



Town of Oakville
Planning and Development Council

AGENDA

Date: Monday, December 9, 2024
Time: 6:30 p.m.
Location: Council Chamber

Town Hall is open to the public and live streaming video is available on <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/live-stream> or at the town's YouTube channel at <https://www.youtube.com/user/TownofOakvilleTV>. Information regarding written submissions and requests to delegate can be found at <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/delegations-presentations>.

	Pages
1. Regrets	
2. Declarations of Pecuniary Interest	
3. Committee of the Whole	
4. Consent Items(s)	
4.1 Recommendation Report, Draft Plan of Condominium, 3240 William Coltson Avenue, 24CDM-24005/1312	9 - 28
Recommendation: That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24005/1312) submitted by BC Trafalgar Limited Partnership and prepared by R-PE Surveying Ltd., O.L.S., dated October 9, 2024 (Sheets 1, 2, 3, 4 & 5), subject to the conditions contained in Appendix "A" of the Planning and Development Report dated November 26, 2024.	
4.2 Housing Strategy and Action Plan	29 - 89
Recommendation: 1. That the Housing Strategy and Action Plan be approved. 2. That the Rental Housing Demolition or Conversion Protection Guidelines be endorsed.	

- 4.3 Notice of intention to designate – 123 Trafalgar Road – December 9, 2024** 90 - 123
- Recommendation:
That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the James and Muriel Blakelock House at 123 Trafalgar Road.
- 4.4 Notice of intention to designate – 127 Trafalgar Road – December 9, 2024** 124 - 156
- Recommendation:
That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Dorland House at 127 Trafalgar Road.
- 4.5 Notice of intention to designate – 322 Watson Avenue – December 9, 2024** 157 - 184
- Recommendation:
That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Guess House Stone Wall at 322 Watson Avenue.
- 4.6 Notice of intention to designate – 323 Douglas Avenue – December 9, 2024** 185 - 212
- Recommendation:
That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Guess House Stone Wall at 323 Douglas Avenue.
- 4.7 Notice of intention to designate – 2460 Old Bronte Road – December 9, 2024** 213 - 271
- Recommendation:
That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Smith House at 2460 Old Bronte Road.

- 4.8 Notice of intention to designate – 1110 Lakeshore Road West – December 9, 2024** 272 - 319

Recommendation:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Baillie Estate Farm Manager's Cottage at 1110 Lakeshore Road West.

5. Confidential Consent Item(s)

5.1 Confidential – OLT Appeal Argo Trafalgar Corporation

5.2 Confidential – OLT Appeal Argo Neyagawa Corporation

6. Public Hearing Item(s)

- 6.1 Official Plan Amendment and Zoning By-law Amendment, Dhan Dhan Baba Budha Ji Gurdward Sahib, File Numbers OPA.1430.34 and Z.1430.34** 320 - 375

Recommendation:

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Dhan Dhan Baba Budha Ji Gurdward Sahib, (File No.: OPA.1430.34 and Z.1430.34), be received.
2. That staff consider such comments as may be provided by Council.

7. Discussion Item(s)

7.1 Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Sherborne Lodge Developments Limited, 382 Burnhamthorpe Road West, File No. Z.1319.10, 24T-21008/1319, By-law 2024-166

376 - 435

Recommendation:

1. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Sherborne Lodge Developments Limited., (File No.: Z.1319.10, 24T-21008/1319), as revised, be approved on the basis that the application is consistent with the 2024 Provincial Planning Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated November 26, 2024;
2. That By-law 2024-166, an amendment to Zoning By-law 2009-189, as amended, be passed;
3. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-21008/1319) prepared by Bousfields Inc. dated October 23, 2024, subject to the conditions contained in Appendix "C" of the staff report prepared by Planning Services Department dated November 24, 2024.
4. That once 24T-21008/1319 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates.
5. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed;
6. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
7. That the urban design requirements in Appendix "D" of the report from the Planning Services Department dated November 26, 2024, be endorsed, and that the proposed development of Blocks 96 and 97 be designed in accordance with the design requirements in Appendix "D".

7.2 Recommendation Report, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Eno Investments Limited/Ankara Realty Limited, 210 and 374 Burnhamthorpe Road West, File No. Z.1317.07, 24T-21007/1317, By-laws 2024-170 and 2024-172

436 - 502

Recommendation:

1. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Eno Investments Limited/Ankara Realty Limited., (File No.: Z.1317.07, 24T-21007/1317), as revised, be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated November 26, 2024;
2. That By-law 2024-170, a by-law to adopt and Official Plan Amendment to the 1984 Oakville Official Plan (North Oakville East Secondary Plan) as it applies to 210 and 374 Burnhamthorpe Road West (Eno Investments Limited and Ankara Realty Limited), be passed.
3. That By-law 2024-172, an amendment to Zoning By-law 2009-189, as amended, be passed;
4. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-21007/1317) prepared by Korsiak Urban Planning dated November 1, 2024, subject to the conditions contained in Appendix "D" of the staff report prepared by Planning Services Department dated November 26, 2024.
5. That once 24T-21007/1317 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates.
6. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed;
7. That the urban design requirements in Appendix "E" of the report from the Planning Services Department dated November 26, 2024, be endorsed, and that the proposed development for Blocks 346, 347 and 348 be designed in accordance with the design requirements in Appendix "E".

7.3 Recommendation Meeting Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, By-law 2024-184, File No.: Z.1308.05 503 - 524

Recommendation:

1. That Zoning By-law Amendment application (File No.: Z.1308.05), submitted by Mattamy (Joshua Creek) Limited, be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms or does not conflict with the Region of Halton Official Plan and North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning and Development Department dated November 26, 2024.
2. That By-law 2024-184, a by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard (Mattamy (Joshua Creek) Limited) – Z.1308.05, be passed.
3. That notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

8. Confidential Discussion Item(s)

Item 8.1 see Confidential Addendum to be distributed.

8.1 Confidential – OLT Appeals – Palermo

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes November 26, 2024 525 - 527

10. Rise and Report to Council

11. New Business

(Emergency, Congratulatory or Condolence)

12. Consideration and Reading of By-laws

That the following by-law(s) be passed:

12.1 By-law 2024-166

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lots 17, Con. 1, NDS, Sherborne Lodge Developments Limited, File No.: Z.1319.10 (Item 7.2)

12.2 By-law 2024-170

A by-law to adopt an amendment to the 1984 Oakville Official Plan (North Oakville East Secondary Plan), Official Plan Amendment Number 334 (Eno Investments Limited/Ankara Realty Limited, File No.: OPA.1317.07) (Item 7.3)

12.3 By-law 2024-172

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lots 17, Con. 1, NDS, ENO Investments Limited and Ankara Realty Limited, File No.: Z.1317.07 (Item 7.3)

12.4 By-law 2024-174

528 - 532

A by-law to designate the Permenus and Charlotte Osborne House at 2378 Sovereign Street as a property of cultural heritage value or interest.

12.5 By-law 2024-175

533 - 537

A by-law to designate the James and Katherine Taylor House at 2374 Sovereign Street as a property of cultural heritage value or interest.

12.6 By-law 2024-176

538 - 542

A by-law to designate the Percy and Olive Joyce House at 2370 Sovereign Street as a property of cultural heritage value or interest.

12.7 By-law 2024-177

543 - 547

A by-law to designate the Elisha and Christina Grice House at 2366 Sovereign Street as a property of cultural heritage value or interest.

12.8 By-law 2024-184

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard (Mattamy (Joshua Creek) Limited) – Z.1308.05 (Item 7.4)

12.9 By-law 2024-189

548 - 548

A by-law to confirm the proceedings of a meeting of Council.

13. Adjournment



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Recommendation Report, Draft Plan of Condominium, 3240 William Coltson Avenue, 24CDM-24005/1312

LOCATION: 3240 William Coltson Avenue

WARD: Ward 7

Page 1

RECOMMENDATION:

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24005/1312) submitted by BC Trafalgar Limited Partnership and prepared by R-PE Surveying Ltd., O.L.S., dated October 9, 2024 (Sheets 1, 2, 3, 4 & 5), subject to the conditions contained in Appendix "A" of the Planning and Development Report dated November 26, 2024.

KEY FACTS:

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

- A residential draft plan of standard condominium application has been submitted by BC Trafalgar Limited Partnership, which relates to a residential apartment building currently under construction at 3240 William Coltson Avenue.
- Condominium tenure would allow for the transfer of residential units to the future owners.
- Site plan approval was granted for this site on March 3, 2023 with minor refinements accepted on April 26, 2023 and October 31, 2024.
- No circulated internal departments or external agencies raised concerns with the application.
- Staff recommends approval of the draft plan of standard condominium subject to the conditions outlined in Appendix "A".

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed draft plan of standard condominium application.

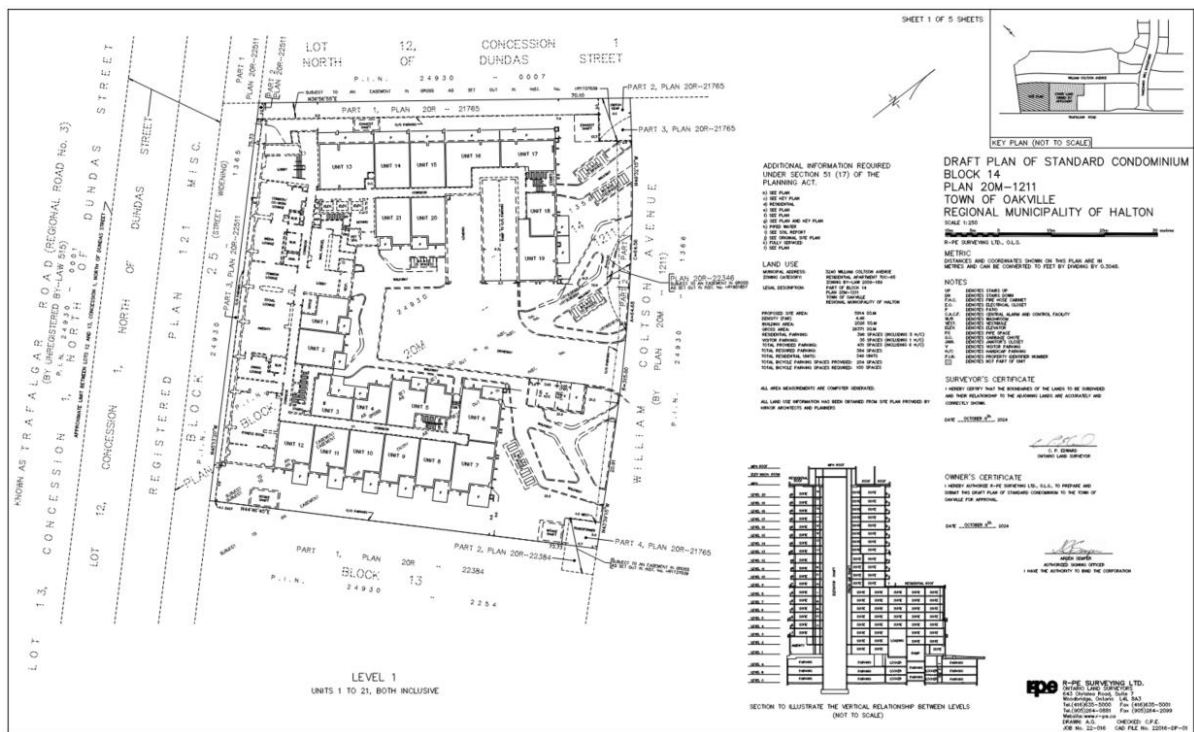
The draft plan of condominium application was submitted on April 24, 2024.

Upon registration of the condominium, the condominium corporation will be created and responsible for the management of the building.

Final site plan approval was granted on March 3, 2023 with minor refinements accepted on April 26, 2023. On September 4, 2024, the Committee of Adjustment approved a minor variance application to address the as-built condition of a portion of the underground parking layout. The site plan approval was refined accordingly on October 31, 2024. A Site Plan Agreement is registered on title.

Proposal

The applicant is proposing a standard condominium for the 20-storey residential building, which consists of 349 dwelling units with underground parking (396 resident parking spaces and 32 visitor parking spaces) and at-grade parking (3 visitor parking spaces). See Figure 1 below.





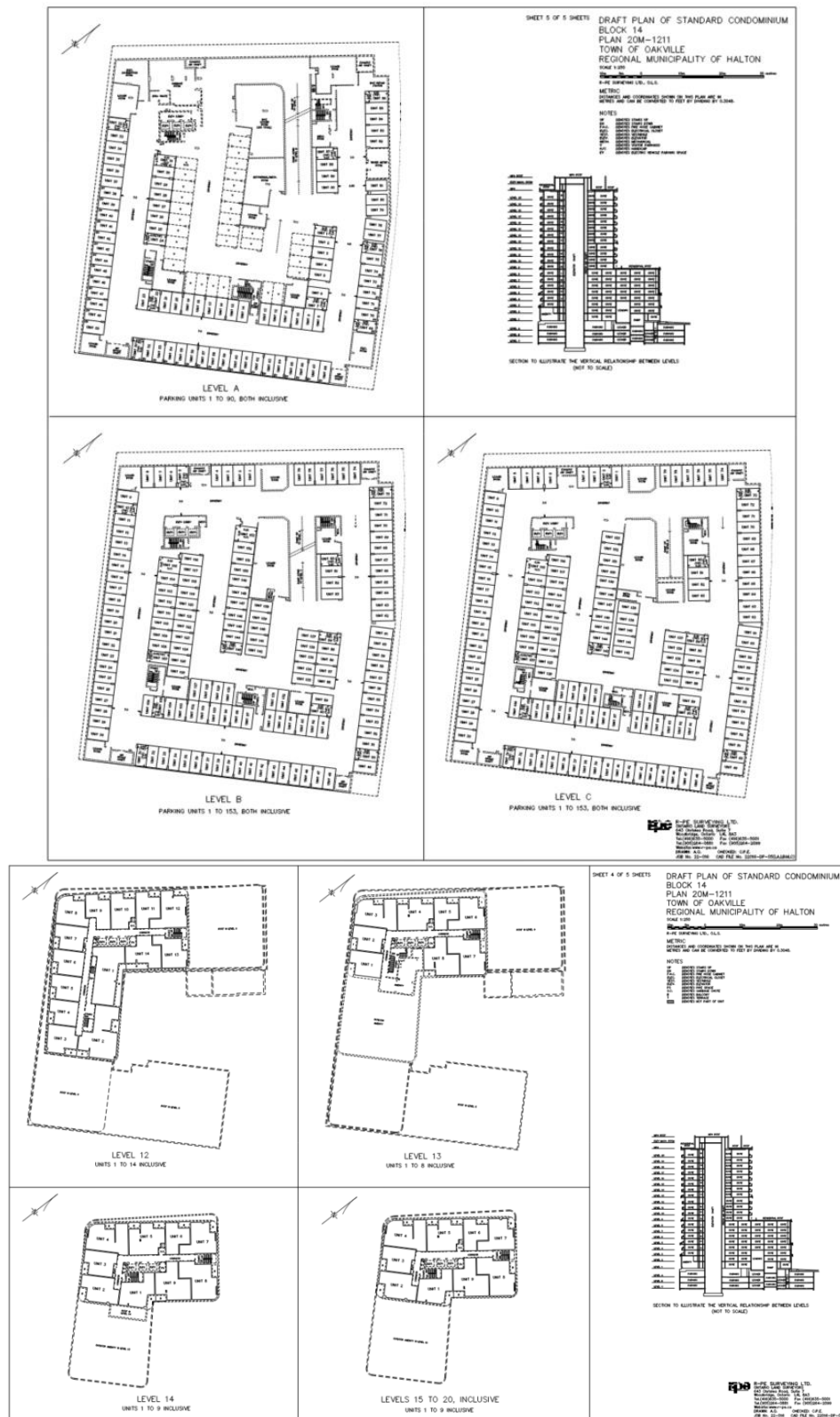


Figure 1 – Draft Plan of Condominium

Location & Site Description

The subject property is approximately 0.59 hectares in size and is located on the east side of Trafalgar Road, north of Threshing Mill Boulevard, having a municipal address of 3240 William Coltson Avenue. The building is currently under construction.

Surrounding Land Uses

The land uses surrounding the subject lands include the following:

- North – Place of Worship
- East – Townhouses, beyond which is a Natural Heritage Feature (Provincially Significant Wetland)
- South – Tall mixed-use buildings
- West: – Vacant / Agricultural lands (Development application under review)



Figure 2 – Air Photo

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Planning Statement (2024)
- Halton Region Official Plan
- Oakville Official Plan (1984)
- North Oakville East Secondary Plan
- Zoning By-law 2009-189

Provincial Planning Statement

The new Provincial Planning Statement (2024), the '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. All planning decisions must be consistent with the PPS.

The draft plan of condominium application relates to property tenure only. At the time of site plan approval, the development was reviewed under the Provincial Policy Statement (2020), and determined to be consistent with that policy statement.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. Staff have reviewed the proposal and have determined the development to be consistent with the PPS.

Halton Region Official Plan

As of July 1, 2024 (Bill 185), the responsibility of the Regional Plan rests with the Town of Oakville.

The subject lands are designated as '*Urban Area*'. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities." One of the objectives of the Urban Area (Policy 72(1)) is 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".

The draft plan of condominium conforms to the *Urban Area* policies of the Regional Official Plan.

North Oakville East Secondary Plan

The subject property is designated 'Trafalgar Urban Core Area on Figure NOE 2 – Land Use Plan and further identified as 'Trafalgar Road Urban Core' on Appendix 7.3 Master Plan in the North Oakville East Secondary Plan ('NOESP'). See Figures 3 and 4 below.

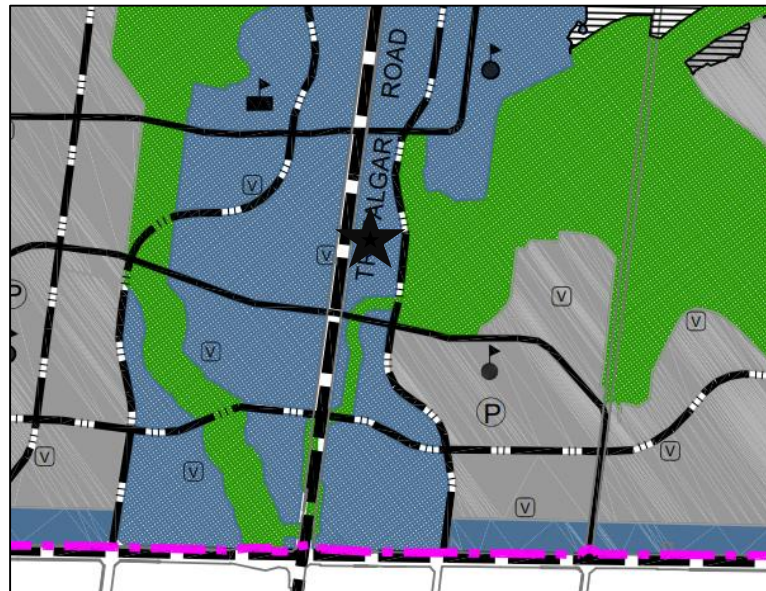


Figure 3 – Excerpt of Figure NOE 2 – Land Use Plan, North Oakville East Secondary Plan

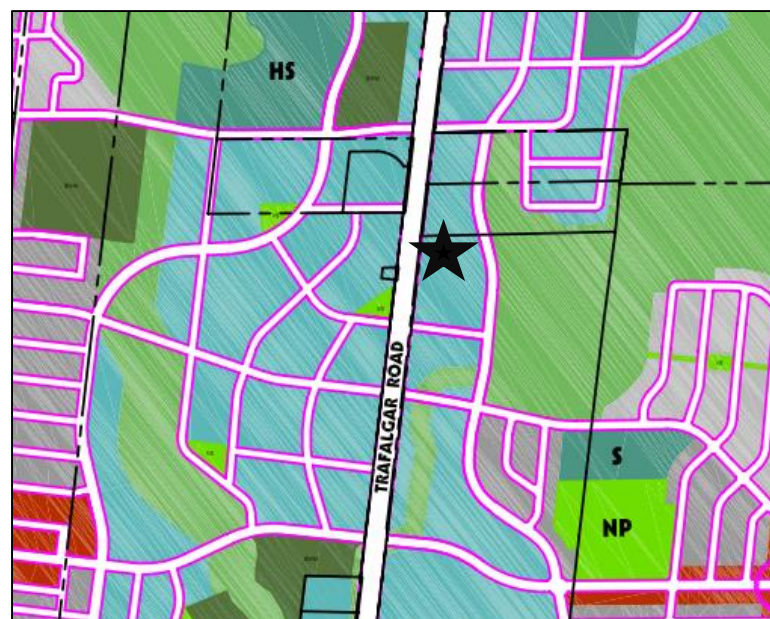


Figure 4 – Excerpt of Appendix 7.3 –North Oakville Master Plan

Conformity to the NOESP was reviewed as part of the zoning by-law amendment application to permit the land use. The intent of the draft plan of condominium application is to establish condominium tenure for the development to allow for the transfer of individual units to the future owners. The proposal conforms to the NOESP.

Zoning By-law

The subject property, highlighted in grey, is zoned TUC (Trafalgar Urban Core) SP 65 in Zoning By-law 2009-189, as shown in Figure 5.

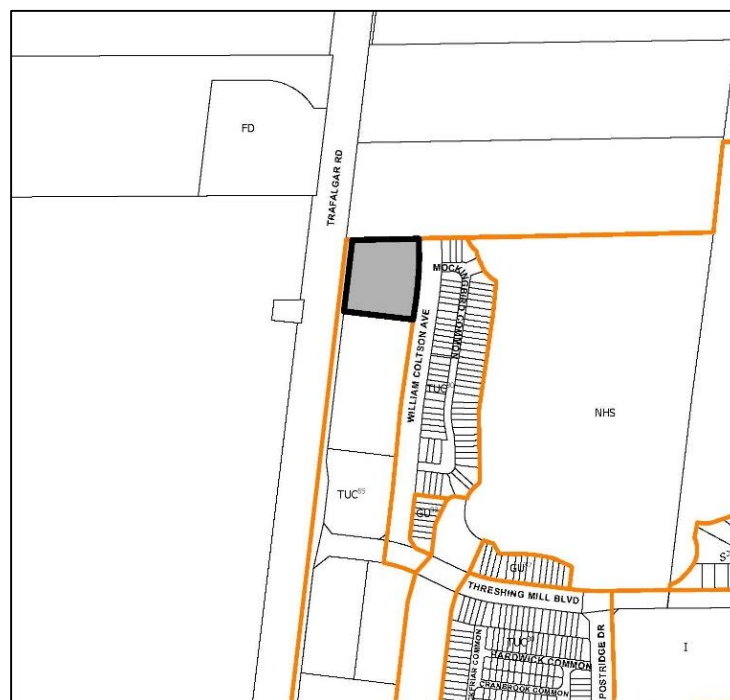


Figure 5 – Excerpt from Zoning By-law 2009-189

Through the Building Permit review of as-built drawings, it was determined that relief was required from the Zoning By-law to address deficiencies located on the P1 underground parking level. Specifically, the relief from requiring an increased width for 4 parking stalls adjacent to columns and a reduced driveway aisle width for 9 parking stalls in the vicinity of the water meter room were required. The matters were reviewed under Minor Variance Application CAV A/129/202 and approved by the Committee of Adjustment on September 4, 2024.

As a standard condition of approval of the draft plan of condominium, the applicant will be required to confirm that the “as built” development complies with the Zoning By-law, prior to registration.

Site Plan Application

Through the review and approval of the site plan application, the development has been subject to detailed technical analysis.

The following matters were addressed through the site plan process:

- built form and site layout;
- snow storage;
- parking;
- pedestrian circulation;
- landscaping and urban design;
- site servicing;
- grading and stormwater management;
- vehicle movements;
- acoustic assessment and appropriate noise mitigation measures;
- conformity with the NOESP; and,
- compliance with the Zoning By-law.

The financial obligations of the developer, as it relates to the construction of the development, have been addressed through the previous draft plan of subdivision application and the recent site plan approval process. Works are secured by a letter of credit collected through the preparation of the site plan agreement and registered on title.

TECHNICAL & PUBLIC COMMENTS:

The draft plan of condominium application was circulated to internal departments and external agencies for comments, and was subject to detailed technical analysis. This included a detailed review of the as-built development, including the adequacy and detailed design of pedestrian circulation, on-site parking, as well as the inclusion of clauses in the future condominium declaration to address noise and associated mitigative measures, tree canopy coverage, etc.

Common elements of the condominium include ground floor amenities, such as an office, common lounge, co-work lounge, media lounge, social lounge, amenity, dining lounge, pet spa, fitness room, as well as visitor bicycle parking spaces and a rooftop outdoor amenity area on the 13th floor.

Subject to the conditions in Appendix A, no further requirements have been identified. There are no outstanding financial, legal or planning issues to be resolved.

The proposed plan of condominium meets the criteria of Section 51(24) of the *Planning Act* and conforms to the North Oakville East Secondary Plan.

CONSIDERATIONS:

(A) PUBLIC

Public input opportunities were provided through previous planning processes. As this is a standard condominium application and related to tenure, notice is not required with respect to this application.

(B) FINANCIAL

A standard condition has been included to ensure that the property taxes are paid to date.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

None of the circulated departments/agencies raised any issues with respect to the proposal. Any relevant conditions have been included within the draft plan of condominium conditions listed in Appendix "A".

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses the corporate strategic goal(s) to:

- Be a vibrant and liveable community for all.

(E) CLIMATE CHANGE/ACTION

The proposal complies with the sustainability objectives of Climate Change Adaptation Initiative by:

- Uncoupling dwelling and parking units to encourage alternative modes of transportation;
- Providing at-grade visitor bicycle parking; and,
- Including conditions of draft plan approval that the Condominium Declaration is to provide prospective purchasers/tenants with:
 - A Neighbourhood Information Map that delineates public transit and active transportation network to promote usage; and,
 - The obligation to maintain a minimum tree canopy cover or potential canopy cover of 20% over the site area.

CONCLUSION:

Planning staff have undertaken a circulation of the application to ensure that all technical and financial matters have been addressed.

Draft Plan of Condominium conditions have been included in Appendix "A".

Staff is satisfied that the application conforms to the overall policy direction of the NOESP and other relevant policy documents, and recommends approval of the application, subject to the conditions in Appendix A, as the following requirements have been satisfied:

- The proposed plan of condominium meets the criteria established in Section 51(24) of the *Planning Act*;
- The proposed plan of condominium conforms to the North Oakville East Secondary Plan, and complies with the Zoning By-law regulations applicable to the subject property;
- A full circulation has been undertaken and there are no outstanding financial and planning issues to be resolved, subject to the conditions within Appendix “A”; and,
- There is no need for a Condominium Agreement as all financial, design, and technical requirements have been addressed through the site plan approval process.

APPENDICES:

Appendix “A” – Draft Plan of Condominium Conditions

Prepared by:
Delia McPhail, MCIP, RPP
Planner, Current Planning

Recommended by:
Kate Cockburn, MCIP, RPP
Acting Manager, Current Planning – East District

Submitted by:
Gabe Charles, MCIP, RPP
Director, Planning & Development

Appendix “A” – Conditions

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY BC TRAFALGAR LIMITED PARTNERSHIP

File 24CDM-24005/1312

This approval applies to the draft plan of condominium (File 24CDM-24005/1312) submitted by BC Trafalgar Limited Partnership and prepared by R-PE Surveying Limited, O.L.S. dated October 9, 2024 for an 20-storey residential building with 349 apartment units with associated parking at 3240 William Colston Avenue.

The Town of Oakville conditions applying to the approval of the final plan for registration of BC Trafalgar Limited Partnership Draft Plan of Condominium (File 24CDM-24005/1312) are as follows:

CONDITIONS	CLEARANCE AGENCY
GENERAL	
1 That the owner provides confirmation to the satisfaction of the Town’s Finance Department that all outstanding property taxes have been paid prior to plan registration.	OAK(F)
2 The owner provides a certificate signed by the professional engineer and the owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted/approved by the Town.	OAK (A)
3 That the owner provides a certificate from the Owner’s engineer stating that all servicing, grading, drainage, overland flow route, and stormwater management requirements, and base asphalt paving have been completed in accordance with the plans and conditions in the original site plan agreement, or that arrangements to the satisfaction of the Director of Development Engineering have been made for their completion.	OAK (DS)
4 That the owner/applicant confirms as-built compliance with the Zoning By-law and that any deficiencies be brought into compliance with the Zoning By-law through the Committee of Adjustment and/or a Zoning By-law Amendment prior to plan registration.	OAK (Z)
5 The Owner provides certification from the Town’s building inspector or a Professional Engineer qualified to perform acoustical engineering services in Ontario stating that the noise control measures have been properly installed and constructed as per the recommendations of the Noise study.	OAK (CP)

- 6 The Owner provides a signed/stamped letter from the development Architect, stating that the recommendations from the final noise study will be implemented. **OAK (CP)**

LEGAL

- 7 The Owner shall file with the Director of Planning and Development, a complete copy of the final version of the Declaration and Description to be registered, which includes the following schedules: **OAK (L)**
- a) Schedule “A” containing statement from the declarant’s solicitor that in this or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct, and any easements mentioned in the schedule will exist in law upon the registration of the Declaration and Description; and,
 - b) Schedule “G” being the certification of the project engineer and/or architect that all buildings have been constructed in accordance with the regulations under the *Condominium Act*.

When the Owner files a copy of the Declaration with the Director of Planning and Development, it shall be accompanied with a letter of undertaking, stating that, “This is our undertaking to register the Declaration in the same form and content as was provided to you, subject to any changes the Land Registrar may require. This is also our undertaking to provide you with a registered copy of the Declaration once it is registered. If the Land Registrar requires any amendments to the Declaration we will advise you.”

Visitor parking spaces will be clearly delineated on the condominium plan to be registered and the Declaration shall contain wording to provide and maintain the visitor parking spaces for the exclusive use of visitors and specifying that visitor parking shall form part of the common elements and neither to be used or sold to unit owners or be considered part of the exclusive use portions of the common elements.

The Declaration shall contain wording that provides prospective purchasers/tenants with a Neighbourhood Information Map that delineates public transit and active transportation network, as well as access to certain facilities within the Town.

The Declaration shall contain wording that advises prospective purchasers/tenants that the Owner is responsible for the maintenance and any liability related to the stormwater management swales and facilities provided for the property; and that the Town has the right to enter the

property to install, inspect, and repair at the Owners expense, if necessary, the stormwater grading, swales and any other facilities.

The Declaration shall contain wording that advises prospective purchasers/tenants that the Owner and tenants/future purchasers will maintain a minimum tree canopy cover of 20% over the site area. Any tree removals granted by way of Town permits will require the replanting of trees so as to maintain this minimum tree canopy cover target to the satisfaction of the Town.

The Declaration shall contain wording that advises prospective purchasers/tenants that all Owners and tenants/future purchasers are required to maintain all access ramps and driveways, parking and loading areas, and walkways, unobstructed to ensure safe operations within this private development, and as there is insufficient on-site snow storage, all snow cleared from the access ramps and driveways, parking and loading areas, and walkways shall be removed from the site. In no circumstance shall snow cleared from the site be placed in a manner that might damage private or public landscaping, fences, or impinge on adjacent properties or open space. The contracting for private snow clearance/removal from the site shall remain the sole responsibility of the owners and tenants/future purchasers.

The Declaration shall contain wording that advises prospective purchasers/tenants that an easement exists across the adjacent lands to the south (3220 William Colston Avenue) for the purposes of access from the public pedestrian facilities along Trafalgar Road and William Colston Avenue, and that walkway facilities constructed within that development will be connected to municipal sidewalks that will attract people from outside the area.

The Declaration shall contain wording that advises prospective purchasers/tenants that Purchasers/tenants are advised that this development and associated blocks/units are directly adjacent/in close proximity to a Regional road. Halton's Regional roads are classified as major arterial roadways and as such: Serve mainly inter-regional and regional travel demands; May serve an Intensification Corridor; Accommodate all truck traffic; Accommodate higher order transit services and high occupancy vehicle lanes; Connect Urban Areas in different municipalities; Carry high volumes of traffic; Distribute traffic to and from Provincial Freeways and Highways; Accommodate active transportation. Truck traffic is permitted on all Regional roads, and is one of the functions of the Regional road network. Therefore, despite the inclusion of noise control features in the development and within the

building units, sound levels due to increasing road traffic will interfere with some activities of the dwelling occupants, including any raised patio and/or balcony, as sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.

The Declaration shall contain wording that advises prospective purchasers/tenants that Trafalgar Road is a designated future bus rapid transit corridor.

The Declaration shall contain wording that advises prospective purchasers/tenants that ground floor units with balconies with direct unobstructed access to the Regional road system and/or the Active Transportation Network will not be eligible under the retrofit provisions of the Region's Noise Attenuation Policy/Noise Abatement Guidelines in the future.

The Declaration shall contain wording that advises prospective purchasers/tenants that despite the inclusion of noise control features within this development sound levels due to increasing road traffic will continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound levels exceeds the Municipality's and the Ministry of the Environment and Conservation and Parks noise criteria.

The Declaration shall contain wording that advises prospective purchasers/tenants that despite the inclusion of noise control features within this development and within the dwellings sound levels from increasing road traffic will continue to be of concern as the levels in the balcony exceed the Ministry of the Environment, Conservation and Parks criteria and that protected Common Outdoor Living Areas meeting the Ministry sound level criteria have been provided within the development.

The Declaration shall contain wording that advises prospective purchasers/tenants that dwellings have been supplied with central air conditioning which will allow windows and exterior doors to remain closed, thereby reducing the indoor sound levels to within the Municipality's and the Ministry of the Environment's noise criteria.

The Declaration shall contain wording that advises prospective purchasers/tenants that the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton

District School Board and the Halton Catholic District School Board and erect them prior to the issuance of building permits.

That the Owner provides any necessary easements to the satisfaction of the Town (if necessary).

CANADA POST

- 8** That the Owner provides written confirmation that all Canada Post matters have been satisfactorily addressed. **CP**

Canada Post requests that the owner/developer comply with the following two conditions:

- a) The Owner/Developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.
- b) The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

BELL CANADA

- 9** The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. **BC**

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

HALTON CATHOLIC DISTRICT SCHOOL BOARD

- 10** The owner agrees to place the following notification in all offers of **HCDSB**

purchase and sale for all lots/units and in the Town's agreements, to be registered on title:

- a. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
- b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.

11 In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements. **HCDSB**

12 That the owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval. **HCDSB**

HALTON DISTRICT SCHOOL BOARD

13 The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title: **HDSB**

- a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or student redirections can be implemented to accommodate students outside of their community to address immediate school accommodation pressures.
- b. Prospective purchasers are advised that school busses will not enter cul- de- sacs and pick up points will be generally located on through streets convenient to the Halton Student transportation Services (HSTS). Additional pick up points will not be located within the subdivision until major construction activity has been completed.

- | | | |
|----|--|------|
| 14 | That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement. | HDSB |
| 15 | That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase. | HDSB |
| 16 | That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the final approval. | HDSB |
| 17 | That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the Halton District School Board. | HDSB |
| 18 | The Owner shall provide Halton District School Board a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes. | HDSB |

CLOSING CONDITIONS

- | | | |
|----|---|------------------|
| 19 | Prior to signing the final plan the Director of Planning and Development shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. | OAK (A) |
| 20 | Prior to signing the final plan, the Director of Planning and Development shall be advised by Canada Post that condition 8 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. | OAK(A), CP |
| 21 | Prior to signing the final plan, the Director of Planning and Development shall be advised by Bell Canada that condition 9 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. | OAK (A), BC |
| 23 | Prior to signing the final plan, the Director of Planning and Development shall be advised by the Halton Catholic District School Board that conditions 10, 11, & 12 have been carried out to their satisfaction with a brief but complete statement detailing how the conditions have been satisfied. | OAK (A)
HCDSB |
| 24 | Prior to signing the final plan, the Director of Planning and Development shall be advised by the Halton District School Board that conditions 13, | OAK (A)
HDSB |

14, 15, 16, 17 & 18 have been carried out to their satisfaction with a brief but complete statement detailing how the condition have been satisfied.

25 Prior to signing the final plan, the Director of Planning and Development shall be advised by Halton Region that their requirements prior to registration have been met. **OAK (A)**

26 All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being *Month Day, Year*. (Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received). **OAK (A)**

NOTES – The owner is hereby advised:

1. If the condominium is not registered within 3 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the Town of Oakville for approval.
2. Fees are required by Halton Region and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions and for registration of the plan.
3. Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.
4. It is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.
5. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
6. Halton Region will have the following requirements at the time of registration of the condominium:
 - Final draft condominium plans signed and dated by the Owner and

Surveyor and initialed by the Town's Planner.

- Regional Registration fee.
- Registry Office Review Form (Appendix D Form (Formerly Schedule J Form)).
- Letter from Applicant/Owner indicating how the Region's conditions of draft approval have been addressed.

LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
OAK (A)	Town of Oakville – Planning Administration
OAK (CP)	Town of Oakville – Current Planning
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DS)	Town of Oakville – Development Services Section
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
RC	Rogers Communications



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Housing Strategy and Action Plan

LOCATION: Town-wide

WARD: Town-wide

Page 1

RECOMMENDATION:

1. That the Housing Strategy and Action Plan be approved.
2. That the Rental Housing Demolition or Conversion Protection Guidelines be endorsed.

KEY FACTS:

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

Housing Strategy and Action Plan

- On July 10, 2023, Planning and Development Council received a staff report titled [Housing Strategy and Action Plan including the Housing Accelerator Fund Application](#). Council received a draft Housing Strategy and Action Plan (HSAP) and directed staff to undertake public engagement on the HSAP, report back to Council on what was heard, and refine the HSAP, as necessary, in coordination with other ongoing initiatives, prior to approval.
- Public engagement on the HSAP took place in the summer and fall 2023.
- On October 15, 2024, Planning and Development Council received a staff report titled [Housing Strategy and Action Plan including Housing Updates](#). The report included a summary of what was heard from the public engagement events and provided a refined HSAP for council approval.

Council referred the HSAP back to staff to address further comments of Council.

- This report addresses Council's comments received at the October 15, 2024 Planning and Development Council Meeting, and brings forward an updated HSAP, attached as **Appendix A**, for approval.

Rental Housing Demolition or Conversion Guidelines

- On July 10, 2023, Planning and Development Council passed the Rental Housing Protection By-law 2023-102. The by-law was approved under the authority of Section 99.1 of the *Municipal Act, 2001*, which provides municipalities with the authority to prohibit and regulate the demolition and conversion of residential rental properties.
- At the October 15, 2024, Planning and Development Council Meeting, staff brought forward the *Rental Housing Demolition or Conversion Guidelines* for Council endorsement. The guidelines are a user guide to understanding the Rental Housing Protection By-law already passed by Council. The guidelines were referred back to staff to address Council comments made at the meeting.
- This report addresses Council's comments received at the October 15, 2024 Planning and Development Council meeting, and brings forward updated guidelines, attached as **Appendix B**, for endorsement.

BACKGROUND:

At the Planning and Development Council meeting held October 15, 2024, Council referred the HSAP back to staff to address additional comments. The purpose of this report is to respond to Council's comments and provide an overview of updates to corresponding documents for Council approval / endorsement, including:

- a) Housing Strategy and Action Plan for approval (**Appendix A**)
- b) Rental Housing Demolition or Conversion Guidelines for endorsement (**Appendix B**).

TECHNICAL & PUBLIC COMMENTS:

Below is a list of Council comments/requests and staff response:

Community Planning Permit System

Council requested that an action item be added to the HSAP to direct staff to undertake a Community Planning Permit System (CPPS), including but not limited to the ability to explore a CPPS town-wide in the future. This is in alignment with the Council motion from the March 18, 2024 Planning and Development Council meeting which provided that:

“staff initiate and undertake work programs in an efficient, and where possible, concurrent manner to investigate, and if deemed appropriate, implement the following *Planning Act* tools:

- b. Community Planning Permit System within Midtown Oakville and with opportunity to do so in other parts of the Town.”

Staff Response

A CPPS provides a new framework to assess, process and approve development applications within a defined area. The intent of a CPPS is to simplify and expedite the processes for approving development, and it enables the town to issue development permits (with or without conditions) in a one-application, one-approval authority process that combines the traditional re-zoning, site-plan and minor variance processes into one. The single application process is intended to provide a more streamlined process, expedite development approvals, and create clearer outcomes. A benefit of a CPPS is that, under faster approval timelines it can accelerate the delivery of housing. It can also assist to facilitate affordable housing, among other matters related to development more broadly.

This tool is already being explored as part of the Midtown Oakville. Draft enabling CPPS policies, including policies specific to Midtown Oakville, have been released for consultation as part of the Midtown Oakville work program.

Accordingly, staff have added a new action item in the HSAP to include the initiation of a CPPS, reflecting Council’s motion from their Planning and Development Council meeting on March 18, 2024. The new action item 3.6 is provided under Goal 3, “Streamline Approvals”, and states:

“Initiate and undertake work programs in an efficient, and where possible, concurrent manner to investigate, and if deemed appropriate, implement a Community Planning Permit System within Midtown Oakville and with opportunity to do so in other parts of the Town.”

The action item has also been added to the HSAP as a priority item to reflect that the work program is already underway.

Sheridan College Housing Taskforce

Council requested changes to action item 6.5 regarding the Sheridan College Housing Taskforce. The action item states that staff “assemble a Sheridan College Taskforce to advance student housing opportunities and/or strategy”. Council requested the action item be amended to better reflect Council’s motion regarding the Sheridan College Housing Taskforce provided at Planning and Development Council meeting on May 6, 2024 which read:

“Staff be directed to create a Sheridan College Housing Taskforce with the objective to enable, advance, and accommodate the development of residential uses, including student housing, on the Sheridan College campus; and

Staff be directed to create a work program, in alignment with ongoing HAF initiatives, to bring forward any necessary recommendations, including programs, Official Plan and/or Zoning By-law Amendments, to achieve the findings of the Sheridan College Housing Taskforce to expedite the delivery of student housing on the Sheridan Campus.”

Council wanted to ensure that the focus of the taskforce was to remain on accommodating housing on Sheridan College campus, and not the surrounding area. Further, Council requested that the action item be prioritized.

Staff Response

Staff have amended action item 6.5 to reflect Council’s motion. The action item has also been highlighted within the HSAP to reflect its priority status to be implemented prior to other action items. HSAP Action Item 6.5 has been amended to read:

“Create a Sheridan College Housing Taskforce with the objective to enable, advance, and accommodate the development of residential uses, including student housing, on the Sheridan College campus and bring forward any necessary recommendations to achieve the findings of the Sheridan College Housing Taskforce to expedite the delivery of student housing on the Sheridan Campus.”

Notwithstanding the changes being made to the HSAP to address Council’s direction to focus solely on housing opportunities on the college campus, staff continue to highlight for Council’s consideration recent changes made to the *Planning Act* and the Provincial Planning Statement, 2024, which encourage the exploration of student housing opportunities on and off campus.

The Province's Bill 185, Cutting Red Tape to Build More Homes Act, 2024, received Royal Assent on June 6, 2024. It made changes to the Planning Act that extended exemptions that had previously applied to some colleges to exempt publicly funded universities and colleges affiliated with these universities from the provisions of the Planning Act. These exemptions restrict the ability of municipalities to compel these institutions from complying with official plan policies and zoning regulations and undergoing processes such as site plan approval. Essentially, publicly-funded colleges such as Sheridan College do not require planning approvals from the town to move forward with development (e.g. Official Plan Amendments, Zoning By-law Amendments, Site Plan approval). They do, however, still require other development approvals to address matters such as water and sanitary servicing and may engage in partial processes on a voluntary basis.

The Provincial Planning Statement, 2024 came into effect on October 20, 2024. It consolidates and replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The new PPS, 2024 contains policy direction on accommodating student housing, including that:

- 6.2.5 Planning authorities shall collaborate with publicly-assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of *housing options* near existing and planned post-secondary institutions to meet current and future needs.
- 6.2.6 Further to policy 6.2.5, planning authorities should collaborate with publicly-assisted post-secondary institutions on the development of a student housing strategy that includes consideration of off-campus housing targeted to students.

Rental Housing Demolition or Conversion Guidelines

Council requested that as part of the *Rental Housing Demolition or Conversion Guidelines*, that the Tenant Assistance Package be clarified as to what assistance it includes, and to ensure it aligns with the Rental Protect By-law, which was already passed by Council.

Staff Response

The description of the Tenant Assistance Package within the guidelines document has been updated to clarify that under Section 52(1) of the *Residential Tenancies Act*, for rental units being converted or demolished within developments having five units or more, the affected tenants are entitled to three months rent or an alternative unit acceptable to the tenant as compensation.

The town's Rental Protection By-law 2023-102 provides for additional tenant assistance beyond what is prescribed by the *Residential Tenancies Act* (i.e. three months' rent or an alternative unit acceptable to the tenant as compensation), through a Tenant Assistance Package (TAP).

The purpose of the TAP is to further mitigate the negative financial and/or disruptive impacts on existing rental tenants/leaseholders from any proposed conversion or demolition of existing rental units. It is additional to the landlord's obligations under the *Residential Tenancies Act* and can be included as a condition of approval for the conversion or demolition of existing rental units. The conditions would be included within any agreement required to issue a Section 99.1 Permit, including any related applications. The TAP will specify the arrangements agreed to by the landowner and the Town and may include the provision of the items listed below, or other matters not listed:

- financial compensation for moving and disruption, such as first and last month's rent at affordable market rates;
- financial compensation for temporary relocation during development;
- maintenance of existing rental rates for a period of 10 years (subject to any annual increases permitted by the *Residential Tenancies Act*); and/or
- the provision of new units within a plan of condominium at affordable rental rates.

Broader Discussion Items

Council discussed other matters at the October 15, 2024 Planning and Development Council meeting, but did not request or require updates to the HSAP as a result. Below is a discussion of those items.

Affordability of Three Bedroom Units

Council referred to a recent memo received by Halton Regional Council, which provided [additional information on the 2023 State of Housing Report](#). The memo highlighted the challenges of providing affordable family-sized units containing three bedrooms or greater. The town's HSAP also makes reference to this memo to highlight the challenges and limitations of finding larger family sized units (3+ bedrooms) which are affordable.

Given Council's expressed concern, staff will investigate what could be done to encourage greater affordability for family-sized housing with three bedrooms or more.

Gentle Density Strategy

As part of the town's future Gentle Density Strategy, Council discussed the desire for staff to consider:

- a) reviewing the provisions of new, and retention of existing, small format retail spaces as part of complete communities, and their integration with housing.
- b) exploring housing opportunities as a component of municipal lands/buildings, such as fire stations or other community buildings.

Staff will consider the inclusion of these items as part of the Gentle Density Strategy.

Livable Oakville Plan Mission Statement and Guiding Principles

Council sought assurance that the HSAP would continue to uphold the mission statement and guiding principles of the Livable Oakville Plan, specifically the guiding principle to preserve and create a liveable community to “direct the majority of growth to identified locations where higher density, transit and pedestrian-oriented development can be accommodated.”

Staff note that the majority of growth is directed to the town's nodes and corridors, as directed by the town's urban structure. Nodes and corridors are key areas of the town identified as the focus for mixed use development and intensification. Each of the town's nodes and corridors have a unique existing and planned character, scale and potential to accommodate growth, commensurate with the town's transit and transportation systems and other design objectives. Each of the nodes and corridors are intended to contribute to the creation of a complete community.

IMPLEMENTATION:

The HSAP identifies many opportunities for the town, within its jurisdiction, to strengthen its policies, regulations, programs and by-laws regarding housing. The HSAP sets a framework to address housing in Oakville.

Many foundational studies which will inform future updates to housing and land use policy in the town's Official Plan are already underway, including a Housing Needs Assessment and a Community Improvement Plan background study.

A business case, with a capital cost of \$500,000, to begin implementing action items under the town's Housing Action Plan was submitted as part of the town's 2025 budget process.

CONSIDERATIONS:

(A) PUBLIC

Public engagement opportunities to help refine the HSAP were provided in the summer and fall 2023, and included an online survey, public open houses and attendance at the Oakville Seniors Housing Symposium. A full summary of the community engagement events and feedback received was provided to Council at the Planning and Development Council meeting on October 15, 2024.

(B) FINANCIAL

A business case, with a capital cost of \$500,000, to begin implementing action items under the town's Housing Action Plan was submitted as part of the town's 2025 budget process.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

To implement the action items identified in the HSAP, various town departments will be required to assist and/or lead various studies and related programs.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities of Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

Enabling housing opportunities with outcomes intended to create livable, complete communities, work to create low-carbon and climate-resilient communities by ensuring new housing is provided in a manner that is less car dependant, reduces urban sprawl, and creates walkable and transit-supportive development patters.

CONCLUSION:

The town is committed to playing its part in meeting the need for housing and addressing the demands of Ontario's growing population. The town is also committed to ensuring that growth is contextually appropriate and environmentally and financially sustainable. The town recognizes the need for new housing includes a broad range of housing required by the public, including market-based, rental, attainable, affordable, social, and assisted housing. The town also recognizes its role within the housing system, as an approval authority with the ability to enable housing development and housing supply but does not build housing units directly.

The Housing Strategy provides an extension to the Livable Oakville Plan's mission statement and guiding principles and sets a path forward with goals and objectives

to guide decision making specific to housing. The Action Plan puts in place initiatives the town can undertake to further achieve the goals and objectives of the strategy, and ultimately the Livable Oakville Plan. Together, the HSAP is the town's guiding document to improve the housing landscape across Oakville and achieve positive housing outcomes.

The HSAP provides a comprehensive approach and identifies many opportunities for the town to strengthen its policies, regulations, programs and by-laws for such matters as inclusionary zoning, rental protection, and more affordable housing, among others that will improve housing across the housing continuum.

APPENDICES:

APPENDIX A Housing Strategy and Action Plan

APPENDIX B Rental Housing Demolition or Conversion Guidelines

Prepared by:
Brad Sunderland, MCIP, RPP
Housing Secretary, Housing Secretariate Office

Submitted by:
Gabriel A.R. Charles, MCIP, RPP
Director, Planning Services

Town of Oakville Housing Strategy and Action Plan



Housing Strategy and Action Plan

Contents

1.0	Introduction	2
2.0	Setting the Stage	3
2.1	Directing Growth	3
2.2	Housing Targets	4
3.0	Housing Snapshot	5
3.1	Oakville’s Housing Mix.....	5
3.2	Housing Completions.....	6
3.3	Housing Completions & Housing Targets	6
3.4	Housing in Development	7
3.5	Unbuilt Housing.....	8
3.6	Affordability.....	9
3.7	Rental Housing.....	10
4.0	Goals & Objectives.....	11
5.0	Housing Outcomes.....	12
6.0	Actions and Performance Indicators.....	13

1.0 Introduction

The town's Official Plan, Livable Oakville, provides the framework for how the town will grow and change into the future. It is founded on a mission statement and guiding principles, one of which is to provide "choice throughout the town in order to enable the availability and accessibility of a wide range of housing." This guiding principle is accompanied by principles that ensure a livable community is created which directs "the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated" and to "preserve, enhance and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods".

The town is committed to playing its part in meeting the need for housing and addressing the demands of Ontario's growing population. The town is also committed to ensuring the way in which we grow is contextually appropriate and financially sustainable. The town recognizes the immediate need for new housing includes a broad range of market-based, rental, attainable, affordable, social and assisted housing, which are among the many types of housing required by the public across the housing continuum. The town also recognizes its role within the housing system, as an approval authority with the ability to enable housing development and housing supply, but not build housing units directly.

The **Housing Strategy** provides an extension to the Livable Oakville Plan's mission statement and guiding principles and sets a path forward with goals and objectives to guide decision making specific to housing. The **Action Plan** puts in place initiatives the town can undertake to further achieve the goals and objectives of the strategy, and ultimately the Livable Oakville Plan. Together, the **Housing Strategy and Action Plan** is the town's guiding document to improve the housing landscape across Oakville and achieve positive housing outcomes.

The **Housing Strategy and Action Plan** is structured around six goals and objectives, which are intended to achieve five key housing outcomes. The plan includes nearly 70 actions that the town can take over the coming years to improve the housing landscape in Oakville and strengthen its partnerships with upper levels of government, agency partners and the development industry in the effort to deliver the housing Oakville needs.

The **Housing Strategy and Action Plan** provides a comprehensive approach and identifies many opportunities for the town to strengthen its policies, regulations, programs and by-laws for such matters as inclusionary zoning, rental replacement, and affordable housing, among others that will improve housing across the housing continuum. The extent of Oakville's ability to deliver new housing though, is limited to its ability to set the land use policy context and help co-ordinate the delivery of infrastructure. Oakville, and Halton Region, are not in a financial position to cover the additional costs of growth which were historically provided by the housing industry. This is expected to be alleviated by the province since it has stated that it will ensure municipalities will be "kept whole" as it relates to the financial burden of paying for growth.

