness centre. Additionally, there would be 16 bicycle parking spaces provided. The subject property would also include 14 loading spaces that would be located at the rear and north end of the property. The existing parking capacity would be sufficient to accommodate the increased demand from the proposed commercial fitness centre. As set out in the enclosed Transportation Impact Study, the 262 parking spaces provided would adequately support both the future commercial fitness centre operations and would not strain the parking infrastructure.

In accordance with the submitted Site Plan (see Figure 3), the proposed Commercial Fitness Centre uses are envisioned to be located in portions of Buildings B, C, D and E. The plan has been prepared to direct this use to locations more interior to the site as well as which are appropriately accessed to parking and pedestrian walkways.

Generally, the industrial and office uses would operate from 9 AM to 5 PM during weekdays while the proposed commercial fitness centre use is envisioned to operate from predominantly during weekday evenings and weekends. Since the commercial fitness centre would be active during evening hours, truck traffic, which is typically concentrated during standard working hours, would be minimal or nonexistent during these peak fitness times. This would minimize the risk of conflicts between trucks and people with children visiting the site. Additionally, the truck loading and unloading area is located at the rear and north end of the subject property where visitors would not need to navigate to, further minimizing the interaction between trucks and people with children entering the site.

Designated pedestrian paths have been established within the approved site plan, which would assist with reducing conflict between truck traffic and pedestrians.

Overall, the proposed amendment to increase the commercial fitness centre to 50% GFA would also limit the overall demand for industrial activities, significantly reducing the associated truck traffic at the subject property and the adjacent neighbourhood.

### 3.2. Approval Framework

To facilitate the proposed development, a Zoning By-law Amendment is required. However, once the use is permitted only applications for building permit are permitted.

For details as to how the proposed development conforms to the Town of Oakville Zoning By-law, please refer to Section 4.



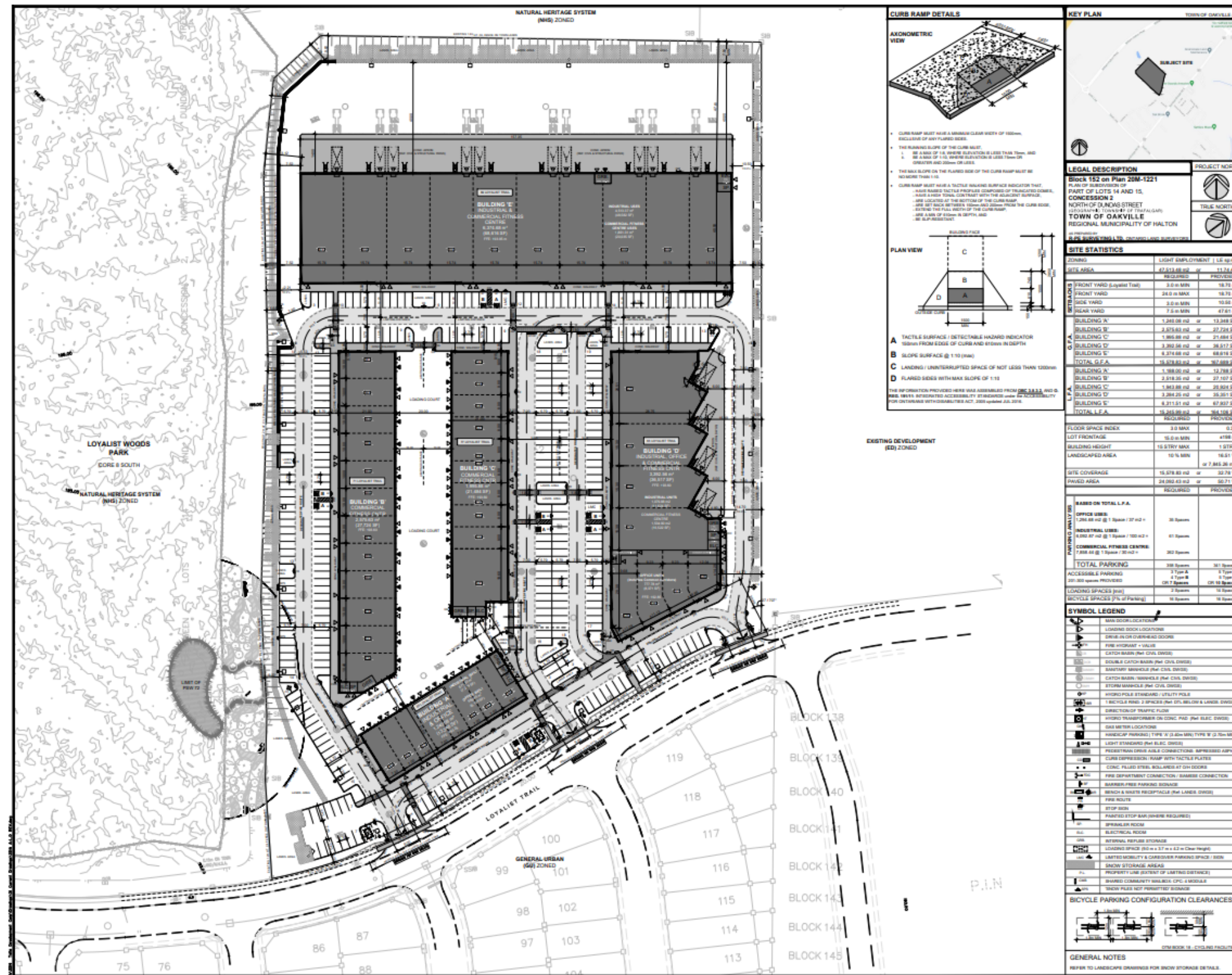


Figure 3: Proposed Site Plan

## 4. Planning Policy & Regulatory Review

### 4.1. Planning Act

The *Planning Act*, R.S.O. 1990, c. P.13, (“Planning Act”) is a foundational legislation governing land use planning and development in the province of Ontario, Canada. It was enacted to promote sustainable development, efficient land use, and the protection of the environment. The Planning Act establishes a framework for how land can be used, developed, and protected. This legislation serves as the cornerstone of Ontario's planning system, guiding the orderly growth and development of communities while safeguarding their social, economic, and environmental well-being.

When carrying out the responsibilities of the Planning Act, one shall have regard for matters of Provincial interest, as identified in Section 2. This section of the Planning Act outlines the overarching goals and principles that guide land use planning and development across the province. These goals aim to foster sustainable growth, protect natural and built environments, and enhance the quality of life for residents. Key objectives include promoting orderly and efficient development, accommodating a range of land uses, conserving resources and natural heritage features, and ensuring social and economic vitality. This section emphasizes the importance of public participation, transparency, and accountability in the planning process, as well as the need to coordinate planning decisions with provincial policies and plans. Ultimately, the goals outlined in Section 2 of the Planning Act seek to create vibrant, resilient communities that balance competing interests and promote the long-term well-being of Ontarians.

The following are the most relevant to the proposed development:

- (h) *the orderly development of safe and healthy communities;*
- (n) *the resolution of planning conflicts involving public and private interests;*
- (o) *the protection of public health and safety;*
- (p) *the appropriate location of growth and development;*
- (q) *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*
- (r) *the promotion of built form that,*
  - (i) *is well-designed,*
  - (ii) *encourages a sense of place, and*
  - (iii) *provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

The subject property is located adjacent to the existing residential neighbourhood. Loyalist Trail serves as a buffer for the existing employment uses from the residential area

to the south, conforming with *Section 2 (h) and (n)* of the Planning Act. The proposed commercial fitness centre would make efficient use of the existing municipal services and is located within walkable distance from the surrounding single-detached dwellings and townhouses, conforming with *Section 2 (o), (p), (q), and (r)* of the Planning Act. In addition, the proposed 50% maximum would still achieve the employment objectives for the property while offering spaces to uses which support the emerging community around the subject property.

## 4.2. Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (“PPS”) was issued by the Province of Ontario under Section 3 of the Planning Act and will come into effect October 20, 2024. The Planning Act requires that decisions, comments, submissions, or advice affecting planning matters shall be consistent with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

As per Section 2.8.1.1 of the PPS (2024), *“Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.”*

*2.8.2.1 Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.*

*2.8.2.3 Planning authorities shall designate, protect and plan for all employment areas in settlement areas by:*

- a) *planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;*
- b) *prohibiting residential uses, commercial uses, public service facilities and other institutional uses;*
- c) *prohibiting retail and office uses that are not associated with the primary employment use;*
- d) *prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and*
- e) *including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.”*

The proposed commercial fitness centre introduces a mix of recreational and fitness-related uses, which can diversify the range of activities and economic sources which are compatible with other employment uses within the light employment zone, ensuring consistency with *Section 2.8.1.1 (a) and (b)* of the PPS. As the subject property is located adjacent to a residential neighborhood, permitting the proposed commercial fitness centre with a maximum 50% GFA could serve as a transition to the residential dwellings to the south, ensuring consistency with *Section 2.8.1.1 (d) and (e)* of the PPS. As the proposed use would be less intrusive compared to heavy industrial or manufacturing activities, land use compatibility and a compatible transition between the light employment area and the residential neighborhood can be achieved. This mix of uses may help meet long-term community needs by offering amenities that support health and wellness, ensuring consistency with *Section 2.8.2.1 and 2.8.2.3 (e)* of the PPS.