The **Housing Strategy and Action Plan** builds on several key documents which provide direction on housing, including:

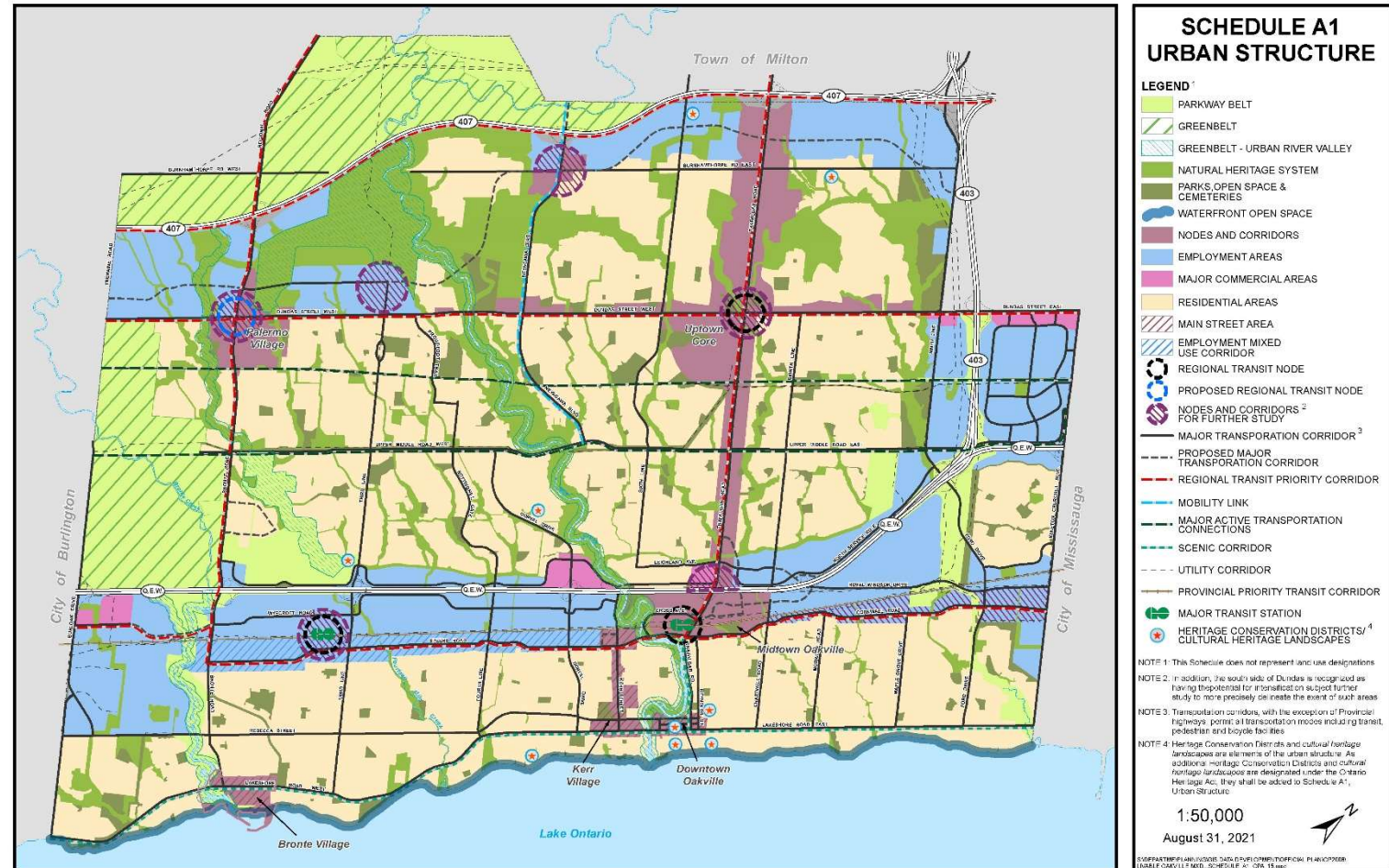
- the More Homes More Choice: Ontario's Housing Supply Action Plan (May 2019)
- the Region of Halton's Comprehensive Housing Strategy (2014-2024) and State of Housing Report (2023)
- the town's "Housing Information Report and Preliminary Policy Analysis" report (May 2022)
- the town's housing pledge to build 33,000 new housing units by the year 2032 (March 2023)

2.0 Setting the Stage

2.1 Directing Growth

Growth management in the town is directed by the urban structure, as expressed in the Livable Oakville Plan (Schedule A1). It ensures the long-term protection of natural heritage, public open space and cultural heritage resources, maintains the character of residential areas, and is the foundation for directing growth to nodes and corridors (strategic growth areas). Most new residential units are planned to be accommodated within the town's nodes and corridors, and to a lesser extent, the town's residential areas where fewer development opportunities have been identified.

Schedule A1 to the right provides the foundation for directing growth. It has not yet been consolidated to include the Bronte GO MTSA through Official Plan Amendment 41 (OPA 41) and the Hospital District (OPA 35) which are now identified as nodes and corridors.



2.2 Housing Targets

The Town of Oakville is currently working toward achieving two housing growth targets.

The Region of Halton Official Plan, which is now under the purview of the Town, sets a growth target to the year 2041. This target includes growth allocated to the town through Halton Region’s integrated growth management strategy. The regional target allocates Oakville a minimum of 44,800 new residential units by the year 2041.

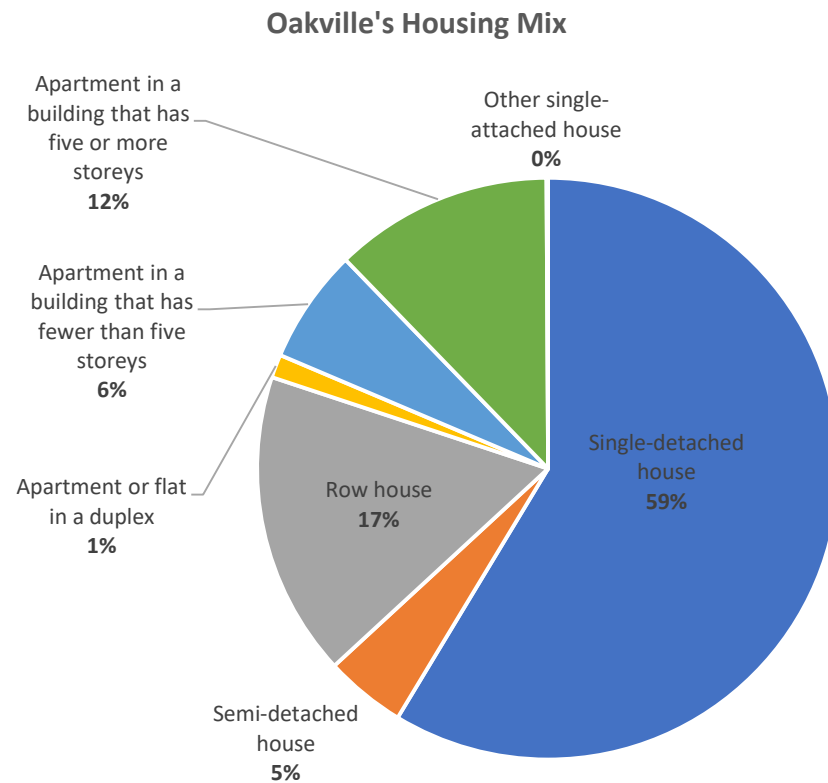
The Province of Ontario recently requested the town to commit to a housing target of 33,000 new residential units as part of the province’s goal to build 1.5 million housing units by 2031. This number exceeds Halton Region’s growth allocation to the town within the same time horizon, requiring the acceleration of housing units within the next 10 years. The provincial target is not additive to the regional target and is stand-alone. The Town has agreed with the province and committed to a housing pledge of 33,000 by the year 2031/2032.

Under the town’s Livable Oakville Official Plan, the town is well positioned to achieve the residential housing units needed to meet the regional target and provincial housing pledge, as guided by the town’s urban structure which directs where and how the town will grow. The Housing Strategy and Action Plan will further assist the town to enable housing opportunities and accelerate the delivery of housing to achieve its regional target and housing pledge.

Although the targeted residential growth can be accommodated over the long term, assistance is needed to meet the higher and accelerated pace of the growth targets. The town has identified concerns that these targets will not be financially achievable and that significant infrastructure upgrades will be required under a shortened time horizon. The town will not be able to achieve its targets without help from the development industry and upper levels of government.

Forecast	New Unit Growth	Average Units Per Year
Halton Official Plan (Table 2A Regional Phasing) – 2041 Target (20 years)	44,800	2,240
Provincial 1.5 million new home’s goal – 2031/2032 Target (10 years) (Housing Pledge)	33,000	3,300
Oakville’s Development Charges Background Study – 2031 Projection (9 years) <i>(note: growth projection set prior to Halton OP target)</i>	16,321	1,813

3.0 Housing Snapshot



3.1 Oakville's Housing Mix

Oakville had 76,179 total private dwelling units in 2021, of which 73,555 were occupied by permanent residents ([StatCan, 2021](#)).

The majority of Oakville's housing mix consists of single detached houses (59%). When grouped with other low density housing forms, including 'semi-detached houses' and 'other single-attached houses', low density housing forms make up a substantial portion of Oakville's housing mix at 64%.

Medium density housing forms, including rowhouses, apartments in a duplex, and apartments in buildings that have fewer than five storeys make up approximately one quarter of Oakville's housing mix at 24%.

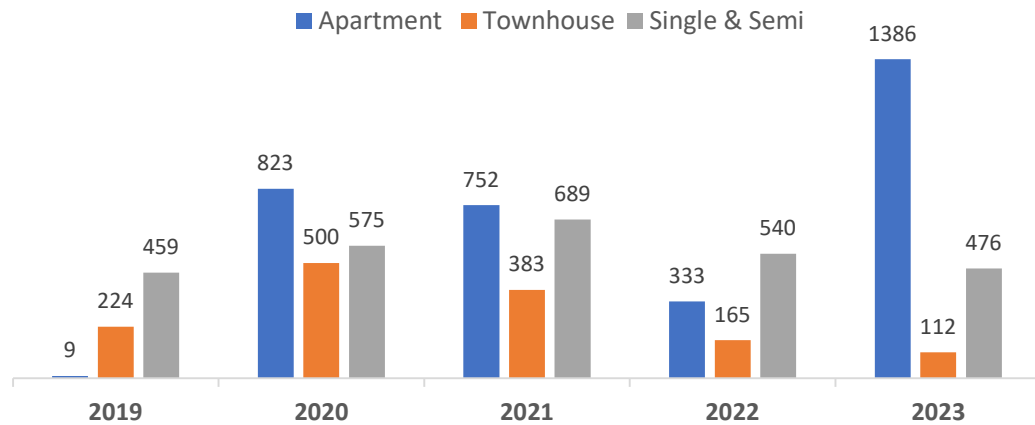
Higher density housing forms are the least represented housing form in Oakville, with apartments in buildings that are five or more storeys making up 12% of Oakville's housing mix.

The Housing Mix Target in the Regional Official Plan calls for at least 65 percent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings (higher density housing) to 2031, and at least 75 percent each year thereafter. Annually, Halton Region is meeting this target, and according to Halton Region's State of Housing Report, in 2023, 74.6% of new housing completions in Halton (3,743 new housing completions) were higher density housing units (townhouses and apartments).

Halton Region's 2023 State of Housing Report notes that providing higher density housing gives the best opportunity to encourage and add more affordable housing to the open market in Halton. Given this, a direction to shift the housing mix towards providing more higher density housing forms in Oakville is advantageous to improve attainable and affordability housing opportunities.

3.2 Housing Completions

Annual Housing Completions by Housing Type



According to Halton Region’s 2023 State of Housing Report, in 2023, Oakville had 1,974 new housing completions (i.e. construction completed). Of the housing completions in 2023, 76% were higher density housing units (apartments and townhouses at 1,498 units).

Over a five-year period from 2019 to 2023, an average of 63% of new housing completions in Oakville were higher density housing forms. When comparing this against Oakville’s current housing mix, which shows that 64% of the total current housing units in Oakville are low density (i.e. single detached and semi-detached houses), the period between 2019 to 2023 demonstrates a shift away from historical housing construction focused on low-density housing. The trend toward higher density housing units as a bigger percentage of the overall housing mix is likely reflective of current legislation and policy which places an increased focus on infill and intensification to develop transit-supportive, mixed use, complete communities, as well as a response to external market conditions.

Providing a greater number of higher density housing units as part of the overall mix of housing in Oakville will assist to improve affordability, create greater housing choice, and develop complete communities.

3.3 Housing Completions & Housing Targets

To meet the Halton Official Plan 2041 housing target (Section 2.2), the town will need to produce an average of 2,240 housing units per year for the next 20 years, which is a 51% increase from the five-year average of 1,485 housing completions per year in Oakville.

To meet the provincial housing pledge target by 2031/2032, the town will need to produce an average of 3,300 housing units per year for the next 10 years, which is a 122% increase over Oakville’s five-year average of 1,485 housing completions per year. Comparatively, over the last five years, Halton Region observed an average of 3,273 new housing completions on an annual basis. This cannot be achieved without assistance from upper levels of government and the development community.

3.4 Housing in Development

As reported in the 2023 State of Housing Report, Oakville had a total of 6,530 new housing units in development in 2023. “Housing in development” for 2023 included:

- 2,701 new housing starts (i.e. construction started)
- 3,829 units under construction

Accordingly, housing starts in Oakville (2,701) represented 60% of all new housing starts for Halton Region (4,466); and housing units under construction in Oakville (3,829) represented 59% of all housing units under construction in Halton Region (6,445). These figures demonstrate that Oakville is a growth leader amongst local municipalities in Halton.

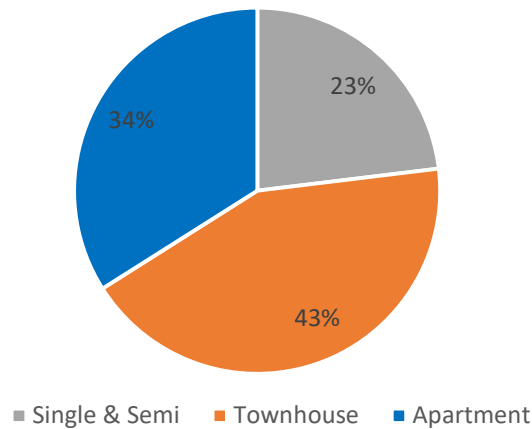
Overall, new housing in development in Oakville in 2023 (i.e. housing starts and housing under construction) consisted of the following mix:

- 65.4% apartments
- 12.1% townhouses
- 22.5% singles and semi-detached houses

This demonstrates that future housing completions will continue to trend toward the supply of higher density housing forms as part of the overall housing mix, and assist to achieve housing mix and affordability goals.

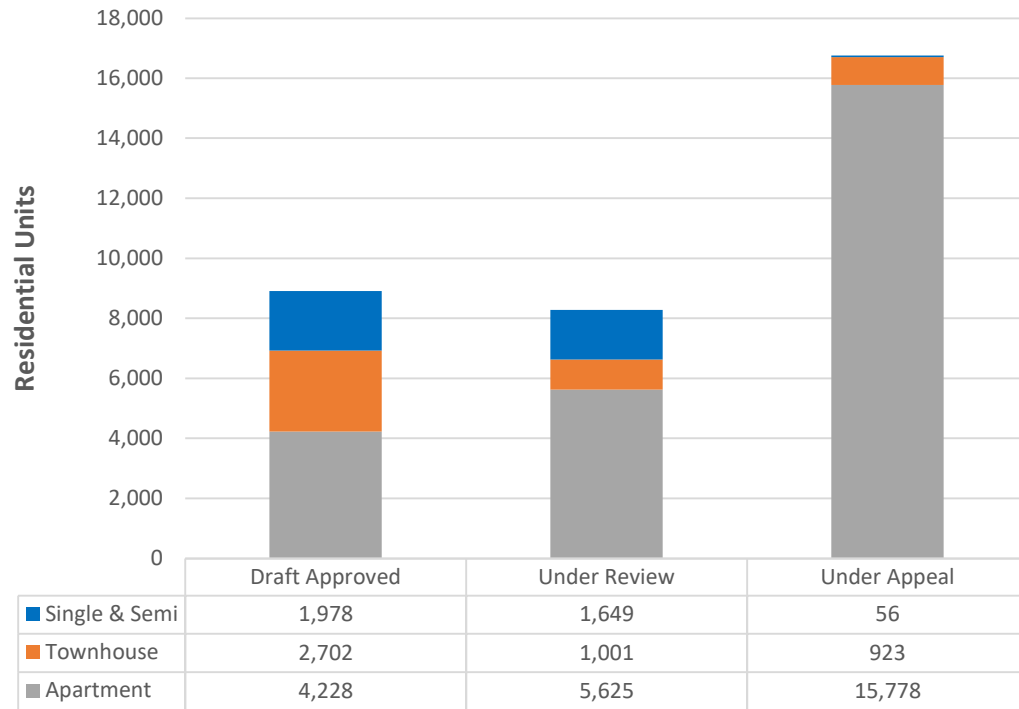
Data collected by the Town of Oakville, tracking year-to-date housing starts, identifies that there have been 1,604 housing starts in Oakville for 2024, reporting as of August 2024. The Town of Oakville defines a housing start as the first time the town inspects a home being built. This is referred to as the first inspection and is conducted by the town’s Building Inspectors who visit every site when construction begins. Year-to-date housing starts in Oakville for 2024 include 34% apartments (545 units), 43% townhouses (689 units), and 23% single and semi-detached houses (370 units), indicating the trend toward higher density housing forms continues.

Oakville Housing Starts (2024 - Year to Date)



3.5 Unbuilt Housing

Unbuilt Residential Units by Application Status



An analysis of residential units within the development review process was undertaken, providing a snapshot of how many residential units in the development queue could be realized if approved and built. Residential developments were grouped into three categories based on their folder status(s) and included the following application types:

Grouping	Folder Status	Application Types included
Draft Approved	Draft Approved	site plan, plan of subdivision
Under Review	Public Meeting, In Circulation, Clearing Conditions	site plan, plan of subdivision, OPA, ZBA
Under Appeal	Appealed	site plan, plan of subdivision OPA, ZBA

As of August 2024, there are approximately 33,940 unbuilt residential units in Oakville within the development review pipeline. Of those units, approximately:

- 8,908 residential units are draft approved
- 8,275 residential units are in the development review process
- 16,757 residential units are under appeal at the Ontario Land Tribunal (OLT)
- 75% of all units are apartments
- 14% of all units are townhouses
- 11% of all units are single & semi-detached houses

The unbuilt housing data demonstrates a significant shift toward the provision of higher density housing. The review of unbuilt units also shows that if all the residential units in the development pipeline were approved (and built), it would achieve the provincial goal of 33,000 residential units by 2031/2032. However, the required infrastructure upgrades would also need to occur to support this level of development so that the permitted housing could be built.

3.6 Affordability

Halton Region's Official Plan, now under the purview of the town, defines affordable housing as housing with a market price (for purchase) or rent that is affordable to households of low and moderate income, spending no more than 30 percent of their gross household income on housing.

Using Halton's housing model, as outlined in the Region's 2023 State of Housing Report, the maximum affordable purchase price for a typical household in Halton Region is \$541,900, based on an affordable (non-assisted) income threshold of \$126,300. Comparatively, in 2023, the average price of a new home and resale home in Oakville was \$821,036 and \$1,281,279, respectively.

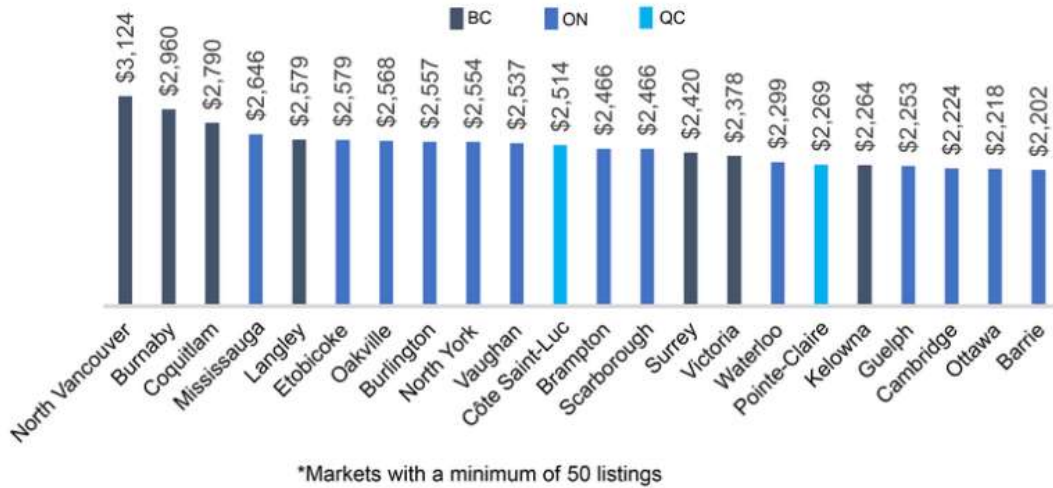
The State of Housing Report provides that 12 percent of all sales in Halton Region were under the affordable maximum purchase price of \$541,900 (1,201 total sales of 9,456 total sales in 2023), of which:

- 45.2 percent of new sales were below the affordable maximum purchase price of \$541,900 (932 new market units and 156 new assisted program units of 2,406 total new sales in 2023)
- 3.8 percent of resales were below the affordable maximum purchase price of \$541,900 (269 resale units of 7,050 total resales in 2023)

(Note: it is assumed that the price of resales may be higher than new sales as they are resold in the open market after the initial purchase price)

According to an information memo provided to Halton Regional Council on September 18, 2024, in Oakville in 2023, there was a total of 663 units sold below the affordable maximum purchase price, representing 55 percent of the total affordable units sold in Halton Region. Of the 663 units, 2 were townhouse units and 661 were apartment units. Of the apartment units, 538 were one bedroom, 102 were two bedrooms, and 1 was three+ bedrooms (20 units unknown). Of the new units sold below the maximum affordable purchase price of \$541,900, nearly all new sales were apartments units with smaller bedroom sizes (2 or fewer bedrooms), demonstrating a strong correlation between higher density housing and affordability, and emphasizing the limitation of finding larger units for families which are affordable.

**Average Asking Rent for Purpose-built & Condo Rental Apartments
Top 25 Mid-Sized Canadian Markets by Asking Rent: July 2024**



Source: Rentals.ca National Rent Report (August 2024 update report)

3.7 Rental Housing

Rental housing is an important tenure of housing for many residents of Oakville, and access to a healthy supply of rental housing units is critical. Rental vacancy rates are an important measure to assess the health of the rental market. The Canada Mortgage Housing Corporation (CMHC) states that a vacancy rate of at least 3% is considered necessary for adequate competition and housing options.

Since 2017, Halton Region’s vacancy rate for private townhouse and apartments has been below 3%. According to Halton Region’s most recent State of Housing Report, the vacancy rate in Halton and Oakville was 1.6%. Oakville has a five-year average vacancy rate of 2%, and has experienced a gradual decline in overall vacancy in the past five years.

Consequently, with minimal rental supply, average rents have steadily increased over the same period as there is not adequate competition or rental housing options. Halton Region has the highest average monthly rents among regional municipalities in the Greater Toronto Area with Oakville having the highest rents in Halton Region.

According to the Rentals.ca National Rent Report (August 2024), which reports data based on the asking rates of available (vacant) units to reflect on-going trends in the market, Oakville ranked among the top ten mid-sized markets in Canada having the most expensive average rent. The average rent was reported to be \$2,568 for purpose-built and condominium rental apartments in July 2024.

Opportunities to maintain, secure and increase rental housing in Oakville is needed.

4.0 Goals & Objectives

The Housing Strategy is founded on six goals and objectives that will guide decision making regarding housing in Oakville. The goals and objectives establish a path toward positive housing outcomes for the town.

Goal 1: Support Growth Management and Increase the Housing Supply

Objective: Identify, encourage, and enable housing opportunities within the town’s urban structure, which functions as the foundation for growth management in Oakville.

Goal 2: Improve Housing Affordability, Housing Options and Housing Choice

Objective: Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.

Goal 3: Streamline Approvals

Objective: Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.

Goal 4: Make Housing Feasible

Objective: Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and livable, complete communities.

Goal 5: Engage, Raise Awareness, Build Capacity

Objective: Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.

Goal 6: Collaborate

Objective: Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate, environmentally and fiscally responsible.



5.0 Housing Outcomes

The intent of the Housing Strategy and Action Plan is to achieve positive housing outcomes and improve the housing landscape in Oakville. Using the six foundational goals and objectives (Section 4.0), and matching them with associated action items (Section 6.0), the following housing outcomes are anticipated:



Increased housing supply
more homes built.



Improved affordability
more homes people can afford.



Enhanced housing choice
more types of homes people need.



Accelerated housing delivery
more homes faster.



Development of livable complete communities
a place to call home with the services people need.

6.0 Actions and Performance Indicators

The table below provides action items that can be implemented to realize the six goals and objectives in the Housing Strategy. Implementing the action items is intended to achieve positive housing outcomes and result in the betterment of the housing landscape in Oakville. Potential housing outcomes, the estimated timeframe to implement each action, as well as the status of implementation, are identified. The action items are accompanied by key performance indicators, where applicable, to assist tracking the town’s progress. Action items are listed chronologically by estimated timeframe. Where an action item is highlighted in orange are priority items to be implemented prior to others.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
GOAL 1: Support Growth Management and Increase the Housing Supply Identify, encourage, and enable housing opportunities within the town’s urban structure, which functions as the foundation for growth management in Oakville.									
1.1	Complete the review of the Midtown Oakville protected major transit station area to assure it will be a transit-oriented community with a minimum of 20,600 people and jobs by 2031 which means at least 7,200 units.	✓	✓	✓	✓	✓	2024	Ongoing	Complete the Midtown Oakville Growth Area Review and have resulting OPA approved, as applicable.
1.2	Review, analyze and be consistent with the provincial planning framework (i.e. Provincial Planning Statement, 2024).	✓	✓	✓	✓	✓	2024-2025	Not Started	Complete Official Plan Review consistency exercise (housing) and have resulting OPA approved, as applicable.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
1.3	<p>Explore opportunities for growing the housing supply within the town’s established residential areas while upholding the overall urban structure and growth management framework that directs the majority of growth to an identified system of nodes and corridors.</p> <p>As part of a future study such as a gentle density and/or missing middle strategy, explore locations for increased housing opportunities, including mixed-use development where appropriate, within the town’s residential areas including:</p> <p>a) commercial designated sites</p> <p>b) town-owned lands</p> <p>c) south-east corner of Trafalgar Road and Cornwall Road (Inglehart Street)</p> <p>d) accessory dwelling units (3 units per lot)</p>							Complete Residential Areas Review, gentle density and/or missing middle strategy, and/or sub components thereto, and have any resulting OPAs approved, as applicable.	
		✓	✓	✓		✓	2024-2026	Not Started	
		✓	✓	✓		✓	2024-2026	Not Started	
		✓	✓	✓		✓	2024-2026	Not Started	
		✓	✓	✓		✓	2024-2026	Complete	Zoning By-law Amendment passed. (Refinements to official plan policies, as applicable.)

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
	e) vacant and/or underutilized sites and overall opportunities for infill development	✓	✓	✓		✓	2024-2026	Not Started	
1.4	Complete a review for the Uptown Core Growth Area as part of the town's broader Official Plan Review and explore opportunities for additional housing which is transit supportive and contributes to the creation of complete communities.	✓	✓	✓	✓	✓	2024-2026	Ongoing	Complete the Uptown Core Growth Area Review and have resulting OPA approved, as applicable.
1.5	Develop a policy section specific to housing in the general policies in the Livable Oakville Plan, including any goals and objectives for housing town-wide. This will ensure housing policies apply to all land use designations where housing is permitted, including mixed use areas. Incorporate housing policies from the Halton Region OP in the Livable Oakville, as applicable.	✓	✓	✓	✓	✓	2024-2025	Not Started	Complete the Housing Strategy and Action Plan, followed by the Housing Needs Assessment Report and have resulting OPA approved, as applicable.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
1.6	Update the Zoning By-law to put in place as-of-right zoning, where possible, to enable increased housing supply in locations which promote transit use and complete communities. Focus areas include major transit station areas to be zoned within one year of being designated, as required by the <i>Planning Act</i> .	✓	✓	✓	✓	✓	2025-2026	Not Started	Zoning By-law Amendment updating zoning to enable increased development opportunities and/or pre-zone lands.
1.7	Leverage Oakville’s Municipal Development Corporation to identify opportunities for the town’s surplus or under-utilised lands, including the town’s former public works site that has a plan accounting for a minimum of 1,215 residential units. At least one hundred of these units are slated to be affordable.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Land sales, development agreements, and/or development of the town’s surplus land holdings for the purpose of generating housing, including affordable housing units.
GOAL 2: Improve Housing Affordability, Housing Options and Housing Choice Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.									
2.1	Prepare a Rental Housing Protection By-law to ensure that the rental housing stock in Oakville is maintained, as appropriate, and considers demolition, replacement, and affordability of units.		✓	✓		✓	2023-2024	Complete	Passing a Rental Housing Protection by-law.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
2.2	Updating official plan policies and zoning by-law regulations regarding accessory dwelling unit permissions in accordance with updated legislation (Bill 23), which allow for three units per lot and maximum parking requirements for additional dwelling units.	✓	✓	✓	✓	✓	2024	Complete	Approved OPA and ZBA enabling and implementing updated legislation for accessory dwelling units.
2.3	Complete a housing needs assessment to inform the housing snapshot for Oakville, including the type, size, and tenure of housing that Oakville needs, including affordable housing, which will inform future official plan policies that would enable needed housing.		✓	✓		✓	2024-2025	Ongoing	Completed Housing Needs Assessment Report.
2.4	Undertake a required Assessment Report to review the potential for inclusionary zoning and to enable the establishment of an inclusionary zoning policy framework.		✓	✓		✓	2024-2025	Ongoing	Inclusionary Zoning Assessment Report, recommended to Council. (Commensurate with Housing Needs Assessment)
2.5	Establish official plan policy that requires multi-unit residential developments and high-density housing development incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes, including a minimum number of family sized units, as applicable.			✓		✓	2025	Not Started	Complete the Housing Needs Assessment to determine appropriate policy direction. Complete town initiated OPA to implement applicable policy.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
2.6	Enhance official plan policies that support housing options in both form and tenure (e.g. rental, ownership, rent-to-own, co-operative housing, affordable, assisted, independent living, and housing that serves vulnerable populations, accessibility needs, seniors, etc.) that provide a full range of housing that meets the needs of residents throughout all stages of their lives.	✓	✓	✓		✓	2025	Not Started	Approved OPA, informed by Housing Needs Assessment Report and/or Inclusionary Zoning Report, as applicable.
2.7	Enhance official plan policies that support innovative housing solutions through encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing, etc.	✓	✓	✓	✓	✓	2025	Not Started	Approved OPA, informed by Housing Needs Assessment Report and/or Inclusionary Zoning Report, or other housing reporting, as applicable.
2.8	Develop official plan policy which considers retaining existing rental housing, the demolition of rental housing stock, replacement of demolished rental housing stock, including maintaining affordability for replaced units.		✓	✓		✓	2025	Not Started	Approved OPA, informed by Rental Housing Protection By-law.
2.9	Review parking requirements in the zoning by-law to consider reduced or eliminated required parking for new developments, where applicable and appropriate.	✓	✓	✓	✓		2025-2026	Ongoing	Completion of the Town-wide Parking Management Study and/or Comprehensive Zoning By-law Review.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
2.10	Prioritize Regional projects for supportive and assisted housing developments.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Approval of development applications for Halton Region's supportive housing and assisted housing projects.
GOAL 3: Streamline Approvals Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.									
3.1	Finalize projects initiated under the province's Streamline Development Approvals Fund, which is supporting eleven streamlining projects across the town that will improve timely and efficient access to development-related services.				✓		2023-2024	Complete	Finalized projects.
3.2	Apply LEAN principles to the development review and building permit review processes to ensure efficiencies and streamline overall processes with a staff complement across various town departments.				✓		2023-2025	Ongoing	Apply LEAN principles to development review and building permit review processes. Implement resulting business processes.
3.3	Implement new and enhanced electronic processes and systems to accelerate development approvals and improve efficiency, including implementation of ProjectDox ePlan, Arc Urban, and the Planning Data Hub.	✓			✓		2023-2025	Ongoing	Implementation of new business processes.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
3.4	Enhance the pre-consultation process to provide clarity and direction to applicants.				✓		2025	Ongoing	Updated webpage, digital submissions, application forms, terms of reference materials as applicable.
3.5	Advance the Town's on-line presence and providing for enhanced and efficient development processes (e.g., on-line portal for building permit and development application submissions).				✓		2024-2025	Ongoing	Updated website.
3.6	Initiate and undertake work programs in an efficient, and where possible, concurrent manner to investigate, and if deemed appropriate, implement a Community Planning Permit System within Midtown Oakville and with opportunity to do so in other parts of the Town.	✓	✓	✓	✓	✓	2024-2026	Ongoing	Complete the Midtown Oakville Growth Area Review and have resulting OPA approved, as applicable, followed by the approval of a CPPS By-law.
GOAL 4: Make Housing Feasible Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and livable, complete communities.									
4.1	Ensuring that town's Development Charge By-law, Community Benefits Charge By-law, and Parkland Dedication By-law are clear, transparent, and pre-determined to ensure timely development with understood costs.		✓		✓	✓	2022-2024	Complete / Ongoing	Approval of Development Charges By-law, Community Benefits Charge By-law, and Parkland Dedication By-law.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.2	Resolve outstanding appeals of the town's Development Charge By-law, Community Benefit Charge By-law, and Parkland Dedication By-law with the intent of maximizing revenues where possible so that growth pays for growth.				✓	✓	2024	Complete	Resolution of appeals and implementing the by-laws.
4.3	Review and update the Town's 10-year capital forecast to account for on-going master plans and determine any adjustments in capital project forecasts in order to prioritise and support the acceleration of housing.				✓	✓	2024-2025	Ongoing	Completion of Capital Forecast Review.
4.4	Explore opportunities to increase housing supply, improve affordability, enhance choice, and accelerate delivery beyond the policy solutions that may be provided by the town's official plan, including financial tools available through Community Improvement Plans (CIP).	✓	✓	✓	✓		2024-2026	Ongoing	Investigate feasibility of CIP focused on programs for housing, and if appropriate, develop CIP and housing programs.
4.5	Partner with Halton Region to expedite the delivery of water, wastewater, and transportation infrastructure in support of Midtown Oakville and across the town, in particular south of Dundas Street.	✓	✓	✓	✓		2024-2026	Ongoing	Capital programming update.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.6	Resolve outstanding appeals of the town's Palermo Village Growth Area and North West Area (OPA 34, 37, and 38) which would enable and facilitate the creation of thousands of housing units.	✓	✓	✓	✓	✓	2024-ongoing	Ongoing	Resolution of appeals with OPAs in effect.
4.7	Invest in the renewal and provision of community service and facilities to support a growing population and revitalise business opportunities and economic development.	✓	✓	✓	✓	✓	2024-ongoing	Ongoing	Future work program to be determined.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.8	<p>Work with the Province to ensure they fully fund, plan and deliver the capital projects in and around Oakville necessary to enable housing development, support the town's housing pledge, and facilitate timely infrastructure investment in that regard, including:</p> <ul style="list-style-type: none"> the Kerr Street grade separation in support of residential development at Speers Road and Kerr Street extension of the GO Train platform and bus loop re-location in Midtown interchange improvements along QEW at Trafalgar Road and Royal Windsor Drive which Oakville needs for development in Oakville's Urban Growth Centre to proceed. 	✓	✓	✓	✓	✓	2024-onward	Ongoing	<p>Meetings with provincial ministries to express concerns and create partnerships in infrastructure timing and funding.</p> <p>Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.</p>
4.9	Work with Halton Region to identify and prioritize key regional infrastructure projects that can advance the timing of development.	✓	✓	✓	✓	✓	2024-onward	Ongoing	Meeting with Halton Region and development of Capital Infrastructure Plans.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.10	Undertake the required studies, including Environmental Assessment, Area Servicing Plan, and Transportation Studies, to advance the delivery of housing and a mixed-use complete community around the Bronte GO Major Transit Station Area, which is planned for a minimum of 5,800 residential units and almost 1 million square metres of retail, service commercial and employment space.	✓	✓	✓	✓	✓	2025-2027	Not Started	Completion of necessary studies to enable growth and development around the Bronte GO MTSA, including the hiring of technical consultants.
4.11	Undertake an analysis of the town's debt forecast to understand growth financing capacity.					✓	Ongoing	Ongoing	Completion of debt forecasting review.
4.12	Advocate that the Province funds and expedites approval for necessary infrastructure including water supply and wastewater treatment plants.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of the municipality.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.13	Rely on the Province of Ontario to ensure there is no funding shortfall for housing enabling infrastructure, including community infrastructure, because of Bill 23 and that the Province will keep municipalities whole, provided the town achieves its housing pledge.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
GOAL 5: Engage, Raise Awareness, Build Capacity Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.									
5.1	Encourage the province to allow zoning for limited types of tenure to help ensure new purpose-built rental buildings are part of the overall housing mix.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.2	Consider establishing a Housing Advisory Panel to assist with the implementation of the Action Plan, made up of representatives from various parts of the housing industry and local leaders.				✓		2025	Not Started	Staff report considering the establishment of a Housing Advisory Panel, recommended to Council. If positive, establishment of an advisory panel.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.3	Raise awareness of Halton Region’s role as the Housing Service Manager for Halton’s local municipalities, and directing residents to the programs offered through Halton Region.			✓		✓	Ongoing	Not Started	Enhancing the town’s on-line presence regarding housing in Halton Region, and where services can be found.
5.4	Promote, support and partner with Halton Region, where appropriate, to implement Halton Region’s Comprehensive Housing Strategy and related strategic directions, initiatives, and updates thereto.					✓	Ongoing	Not Started	Completion of the Housing Strategy and Action Plan. Process development applications for Regional supportive and assisted housing developments. Participate in the implementation of strategic directions from the Region, as applicable.
5.5	Promote the town’s Brownfield Community Improvement Plan and Program to support investment in new housing opportunities.	✓		✓	✓		Ongoing	Ongoing	Present to the Developers’ Liaison Committee and other forums to promote the program.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.6	Raise awareness with Oakville’s development industry about the town’s priorities and locations for new housing opportunities in alignment with the Urban Structure.				✓	✓	Ongoing	Ongoing	Meetings with the Developer Liaison Committee to raise awareness. Staff reports and studies which promote, reiterate, and support the town’s Urban Structure.
5.7	Advocate for on-going funding to support the associated growth required for transit – for both Oakville Transit and expanded Metrolinx service.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.8	Advocate that the Province work with municipalities to create a new long-term, permanent municipal funding strategy to fund critical growth-related infrastructure projects.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.9	Advocate for upfront funding from upper levels of government to finance the infrastructure required to service greenfield and intensification developments so as to manage the financial risk of servicing sites for anticipated development and to reduce the capital cost of growth on both new and existing taxpayers.		✓		✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province or Federal Government, through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.10	Advocate that the Province continues to invest in, and support, the delivery of local and regional public transit to support related housing growth.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.11	Advocate that the Province supports municipalities in the remediation of identified brownfields for the purpose of reclaiming urban land for new housing opportunities.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.12	Advocate that the Province commit to building supporting institutions including schools, hospitals, daycares, and long-term care facilities to support increased population growth due to accelerated housing delivery.			✓		✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.13	Advocate that the Province addresses the shortage of parkland a municipality receives through development application changes under the <i>Planning Act</i> to ensure Oakville maintains its parkland standard, preserves its livability, and builds complete communities.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews (e.g. ERO postings) and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.14	Advocate that the Province provides additional investments for student housing in municipalities with post-secondary institutions.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews (e.g. ERO postings) and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.15	Advocate that the Province increases education and training in skilled trades and other careers and talent needed for development and growth.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.16	Advocate that the Province increases funding for affordable and supportive housing projects to address the critical shortage across the Province which would include funding for new units as well as ongoing support services.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.17	Communicate with Oakville Hydro and other third-party utility providers to keep them aware of the town's growth forecasts.				✓	✓	Ongoing	Ongoing	Liaison meetings and communications with Oakville Hydro.
GOAL 6: Collaborate Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate, environmentally and fiscally responsible.									

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.1	Define the roles and responsibilities of Halton Region and the Town of Oakville in the delivery of housing and housing programs.				✓		2024	Complete	Creation of an agreement or MOU defining roles and responsibilities as part of the broader framework of the transition of planning responsibilities between upper and lower tier municipalities.
6.2	Create a Housing Secretariate Office to administer the Housing Strategy and Action Plan.				✓		2024	Complete	Creation of an HSO.
6.3	Collaborate with Halton Region in the facilitation and partnership between community housing groups and the private sector to create new assisted housing opportunities, including the development of a procurement strategy that encourages private sector involvement in the development of new community housing units.	✓	✓	✓			2023-2025	Not Started	Liaise with Halton Region to determine needs. Provide supportive housing policies including any applicable OPA.
6.4	Work with Halton Region to update infrastructure master plans to align with the town's vision for growth and change in accordance with the town's urban structure.				✓	✓	2023-2025	Not Started	Participate in the development of Regional Master Plan updates.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.5	Create a Sheridan College Housing Taskforce with the objective to enable, advance, and accommodate the development of residential uses, including student housing, on the Sheridan College campus and bring forward any necessary recommendations to achieve the findings of the Sheridan College Housing Taskforce to expedite the delivery of student housing on the Sheridan Campus.	✓	✓	✓	✓	✓	2024-2025	Ongoing	Assembly of taskforce and resulting recommendations report.
6.6	Support Halton Region to improve residents access to Halton's housing supports and programs.		✓				Ongoing	Ongoing	Enhancing the town's on-line presence regarding housing in Halton Region, and where services can be found.
6.7	Support Halton Region to ensure their existing community housing remains available and well maintained, and that it's assisted housing stock is improved.	✓	✓			✓	Ongoing	Ongoing	Liaise with Halton Region to determine needs. Provide supportive housing policies including any applicable OPA.
6.8	Work with the Province of Ontario to ensure that the Premier of Ontario's stated objective to support municipalities who experience a financial shortfall as a result of implementing Bill 23 is upheld.	✓	✓	✓	✓		Ongoing	Ongoing	Participate in municipal planning and development data reporting with the Province, including financial review information with the Province.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.9	Work with Halton Region to establish the roles and responsibilities between the Region and the Town in regard to the administration and implementation of inclusionary zoning programs.				✓		Ongoing	Not Started	Creation of an agreement or MOU defining roles and responsibilities as part of the broader framework of the transition of planning responsibilities between upper and lower tier municipalities (Bill 23).
6.10	Meet regularly with the Town's building and development industry partners to identify and address process issues and concerns.					✓	Ongoing	Ongoing	Meetings with the Developers' Liaison Committee as well as North Oakville Community Builders Inc.
6.11	Work with the Province to addresses supply chain shortages and gaps as well as interest rates and inflation that will impact the housing market and market decisions by homebuilders.	✓	✓		✓		Ongoing	Not Started	Liaise with the Province and assist to identify gaps, needs and impacts locally.
6.12	Work with the Province to ensure that they develop appropriately designated provincially owned urban lands for a full continuum of housing including supportive and assisted housing.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participate in development review processes to support the town's Official Plan policies.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.13	Participate in future federal and provincial housing programs.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Apply to future programs as they become available.
6.14	Work in partnership with Ontario Big City Mayors (OBCM), Mayors and Regional Chairs of Ontario (MARCO), and the Association of Municipalities of Ontario (AMO) to advocate for housing.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participate and contribute to reports and letters that advocate the town's interest regarding housing.
6.15	Work with the Province and Region to understand the impacts of Bill 97 and the resulting approaches for housing targets, housing pledge, and housing supply.					✓	Ongoing	Not Started	Participate in the Halton Area Planning Partnership meetings.
6.16	Encourage and protect affordable housing by, in partnership with Halton Region, monitoring market trends, housing cost and income thresholds, and supply and demand shortfalls to assist in developing the Region's State of Housing Report and informing the policy framework on an ongoing basis.	✓	✓	✓	✓		Ongoing	Not Started	Complete the Housing Needs Assessment Report and engage with Halton Region as part of the development of regional housing documents such as the Comprehensive Housing Strategy and State of Housing Reports.
6.17	Work in coordination with partners to create employment opportunities in the skilled trades.	✓			✓		Ongoing	Not Started	Meetings between the town and partners such as Employment Halton, Peel Halton – Workforce Development Group, and Sheridan College.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.18	Work in co-operation with the Province of Ontario and Halton Region to deliver infrastructure (i.e. water and wastewater services) and community services such as schools and hospitals to advance the required housing units to meet the town's housing pledge.					✓	Ongoing	Not Started	Liaise with the Province and Halton Region to assist in identifying gaps and needs locally.
6.19	Work with the Province to ensure that future changes to the Ontario Building Code consider affordability and accessibility needs.		✓	✓		✓	Ongoing	Ongoing	Liaise with the Province when and if amendments to the Ontario Building Code are being considered.

Rental Housing

Demolition or Conversion Guidelines

A user guide to understanding By-law 2023-102 to regulate the demolition and conversion of residential rental properties in the Town of Oakville.

November 2024

Table of Contents

- Introduction 2
 - Purpose
 - Authority
 - Background
 - Objective

- When does the by-law apply? 5

- Application Process 6

- Evaluation of Application 8
 - Process for conversion
 - Process for demolition
 - Notice and Communication
 - Conditions
 - Tenant Assistant Package

- Transition 14

- Definitions 15

Introduction

On July 10, 2023, Town Council passed By-law 2023-102, known as the Town of Oakville Rental Housing Protection By-law, under Section 99.1 of the *Municipal Act*. The purpose of this by-law is to manage the impact of redevelopment on the existing rental housing inventory in Oakville.

These guidelines have been developed to assist landlords, tenants, and the development community in understanding the process for demolition or conversion of existing residential rental units on a property. This document should be reviewed when completing the Declaration of Use and Screening Form, and the Demolition or Conversion Applications, as part of the Pre-consultation or Building Permit application processes.

The intent of By-law 2023-102 is to:

1. Preserve the existing rental housing supply;
2. Preserve the *affordable rental* housing supply;
3. Increase *purpose-built rental* housing;
4. Improve the existing rental housing stock;
5. Obtain an enhanced *Tenant Assistant Package* beyond the requirements of the Residential Tenancies Act 2006 as amended for existing tenants; and
6. Formalize a consistent process in processing such applications which achieves an appropriate *Tenant Assistant Package* in the particular circumstances of an application by way of issuance of a Section 99.1 Permit with conditions, which conditions are secured by an executed registered agreement binding on the existing owner and future owners of the subject site.

Purpose

These Guidelines for Rental Housing Demolition or Conversion (Guidelines) provide an overview of the Town's processing of applications for the demolition or conversion of a residential rental property, either independent of, or in conjunction, with a development application under the *Planning Act*. They support the administration of the Rental Housing Protection By-law 2023-102 (as amended), approved and in effect on July 10, 2023.

Authority

The By-law was approved under the authority of Section 99.1 of the Municipal Act, 2001 which allows municipalities to regulate the demolition and conversion of residential rental properties containing six or more dwelling units. Applications to demolish or convert more than six dwelling units will require a Section 99.1 Permit. In most cases, a Section 99.1 Permit will require Council approval. By-law 2023-102 is consistent with the Town's Livable Oakville Official Plan Policy 11.1.2, which seeks a balance in housing tenure and discourage conversions of existing rental accommodation to condominium or other forms of ownership.

Background

Purpose-built rental housing is an important part of the Town's housing supply. The loss of *affordable rental* housing for low and middle income households, or less than 1.8 times the *average market rent* has become a growing concern in recent years. As the town continues to experience growth, there is an ongoing need to protect rental housing to ensure that diverse housing options remain in Oakville.

According to the Canadian Mortgage and Housing Corporation (CMHC), there are 5,140 residential units in the primary rental market, as of October 2023. This includes bachelor, one-bedroom, two-bedroom, and three-bedroom or greater units.

Objectives

The availability of rental housing typically provides stable housing options for low and middle income households when home ownership is not financially feasible or where rental tenure is preferred. The for-market or luxury rental housing also provides opportunities for alternative housing tenure options for higher income households. The objectives of the Rental Housing Protection By-law are to:

- Protect the existing supply of *purpose-built rental* units so there is no net loss of rental units;
- Be flexible in the application of the By-law so as not to stagnate the rental market; and,
- Support the revitalization of areas in the Town where appropriate.

These Guidelines provide a range of options for applicants to meet the objective of “no net loss” of rental units and *affordable rental* units as a result of a redevelopment proposal by demolition or conversion.

When does the By-law apply?

The Declaration of Use and Screening Form is required for all proposals that concern either the demolition or conversion of rental dwelling units. The completion of the Screening Form identifies that proposals to demolish or convert to condominium tenure or a mixed-use building containing six or more dwelling units are subject to the By-law 2023-102. This includes *purpose-built rental* apartments or townhouses.

The By-law does not apply to a Residential Rental Property that:

1. Contains less than six Dwelling Units; or
2. Is a condominium governed by the *Condominium Act*, 1998; or
3. Is organized as a Life Lease Project; or
4. Is described in section 5 (Exemptions from Act) of the *Residential Tenancies Act*, 2006 other than subsection 5(c) (a member unit of a non-profit housing co-operative); or
5. Is described in Section 7 (Exemptions related to social housing) of the *Residential Tenancies Act*, 2006

Application Process & Information Required

An application to demolish or convert residential rental properties where there are six or more dwelling units, will trigger the need for a municipal review.

The application form can be found on the [Town's website under Planning and Development](#).

Demolition and conversion applications are evaluated on a case-by-case basis. As outlined under section 7 of the By-law, applications for the demolition or conversion of rental units shall include the following information:

1. Description of the proposed Demolition or Conversion;
2. The number of existing Dwelling Units;
3. The number of existing and proposed Rental Units by unit type, including number of bedrooms, unit gross floor area, unit locations, unit amenities, and unit rents;
4. The rents roll(s) including utilities for the Residential Rental Property, categorized by unit type;
5. A list containing the names and mailing addresses of the tenants of the Residential Rental Property;
6. Identification of any *Related Applications*;
7. A proposal for the replacement or retention of the Rental Units proposed for Demolition or Conversion;
8. A proposal for the replacement or retention of the *affordable Rental Units* proposed for Demolition or Conversion;

9. A proposal for tenant engagement by the owner or applicant, including consultation, education and assistance with finding alternative accommodation on vacating the Rental Unit at the time of Demolition or Conversion;
10. Proposal for assistance that is enhanced over that required by the *Residential Tenancies Act, 2006* for displaced tenants on vacating the Rental Unit at the time of Demolition or Conversion, including a right-of-return to a similar unit type, of similar size, of similar rent, of similar location, with similar amenities, as may be applicable in the circumstances;
11. Any additional information or documentation required to evaluate the application, as specified by the Commissioner of Community and Development; and,
12. The applicable fees.

The application process will determine the number of rental units that are protected under the By-law, the number of *affordable rental* units that are protected under the By-law, and the types of conditions that may be imposed on a Section 99.1 Permit, to allow for either the demolition or conversion of said units, including any *Tenant Assistant Package*. Applicants will be required to fill out a form that includes data on existing dwelling unit types and rents (Attachment A).

Section 99.1 Permits may be granted based on conditions to retain or replace the number of rental units, and the number of *affordable rental* units to be secured with be through an agreement registered on title.

Evaluation of Application

The Town's Planning Services department will evaluate applications, regardless of whether a planning application is also required for the proposed redevelopment of the site.

The evaluation process will rely on CMHC data for vacancy rates and existing rents to determine the circumstance in which the replacement or retention of rental units and affordable rental units will be required. This data will be updated yearly and contained in the application form.

The decision to approve applications that demolish / convert less than six rental units is delegated to the Commissioner of Community Development.

The decision to approve applications that demolish / convert six or more units is made by Council.

Process for Conversion

The following is a step-by-step process for the conversion of rental housing:

1. It is recommended that the applicant discuss their proposal with Planning Services Staff to be informed of Town's Rental Housing Protection By-law and Demolition Control By-law 2023-102 and the requirements to retain the present number of residential rental units and the present number of *affordable rental* units.
2. The applicant must complete and submit the Application Form to Planning Services Staff, which includes information on rental rates and number, type, and size of rental units, consultation with tenants and proof that tenants are aware of the application and their rights.

3. The Application is circulated for review to identify and confirm the number of units to be retained as rental and recommended terms.
4. The applicant will review the comments and confirm their proposal and acceptance of conditions.
5. Staff will prepare a report for Council (or delegated authority) for recommendation and includes any conditions for an approved permit.
6. Applicant and staff collaborate to clear conditions (i.e. Agreements to retain and/or provide *affordable rental* units executed, etc.)
7. Section 99.1 Permit issued by the Commissioner once all conditions have been satisfied and/or secured.

Process for Demolition

1. It is recommended that the applicant discuss their proposal with Planning Services Staff to be informed of Town's Rental Housing Protection By-law and Demolition Control By-law 2023-102 and the requirements to retain the present number of residential rental units and the present number of *affordable rental* units.
2. The applicant must complete and submit the Application Form to Planning Services Staff, which includes information on rental rates and number, type, and size of rental units, consultation with tenants and proof that tenants are aware of the application and their rights.
3. The Application is circulated for review to identify and confirm the number of units to be replaced as rental and recommended terms.
4. The applicant will review the comments and confirm their proposal and acceptance of conditions.

5. Staff will prepare a report for Council (or delegated authority) for recommendation and includes any conditions for an approved permit.
6. Applicant and staff collaborate to clear conditions (i.e. Agreements to replace *affordable rental* units executed, etc.)
7. Section 99.1 Permit issued by the Commissioner once all conditions satisfied and/or secured.

Notice and Communication Strategy

The applicant is required to provide proof of notice of the application to tenants/leaseholders 14 days after the application is deemed complete. To maximize communication opportunities of any proposed conversion or demolition, the following strategy shall be followed:

1. Notice shall consist of:
 - Signage in common areas such as the lobby and/or mail room that contains:
 - Purpose and effect of the proposal
 - Contact information for applicant and town staff
 - Date of information meeting for tenants/leaseholders
 - Distribution of letters to tenants/leaseholders containing:
 - Purpose and effect of the proposal
 - Contact information for applicant and town staff
 - Date of information meeting for tenants/leaseholders
2. The applicant shall conduct an information meeting for tenants/leaseholders virtually, on-site or in close proximity to the subject lands, or a combination thereof.

3. The applicant shall provide a minimum of 20 calendar days' notice of such meeting.
4. The applicant shall provide staff with the minutes of the information meeting, which shall include the number of tenant attendees, issues raised, and confirmation of the number of letter notices issued within seven calendar days of the meeting being held.
5. The Notice and Communication Strategy must be completed before the preparation of conditions.
6. The applicant may combine their Section 99.1 permit application meeting with a Public Information Meeting required by any *related applications* under the *Planning Act*, provided the Section 99.1 permit is to be submitted within 6 months of the meeting being held.

Conditions

The town (Council or the Commissioner) may impose conditions with the approval of a Section 99.1 Permit. A full list of items that can be conditioned is included in the By-law, Part 12 Section (D).

Following the submission of the Application, the decision regarding the replacement or retention of *purpose-built rental* is at the discretion of the town, with the following situations being the benchmark for consideration:

- The Town's vacancy rate is less than 3% (current vacancy rate is 1.6%; subject to change annually by CMHC); or,
- Existing rents for the units proposed to be converted or demolished are less than the affordable rate of 1.8 times *average market rent* (see table below for rents by unit type).

When neither of the above situations is present, a Section 99.1 Permit for demolition or conversion will be issued without conditions for replacement or retention of the rental units.

However, when vacancy rates are below a balanced market threshold of 3% and/or rent levels are below 1.8 times the *average market rent*, a Section 99.1 Permit for demolition or conversion may be issued subject to appropriate conditions for replacement or retention of rental units to be secured by an agreement registered on title.

In neither case should the proposed demolition or conversion result in a decrease in the 3% threshold and/or rent levels are below 1.8 times the average market rent.

Conditions for the replacement or retention of rental units to be imposed by the town are exclusively listed in Section 12 (D) of the By-law, and may also include, but are not limited to:

- The replacement of rental or *affordable rental* units on or off site, or a combination thereof;
- Site or building improvements for the betterment of existing or retained tenants;
- Financial compensation for displaced and/or evicted tenants;
- Provision for new rental units off site and within the neighbourhood of the impacted rental units;
- A specific term for which the rental units and rates are required to be provided; and/or
- Cash-in-lieu, where a cash-in-lieu reserve is available.

Additional public consultation may be required for each Application, depending on the complexity of the proposal, which may include information for existing tenants, as well as abutting properties in accordance with *Planning Act* requirements.

Tenant Assistance Package

Under Section 52(1) of the *Residential Tenancies Act* for rental units being converted or demolished within developments having five units more, the affected tenants are entitled to three months rent or an alternative unit acceptable to the tenant as compensation.

Section III Part 12 (D) (8) of the Town's By-law 2023-102 provides for additional tenant assistance beyond what is prescribed by the *Residential Tenancies Act*, as noted above, through a *Tenant Assistance Package (TAP)*.

The purpose of the *TAP* is to mitigate the negative financial and disruptive impacts on existing rental tenants/leaseholders from any proposed conversion or demolition of existing rental units.

The *TAP* is additional to the landlord's obligations under the *Residential Tenancies Act* and can be included as a condition of approval for the conversion or demolition of existing rental units and would be included within any agreement required to issue the Section 99.1 Permit, including any *related applications*. The *TAP* will specify the arrangements agreed to by the landowner and the Town and may include the provision of:

- financial compensation for moving and disruption, such as first and last months rent at *affordable market rates*;
- financial compensation for temporary relocation during development;
- maintenance of existing rental rates for a period of 10 years (subject to annual increases no greater than any maximum Guideline Increase set by the Minister under the *Residential Tenancies Act, 2006*); and/or
- the provision of new units within a plan of condominium at *affordable rental rates*;

Transition

Where a related Site Plan Application, under the *Planning Act*, was submitted to the Town as of July 10, 2023, conditions of a Section 99.1 Permit may be scoped commensurate to the status of the site plan application provided the following criteria is met, up to and including no conditions:

1. The site plan application did not already provide for replacement of rental units as of July 10, 2023; and,
2. Less than 6 existing rental units were occupied as of July 10, 2023.

Definitions

Affordable rental or Affordable rent – affordable to low and moderate income households or less than 1.8 times the *average market rent*.

Average Market Rent - in respect of a Rental Unit, means rent that is at or below the average market rent by type of unit in the Town of Oakville as established annually by the Canada Mortgage Housing Corporation (CMHC) and published in the Region of Halton's Annual Housing Report for the calendar year concerned.

Purpose-built rental – more than one dwelling unit on a single lot all of which have never been within a registered plan of condominium and where neither unit(s) have been owned individually.

Related Applications – Development or building applications submitted to a municipal or other public authority for the proposal under the *Planning Act*, *Building Code Act*, *Conservation Authorities Act*, or other applicable development or building legislation.

Tenant Assistance Package – Compensation provided to any existing leaseholder(s) to mitigate the negative financial and disruptive impacts.

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Notice of intention to designate – 123 Trafalgar Road –
December 9, 2024

LOCATION: 123 Trafalgar Road

WARD: Ward 3

Page 1

RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the James and Muriel Blakelock House at 123 Trafalgar Road.

KEY FACTS:

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

- As part of the Heritage Designation Project 2023-2025, Heritage Planning staff has evaluated the subject property and consider it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council for the property.

BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject property of this report was included as a priority within that list.

In June 2024, Bill 200, *Homeowner Protection Act, 2024*, was passed. This bill extended the two-year time limit for existing listed properties to remain on municipal

heritage registers from January 1, 2025 to January 1, 2027. While these additional two years are beneficial, staff is continuing the work of the Heritage Designation Project 2023-2025 with the original project timeline, based on staff resources.

A location map for the subject property is attached as Appendix A. A Cultural Heritage Evaluation Report (CHER) has been prepared by staff and is attached as Appendix B. A draft Notice of Intention to Designate has also been prepared by staff and is attached as Appendix C.

COMMENT/OPTIONS:

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), the *Planning Act* (1990, as amended) and the Provincial Policy Statement (2024).

The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The property at 123 Trafalgar Road has been evaluated using these criteria. Staff considers the property to meet at least two or more of these criteria, and it therefore merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Report provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 123 Trafalgar Road was presented to the Heritage Oakville Advisory Committee on November 26, 2024. The Committee supported the designation of the property.

CONSIDERATIONS:

(A) PUBLIC

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designation as necessary.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of this historic building through heritage designation contributes to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Location Map

Appendix B – Cultural Heritage Evaluation Report

Appendix C – Draft Notice of Intention to Designate

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Supervisor, Heritage Conservation

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development

APPENDIX A



0 20 40 80
Meters

123 Trafalgar Road



SUBJECT LANDS

LOCATION

Community Development Commission

S:\ServiceRequests\REQ 11899 - Location Maps\

Cultural Heritage Evaluation Report
James and Muriel Blakelock House
123 Trafalgar Road, Oakville, Ontario



123 Trafalgar Road, 2024. Source: Town of Oakville Planning Services Staff

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

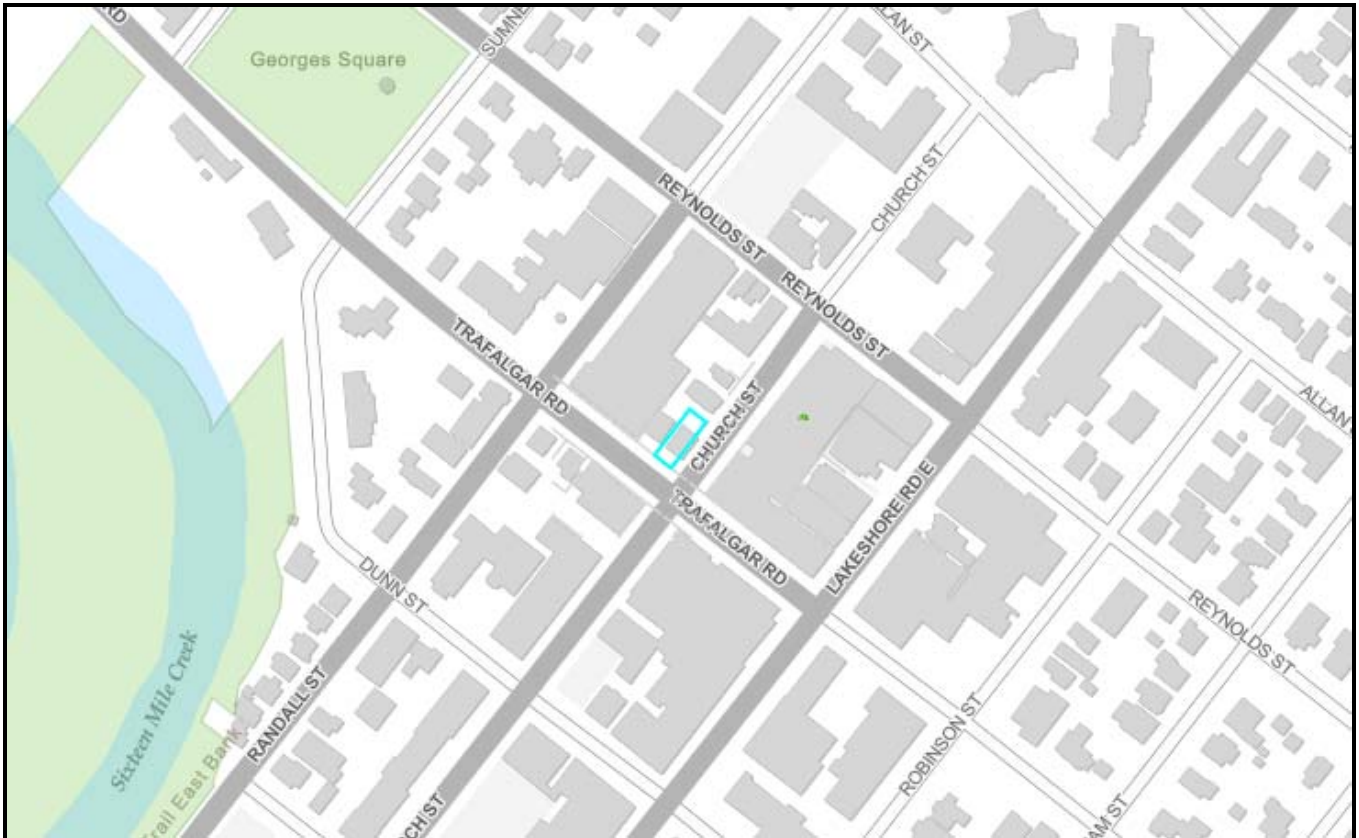
The property at 123 Trafalgar Road is located on the east side of Trafalgar Road between Randall Street and Church Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c.1910 Edwardian style brick house." It was originally owned by James B. Blakelock and built by him and his brother, Thomas A. Blakelock.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 123 Trafalgar Road is located on the east side of Trafalgar Road between Randall Street and Church Street in downtown Oakville. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. It was historically a part of Block 25, Lot D. The property contains a detached two-and-a-half-storey house, built 1917, known as the James and Muriel Blakelock House.



Location map: Subject property is outlined blue. August 2024. Source: Town of Oakville GIS

Legal description: PT LT D, BLK 25, PL 1, AS IN 769129; OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 123 Trafalgar Road is a two-and-a-half-storey brick house, now a commercial structure. The house has design and physical value as a representative example of a 1910s Edwardian brick house with Queen Anne influences. It is known as the James and Muriel Blakelock House.



West (front) elevation of the building, 2024. Source: Town of Oakville Planning Services Staff

Edwardian Architecture (1900-1930)

Edwardian architecture emerged in the early 1900s as a reaction against busy Victorian architecture. The style emphasized simplified, balanced, and formal composition.¹ It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.² A simplified residential version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of the style is a square house with a hipped roof and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting frontispieces. The porch often has columns on brick piers, and the house typically has many windows, laid out in a formal and mostly symmetrical composition.³

Queen Anne Revival Architecture (1890-1914)

Queen Anne architecture is influenced by medieval asymmetrical English country houses, with an assortment of turrets, towers, porches, gables, and roofs.⁴ Typical of the North American design is the asymmetrical shape, the

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 111

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 113

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 91

tower with the conical peak, and multi-sloped roofs.⁵ The chimneys are top heavy, their sides embellished with patterned brickwork.⁶ Windows can vary in size and shape and eaves are often flared. The result is an eclectic and whimsical style with highly decorated surfaces and a multitude of decorative features.⁷ Covered porches and balconies often contained decorative arches, brackets, columns and bargeboard.⁸

Subject Property Description

The property at 123 Trafalgar Road retains several architectural elements of both its influential architectural styles that make the subject property an important element of the history and character of the neighbourhood. It was converted to commercial space likely around 1991 but before that served as residential home.⁹ The structure is transitional in style, with a largely Edwardian form with details influenced by Queen Anne style.



West and south elevation. Source: Town of Oakville Planning and Development Staff

The house is in the standard square shape of Edwardian houses. This style of house is colloquially called a ‘four square’ house because the main floor is comprised of four rooms – foyer, dining room, parlour and kitchen. The house has a simple front gable roof with deep eaves, with hip roofed projections over the second storey in both gables. The Queen Anne influence can be seen in the two-storey bay projection on the south elevation and the second storey bay windows on the west elevation. These elements add articulation and decoration to the simpler form of an Edwardian house. Originally, the house only had one second storey bay window on the front

⁵ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁶ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁷ Blumenson, *Ontario Architecture*, 102.

⁸ Ibid.

⁹ 1991 purchasers were tenants who owned a bookstore, and Town records show elements of a business being added ie a ramp, etc.

elevation, as seen in the image below. This is more characteristic of the Queen Anne style, as it created an asymmetrical appearance.



123 Trafalgar circa 1989. Source: Oakville Historical Society

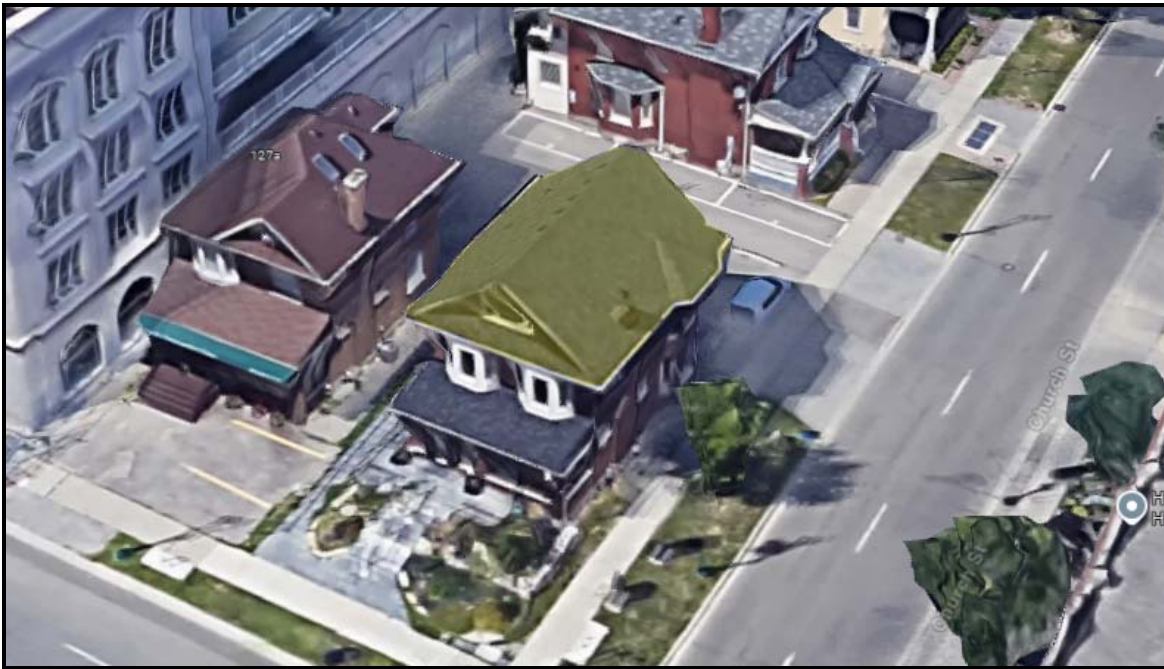
The structure is clad in dichromatic brick with red and dark brown bricks in a running bond pattern. Red brick voussoirs are installed over window and door openings. There is a full brick chimney on the south elevation and a partial brick chimney on the north elevation. The front and rear gables are clad in cedar shingles, a Queen Anne detail. The house has a concrete foundation, with dressed concrete blocks used above grade for a finished look.



West and north elevation. Source: Town of Oakville Planning and Development Staff



East (rear) elevation. Source: Town of Oakville Planning and Development Staff



Roof shape. Source: Google

The front porch is typical of the Edwardian style, with brick columns and a low brick railing with stone caps. The porch was originally opened but by the 1980s, it was filled in with windows and an entrance door.



1960s aerial view showing 123 Trafalgar which appears to have an open porch. The house is flanked by 127 Trafalgar and 131 Trafalgar (since demolished). *Source: Town of Oakville files*



Close-up of the house in the 1990s with the front porch enclosed after the house transitioned from residential to commercial use. *Source: Town of Oakville Planning and Development Staff*

The house generally retains its original fenestration with windows laid out in an orderly, fairly symmetrical, pattern. Most window openings are segmentally arched with brick voussoirs above and stone sills below. The original windows were multipaned wood windows, most of them sash windows with four-over-one, six-over-one and eight-over-one glazing patterns. The house currently has vinyl windows with dividers giving the appearance

of multipaned windows. There is one glass block window on the north elevation that was formerly an entrance door, as can be seen in the 1990s photo.



North elevation fenestration. Source: Town of Oakville Planning and Development

The third storey window on the rear elevation has access via a metal fire escape, installed in 1990.¹⁰



Rear elevation fenestration and view of the tower two-storey bay window on south elevation. Source: Town of Oakville Planning and Development

¹⁰ Town of Oakville Building Services files.

In summary, the house has design value as a representative example of an Edwardian brick house with Queen Anne influences. It retains heritage features such as: its two-and-a-half storey form with gable and hipped roof, dichromatic brick cladding with cedar shingles in the gables; fenestration on the north, east, south, and west elevations; segmentally arched window openings with brick voussoirs and concrete sills; bay windows on the west and south elevations; and front porch with square brick columns and railing.

Historical and Associative Value

The property at 123 Trafalgar Road is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.¹¹

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹² The subject property is in the territory of Treaty No. 22.¹³



Wilmot's Trafalgar Township Survey, 1806, with Lot 13, Third Concession South of Dundas Street highlighted in yellow. Source: Archives of Ontario

The subject area was known as the Third Concession South of Dundas Street, Lot 13. It was granted to William Chisholm in 1831. In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown.¹⁴ William Chisholm then had the land he purchased subdivided into different blocks and lots, which

¹¹ Debwevin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹² Debwevin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

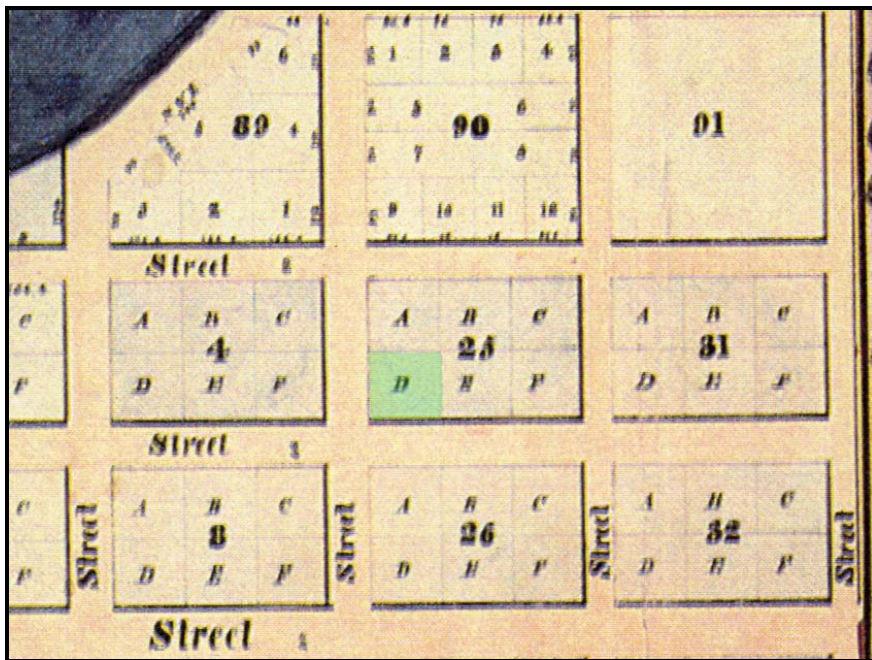
¹³ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹⁴ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

make up the historical Town of Oakville as seen in the map below. Chisholm is widely recognized as the founder of the Village of Oakville. The subject property was built on Block 25, Lot D of this plan (Plan 1) of Oakville.



Edward B. Palmer's, Plan of Oakville, Township of Trafalgar Upper Canada 1835. Source: Oakville Historical Society



Close-up of the historical lot from the same map.

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be

discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1831
William Chisholm	Plan 1, Block 25, Lot D	1831-1834
Thomas Divine	Ibid.	1834-1844
Mary L. Hare	Ibid.	1844-1855
Her son, Albert Hare	Ibid.	1855-1907
CD Carson	Ibid., plus another Lot (Lot E)	1907-1909
John William Lyon	Part of Lot D and other land (Lot E)	1909-1913
William C. Richardson	Part of Lot D	1909-1913
Allan Busby and Thomas A. Blakelock	Part of Lot D and E	1913-1915
Thomas A. Blakelock	Ibid.	1915-1954
John Clifford Blakelock and Margaret Blakelock	Ibid.	1954-1966
Ida Cornwall and Marian Vince	Ibid.	1966-1969
Roy and Jean Frederick	Ibid.	1969-1991
928606 Ontario Inc.	Ibid.	1991-2005
2073296 Ontario Inc.	Ibid.	2005-2016
Kaloti Family Wealth Corporation	Ibid.	2016-2022
Current owners	Ibid.	2022-present

In 1834, William Chisholm sold Block 25 Lot D to Thomas Divine, who then sold it to Mary Hare in 1844.¹⁵ She also bought neighbouring Lot E from Chisholm—these two lots would continue to be connected for a long period of time.¹⁶ Mary Hare then sold her holdings to her husband, John Hare.¹⁷ In 1861, John Hare and his children, along with a new wife, Johanna, were listed as living in a one-and-a-half storey house on the property. He was listed as a mason and Johanna was his new wife.¹⁸ The Hare family lived on Lot D and E for quite a while; Johanna is listed there in the 1871 census, with two buildings (one dwelling and one outbuilding). She was at that point a widow and 43 years old and worked as a servant. She grew vegetables such as turnips, carrots and potatoes on the property.¹⁹ By 1881, her son Albert was listed as the homeowner in the assessment rolls but was likely renting out the house over the next twenty years, as he worked in Toronto.²⁰

In the 1893 assessment rolls, two houses are recorded on Lots D and E, one assessed at \$500 (occupied) and the other at \$300 (vacant). This situation remained unchanged through to 1899. In the 1901 census, one person, Jennet Smeaton, is listed as living there. In 1907, Albert Hare sold Lots D and E to C.D. Carson for \$900.²¹

Charles David Carson was a successful and well-known contractor in Oakville, who had helped to purchase and build many of the houses in Orchard Park, in east Oakville, as well as numerous other houses and structures in Oakville. He may have intended to build on Block 25 but instead sold off Lot D, at least, without building any

¹⁵ LRO Instrument 73, being a Bill and Sale, dated January 2, 1844, between Thomas Divine and wife and Mary Hare, wife of John Hare

¹⁶ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 8

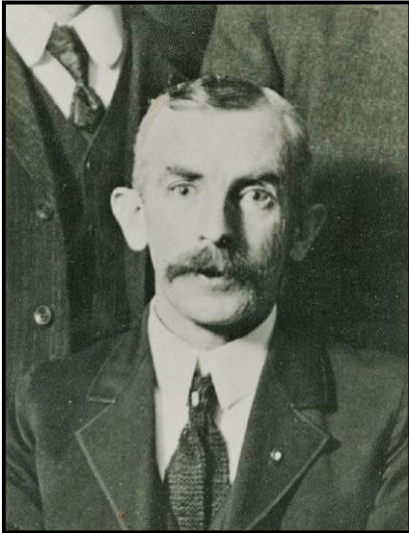
¹⁷ LRO Instrument 299, being a Will, dated December 31, 1855, between Mary Hare and John Hare.

¹⁸ 1861 Census of Canada

¹⁹ 1871 Census of Canada

²⁰ 1871 and 1891 Census of Canada; Town of Oakville Public Library, *Town of Oakville Assessment Rolls, 1881*; Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010

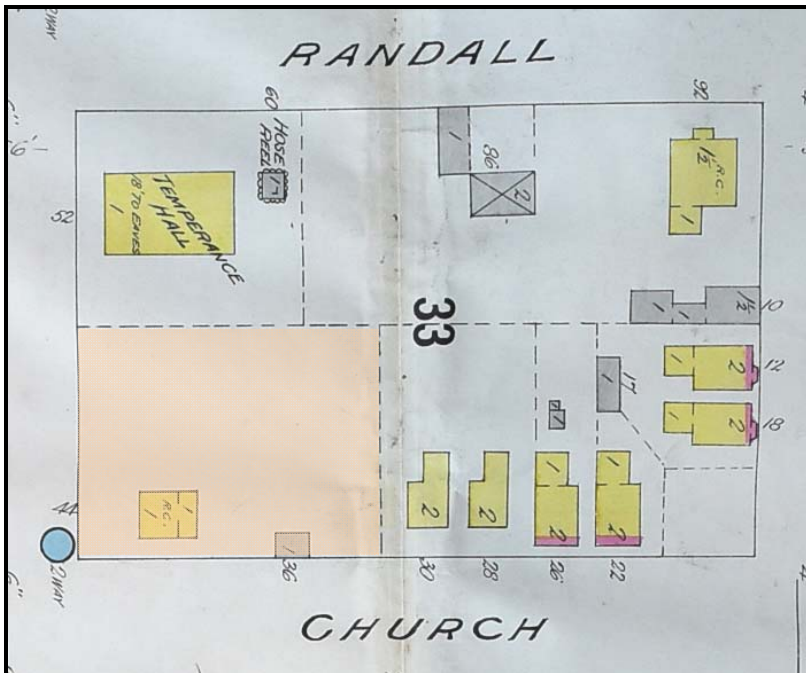
²¹ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 8



new structures—in the 1910 fire insurance map, one single storey frame dwelling is still standing. This is likely the same house the Hares and Smeatons lived in.

Carson divided the combined property of Lots D and E into two unequal portions, with the smaller portion containing the two houses at 297 and 301 Church Street. Carson was listed as living on Lot D in the 1909 assessment roll, however this may not be accurate as the small house was most likely inhabited by the Hares and then the Smeatons.²²

Charles D. Carson. Source: Oakville Historical Society



Lots D and E (highlighted in light orange) combined by Charles Carson, with one one-storey stucco structure and an outbuilding. Later, 293 Church Street was built on Lots E and D. Source: *Underwriters' Survey of Toronto*

In 1909, Charles Carson sold strips of land from Lot D and E to John Lyon, a farmer in Trafalgar Township. The remainder of Lot D he sold for \$700 to William Richardson, variously described as an Oakville merchant, teamster, tanner, and clerk.²³ Assessment rolls for 1910-1913 show Richardson residing there, likely in the one-storey house, with his family.²⁴

In 1911, Lyon sold his north portion of Lot D to James Blakelock and John Thomas Parnaby.²⁵ The south portion of his north sliver he sold to Allan Busby and Thomas Aston Blakelock in 1913, when Busby and Blakelock also

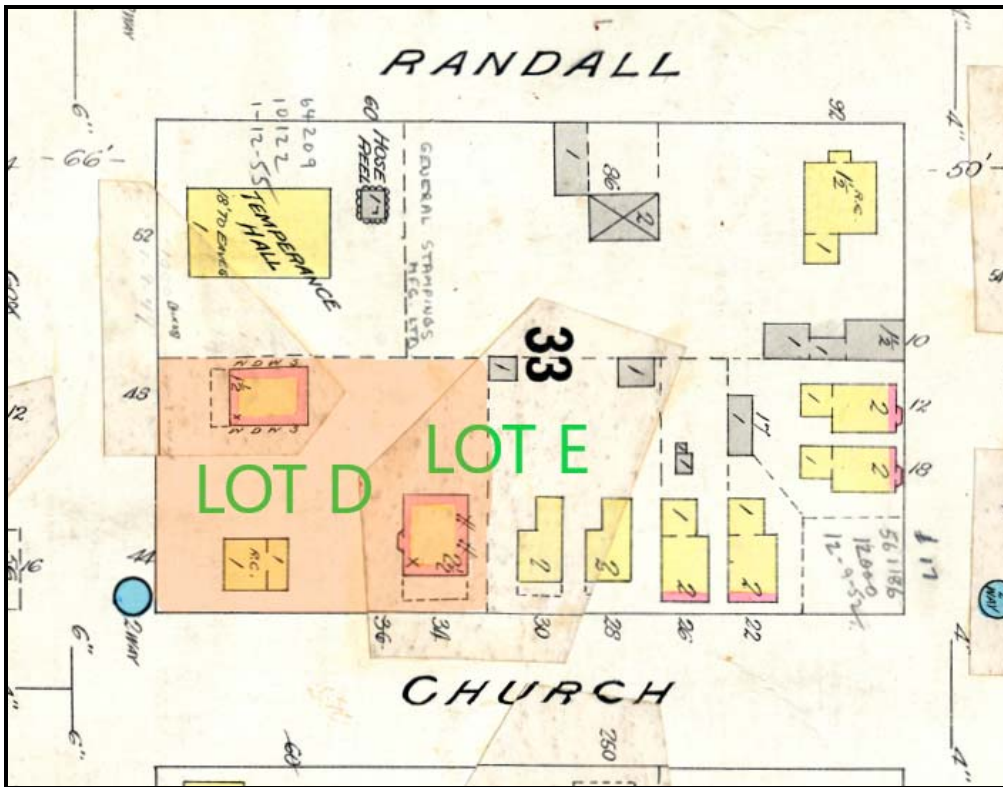
²² Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 9

²³ Ibid.

²⁴ Oakville Public Library, *Town of Oakville Assessment Rolls, 1910-1913*

²⁵ LRO Instrument 4665, being a Bill and Sale, dated June 9, 1911, between John Lyon and James Blakelock and John Thomas Parnaby

purchased the south two-thirds of Lot D from Richardson.²⁶ Allan Busby hired the Blakelock Brothers to build his house on his portion (shown below). In this way, all of Lot D was now under the ownership of the Blakelocks, as well as a portion of Lot E. The one storey house on the south portion would be demolished for the subject house, which was built by the Blakelock brothers in 1917 for James B. Blakelock and his wife Muriel.



1913 fire insurance map showing Allan Busby’s house on the north of the highlighted lot—built by the Blakelock Brothers—present at modern address 131 Trafalgar (now demolished) and Thomas A. Blakelock House at 293 Church Street, along with the old one-storey building. By this point the land was shared between the Blakelock Brothers, John Thomas Parnaby, and Allan Busby. Source: *Underwriters’ Survey of Toronto*

Blakelock Brothers

Thomas Aston Blakelock and James Bulman Blakelock, brothers, were from Yorkshire, England, and arrived in Oakville early in the twentieth century. Thomas came over initially, and having been trained as a carpenter in England, looked for work in Toronto.²⁷ He struggled to find jobs, however. He got work with a farmer, Edward Savage, of Trafalgar Township, who, after noticing his carpentry skills, got him a job with Charles Carson, working on constructing the Edgemere Estate for James Ryrie east of town.²⁸ In this way, Thomas got his foot in the building world of Oakville. It is also possibly how Blakelock learned of building opportunities on the subject block since Carson had owned some of these lands previously.

Thomas Blakelock went on to work on other notable structures around Oakville: an addition to the Central Public School, the construction of the Ryland New Residence (now a designated building), and the offices of the Marlatt and Armstrong Tannery, as well as a house renovation for its proprietor, W.T. Marlatt.²⁹ Around 1909, Thomas went back to England to marry Isabel Ann Parnaby, and returned to Canada with his new wife. Her

²⁶ LRO Instrument 5457, being a Bill and Sale, dated July 17, 1913, between William Richardson and Allan Busby and Thomas Blakelock; LRO Instrument 5468, being a Bill and Sale, September 18, 1913, between Busby and Blakelock and Thomas A Blakelock

²⁷ Newspaper article

²⁸ Town of Oakville files, “Personality parade: He gave time and effort to municipal progress”, date unknown

²⁹ Town of Oakville, “Thomas Aston Blakelock”, research paper

brother, John Thomas Parnaby, also emigrated to Canada.³⁰ Thomas' brother, James, was another trained carpenter, and came to join the family in Oakville to work in construction. James is listed as living with Thomas' family, along with his brother-in-law, in the 1911 census, and he is listed as immigrating to Canada in 1910 but in a later census, as arriving in 1909.³¹



A photo of the Blakelock family at 293 Church Street; James is sitting on the far left on the railing, and Thomas is holding a baby. *Source: Kathleen McDermott, daughter of Thomas A. Blakelock*

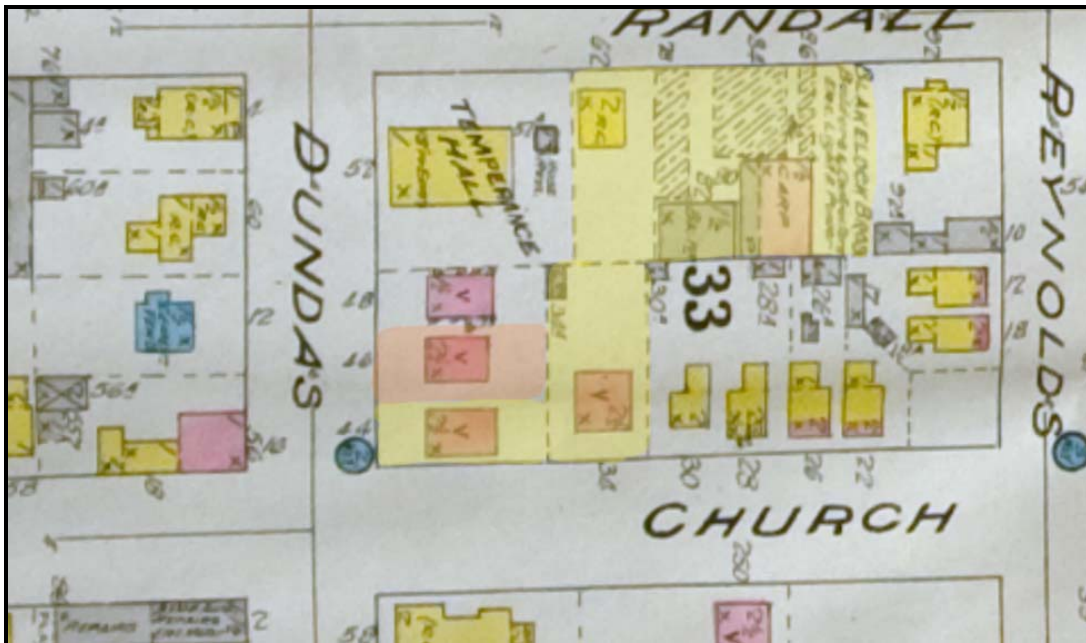
In 1911, James and his brother-in-law John Parnaby purchased the property where 293 Church Street stands; two years later, Thomas assumed Parnaby's share and built the house there, now a designated heritage property known as the Thomas A. Blakelock House.³² The 1911 assessment rolls suggest 293 Church Street was under construction and the family was living at 301 Church Street at the time. The house at 293 Church Street was owned by both brothers until James' death in 1938; after that, James' share was assumed by his wife and then children. The house was the main home of Thomas Blakelock and his family, however, while James' family house was built next door at 123 Trafalgar Road.

Together with his brother James, Thomas established a contracting firm around 1913 to develop land contract construction for new houses. Their operations began on this Block 25, and their system was often made up of buying lots, building houses, and selling as developed property.

³⁰ John Thomas Parnaby was later the chauffeur to the Marlatt family, and then purchased a farm west of Oakville

³¹1911 Census of Canada, 1921 Census of Canada

³² Town of Oakville, "Bylaw 2011-062", Thomas A. Blakelock House



1924 fire insurance map showing the subject property (orange) and the surrounding Blakelock owned properties (yellow), including their building supplies and planing mill. Source: Underwriters' Survey of Toronto

In 1948, the *Oakville Record Star* estimated the firm had built more than 300 houses in and around Oakville, in addition to other buildings. In 1917 and 1923, the brothers bought the property on the north portion of Block 25 to set up a lumber yard and planing mill. The brother's lumber store also sold other building supplies, such as new pressed brick from Milton Pressed Brick and asbestos roofing tiles.³³ During this post-World War I period, there was significant economic growth and increased construction after the return of war veterans as well as materials which had been scarce during the war. The Blakelock Lumber and Building Supplies were able to take advantage of this period of prosperity and successfully operated their business until the mid-1960s, when it shut down and the buildings were then demolished and the land sold.³⁴



Outside the Blakelock Lumber Supplies and Planing Mill. Source: Town of Oakville files

³³ Various Blakelock brothers ads from the *Oakville Record-Star*, as seen below

³⁴ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 10

BLAKELOCK BROS.
CONTRACTORS AND BUILDERS

Carpentering of all Kinds
 And all work Guaranteed

Plans and Estimates Furnished Free

Old or New Hardwood Floors Resurfaced, with an
 ELECTRIC SAND PAPERING MACHINE.
 We will explain this to any persons interested.

BOX 298, OAKVILLE Phone No. 214

BLAKELOCK BROS.
CONTRACTORS AND BUILDERS

AGENTS FOR
Milton Pressed Brick

Samples at Residence
 Church Street . . .

BOX 298, OAKVILLE Phone No. 214

WORKING MEN'S HOMES

Having purchased that block of land on the south side of Palmer avenue, known as the Cross property, we have room for five or six working men's houses. The lots are of good size, 40 ft. by 110 ft., well situated and ideal for working men's homes.

We would build any responsible person a house to his own liking for a small payment down and balance to suit purchaser.

If you are looking forward to own a home of your own do not miss this opportunity.

BLAKELOCK BROS.
BUILDERS AND CONTRACTORS

BOX 298 OAKVILLE Phone No. 214

BLAKELOCK BROS.
BUILDERS AND CONTRACTORS

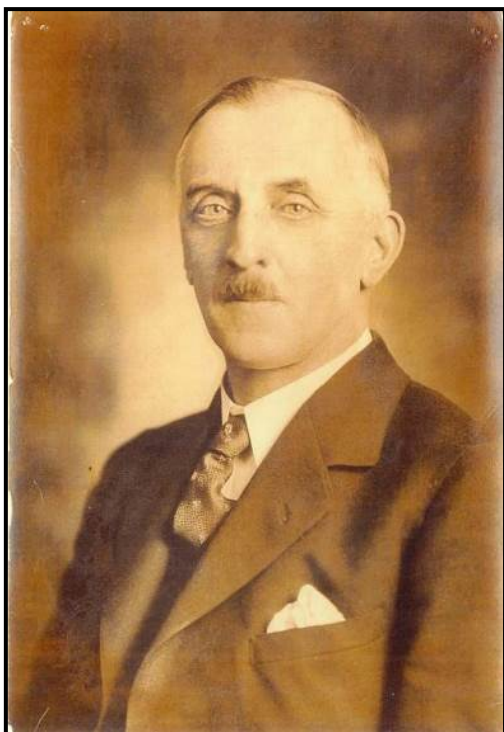
Box 298 Oakville Phone No. 214
PLANING MILL on Randal St.,
 east of Temperance Hall
 Agents for **MILTON PRESSED BRICK**
 Prices on application.

Having installed a complete line of Wood-working machinery we are now in a position to take orders for all kinds of Storm Sash, Window Screens, Screen Doors, Window Frames and Sash, Doors of any design, or anything in the mill line. Give us your next order and let us convince you that we serve you promptly.

If you are thinking of making any changes around that house of yours, or cleaning off that hardwood floor and making it look like new, ask us for prices on a complete job, we feel sure after the first transaction we can add you to our long list of satisfied customers.

Our Motto is SERVICE.

Various ads from the Blakelock Brothers, top left to bottom right: 1914, 1916, 1919, 1920. Source: *Town of Oakville files, Oakville Record Star*



Thomas Blakelock was also involved in local politics as a councillor, served as deputy-reeve, reeve, and warden of Halton County, was elected Mayor of Oakville in 1929, and that year he won the Liberal nomination for Halton and was elected to the Ontario Legislature. A Trafalgar Township high school that opened in 1958 was named Thomas A. Blakelock High School in recognition of his community service.³⁵

Thomas A. Blakelock, 1940s. Source: *Kathleen McDermott, daughter of Thomas A. Blakelock*

³⁵ Thomas A. Blakelock High School, "About Us", <https://tab.hdsb.ca/about-us>

Subject House History

The Blakelock brothers built the house at 123 Trafalgar Road in 1917 for James B. Blakelock and his wife Muriel.³⁶ It was recorded as “not finished” in 1916, worth \$480, and then by 1917, it was lived in by James and Muriel and worth \$2,480.³⁷ The style of house is similar to the one they built next door for Charles Dorland (127 Trafalgar Road) and around the corner for Thomas (293 Church Street). The house was part of a Blakelock complex on the block, including their mill and store. The house not only provided a home for the Blakelock family, but would have served as an example of their craftsmanship and construction abilities while they expanded their business. In a way, it would have been like a model home.



A later photo from the 1960s showing the subject property in orange, with other Blakelock owned properties nearby on the block, including the Blakelock lumber store and planing mill. The Busby house to the north was also built by the Blakelocks but was demolished in 2010. *Source: Town of Oakville files*

James Bulman Blakelock (1886-1938) was born in Yorkshire, England, to James Blakelock, a book maker, and Mary Bulman.³⁸ He came to Canada around 1909-1910, following his brother, Thomas Aston Blakelock. Together, starting around 1909, the brothers put their carpentry skills and experience to work and started the Blakelock Brothers, which started out as a building and construction company.³⁹ They soon purchased land in the north portion of Block 25 and started their own building supplies and lumber planing mill. In 1915, James returned to England and married his English wife, as his brother Thomas had done before him. James and his wife Muriel then returned to Oakville. He was active in Oakville public life: he was a member of the school board for several years, a member of “various service and athletic clubs in the town”, and an Oddfellow.⁴⁰

However, James Blakelock died fairly young in 1938, at his lumber mill, at age 52. He was injured when a flying block of wood struck him in the abdomen. He died several days later.⁴¹ The Blakelock Brothers business that James had helped to run was prosperous for over 50 years and the company is said to have built over 300 structures in Oakville.

³⁶ Thomas A Blakelock continued to own the property his brother lived on until he sold it to James’ son in 1954.

³⁷ Oakville Public Library, *Town of Oakville Assessment Rolls, 1916-1917*

³⁸ 1891 Census of England

³⁹ *The Georgetown Herald*, “Obituary: James Blakelock”, January 19, 1938, pg. 4

⁴⁰ *Ibid.*

⁴¹ *Ibid.*

Lieut. John Blakelock, R.C.N.



In 1954, Thomas Blakelock sold the subject house to John Clifford Blakelock, son of James and Muriel. Since James had died in 1938 and Muriel in 1945, it is likely that John and his wife, Helen, and their family had been living in the house afterwards.

John was a veteran of World War II who had joined the Royal Canadian Navy in 1936. He met his wife Helen while he was stationed in Nova Scotia in 1942. They married in 1943 and had six children.⁴²

Lieutenant John Blakelock, during his service in the Navy. *Source: Oakville Historical Society.*

The house was then sold to Ida Cornwall and Marian Vince in 1966, ending the Blakelock family ownership of the property. Three years later, the property was sold to Roy and Jean Frederick. They owned the building for nearly 30 years, and in 1991, Jean Frederick sold the house to a numbered company. Around that same time, Quest Booksellers began using the building.⁴³ Quest Booksellers hosted many events for local authors.⁴⁴ It had previously been located around the corner at 297 Church Street.⁴⁵

In summary, the property has historical and associative value because it is directly associated with the late 19th and early 20th century commercial and residential development of downtown Oakville. It is one of the few remaining historic buildings on its block and is an important reminder of this area's history. It is also associated with the Blakelock Brothers, particularly James B. Blakelock, who built the house for his family. The Blakelocks were significant individuals and business owners in Oakville. This was one of the first structures they constructed which served as a family home but also as a model home to help them expand their development and construction business.

⁴² Oakville Historical Society photo record for John Blakelock, <https://oakvillehistory.pastperfectonline.com/Photo/431C845D-FD82-4C43-B4D3-382638140740>

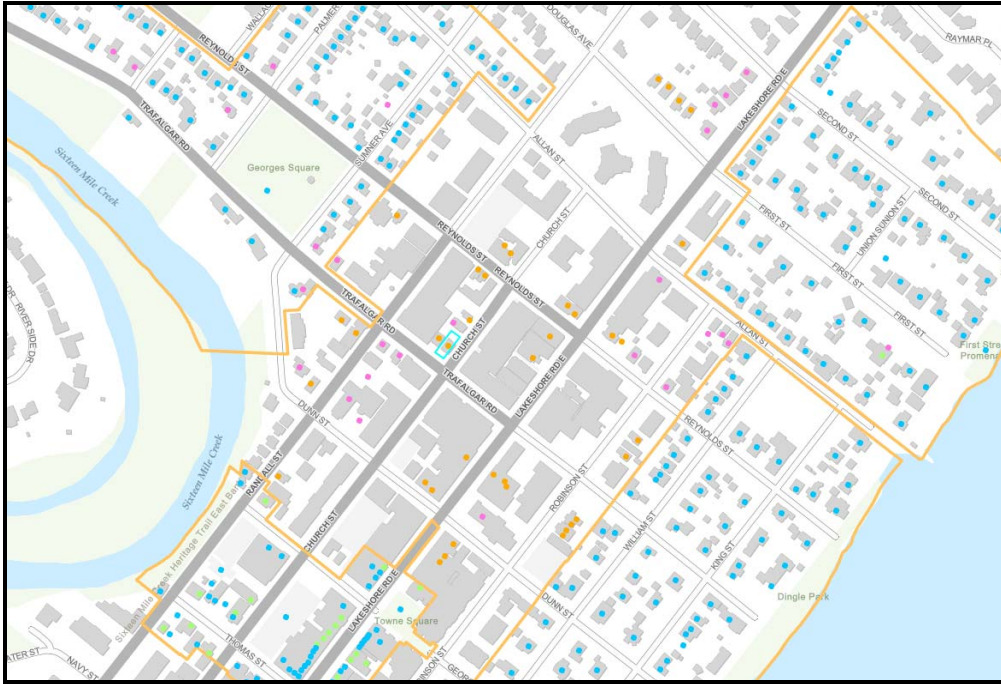
⁴³ LRO Instruments 282443, being a Grant, dated October 2, 1969, between Ida Cornwall and Marian Vince, to Roy and Jean Frederick; 769129, being a Transfer, dated August 9, 1991, between the Fredericks and 928606, which was Quest Booksellers, directed by Jean Frederick (Ontario Business Registry Profile Report, accessed 2024). It is possible the business was Quest Booksellers, however, the report does not include that name and it was incorporated in 1991 when the bookshop existed since 1986 (in a different building).

⁴⁴ Oakville Newspapers, various articles

⁴⁵ Oakville Historical Society, "297 Church Street – Quest Booksellers", 2020.67.17; An *Oakville Beaver* article from 1994 states that Quest Booksellers had an eight-year history, indicating it was present since 1986, likely in 297 Church Street. Jean Frederick

Contextual Value

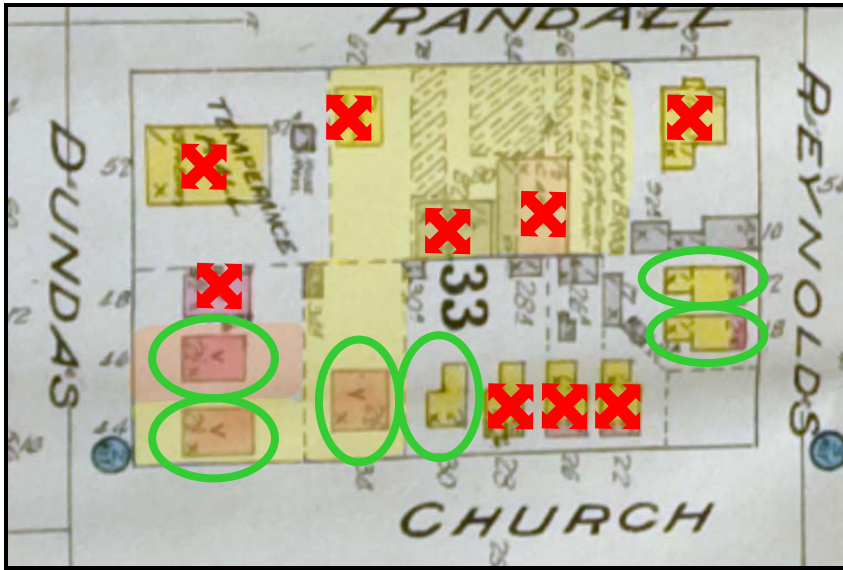
The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The property is in downtown Oakville, surrounded by Oakville's four Heritage Conservation Districts, as seen in the map below. The subject property is one of several historical buildings of note still standing which reference the early built history of the neighbourhood, which was a mix of residential, industrial and commercial. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on a corner lot and is prominently located in the neighbourhood.



The subject property, highlighted in the centre of the map, is shown surrounded by Oakville's four Heritage Conservation Districts, outlined in orange. *Source: Town of Oakville GIS*

The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The area is comprised of adapted former residential buildings whose historical occupants were closely associated with nearby commercial and industrial enterprises, such as the former Blakelock Lumber Mill and the William Whitaker and Sons Carriage Works. The industrial buildings were demolished in the mid to late 20th century, as were several of the houses on this block. Today, only six of the historic early 20th century buildings remain, including 123 Trafalgar Road. These remaining structures have either been designated or are in the process of being designated.

The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. The James and Muriel Blakelock House provides historical context to the neighbourhood and a link to the area's important past. Its association with the Blakelock family and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.



1924 fire insurance map showing the subject property (orange) and the surrounding Blakelock owned properties (yellow), including their building supplies and planing mill. The properties with a red 'X' have been demolished and the properties with a green oval remain and have been previously designated or are in the process of being assessed for designation. *Source: Underwriters' Survey of Toronto*



2024 view of Trafalgar Road looking east, with the subject property on the right. *Source: Google*



2024 view looking northeast from Trafalgar Road and Church Street, with the subject property in the forefront. *Source: Google*



2024 view of Church Street looking north, with subject property on the far left. *Source: Google*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of an Edwardian style house with Queen Anne influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is directly associated with the early 20 th century commercial and residential development of downtown Oakville and with the Blakelock Brothers, who built the house and were significant individuals and business owners in Oakville, specifically James B. Blakelock, who lived in the house with his family.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The property is important in defining, supporting, and maintaining the historic low-scale residential and commercial character of downtown Oakville.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually and historically linked to the historic downtown core. It contributes to the understanding of the residential, industrial and commercial history of downtown.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 123 Trafalgar Road is located on the east side of Trafalgar Road, between Randall Street and Church Street in downtown Oakville. The property contains a 1917 two-and-a-half storey Edwardian brick house with Queen Anne influences. It is known as the James and Muriel Blakelock House.