Regarding infrastructure of sewage, water and stormwater:

*3.6.1 Planning for sewage and water services shall:*

- a) *accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;*
- b) *ensure that these services are provided in a manner that:*
  - 1. *can be sustained by the water resources upon which such services rely;*
  - 2. *is feasible and financially viable over their life cycle;*
  - 3. *protects human health and safety, and the natural environment, including the quality and quantity of water; and*
  - 4. *aligns with comprehensive municipal planning for these services, where applicable.*
- c) *promote water and energy conservation and efficiency;*



- d) *integrate servicing and land use considerations at all stages of the planning process;*
- e) *consider opportunities to allocate, and re-allocate, if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and*
- f) *be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.*

3.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*

By virtue that the subject property is already a serviced area, the proposed development would utilize existing municipal sewers and water services in accordance with the PPS.

In this regard and based on the comprehensive review above of the relevant policies of the PPS, the proposed development represents appropriate development and good planning in a designated area that envisions employment and population growth. Therefore, it is the opinion of CLS that the proposed development and required planning amendments are consistent with the policies of the PPS.

### 4.3. Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (“PPS”) was issued by the Province of Ontario under Section 3 of the Planning Act and came into effect on May 1, 2020. The Planning Act requires that decisions, comments, submissions, or advice affecting planning matters shall be consistent with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

As per Section 1.3.1 of the PPS, *“Planning authorities shall promote economic development and competitiveness by:*

- a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*

- c) *facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) *ensuring the necessary infrastructure is provided to support current and projected needs.”*

*1.3.2.4 Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.*

*1.3.2.5 Notwithstanding policy 1.3.2.4, and until the official plan review or update in policy 1.3.2.4 is undertaken and completed, lands within existing employment areas may be converted to a designation that permits non-employment uses provided the area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation working together with affected upper and single-tier municipalities and subject to the following:*

- a) *there is an identified need for the conversion and the land is not required for employment purposes over the long term;*
- b) *the proposed uses would not adversely affect the overall viability of the employment area; and*
- c) *existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.*

The proposed commercial fitness centre encourages a mix of uses by integrating recreational and sports facilities within the light employment zone. This is consistent with *Section 1.3.1 (d)* which promotes compact, mixed-use development. In addition, the development introduces a range of functions including ‘children’s indoor playground, indoor sports area, and gymnastics club’ that contribute to a diversified economic base by providing recreational and sports facilities, which support vibrant and resilient communities, enhance the local economic mix, meets long-term needs for community-focused amenities, and contributes to the overall livability of the neighbourhood, ensuring consistency with *Section 1.3.1 (a) and (b)* of the PPS.

Regarding infrastructure of sewage, Water, and Stormwater:

1.6.6.1 *Planning for sewage and water services shall:*

- a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
- b) *municipal sewage services and municipal water services;*

1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.”*

By virtue that the subject property is already a serviced area, the proposed development would utilize municipal sewers and water services in accordance with the PPS

It is the opinion of CLS that the proposed development and required planning amendments are consistent with the policies of the PPS.

#### 4.4. A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) was prepared and approved under the *Places to Grow Act*, 2005 to take effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan was approved to take effect on August 28, 2020. The subject property is located within the Designated Greenfield Area (see Figure 4) and as such, all decisions in respect of the exercise of any authority that affects a planning matter would conform with the Growth Plan, subject to any legislative or regulator provisions providing otherwise.

Section 1.2.1 of the Growth Plan establishes the guiding principles for the development of land, management, and protection of resources, and investment of public funds. Based on the proposed plan, the following principles require specific consideration:

- *“Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.”*
- *“Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.”*

The proposed development seeks to complement the existing neighborhood by offering recreational functions on the subject lands in the form of commercial fitness centre with

up to 50% GFA at the subject property. It is believed that this added use would promote residents' health and active lifestyles, thereby improving their overall quality of life. This development would also provide new economic and employment prospects in a location that is appropriate for light employment uses.

### 2.2.5 *Employment*

1. *Economic development and competitiveness in the GGH would be promoted by:*
  - a) *making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
  - b) *ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
  - c) *planning to better connect areas with high employment densities to transit; and*
  - d) *integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*
7. *Municipalities would plan for all employment areas within settlement areas by:*
  - a) *prohibiting residential uses and prohibiting or limiting other sensitive land uses that are not ancillary to the primary employment use;*
  - b) *prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibiting any major retail uses that would exceed that threshold; and*
  - c) *providing an appropriate interface between employment areas and adjacent non-employment areas to maintain land use compatibility.*

The relevant Growth Plan policies identified above encourage the efficient use of existing employment areas. The proposed commercial fitness centre use will enhance the subject lands by introducing new recreational and community-focused uses and attracting additional economic activity within the neighbourhood. The site would maintain its role in providing employment opportunities through its office and industrial functions while also integrating the proposed commercial fitness centre use to complement the employment area with new employment types and services, conforming with *Section 2.2.5.1 (a) and (b)* of the Growth Plan. The proposed commercial fitness centre use would also enhance the compatibility between the adjacent residential area and the industrial and office uses by offering community amenities that benefit both local workers and residents, conforming with *Section 2.2.5.7 (c)* of the Growth Plan.



The subject property is located within the “Designated Greenfield Area” as per Schedule 2 and is therefore subject to the policies of Section 2.2.7 of the Growth Plan (see Figure 4) as follows:

*2.2.7 Designated Greenfield Area*

- 1. New development taking place in designated greenfield areas would be planned, designated, zoned and designed in a manner that:
  - a) supports the achievement of complete communities;*
  - b) supports active transportation; and*
  - c) encourages the integration and sustained viability of transit services**
- 3. The minimum density target would be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:
  - a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;*
  - b) rights-of-way for:
    - i. electricity transmission lines;*
    - ii. energy transmission pipelines;*
    - iii. freeways, as defined by and mapped as part of the Ontario Road Network; and*
    - iv. railways;**
  - c) employment areas; and*
  - d) cemeteries.**

The commercial fitness centre use would enhance the existing light employment zone by providing recreational and community-oriented facilities to the adjacent residential neighbourhood, contributing to a more complete and integrated community and conforming with *Section 2.2.7.1 (a)* of the Growth Plan. The proposed commercial fitness centre supports the employment aspects of the Designated Greenfield Areas as it supports the economic vitality of the employment area by introducing new uses and amenities, which can indirectly contribute to density and activity in the area, conforming with *Section 2.2.7.3 (c)* of the Growth Plan.

Overall, it is the opinion of CLS that the the proposed development would contribute to the goals and conform to the relevant policies of the Growth Plan.



Figure 4: A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Schedule 2

#### 4.5. Region of Halton Official Plan (“ROP”)

Cutting Red Tape to Build More Homes Act (“Bill 185”) has received Royal Assent that amends the roles and responsibilities within Halton Region’s land use planning system. Under the revised planning system, local municipalities, including the Town of Oakville, would be responsible for implementing the Region of Halton Official Plan (“ROP”).

Halton’s Regional Official Plan determines how and when Halton grows. The updated Regional Official Plan accommodates population and employment growth within Halton’s existing urban boundaries to 2041 and also contains a framework for how growth may be planned for in the 2041-2051 planning period. On June 15, 2022, a decision was made by Halton Regional Council to adopt Regional Official Plan Amendment (ROPA) No. 49, which is to implement the results of the Integrated Growth Management Strategy, which considered how to accommodate growth in Halton to 2051 as a part of a municipal comprehensive review process.

According to Map 1 – Regional Structure of the ROP, the subject lands are located within the designated Urban Areas, specifically, as shown on Map 1C, the subject lands are located within the designated Employment Area.

Section 72 of the ROP describes that the goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability, and economic prosperity. The following subsections highlight the applicable designations as outlined in the ROP.

The subject property is designated within the Urban Area and is therefore subject to the policies of Section 72 of the ROP (see Figure 5) as follows:

- (1) *To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.*
- (2) *To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.*
- (3) *To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.*

- (4) *To ensure that growth takes place commensurately both within and outside the Built Boundary.*
- (5) *To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages complete communities, and is consistent with the policies of this Plan.*
- (6) *To identify a Regional Urban Structure that directs growth to Strategic Growth Areas and protects Regional Employment Areas.*
- (7) *To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation.*
- (8) *To promote the adaptive re-use of brownfield and greyfield sites.*
- (9) *To facilitate and promote intensification and increased densities.*
- (10) *To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.*
  - (10.1) *To direct where employment uses should be located and to protect areas designated for such uses.*
- (11) *To provide opportunities for post-secondary education facilities to locate within Halton.*

The subject property is designated within the Employment Area and is therefore subject to the policies of Section 82 of the ROP (see Figure 8) as follows:

- (1) *Plan for Employment Areas by:*
  - a) *prohibiting residential uses;*
  - b) *prohibiting major retail uses;*
  - c) *permitting a range of employment uses including but not limited to industrial, manufacturing, warehousing, and office uses;*
  - d) *permitting a range of ancillary uses that are associated with an employment use or supportive of the overall Employment Area, as identified in Local Official Plans in accordance with Section 83.2(6)b) of this Plan;*
  - e) *limiting sensitive land uses, including institutional uses, by only permitting such uses where they:*
    - (i) *are an ancillary use that is associated with an employment use or that is supportive of the overall Employment Area;*
    - (ii) *are located at the periphery of the Employment Area and/or identified within an appropriate Local Official Plan designation;*