Design Value or Physical Value:

The James and Muriel Blakelock House has design value as a representative example of an Edwardian brick house with Queen Anne influences. It retains heritage features such as: its two-and-a-half storey form with gable and hip roof, dichromatic brick cladding with cedar shingle cladding in the gables; fenestration on the north, east, south, and west elevations; segmentally arched window openings with brick voussoirs and concrete sills; bay windows on the west and south elevations; and its front porch with square brick columns and railing. While the building has been updated in recent decades to accommodate commercial use, the original form and details of its Edwardian style remain.

Historical Value or Associative Value:

The James and Muriel Blakelock House has historical value for its associations with Thomas A. Blakelock and James A. Blakelock, whose construction company built the house for James Blakelock and his family to live in circa 1917. In addition to being a prominent businessman, Thomas A. Blakelock worked for 40 years in public service as Mayor of Oakville, as a Member of the Provincial Legislature for Halton, and as Warden of Halton County. The Blakelock Brothers Contractors and Builders Company built more than 300 buildings in Oakville, including the subject house which was one of the first houses built by the company and one of only a few that was built for the Blakelock family. The house is also associated with the early 20th century industrial, residential and commercial development of downtown Oakville and helps to demonstrate the historic mixed-use development of the downtown, with the homes being constructed on the same block as their well-known planing mill.

Contextual Value:

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is one of several historical buildings of note still standing that reference the early 20th century built history of the neighbourhood, which was a mix of residential, industrial and commercial uses. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on a corner lot and is prominently located in the neighbourhood. The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. Its association with the Blakelock family and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.

Description of Heritage Attributes

Key attributes of the property at 123 Trafalgar Road that exemplify its cultural heritage value as an Edwardian style house with Queen Anne influences, as they relate to the north, west and south elevations of the two-and-a-half storey house, include its:

- Rectangular massing and form with gable roof and two-storey bay projection with hip roof on south elevation and one-storey front porch;
- Dichromatic red and dark brown brick cladding;
- Cedar shingle cladding in the gables;
- Remaining historic fenestration of the windows, which does not include the glass block window on the north elevation and the southerly second storey bay window on the west elevation;
- Segmentally arched window and door openings with brick voussoirs and stone sills; and
- Front porch with low-sloped shed roof, brick columns and railings, and stone caps.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

7. Sources

- Architects Rasch Eckler Associates Ltd., “131 Trafalgar Road, Oakville Heritage Impact Assessment”, 2010
- Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981
- Ancestry, www.ancestry.ca
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- Brampton Public Library, *Globe & Mail* historical archives
- Brampton Public Library, *Toronto Star* historical archives
- FamilySearch, *Trafalgar Township Volume A-B ca. 1808-1958*, www.familysearch.org
- Find-A-Grave
- Kyle Shannon, “Edwardian Architecture”, Ontario Architecture.
- Library and Archives Canada
- McMaster University Map Library
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province’s 18th and 19th Century Homes*. Toronto: James Lorimer & Company, Ltd. 2004
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- *Oakville Beaver*, accessed through www.halinet.on.ca
- Oakville Historical Society
- Oakville Public Library
- Ontario Heritage Act, Reg. 9/06
- Ontario Ministry of Municipal Affairs and Housing, “A place to grow: growth plan for the greater golden horseshoe”, 2020
- Ontario Ministry of Municipal Affairs and Housing, “Provincial Policy Statement”, 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Region Municipality of Halton, “Halton Region Official Plan”, 2022
- Stelter, Emma. “Debwewin: The Oakville truth project, Treaties 22 & 23, 1820”, [Friendship-Peace-and-Respect-web.pdf \(theocf.org\)](http://Friendship-Peace-and-Respect-web.pdf(theocf.org))
- Town of Oakville, “Liveable Oakville”, 2009
- Town of Oakville, “North Oakville East Secondary Plan”, 2023
- Town of Oakville, “North Oakville West Secondary Plan”, 2023
- Town of Oakville, various departmental files including the Town’s Heritage Register, policies, reports, imagery, and mapping
- Underwriters’ Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters’ Survey Bureau, 1932
- Wikipedia

On December **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

James and Muriel Blakelock House
123 Trafalgar Road
PT LT D, BLK 25, PL 1, AS IN 769129; OAKVILLE

Description of Property

The property at 123 Trafalgar Road is located on the east side of Trafalgar Road, between Randall Street and Church Street in downtown Oakville. The property contains a 1917 two-and-a-half storey Edwardian brick house with Queen Anne influences. It is known as the James and Muriel Blakelock House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The James and Muriel Blakelock House has design value as a representative example of an Edwardian brick house with Queen Anne influences. It retains heritage features such as: its two-and-a-half storey form with gable and hip roof, dichromatic brick cladding with cedar shingle cladding in the gables; fenestration on the north, east, south, and west elevations; segmentally arched window openings with brick voussoirs and concrete sills; bay windows on the west and south elevations; and its front porch with square brick columns and railing. While the building has been updated in recent decades to accommodate commercial use, the original form and details of its Edwardian style remain.

Historical and Associative Value

The James and Muriel Blakelock House has historical value for its associations with Thomas A. Blakelock and James A. Blakelock, whose construction company built the house for James Blakelock and his family to live in circa 1917. In addition to being a prominent businessman, Thomas A. Blakelock worked for 40 years in public service as Mayor of Oakville, as a Member of the Provincial Legislature for Halton, and as Warden of Halton County. The Blakelock Brothers Contractors and Builders Company built more than 300 buildings in Oakville, including the subject house which was one of the first houses built by the company and one of only a few that was built for the Blakelock family. The house is also associated with the early 20th century industrial, residential and commercial development of downtown Oakville and helps to demonstrate the historic mixed-use development of the downtown, with the homes being constructed on the same block as their well-known planing mill.

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is one of several historical buildings of note still standing that reference the early 20th century built history of the neighbourhood, which was a mix of residential, industrial and commercial uses. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on a corner lot and is prominently located in the neighbourhood. The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. Its association with the Blakelock family and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.

Description of Heritage Attributes

Key attributes of the property at 123 Trafalgar Road that exemplify its cultural heritage value as an Edwardian style house with Queen Anne influences, as they relate to the north, west and south elevations of the two-and-a-half storey house, include its:

- Rectangular massing and form with gable roof and two-storey bay projection with hip roof on south elevation and one-storey front porch;
- Dichromatic red and dark brown brick cladding;
- Cedar shingle cladding in the gables;
- Remaining historic fenestration of the windows, which does not include the glass block window on the north elevation and the southerly second storey bay window on the west elevation;
- Segmentally arched window and door openings with brick voussoirs and stone sills; and
- Front porch with low-sloped shed roof, brick columns and railings, and stone caps.

Any objection to this designation must be filed no later than January **, 2025. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on December **, 2024.

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Notice of intention to designate – 127 Trafalgar Road –
December 9, 2024

LOCATION: 127 Trafalgar Road

WARD: Ward 3

Page 1

RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Dorland House at 127 Trafalgar Road.

KEY FACTS:

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

- As part of the Heritage Designation Project 2023-2025, Heritage Planning staff has evaluated the subject property and consider it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council for the property.

BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject property of this report was included as a priority within that list.

In June 2024, Bill 200, *Homeowner Protection Act, 2024*, was passed. This bill extended the two-year time limit for existing listed properties to remain on municipal heritage registers from January 1, 2025 to January 1, 2027. While these additional

two years are beneficial, staff is continuing the work of the Heritage Designation Project 2023-2025 with the original project timeline, based on staff resources.

A location map for the subject property is attached as Appendix A. A Cultural Heritage Evaluation Report (CHER) has been prepared by staff and is attached as Appendix B. A draft Notice of Intention to Designate has also been prepared by staff and is attached as Appendix C.

COMMENT/OPTIONS:

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), the *Planning Act* (1990, as amended) and the Provincial Policy Statement (2024).

The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The property at 127 Trafalgar Road has been evaluated using these criteria. Staff considers the property to meet at least two or more of these criteria, and it therefore merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Report provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 127 Trafalgar Road was presented to the Heritage Oakville Advisory Committee on November 26, 2024. The Committee supported the designation of the property.

CONSIDERATIONS:

(A) PUBLIC

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designation as necessary.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of this historic building through heritage designation contributes to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Location Map

Appendix B – Cultural Heritage Evaluation Report

Appendix C – Draft Notice of Intention to Designate

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Supervisor, Heritage Conservation

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development



APPENDIX A

WALLACE PARK LANE

PALMER AVE

SUMNER AVE

RANDALL ST

TRAFALGAR RD

REYNOLDS ST

ALLAN ST

CHURCH ST

GEORGE ST

DUNN ST

LAKESHORE RD E

ROBINSON ST

WILLIAM ST

RIVER SIDE DR



127 Trafalgar Road

LOCATION



SUBJECT LANDS

Community Development Commission

S:\ServiceRequests\REQ 11899 - Location Maps\

APPENDIX B

Cultural Heritage Evaluation Report
Dorland House
127 Trafalgar Road, Oakville, Ontario



127 Trafalgar Road, 2024. Source: *Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
October 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

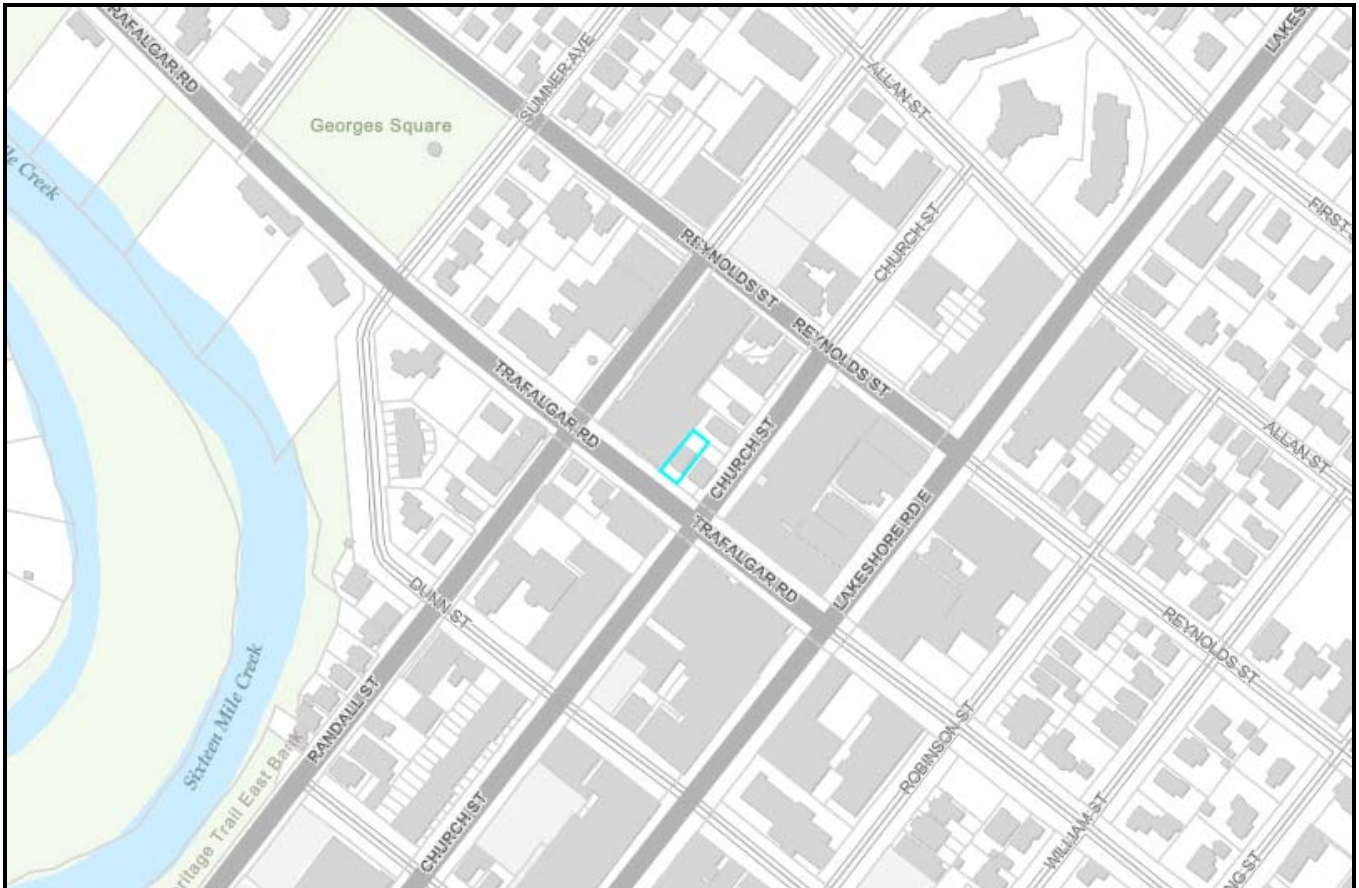
The property at 127 Trafalgar Road is located on the east side of Trafalgar Road between Randall Street and Church Street. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* in 2009 for its "potential cultural heritage value for its c.1900 Edwardian style brick house." It was originally owned by Charles Baldwin Dorland and built by the Blakelock Brothers.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

The findings presented in this report are based on professional research and guidance. Future discovery of additional sources or interpretations may affect the conclusions.

2. Subject Property

The property at 127 Trafalgar Road is located on the east side of Trafalgar Road between Randall Street and Church Street in downtown Oakville. The property is located within the territory covered by Treaty 22, which was signed in 1820 between the Mississaugas and the British Crown. It was historically a part of Block 25, Lot D. The property contains a detached two-and-a-half-storey house, built 1915, known as the Dorland House.



Location map: Subject property is outlined blue. August 2024. Source: Town of Oakville GIS

Legal description: PT LT D, BLK 25, PL 1, AS IN 817997, T/W 817997; OAKVILLE

3. Background Research

Design and Physical Value

The subject building at 127 Trafalgar Road is a two-and-a-half-storey brick house, now a commercial structure. The house has design and physical value as a representative example of an Edwardian brick house with Queen Anne influences. It is known as the Dorland House.



West (front) and south elevations of the building, 2024. Source: Town of Oakville Planning Services Staff

Edwardian Architecture (1900-1930)

Edwardian architecture emerged in the early 1900s as a reaction against busy Victorian architecture. The style emphasized simplified, balanced, and formal composition.¹ It was influenced by the Beaux-Arts movement, which focused on a reinterpretation of classical architecture by combining elements of the Greek, Roman, and Renaissance elements to create a more modern style.² A simplified residential version of this style became popular in Ontario and was known as Edwardian Classicism. Typical of the style is a square house with a hipped roof and central dormer, smooth red brick surfaces, tall balanced chimneys, and projecting frontispieces. The porch often has columns on brick piers, and the house typically has many windows, laid out in a formal and mostly symmetrical composition.³

¹ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 166

² Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 111

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 113

Queen Anne Revival Architecture (1890-1914)

Queen Anne architecture is influenced by medieval asymmetrical English country houses, with an assortment of turrets, towers, porches, gables, and roofs.⁴ Typical of the North American design is the asymmetrical shape, the tower with the conical peak, and multi-sloped roofs.⁵ The chimneys are top heavy, their sides embellished with patterned brickwork.⁶ Windows can vary in size and shape and eaves are often flared. The result is an eclectic and whimsical style with highly decorated surfaces and a multitude of decorative features.⁷ Covered porches and balconies often contained decorative arches, brackets, columns and bargeboard.⁸

Subject Property Description

The property at 127 Trafalgar Road retains several architectural elements of both its influential architectural styles that make the subject property an important element of the history and character of the neighbourhood. It was converted to commercial space around 1980 but before that served as residential home. The structure is transitional in style, with a largely Edwardian form with details influenced by Queen Anne style.



West (front) elevation of the building, 2024. Source: Town of Oakville Planning Services Staff

The house is in the standard square shape of Edwardian houses. This style of house is colloquially called a ‘four square’ house because the main floor was comprised of four rooms – foyer, dining room, parlour and kitchen. The house has a simple hip roof with deep eaves, with a front gable recessed into the roof on the front elevation and a hip-roofed dormer on the rear elevation. The Queen Anne influence can be seen in this front gable on the right and the upper bay window on the left, as together they add articulation to the simple Edwardian form and create an asymmetrical appearance.

⁴ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province’s 18th and 19th century homes*, pg. 91

⁵ Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.



127 Trafalgar circa 1989. Source: Oakville Historical Society

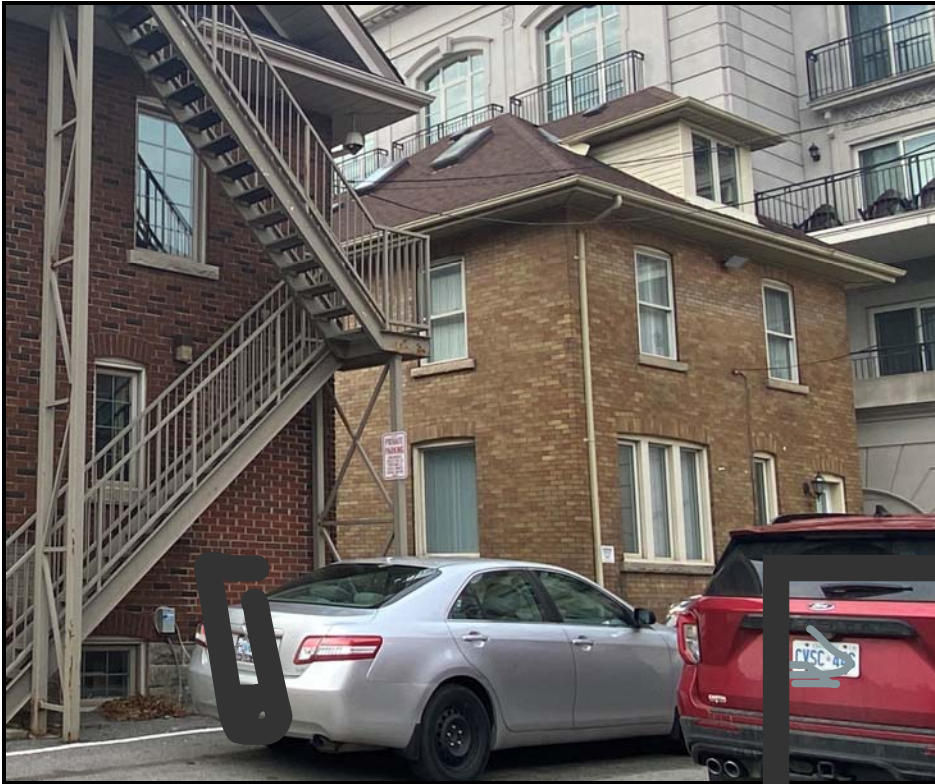
The structure is clad in smooth buff brick in a running bond pattern. Brick voussoirs are installed over window and door openings. There is a full brick chimney on the south elevation and a partial brick chimney on the north elevation. The front gable is clad in wood fish scale shingles, a Queen Anne detail. The house has a concrete foundation, with dressed concrete blocks used above grade for a finished look.



Fish scale cladding on the gable. Source: Town of Oakville Planning and Development Staff



West and south elevations. Source: Town of Oakville Planning and Development Staff



Rear elevation. Source: Town of Oakville Planning and Development



Roof shape with the central dormer at the rear. *Source: Google*

The front porch is typical of the Edwardian style, with brick columns and a partial low brick railing with stone caps. The porch was originally open but by the 1980s, it was filled in with windows and an entrance door. Originally, the porch would have had wood railings, which can be seen in the 1960s image below.



1960s photo showing the open porch. *Source: Town of Oakville files*

The house generally retains its original fenestration with windows laid out in an orderly, fairly symmetrical, pattern. Most window openings are segmentally arched with brick voussoirs above and stone sills below. The original windows were mostly one-over wood sash windows, a common window style in Edwardian homes. In the front gable is an original wood palladium window, a common feature of the Queen Anne style. The window features intricate dentilled trim on the top. The palladium style window is present in a number of other homes constructed by the Blakelock Brothers.

There is also a bay window on the second storey that is covered in aluminum, but the original wood panel detail is likely still underneath—it is visible in a Town of Oakville photo taken in the 1980s.



Original bay window detailing. *Source: Town of Oakville files*

In summary, the house has design value as a representative example of an Edwardian brick house with Queen Anne influences. It retains heritage features such as: its two-and-a-half storey form with hipped roof with front gable with rear hipped dormer; brick cladding with fish scale shingles in the gable; original fenestration on the north, east, south, and west elevation; segmentally arched window openings with brick voussoirs and stone sills; projecting bay window on the west elevation; palladium window with dentil detailing in the west elevation gable; tall brick chimney; and front porch with square brick columns.

Historical and Associative Value

The property at 127 Trafalgar Road is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁹

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹⁰ The subject property is in the territory of Treaty No. 22.¹¹



Wilmot's Trafalgar Township Survey, 1806, with Lot 13, Third Concession South of Dundas Street highlighted in yellow. Source: Archives of Ontario

The subject area was known as the Third Concession South of Dundas Street, Lot 13. It was granted to William Chisholm in 1831. In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown.¹² William Chisholm then had the land he purchased subdivided into different blocks and lots, which

⁹ Debwevin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹⁰ Debwevin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

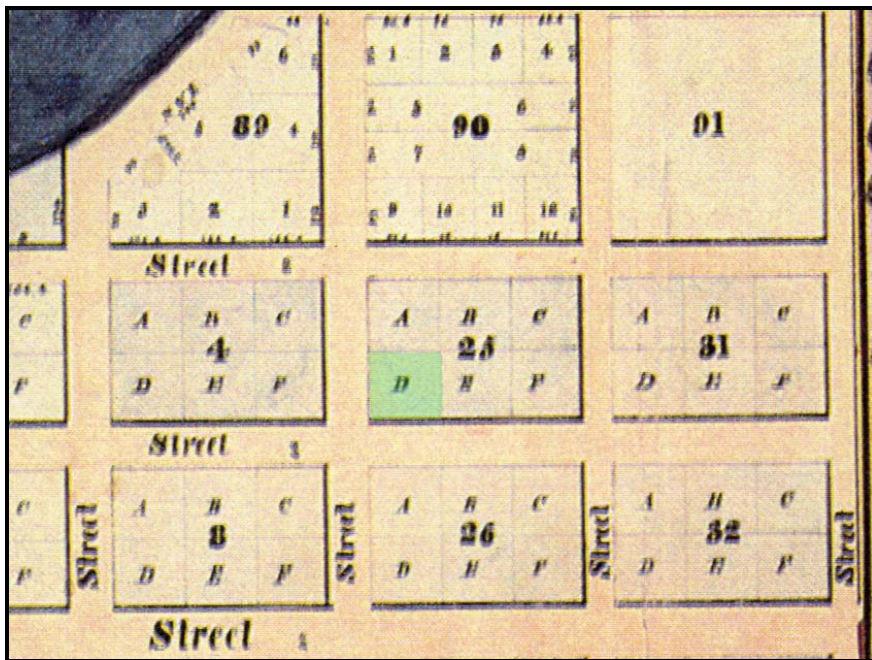
¹¹ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹² Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

make up the historical Town of Oakville as seen in the map below. Chisholm is widely recognized as the founder of the Village of Oakville. The subject property was built on Block 25, Lot D of this plan (Plan 1) of Oakville.



Edward B. Palmer's, Plan of Oakville, Township of Trafalgar Upper Canada 1835. Source: Oakville Historical Society



Close-up of the historical lot from the same map.

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be

discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period.

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	200 acres	1806-1831
William Chisholm	Plan 1, Block 25, Lot D	1831-1834
Thomas Divine	Ibid.	1834-1844
Mary L. Hare	Ibid.	1844-1855
Her son, Albert Hare	Ibid.	1855-1907
CD Carson	Ibid., plus another Lot (Lot E)	1907-1909
William Richardson	Part of Lot D	1909-1913
Allan A. Busby	Ibid.	1913
Thomas A. Blakelock	Ibid.	1913-1915
Charles B. Dorland	Ibid.	1915-1921
Hannah Dorland	Ibid.	1921-1926
Elizabeth Bernice Smith and Mary Burkitt	Ibid.	1926-1934
Mary Lois McKay	Ibid.	1934-1945
Ethel Kelley and Mary Kelley	Ibid.	1945-1964
Mary Kelley	Ibid.	1964-1980
Di-Na Builders	Ibid.	1980-1994
TD Bank	Ibid.	1994
Current owners	Ibid.	1994-present

In 1834, William Chisholm sold Block 25 Lot D to Thomas Divine, who then sold it to Mary Hare in 1844.¹³ She also bought neighbouring Lot E from Chisholm—these two lots would continue to be connected for a long period of time.¹⁴ Mary Hare then sold her holdings to her husband, John Hare.¹⁵ In 1861, John Hare and his children, along with a new wife, Johanna, were listed as living in a one-and-a-half storey house on the property. He was listed as a mason and Johanna was his new wife.¹⁶ The Hare family lived on Lot D and E for quite a while; Johanna is listed there in the 1871 census, with two buildings (one dwelling and one outbuilding). She was at that point a widow and 43 years old and worked as a servant. She grew vegetables such as turnips, carrots and potatoes on the property.¹⁷ By 1881, her son Albert was listed as the homeowner in the assessment rolls but was likely renting out the house over the next twenty years, as he worked in Toronto.¹⁸

In the 1893 assessment rolls, two houses are recorded on Lots D and E, one assessed at \$500 (occupied) and the other at \$300 (vacant). This situation remained unchanged through to 1899. In the 1901 census, one person, Jennet Smeaton, is listed as living there. In 1907, Albert Hare sold Lots D and E to C.D. Carson for \$900.¹⁹

Charles David Carson was a successful and well-known contractor in Oakville, who had helped to purchase and build many of the houses in Orchard Park, in east Oakville, as well as numerous other houses and structures in Oakville. He may have intended to build on Block 25 but instead sold off Lot D, at least, without building any

¹³ LRO Instrument 73, being a Bill and Sale, dated January 2, 1844, between Thomas Divine and wife and Mary Hare, wife of John Hare

¹⁴ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 8

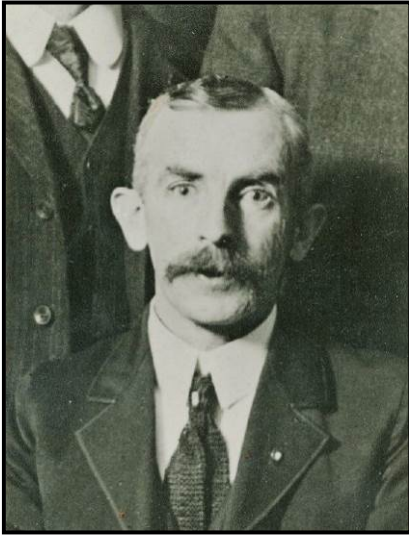
¹⁵ LRO Instrument 299, being a Will, dated December 31, 1855, between Mary Hare and John Hare.

¹⁶ 1861 Census of Canada

¹⁷ 1871 Census of Canada

¹⁸ 1871 and 1891 Census of Canada; Town of Oakville Public Library, *Town of Oakville Assessment Rolls, 1881*; Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010

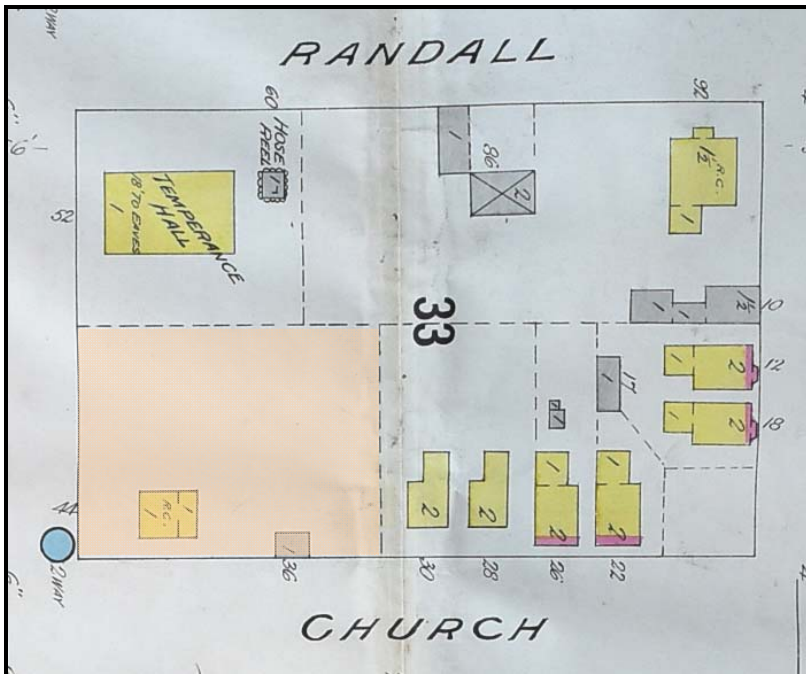
¹⁹ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 8



new structures—in the 1910 fire insurance map, one single storey frame dwelling is still standing. This is likely the same house the Hares and Smeatons lived in.

Carson divided the combined property of Lots D and E into two unequal portions, with the smaller portion containing the two houses at 297 and 301 Church Street. Carson was listed as living on Lot D in the 1909 assessment roll, however this may not be accurate as the small house was most likely inhabited by the Hares and then the Smeatons.²⁰

Charles D. Carson. Source: Oakville Historical Society



Lots D and E (highlighted in light orange) combined by Charles Carson, with one one-storey stucco structure and an outbuilding. Later, 293 Church Street was built on Lots E and D. Source: *Underwriters' Survey of Toronto*

In 1909, Charles Carson sold strips of land from Lot D and E to John Lyon, a farmer in Trafalgar Township. The remainder of Lot D he sold for \$700 to William Richardson, variously described as an Oakville merchant, teamster, tanner, and clerk.²¹ Assessment rolls for 1910-1913 show Richardson residing there, likely in the one-storey house, with his family.²²

In 1911, Lyon sold his north portion of Lot D to James Blakelock and John Thomas Parnaby.²³ The south portion of his north sliver he sold to Allan Busby and Thomas Aston Blakelock in 1913, when Busby and Blakelock also

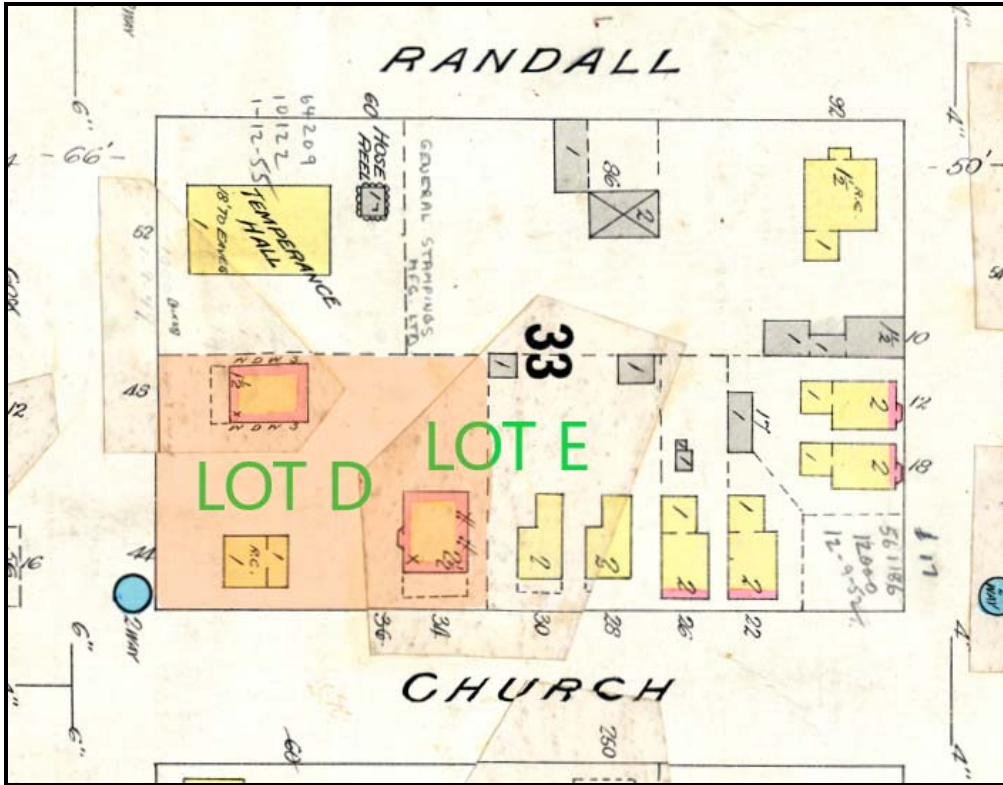
²⁰ Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 9

²¹ Ibid.

²² Oakville Public Library, *Town of Oakville Assessment Rolls, 1910-1913*

²³ LRO Instrument 4665, being a Bill and Sale, dated June 9, 1911, between John Lyon and James Blakelock and John Thomas Parnaby

purchased the south two-thirds of Lot D from Richardson.²⁴ Allan Busby hired the Blakelock Brothers to build his house on his portion (shown below). In this way, all of Lot D was now under the ownership of the Blakelocks, as well as a portion of Lot E.



1913 fire insurance map showing Allan Busby’s house on the north of the highlighted lot—built by the Blakelock Brothers—present at modern address 131 Trafalgar (now demolished) and Thomas A. Blakelock House on Church Street, along with the old one-storey building. By this point the land was shared between the Blakelock Brothers, John Thomas Parnaby, and Allan Busby. *Source: Underwriters’ Survey of Toronto*

Blakelock Brothers

Thomas Aston Blakelock and James Bulman Blakelock, brothers, were from Yorkshire, England, and arrived in Oakville early in the twentieth century. Thomas came over initially, and having been trained as a carpenter in England, looked for work in Toronto.²⁵ He struggled to find jobs, however. He got work with a farmer, Edward Savage, of Trafalgar Township, who, after noticing his carpentry skills, got him a job with Charles Carson, working on constructing the Edgemere Estate for James Ryrie east of town.²⁶ In this way, Thomas got his foot in the building world of Oakville. It is also possibly how Blakelock learned of building opportunities on the subject block since Carson had owned some of these lands previously.

Thomas Blakelock went on to work on other notable structures around Oakville: an addition to the Central Public School, the construction of the Ryland New Residence (now a designated building), and the offices of the Marlatt and Armstrong Tannery, as well as a house renovation for its proprietor, W.T. Marlatt.²⁷ Around 1909, Thomas went back to England to marry Isabel Ann Parnaby, and returned to Canada with his new wife. Her

²⁴ LRO Instrument 5457, being a Bill and Sale, dated July 17, 1913, between William Richardson and Allan Busby and Thomas Blakelock; LRO Instrument 5468, being a Bill and Sale, September 18, 1913, between Busby and Blakelock and Thomas A Blakelock

²⁵ Newspaper article

²⁶ Town of Oakville files, “Personality parade: He gave time and effort to municipal progress”, date unknown

²⁷ Town of Oakville, “Thomas Aston Blakelock”, research paper

brother, John Thomas Parnaby, also emigrated to Canada.²⁸ Thomas' brother, James, was another trained carpenter, and came to join the family in Oakville to work in construction. James is listed as living with Thomas' family, along with his brother-in-law, in the 1911 census, and he is listed as immigrating to Canada in 1910 but in a later census, as arriving in 1909.²⁹



A photo of the Blakelock family at 293 Church Street; James is sitting on the far left on the railing, and Thomas is holding a baby. *Source: Kathleen McDermott, daughter of Thomas A. Blakelock*

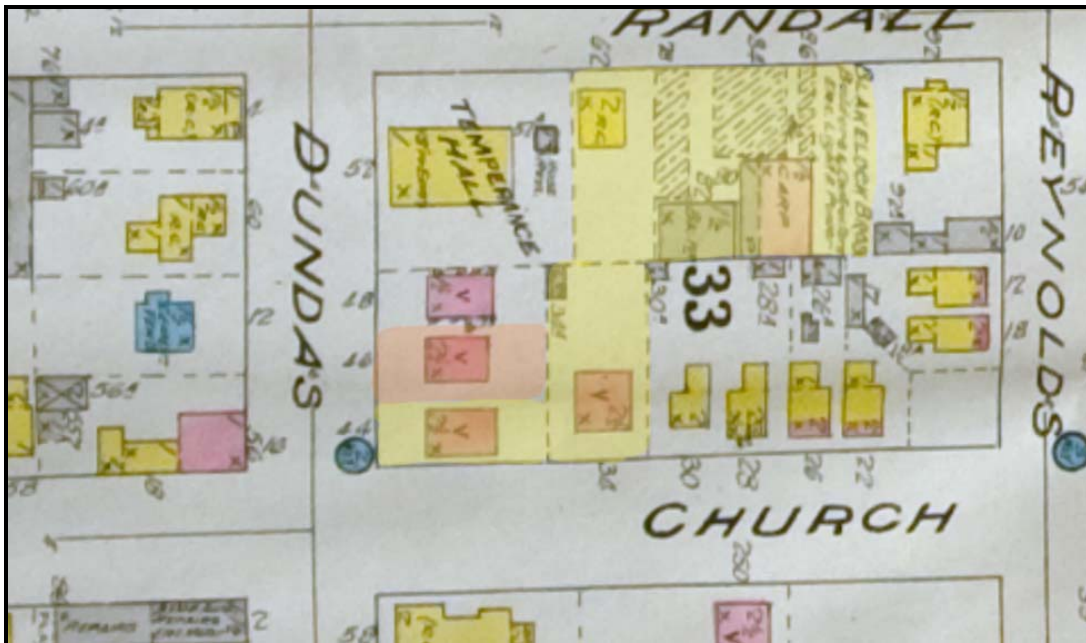
In 1911, James and his brother-in-law John Parnaby purchased the property where 293 Church Street stands; two years later, Thomas assumed Parnaby's share and built the house there, now a designated heritage property known as the Thomas A. Blakelock House.³⁰ The 1911 assessment rolls suggest 293 Church Street was under construction and the family was living at 301 Church Street at the time. The house at 293 Church Street was owned by both brothers until James' death in 1938; after that, James' share was assumed by his wife and then children. The house was the main home of Thomas Blakelock and his family, however, while James' family house was built next door at 123 Trafalgar Road.

Together with his brother James, Thomas established a contracting firm around 1913 to develop land contract construction for new houses. Their operations began on this Block 25, and their system was often made up of buying lots, building houses, and selling as developed property. One example of this is the subject property at 127 Trafalgar Road.

²⁸ John Thomas Parnaby was later the chauffeur to the Marlatt family, and then purchased a farm west of Oakville

²⁹1911 Census of Canada, 1921 Census of Canada

³⁰ Town of Oakville, "Bylaw 2011-062", Thomas A. Blakelock House



1924 fire insurance map showing the subject property (orange) and the surrounding Blakelock owned properties (yellow), including their building supplies and planing mill. Source: Underwriters' Survey of Toronto

In 1948, the *Oakville Record Star* estimated the firm had built more than 300 houses in and around Oakville, in addition to other buildings. In 1917 and 1923, the brothers bought the property on the north portion of Block 25 to set up a lumber yard and planing mill. The brother's lumber store also sold other building supplies, such as new pressed brick from Milton Pressed Brick and asbestos roofing tiles.³¹ During this post-World War I period, there was significant economic growth and increased construction after the return of war veterans as well as materials which had been scarce during the war. The Blakelock Lumber and Building Supplies were able to take advantage of this period of prosperity and successfully operated their business until the mid-1960s, when it shut down and the buildings were then demolished and the land sold.³²



Outside the Blakelock Lumber Supplies and Planing Mill. Source: Town of Oakville files

³¹ Various Blakelock brothers ads from the *Oakville Record-Star*, as seen below

³² Architects Rasch Eckler Associates Ltd., "131 Trafalgar Road, Oakville Heritage Impact Assessment", 2010, pg. 10

BLAKELOCK BROS.
CONTRACTORS AND BUILDERS

Carpentering of all Kinds
 And all work Guaranteed

Plans and Estimates Furnished Free

Old or New Hardwood Floors Resurfaced, with an
 ELECTRIC SAND PAPERING MACHINE.
 We will explain this to any persons interested.

BOX 298, OAKVILLE Phone No. 214

BLAKELOCK BROS.
CONTRACTORS AND BUILDERS

AGENTS FOR
Milton Pressed Brick

Samples at Residence
 Church Street . . .

BOX 298, OAKVILLE Phone No. 214

WORKING MEN'S HOMES

Having purchased that block of land on the south side of Palmer avenue, known as the Cross property, we have room for five or six working men's houses. The lots are of good size, 40 ft. by 110 ft., well situated and ideal for working men's homes.

We would build any responsible person a house to his own liking for a small payment down and balance to suit purchaser.

If you are looking forward to own a home of your own do not miss this opportunity.

BLAKELOCK BROS.
BUILDERS AND CONTRACTORS

BOX 298 OAKVILLE Phone No. 214

BLAKELOCK BROS.
BUILDERS AND CONTRACTORS

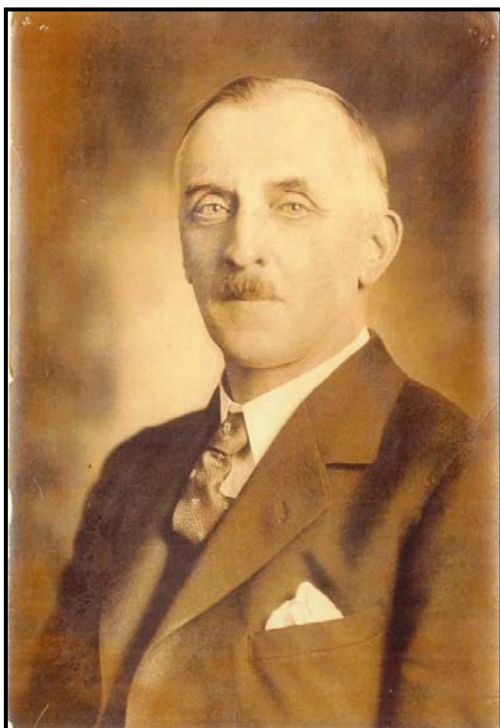
Box 298 Oakville Phone No. 214
PLANING MILL on Randal St.,
 east of Temperance Hall
 Agents for **MILTON PRESSED BRICK**
 Prices on application.

Having installed a complete line of Wood-working machinery we are now in a position to take orders for all kinds of Storm Sash, Window Screens, Screen Doors, Window Frames and Sash, Doors of any design, or anything in the mill line. Give us your next order and let us convince you that we serve you promptly.

If you are thinking of making any changes around that house of yours, or cleaning off that hardwood floor and making it look like new, ask us for prices on a complete job, we feel sure after the first transaction we can add you to our long list of satisfied customers.

Our Motto is SERVICE.

Various ads from the Blakelock Brothers, top left to bottom right: 1914, 1916, 1919, 1920. Source: *Town of Oakville files, Oakville Record Star*



Thomas Blakelock was also involved in local politics as a councillor, served as deputy-reeve, reeve, and warden of Halton County, was elected Mayor of Oakville in 1929, and that year he won the Liberal nomination for Halton and was elected to the Ontario Legislature. A Trafalgar Township high school that opened in 1958 was named Thomas A. Blakelock High School in recognition of his community service.³³

Thomas A. Blakelock, 1940s. Source: *Kathleen McDermott, daughter of Thomas a. Blakelock*

³³ Thomas A. Blakelock High School, "About Us", <https://tab.hdsb.ca/about-us>

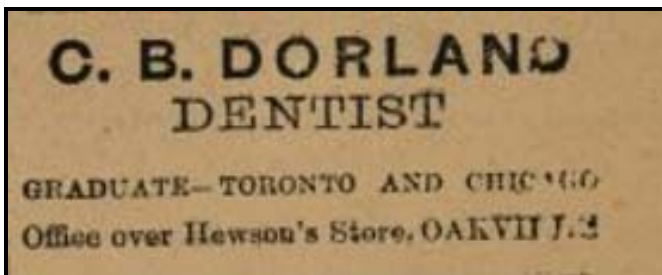
Subject House History

The Blakelock brothers built the house at 127 Trafalgar Road in 1915 before selling it to Charles B. Dorland that same November.³⁴ The style of house is similar to the one they built next door for James (123 Trafalgar Road) and around the corner for Thomas (293 Church Street). The house was part of a Blakelock complex on the block, including their mill and store.



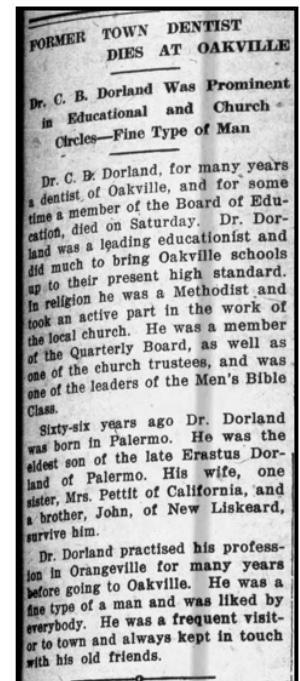
A later photo from the 1960s showing the subject property in orange, with other Blakelock owned properties nearby on the block, including the Blakelock lumber store and planing mill. The Busby house to the north also built by the Blakelocks has since been demolished. Source: *Town of Oakville files*

Charles B. Dorland (1857-1921) was a dentist who had a practice in Orangeville, Ontario, for many years. He married Hannah Jull in 1901, when they moved to Oakville.³⁵ It is likely they bought the subject house to retire in as he would have been almost 60 years old. It is listed as having a \$2,400 value in 1916 assessment rolls. Dr. Dorland was active in Oakville's schools and, according to his obituary, helped to bring them "to their present standard" when he died of a heart attack in 1921.³⁶ He was written as a "fine type of man and was liked by everybody."³⁷ His wife continued living in the house until her death.³⁸



Above: An ad for Dorland's Oakville practice. Source: *Newspapers.com*

Right: Dr. Dorland's obituary. Source: *Orangeville Sun*, February 24, 1921



³⁴ LRO Instrument 6108, being a Grant, dated November 1, 1915, between TA Blakelock and Charles B Dorland

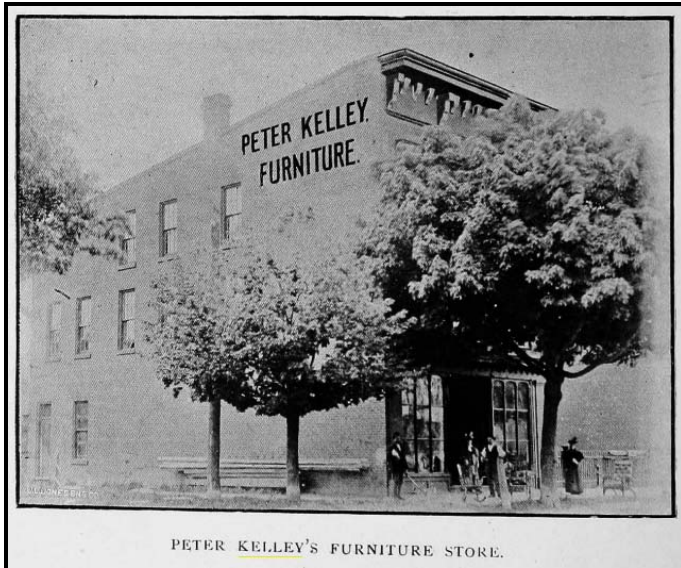
³⁵ *The Orangeville Sun*, "Jull-Dorland", May 9, 1901

³⁶ *The Orangeville Sun*, "Former town dentist dies at Oakville", February 24, 1921

³⁷ *The Globe*, "Dr. CB Dorland dies at Oakville", February 22, 1921

³⁸ Oakville Public Library, *Town of Oakville Assessment Rolls, 1921-1926*

The property went through several other owners until it was purchased by sisters Ethel and Mary Kelley, daughters of the well-known Peter Kelley, who owned a furniture store at Dunn and Colborne (Lakeshore) for many years.



Left: Peter Kelley's store, 1890s. Source: *Beautiful Oakville*, Toronto Public Library
Right: Peter Kelley. Source: *Oakville Historical Society*

Peter Kelley was originally a blacksmith, like his father, James Kelley. Ethel and Mary, along with their other siblings, lived above the furniture store growing up.³⁹

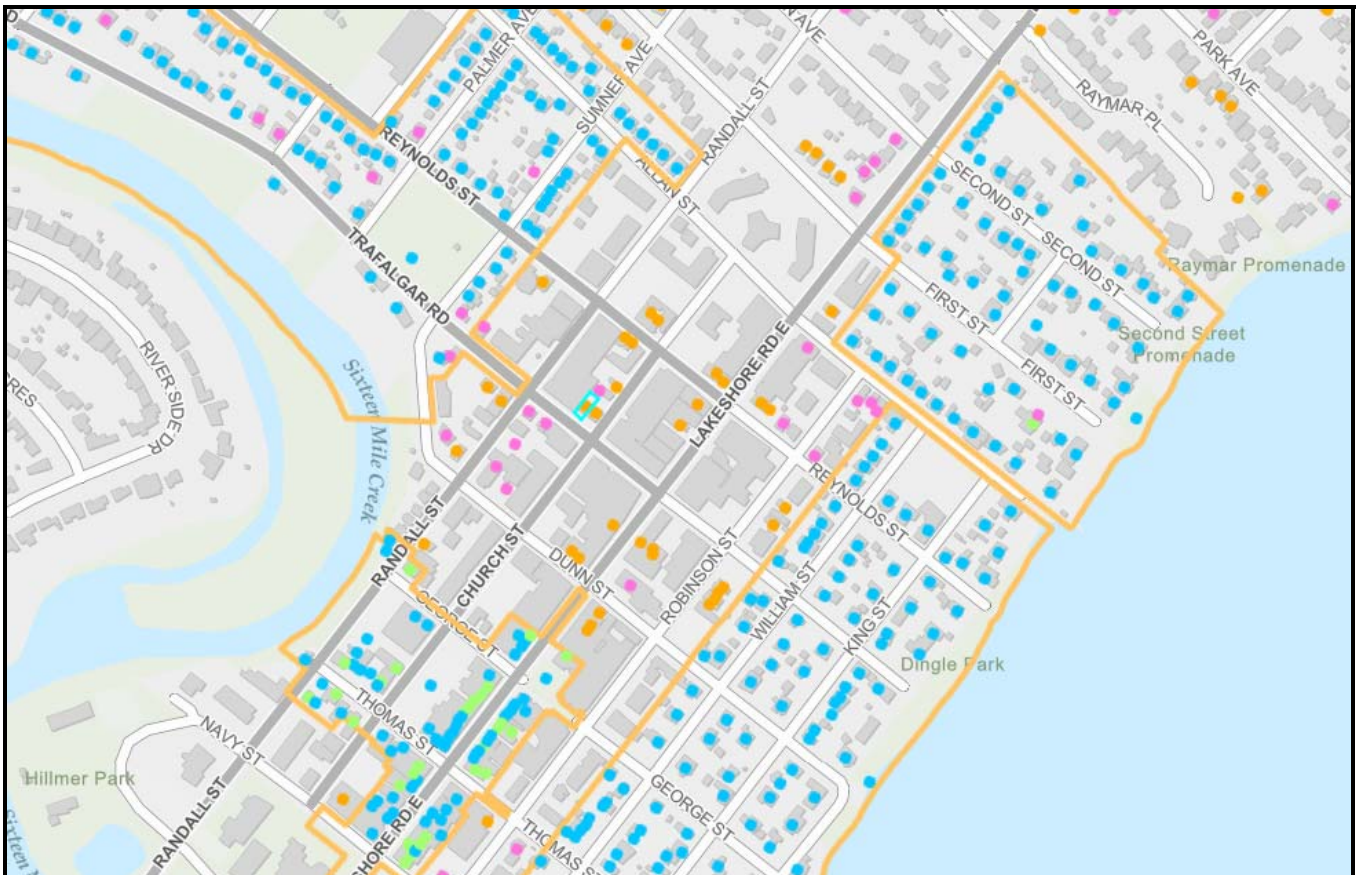
Ethel died in 1964, and Mary continued to live in the house until her death around 1980, when it was then purchased by Di-Na Builders, a local Oakville company. It was likely renovated into commercial space at this time, and the porch was filled in. It was then bought by the current owners in 1994.

In summary, the property has historical and associative value because it is directly associated with the late 19th and early 20th century commercial and residential development of downtown Oakville. It is one of the few remaining historic buildings on its block and is an important reminder of this area's history. It is also associated with the Blakelock Brothers, who were significant individuals and business owners in Oakville. This was one of the first structures they constructed which would have helped them expand their development and construction business.

³⁹ Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981, pg. 122

Contextual Value

The subject property has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The property is in downtown Oakville, surrounded by Oakville's four Heritage Conservation Districts, as seen in the map below. The subject property is one of several historical buildings of note still standing which reference the early built history of the neighbourhood, which was a mix of residential, industrial and commercial. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on the major thoroughfare of Trafalgar Road and is prominently located in the neighbourhood.

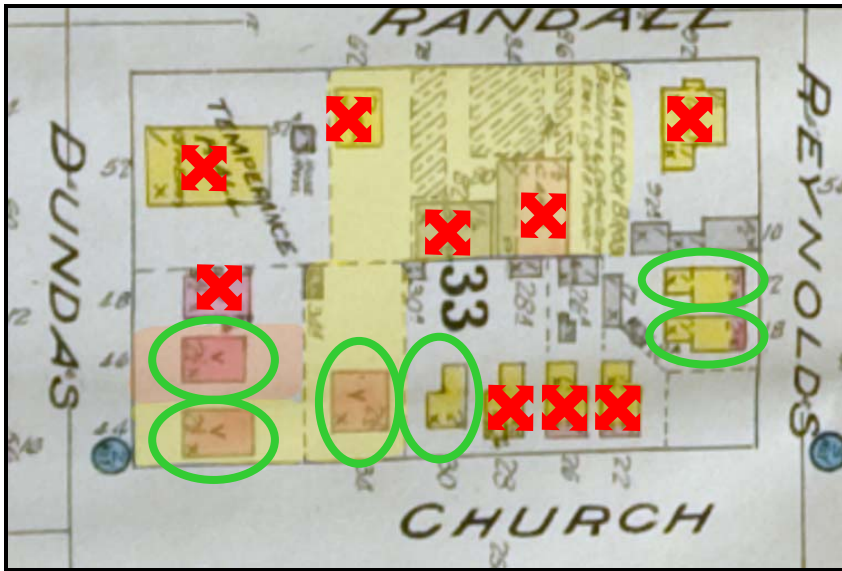


The subject property, highlighted in the centre of the map, is shown surrounded by Oakville's four Heritage Conservation Districts, outlined in orange. *Source: Town of Oakville GIS*

The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The area is comprised of adapted former residential buildings whose historical occupants were closely associated with nearby commercial and industrial enterprises, such as the former Blakelock Lumber Mill and the William Whitaker and Sons Carriage Works. The industrial buildings were demolished in the mid to late 20th century, as were several of the houses on this block. Today, only six of the historic early 20th century buildings remain, including 127 Trafalgar Road. These remaining structures have either been designated or are in the process of being designated.

The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. The Dorland House provides historical context to the neighbourhood and a link to the area's important past. Its association with the Blakelock family

and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.



1924 fire insurance map showing the subject property (orange) and the surrounding Blakelock owned properties (yellow), including their building supplies and planing mill. The properties with a red 'X' have been demolished and the properties with a green oval remain and have been previously designated or are in the process of being assessed for designation. *Source: Underwriters' Survey of Toronto*



2024 view of Trafalgar Road looking east, with the subject property on the right. *Source: Google*



2024 view looking northeast from Trafalgar Road and Church Street, with the subject property in the foreground. *Source: Google*



2024 view of Church Street looking north, with subject property on the far left. *Source: Google*

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property is a representative example of an Edwardian style house with Queen Anne influences.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property is directly associated with the early 20 th century commercial and residential development of downtown Oakville and with the Blakelock Brothers, who built the house and were significant individuals and business owners in Oakville.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The property is important in defining, supporting, and maintaining the historic low-scale residential and commercial character of downtown Oakville.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, functionally, visually and historically linked to the historic downtown core. It contributes to the understanding of the residential, industrial and commercial history of downtown.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 127 Trafalgar Road is located on the east side of Trafalgar Road, between Randall Street and Church Street in downtown Oakville. The property contains a 1915 two-and-a-half storey Edwardian brick house with Queen Anne influences. It is known as the Dorland House.

Design Value or Physical Value:

The Dorland House has design value as a representative example of an Edwardian brick house with Queen Anne influences. It retains heritage features such as: its two-and-a-half storey form with gable and hip roof, dichromatic brick cladding with cedar shingle cladding in the gables; fenestration on the north, east, south, and west elevations; segmentally arched window openings with brick voussoirs and concrete sills; bay windows on the west and south elevations; and its front porch with square brick columns and railing. While the building has been updated in recent decades to accommodate commercial use, the original form and details of its Edwardian style remain.

Historical Value or Associative Value:

The Dorland House has historical value for its associations with Thomas A. Blakelock and James A. Blakelock, whose construction company built the house circa 1915. In addition to being a prominent businessman, Thomas A. Blakelock worked for 40 years in public service as Mayor of Oakville, as a Member of the Provincial Legislature for Halton, and as Warden of Halton County. The Blakelock Brothers Contractors and Builders Company built more than 300 buildings in Oakville, including the subject house which was one of the first houses built by the company and one of only a few that was built for the Blakelock family. The house is also associated with the early 20th century industrial, residential and commercial development of downtown Oakville and helps to demonstrate the historic mixed-use development of the downtown, with the homes being constructed on the same block as their well-known planing mill.

Contextual Value:

The Dorland House has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is one of several historical buildings of note still standing that reference the early 20th century built history of the neighbourhood, which was a mix of residential, industrial and commercial uses. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on a corner lot and is prominently located in the neighbourhood. The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. Its association with the Blakelock family and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.

Description of Heritage Attributes

Key attributes of the property at 127 Trafalgar Road that exemplify its cultural heritage value as an Edwardian style house with Queen Anne influences, as they relate to the north, west and south elevations of the two-and-a-half storey house, include its:

- Rectangular massing and form with hip roof with front gable and one-storey front porch;
- Buff brick cladding;
- Wood fish scale shingle cladding in the gables;
- Remaining historic fenestration of the windows, which does not include the contemporary bay window on the north elevation;
- Remaining historic wood window trim around palladium window in front gable and second storey bay window on front elevation;
- Segmentally arched window and door openings with brick voussoirs and stone sills; and
- Front porch with low-sloped shed roof, brick columns and stone caps.

6. Conclusion

This property meets four of the criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

7. Sources

- Architects Rasch Eckler Associates Ltd., “131 Trafalgar Road, Oakville Heritage Impact Assessment”, 2010
- Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981
- Ancestry, www.ancestry.ca
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- Brampton Public Library, *Globe & Mail* historical archives
- Brampton Public Library, *Toronto Star* historical archives
- FamilySearch, *Trafalgar Township Volume A-B ca. 1808-1958*, www.familysearch.org
- Find-A-Grave
- Kyle Shannon, “Edwardian Architecture”, Ontario Architecture.
- Library and Archives Canada
- McMaster University Map Library
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province’s 18th and 19th Century Homes*. Toronto: James Lorimer & Company, Ltd. 2004
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- *Oakville Beaver*, accessed through www.halinet.on.ca
- Oakville Historical Society
- Oakville Public Library
- Ontario Heritage Act, Reg. 9/06
- Ontario Ministry of Municipal Affairs and Housing, “A place to grow: growth plan for the greater golden horseshoe”, 2020
- Ontario Ministry of Municipal Affairs and Housing, “Provincial Policy Statement”, 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Region Municipality of Halton, “Halton Region Official Plan”, 2022
- Stelter, Emma. “Debwewin: The Oakville truth project, Treaties 22 & 23, 1820”, [Friendship-Peace-and-Respect-web.pdf \(theocf.org\)](http://Friendship-Peace-and-Respect-web.pdf(theocf.org))
- Town of Oakville, “Liveable Oakville”, 2009
- Town of Oakville, “North Oakville East Secondary Plan”, 2023
- Town of Oakville, “North Oakville West Secondary Plan”, 2023
- Town of Oakville, various departmental files including the Town’s Heritage Register, policies, reports, imagery, and mapping
- Underwriters’ Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters’ Survey Bureau, 1932
- Wikipedia

On December **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Dorland House
127 Trafalgar Road
PT LT D, BLK 25, PL 1, AS IN 817997, T/W 817997; OAKVILLE

Description of Property

The property at 127 Trafalgar Road is located on the east side of Trafalgar Road, between Randall Street and Church Street in downtown Oakville. The property contains a 1915 two-and-a-half storey Edwardian brick house with Queen Anne influences. It is known as the Dorland House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Dorland House has design value as a representative example of an Edwardian brick house with Queen Anne influences. It retains heritage features such as: its two-and-a-half storey form with gable and hip roof, dichromatic brick cladding with cedar shingle cladding in the gables; fenestration on the north, east, south, and west elevations; segmentally arched window openings with brick voussoirs and concrete sills; bay windows on the west and south elevations; and its front porch with square brick columns and railing. While the building has been updated in recent decades to accommodate commercial use, the original form and details of its Edwardian style remain.

Historical and Associative Value

The Dorland House has historical value for its associations with Thomas A. Blakelock and James A. Blakelock, whose construction company built the house circa 1915. In addition to being a prominent businessman, Thomas A. Blakelock worked for 40 years in public service as Mayor of Oakville, as a Member of the Provincial Legislature for Halton, and as Warden of Halton County. The Blakelock Brothers Contractors and Builders Company built more than 300 buildings in Oakville, including the subject house which was one of the first houses built by the company and one of only a few that was built for the Blakelock family. The house is also associated with the early 20th century industrial, residential and commercial development of downtown Oakville and helps to demonstrate the historic mixed-use development of the downtown, with the homes being constructed on the same block as their well-known planing mill.

Contextual Value

The Dorland House has cultural heritage value because it is physically, functionally, visually, and historically linked to its surroundings. The subject property is one of several historical buildings of note still standing that reference the early 20th century built history of the neighbourhood, which was a mix of residential, industrial and commercial uses. It is one of several other houses built by the Blakelock Brothers on the block, but is one of the only few remaining. It sits on a corner lot and is prominently located in the neighbourhood. The property is also important in defining, supporting, and maintaining the character of the historic downtown core. The subject house plays an important role in the remaining historic streetscape of this block, as a visible anchor on the southwest corner. The building's small scale and historic architectural style highlights the history of downtown Oakville and its historically low-scale building streetscape. Its association with the Blakelock family and their business is particularly important as the building is a tangible remnant of this important part of Oakville's history of industry and post-World War I growth.

Description of Heritage Attributes

Key attributes of the property at 127 Trafalgar Road that exemplify its cultural heritage value as an Edwardian style house with Queen Anne influences, as they relate to the north, west and south elevations of the two-and-a-half storey house, include its:

- Rectangular massing and form with hip roof with front gable and one-storey front porch;
- Buff brick cladding;
- Wood fish scale shingle cladding in the gables;
- Remaining historic fenestration of the windows, which does not include the contemporary bay window on the north elevation;
- Remaining historic wood window trim around palladium window in front gable and second storey bay window on front elevation;
- Segmentally arched window and door openings with brick voussoirs and stone sills; and
- Front porch with low-sloped shed roof, brick columns and stone caps.

Any objection to this designation must be filed no later than January **, 2025. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on December **, 2024.

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Notice of intention to designate – 322 Watson Avenue –
December 9, 2024

LOCATION: 322 Watson Avenue

WARD: Ward 3 Page 1

RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Guess House Stone Wall at 322 Watson Avenue.

KEY FACTS:

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

- As part of the Heritage Designation Project 2023-2025, Heritage Planning staff has evaluated the subject property and consider it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council for the property.

BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject property of this report was included as a priority within that list.

In June 2024, Bill 200, *Homeowner Protection Act, 2024*, was passed. This bill extended the two-year time limit for existing listed properties to remain on municipal heritage registers from January 1, 2025 to January 1, 2027. While these additional

two years are beneficial, staff is continuing the work of the Heritage Designation Project 2023-2025 with the original project timeline, based on staff resources.

A location map for the subject property is attached as Appendix A. A Cultural Heritage Evaluation Report (CHER) has been prepared by staff and is attached as Appendix B. A draft Notice of Intention to Designate has also been prepared by staff and is attached as Appendix C.

COMMENT/OPTIONS:

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), the *Planning Act* (1990, as amended) and the Provincial Policy Statement (2024).

The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The property at 322 Watson Avenue has been evaluated using these criteria. Staff considers the property to meet at least two or more of these criteria, and it therefore merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Report provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 322 Watson Avenue was presented to the Heritage Oakville Advisory Committee on November 26, 2024. The Committee supported the designation of the property.

CONSIDERATIONS:

(A) PUBLIC

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designation as necessary.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of this historic building through heritage designation contributes to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Location Map

Appendix B – Cultural Heritage Evaluation Report

Appendix C – Draft Notice of Intention to Designate

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Supervisor, Heritage Conservation

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development

APPENDIX A

ANTHONY DR

SPRUCE ST

MACDONALD RD

ALLAN ST

WATSON AVE

DOUGLAS AVE

GALT AVE

GLOUCESTER AVE

BALSAM DR

SHEDDON AVE

MOORECROFT RD



0 20 40 80 Meters

322 Watson Avenue

LOCATION



SUBJECT LANDS

Community Development Commission

S:\ServiceRequests\REQ 11899 - Location Maps\

Cultural Heritage Evaluation Report
Guess House Stone Wall
322 Watson Avenue, Oakville, Ontario



Stone wall in front of 322 Watson Ave, 2024. Source: *Town of Oakville Planning and Development Staff*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
October 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Significance and identification of heritage attributes.

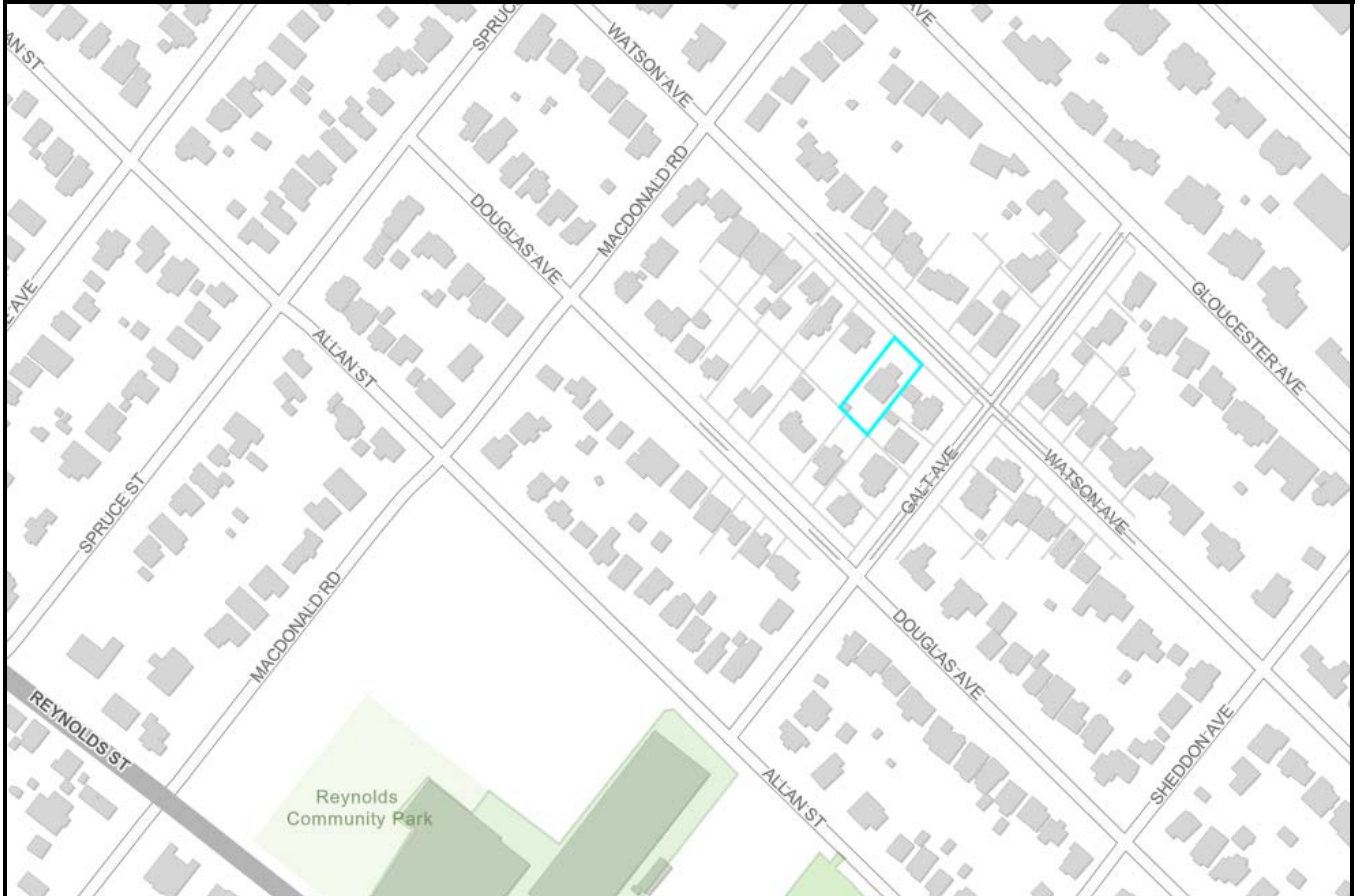
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2024). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The stone wall at 322 Watson Avenue is located on the west side of Watson Avenue between Macdonald Road and Galt Avenue. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The wall is historically part of original property for 329 Douglas Avenue, a designated house.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Ontario Regulation 9/06 for its stone wall. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The property at 322 Watson Avenue is located on the east side of Douglas Avenue between Macdonald Road and Galt Avenue, made up of two original subdivision lots. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Third Concession South of Dundas, Lot 12. After being purchased by Charles Anderson in the early 1800s, the subject property became a part of the Anderson farm until it was subdivided into the Brantwood Survey in 1907. The property contains a non-historic contemporary home and a historic stone wall, known as the Guess House Stone Wall.



Location map: Subject property is outlined blue. 2024. Source: Town of Oakville GIS

Legal description: PLAN 113 LOT 200 PT LOT 199 RP 20R12284 PART 2; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject property at 322 Watson Avenue contains a low lakestone wall (sometimes called knee wall) with accompanying columns made of local lakestone. Today it runs across four properties, demarcating the original six lots purchased by George Guess in 1912 to construct his two-storey Arts and Crafts era house. This house is known as the Guess House and is a designated heritage property at 329 Douglas Avenue. The stone wall that was originally built to accompany the Guess House remains today on 323 Douglas Avenue, 329 Douglas Avenue, 322 Watson Avenue and 330 Watson Avenue.

The stone wall was built during the Arts & Craft era, as was the accompanying Guess House. The Arts and Crafts movement began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.² Generally, the goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment.³ There was a strong emphasis on artisanal and hand-crafted objects and structures. Natural materials such as brick, stone, stucco and wood were used in new dwellings and associated landscape elements.



Historic photo of the original Guess house, showing the portion of the wall that runs along Douglas Avenue, circa 1913. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. And W.S. Davis

¹ Ibid., pg. 101

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

The stone wall, as a landscape element that accompanied the Guess House, is reflective of the Arts and Crafts movement. The wall is constructed of natural lakestone sourced from the bed of Lake Ontario nearby. The stone wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, organic aesthetic that was typical of the Arts and Crafts era. It also spoke to the owner's wealth and status by highlighting the expansive size of the property at the time.

As can be seen in historic photos, the stone was originally dry-laid with vertical pieces placed along the top, lending a rustic air to the property. Mortar has since been added between some of the stones on the columns, but much of the wall remains dry-laid. Large individual fieldstones are mortared into the stone columns on both the subject property and next door at 330 Watson Avenue. These types of stones are not on the wall along Douglas Avenue which have the vertical pieces of lakestone instead. The fieldstones may have been later additions or were only used along Watson Avenue which would have been the rear of the property.



Close-up images of columns in front of 322 Watson Avenue, 2024. Ivy is growing along the wall. *Source: Town of Oakville Planning and Development Staff*



A pedestrian path and opening stands at the south of the wall, similar to 330 Watson Avenue next door. *Source: Google Street view*

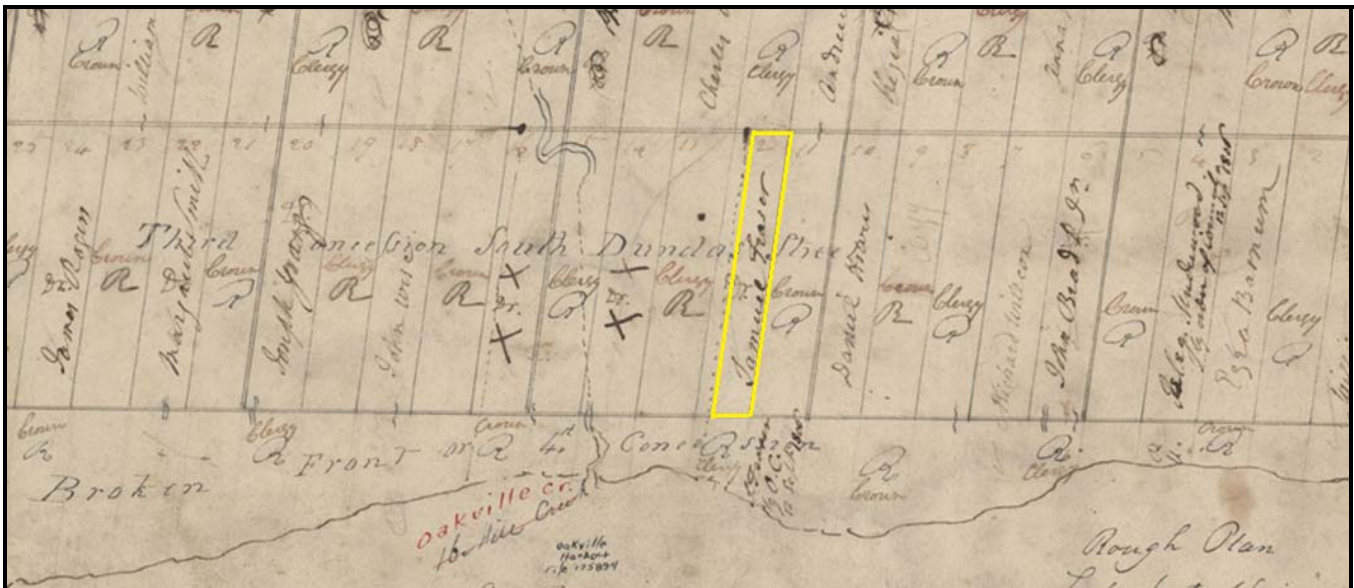


The wall extends in front of what is now 330 Watson Avenue but was historically the back portion of Guess' estate. *Source: Town of Oakville Planning and Development Staff*

Historical and Associative Value

The property at 322 Watson Avenue is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.⁴ The subject property is located within the territory of Treaty No. 14.⁵

The land outside of the waterway reserves kept by the Mississauga was divided up by the Crown. The subject area was known as the Third Concession South of Dundas Street, Lot 12,⁶ and would later become the neighborhood of Brantwood in the 1900s. It is a narrower lot compared to the others, given that it ran alongside the edge of the Mississauga lands on Sixteen Mile Creek.



Wilmot's Trafalgar Township Survey, 1806, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The reserve lands along the creek are most likely the dotted lines, which Lot 12 borders and explain its narrower size in later maps. This would become the Brantwood Survey and subsequent neighbourhood. Source: Archives of Ontario

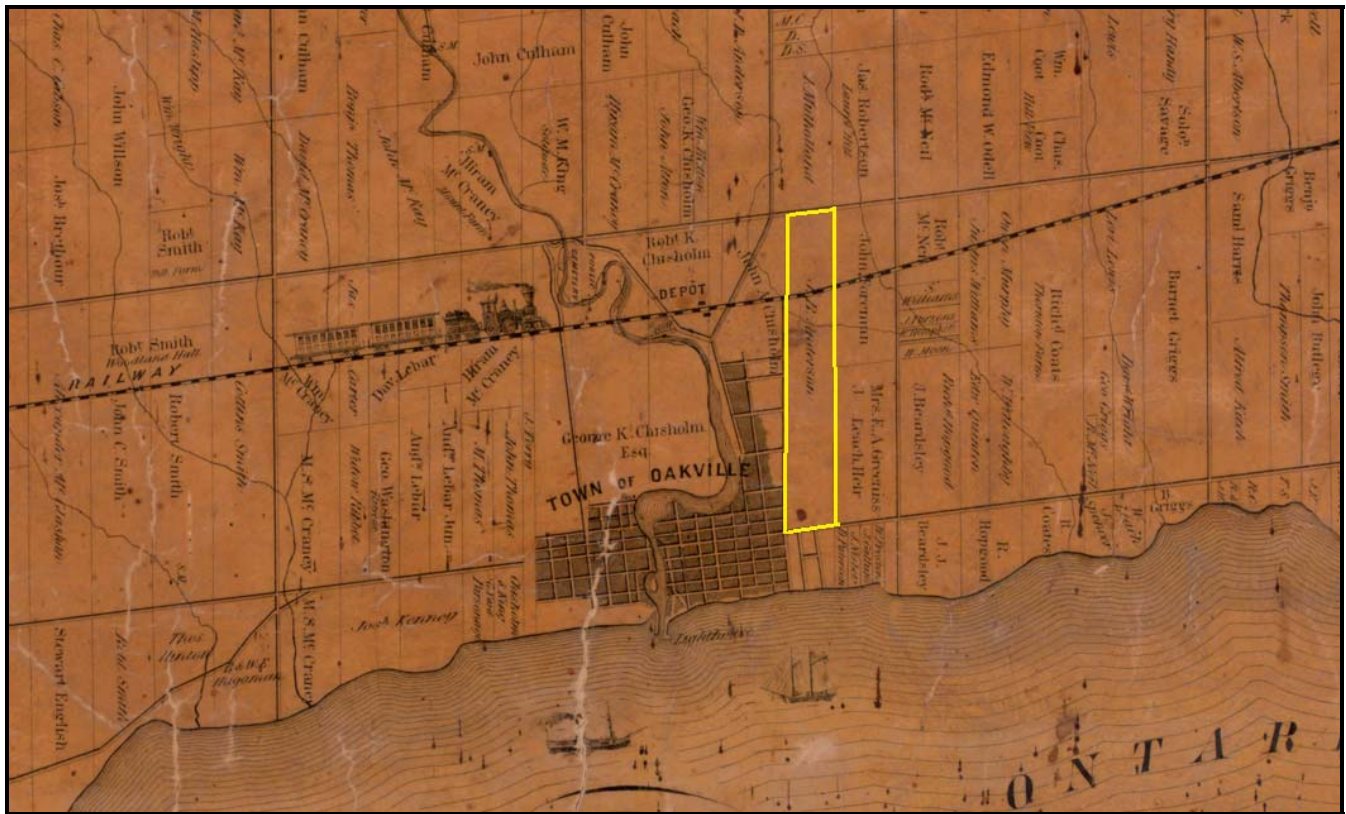
The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding "about 20,000" acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.⁷

⁴ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

⁵ 1806 Wilmot Survey

⁶ 1806 Wilmot survey and the subsequent 1858 Tremaine survey

⁷ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The Mississauga lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. At this time, it was owned by Joseph Brant Anderson. Source: University of Toronto

In 1808, the Crown granted Lot 12 to Samuel Fraser, an American settler.⁸ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant⁹. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁰ Because of this, he was viewed as a traitor after the war and his lands were forfeit to the Crown. In 1819, this portion of Fraser's land was purchased by Charles Anderson.¹¹ The estate was bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north, and Allan Street to the west. The lands would stay in the Anderson family until 1902.

Charles Anderson was a friend of Mohawk leader Joseph Brant.¹² When Charles had a son, he was given the name Joseph Brant Anderson. Joseph Brant Anderson and his wife built a log cabin on the property in 1826, close to the path that would become Lakeshore Road East. He farmed the land and built a larger house in 1836.¹³ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁴

⁸ LRO Patent, dated February 15, 1808, from the Crown to Samuel Fraser. A portion of Lot 12 was also given to William Chisholm by the Crown in 1831.

⁹ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁰ Ibid.

¹¹ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

¹² Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹³ Ibid.

¹⁴ Ibid.

In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown after the signing of Treaty 22.¹⁵ Chisholm is widely recognized as the founder of the Village of Oakville.



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835" Source: Oakville Historical Society

Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek. The Anderson land in which the 329 Douglas sits was still in the wooded northeast corner of the above map, which reads "Joseph Anderson's Property". He left it to his son Cyrus Anderson in his will in 1879.¹⁶

The Anderson Estate house, known as "The Grit Anchorage", faced Lakeshore Road¹⁷. Between 1897 and 1902, Anderson was the owner of a private bank located in Oakville's downtown. The Anderson bank failed when it was discovered that it had a shortage due to the misappropriation of funds.¹⁸ The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.¹⁹

To help recover their losses, the Bank of Hamilton planned a large subdivision in 1907 on what had been Anderson's farm. The Cumberland Land Company Limited, a syndicate formed by the Bank of Hamilton to subdivide and sell off the 200 acres of Anderson's land,²⁰ oversaw the project and its infrastructure—planning

¹⁵ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

¹⁶ LRO Instruments 46F and 1336D, both being left in their wills, dated February 23, 1829 (between Charles and Joseph Brant) and September 30, 1879 (between Joseph Brant and Cyrus).

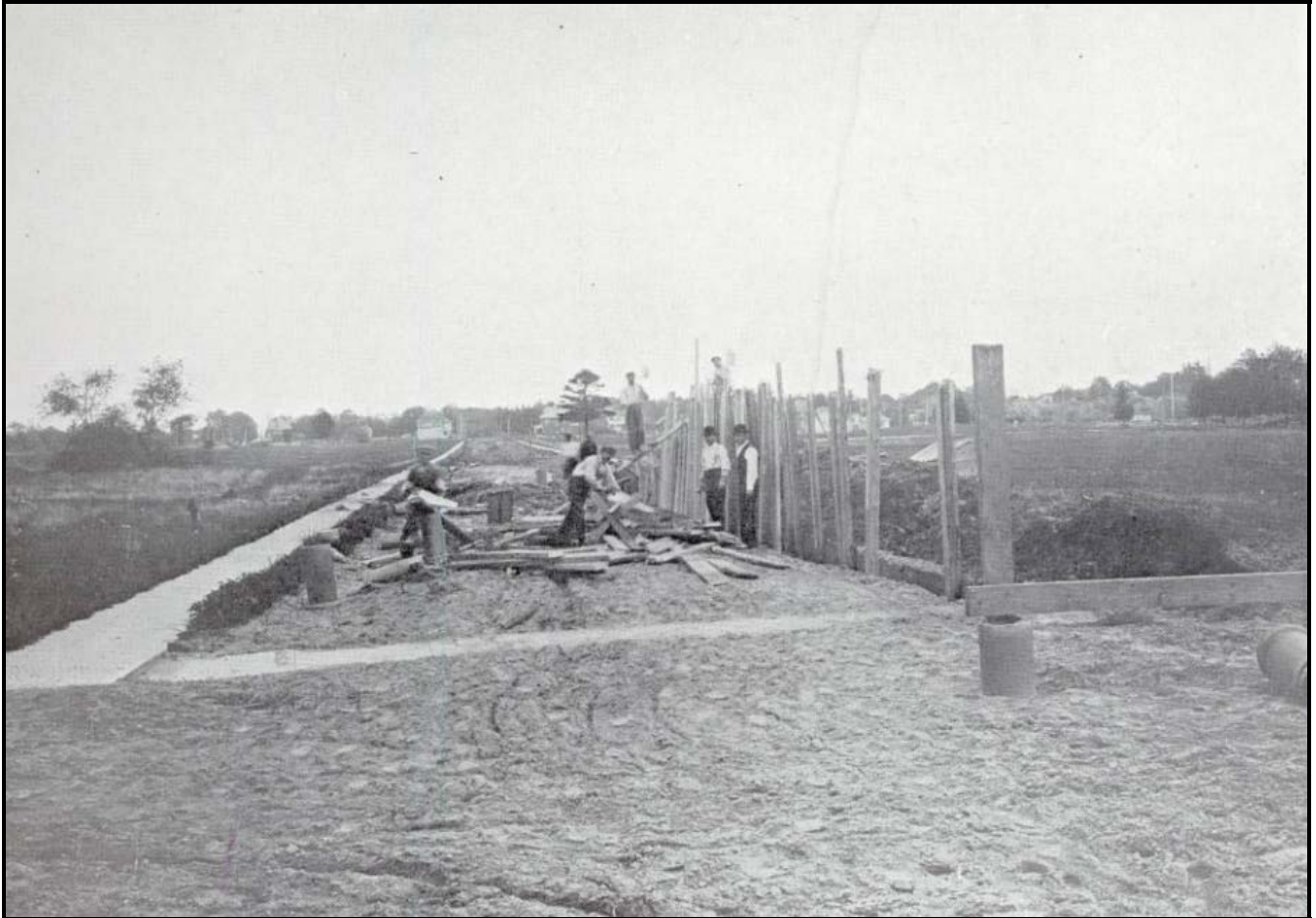
¹⁷ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pp. 110-113, Oakville: Oakville Historical Society

¹⁸ *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

¹⁹ *The Globe*, "A document found", January 10, 1903 pg. 28

²⁰ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.²¹ The new subdivision was known as Brantwood.²²



1913 photo of workers laying sewers on Douglas Avenue. Sidewalks and other infrastructure were built to draw buyers in. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton middle class workers and their families to relocate to this new subdivision in Oakville.²³ While the infrastructure was made up of the modern conveniences of the era (sewage, water, and paved roads), sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s and 30s.²⁴

As part of this new subdivision, in 1909, Cameron Bartlett, of the Bank of Hamilton sold Lot 170 and 171 directly to William Sinclair Davis.²⁵

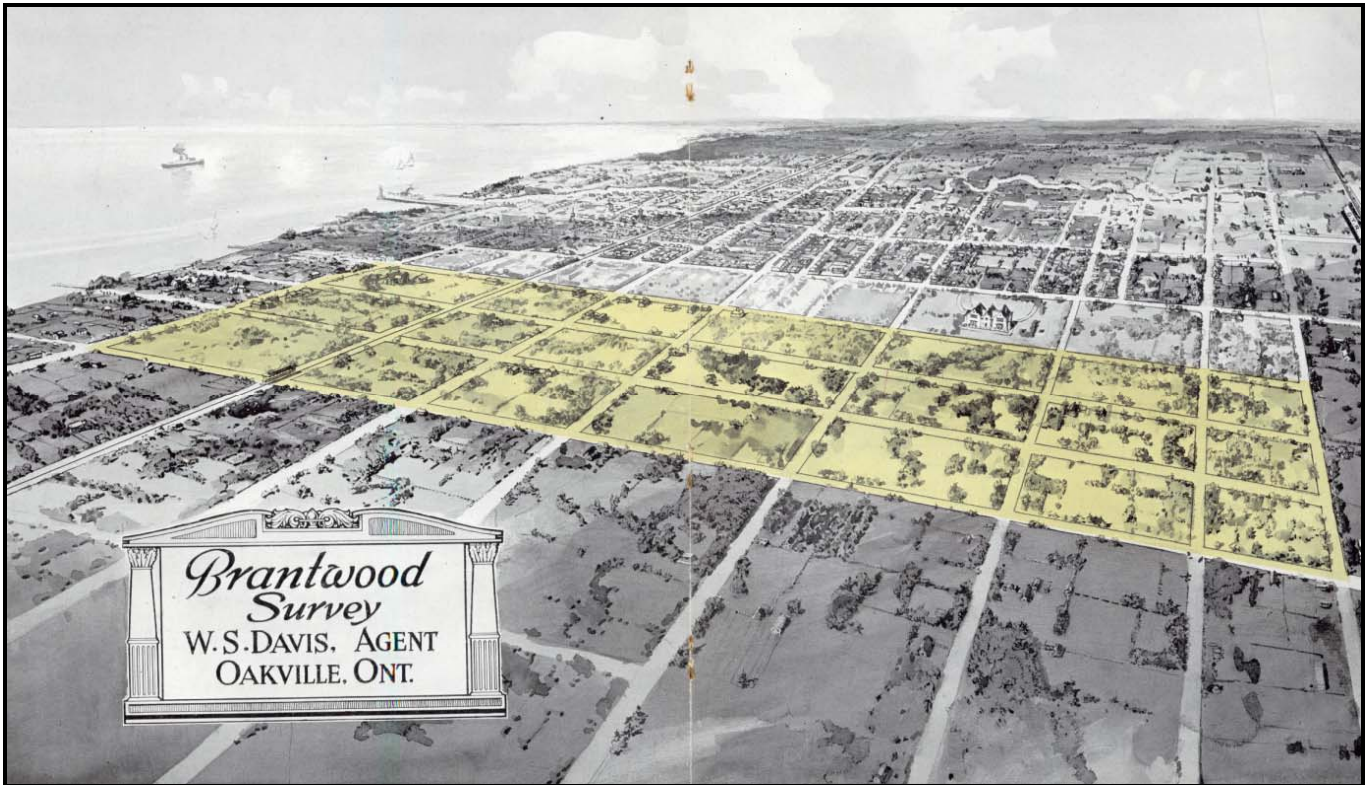
²¹ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

²² Oakville Historical Society, Brantwood Survey, 1907

²³ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

²⁴ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

²⁵ LRO Instrument 4254, being a Bargain and Sale, dated 11 October 1909, between Cameron Bartlett and William Sinclair Davis



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. A close-up of the house, with artistic liberty, at 329 Douglas from this image is below, showing it was one of the earliest planned in the subdivision. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis*



The house at 329 Douglas was one of the earliest built in the subdivision. On October 13, 1909, manufacturer Herbert Elliot purchased Lot 170 and 171 from Davis, as well as Lots 169, 198 199, and 200.²⁶ The house was built while the property was owned by Herbert Elliot, however, it is unknown who the builder was. While it was under his ownership, the house was built by 1910.²⁷

²⁶ LRO Instrument 4269, being a Bargain and Sale, dated October 13, 1909, between W.S. Davis and Herbert Elliot and the other lots for a total of \$2,100

²⁷ Oakville Public Library, 1910 Town of Oakville Assessment roll: Lot 170 and 171 et al. are owned by Herbert Elliot. It lists it as “B” for built upon, and the value of the buildings is \$3,500, indicating that within a year of purchase the house had been mostly complete.

OAKVILLE — PLAN — OF — BRANTWOOD SURVEY —



A map of the 1907 Brantwood Survey, showing the original six lots purchased by Herbert Elliot in 1909 and sold to Guess in orange, and Lots 170 and 171 in yellow where the house was constructed. Source: Oakville Historical Society

The house is pictured below in the 1913 Brantwood brochure. From this photo we can see some of the infrastructure work is still happening in the subdivision, as evident from the pile of pipework next to the road yet to be installed and the unpaved road (note the sidewalk is completed). The low lakestone wall is the same one that stands today and extends around the original six lots.



1913 image of the house, showing original elements that still stand, including the lakestone wall and columns. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

In 1912, Elliot sold the six lots to George A. Guess, professor at the University of Toronto.²⁸ It is unclear under which owner the stone wall was built, since the six lots were owned by both Elliott and Guess. The earliest we can confirm its existence is in the 1913 Brantwood pamphlet image above, when it was owned by George Guess. However, since Elliot had the house built, it is possible he also had the wall constructed at the same time as it follows the same Arts and Crafts design ethos as the house.

George Arthur Guess was born in 1873 in Ontario.²⁹ He graduated from Queen's University in 1894 with a master's degree and moved west to British Columbia to work in the copper mining business, forming a company with his brother Harry.^{30 31} He was at the head of many large experimental metallurgical mining concerns in Mexico, the U.S., and South America. In 1912 he returned to Ontario to become the head of the Department of Metallurgy at the University of Toronto.³²

²⁸ LRO Instrument8148, being a Grant, dated March 19, 1912, between Herbert Elliot and George A. Guess, for a total cost of \$8,100.

²⁹ *The Ottawa Journal*, "Deaths", October 23, 1954, pg. 2

³⁰ *The Globe*, "Queen's Graduates", April 24, 1894, pg. 1

³¹ Henderson's British Columbia Gazetteer and Directory and Mining Companies, 1899-1900, Ancestry.com. *Canada, City and Area Directories, 1819-1906*. Provo, UT, USA: Ancestry.com Operations, Inc., 2013. lists George Arthur Guess and Harry Guess as owners of the company Guess Brothers; Harry's residence however is Keewatin, Ontario

³² *The Globe*, "Heads department of metallurgy", January 13, 1912, pg. 9; *The Globe*, "Metallurgy chair in the university," January 13, 1912, pg. 9



This prompted the purchase of the house at 329 Douglas Avenue. George's wife, Emma, died in 1926 from an illness.³³ They had one son, Arthur. Guess then remarried Edna Ashley the following year.³⁴ The Guess families lived in the house for a total of over 60 years. Guess retired from his role at the University of Toronto in 1943.³⁵ Before this, in 1918, he'd received a patent for electrolytically separating nickel from copper.³⁶ He gave many talks about his metallurgical experiences when he was in Ontario. Guess lived in the house until he passed away in 1954, and then his second wife Edna remained there until her death in 1973.³⁷

Clip from the *Globe* announcing George Guess, pictured, as the new Head of the Department of Metallurgy, 1912. Source: *Globe and Mail*



Photo of the house in 1929, published in the *Toronto Star*. Source: *Toronto Public Library – Toronto Star Photograph Archive*

³³ *Globe*, "Mrs. George A. Guess", March 4, 1926, pg. 12

³⁴ Ancestry.ca, marriage certificate

³⁵ Ancestry.ca, article from *The Gazette*, September 18, 1943, pg. 13

³⁶ *Globe*, "Patents issues", February 2, 1918, pg. 9

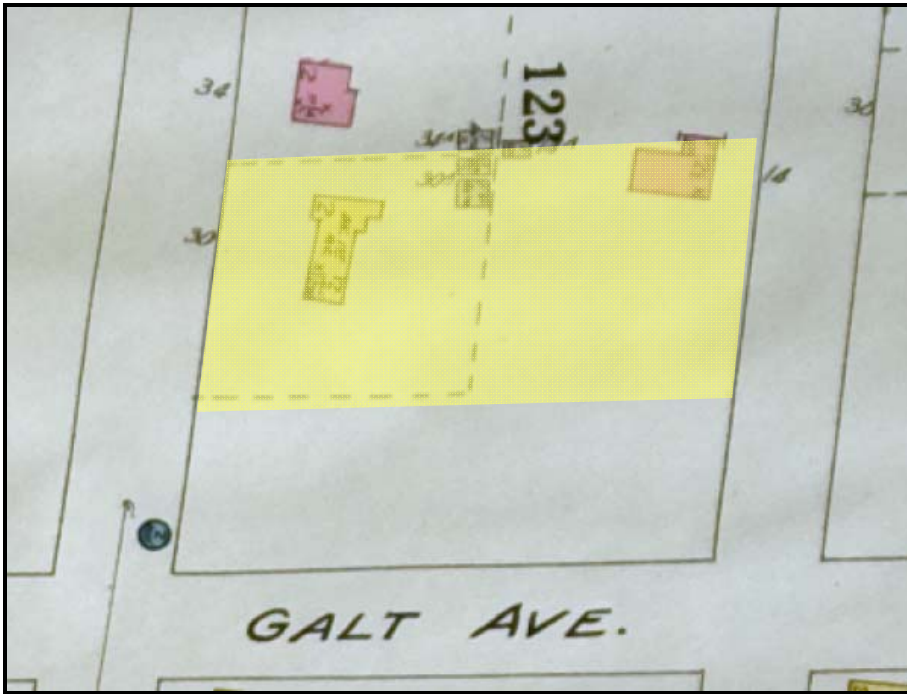
³⁷ *The Ottawa Journal*, "Deaths", October 1, 1954, pg. 2; LRO Instrument 8151, being a Certificate, dated October 11, 1955, to Edna Guess, and LRO Instrument 374960, being an Execution of Deed, dated September 27, 1973, from Ross Regie, executor of Edna Guess' will, to John and Tiiu Purkis



The four properties that still contain the Guess House Stone wall highlighted in yellow. *Source: Town of Oakville GIS*



Close up of the lots showing the six lots (171, 170, 169 and 198, 199, and 200) that were a part of the original parcel of land. The three lots on Watson Avenue were sold in 1921 and Lot 169 remained as part of the property until the 1960s. The wall still stands at the front of all these lots. *Source: OnLand Property Search*



1924 fire insurance map with the four properties containing the stone wall outlined. The existing houses at 329 Douglas Avenue and 330 Watson Avenue can be seen in the map. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1924



1932 fire insurance map with the four properties containing the stone wall outlined. The existing houses at 329 Douglas Avenue and 330 Watson Avenue can be seen in the map. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1932.

Lot 169 to the south and Lots 198, 199, and 200 on Watson Avenue were also owned by Elliot and then Guess. Lots 198, 199, and 200 were not built on before the second property owner sold them in 1921.³⁸ The house at 330 Watson Avenue was then built, and Lot 200 was its yard facing the lake until the house was built in 1990. Lot 169 remained a part of the subject property for several decades and was eventually sold in 1969 and a house was built the same year.³⁹

In summary, the stone wall has historical and associative value not only because it was built early on in the development of Brantwood, an important local subdivision and one of the first in Oakville from the early 20th century, but also with its association with George Guess, whose family lived in the original house associated with the wall for over 60 years.

³⁸ Oakville Public Library, 1912 Town of Oakville assessment roll

³⁹ LRO Instrument 283608, being a Grant dated October 15, 1969, between Edna Guess and Oakville Developments Ltd; notes state it is Lot 169 only. According to 1949 fire insurance map there is no building in that year, but undetermined if built on at time of sale.

Contextual Value

The subject property is part of the historic Brantwood residential subdivision. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. Houses in this area range in age and architectural style, dating from the early to mid-20th century, specifically being built between 1910 and 1940. Many of the original houses in the Brantwood survey were inspired by the Arts and Crafts movement.

The historic stone wall on the property is physically, functionally, visually, and historically linked to its surroundings. It is also important in defining, supporting and maintaining the historic residential character of Brantwood. The stone wall was built for one of the oldest houses on the street and is representative of the Arts & Crafts era. It was designed, along with its original house, to recall the English countryside and tie the house to the land through this hand-made natural landscape feature. It remains a rare remnant structure from the early 20th century and is a distinguishing feature of the streetscape. Running along four separate properties, the wall provides a physical and visual reminder of the large historic estates that were originally constructed within Brantwood. Despite multiple severances and the construction of new homes over many decades, the stone wall remains as a defining feature of the neighbourhood.



View of Watson Avenue looking north with subject property on the left, 2021. Source: Google Street View



View of Watson Avenue looking southwest with subject property in the middle, 2021. Source: Google Street View

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The stone wall is a rare remaining example of an early 20 th century lakestone wall in Oakville.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The stone wall is associated with the theme of development of 'Brantwood', an early 20 th century subdivision of Oakville that was influenced by the Arts and Crafts movement.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The stone wall is important in defining, maintaining and supporting the historic residential character of Brantwood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The stone wall is physically, functionally, visually, and historically linked to its surroundings. It contributes to the history of the local community, specifically Brantwood, a significant early 20 th century Oakville subdivision.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 322 Watson Avenue is located on the west side of Watson Avenue, between Macdonald Road and Galt Avenue in the Brantwood neighbourhood. The property contains a circa 1913 dry-laid lakestone wall originally associated with the Guess House at 329 Douglas Avenue.

Design or Physical Value:

The Guess House Stone Wall has design and physical value as a representative example of an Arts and Crafts era landscape wall. The goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment. There was a strong emphasis on artisanal and hand-crafted objects and structures and natural materials such as brick, stone, stucco and wood. The stone wall is constructed of natural lakestone sourced from the bed of Lake Ontario nearby. The wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, organic aesthetic that was typical of the Arts and Crafts era. It also spoke to the owner's wealth and status by highlighting the expansive size of the property at the time. The craftsmanship can be seen in the originally dry-laid structure topped by vertical pieces of lakestone and its stone columns topped by large fieldstones.

Historical Value or Associative Value:

The Guess House Stone Wall has cultural heritage value for its associations with the theme of development of the local residential area known as 'Brantwood'. Developed in the early 1900s, this subdivision was designed with large lots and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The stone wall was built as part of the Guess House, a large estate home constructed circa 1910 in the Tudor Revival and Craftsman styles, typical architectural styles of the Arts and Crafts period. The wall still stands on four separate properties that make up the original estate property.

Contextual Value:

The Guess House Stone Wall is physically, functionally, visually, and historically linked to its surroundings. It is also important in defining, supporting and maintaining the historic residential character of Brantwood. The stone wall was built for one of the oldest houses on the street and is representative of the Arts & Crafts era. It was designed, along with its original house, to recall the English countryside and tie the house to the land through this hand-made natural landscape feature. It remains a rare remnant structure from the early 20th century and is a distinguishing feature of the streetscape. Running along four separate properties, the wall provides a physical and visual reminder of the large historic estates that were originally constructed within Brantwood. Despite multiple severances and the construction of new homes over many decades, the stone wall remains as a defining feature of the neighbourhood.

Description of Heritage Attributes

Key heritage attributes of the property at 322 Watson Avenue that exemplify its cultural heritage value as an early 20th century Arts and Crafts era landscape wall, include the following:

- The low lakestone wall topped by vertical pieces of lakestone; and
- The lakestone columns topped by large fieldstones.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including historical/associative value and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

7. Sources

- Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981
- Ancestry, <http://www.ancestry.ca>
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- Cumberland Land Company Limited and W.S. Davis, "Brantwood", 1913
- FamilySearch, *Trafalgar Township Volume A-B ca. 1808-1958*, www.familysearch.org
- Griffin, George A., *Oakville Past and Present*. Oakville: Griffin & Griffin, 1912
- Kyle Shannon, "Arts and Crafts." Ontario Architecture. <http://www.ontarioarchitecture.com/ArtsandCrafts.htm>
- Library and Archives Canada, "1901 Census", "1911 Census", www. <https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx>
- McMaster University Map Library
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*. Toronto: James Lorimer & Company, Ltd. 2004
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- Oakville Historical Society
- Oakville Public Library
- Ontario Heritage Act, Reg. 9/06
- Ontario Ministry of Municipal Affairs and Housing, "A place to grow: growth plan for the greater golden horseshoe", 2020
- Ontario Ministry of Municipal Affairs and Housing, "Provincial Policy Statement", 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Peacock, David and Suzanne. *Old Oakville: A Character Study of the Town's Early Buildings and of the Men Who Built Them*. Toronto: Hounslow Press, 1979
- Region Municipality of Halton, "Halton Region Official Plan", 2022
- Stelter, Emma. "Debwewin: The Oakville truth project, Treaties 22 & 23, 1820", [Frendship-Peace-and-Respect-web.pdf \(theocf.org\)](http://www.theocf.org/Frendship-Peace-and-Respect-web.pdf)
- Toronto Public Library, *Globe & Mail* historical archives
- Town of Oakville, "Liveable Oakville", 2009
- Town of Oakville, "North Oakville East Secondary Plan", 2023
- Town of Oakville, "North Oakville West Secondary Plan", 2023
- Town of Oakville, various departmental files including the Town's Heritage Register, policies, reports, imagery, and mapping
- Underwriters' Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters' Survey Bureau, 1932

On December **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Guess House Stone Wall
322 Watson Avenue
CONSOLIDATION OF VARIOUS PROPERTIES 1STLY- LT 200, PL 113;
OAKVILLE 2NDLY- PT LT 199, PL 113, PT 2, 20R12284; OAKVILLE

Description of Property

The property at 322 Watson Avenue is located on the west side of Watson Avenue, between Macdonald Road and Galt Avenue in the Brantwood neighbourhood. The property contains a circa 1913 dry-laid lakestone wall originally associated with the Guess House at 329 Douglas Avenue.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Guess House Stone Wall has design and physical value as a representative example of an Arts and Crafts era landscape wall. The goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment. There was a strong emphasis on artisanal and hand-crafted objects and structures and natural materials such as brick, stone, stucco and wood. The stone wall is constructed of natural lakestone sourced from the bed of Lake Ontario nearby. The wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, organic aesthetic that was typical of the Arts and Crafts era. It also spoke to the owner's wealth and status by highlighting the expansive size of the property at the time. The craftsmanship can be seen in the originally dry-laid structure topped by vertical pieces of lakestone and its stone columns topped by large fieldstones.

Historical and Associative Value

The Guess House Stone Wall has cultural heritage value for its associations with the theme of development of the local residential area known as 'Brantwood'. Developed in the early 1900s, this subdivision was designed with large lots and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The stone wall was built as part of the Guess House, a large estate home constructed circa 1910 in the Tudor Revival and Craftsman styles, typical architectural styles of the Arts and Crafts period. The wall still stands on four separate properties that make up the original estate property.

Contextual Value

The Guess House Stone Wall is physically, functionally, visually, and historically linked to its surroundings. It is also important in defining, supporting and maintaining the historic residential character of Brantwood. The stone wall was built for one of the oldest houses on the street and is representative of the Arts & Crafts era. It was designed, along with its original house, to recall the English countryside and tie the house to the land through this hand-made natural landscape feature. It remains a rare remnant structure from the early 20th century and is a distinguishing feature of the streetscape. Running along four separate properties, the wall provides a physical and visual reminder of the large historic estates that were originally constructed within Brantwood. Despite multiple severances and the construction of new homes over many decades, the stone wall remains as a defining feature of the neighbourhood.

Description of Heritage Attributes

Key heritage attributes of the property at 322 Watson Avenue that exemplify its cultural heritage value as an early 20th century Arts and Crafts era landscape wall, include the following:

- The low lakestone wall topped by vertical pieces of lakestone; and
- The lakestone columns topped by large fieldstones.

Any objection to this designation must be filed no later than January **, 2025. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on December **, 2024.

DRAFT

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Notice of intention to designate – 323 Douglas Avenue –
December 9, 2024

LOCATION: 323 Douglas Avenue

WARD: Ward 3

Page 1

RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Guess House Stone Wall at 323 Douglas Avenue.

KEY FACTS:

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

- As part of the Heritage Designation Project 2023-2025, Heritage Planning staff has evaluated the subject property and consider it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council for the property.

BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject property of this report was included as a priority within that list.

In June 2024, Bill 200, *Homeowner Protection Act, 2024*, was passed. This bill extended the two-year time limit for existing listed properties to remain on municipal heritage registers from January 1, 2025 to January 1, 2027. While these additional

two years are beneficial, staff is continuing the work of the Heritage Designation Project 2023-2025 with the original project timeline, based on staff resources.

A location map for the subject property is attached as Appendix A. A Cultural Heritage Evaluation Report (CHER) has been prepared by staff and is attached as Appendix B. A draft Notice of Intention to Designate has also been prepared by staff and is attached as Appendix C.

COMMENT/OPTIONS:

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), the *Planning Act* (1990, as amended) and the Provincial Policy Statement (2024).

The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The property at 323 Douglas Avenue has been evaluated using these criteria. Staff considers the property to meet at least two or more of these criteria, and it therefore merits designation under section 29, Part IV of the OHA. The attached Cultural Heritage Evaluation Report provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 323 Douglas Avenue was presented to the Heritage Oakville Advisory Committee on November 26, 2024. The Committee supported the designation of the property.

CONSIDERATIONS:

(A) PUBLIC

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designation as necessary.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of this historic building through heritage designation contributes to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Location Map

Appendix B – Cultural Heritage Evaluation Report

Appendix C – Draft Notice of Intention to Designate

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Supervisor, Heritage Conservation

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development

APPENDIX A



323 Douglas Avenue



SUBJECT LANDS

LOCATION

Community Development Commission

S:\ServiceRequests\REQ 11899 - Location Maps\

Cultural Heritage Evaluation Report
Guess House Stone Wall
323 Douglas Avenue, Oakville, Ontario



Stone wall in front of 323 Douglas Ave, 2021. Source: *Town of Oakville Planning and Development Staff*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
October 2024

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Significance and identification of heritage attributes.

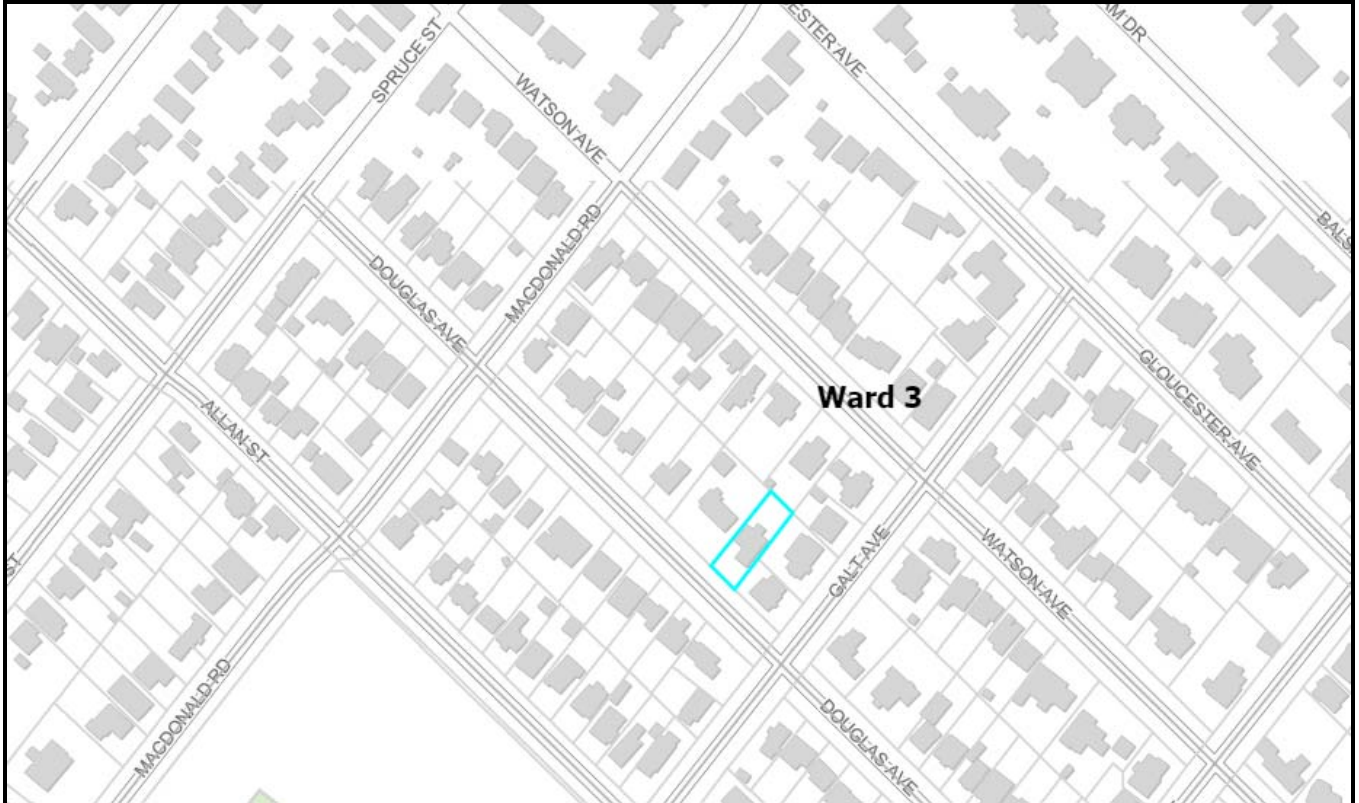
The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2024). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The stone wall at 323 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Galt Avenue. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The wall is historically part of original property for 329 Douglas Avenue, a designated house.

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets four of the criteria of Ontario Regulation 9/06 for its stone wall. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The property at 323 Douglas Avenue is located on the east side of Douglas Avenue between Macdonald Road and Galt Avenue, made up of two original subdivision lots. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Third Concession South of Dundas, Lot 12. After being purchased by Charles Anderson in the early 1800s, the subject property became a part of the Anderson farm until it was subdivided into the Brantwood Survey in 1907. The property contains a non-historic contemporary home and a historic stone wall, known as the Guess House Stone Wall.



Location map: Subject property is outlined blue. 2024. Source: Town of Oakville GIS

Legal description: PLAN 113 LOT 169; TOWN OF OAKVILLE

3. Background Research

Design and Physical Value

The subject property at 323 Douglas Avenue contains a low lakestone wall (sometimes called knee wall) with accompanying columns made of local lakestone. Today it runs across four properties, demarcating the original six lots purchased by George Guess in 1912 to construct his two-storey Arts and Crafts era house. This house is known as the Guess House and is a designated heritage property at 329 Douglas Avenue. The stone wall that was originally built to accompany the Guess House remains today on 323 Douglas Avenue, 329 Douglas Avenue, 322 Watson Avenue and 330 Watson Avenue.

The stone wall was built during the Arts & Craft era, as was the accompanying Guess House. The Arts and Crafts movement began in Britain as a reaction to the rapid growth of industry and the dehumanization of society that resulted from the sudden restructuring of the population to accommodate large factories.¹ The movement spread to North America and many structures built between 1890 and 1940 demonstrate Arts and Crafts influenced architectural details.² Generally, the goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment.³ There was a strong emphasis on artisanal and hand-crafted objects and structures. Natural materials such as brick, stone, stucco and wood were used in new dwellings and associated landscape elements.



Historic photo of the original Guess house, showing the portion of the wall that runs along Douglas Avenue, circa 1913. Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. And W.S. Davis

¹ Ibid., pg. 101

² Blumenson, John. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*, pg. 102

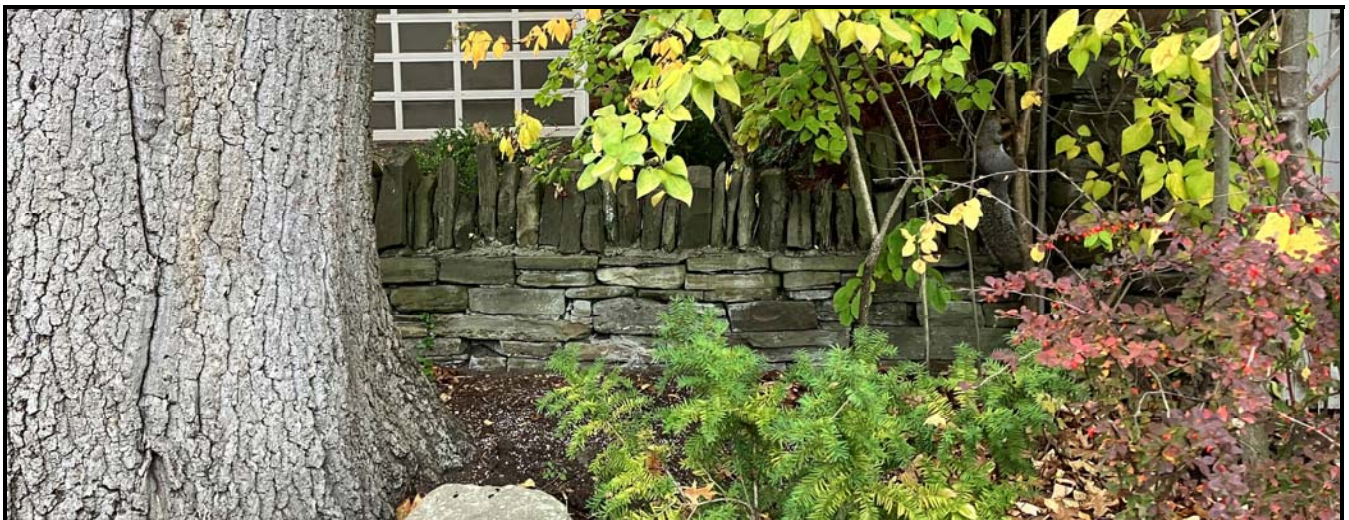
³ Mikel, Robert. *Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes*, pg. 105

The stone wall, as a landscape element that accompanied the Guess House, is reflective of the Arts and Crafts movement. The wall is constructed of natural lakestone sourced from the bed of Lake Ontario nearby. The stone wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, organic aesthetic that was typical of the Arts and Crafts era. It also spoke to the owner’s wealth and status by highlighting the expansive size of the property at the time.

As can be seen in historic photos, the stone was originally dry-laid with vertical pieces placed along the top, lending a rustic air to the property. Mortar has since been added between some of the stones on the columns, but much of the wall remains dry-laid. The wall includes low columns, again topped by vertical pieces of lakestone.



The stone wall in front of 323 Douglas Avenue, 2024. *Source: Town of Oakville Planning and Development Staff*



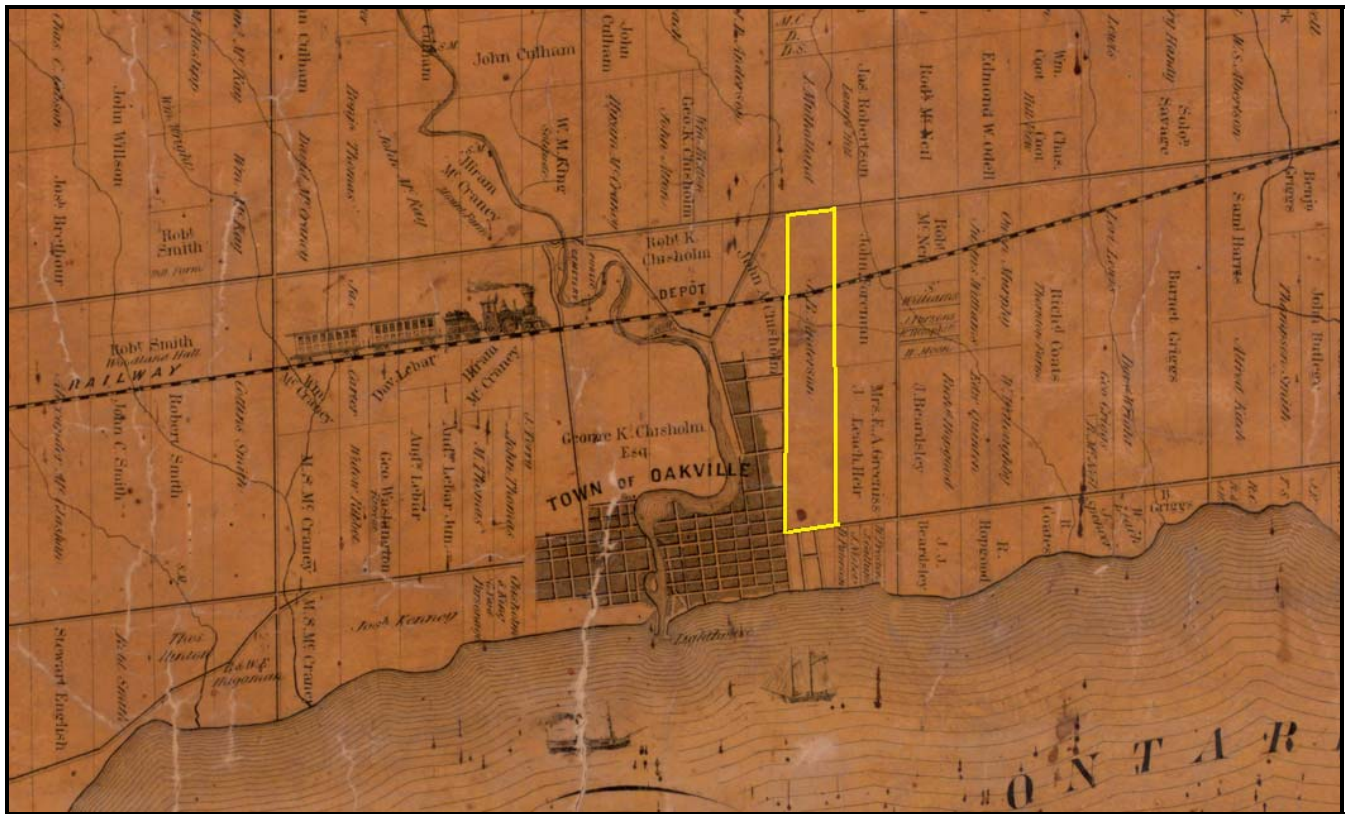
Close up of the dry-laid stone in front of 323 Douglas Avenue, 2024. *Source: Town of Oakville Planning and Development Staff*



The stone wall in front of 323 Douglas Avenue, 2024. Source: Town of Oakville Planning and Development Staff



The wall extends in front of Guess' house at 329 Douglas Avenue, 2023. Source: Town of Oakville Planning Services Staff



George Tremaine's "County of Halton" survey, 1858, with Lot 12, 3rd Concession South of Dundas Street highlighted in yellow. The Mississauga lands along the creek had been sold by the Crown, and the Village of Oakville was taking shape. At this time, it was owned by Joseph Brant Anderson. Source: University of Toronto

In 1808, the Crown granted Lot 12 to Samuel Fraser, an American settler.⁸ In 1810, Fraser sold the southern portion to Charles Anderson, an Irish immigrant⁹. When the War of 1812 between the US and Britain began, Fraser joined the American forces.¹⁰ Because of this, he was viewed as a traitor after the war and his lands were forfeit to the Crown. In 1819, this portion of Fraser's land was purchased by Charles Anderson.¹¹ The estate was bounded by Lakeshore Road to the south, Gloucester Avenue to the east, Spruce Street to the north, and Allan Street to the west. The lands would stay in the Anderson family until 1902.

Charles Anderson was a friend of Mohawk leader Joseph Brant.¹² When Charles had a son, he was given the name Joseph Brant Anderson. Joseph Brant Anderson and his wife built a log cabin on the property in 1826, close to the path that would become Lakeshore Road East. He farmed the land and built a larger house in 1836.¹³ It burned down in 1895 and at the time was one of the oldest frame homes in the town.¹⁴

⁸ LRO Patent, dated February 15, 1808, from the Crown to Samuel Fraser. A portion of Lot 12 was also given to William Chisholm by the Crown in 1831.

⁹ Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹⁰ Ibid.

¹¹ LRO Instrument 166F, being a Bargain and Sale, dated March 31, 1821, between James Baby and Charles Anderson

¹² Oakville Historical Society, "Lot 12", from the Trafalgar Chartwell Residents' Association: <https://www.oakvillehistory.org/lot-12.html>

¹³ Ibid.

¹⁴ Ibid.

In 1831, William Chisholm, a farmer, businessman, and political figure from Nelson Township, now part of Burlington, Ontario, purchased 1,000 acres of land at the mouth of Sixteen Mile Creek from the Crown after the signing of Treaty 22.¹⁵ Chisholm is widely recognized as the founder of the Village of Oakville.



Edward B. Palmer's, "Plan of Oakville, Township of Trafalgar Upper Canada 1835" Source: Oakville Historical Society

Four years after Chisholm's purchase, the area was resurveyed. Edward Palmer's 1835 "Plan of Oakville" divided large swaths of land on both sides of Sixteen Mile Creek. The Anderson land in which the 329 Douglas sits was still in the wooded northeast corner of the above map, which reads "Joseph Anderson's Property". He left it to his son Cyrus Anderson in his will in 1879.¹⁶

The Anderson Estate house, known as "The Grit Anchorage", faced Lakeshore Road¹⁷. Between 1897 and 1902, Anderson was the owner of a private bank located in Oakville's downtown. The Anderson bank failed when it was discovered that it had a shortage due to the misappropriation of funds.¹⁸ The Bank of Hamilton, its principal creditor, acquired title to the Anderson farm.¹⁹

To help recover their losses, the Bank of Hamilton planned a large subdivision in 1907 on what had been Anderson's farm. The Cumberland Land Company Limited, a syndicate formed by the Bank of Hamilton to subdivide and sell off the 200 acres of Anderson's land,²⁰ oversaw the project and its infrastructure—planning

¹⁵ Ministry of Natural Resources, Crown Grant, wherein William Chisholm of Nelson Township purchased 1,000 acres of Crown land for £1,020, on the 25th of March 1831

¹⁶ LRO Instruments 46F and 1336D, both being left in their wills, dated February 23, 1829 (between Charles and Joseph Brant) and September 30, 1879 (between Joseph Brant and Cyrus).

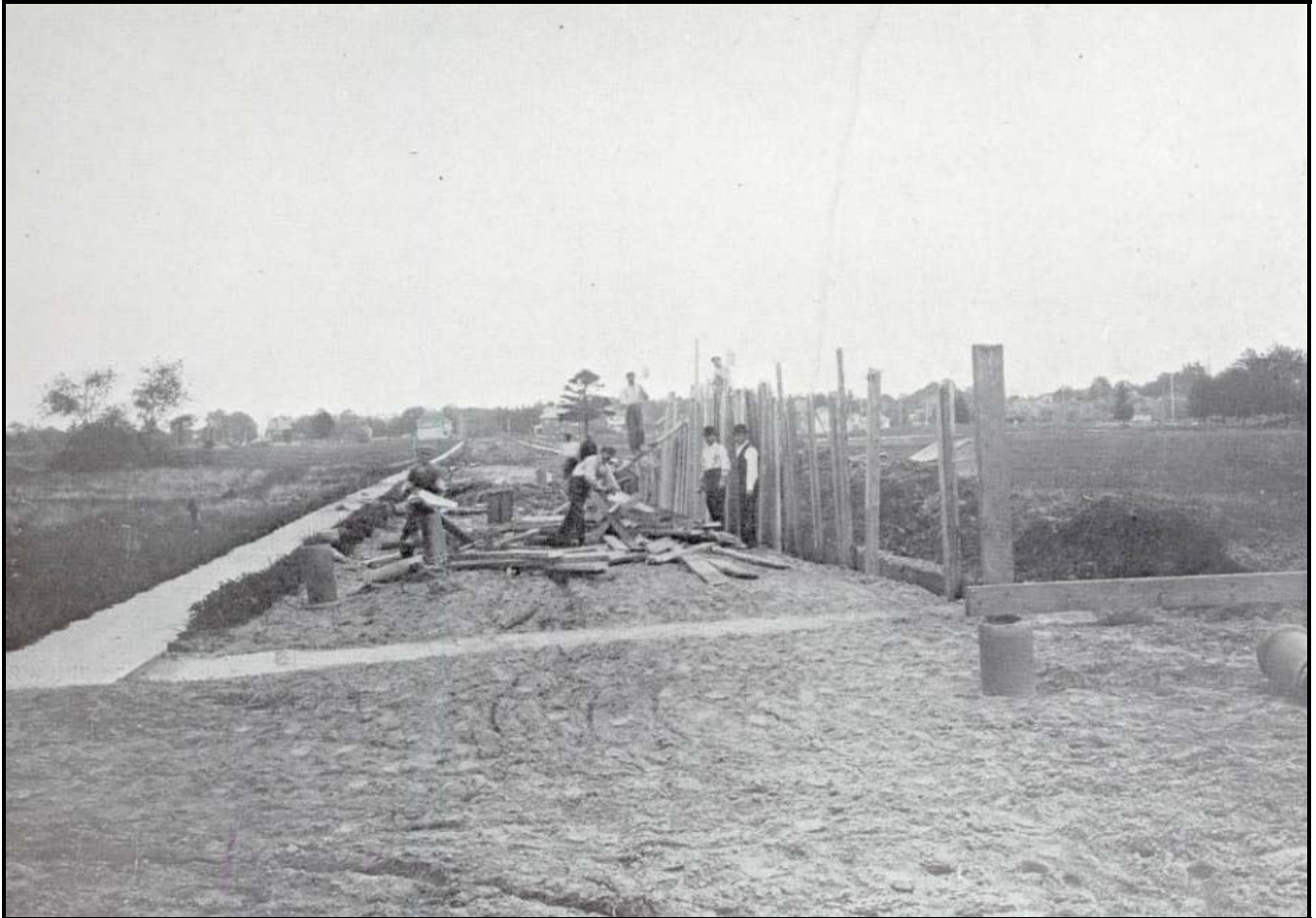
¹⁷ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pp. 110-113, Oakville: Oakville Historical Society

¹⁸ *The Globe*, "Bank crash is complete", January 7, 1903, pg. 7

¹⁹ *The Globe*, "A document found", January 10, 1903 pg. 28

²⁰ Ahern, Frances Robin. *Oakville: A Small Town, 1900-1930*, pg. 110-113, Oakville: Oakville Historical Society

streets, sewers, and sidewalks—as well as selling the lots along with William Sinclair (W.S.) Davis, a local real estate agent who was appointed sales manager.²¹ The new subdivision was known as Brantwood.²²



1913 photo of workers laying sewers on Douglas Avenue. Sidewalks and other infrastructure were built to draw buyers in. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

A detailed sales brochure (circa 1913-1916) was developed to target Toronto and Hamilton middle class workers and their families to relocate to this new subdivision in Oakville.²³ While the infrastructure was made up of the modern conveniences of the era (sewage, water, and paved roads), sales of the lots in the subdivision slowed through the First World War and did not pick up again until the mid-1920s and 30s.²⁴

As part of this new subdivision, in 1909, Cameron Bartlett, of the Bank of Hamilton sold Lot 170 and 171 directly to William Sinclair Davis.²⁵

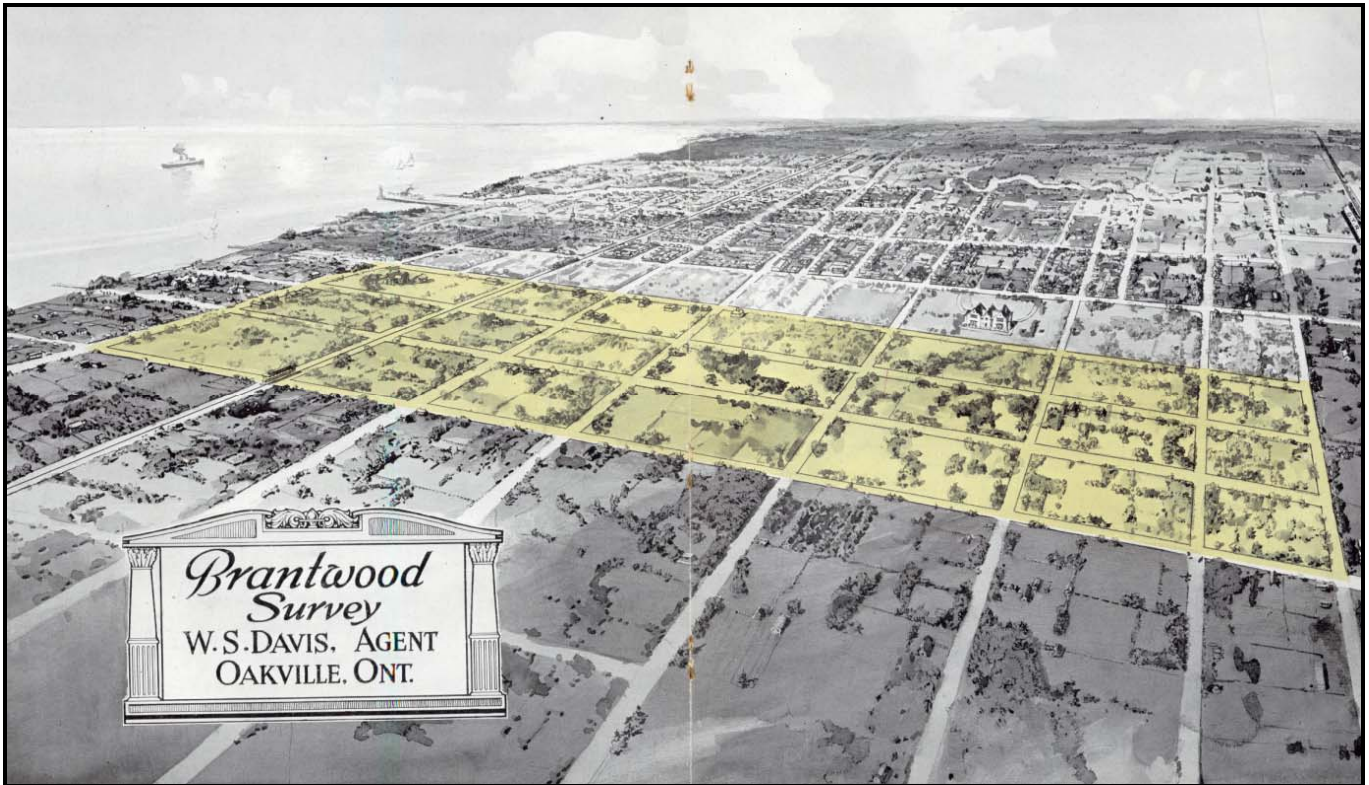
²¹ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913; Town of Oakville, Planning Services, 78 Allan Street property file, Heritage Structure Report, undated, pg. 1

²² Oakville Historical Society, Brantwood Survey, 1907

²³ Cumberland Construction Company Ltd. and W.S. Davis, “Brantwood” pamphlet, 1913

²⁴ Town of Oakville, Planning Services, 376 Douglas Avenue property file, Heritage Research Report, July 2011, pg. 6

²⁵ LRO Instrument 4254, being a Bargain and Sale, dated 11 October 1909, between Cameron Bartlett and William Sinclair Davis



Aerial drawing of the borders of the Brantwood Survey in context with the surrounding area and Lake Ontario. A close-up of the house, with artistic liberty, at 329 Douglas from this image is below, showing it was one of the earliest planned in the subdivision. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd., and W.S. Davis*



The house at 329 Douglas was one of the earliest built in the subdivision. On October 13, 1909, manufacturer Herbert Elliot purchased Lot 170 and 171 from Davis, as well as Lots 169, 198 199, and 200.²⁶ The house was built while the property was owned by Herbert Elliot, however, it is unknown who the builder was. While it was under his ownership, the house was built by 1910.²⁷

²⁶ LRO Instrument 4269, being a Bargain and Sale, dated October 13, 1909, between W.S. Davis and Herbert Elliot and the other lots for a total of \$2,100

²⁷ Oakville Public Library, 1910 Town of Oakville Assessment roll: Lot 170 and 171 et al. are owned by Herbert Elliot. It lists it as “B” for built upon, and the value of the buildings is \$3,500, indicating that within a year of purchase the house had been mostly complete.

OAKVILLE — PLAN — OF — BRANTWOOD SURVEY —



A map of the 1907 Brantwood Survey, showing the original six lots purchased by Herbert Elliot in 1909 and sold to Guess in orange, and Lots 170 and 171 in yellow where the house was constructed. Source: Oakville Historical Society

The house is pictured in the 1913 Brantwood brochure. From this photo we can see some of the infrastructure work is still happening in the subdivision, as evident from the pile of pipework next to the road yet to be installed and the unpaved road (note the sidewalk is completed). The low lakestone wall is the same one that stands today and extended around the six lots.



1913 image of the house, showing original elements that still stand, including the lakestone wall and columns. *Source: 1913 Brantwood promotional booklet, Cumberland Land Company Ltd. and W.S. Davis*

In 1912, Elliot sold the six lots to George A. Guess, professor at the University of Toronto.²⁸ It is unclear under which owner the stone wall was built, since the six lots were owned by both Elliott and Guess. The earliest we can confirm its existence is in the 1913 Brantwood pamphlet image above, when it was owned by George Guess. However, since Elliot had the house built, it is possible he also had the wall constructed at the same time as it follows the same Arts and Crafts design ethos as the house.

George Arthur Guess was born in 1873 in Ontario.²⁹ He graduated from Queen's University in 1894 with a master's degree and moved west to British Columbia to work in the copper mining business, forming a company with his brother Harry.^{30 31} He was at the head of many large experimental metallurgical mining concerns in

²⁸ LRO Instrument8148, being a Grant, dated March 19, 1912, between Herbert Elliot and George A. Guess, for a total cost of \$8,100.

²⁹ *The Ottawa Journal*, "Deaths", October 23, 1954, pg. 2

³⁰ *The Globe*, "Queen's Graduates", April 24, 1894, pg. 1

³¹ Henderson's British Columbia Gazetteer and Directory and Mining Companies, 1899-1900, Ancestry.com. *Canada, City and Area Directories, 1819-1906*. Provo, UT, USA: Ancestry.com Operations, Inc., 2013. lists George Arthur Guess and Harry Guess as owners of the company Guess Brothers; Harry's residence however is Keewatin, Ontario

Mexico, the U.S., and South America. In 1912 he returned to Ontario to become the head of the Department of Metallurgy at the University of Toronto.³²



This prompted the purchase of the house at 329 Douglas Avenue. George's wife, Emma, died in 1926 from an illness.³³ They had one son, Arthur. Guess then remarried Edna Ashley the following year.³⁴ The Guess families lived in the house for a total of over 60 years. Guess retired from his role at the University of Toronto in 1943.³⁵ Before this, in 1918, he'd received a patent for electrolytically separating nickel from copper.³⁶ He gave many talks about his metallurgical experiences when he was in Ontario. Guess lived in the house until he passed away in 1954, and then his second wife Edna remained there until her death in 1973.³⁷

Clip from the *Globe* announcing George Guess, pictured, as the new Head of the Department of Metallurgy, 1912. Source: *Globe and Mail*



Photo of the house in 1929, published in the *Toronto Star*. Source: *Toronto Public Library – Toronto Star Photograph Archive*

³² *The Globe*, "Heads department of metallurgy", January 13, 1912, pg. 9; *The Globe*, "Metallurgy chair in the university," January 13, 1912, pg. 9

³³ *Globe*, "Mrs. George A. Guess", March 4, 1926, pg. 12

³⁴ Ancestry.ca, marriage certificate

³⁵ Ancestry.ca, article from *The Gazette*, September 18, 1943, pg. 13

³⁶ *Globe*, "Patents issues", February 2, 1918, pg. 9

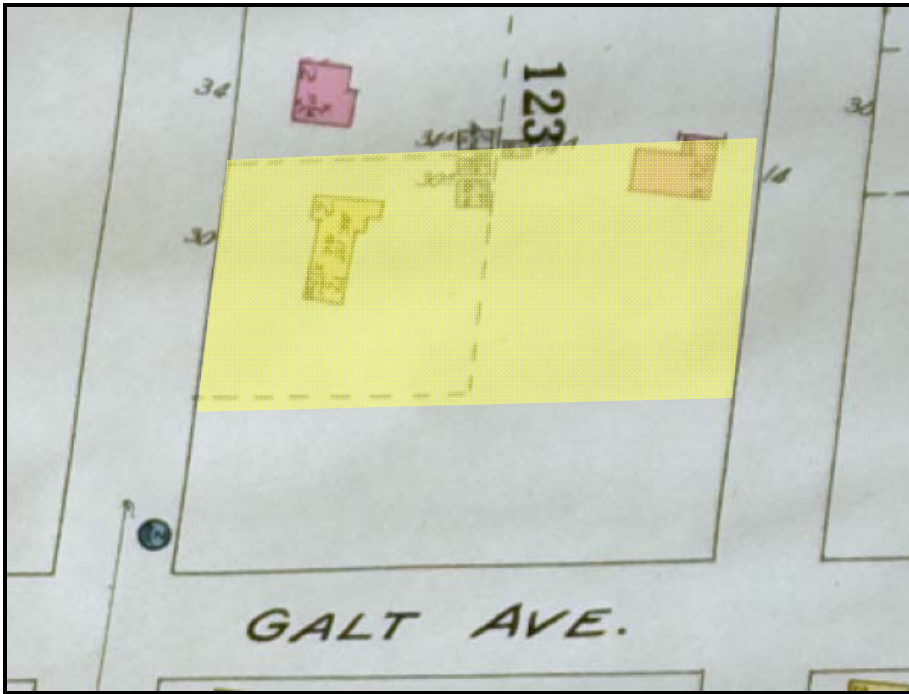
³⁷ *The Ottawa Journal*, "Deaths", October 1, 1954, pg. 2; LRO Instrument 8151, being a Certificate, dated October 11, 1955, to Edna Guess, and LRO Instrument 374960, being an Execution of Deed, dated September 27, 1973, from Ross Regie, executor of Edna Guess' will, to John and Tiiu Purkis



The four properties that still contain the Guess House Stone wall highlighted in yellow. *Source: Town of Oakville GIS*



Close up of the lots showing the six lots (171, 170, 169 and 198, 199, and 200) that were a part of the original parcel of land. The three lots on Watson Avenue were sold in 1921 and Lot 169 remained as part of the property until the 1960s. The wall still stands at the front of all these lots. *Source: OnLand Property Search*



1924 fire insurance map with the four properties containing the stone wall outlined. The existing houses at 329 Douglas Avenue and 330 Watson Avenue can be seen in the map. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1924



1932 fire insurance map with the four properties containing the stone wall outlined. The existing houses at 329 Douglas Avenue and 330 Watson Avenue can be seen in the map. Source: Underwriters' Survey Bureau, Insurance Plan of the Town of Oakville. Toronto: Underwriters' survey Bureau, 1932.

Lot 169 to the south and Lots 198, 199, and 200 on Watson Avenue were also owned by Elliot and then Guess. Lots 198, 199, and 200 were not built on before the second property owner sold them in 1921.³⁸ The house at 330 Watson Avenue was then built, and Lot 200 was its yard facing the lake until the house was built in 1990. Lot 169 remained a part of the subject property for several decades and was eventually sold in 1969 and a house was built the same year.³⁹

In summary, the stone wall has historical and associative value not only because it was built early on in the development of Brantwood, an important local subdivision and one of the first in Oakville from the early 20th century, but also with its association with George Guess, whose family lived in the original house associated with the wall for over 60 years.

³⁸ Oakville Public Library, 1912 Town of Oakville assessment roll

³⁹ LRO Instrument 283608, being a Grant dated October 15, 1969, between Edna Guess and Oakville Developments Ltd; notes state it is Lot 169 only. According to 1949 fire insurance map there is no building in that year, but undetermined if built on at time of sale.

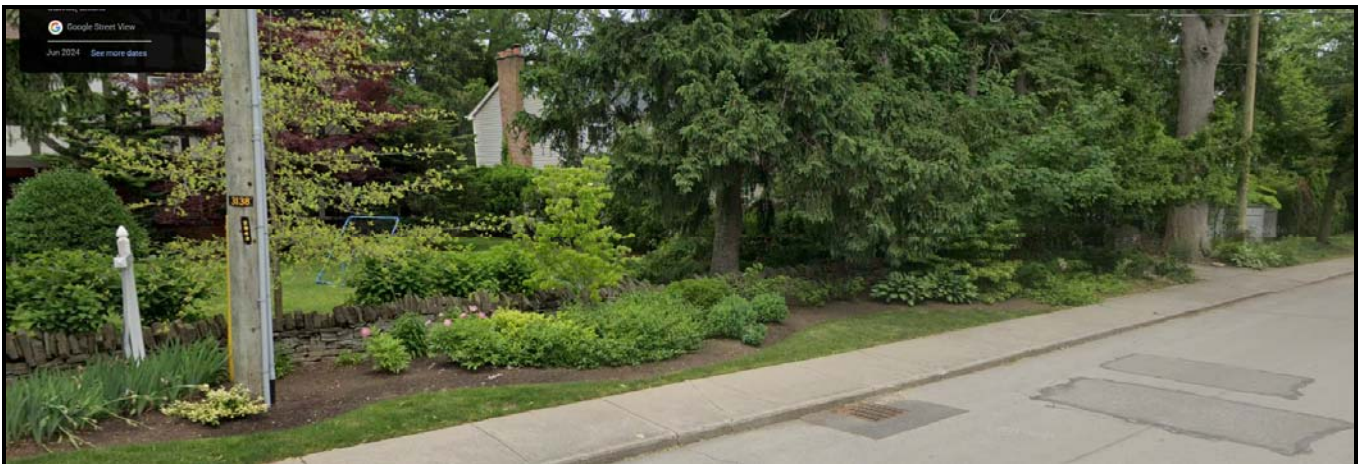
Contextual Value

The subject property is part of the historic Brantwood residential subdivision. The streetscape of the area consists of mature trees and moderate sized lots which contain medium to large sized houses. Houses in this area range in age and architectural style, dating from the early to mid-20th century, specifically being built between 1910 and 1940. Many of the original houses in the Brantwood survey were inspired by the Arts and Crafts movement.

The historic stone wall on the property is physically, functionally, visually, and historically linked to its surroundings. It is also important in defining, supporting and maintaining the historic residential character of Brantwood. The stone wall was built for one of the oldest houses on the street and is representative of the Arts & Crafts era. It was designed, along with its original house, to recall the English countryside and tie the house to the land through this hand-made natural landscape feature. It remains a rare remnant structure from the early 20th century and is a distinguishing feature of the streetscape. Running along four separate properties, the wall provides a physical and visual reminder of the large historic estates that were originally constructed within Brantwood. Despite multiple severances and the construction of new homes over many decades, the stone wall remains as a defining feature of the neighbourhood.



View of Douglas Avenue looking north with subject property on the right, 2021. Source: Google Street View



View of Douglas Avenue looking south with subject property on the right, 2021. Source: Google Street View

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The stone wall is a rare remaining example of an early 20 th century lakestone wall in Oakville.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property does not display a high degree of craftsmanship.	N
iii. demonstrates a high degree of technical or scientific achievement.	The property does not demonstrate a high degree of technical or scientific achievement.	N
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The stone wall is associated with the theme of development of 'Brantwood', an early 20 th century subdivision of Oakville that was influenced by the Arts and Crafts movement.	Y
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	There are no known connections to an architect, artist, builder, designer or theorist who is significant to a community.	N
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The stone wall is important in defining, maintaining and supporting the historic residential character of Brantwood.	Y
ii. is physically, functionally, visually, or historically linked to its surroundings;	The stone wall is physically, functionally, visually, and historically linked to its surroundings. It contributes to the history of the local community, specifically Brantwood, a significant early 20 th century Oakville subdivision.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 323 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Galt Avenue in the Brantwood neighbourhood. The property contains a circa 1913 dry-laid lakestone wall originally associated with the Guess House at 329 Douglas Avenue.

Design or Physical Value:

The Guess House Stone Wall has design and physical value as a representative example of an Arts and Crafts era landscape wall. The goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment. There was a strong emphasis on artisanal and hand-crafted objects and structures and natural materials such as brick, stone, stucco and wood. The stone wall is constructed of natural lakestone sourced from the bed of Lake Ontario nearby. The wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, organic aesthetic that was typical of the Arts and Crafts era. It also spoke to the owner's wealth and status by highlighting the expansive size of the property at the time. The craftsmanship can be seen in the originally dry-laid structure topped by vertical pieces of lakestone and its stone columns topped by large fieldstones.

Historical Value or Associative Value:

The Guess House Stone Wall has cultural heritage value for its associations with the theme of development of the local residential area known as 'Brantwood'. Developed in the early 1900s, this subdivision was designed with large lots and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The stone wall was built as part of the Guess House, a large estate home constructed circa 1910 in the Tudor Revival and Craftsman styles, typical architectural styles of the Arts and Crafts period. The wall still stands on four separate properties that make up the original estate property.

Contextual Value:

The Guess House Stone Wall is physically, functionally, visually, and historically linked to its surroundings. It is also important in defining, supporting and maintaining the historic residential character of Brantwood. The stone wall was built for one of the oldest houses on the street and is representative of the Arts & Crafts era. It was designed, along with its original house, to recall the English countryside and tie the house to the land through this hand-made natural landscape feature. It remains a rare remnant structure from the early 20th century and is a distinguishing feature of the streetscape. Running along four separate properties, the wall provides a physical and visual reminder of the large historic estates that were originally constructed within Brantwood. Despite multiple severances and the construction of new homes over many decades, the stone wall remains as a defining feature of the neighbourhood.

Description of Heritage Attributes

Key heritage attributes of the property at 323 Douglas Avenue that exemplify its cultural heritage value as an early 20th century Arts and Crafts era landscape wall, include the following:

- The low lakestone wall and columns topped by vertical pieces of lakestone.

6. Conclusion

This property meets three of the criteria of Ontario Regulation 9/06, including historical/associative value and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

7. Sources

- Ahern, Frances Robin, *Oakville: A Small Town (1900-1930)*. Oakville: The Oakville Historical Society, 1981
- Ancestry, <http://www.ancestry.ca>
- Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990
- Cumberland Land Company Limited and W.S. Davis, "Brantwood", 1913
- FamilySearch, *Trafalgar Township Volume A-B ca. 1808-1958*, www.familysearch.org
- Griffin, George A., *Oakville Past and Present*. Oakville: Griffin & Griffin, 1912
- Kyle Shannon, "Arts and Crafts." Ontario Architecture. <http://www.ontarioarchitecture.com/ArtsandCrafts.htm>
- Library and Archives Canada, "1901 Census", "1911 Census", www. <https://www.bac-lac.gc.ca/eng/census/Pages/census.aspx>
- McMaster University Map Library
- Mathews, Hazel C., *Oakville and the Sixteen: The History of an Ontario Port*. Toronto: University of Toronto Press Incorporated, 1953
- Mikel, Robert, *Ontario House Styles: The Distinctive Architecture of the Province's 18th and 19th Century Homes*. Toronto: James Lorimer & Company, Ltd. 2004
- Mississaugas of the Credit First Nation, Department of Consultation & Accommodation (DOCA)
- Oakville Historical Society
- Oakville Public Library
- Ontario Heritage Act, Reg. 9/06
- Ontario Ministry of Municipal Affairs and Housing, "A place to grow: growth plan for the greater golden horseshoe", 2020
- Ontario Ministry of Municipal Affairs and Housing, "Provincial Policy Statement", 2020
- ONLAND, Ontario Land Registry Access. Teranet Inc.
- Peacock, David and Suzanne. *Old Oakville: A Character Study of the Town's Early Buildings and of the Men Who Built Them*. Toronto: Hounslow Press, 1979
- Region Municipality of Halton, "Halton Region Official Plan", 2022
- Stelter, Emma. "Debwewin: The Oakville truth project, Treaties 22 & 23, 1820", [Frendship-Peace-and-Respect-web.pdf \(theocf.org\)](http://www.theocf.org/Frendship-Peace-and-Respect-web.pdf)
- Toronto Public Library, *Globe & Mail* historical archives
- Town of Oakville, "Liveable Oakville", 2009
- Town of Oakville, "North Oakville East Secondary Plan", 2023
- Town of Oakville, "North Oakville West Secondary Plan", 2023
- Town of Oakville, various departmental files including the Town's Heritage Register, policies, reports, imagery, and mapping
- Underwriters' Survey Bureau. *Insurance Plans of the Town of Oakville*. Toronto: Underwriters' Survey Bureau, 1932

On December **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Guess House Stone Wall
323 Douglas Avenue
LT 169, PL 113; OAKVILLE

Description of Property

The property at 323 Douglas Avenue is located on the east side of Douglas Avenue, between Macdonald Road and Galt Avenue in the Brantwood neighbourhood. The property contains a circa 1913 dry-laid lakestone wall originally associated with the Guess House at 329 Douglas Avenue.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Guess House Stone Wall has design and physical value as a representative example of an Arts and Crafts era landscape wall. The goal of the residential Arts and Crafts movement was to portray the house as a place of serenity, with a focus on the home as part of the natural environment. There was a strong emphasis on artisanal and hand-crafted objects and structures and natural materials such as brick, stone, stucco and wood. The stone wall is constructed of natural lakestone sourced from the bed of Lake Ontario nearby. The wall was less a functional structure and more a decorative one, grounding the house on the site and adding a natural, organic aesthetic that was typical of the Arts and Crafts era. It also spoke to the owner's wealth and status by highlighting the expansive size of the property at the time. The craftsmanship can be seen in the originally dry-laid structure topped by vertical pieces of lakestone and its stone columns topped by large fieldstones.

Historical and Associative Value

The Guess House Stone Wall has cultural heritage value for its associations with the theme of development of the local residential area known as 'Brantwood'. Developed in the early 1900s, this subdivision was designed with large lots and was sold to city dwellers as a secluded, beautiful and modern neighbourhood in which to construct their own cottage or stately home. The stone wall was built as part of the Guess House, a large estate home constructed circa 1910 in the Tudor Revival and Craftsman styles, typical architectural styles of the Arts and Crafts period. The wall still stands on four separate properties that make up the original estate property.

Contextual Value

The Guess House Stone Wall is physically, functionally, visually, and historically linked to its surroundings. It is also important in defining, supporting and maintaining the historic residential character of Brantwood. The stone wall was built for one of the oldest houses on the street and is representative of the Arts & Crafts era. It was designed, along with its original house, to recall the English countryside and tie the house to the land through this hand-made natural landscape feature. It remains a rare remnant structure from the early 20th century and is a distinguishing feature of the streetscape. Running along four separate properties, the wall provides a physical and visual reminder of the large historic estates that were originally constructed within Brantwood. Despite multiple severances and the construction of new homes over many decades, the stone wall remains as a defining feature of the neighbourhood.

Description of Heritage Attributes

Key heritage attributes of the property at 323 Douglas Avenue that exemplify its cultural heritage value as an early 20th century Arts and Crafts era landscape wall, include the following:

- The low lakestone wall and columns topped by vertical pieces of lakestone.

Any objection to this designation must be filed no later than January **, 2025. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on December **, 2024.

DRAFT

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Notice of intention to designate – 2460 Old Bronte Road –
December 9, 2024

LOCATION: 2460 Old Bronte Road

WARD: Ward 4

Page 1

RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Smith House at 2460 Old Bronte Road.

KEY FACTS:

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

- As part of the Heritage Designation Project 2023-2025, Heritage Planning staff has evaluated the subject property and consider it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council for the property.

BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject property of this report was included as a priority within that list.

In June 2024, Bill 200, *Homeowner Protection Act, 2024*, was passed. This bill extended the two-year time limit for existing listed properties to remain on municipal heritage registers from January 1, 2025 to January 1, 2027. While these additional

two years are beneficial, staff is continuing the work of the Heritage Designation Project 2023-2025 with the original project timeline, based on staff resources.

A location map for the subject property is attached as Appendix A. A Heritage Impact Assessment (HIA) was prepared for the property by ERA Architects Inc. and is attached as Appendix B. A draft Notice of Intention to Designate has been prepared by staff in collaboration with ERA Architects Inc. and is attached as Appendix C.

COMMENT/OPTIONS:

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), the *Planning Act* (1990, as amended) and the Provincial Policy Statement (2024).

The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The property at 2460 Old Bronte Road has been evaluated using these criteria. Staff considers the property to meet at least two or more of these criteria, and it therefore merits designation under section 29, Part IV of the OHA. The attached Heritage Impact Assessment provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 2460 Old Bronte Road was presented to the Heritage Oakville Advisory Committee on November 26, 2024. The Committee supported the designation of the property.

CONSIDERATIONS:

(A) PUBLIC

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designation as necessary.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of this historic building through heritage designation contributes to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Location Map

Appendix B – Heritage Impact Assessment

Appendix C – Draft Notice of Intention to Designate

Prepared by:

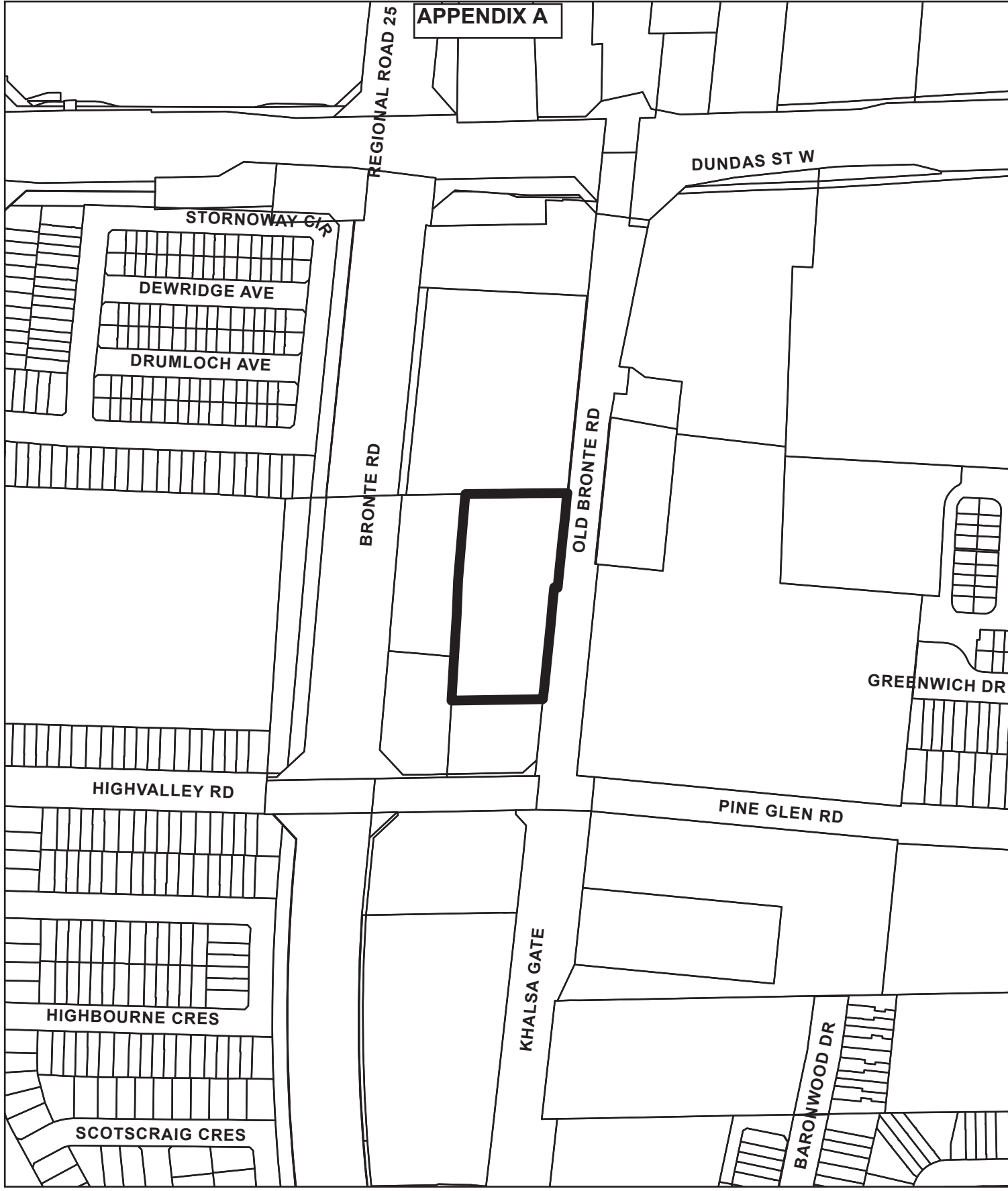
Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Supervisor, Heritage Conservation

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development



2460 Old Bronte Road

LOCATION

 **SUBJECT LANDS**

Community Development Commission

S:\ServiceRequests\REQ 11899 - Location Maps\

HERITAGE IMPACT ASSESSMENT

2444, 2454 & 2460 OLD BRONTE ROAD
OAKVILLE, ON

Issued: June 14, 2018



CONTENTS

EXECUTIVE SUMMARY	IV
1 INTRODUCTION	1
1.1 Scope of the Report	
1.2 Site Description and Current Context	
1.3 Context Photographs	
1.4 Existing Heritage Recognition	
2 BACKGROUND RESEARCH AND ANALYSIS	6
2.1 Village of Palermo	
2.2 Site Evolution	
2.3 Building Evolution	
3 HERITAGE POLICY CONTEXT	17
4 ASSESSMENT OF CULTURAL HERITAGE VALUE	20
4.1 Evaluation Against 9/06	
4.2 Statement of Significance for 2460 Old Bronte Road	

PREPARED FOR:

Zancor Oakville Ltd.
137 Bowes Road
Concord, ON L4K 1H3
(905) 738-7010

PREPARED BY:

ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, ON M4Y 1P9
(416) 963-4497

Project: # 17-106-02

Prepared by: PE/JF/EC

Cover Image: East facade of the 2460 Old Bronte Road (ERA, 2017).