- (iii) address land use compatibility considerations in accordance with Section 143(12) of this Plan;*
  - (iv) support achieving the employment forecast in Table 1 and the density target for Employment Areas in Table 2 of this Plan; and,*
  - (v) do not contain a residential component or function where individuals reside on a temporary or permanent basis, such as long-term care facilities, retirement homes, or boarding schools;*
  - (f) recognizing existing uses.*
- (1.1) Notwithstanding Section 83.2(1)b) of this Plan, to recognize major retail uses as permitted by specific policies of a Local Official Plan on December 16, 2009.*
- (2) Plan for, protect and preserve the Employment Areas for current and future use. Development in proximity to major facilities are required to meet the Provincial Policy Statement, 2020 requirements for land use compatibility.*
  - (3) Ensure the necessary infrastructure is provided to support the development of the Employment Areas in accordance with policies of this Plan.*
  - (4) Prohibit the conversion of lands within the Employment Areas to nonemployment uses including major retail uses unless through a municipal comprehensive review where it has been demonstrated that:*
    - a) there is a need for the conversion;*
    - b) the conversion would not compromise the Region's or Local Municipality's ability to meet the employment forecast in Table 1 and Table 2a;*
    - c) the conversion would not adversely affect the overall viability of the Employment Area, and achievement of the intensification and density targets of Table 2 and other policies of this Plan;*
    - d) there are existing or planned infrastructure and public service facilities to accommodate the proposed conversion;*
    - e) the lands are not required for employment purposes over the long term;*
    - f) cross-jurisdictional issues have been considered; and*
    - g) all Regional policies and requirements, financial or otherwise, have been met.*
  - (5) Require development within the Employment Areas to support achieving the density target identified in Table 2 of this Plan.*
  - (6) Require Local Municipalities to plan for Employment Areas by:*

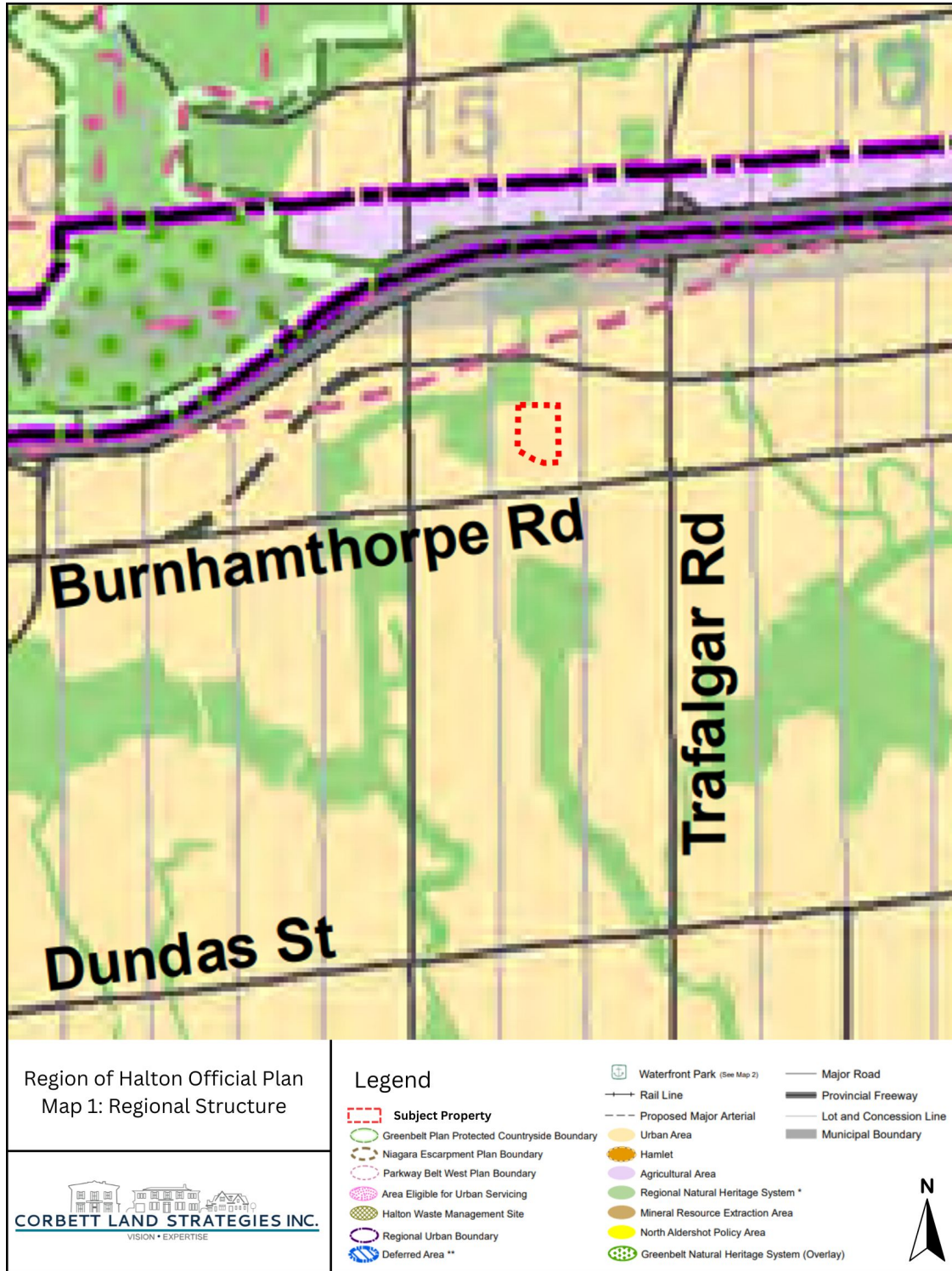
- a) *delineating and protecting the Employment Areas as identified on Map 1H of this Plan;*
  - b) *developing policies and land use designations for lands within the Employment Areas that:*
    - (i) *support accommodating forecast employment growth as identified in Table 1 and achieving the Employment Area density targets identified in Table 2 of this Plan;*
    - (ii) *identify a range of employment uses, ancillary uses, and sensitive land uses, as appropriate for the planned function of the specific land use designations and their role within the Regional Urban Structure and Local Urban Structures;*
    - (iii) *require land use compatibility studies for sensitive land uses in accordance with Section 143(12) of this Plan; and*
    - (iv) *ensure an appropriate interface is provided between the Employment Areas and adjacent non-employment areas and between specific employment designations in the Local Official Plan to maintain land use compatibility.*
  - c) *promoting intensification and increased densities in both new and existing Employment Areas by facilitating compact, transit-supportive built form, development of active transportation networks, and minimizing surface parking.*
- (7) *Where Employment Areas are located within a Major Transit Station Area as delineated on Map 1H, recognize the dual role and function of these Major Transit Station Areas as mixed use Strategic Growth Areas as well as the location of existing employment uses, and require the Local Municipalities, when planning for these areas through an Area-Specific Plan in accordance with Section 81.2(4) of this Plan, to:*
- (a) *recognize the importance of the protection of existing employment uses and the potential for appropriate employment growth and intensification within the Employment Area and within adjacent non-employment areas;*
  - (b) *provide an appropriate interface between the Employment Area and adjacent non-employment areas to maintain land use compatibility; and*
  - (c) *only permit sensitive land uses within adjacent non-employment areas if land use compatibility can be addressed in a manner that protects existing employment uses in accordance with Sections 79.3(12) and 143(12) of this Plan.*

- (8) *Subject to Section 77(7), designate lands where appropriate in the vicinity of existing or planned major highway interchanges, ports, rail yards and airports for employment purposes that rely on this infrastructure, once these lands are included in the Urban Area.*

The proposed commercial fitness centre use conforms with *Section 72 (1)* of the ROP of improving and maintaining community health by providing recreational facilities that encourage active lifestyles and community engagement. The development promotes compact growth by accommodating the proposed commercial fitness centre within existing buildings, ensuring conformance with *Section 72 (2)* of the ROP. The subject property is located adjacent to the neighbouring residential dwellings which will benefit from amenities such as a children's playground, sports area, and gymnastics club and will help create a complete community in the Halton Region through the provision of a range of leisure and recreational options, conforming with *Section 72 (5)* of the ROP.

In addition, the proposed use serves as a compatible use in the employment land. The subject lands will result in a mixture of office and industrial, and through the permission of the commercial fitness centre uses which will complement the residential and businesses in the area, conforming with *Section 72 (10)* of the ROP of offering a balanced range of uses.

Pursuant to the policies in the ROP, it is the opinion of CLS that the proposed development conforms with the guidelines and policies pertaining to Urban Areas and Employment Area. The proposed development proves to be compatible and complementary to the policies provided for the applicable designations pertaining to the subject lands, providing great values and efficiency to the goals of the municipality and is supported through the policies of the Region.





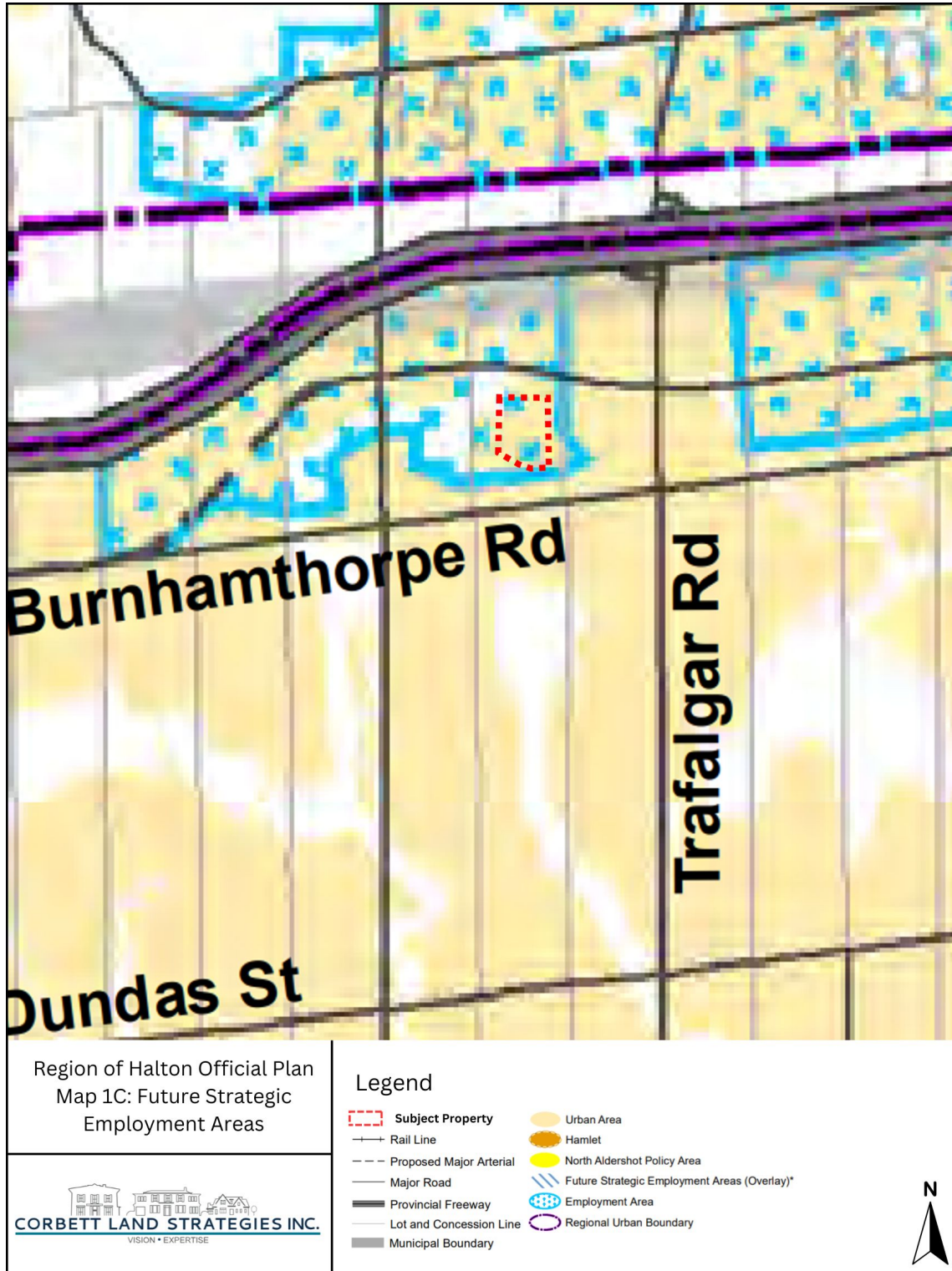


Figure 6: Region of Halton Official Plan: Future Strategic Employment Areas, Map 1C



#### 4.6. Town of Oakville Official Plan (“LOP”)

The Town of Oakville Official Plan (“LOP”) was approved, with modifications, by the Region of Halton on November 30, 2009. In the Livable Oakville Official Plan, the subject property is designated as:

- Schedule A1 – Urban Structure: Employment Area

The subject property is located within the Employment Area as per Schedule A1 of the LOP (see Figure 7), which is intended to provide industrial, business, and office activities, which would be the major source of employment opportunities in the Town. Nonetheless, as per Schedule E of the LOP, the subject property is located in the Northeast of Oakville which is not subject to the policies of the LOP and would further support the North Oakville East Secondary Plan.

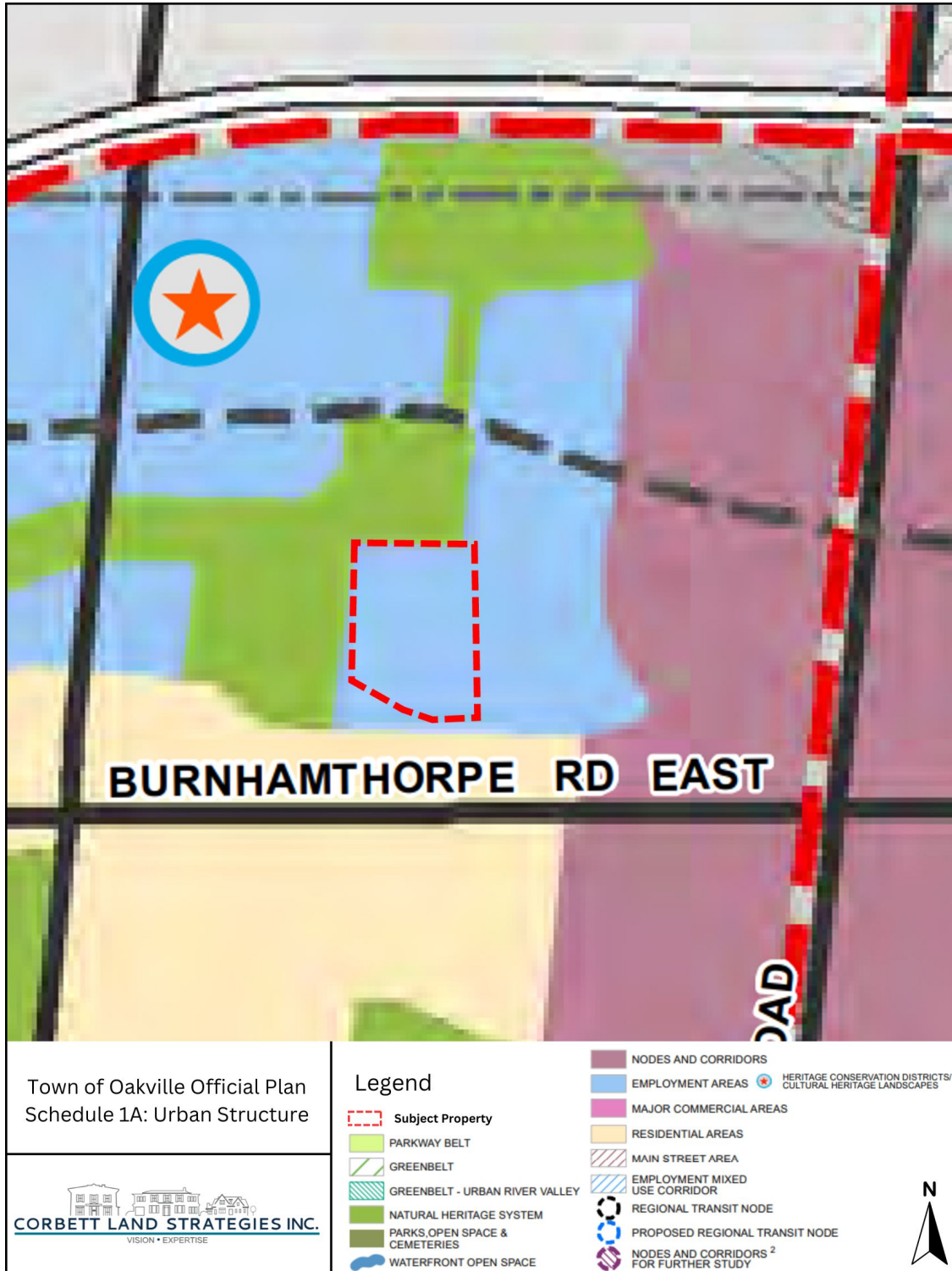


Figure 7: Town of Oakville Official Plan: Urban Structure, Map 1A

## 4.7. North Oakville East Secondary Plan

The North Oakville East Secondary Plan is part of the town's Official Plan that represents a land use vision for the lands north of Dundas Street, south of Highway 407 and between Ninth Line and Tremaine Road. In the Secondary Plan, the subject property is designated as:

- Figure NOW 2 & NOE 2 – Land Use Plan: Employment District

The subject property is located within the Employment District as per Figure NOW 2 & NOE 2 of the Secondary Plan, which is intended to accommodate the development of predominantly employment-generating uses including a wide range of industrial and office development. In accordance with Section 7.3.4, Employment districts are to include a wide range of industrial and office development. Limited retail and service commercial uses designed to serve the businesses and employees is permitted within the Employment Districts.

In accordance with Section 7.5.17, limited retail and service commercial uses serving the employment area shall be clustered at major intersections. Further that urban design standards will be employed to ensure compatibility.

The proposed addition of commercial fitness centre uses seeks to permit on the Secondary Plan policy 7.3.4 which seeks to limit retail and service commercial uses to serve businesses and employees within the entire Employment District. The proposed new use will support businesses and employees by offering additional recreational services that are compatible with existing and permitted uses. The maximum GFA being proposed will also support the limitation of the proposed commercial fitness centre use both on site and within the entire Employment District.

As a result of the existing woodlot (which shall remain), the subject lands are able to assist in the achievement of the clustering of limited commercial uses which serve the employment area, particularly as the lands to the northwest of Sixth Line and Burnhamthorpe Road are zoned/planned for institutional uses. Further, the proposed uses will be planned to be integrated within the existing buildings which have already been subject to urban design review through previous processes.