5	ASSESSMENT OF EXISTING CONDITION	26
5.1	2460 Old Bronte Road (Main House)	
5.2	Rear	
5.3	Barn at 2444 Old Bronte Road	
6	DESCRIPTION OF PROPOSED DEVELOPMENT	37
6.1	Summary	
6.2	Proposed Relocation and New Rear Addition for the Farmhouse	
7	IMPACT OF PROPOSED DEVELOPMENT	40
7.1	Farmhouse Relocation	
7.2	Farmhouse Rear Addition	
7.3	Removal of the Barn	
7.4	Impact of the New Construction	
7.5	Impact on Adjacent Heritage Resources	
7.6	Assessment	
8	CONSERVATION STRATEGY	45
8.1	Conservation Approach	
8.2	Considered Alternatives	
9	CONCLUSION	46
10	PROJECT PERSONNEL	47
11	APPENDICES	48
11.1	Architectural Plans by Quadrangle, dated June 14, 2018	
11.2	Landscape Plans by Strybos Barron King,, dated June 12, 2018	

EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”), on behalf of Zancor Oakville Ltd. It considers a proposal for the redevelopment of 2444, 2454, & 2460 Old Bronte Road, Oakville (the “Site”).

The Site is currently occupied by a two-and-a-half storey farmhouse, two single storey bungalows, and three outbuildings.

This HIA is being submitted to Town of Oakville Staff to obtain permissions for the relocation of the farmhouse. As per advice of Staff, the applicant is going through a two-step process in order to relocate and reactivate the house as a temporary sales centre, which will be followed by a second approvals process to approve the design and construction of a new rear addition to facilitate continuing commercial uses.

An addendum to this HIA will be submitted once the design of the rear addition is finalized and ready for circulation to Heritage Oakville Municipal Advisory Committee.

Cultural Heritage Value

The property at 2460 Old Bronte Road is listed on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest. The property contains a two-and-a-half storey Gothic Revival house built c. 1875. ERA has evaluated the property against Ontario Regulation 9/06 and has found the property is a candidate for designation under Part IV of the Ontario Heritage Act.

The outbuilding at 2444 Old Bronte Road is identified as a barn c.1900 and as a potential heritage resource in the *The Palermo Village: A Heritage Resources Review and Strategy (2008)*. ERA has evaluated the

property against Ontario Regulation 9/06 and has found the property is not a candidate for designation under Part IV of the Ontario Heritage Act.

The two bungalows at 2444 and 2454 Old Bronte Road are not listed on the Oakville Register. ERA has evaluated the properties against Ontario Regulation 9/06 and found the properties are not candidates for designation.

Proposed Development

The proposed development anticipates the relocation of the farmhouse at 2460 Old Bronte Road and the removal of the outbuilding at 2444 Old Bronte Road in order to facilitate the construction of a new eight storey condominium with retail at grade.

Portions of the existing rear additions on the farmhouse will be removed in order to facilitate its relocation and allow for a new rear addition, which will facilitate its adaptive reuse to meet contemporary space requirements. The framing of the circa 1820s pioneer farmhouse will be conserved and encased within the interior of the new rear addition.

The farmhouse will be used as a temporary sales office and then tenanted as a commercial space once sales are complete and the rear addition has been constructed.

Impact on Heritage Resources

The farmhouse at 2460 Old Bronte Road will be conserved. It will be relocated within the Site and rehabilitated for continuing commercial uses.

The impact of the new rear addition will be evaluated in a forthcoming addendum to this report. The replacement of rear additions to historical farmhouses is a typical in order to ensure their continued viability.

The outbuilding at 2444 Old Bronte Road will be removed and its timbers salvaged and made available.

Mitigation Strategies

Rehabilitation of the Farmhouse

The farmhouse will be rehabilitated. The phasing and details of the conservation scope of work will be detailed in the forthcoming Conservation Plan.

New Location of the Farmhouse

The property for the new location of the farmhouse was purchased by the applicant at the urging of Town of Oakville Staff. The new location sites the farmhouse adjacent to the heritage house at 2478 Old Bronte Road, and maintains the visual relationships among the cluster of heritage houses including 2467 Old Bronte Road to the east. The farmhouse will be relocated approximately 29.5m north, its orientation maintained, and its front setback will be roughly the same at 0.5m from the property line.

Setting

New landscaping will provide an appropriate green setting around the heritage house. A new pedestrian sidewalk to the south of the heritage house will provide access to the new universally accessible entrance on the rear addition as the existing front portico does not meet the accessibility requirements.

Design of the New Building

The new eight storey condominium has been designed to respect the adjacent heritage resource. The articulated facade steps down to the farmhouse, providing a sense of transition in height. The main driveway, located in between the heritage house and

the new building, provides appropriate “breathing room” as well as views to the south elevation and new entrance.

Documentation & Salvage

The existing building has been documented with measured drawings. The forthcoming conservation plan will describe the work required to carefully remove the contemporary additions while protecting the heritage fabric, especially the pioneer structure, during and following the relocation.

The construction materials of the outbuilding, the lakestone foundation of the farmhouse, and the bowed rafters will be salvaged for adaptive reuse and made available.

Conclusion

Overall, the cultural heritage value of the Site is appropriately conserved through the rehabilitation of the farmhouse.

This HIA will be followed by a Conservation Plan, which will detail the conservation scope of work related to the relocation and rehabilitation of the heritage resource.



Aerial view looking south-west c. 1950, arrow identifying approximate location of Site (Town of Oakville, annotated by ERA).

1 INTRODUCTION

1.1 Scope of the Report

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. to assess the cultural heritage value of the property at 2444, 2454, & 2460 Old Bronte Road, Oakville (“the Site”) and evaluate the impact of the proposed development on heritage resources on and adjacent to the Site.

The purpose of an HIA, according to the Town of Oakville Development Application Guidelines for HIAs (2011), is to determine the impact of a proposed development on the cultural heritage value of a property and to recommend an overall approach to the conservation of the heritage resources.

This report was prepared with reference to the following:

- Town of Oakville Development Application Guidelines for Heritage Impact Assessments (2011);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- Ontario Heritage Tool Kit;
- Parks Canada Standards and Guidelines (2003); and
- Provincial Policy Statement (2014).

1.2 Site Description and Current Context

The Site is located on the west side of Old Bronte Road between Pine Glen Road and Dundas Street West, and contains the following:

- A two-and-a-half storey Gothic Revival style house built in stages from the 1820s onwards and an outbuilding, at 2460 Old Bronte Road;
- A one-storey bungalow and an outbuilding at 2444 Old Bronte Road; and
- A one-storey bungalow and an outbuilding at 2454 Old Bronte Road.



Aerial view with Site outlined in red (Google Maps, 2017, annotated by ERA).

1.3 Context Photographs



Looking south on Old Bronte Road, Site to the right (ERA, 2017).



Looking north on Old Bronte Road, Site to the left (ERA, 2017).

1.4 Existing Heritage Recognition

The property at 2460 Old Bronte Road is listed on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest. The listing states this property has potential cultural heritage value for its c. 1875 Victorian Gothic style house and for its association with the development of the Village of Palermo.

The outbuilding at 2444 Old Bronte Road is identified as a barn c.1900 and as a potential heritage resource in the *The Palermo Village: A Heritage Resources Review and Strategy (2008)*.

The two bungalows at 2444 and 2454 Old Bronte Road have no formal heritage recognition.

1.5 Adjacent Heritage Resources

The Site is adjacent to several properties on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest, including:

- 2467 Old Bronte Road (across the street to the north); and
- 2478 Old Bronte Road (to the north).

The property at 2467 Old Bronte Road was listed for its c.1913 vernacular brick house with Queen Anne style influences and for its association with the development of the village of Palermo.

The property at 2478 Old Bronte Road was listed for its c.1890 vernacular brick house and for its association with the development of the Village of Palermo. The house has been relocated within a larger development site at 2478-2490 Old Bronte Road. It is located adjacent to the north property line of the Site.



Aerial view, Site outlined in dashed red, heritage resource on Site in blue, adjacent heritage in pink (Google Maps, annotated by ERA).



2467 Old Bronte Road (ERA, 2017).



2478 Old Bronte Road c. 2011, prior to its relocation (Google Maps).

2 BACKGROUND RESEARCH AND ANALYSIS

2.1 Village of Palermo

The community surrounding the intersection of Old Bronte Road and Dundas Street West is the former Village of Palermo. Palermo is the oldest settlement in the Town of Oakville, predating the founding of the villages of Oakville and Bronte by approximately 20 years. The village was founded in 1806 by Lawrence Hagar, a United Empire Loyalist, and was originally known as Hagartown.

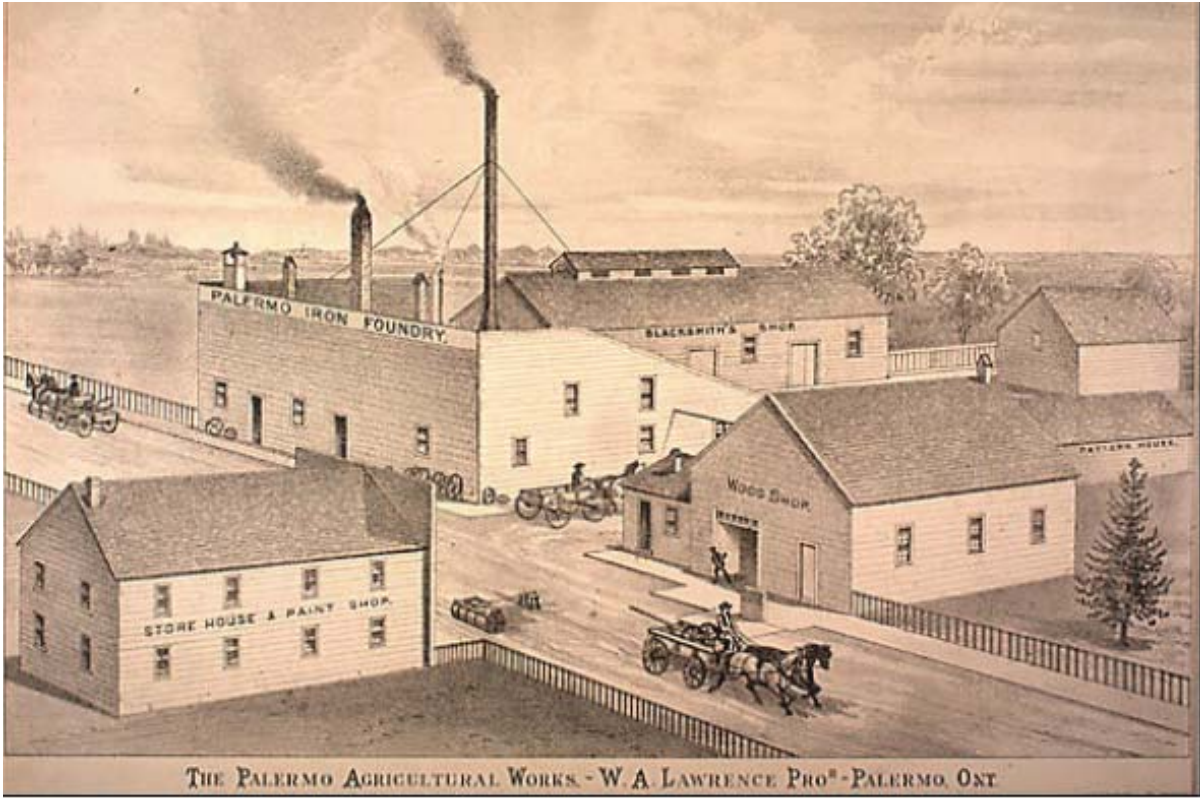
The early economic activity in the village was centered around the Lawrence Foundry and Agriculture Works, founded in 1842. Palermo was a prominent supplier of charcoal to blacksmiths and factories in Hamilton. The village had an iron foundry, wagon shop, blacksmith shop, harness shop and wood shop.

In the early to mid 19th century the village thrived as a centre for the surrounding agricultural area. It was also popular stopping grounds for travellers, as Dundas Street was a major east-west transportation route. After the emergence of the railway in the late 19th century the village experienced little in the way of population growth. The village expanded from approximately 300 in 1877 to a peak population of approximately 400 in 1920. In 1920, the village had about 30 homes, a post office, community hall, blacksmith shop, school house, medical office and several churches.

After 1945 a program of road widening led to the demolition of a number of buildings in Palermo, including the historic general stores. This was soon followed by a fire in 1958, which destroyed the buildings hosting Palermo Agricultural Works.

The Village was amalgamated with surrounding municipalities in Trafalgar Township to create the Town of Oakville in 1962.

The widening of Dundas Street West in the early 2000s led to the demolition of additional properties associated with Palermo and loss of the legibility of the former village as a crossroads settlement. Further changes to the road network came with the construction of the Bronte Road bypass.



Palermo Agricultural Works c. 1878 (Halton County Atlas, 1877).



Looking south on (Old) Bronte Road from Dundas St c. 1905 (Town of Oakville).

2.2 Site Evolution

1802: Colonial Land Grant

The Site is located on Lot 31 Concession 1 South of Dundas Street (SDS), which was granted to a carriage-maker, Benjamin Smith (1783-1850), by the Crown in 1802. Smith came from a family of United Empire Loyalists who emigrated first to the Grimsby area, and then to Trafalgar Township, following the American Revolution.

Lot 31, Concession 1 was located immediately southwest of the intersection of Dundas Street (a major east-west transportation route) and Line 2, which soon became known as Bronte Road (now Old Bronte Road).



1806 Wilmot Map showing original Trafalgar Township land grants by the Crown. Benjamin Smith's Lot 31 Concession 1 South is outlined in red, while Bronte Creek is emphasized in blue. South of the property, the map shows an early transportation route from York (now Toronto) to Head of the Lake (now the Hamilton area). (Town of Oakville, annotated by ERA)

1806: Village of Palermo

While Benjamin and his wife Catherine Smith owned Lot 31, Concession 1, commercial and residential development quickly began to emerge from the intersection at Dundas Street and (Old) Bronte Road as the village of Palermo was established. Village lots were carved out of Concession Lots 30 and 31, North and South of Dundas Street. It is not known whether Benjamin Smith sold street-fronting village lots to other Palermo residents, or whether he chose to develop his street-fronting lots himself.



1912, commerce at the intersection of Dundas and Bronte, looking northeast (Trafalgar Township Historical Society)

1810-1820s: Early Lot Development

In 1822, Benjamin Smith built a Georgian-style wood-frame residence on his lot. The residence faced north, fronting onto Dundas Street, but was set far back from the street. It was situated immediately adjacent to (Old) Bronte Road; its address in recent years (prior to its collapse and demolition in 2007) was 2488 Old Bronte Road.

It is unknown whether there were additional village buildings fronting onto (Old) Bronte Road at the time. The rear of the building currently on Site at 2460 Old Bronte Road features log construction that dates the building circa 1813, but it is unclear whether this was an independent Bronte Road-fronting village building, or an outbuilding on Benjamin Smith's property.

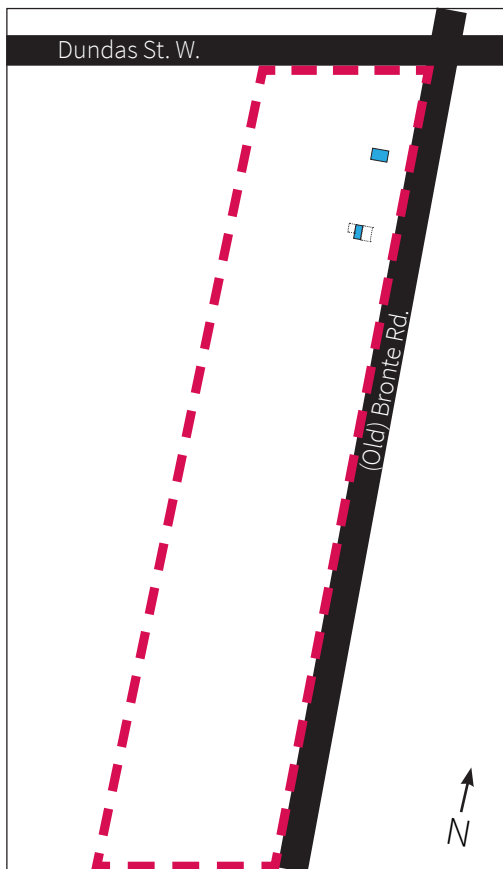
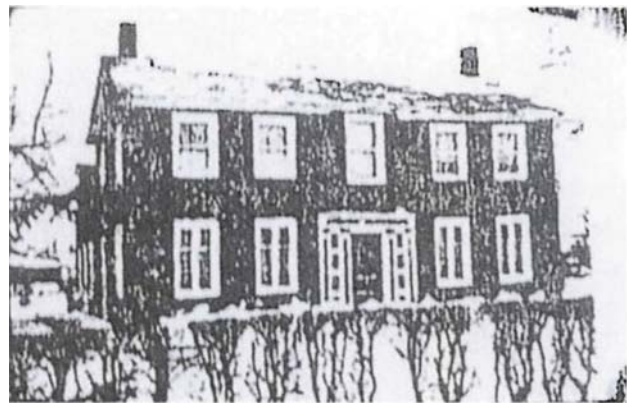


Diagram of Benjamin Smith's property circa 1822, showing the two buildings confirmed to have been on site at the time: to the north, Smith's Georgian-style farmhouse, and to the south, the c. 1813 building, with its the current front and rear additions shadowed in around it. (ERA 2018)



Benjamin Smith's 1822 farmhouse, photographed in the 1970s. (Palermo Inventory of Heritage Resources, 2008).



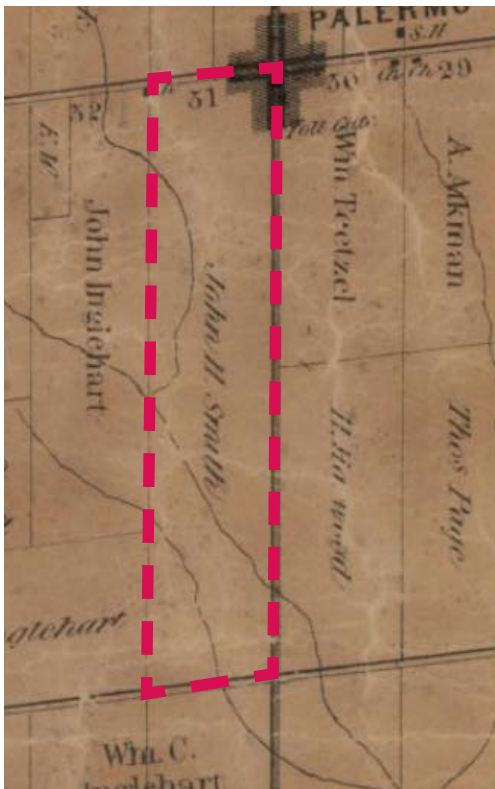
A view of the north side elevation at 2460 Old Bronte Road, where remnants of an 1813 structure have been found within the one-storey white-frame wing at the rear (ERA 2017).

1830-1870s: Ownership Transition within the Smith Family

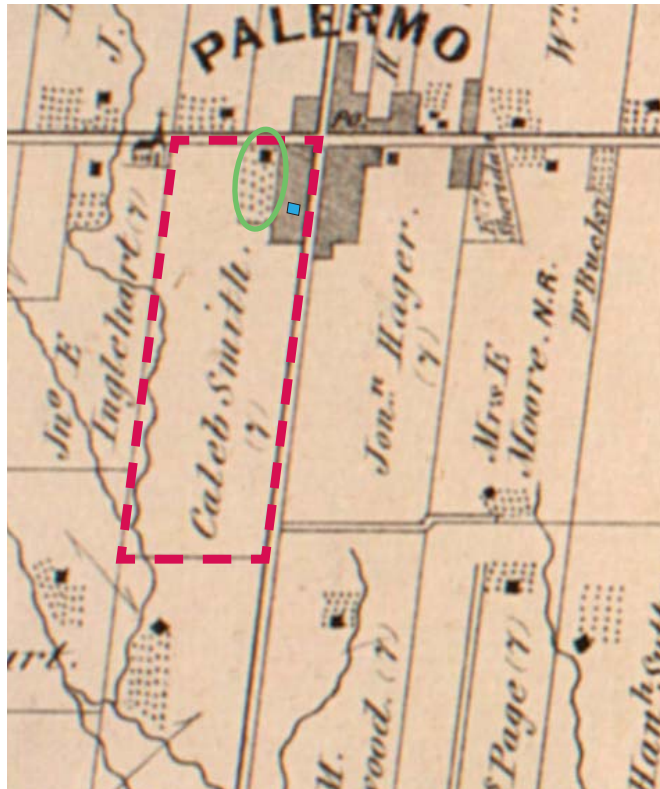
The Palermo Inventory of Heritage Resources (2008) notes that in 1831, Benjamin Smith sold his residence to Colin C. Ferrie, another carriage maker. However, the Trafalgar Township census shows that in 1841, Smith was still living on the lot with his wife and two children. It is possible that he had constructed another farmhouse elsewhere on the lot.

Benjamin Smith died circa 1850. Conflicting records over the next two decades show that the property passed into the hands of various family members. The 1860 Halton County Atlas shows that the property passed in full to Smith's son, John H. Smith, while the legal chain of title indicates that it passed in part to his son, in part to his wife Catherine, and eventually to his daughter Catherine Matilda, and her husband Caleb (also a Smith).

By 1877, the southern half of the property had been sold to Peter James Inglehart, and the northern 100 acres were owned by Caleb and Catherine Matilda Smith. A farmhouse had been constructed to front onto Dundas, at the centre of the property (construction date unknown).



1858 map of the Township of Trafalgar (Ontario Historical County Maps Project).



1877 map of the Township of Trafalgar South. The location of the original 1822 farmhouse is noted in blue, and the newer Dundas-fronting farmhouse circled in green. (Canadian County Atlas Digital Project, annotated by ERA).

1875-1902: On-Site Development at 2460 (Old) Bronte Road

The Town of Oakville's Heritage Register notes that circa 1875, the existing one-and-a-half storey Gothic Revival-style residence was constructed at 2460 Old Bronte Road. As discovered in on-site investigations, the residence appears to have been built in front of a much older log building, which was either an outbuilding on Benjamin Smith's farm lot, or an independently-owned building in the village of Palermo.

The Oakville Heritage Register notes that the existing residence was constructed circa 1875 for Caleb Smith. It is unclear whether there is archival evidence to suggest that this was Caleb and Catherine Matilda Smith's farmhouse, or whether it was assumed to be constructed for Smith due to his ownership of the farm lot. No further evidence as to the house's original ownership has been uncovered at this time.

The residence's ornamental front portico is assumed to have been built shortly after the house's construction in the late 1880s. At this time the front gable and second storey window on the principal elevation were altered. The barn to the rear of the lot is estimated to have been built in 1900.



1991 photograph of the "Caleb Smith House" (Palermo Village Heritage Resources Review and Strategy, Town of Oakville Planning Services Department).

The construction of the house at 2460 (Old) Bronte Road coincided with the construction of village buildings throughout the late 19th and early 20th centuries in the village of Palermo, some of which are featured below, and some of which remain today and are outlined in blue. All photos sourced from the Palermo Heritage Resources Review, 2008, unless noted as Trafalgar Township Historical Society. All properties addressed "Bronte Rd." should be understood as "Old Bronte Rd.", as the street has been renamed.

LOT 31, CON. 1 SOUTH OF DUNDAS (SOUTHWEST PALERMO)



A. 2480 Bronte Road, c.1890, moved north 2016.



B. 2488 Bronte Rd., c. 1822, Benjamin Smith House, demolished 2007.



C. 2496 Bronte Rd., c. 1945, demolition date unknown.



D. 3004 Dundas St., c. 1913, appears to have been relocated (TTHS).



E. 300? Dundas St., farming implements store, demolished pre-1975 (TTHS).



F. Dundas St., c. 1860-70s, possible second Smith farmhouse, demolition date unknown.

LOT 31, CON. 1 NORTH OF DUNDAS (NORTHWEST PALERMO)



G. 3015 Dundas St., c. 1848, a Hager house, demolished 2008 (TTHS).

LOT 30, CON. 1 SOUTH OF DUNDAS (SOUTHEAST PALERMO)



H. 2467 Bronte Road, c. 1913, Wettlaufer House.



I. 2477 Bronte Road, c. 1870, demolition date unknown.



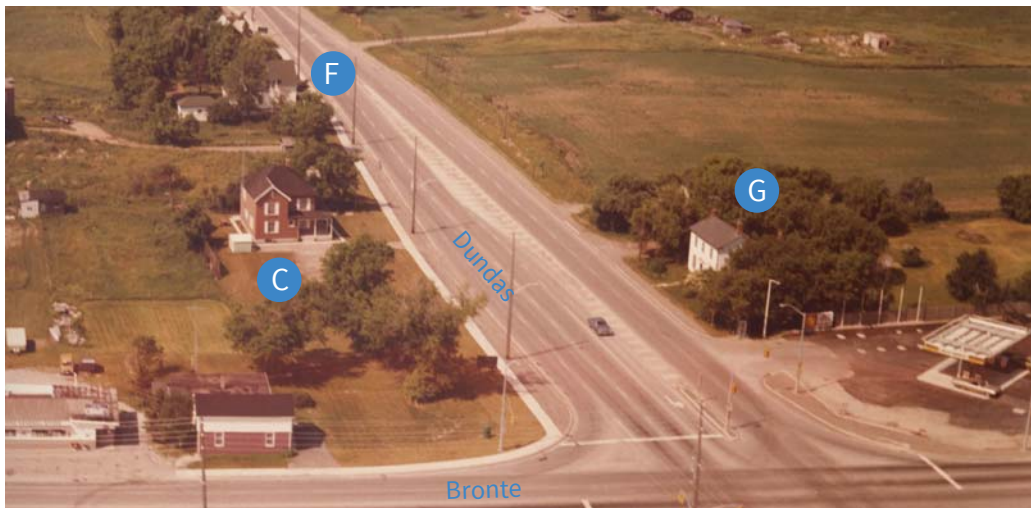
J. 2487 Bronte Road, 1920, G. S. Wood House (TTHS).



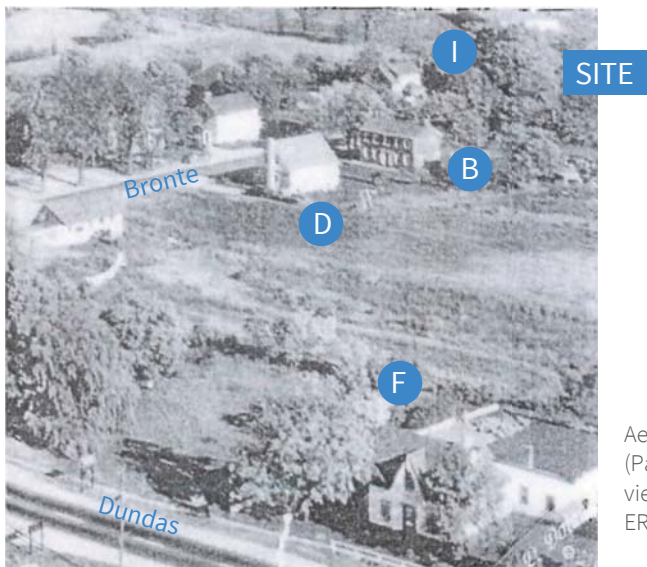
K. 2495 Bronte Road, c.1860, Dr. Anson Buck House.



Aerial view looking southwest c. 1950 (Town of Oakville, annotated by ERA).



Aerial view looking west c. 1975 (Trafalgar Township Historical Society, annotated by ERA).



Aerial view looking southeast c. 1959 (Palermo Village Heritage Resources Review and Strategy, 2008, annotated by ERA)

According to the Town's report, *Palermo Village: A Heritage Resources Review and Strategy*, the barn at 2444 Old Bronte Road was constructed in 1900. As the lands were not yet subdivided the barn would have been on the same parcel of land as the Smith's home.

Early 20th Century: Sale Outside the Smith Family

In 1902, the Smith family sold the remaining acreage of Lot 31 Concession 1, South of Dundas Street, to Henry Heeks, a local merchant. Shortly afterward, between 1909 and 1911, Heeks sold the lot to William Henry Fox and his wife, Hanna, who moved from a farm in the Hamilton area with their children. They retired from the farm 20 years later, in 1930, and moved elsewhere.

William Henry and Hanna Fox appear to have lived in the residence at 2460 (Old) Bronte Road. In 1922, they sold a residential lot adjacent to the south (today's 2454 Old Bronte Road) to a Lily Evelyn Anderson. The residential lot south of Anderson's lot was already separately by Essie L. Booth, and passed to Hallie Claire Vansickle after Booth's death in 1925.

Upon William Henry and Hanna Fox's departure in 1931, they sold 2460 (Old) Bronte Road to their son, Walter Russell Fox, who owned the property for 18 years.



William Henry and Hanna Fox in 1937-40, following their departure from Palermo (Trafalgar Township Historical Society).

Mid-to-Late 20th Century: Lot Assembly and Loss of the Village of Palermo

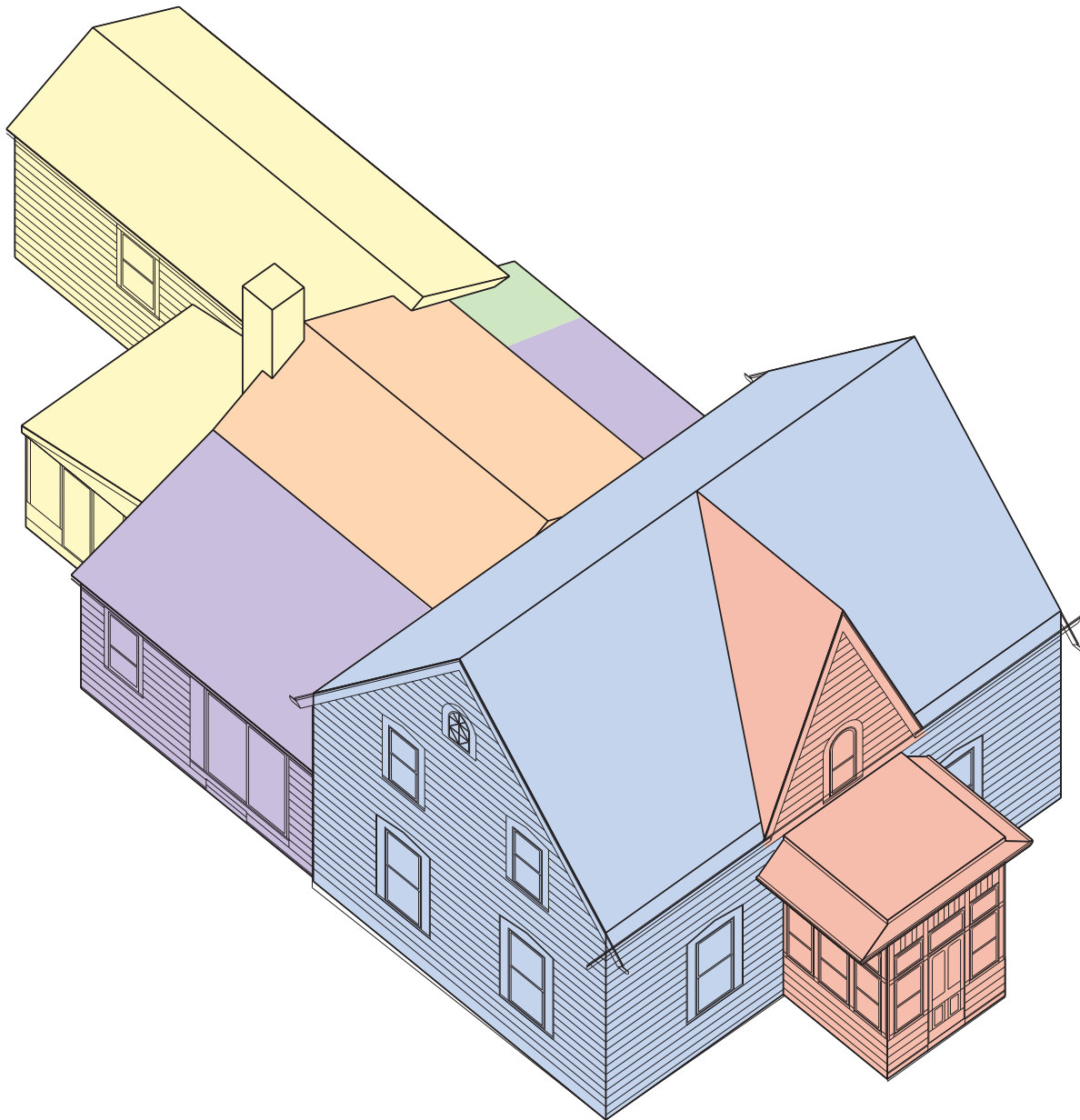
The residences currently on Site at 2444 and 2454 Old Bronte Road are estimated to have been constructed in the 1950s, when the properties were respectively owned by Hallie Vansickle, and Cecil and Eva Joubert.



In the following half-century, the residences on all three properties (2444, 2454 and 2460 Old Bronte Road) were sold to various owners, until they were assembled in 2016-2017 by a development company, Zancor Oakville Ltd.



This lot assembly was reflected elsewhere throughout the old Village of Palermo, which had its character eroded throughout the second half of the 20th century due to road widening projects that resulted in the demolition of many original village residences.


In the 2010s, large-scale development centred on the corner of Dundas Street West and Old Bronte Road has resulted in a new approach. New development has retained and incorporated historic buildings, balancing contemporary community needs with the adaptive reuse of heritage resources.

2.3 Building Evolution



 Pioneer framing circa 1820s, high quality craftsmanship
 Later 1820s framing, typical construction

 Atypical c. 1820s framing elements
 Circa 1850s

 Circa 1870s
 Contemporary additions

3 HERITAGE POLICY CONTEXT

Overview

The following documents comprise the policy framework relevant to the adjacent heritage considerations on the property:

- Ontario’s Provincial Policy Statement (“PPS 2014”);
- Halton Regional Official Plan, 2016;
- Town of Oakville Official Plan, 2017 (the “Official Plan”);
- Old Bronte Road/Khalsa Gate Streetscape Plan, 2012; and
- Palermo Village: A Heritage Resource Review and Strategy, 2008.

Provincial Policy Statement

The PPS provides policies to ensure new development and site alterations are not permitted on lands adjacent to protected heritage properties except when the proposed has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Halton Region Official Plan

Policy 167 (3) of the Halton Region Official Plan (consolidated January 13, 2016) addresses development proposals on or adjacent to recognized heritage properties:

- a) Study and consider the preservation, relocation and/or/adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;*
- b) Incorporate in any reconstruction or alterations, design features that are in harmony with the area’s character and existing buildings in mass, height, setback and architectural details; and*
- c) Express the Cultural Heritage Resources in some way, including: display of building fragments, marking the traces of former locations, exhibiting descriptions of former uses, and reflecting the former architecture and uses.*

Town of Oakville Official Plan

Chapter 5 of the Town of Oakville Official Plan (consolidated April 4, 2017) address cultural heritage resources identified on the register or designated under the Ontario Heritage Act. Policy 5.3.3 states that:

Significant cultural heritage resources shall be conserved, and may be integrated into new development

Policy 5.5.1 addresses retention of heritage resources on-site or relocation:

All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. Relocation of built heritage resources shall only be considered through a Cultural Heritage Impact Assessment that addresses retention and relocation

Old Bronte Road/Khalsa Gate Streetscape Plan (2012)

The objective of the Old Bronte Road/Khalsa Gate Streetscape Plan is to recreate the community and the former Village of Palermo as a destination by setting the tone for well-designed new development. The Streetscape Plan divides the Palermo Village into three character areas. The Development Site is located within the ‘Historic Core South’ character. This character area is defined below:

This part of the village is located just south of Dundas Street where a cluster of heritage buildings and places of worship line the street. The narrowness of the street creates a quaint atmosphere with many mature trees. This portion of the street can continue the heritage theme. Restored heritage buildings can be adaptively reused to create a heritage village main street. The road could be used to host community events or summer activities, such as weekend farmer’s markets or artisan sales

A number of guidelines pertaining to integration of heritage properties are contained within the Old Bronte Road/Khalsa Gate Streetscape Plan. These guidelines mirror the policies/guidelines contained within the Oakville Official Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada.

Palermo Village: A Heritage Resources Review and Strategy (2008)

The Heritage Planning Division of the Town of Oakville conducted a study of the former village of Palermo. The purpose of the study was to document and evaluate the heritage character and resources of the village and to propose conservation strategies for conserving the heritage of the community both as individual elements and collectively as a cultural heritage landscape.

The stretch of Old Bronte Road south of Dundas St has been identified as an area that presents some unique opportunities in terms of heritage conservation and the development of a unique heritage themed urban centre. The Strategy Plan encourages road improvements for the creation of an active pedestrian street and states:

The potential improvement of the road and sidewalk could be conducive to the creation of a heritage village main street theme, not unlike Main Street Unionville.

The report identifies three clusters of historic buildings that contribute to the character of the village. The property at 2460 Old Bronte Road and the adjacent heritage resources are included in Cluster 1.

Main Street Unionville

A successful restored village in Markham, where historic commercial buildings and converted residential buildings sit alongside a pedestrian friendly roadway, which was previously a major thruway.

4 ASSESSMENT OF CULTURAL HERITAGE VALUE

4.1 Evaluation Against 9/06

The following properties have been evaluated using the Criteria For Determining Cultural Heritage Value for Interest, Ontario Reg. 9/06.

2444 Old Bronte Road

ERA finds the property is not a candidate for designation.

Value (Ontario Reg. 9.06)

Assessment: 2444 Old Bronte Road

The property has design value or physical value because it,

No, the property is a typical example of a bungalow of its time.

i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,

ii. displays a high degree of craftsmanship or artistic merit, or

iii. demonstrates a high degree of technical or scientific achievement.

The property has historical value or associative value because it,

No, the property does not have a historical or associative value.

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has contextual value because it,

No, the property does not have contextual value.

i. is important in defining, maintaining or supporting the character of an area,

ii. is physically, functionally, visually or historically linked to its surroundings, or

iii. is a landmark.

Barn at 2444 Old Bronte Road Barn

ERA finds the property is not a candidate for designation.

Value (Ontario Reg. 9.06)

Assessment: Barn (2444 Old Bronte Road)

The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

No, the barn does not have design or physical value. The barn has low integrity; overall, it is in poor condition. Portions of the board and batten walls have been replaced as well as some of the original windows, new openings have been inserted, and the structure appears to be shifting.

The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The barn may be associated with Caleb Smith as it appears to be constructed during his ownership.

The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

No, the property does not have contextual value. The barn is not visible from the public realm.

2454 Old Bronte Road

ERA finds the property is not a candidate for designation.

Value (Ontario Reg. 9.06)

Assessment: 2454 Old Bronte Road

-
1. The property has design value or physical value because it,
- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

No, the property does not have design or physical value, as it is a typical example of a bungalow of its time.

The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

No, the property does not have a historical or associative value.

The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

No, the property does not have contextual value.

2460 Old Bronte Road

The property is listed on the Town of Oakville Register of Properties of Cultural Heritage Value or Interest. Using the 9/06 criteria ERA finds the property at 2460 Old Bronte Road is a candidate for designation under Part IV of the Ontario Heritage Act.

Value (Ontario Reg. 9.06)

1. The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

Assessment: 2460 Old Bronte Road

The property has design or physical value as a representative example of a Gothic Revival style house. It displays a high degree of craftsmanship in its decorative barge board, pointed-arch shaped windows, the front portico (a later addition), and the framing of the circa 1820s pioneer structure to the immediate rear of the house.

The property has historical or associative value because it yields information that contributes to the understanding of the former village of Palermo.

The property has contextual value because it is historically linked to its surroundings and is important in supporting the historical character of the evolving neighbourhood in the former village of Palermo.

4.2 Statement of Significance for 2460 Old Bronte Road

Description

The property at 2460 Old Bronte Road, Oakville is located on the west side of Old Bronte Road just south of Dundas Street in the former Village of Palermo. The property is a two-and-a-half storey Gothic Revival style house built in stages starting in the 1820s.

Historical Value

The house at 2460 Old Bronte Road holds design and physical value as it is a representative example of a Gothic Revival style house and displays a high degree of craftsmanship. The identifying Gothic Revival features of the house include the steep side-gabled roof, prominent centre gable, decorative bargeboard and lancet windows. The framing of the one storey rear was constructed in stages in the 1820s and has since been enclosed by contemporary walls, ceiling, and roof. The central portion of the 1820s timber frame has high quality craftsmanship elements including post and beam notching, wooden pins, and mortise and tenon joints. The main portion of the house was built in the 1850s and expanded in the 1870s with the addition of the front portico with decorative Italianate brackets and alteration to the front gable roof pitch and second storey window on the principal (east) elevation. It has been subsequently altered. The building is an evolved residential building complex, which was adapted for commercial purposes in the 21st century.

The property holds associative and historical value as it is associated with an early settler family. The building was constructed and evolved during their ownership. The lands were originally granted to Benjamin Smith and then owned by his son-in-law Caleb Smith from 1860-1902.

The property holds contextual value as it is historically linked to its surroundings and is important in supporting the historical character of the former Village of Palermo. The property is located just south of the original commercial centre of the Village of Palermo, at Old Bronte Road and Dundas St. With a construction date starting in the 1820s, the property is one of the earliest remaining examples of a residential dwelling in the former Village of Palermo.

Heritage Attributes

Key elements that define the property include:

- The orientation of the house facing east towards Old Bronte Road;
- The steep side gabled roof;
- The centre gable;
- The decorative bargeboard on the north and south elevations;
- The lancet windows found in the gable peaks of the flank elevations, with original glazing bars and 19th century crown glass;
- The wood windows; and
- The front portico with Italianate brackets.

5 ASSESSMENT OF EXISTING CONDITION

ERA conducted a condition assessment of the two historic buildings on the Site on February 8, 2018. The assessment was done at grade and is based on visual inspection of all exterior elevations, and the interior spaces of the house at 2460 Old Bronte Road. ERA was not able to inspect the interior of the barn building.

ERA undertook two further site visits to investigate the circa 1820s framing on March 26 and May 1, 2018.

5.1 2460 Old Bronte Road (Main House)

The house is a wood-frame building resting on a masonry foundation. The remnants of brick masonry chimneys, since removed, are visible in the attic. These are in fair condition, but later repointing with a cement-based mortar has caused deterioration to the brick.

The building is clad in vinyl siding over a wooden substrate most likely applied sometime in the late 20th century. ERA's assessment concluded that some of the original wooden siding exists underneath the vinyl, though it is in poor condition. The vinyl was generally found to be in good condition, performing as intended. However in select locations – notably the porch addition – the substrate has succumbed to severe wood rot and the vinyl siding is detaching from the building. Severe water ingress is causing damage to this portion of the building.

The building includes a range of millwork, such as decorative bargeboards at the gables and Italianate brackets on the porch. Generally this millwork was found in fair condition, although lack of paint upkeep has led to overall deterioration. In locations it is defective, with evidence of wood rot. A section of bargeboard trim had detached from the front gable and fallen to the ground. The worst affected area is the porch extension where the millwork is severely deteriorated and some components have rotten and fallen off.

Most of the building's original windows were replaced in the past with sealed uPVC units, which appeared in good condition excepting some discoloration from sunlight. The small lancet windows found in the gable peaks of the flank elevations, with original glazing bars and 19th century crown glass, are in good condition and performing admirably. The inoperable 1/1 windows on the porch have an etched decorative pattern and are in fair condition with flaking paint and slight wood rot detected.

The building components were graded using the following assessment terms:

Excellent: Superior aging performance. Functioning as intended; no deterioration observed.

Good: Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

Fair: Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.

Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.

Elsewhere the building's wooden window surrounds, executed to a simple profile, were similarly found to be in fair condition; most exhibited peeling and flaking paint and some were showing signs of wood rot, particularly at the wooden sills where water is accumulating. The same applies to the modern aluminum units used for openings on the building's rear extension. The narrow 4/1 wooden windows on the east vestibule (likely a later addition, possibly early 20th century) are in good condition.

The cross-gable roof structure comprises common timber trusses, which appeared in good condition, and the roofing material is asphalt shingle, likely a late 20th-century intervention. Overall the roof appeared to be in good condition, although deterioration of wood trim at the eaves was noticed due to moisture, with some components eroded or missing. Rainwater systems consist of aluminum gutters and downspouts, generally appearing in good condition with typical deterioration.

ERA inspected the cellar and building foundations, which are made of rubblestone masonry, with later concrete render and concrete block additions. No significant defects were observed. ERA also inspected all building interiors, which were found to be in good condition.



Paint flaking and deterioration of wood surrounds, typical (ERA, 2017).



Showing deterioration of wooden decorative elements on front porch (ERA, 2017).



Asphalt shingles in good repair; gutters and downspouts requiring maintenance (ERA, 2017).



Showing wood rot to cladding substrate and sections of vinyl siding in poor condition (ERA, 2017).



Showing wood rot and missing bargeboard (ERA, 2017).



Rubble stone foundation wall in good repair (ERA, 2017).



Porch details in poor condition (ERA, 2017).



Showing original lancet window in attic in good repair, and brickwork in poor condition (ERA, 2017).



South elevation showing various extensions to the rear of the building (ERA, 2017).



North elevation showing various extensions to the rear of the building (ERA, 2017).



East elevation (ERA, 2017).



West elevation (ERA, 2017).

5.2 Rear

The rear tail of the house contains an original 1820s framing structure, which was constructed in stages, as well as contemporary rear additions and alterations (see diagram on page 16).

Destructive testing to the interiors revealed that there is wood framing that dates to the 1820s within the rear one storey “addition” immediately behind the main portion of the house. There are original split lath and plaster walls as well as ceiling. It is hand hewn heavy timber framing with pit sawn dimensional lumber infill on walls & levelled off logs supporting the floor. No metal or nails have been used to construct this frame and the roof joist has no ridge beam, which are indicative of its early age. The timber framing is in good to fair condition.

The central portion has high quality craftsmanship details, while the north and south later 1820s additions are typical construction. There is a new roof structure that sits atop the old roof structure, the shingles of which can be seen on the following page.

The rear extension includes a glazed section with a variety of cladding materials including wood, aluminum and corrugated plastic; these were found to be in fair condition.



Earlier chimney visible in between the ceiling and roof (ERA, 2018).



Pioneer mortise and tenon (ERA, 2018).



Early roof structure enclosed within a new roof structure(ERA, 2018).



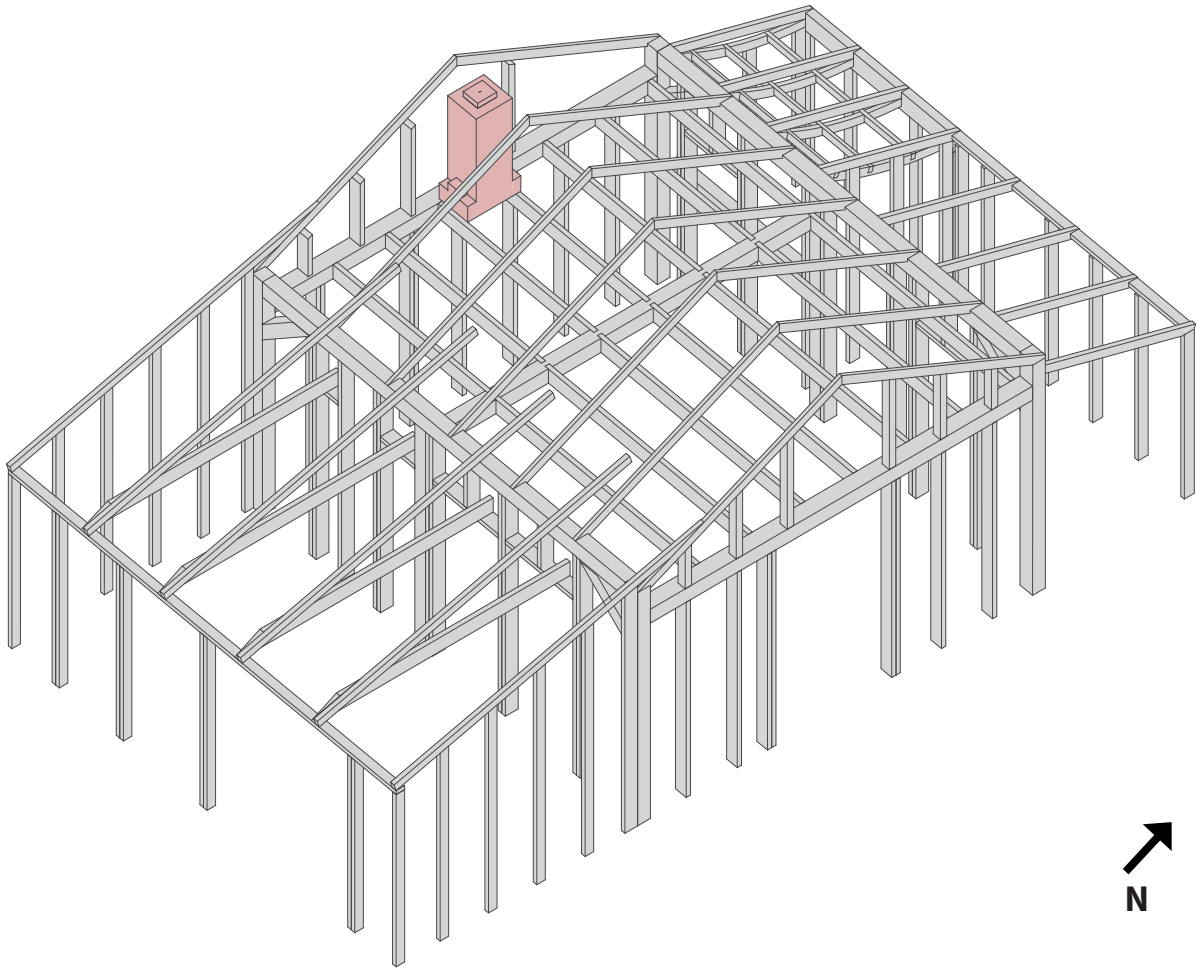
Early roof shingles visible enclosed within the rear structure (ERA, 2018).



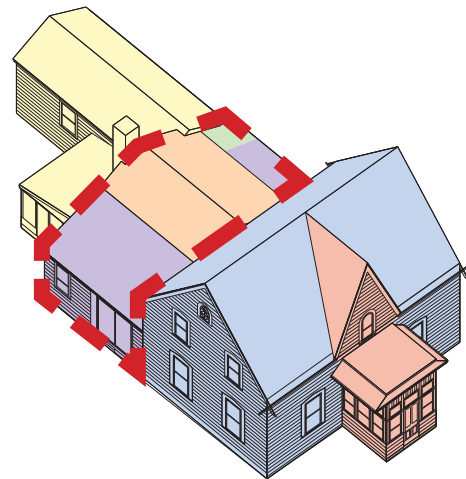
Pioneer post and beam (ERA, 2018).



Bowed roof rafters(ERA, 2018).



Existing framing structure of the circa 1820s pioneer portions with the remnant chimney (ERA, 2018).



Area of 1820s pioneer framing shown circled in red (ERA, 2018).

5.3 Barn at 2444 Old Bronte Road

Sources indicate the barn was constructed c. 1900. It is of rectangular plan with a pitched roof and a lean-to addition to the north, and appears of simple wooden construction with a truss roof structure sheathed in corrugated metal. The building appears to rest on a poured concrete foundation and is clad in board and batten. Along with a large garage entry there are pairs of original wooden windows with wood surrounds along with later modern intrusions.

The building was found to be generally in fair to poor condition. The wooden elements showed signs of advanced deterioration, particularly near the ground plane, and portions of the board and batten appear to have been replaced with plywood in the past, portions of which are succumbing to moisture. The rainwater systems (gutters and downspouts) have failed and detached from the building. Although ERA did not gain access, the building is not weather-tight and it is likely water is entering from various points.



Showing wood deterioration, typical (ERA, 2017).



Showing wood rot of board and batten at grade (ERA, 2017).



Showing remnant of rain gutter at roofline (ERA, 2017).



North elevation (ERA, 2017).



East elevation (ERA, 2017).



South elevation (ERA, 2017).