The NOESP establishes the permitted uses for lands designated Employment District as follows:

7.6.8.2 Permitted uses may include:

- a) light industrial operations, including light manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution and wholesaling;*
- b) business and professional office uses and medical clinics;*

- c) *service establishments such as print shops, equipment rental establishments, restaurants, hotels, banquet halls, financial institutions, and service establishments which primarily provide services at the customer's location such as electricians and plumbers and limited retail commercial development such as business supply and industrial supply establishments subject to the requirements of Section 7.6.8.3 and 7.6.8.4d);*
- d) *public uses, institutional uses including places of worship, vocational schools;*
- e) *sport and recreation, and place of amusement uses;*
- f) *automobile related uses, including gas stations; and,*
- g) *ancillary retail sales of products produced, assembled and/or repaired on the premises,*
- h) *as part of a distribution use, the ancillary retail sale of the products distributed from an ancillary showroom;*
- i) *research and development;*
- j) *information processing, call centres and similar uses; and,*
- k) *computer based services including design studios.*

The following policy is applicable to the subject property as it is located within the Employment District (see Figure 8):

#### 7.6.8.4 Land Use Policies

- a) *It is not intended that the full range of employment uses would be permitted in all locations designated "Employment District". The precise range of uses and density of development shall be stipulated in the zoning by-law. In particular, the lands in the Employment Area designation abutting the Institutional Area designation on the Ninth Line would be subject to a site specific zoning amendment and any proposed use would be carefully evaluated to ensure that it does not adversely impact on the existing school use to the north.*
- b) *All development shall be subject to the site plan control provisions of the Planning Act and shall comply with all Federal and Provincial regulations.*
- c) *Where lands in the Employment District designation are located adjacent to residential or institutional development, including development in the Transitional Area or the Institutional Area designations, matters such as the location of loading bays and other sources of light, noise and fumes shall be reviewed to ensure that any impact on the residential use*

*complies with Provincial guidelines and regulations. These matters would be addressed by:*

- *the Town at a general level as a basis for the development of regulations in the zoning by-law and the Urban Design and Open Space Guidelines; and,*
  - *the applicant in detail through the site plan approval process.*
- d) *Development shall conform to the following additional criteria:*
- *Main building shall be designed and located to assist in the creation of an attractive street edge, to provide for a strong pedestrian connection to the sidewalk, and to recognize any potential future intensification of the site:*
  - *The balance between the areas of the lot occupied by buildings and the service and parking areas would be designed, wherever feasible, to reduce the extent of the street frontage occupied by service and parking areas. Where street frontage is occupied by parking and service areas, enhanced landscaping shall be provided;*
  - *Maximum height -15 storeys;*
  - *Minimum Floor Space Index –0.25 for retail and service commercial uses; and regard shall be had for the provisions of Subsection e) below with respect to all other uses;*
  - *Maximum Floor Space Index – 3 and;*
  - *Service establishments shall be located in clusters at intersections with Arterial, Avenue and Connector Roads.*

The proposed commercial fitness centre conforms with the permitted uses for the Employment District, specifically under the use "sport and recreation, and place of amusement uses" as per *Section 7.6.8.2* of the Secondary Plan. Should the application be approved, the existing buildings will therefore result in a mix of office, industrial, and commercial fitness centre uses which will complement the employment functions by attracting visitors from the surrounding neighbourhoods and providing jobs. The commercial fitness centre uses are envisioned to be located in several of the existing buildings including in the buildings at the front of the site. The buildings considered to accommodate the commercial fitness centre uses including truck loading areas at the rear and north end of the subject property to minimize the potential conflicts with the adjacent residential neighbourhood. An updated Transportation Impact Study has been prepared to address matters associated with traffic, parking, and site navigation, conforming with *Section 7.6.8.4 (c)* of the Secondary Plan.



It is the opinion of CLS that the proposed development conforms to the general policies of the Secondary Plan as it will result in an appropriate mixture of office, industrial, and commercial fitness centre uses. In addition, the subject property would complement the existing neighbourhood by offering recreational uses in the commercial fitness centre with a maximum limit of up to 50% of the total GFA located on the subject property.

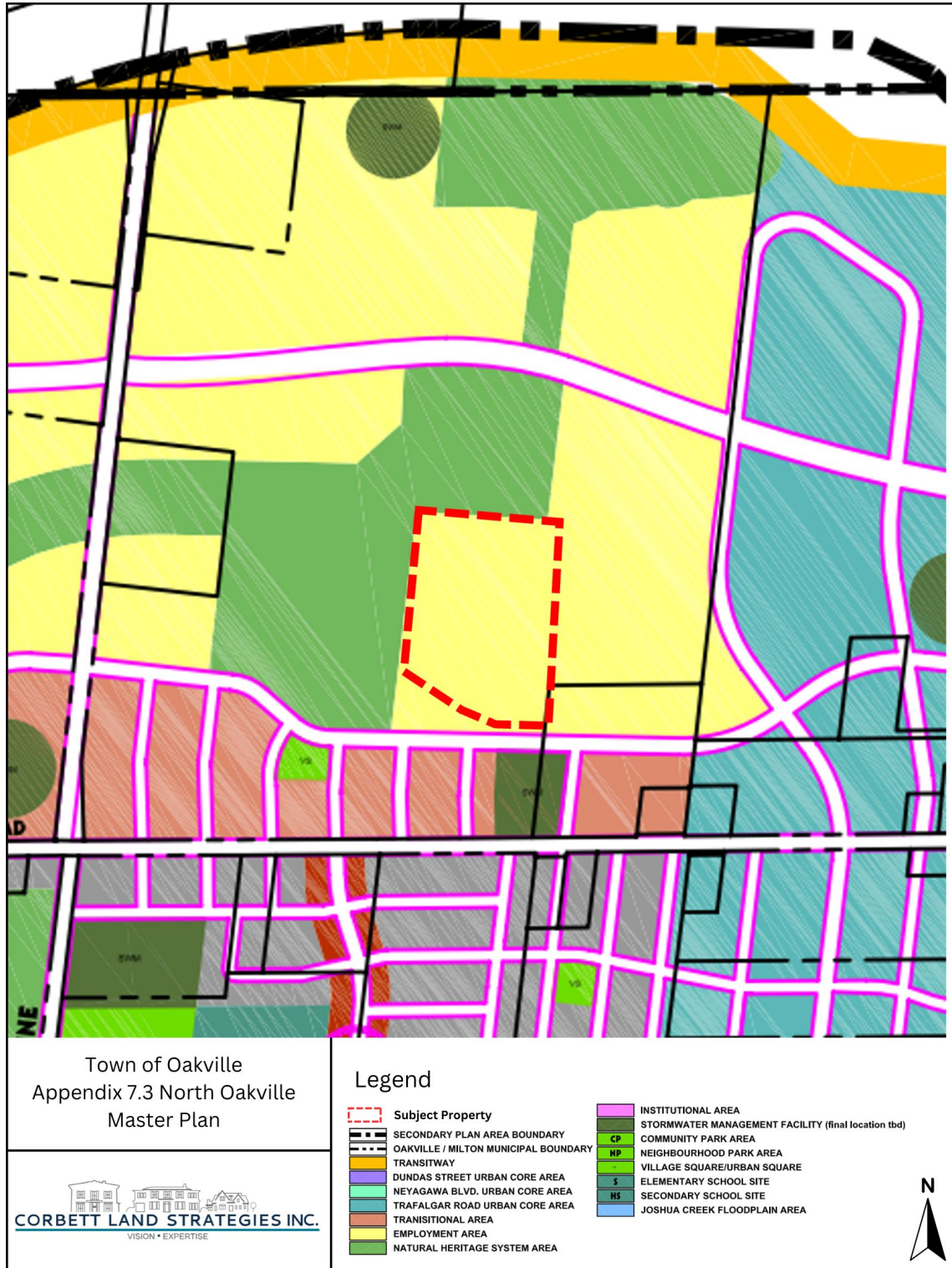


Figure 8: Nork Oakville Secondary Plan: North Oakville Master Plan, Appendix 7.3



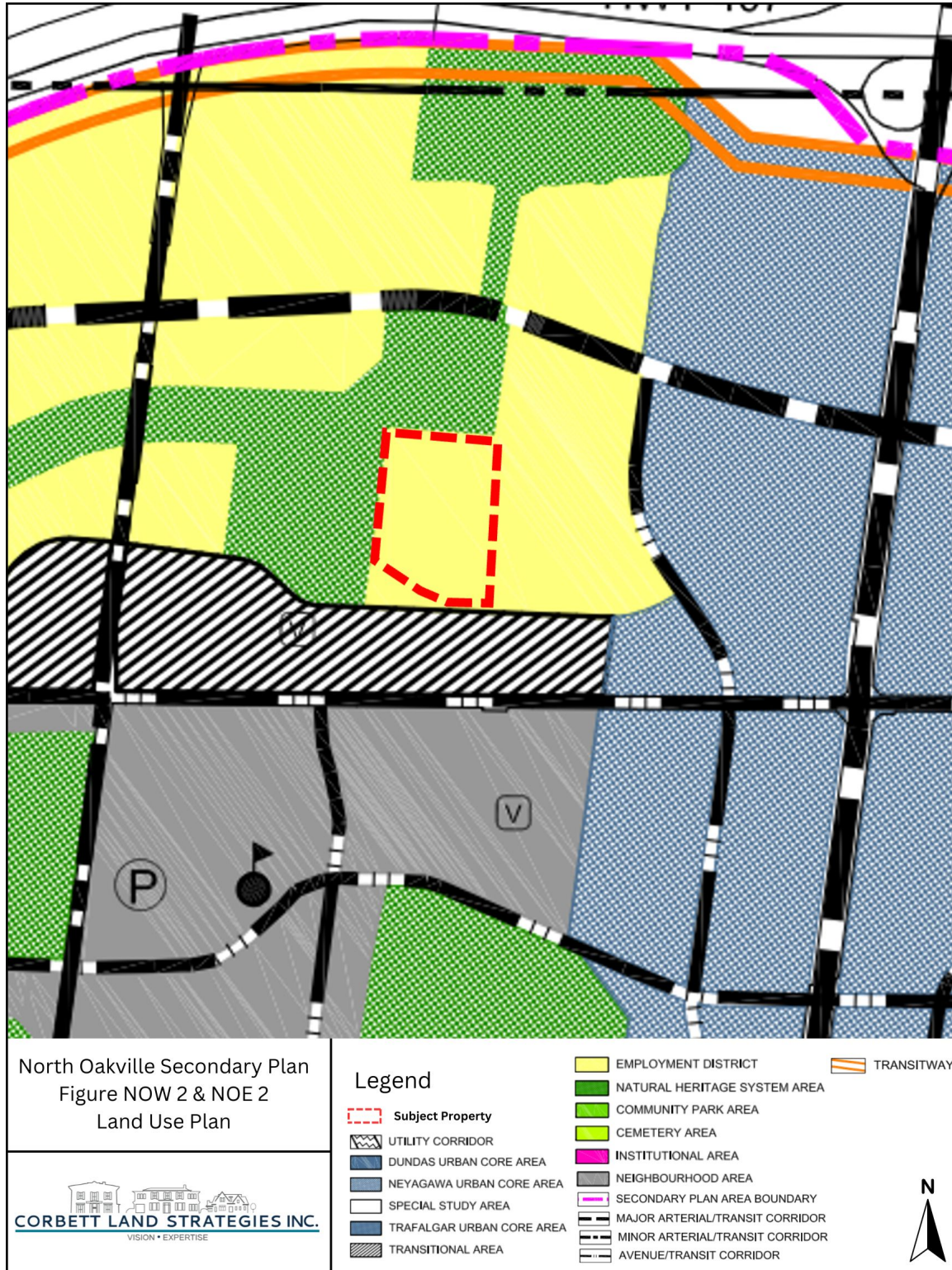


Figure 9: Nork Oakville Secondary Plan: Land Use Plan, Figure NOW 2 & NOE 2

#### 4.8. North Oakville Zoning By-law 2009-189 (“ZB”)

The North Oakville Zoning By-law 2009-189 (“ZB”) was passed by Council on November 23, 2009, and applies to all properties north of Dundas Street and south of Highway 407 (North Oakville). The zoning by-law implements the community vision and policies for future growth and development expressed in the North Oakville East Secondary Plans.

The subject property is zoned Light Employment (“LE”) as identified in Section 12(5) (see Figure 10).

As per Table 6.1, permitted uses in the LE zone include:

- *Private Park*
- *General Office Use or Medical Office or Financial Institution*
- *Hotel*
- *Place of Amusement*
- *Club*
- *Nightclub*
- *Public Hall*
- *Parking Garage*
- *Service Establishment*
- *Arena, Theatre, Stadium, Trade and Convention Centre*
- *Place of Worship*
- *Commercial School*
- *Private Career College*
- *Day Care*
- *Light Industrial*
- *Information processing*
- *Call centres*
- *Research and Development*
- *Caretaker dwelling unit*

The ZB currently does not permit commercial fitness centre in the LE zone. Commercial fitness centre is a land use only permitted in Trafalgar Urban Core (TUC), Dundas Urban Core (DUC), Neyagawa Urban Core (NUC), Neighbourhood Centre (NC), High Density Residential (HDR), and Service Area-Employment (SA) as identified in Table 6.1 of the ZB.

The ZB defines ‘commercial fitness centre’ in *Section 3.0* as follows:

*“Commercial fitness centre” means premises in which facilities are provided for the purpose of profit for recreational or athletic activities such as bodybuilding and exercise*

classes and may include associated facilities such as a sauna, swimming pool, solarium, cafeteria and accessory uses as well as ancillary retail, but does not include a stadium or arena.”

<b>Light Employment (“LE”) Zoning Provisions</b>	
<b>Regulations</b>	<b>Requirement</b>
Building Type	<ul style="list-style-type: none"> <li>• Office Building</li> <li>• Employment Building</li> </ul>
Max Floor Space Index	3
Min Lot Frontage	15 m
Max Front Yard and Flankage	24 m
Min Front Yard and Flankage	3 m
Min Sideyard Setbacks	3 m
Min Rear Yard Setbacks	7.5 m
Max Heights	15 storeys

Table 2: Summary of Zoning By-law Compliance

Please see below section for further details on the proposed amendment.

<b>Parking Provisions</b>		
<b>Regulations</b>	<b>Requirements</b>	<b>Provided</b>
Office Uses	35 (1 Spaces per 37m <sup>2</sup> )	
Industrial Uses	61 (1 Spaces per 100m <sup>2</sup> )	
Commercial Fitness Centre	262 (1 Spaces per 30m <sup>2</sup> )	
<b>Total Parking</b>	358	<b>341 (Site Specific Provision)</b>
Accessible Parking	7 (3 Type A, 4 Type B)	10 (5 Type A, 5 Type B)
Loading Spaces	2	14
Bicycle Spaces	16	16

Table 3: Summary of Parking Provisions



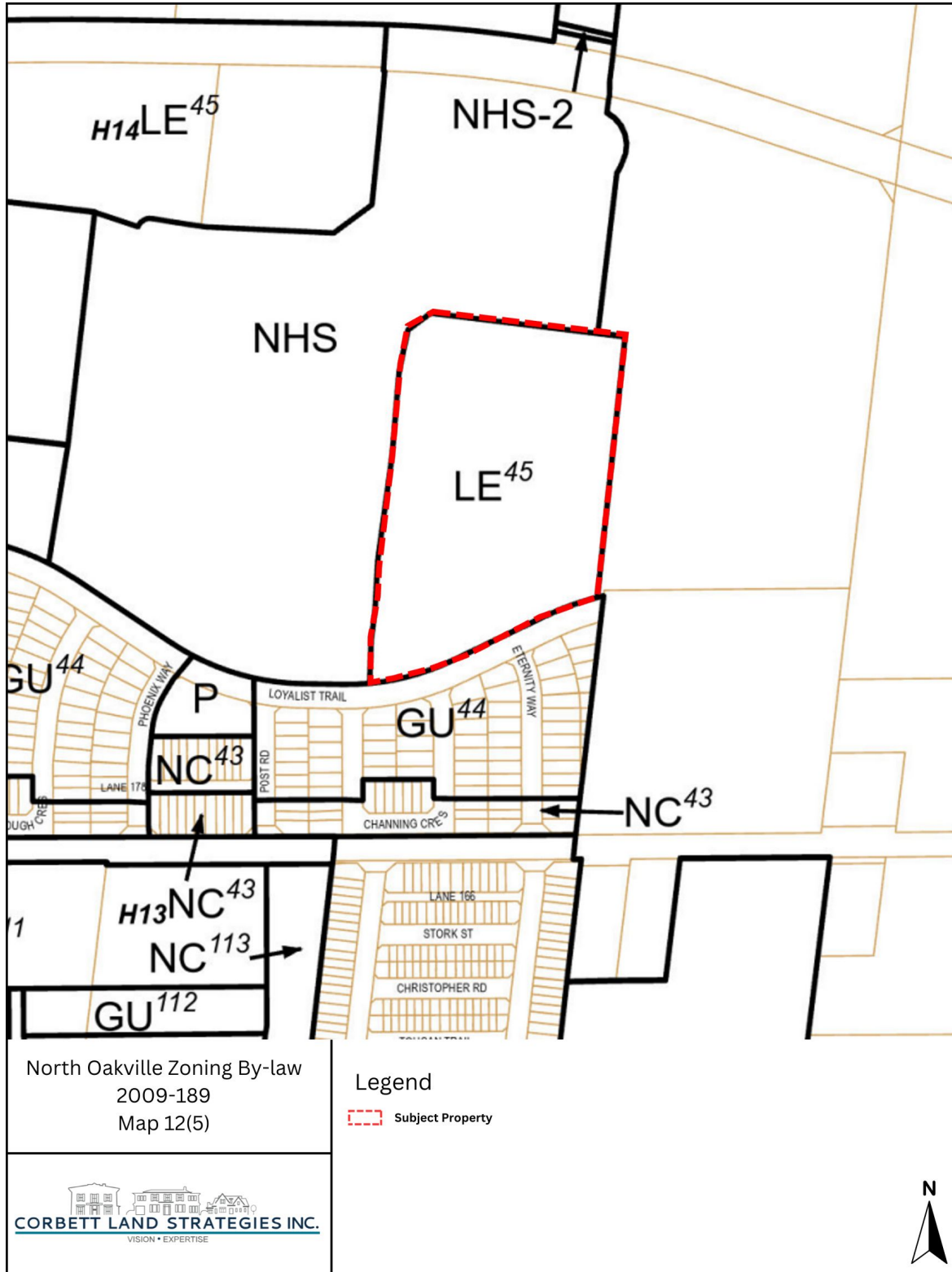


Figure 10: Nork Oakville Zoning By-law 2009-189: Map 12(5)

## 5. Implementation

This report has been prepared in support of the following Zoning By-law Amendment to permit the addition of commercial fitness centre uses.

### 5.1. Zoning By-law Amendment

The Subject Lands are currently zoned LE – “Light Employment” within the North Oakville Zoning By-law 2009-189. An application for a Zoning By-law amendment is required to allow a site-specific zoning exception to permit a commercial fitness centre at 65-89 Loyalist Trail. See Appendix A for the Draft Zoning By-law Amendment.

The proposed development would rezone the subject property with a site-specific provision to the Light Employment zone (LE-XX) and shall only be used for the purposes permitted as follows:

- *Private Park*
- *General Office Use or Medical Office or Financial Institution*
- *Hotel*
- *Place of Amusement*
- *Club*
- *Nightclub*
- *Public Hall*
- *Parking Garage*
- *Service Establishment*
- *Arena, Theatre, Stadium, Trade and Convention Centre*
- *Place of Worship*
- *Commercial School*
- *Private Career College*
- *Day Care*
- *Light Industrial*
- *Information processing*
- *Call centres*
- *Research and Development*
- *Caretaker dwelling unit*
- ***Commercial Fitness Centre***

Additionally, a site-specific amendment is requested to establish a maximum gross floor area of 50% for commercial fitness centre uses applicable to the entire. Further, a site-specific amendment is proposed to amend the parking provision for commercial fitness centre uses to require 189 parking spaces at a rate of 1.21 space per 100 sq. m. According to the Transportation Impact Study (refer to Section 7), the proposed parking

rate is deemed sufficient when compared to the three proxy sites with similar built forms and uses. The provision of 341 parking spaces is anticipated to meet the expected demand effectively, providing a surplus of 152 spaces.

## 6. Public Consultation Strategy

In accordance with the pre-consultation requirements, an informal neighbourhood meeting was held on August 15, 2024, to share details of the proposal with the public. During this meeting, the Client and CLS formally introduced the amendment proposal and received comments from the public regarding the proposal prior to the submission of the application. Generally, attendees were supportive of the proposal of the proposed commercial fitness centre however shared comments concerning truck movement, safety as well as concerns regarding nightclubs and hotels. An updated Transportation Impact Study would also be provided to address residents' concerns regarding overflow parking.

A public informal meeting notice was circulated within 240 metres distance of the subject property. The notice included vital information including purpose of the public meeting, current permitted uses, and the proposed uses at 65-89 Loyalist Trail. The meeting was attended by approximately 30-40 people, as well as representatives from CLS, the Client, Council and Town Staff. See Appendix B for the detailed summary of the informal public meeting.

This Planning Justification Report is intended to meet the Pre-Consultation Checklist requirements of a Planning Justification Report, Detailed Description of Development Proposal, and Public Consultation Strategy. Details regarding the additional submission materials are included in Section 6.0.

In accordance with Appendix B, the received comments have been grouped into themes which are summarized as follows:

Category	Comment	Response
Traffic and Safety Concerns	<ul style="list-style-type: none"> <li>- Loyalist Trail's narrow road poses risks to residents, especially children, with trucks and trolleys during construction</li> <li>- Is a revised traffic study needed?</li> <li>- Will there be adequate parking for the proposed use?</li> </ul>	The application focuses on adding a commercial fitness centre. No road access changes are proposed. The traffic challenges were notified in the pre-consultation meeting and a revised traffic study that will be reviewed by the Town's Engineering department has been completed to address the traffic circumstances and parking concerns. The TIS also assessed the parking for the proposal development and confirmed a parking rate based on completed

		utilization surveys of comparable sites.
Zoning Changes	<ul style="list-style-type: none"> <li>- What triggers the change, and what new changes are proposed?</li> <li>- Who permits nightclubs and hotels on Light Employment Zone, and will they be removed?</li> </ul>	The proposed development seeks to introduce commercial fitness centre uses into the Light Employment District due to its proximity to the residential neighborhood. There are no changes to the existing buildings being proposed. According to the North Oakville Secondary Plan and the Zoning Bylaw, Loyalist Trail is designated for light employment uses. This zoning category permits a range of light employment activities, including nightclubs and hotels. Tafia Development Corp is not proposing to remove these uses through this application however does not anticipate a future where these uses existing on the subject lands.
Notification of Application Approval	<ul style="list-style-type: none"> <li>- Will residents be notified of application approval?</li> <li>- Will residents receive a copy of the final permitted uses?</li> </ul>	A draft zoning bylaw, including new permitted uses, will be available once approved by the Council and added to the municipal record. Residents within 240 meters will receive a notice of completion once the application is reviewed and deemed complete.

Table 4: Summary of Informal Neighbourhood Meeting Comments



## 7. Technical Studies & Supporting Materials

In addition to this Planning Justification Report and in accordance with the Pre-Consultation Comment Report, additional work has been completed in support of the proposed Zoning By-law Amendment application. This work has been submitted under separate cover to the Town of Oakville and will form part of the “complete application”. A summary of the supporting technical studies and assessments is provided below.

### 7.1. Transportation Impact Assessment

Nextrans Consulting Engineers (Nextrans) was retained by the Client to complete a Transportation Impact Study Update (TIS) in accordance with the requirements established following the pre-consultation meeting. Nextrans received direction to provide on the TIS following Town direction received on July 18, 2024. The TIS provides an assessment of existing transportation conditions, future background traffic conditions, site traffic, future total traffic conditions, parking and loading and transportation demand management.

The proposed development is expected to generate 195 trips (130 in, 65 out) and 176 trips (29 in, 147 out) during the weekday AM and PM peak hours, respectively. Each peak hour will include one (1) inbound truck trip. The truck trip generation from the site is minimal, with 2 two-way truck trips (1 in, 1 out) in the AM peak and 3 two-way truck trips (2 in, 1 out) in the PM peak.

The proposed development will generate 195 trips (130 in, 65 out) and 176 trips (29 in, 147 out) in the weekday AM and PM peak hours, respectively, including one (1) inbound truck trip in both the AM and PM peak hours (based on AM and PM peak hour of adjacent street).

Under the future total conditions, the intersection of Sixth Line and Burnhamthorpe Road will function efficiently with Level of Service (LOS) C or better during peak hours. Signalization is recommended at the intersection of Sixth Line and Loyalist Trail/Driveway as the unsignalized intersection will exceed capacity and have LOS F in the AM and PM peak hours.

The proposed development includes 341 parking spaces and does not meet the North Oakville Zoning By-law 2009-189 minimum parking requirement of 358 spaces. A parking demand survey was undertaken at three proxy sites of similar built form and use to the proposed development. Based on the survey rate, the 341 spaces provided will adequately accommodate the anticipated demand and offer a surplus of 152 spaces. The report confirmed that a parking of 1.21 spaces per 100 square metres will be sufficient for

the proposed commercial fitness centre use. Further, that the proposed parking will support the proposed maximum GFA of 50% for commercial fitness centre uses.

Several Transportation Demand Management (TDM) measures are recommended to promote alternative travel modes for future tenants, employees, and visitors. The development will include proposing pedestrian sidewalks along the sides of the proposed buildings and along the frontage of the subject site along Loyalist Trail, future bike paths along Sixth Line after the completion of the Sixth Line road widening and improvements, and planned transit corridors and future local bus stops along Burnhamthorpe Road and Sixth Line, providing comprehensive transit connections within Oakville and the Greater Toronto Area (GTA).

## 8. Conclusion

The proposed application for Zoning By-law Amendment represents good land use planning and should be approved for the following reasons:

- The proposed development is consistent with the Provincial Planning Statement by permitting commercial fitness centre as well as establishing a maximum GFA of 50% the proposal will result in a more compatible transition between the light employment area and the residential neighbourhood.
- The proposed commercial fitness centre use is consistent with the Provincial Planning Statement by introducing a range of recreational and sports facilities that supports vibrant communities and meets long-term needs for community-focused amenities.
- The proposed development achieves conformity with the A Place to Grow for the Greater Golden Horseshoe (2020) by promoting efficient land use for the subject lands by adding additional uses that supports the existing and permitted employment types and services.
- The proposed commercial fitness centre conforms with the Region of Halton Official Plan as it represents an ancillary employment land use that will complement both the employment and residential areas in the area.
- The proposed development conforms with the North Oakville East Secondary Plan attracting visitors from the surrounding neighbourhoods and potentially providing jobs with minimal conflicts with the adjacent residential neighbourhood.
- Only minor modifications to the North Oakville Zoning By-law 2009-189 are necessary to facilitate the implementation of the project and therefore the proposal is largely consistent with the overall direction of the ZB.

The application for Zoning By-law Amendment would have the effect of introducing new provisions which will facilitate the achievement of a complete community within the Town of Oakville. The applications would thereby implement the policies of the applicable Provincial plans, Regional Official Plan, Oakville Liveable Plan and North Oakville Secondary Plan. On this basis, it is our opinion that the permission of the commercial fitness centre is appropriate in the context of the governing policy framework and therefore the proposal represents good land use planning.

Prepared By:



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## **Appendix A: Draft Zoning By-law Amendment**





**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2024-xxx**

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit commercial fitness centre uses on lands described as 65, 71, 77, 83 and 89 Loyalist Trail, legally described as Part of Lots 14 and 15, Concession 2, North of Dundas Street (Tafia Development Corporation, File No.: Z.xxxx.xx)

**COUNCIL ENACTS AS FOLLOWS:**

1. Map 12(5) of By-law 2009-189 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 8, Special Provisions, of By-law 2009-189 is amended by adding a new Section 8.### as follows:

<b>“###</b>	<b>65, 71, 77, 83 and 89 Loyalist Trail Part of Lots 14 and 15, Concession 2, North of Dundas Street</b>	Parent Zone: LE
Map 12(5)		2009-189
<b>8.###.1 Only Permitted Uses</b>		
The following <i>uses</i> are the only <i>uses</i> permitted:		
a)	<a href="#">Commercial Fitness Centre</a>	
<b>8.###.2 Additional Zone Provisions</b>		
The following regulations apply:		
a)	<i>The maximum net floor area for Commercial Fitness Centre uses shall be 50% of the permitted gross floor area</i>	
b)	<i>Parking – Minimum: 1.21 parking spaces per 100 sq. m.; Maximum: 189 spaces.</i>	

3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.



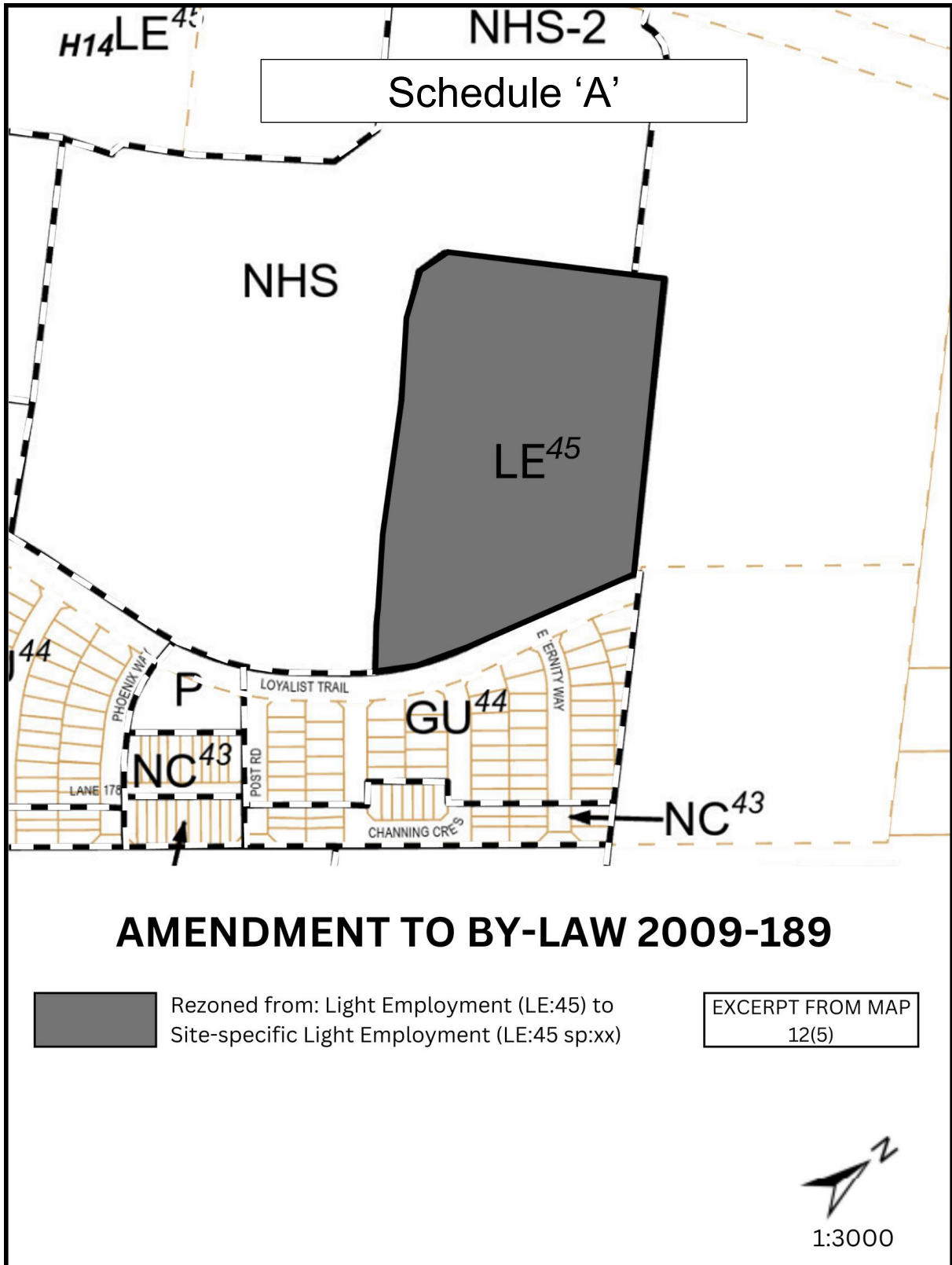
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PASSED this xx st/nd/rd/th day of <month>, 2024

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MAYOR

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CLERK



**Appendix B: Public Information Meeting Summary – August 15, 2024**



**Public Information Meeting – Summary of Questions/Comments  
65-90 Loyalist Trail, Oakville**

Client	<b>Tafia Development Corporation</b>
Purpose:	Informal Public Meeting
Location:	ZOOM
Date/Time:	August 15 <sup>th</sup> , 2024 – 7:00 – 9:00 pm

List of Attendees: 32 Attendees (including 2 Councillors, 2 CLS representatives, 1 Client representative, and 1 Town Planner)

1. Councillors
  - Con. Nav Nanda, Ward 7
  - Con. Scott Xie, Ward 7
2. Town of Oakville Staff
  - Kate, Acting Manager, Senior Planner
3. Project Team
  - Tina, Trinistar, Client Representative
  - Nick, CLS, Land Use Planner
  - Aldwin, CLS, Land Use Planner
4. Residents/ Participants
  - C
  - Zeeshan
  - Ashutosh Walia
  - Don Holmes - Oakville Gymnastics
  - Fanny
  - Harika
  - Hillsborrow
  - Ivy
  - Jaseem
  - Jewel
  - JGeorge
  - Krzysztof R.
  - Ly
  - Malak
  - Mariam Chaudhry
  - Naeem
  - Naveen Daram
  - Neil Mistry



- Quraish Yousif
- Quraish's I-Phone
- Raymond Chang
- Reena
- Shalendra Kumar
- Sudhir Narahariseti
- Vinesh Kaliga
- Vinod

**1. Resident Questions:**

- a. Loyalist Trail is a narrow road, and the development has access to Loyalist Trail with trucks and trolleys passing by during construction, there are risks to residents, particularly children, in the mornings. There have been common reports of incidents that raise concerns. Take out the road towards the William Halton Parkway and do not use any gate and openings towards the Loyalist Trail would be ideal.

**Answer:** This application is to amend the zoning by-law to add the commercial fitness center as a new use and will not change existing accesses. The subject lands have no direct access to William Halton Parkway.

- b. What triggers this change, and what additional classifications will be added under this zoning request?

**Answer:** The proposed change is being proposed by the property owner based on interest from prospective tenants due to the location and proximity to residential areas. The primary objective of this application is to advance a zoning bylaw amendment to add commercial fitness centre uses into the Light Employment zone.

- c. Is a revised traffic study required?

**Answer:** Yes, a revised version of the traffic study is being completed to address the proposal.

- d. Who permits the establishment of nightclubs and hotels and will they be removed?

**Answer:** The secondary plan of North Oakville was approved in 2008 which designated Loyalist Trail as Employment. The neighborhood was originally planned for employment however through an OLT decision, the residential lands to the south were redesignated to permit residential. The Zoning Bylaw came into effect in 2009 which zoned the Subject Lands as Light Employment to implement the Official Plan designation. The LE zone is a generic zone found across the Town which permits a range of employment uses including night club and hotel, which in other locations in the Town may be more favorable. The Client will advance the application and may consider

prohibiting the night club and hotel uses. Planning staff will evaluate the application and will present it to Council for their consideration at a future public meeting. Additional public feedback can be provided at this time which will inform a recommendation report to Council, who will issue a decision to approve or refuse. Councilor may also provide separate advice to planning staff if the permitted uses should be further evaluated and seek to edit the policy separate to the application.

- e. Why were residents not notified that this area is transitional?

**Answer:** The area was planned as a transitional zone in 2008, and Loyalist Trail was considered a sufficient buffer from the residential area to the employment uses at the north side of the Loyalist Trail. It is practice from the Town to require developers to post neighborhood information maps in the sale centre and office or purchase and sale. There is also effort to improve the quality, information, and scope of the map to make sure residents are informed. The property does not have access to the north and there is currently no proper turnaround road which is recognized by the planning staff. There would be no other opportunity for access as the lot only has access to the Loyalist Trail. There may be opportunities in the future for shared access to support vehicle access to the north.

- f. Will there be enough parking for the proposed use?

**Answer:** An updated traffic impact study is being prepared that will answer to that question and will be submitted to the Town's Engineering to review and provide feedback once application is submitted.

- g. Will residents receive a copy of the final permitted uses?

**Answer:** When an application is brought forward, a draft zoning bylaw will be adopted if approved by Council and will be added to the municipal record that includes the new permitted uses on site.

- h. Will residents receive notice of application approval?

**Answer:** Once the application is submitted, the Town has time to review the application and deem it complete. Once it is completed, a notice of completion will be sent out to property owners located within 240m of the 65 Loyalist Trail.

## 2. Resident Comments Submitted Through Chat:

- a. The idea of adding higher traffic uses like fitness centre, for kids or adults, through loyalist neighbourhood, near the playground and by built schools is not desirable. It increases the risk to our children in our neighbourhood. Children play centre have birthday parties and other events that increase traffic volume and speed of traffic. I've personally found parents rush to get to the birthday party. Same for gyms. I'm not sure how this amendment helps the neighborhood.



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- b. Town want to save the land and want to collect taxes from residents and commercial by using the same street access.
  
- c. Are there any other plans the builder is looking at to help alleviate the community concerns? Such as separate access to the light employment area? From a business owners perspective, opening a business in a neighbourhood where residents are frustrated with the business area, calling police to report infractions, calling the business area's business owners with concerns. As a business owner, I would be concerned. It would be great if there was something proposed that would resolve this.