6 DESCRIPTION OF PROPOSED DEVELOPMENT

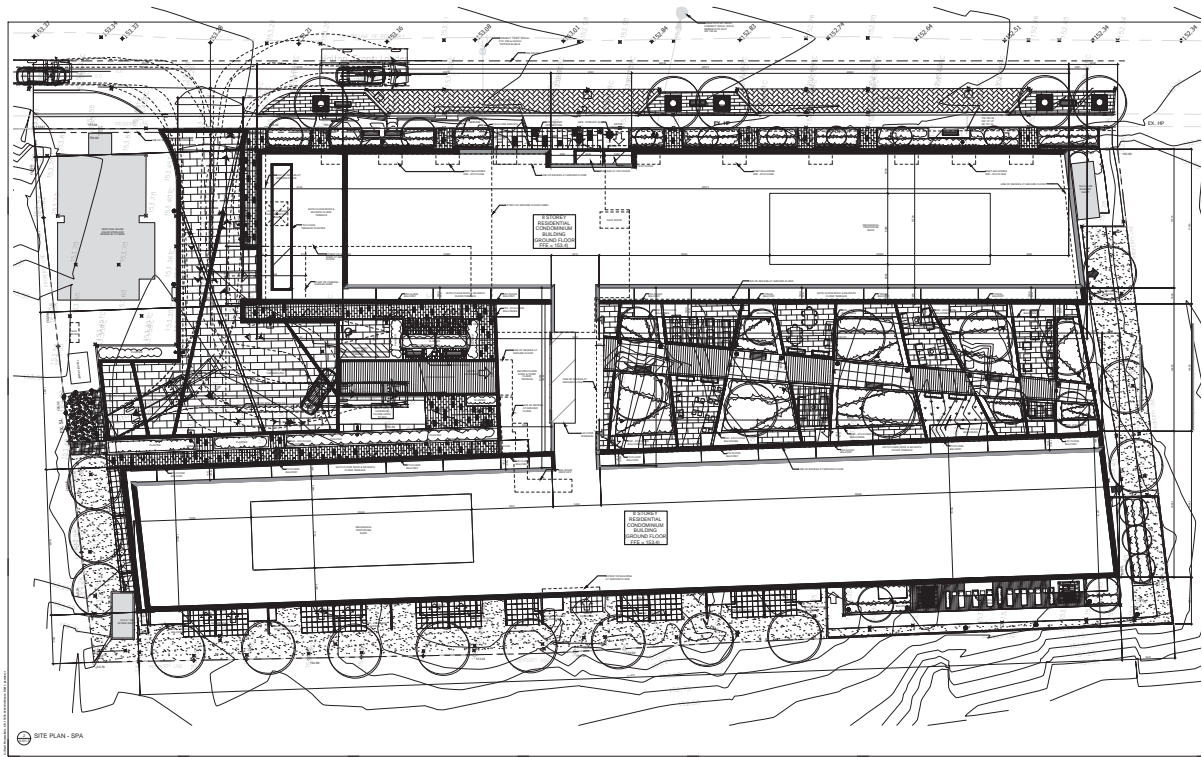
6.1 Summary

The proposed development anticipates the removal of the barn and the houses at 2444 and 2454 Old Bronte Road and the relocation of the house at 2460 Old Bronte Road for the construction of a new mixed use development on the Site. The proposed mixed-use building will be eight storeys tall in an H-shaped configuration, with two large masses connected at the center.

The new building will provide retail spaces at the ground level with residential uses above along Old Bronte Road. Outdoor amenity space will be provided between the two masses at the south end of the Site. The north end of the site will provide access to loading and the parking garage. The proposed development will include three levels of underground parking, which will connect below ground to the new basement of the heritage house.



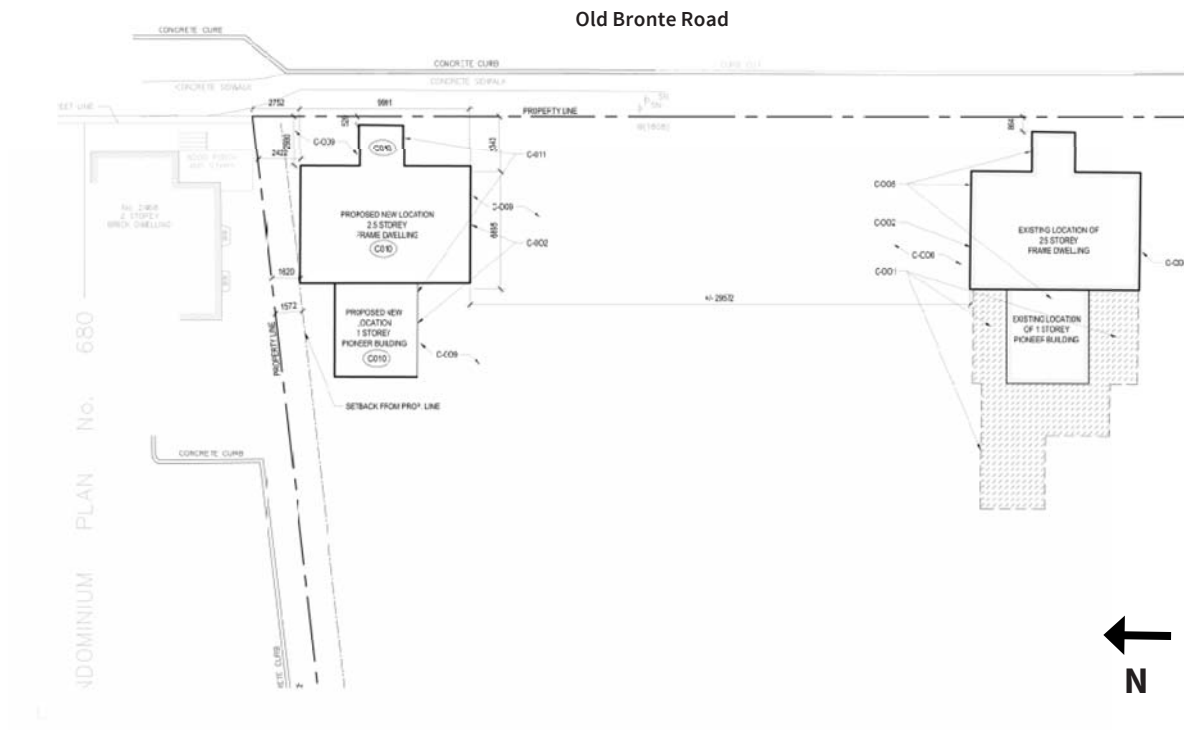
Rendering of the proposed development with heritage house to the right (Quadrangle Architects, 2018). Note that no landscaping has been shown in this rendering.



Site Plan (Quadrangle Architects, 2018). Note that this plan shows the preliminary footprint of the new proposed rear addition. Details about the rear addition will be refined through the design process and will be submitted as a forthcoming addendum to this report.

6.2 Proposed Relocation and New Rear Addition for the Farmhouse

The heritage house at 2460 Old Bronte Road will be relocated to the north-east corner of the Site, north of its current location, with frontage on Old Bronte Road. The 1850s house and 1870s front portico will be conserved in their entirety. All of the rear additions will be removed, with the exception of the oldest, original pioneer timber framing, which will be conserved in the interior of the new rear addition as a sculptural element. Its high quality craftsmanship will be made visible by removing the drywall on the walls and ceiling. Some of its original lathe and plaster will be conserved and made visible. There may be further alterations to the framing such as removal of some columns or beams. The bowed rafters, outside of this timber frame to the north west, will be salvaged and, if in reusable condition, also integrated as a sculptural element on Site or made available.



Proposed relocation and demolition (ERA, 2018).

7 IMPACT OF PROPOSED DEVELOPMENT

7.1 Farmhouse Relocation

The relocation of the farmhouse will facilitate its conservation and adaptive reuse integrated as part of a larger redevelopment. It will maintain the visual and contextual relationships among the heritage houses along this stretch of Old Bronte Road.

The lakestone foundation will be salvaged and made available.

7.2 Farmhouse Rear Addition

Removal of Existing Rear Additions

The rear additions to the farmhouse will be removed, with the exception of the original, oldest portion of the pioneer timber framing. The later 1820s north and south additions will be removed as they are built with typical construction methods and do not contain the same high quality craftsmanship elements as the main portion.

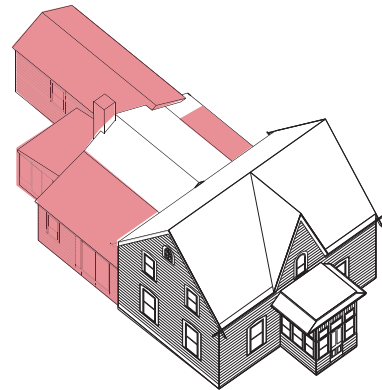
The visual and physical impacts are considered appropriate in order to facilitate the building's adaptive reuse. The pioneer timber frame is the high quality built form heritage fabric and will be conserved along with portions of the original lathe and plaster, and bowed rafters.

Pioneer Frame

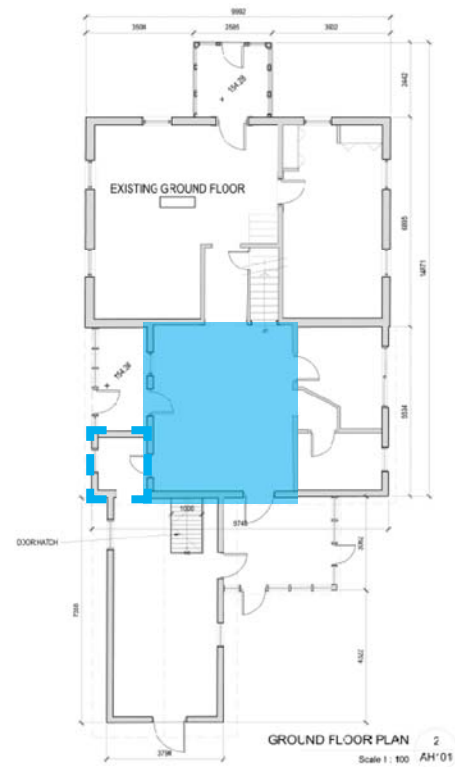
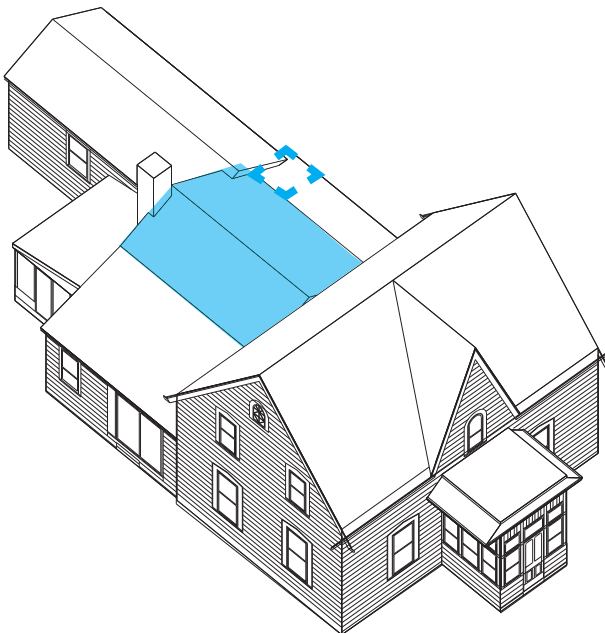
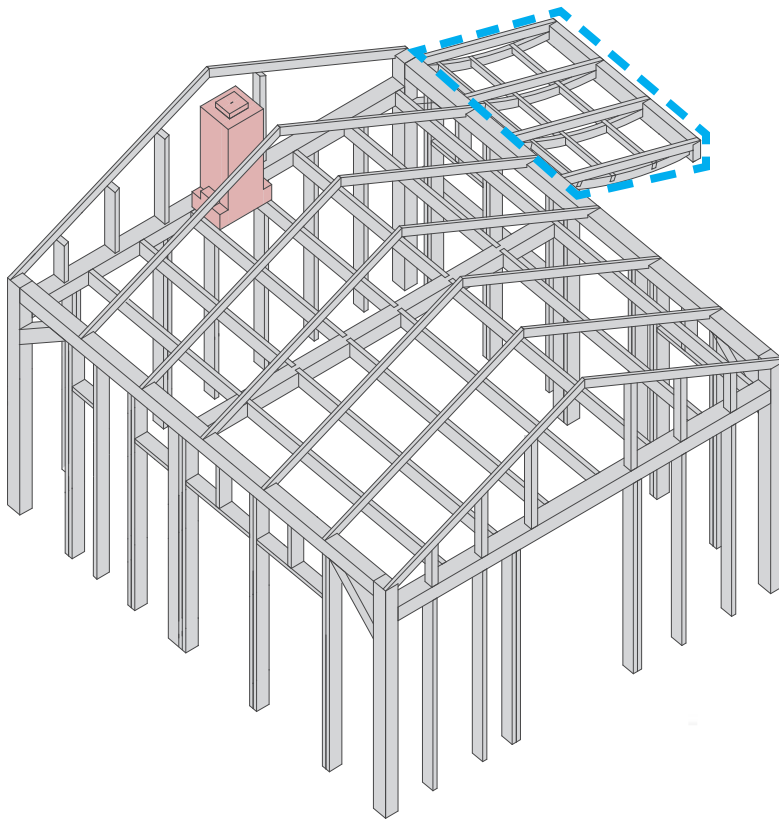
The timber frame will be made legible by the careful removal of the later drywall and conservation in the interior of the new rear addition as a sculptural element. This will make the high quality craftsmanship visible and legible, rather than buried as a structural element. Portions of the original lathe and plaster will be conserved and made visible.

The bowed rafters will be dismantled and salvaged for reuse on site, if in reusable condition, or made available.

The conservation of this resource will be detailed in a forthcoming Conservation Plan. Portions of pioneer framing to be conserved shown on the following page.



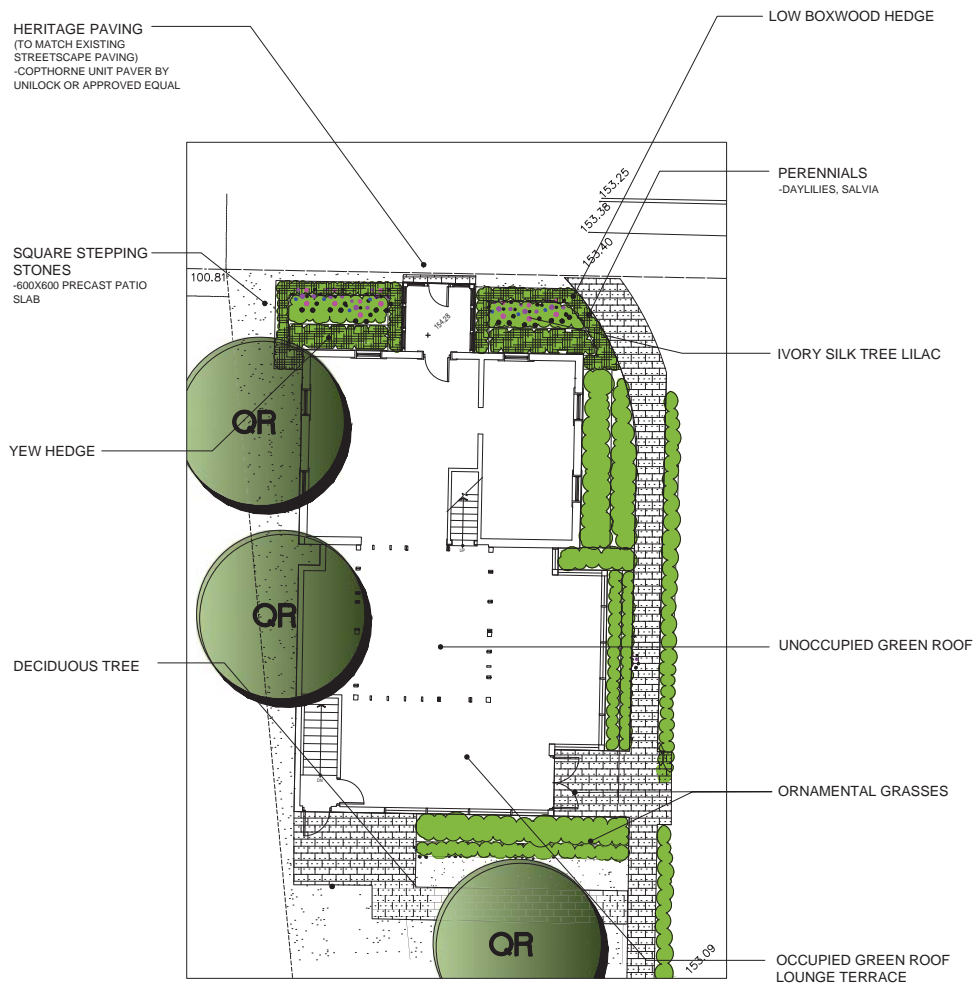
Areas of removal highlighted in red (ERA, 2018).



The framing of the pioneer framing shown above (and highlighted in blue in plan and in the axonometric diagram) will be conserved, which may include further alterations such as removal of some columns or beams (ERA, 2018). The area circled in blue will be dismantled and salvaged for reuse on site.

Setting

New landscaping will provide an appropriate green setting around the heritage house. A new pedestrian sidewalk to the south of the heritage house will provide access to the new universally accessible entrance on the rear addition as the existing front portico does not meet the accessibility requirements.



Landscape Plan for heritage house by Strybos Barron King, 2018. Please note the footprint of the new rear addition is preliminary and will be reviewed in a forthcoming HIA, as its design is refined through the approvals process.

7.3 Removal of the Barn

The barn will be removed. It is not visible from the street, and as such it does not contribute to the heritage nature of the streetscape. Furthermore it is in poor condition and has been significantly altered. Its original wood board and batten walls will be salvaged and made available.

7.4 Impact of the New Construction

The new building has an articulated front facade, which provides a transition down to the height of the farmhouse. The driveway, sidewalk, and landscaping between the new condominium and the farmhouse provide appropriate breathing room between the two structures. The new building will be physically connected to the heritage building via an underground connection to the parking lot, increasing its value for future tenants and ensuring its continued activation.



Rendering of the proposed development with heritage house to the right (Quadrangle Architects). All of the new construction between the red line, representing the articulated facade, and the heritage house is set back behind the heritage house. Note that no landscaping has been shown in this rendering.

7.5 Impact on Adjacent Heritage Resources

There are no adverse physical or visual impacts anticipated on adjacent heritage resources. The visual and contextual relationships among the heritage houses on this stretch of Old Bronte Road will be conserved.

7.6 Assessment

The following table identifies the impacts of the proposal on heritage resources.

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	All significant heritage attributes or features will be conserved.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The new location conserves the historic fabric of relationships among the heritage houses and is compatible with earlier approved approaches towards intensifying the old Village of Palermo.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.	N/A
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	N/A
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	N/A
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	N/A
Land disturbances such as a change in grade that alters soils, and drainage patterns	N/A
Other possible effects (specify if any)	N/A

8 CONSERVATION STRATEGY

8.1 Conservation Approach

The conservation approach is to:

- Restore the main block of the farmhouse, including the later addition of the front portico;
- Activate the farmhouse with a compatible new use, first as a temporary sales centre;
- Construct a new rear addition that facilitates the adaptive reuse of the farmhouse and provide an appropriate setting for the farmhouse, including an accessible entrance and pedestrian walkway to the south elevation of the new rear addition as well as landscaping (to be evaluated in a forthcoming addendum to this report);
- Conserve and incorporate the pioneer timber frame as a sculptural element within the rear addition; and
- Salvage the materials of the barn and the bowed rafters, and either incorporate on site, if in reusable condition, or make available. The lakestone foundation will be salvaged and made available.

The forthcoming Conservation Plan will detail the conservation scope and phasing for the farmhouse.

8.2 Considered Alternatives

Alternative locations for the relocation of the farmhouse were reviewed in discussion with Town of Oakville Heritage Staff. The applicant was urged by Heritage Staff to purchase the lands to the north of the site in order to locate the heritage house there; the applicant has complied with this request.

8.3 Mitigation Strategies

In summary, the mitigation strategies are:

- Providing a transition in height through the articulation of the front facade of the condominium down to the farmhouse;
- Ensuring appropriate “breathing room” (physical open space) between the new condominium and the farmhouse;
- Maintaining existing the front setback in the new location;
- Ensuring that the visual and contextual relationships are maintained between the farmhouse and nearby heritage properties through the choice of the proposed location;
- Conserving and revealing the high quality craftsmanship of the pioneer timber framing as well as portions of the original lathe and plaster, and bowed rafters; and
- Designing a new rear addition that allows facilitates its adaptive reuse to be evaluated in a forthcoming addendum to this report).

9 CONCLUSION

The proposed development appropriately conserves the cultural heritage value of the structure known as the Caleb Smith House, and ensures its continued viability, contributing to the heritage context of the evolving neighborhood of Palermo.

This report will be followed by a Conservation Plan that details the conservation scope of work and phasing. The new rear addition will be evaluated in an addendum to this report.

10 PROJECT PERSONNEL

Philip Evans

Philip Evans is a principal of ERA Architects and the founder of small. In the course of his fourteen-year career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP.

Jasmine Frolick

Jasmine Frolick is a registered planner with ERA Architects. She received her Master of Planning in Urban Development from Ryerson University after completing a Bachelor of Arts at McGill University.

Emily Collins

Emily Collins is a planner with ERA Architects. She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

Nicholas Thompson

Nicholas Thompson works with the heritage planning team at ERA Architects. He has Master Degrees in history (McGill University) and planning (University of Toronto), as well as a Certificate in Historic Building Conservation (Cambridge University).

On December **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Smith House
2460 Old Bronte Road
PART LOT 31 CONCESSION 1 TRAF SDS PARTS 4, 5, 14,15, 21, 22 AND 23,
PLAN 20R22672; TOWN OF OAKVILLE

Description of Property

The property at 2460 Old Bronte Road is located on the west side of Old Bronte Road, south of Dundas Street West in the former village of Palermo. The property contains a two-and-a-half storey house with one-storey rear wing known as the Smith House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Smith House has design and physical value as an evolved 19th century village house with influences from the Gothic Revival and Italianate styles. The main portion of the house is believed to have been built in the 1850s and then expanded and renovated in the 1870s. The Gothic Revival style is evident in the structure's steep roof, prominent centre gable, decorative bargeboard, and round and lancet windows in the gables. The front portico, also likely built during the 1870s renovations, was designed in the Italianate style. The flat roof with projecting eaves, heavily bracketed cornice, and square and rectangular windows with rounded edges are all indicative of the style. The original wood windows on the portico are both tinted and etched with late 19th century patterns, adding decorative detail and privacy.

The Smith House also has design and physical value for the circa 1813 timber-frame structure located to the rear of the building, which would have been one of the earliest structures in Palermo. The original framing features hand-sawn and rough-sawn wood, post and beam notching, wooden pins, mortise and tenon joints, and wide ceiling and roof boards. The structure is a rare and early example of its kind in Oakville.

Historical and Associative Value

The Smith House is associated with the theme of 19th century village life in Palermo and with the Smith families, early settlers in Trafalgar Township. The property has direct associations with the historic village of Palermo, the oldest European settlement in present-day Oakville. Palermo was a significant stop along Dundas Street, the main route between Toronto and Hamilton, and the larger rural community depended on the village for its stagecoach stop, post office, inn, stores, schools, and churches. The Smith family owned the property for almost 90 years, building the original structure and expanding it throughout the 19th century. The property was granted by the Crown to Benjamin Smith, who likely built the original one-storey structure. It was later owned by his son-in-law Caleb Smith from 1860-1902, when the Gothic Revival and Italianate portions were built.

Contextual Value

The Smith House is physically, visually, and historically linked to its surroundings, the historic village of Palermo that has evolved over two centuries. With a construction date starting in the first two decades of the 1800s, the Smith House is one of the earliest remaining residential dwellings in the village. The house is important in defining the area as a former historic rural village. The original circa 1813 portion provides a significant link to the village's early history of European settlement that took place along early routes like Dundas Street and Bronte Road. The later front addition and Gothic Revival and Italianate style renovations help tell the story of the evolution of the village from a sparse, early 19th

century settlement to a busy and thriving village in the later 19th century and early 20th century.

Description of Heritage Attributes

Key attributes of the property at 2460 Old Bronte Road that exemplify its cultural heritage value as a 19th century village house with Gothic Revival and Italianate style influences associated with the former village of Palermo, include:

- The massing and form of the two-and-a-half storey house with its steep side gable roof with front gable and its flat-roofed one-storey front portico;
- Horizontal wood siding;
- Decorative wood bargeboard in the side and front gables;
- The fenestration of the windows;
- The presence of two-over-two sash windows on the first and second storeys;
- The presence of a one-over-one rounded sash window in the front gable;
- Wood lancet windows in the third storey gables;
- Wood window trim, including pediments;
- Heavily bracketed wood cornice on portico;
- Wood transom windows with acid-etched red tinted glass on portico;
- One-over-one wood windows with acid-etched patterns on portico;
- Wood paneled door with acid-etched glass on portico; and
- The orientation of the house facing east towards Old Bronte Road.

Key attributes of the property at 2460 Old Bronte Road that exemplify its cultural heritage value as an early timber frame structure associated with the former village of Palermo include:

- The timber frame structure with wall and roof framing made of hand-sawn and rough-sawn wood, post and beam notching, wooden pins, mortise and tenon joints, ceiling boards, and roof boards; and
- The location of the structure attached to the rear of the two-and-a-half storey house.

Any objection to this designation must be filed no later than January **, 2025. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on December **, 2024.

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Notice of intention to designate – 1110 Lakeshore Road West –
December 9, 2024

LOCATION: 1110 Lakeshore Road West

WARD: Ward 2

Page 1

RECOMMENDATION:

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Baillie Estate Farm Manager's Cottage at 1110 Lakeshore Road West.

KEY FACTS:

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

- As part of the Heritage Designation Project 2023-2025, Heritage Planning staff has evaluated the subject property and consider it worthy of conservation and heritage designation.
- Staff is recommending that the subject property be designated under section 29, Part IV of the *Ontario Heritage Act* and that a notice of intention to designate be issued by Council for the property.

BACKGROUND:

In October 2022, Ontario's Ministry of Municipal Affairs and Housing introduced Bill 23, *More Homes Built Faster Act, 2022*. The bill included several amendments to the *Ontario Heritage Act*, including a two-year time limit for listed properties to remain on municipal heritage registers. In early 2023, Policy Planning & Heritage initiated the Heritage Designation Project 2023-2025 to designate approximately 80 listed properties prior to their required removal from Oakville's Heritage Register on January 1, 2025. The subject property of this report was included as a priority within that list.

In June 2024, Bill 200, *Homeowner Protection Act, 2024*, was passed. This bill extended the two-year time limit for existing listed properties to remain on municipal

heritage registers from January 1, 2025 to January 1, 2027. While these additional two years are beneficial, staff is continuing the work of the Heritage Designation Project 2023-2025 with the original project timeline, based on staff resources.

A location map for the subject property is attached as Appendix A. A Heritage Impact Assessment (HIA) was prepared for the property by heritage consultant Megan Hobson and is attached as Appendix B. A draft Notice of Intention to Designate has been prepared by staff in collaboration with the owner and is attached as Appendix C.

COMMENT/OPTIONS:

The Province of Ontario has made a clear commitment to the conservation of significant cultural heritage resources through its legislation and policies, including the *Ontario Heritage Act* (2021), the *Planning Act* (1990, as amended) and the Provincial Policy Statement (2024).

The OHA sets out the procedures for evaluating and protecting heritage resources at the provincial and municipal levels. This includes the use of Ontario Regulation 9/06 as the means for determining if a property has cultural heritage value.

This commitment to heritage conservation continues at the regional and municipal level through supportive objectives and directions outlined in the Region of Halton Official Plan and the town's Livable Oakville Plan and North Oakville East and West Secondary Plans.

In accordance with the OHA, a property must meet at least two criteria of Ontario Regulation 9/06. The property at 1110 Lakeshore Road West has been evaluated using these criteria. Staff considers the property to meet at least two or more of these criteria, and it therefore merits designation under section 29, Part IV of the OHA. The attached Heritage Impact Assessment provides more details on the cultural heritage value of the property.

Also attached is a draft Notice of Intention to Designate. This provides a clear outline of the property's cultural heritage value and the heritage attributes recommended for protection and conservation through a future designation by-law.

A separate staff report recommending designation of the property at 1110 Lakeshore Road West was presented to the Heritage Oakville Advisory Committee on November 26, 2024. The Committee supported the designation of the property.

CONSIDERATIONS:

(A) PUBLIC

If notice is to be issued for the designation of the property, notice will be given in accordance with the town's *Ontario Heritage Act* Alternative Notice Policy.

(B) FINANCIAL

There are no financial considerations.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Legal department will be consulted on the designation as necessary.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities: Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The retention and conservation of this historic building through heritage designation contributes to the town's initiatives to reduce carbon footprints.

APPENDICES:

Appendix A – Location Map

Appendix B – Heritage Impact Assessment

Appendix C – Draft Notice of Intention to Designate

Prepared by:

Carolyn Van Sligtenhorst, CAHP, MCIP, RPP
Supervisor, Heritage Conservation

Recommended by:

Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:

Gabe Charles, MCIP, RPP
Director, Planning and Development



APPENDIX A



0 20 40 80
Meters

1110 Lakeshore Road West



SUBJECT LANDS

LOCATION

Community Development Commission

S:\ServiceRequests\REQ 11899 - Location Maps\

HERITAGE IMPACT ASSESSMENT



FARM MANAGER'S COTTAGE, LISONALLY FARM
1110 Lakeshore Road West, Oakville, Ontario

05 OCT 2021

MEGAN HOBSON CAHP
M.A. DIPL. HERITAGE CONSERVATION
Built Heritage Consultant
905.975-7080
mhobson@bell.net

TABLE OF CONTENTS

EXECUTIVE SUMMARY		
1.0	INTRODUCTION	1
2.0	LOCATION	1
3.0	SITE DESCRIPTION	2
4.0	HERITAGE PLANNING CONTEXT	4
5.0	HISTORICAL CONTEXT	5
6.0	HERITAGE VALUE	8
7.0	PROPOSED ALTERATIONS	10
8.0	IMPACT ASSESSMENT	12
9.0	CONCLUSIONS & RECOMMENDATIONS	13
10.0	SOURCES	15
11.0	QUALIFICATIONS OF THE AUTHOR	15
12.0	APPENDICES	ATTACHED
	APPENDIX A: PHOTO DOCUMENTATION	
	APPENDIX B: HISTORIC DOCUMENTATION	
	APPENDIX C: ARCHITECTURAL DRAWINGS (HICKS DESIGN STUDIO)	

EXECUTIVE SUMMARY

The subject dwelling is the former Farm Manager's House for Lisonally Farm, the summer home of Sir Frank and Lady Baillie. It was built c.1926 to designs by Page & Warrington and is the only surviving building from the Baillie Estate. It is a very modest 1-storey dwelling that does not meet the needs of the current owner who is a descendant of the Baillie family.

Rehabilitation of the cottage is challenging given its modest size and its location in the back corner of the lot. Therefore, after much consultation with heritage staff, it was agreed that moving the cottage to the center of the lot so that sensitive additions could be introduced, was preferable to demolition or other options such as an addition in front of the cottage or radical changes to the existing roofline to add additional floors.

The proposal ensures that all exterior heritage elements will be preserved. It is therefore recommended that the proposal be supported and that impacts of the proposed interventions be mitigated in the following ways;

In order to mitigate the proposed alterations, it is recommended that the applicant be required to:

- document the exterior and interior
- salvage interior elements that have potential for reuse

In order to mitigate the risks of moving the heritage building, it is recommended that the applicant be required to:

- submit a Moving Plan by a certified heritage building mover and approved by a structural engineer with experience moving heritage buildings

Furthermore, the Baillie Cottage has been found to meet several criteria for Designation under the *Ontario Heritage Act*. It is therefore recommended that:

- the owner agree to *Designation* of the cottage in its new location
- the owner provide a *Letter of Credit* to the City prior to relocation of the cottage, to be released once it is secured on the new foundation

1.0 INTRODUCTION

This *Heritage Impact Assessment* (HIA) was prepared by Megan Hobson for Jennifer Kravis, as a requirement for obtaining a heritage permit to make alterations to a listed heritage building at 1110 Lakeshore Road, known as the Baillie Cottage. This report meets requirements of the City of Oakville for *Heritage Impact Assessments*.

Two site visits were undertaken in the November 2020 and September 2021 to document the heritage building and its physical context on Lakeshore Road West. Historical research was undertaken and relevant heritage policies were reviewed. Recommendations in this report are consistent with applicable heritage policies and guidelines. Architectural drawings for the proposed alterations included in this report were prepared by Hicks Design Studio. The design is based on input from the consultant and heritage staff at the Town of Oakville.

2.0 LOCATION

The subject property is located at 1110 Lakeshore Road West in a residential neighbourhood in the Town of Oakville. It is situated on the south side of Lakeshore Road West, between Wilder Drive and Westdale Road.



AERIAL VIEW – an irregularly shaped lot with a large front and side yard

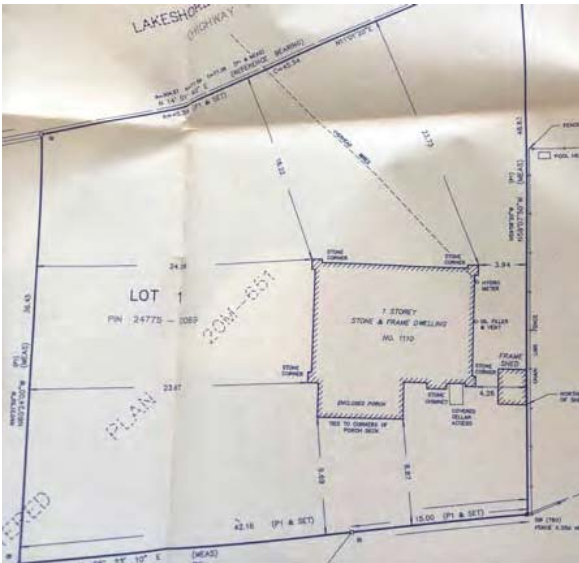
3.0 SITE DESCRIPTION

The subject property contains a 1-storey frame dwelling with large masonry piers at the corners, a low hipped roof with a wide overhang and two stone chimneys. The main elevation is oriented towards the driveway on the west side of the property.

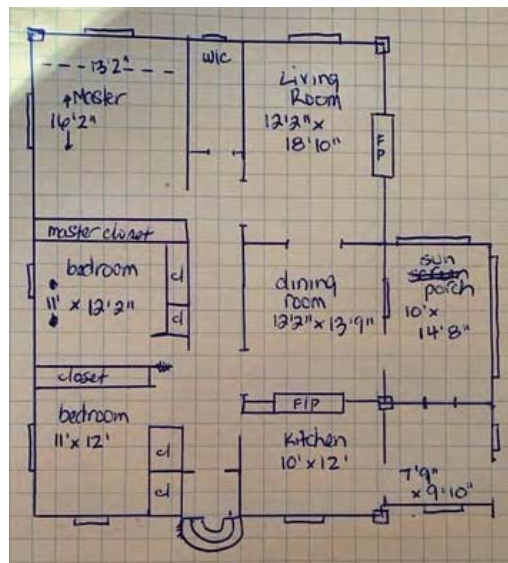


MAIN ELEVATION – oriented towards the driveway

The subject dwelling is situated in the back corner of the property with a large yard in front and on one side. The other side yard is very narrow and there is a small backyard. The front yard contains a lawn and there are mature trees along the Lakeshore frontage and beside the driveway. There is a detached garage with vinyl siding at the end of the driveway.



PROPERTY SURVEY



FLOOR PLAN



SETTING – view of the front lawn and Lakeshore Road West

The interior maintains the original layout with a central hallway flanked by a Kitchen, Dining Room and Living Room on one side and three bedrooms on the other side. The Kitchen and Dining Room open onto a Sunroom located at the back. There are two fireplaces, one in the Dining Room and one in the Living Room that have stone surrounds and plain wood mantles. There is original wood flooring and millwork throughout, with the exception of the Bathroom that has modern finishes and fixtures. The windows include 4 over 4 wood sash and 4 over 4 wood casements in the cottage, and 6 over 1 wood sash in the sunroom. There are original doors throughout, including French doors and solid wood doors with four panels. There are original built-in cabinets in the Kitchen (pantry) and Dining Room (hutch). The entry vestibule has a door with a transom and sidelights.



ENTRY VESTIBULE.



DINING ROOM (12' X 14')

4.0 HERITAGE PLANNING CONTEXT

The Baillie Cottage is listed on the Municipal Heritage Register because it was formerly the Farm Manager's house on the Baillie Estate, known as Lisonally Farm. All of the other buildings associated with Lisonally Farm have been demolished. Stone pillars that originally stood on Lakeshore Road West at the entrance to Lisonally Farm are the only other remnants of the former estate. The pillars have been re-located to 112 Lisonally Court and are listed on the Municipal Heritage Register.



Farm Manager's House



Stone pillars

REMNANTS OF LISONALLY FARM (Baillie Estate) – Farm Manager's House at 1110 Lakeshore Road West and entrance pillars relocated to 112 Lisonally Court (below)

5.0 HISTORICAL CONTEXT

After the death of Sir Frank Wilton Baillie in 1921, Lady Baillie (nee Edith Julia White) oversaw major improvements at their summer estate in Oakville called Lisonally Farm. The new buildings were designed by Page & Warrington, a well-known architectural firm in Toronto.

In 1930, Lisonally Farm was featured in *Canadian Homes and Gardens* in a lengthy article that included descriptions and photographs of the buildings designed by Page & Warrington in the 1920s. A photograph of the subject dwelling is included in the article and it is described as part of a 'new group of farm buildings';

The new group of farm buildings, designed as a unit, and situated not far from the entrance to the property ... are built of Credit Valley stone, taken from the ravine, and stained shingles.

The farm manager's house faces a stretch of green turf, near the entrance gates ... The building is of brown stained shingles with Credit Valley limestone. Page and Warrington were the architects.

The manager's house, has all the charm of the old lodge houses of England. It stands near the entrance gates in its own thick grove of lovely trees.

One of the many interests of Lady Baillie and her farm manager, Mr. Petrie, is the reforestation plantation, where hundreds of seedlings of Spruce Maple, Birch, Hemlock, Elm and other native trees are getting the right kind of start in the world.

The Farm Manager is identified in the article as Mr. Petrie. No further information about Mr. Petrie could be located. He was responsible for operation of the farm. In the 1920s, Lisonally Farm had stables, a dairy, a piggery a poultry house and the ground contained an orchard and many varieties of trees. Water for the farm was pumped from Lake Ontario into a reservoir and water tank on the property. The 1930 article claims that the farm generated income to maintain the estate:

Lisonally demonstrates the wisdom of steady improvement ... and the new big business of making country estates "pay".

In 1939, the Baillie House was destroyed by fire and Lady Baillie had a more modest home designed for her by Hugh Allward, a well-known Toronto architect. Eventually all of the former farm buildings associated with Lisonally Farm, with the exception of the Farm Manager's House were demolished and the estate was subdivided for residential development. The area associated with Lisonally Farm is now covered with new subdivisions with street names that commemorate the former use, such as Lisonally Court. The only other surviving remnant of the Lisonally Farm are a pair of stone pillars that originally stood at the entrance on Lakeshore Road that have been relocated to 112 Lisonally Court.



LISONALLY FARM – the Farm Manager’s House was part of a group of farm buildings designed by Page & Warrington



AERIAL VIEW – the Farm Manger’s House is located near the entrance from Lakeshore Road

6.0 HERITAGE VALUE

The subject dwelling has historical, contextual and design value.

Historical & Contextual Values

It was built c.1926 for the Farm Manager at Lisonally Farm, the summer estate of Sir Frank and Lady Baillie. It was originally part of a group of farm buildings all built in a similar style, but is now the only surviving building associated with the Baillie Estate. It is located on Lakeshore Road West near the entrance to the former Lisonally Farm

Design Value

It was designed by Page & Warrington, a prominent Toronto firm that designed a number of Arts & Crafts style houses in Toronto's elite residential neighbourhoods including Forest Hill and Rosedale. Page & Warrington designed a group of farm building for Lisonally Farm c.1926.¹

The Farm Manager's House is a good example of a modest Arts & Crafts style cottage. The cottage prominently features Credit Valley limestone, said to be quarried from the ravine nearby.² The design is dominated by four tapered masonry piers at each corner, two tall chimneys constructed of the same stone, and a steeply pitched roof with wide overhanging eaves. The exterior is clad with wood shingles and the multi-paned windows include both sash and casement style windows.

List of Heritage Attributes

Physical and contextual features that contribute to its heritage value are:

- compact form with a steeply pitched roof with a wide overhang
- use of natural and locally sourced building materials
- 4 tapered piers at the corners and two tall chimneys, built from Credit Valley stone, of varied sizes laid in regular courses with a quarry cut face
- wood shingle cladding
- wood windows including 4 over 4 sash and casement style windows
- proximity to Lakeshore Road West, near the former entrance to Lisonally Farm
- landscaped setting including lawns and mature trees

¹ Robert Hill

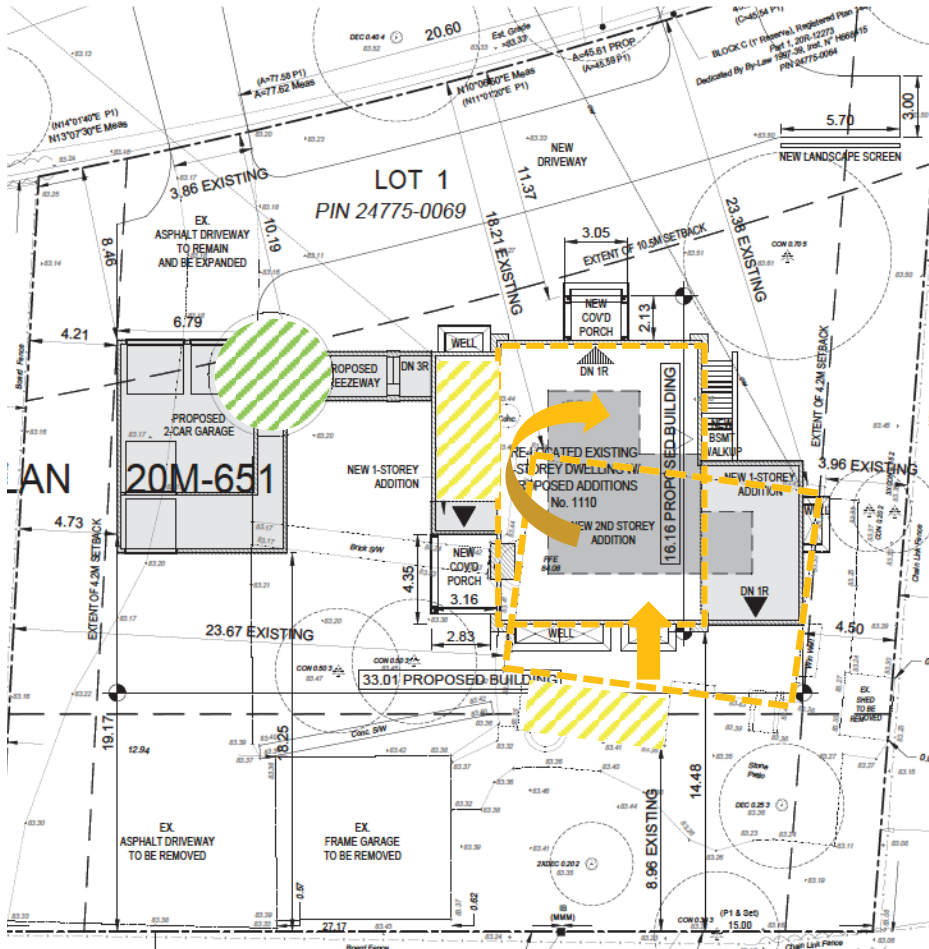
² *Canadian Homes & Gardens* (1930)

Evaluation According to Ontario Regulation 09/06

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It is a representative example of a modest Arts & Crafts style dwelling designed by Page & Warrington c.1926.
ii) Displays a high degree of craftsmanship or artistic merit	YES	It displays a high degree of craftsmanship and artistic merit, particularly in the use of Credit Valley stone for the corner piers and chimneys.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It is a modest 1-storey residential building.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	YES	It is associated with the Farm Manager for the Lisonally Farm in the 1920s. It is associated with Lady Baillie who oversaw construction of a group of farm buildings designed by Page & Warrington in the 1920s.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	YES	It contributes to an understanding of Lisonally Farm. The contribution is limited because none of the other farm buildings have survived, the entrance gates have been relocated, and the former estate has been built over with new subdivisions.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	YES	It was designed by Page & Warrington, a prominent Toronto architectural firm and is a good example of a modest Arts & Crafts style residence by that firm.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	It is a remnant of a former Estate that no longer exists.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is historically linked with Lakeshore Road West and the former entrance to Lisonally farm that was located here.
iii) Is a landmark	NO	It is listed on the Municipal Heritage Register but is not Designated.

7.0 PROPOSED ALTERATIONS

The Conservation Strategy is to rehabilitate the Baillie Cottage for ongoing residential use by a member of the Baillie family. The cottage will be moved so that new additions can be built in a way that preserves the character of the original cottage.



SITE PLAN – the Bailey Cottage will be moved closer to Lakeshore Road and rotated 90 degrees so that new additions can be built



The cottage will be moved closer to Lakeshore Road and rotated 90 degrees



The existing sunroom addition will be replicated in the same location



One tree will be removed for the proposed breezeway & garage addition



New 2nd floor addition will be built in the existing attic space

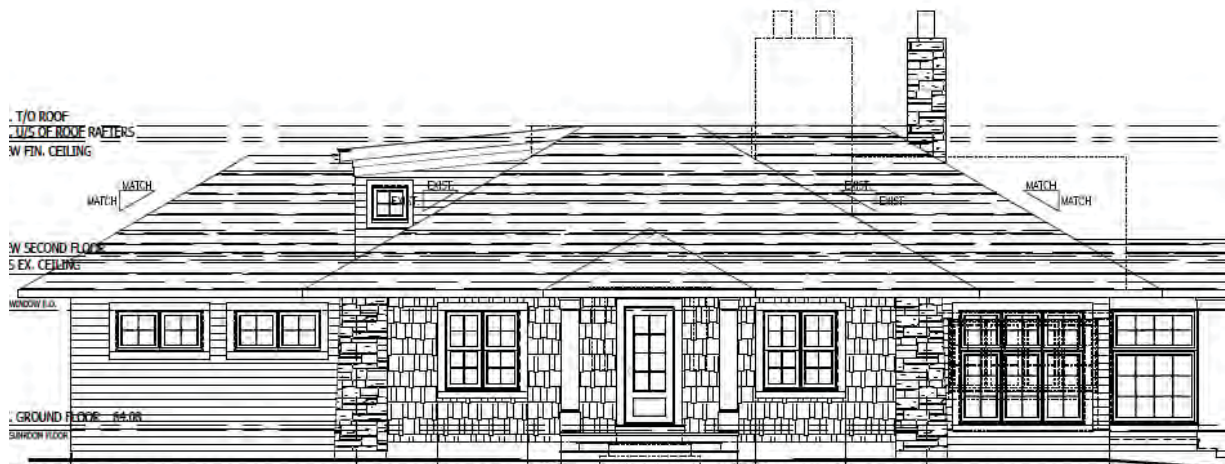


New 1-storey addition on the side elevation will be set back

Additions will be located at the side and rear and will be limited in height to 1-storey. New roofs for the additions will have the same slope as the existing roof. A 2nd floor addition above the existing cottage will be sensitively introduced so that impacts to the original roofline are minimized and so that the two stone chimneys can be preserved. The proposed 2nd floor will have a smaller footprint than the 1st floor. Large dormers and skylights will be introduced so that most of the existing roof framing can be preserved and the existing attic space can be utilized as living space. A roof plan has been provided that shows the extent of the new roof and how it relates to the existing roof of the cottage.



BAILLIE COTTAGE – the Arts & Crafts style cottage will be preserved



PROPOSED ELEVATION – new additions will be compliment the original design

The new garage is attached to the cottage by a 1-storey breezeway. This separation will ensure that the Baillie Cottage remains legible as a discrete structure. The 1-storey addition on the left side is set back from the main elevation for the same reason. The addition on the right side recreates the existing sunporch addition in the same location. The intent is for the character of the main elevation to be fully preserved. The only change to the main elevation will be the addition of a small entrance porch. The existing entrance door and two casement windows on the main elevation will be preserved.

The cladding material proposed for the new additions is horizontal wood siding, a traditional cladding material that is visually compatible but distinct from the wood shingle on the Baillie Cottage. New windows will be multi-paned to match the style and configuration of the original

windows. Some of the existing window openings on the side and rear elevations will be modified to accommodate the new additions and interior layout. Detailed elevations have been provided that show where new openings or changes to existing openings will be made. A demolition plan has been provided that shows what interior walls that will be removed.

8.0 IMPACT ASSESSMENT

The design has evolved so that all exterior heritage attributes will be conserved. Impacts to the main elevation have been avoided, with the exception of a small porch at the front entrance to replace the existing canopy in this location. Impacts are limited to the side and rear elevations where some windows where existing window openings will be modified. Impacts to the roof have been minimized by reducing the size of the 2nd floor addition so that dormers and skylights are introduced so that the existing attic space can be utilized. The new additions will be clad with wood siding and new windows will be installed that match the existing windows.

Changes to the interior include removal of most of the interior partition walls and complete remodeling of the interior. The changes are proposed because the existing layout consists of small compartments along a narrow central hallway. The proposed changes will create a more open plan and improve the flow between the existing interior spaces and the proposed additions. In order to support a rehabilitation that will contribute to the long-term conservation of the Baillie Cottage an ongoing use as a private residence, the changes to the interior are reasonable and the loss of interior features can be mitigated through documentation and salvage.

The proposed change in orientation towards Lakeshore Road will not have a negative impact on heritage value because the original farm layout has already been obliterated by later development. The cottage was originally oriented towards the main road through Lisonally Farm but this road no longer exists. The change in orientation will align the main elevation with the modern street pattern and is seen as a beneficial change that will enhance the Lakeshore Road streetscape and make the cottage.

Although the cottage will only be moved a short distance, relocation of any structure poses significant risks. This risk can be mitigated by providing a detailed plan for how the building will be relocated as well as details about the new foundation that it will be secured to. This information should be provided and reviewed by heritage staff in the form of a Moving Plan and/or a Conservation Plan, prior to the issue of a demolition permit. The condition of the masonry piers and chimneys should be assessed as part of this plan. A certified building mover with experience moving heritage buildings should be consulted. The methodology for moving the building may require partial dismantling of the chimneys above the roofline, and repairs and shoring of the masonry piers and bases of the chimneys. The heritage building should be secured, protected, insured and regularly monitored while it remains vacant during construction.

9.0 CONCLUSIONS & RECOMMENDATIONS

The proposal includes conservation of the Baillie Cottage and construction of compatible additions to support ongoing residential use.

The following interventions to the Baillie Cottage are proposed:

- on site relocation to the center of the lot onto a new foundation
- change in the orientation so that the main entrance faces Lakeshore Road
- demolition of the existing 1-storey sunroom addition and construction of a new sunroom in a similar style in the same location
- installation of new windows in the same style as the original windows with some modifications to accommodate the new additions and interior layout
- changes to the roofline for a 2nd floor addition including new dormers and skylights
- construction of two 1-storey additions on the side elevations with roof heights and slopes that match the original roof
- reconfiguration of the interior including removal of interior walls and original fixtures and finishes

The Baillie Cottage will be lifted from its foundation, moved slightly closer to Lakeshore Road and rotated 90 degrees so that the main elevation faces Lakeshore Road, and placed onto a new foundation. Additions will be compatible with the height, scale, massing, materials and design elements of the heritage building and character-defining elements will be preserved.

The following character-defining elements will be preserved:

- the compact form
- the low sloped roof with wide overhanging eaves
- the 2 stone chimneys
- the 4 masonry piers at the corners
- the exterior walls clad with wood shingle
- the multi-paned sash and casement style windows

The Baillie Cottage is currently located in the back corner of the lot and is a very modest building with small living spaces and bedrooms all on one floor. The existing kitchen and bathroom are small and need to be updated. The attic and basement are unfinished. The proposed changes will enlarge and open up the ground floor of the existing cottage, introduce a 2nd floor within the existing attic space, and create a basement level below the existing cottage and new additions. The proposed 1.5-storey garage is complimentary to the heritage building in its design and materials and replaces an existing vinyl-clad garage that is not complimentary to the heritage building. The new garage will be linked to the house by a breezeway structure to improve its functionality.

In order to mitigate the proposed alterations, it is recommended that the applicant be required to:

- document the exterior and interior with photographs and measured drawings
- salvage interior elements that have potential for reuse

In order to mitigate the risks of moving the heritage building, it is recommended that the applicant be required to:

- submit a Moving Plan by a certified heritage building mover and approved by a structural engineer with experience moving heritage buildings

Furthermore, the Baillie Cottage has been found to meet several criteria for Designation under the *Ontario Heritage Act*. It is therefore recommended that:

- the owner agree to *Designation* of the cottage in its new location
- the owner provide a *Letter of Credit* to the City prior to relocation of the cottage, to be released once it is secured on the new foundation

10.0 SOURCES

Heritage Documents

Ontario Heritage Tool Kit, Ministry of Heritage

Standards & Guidelines for the Conservation of Historic Places in Canada, Parks Canada (2010)

Historical Background

'Baillie Estate to get new Life with plans for Development', *Oakville Beaver* (1995)

Blumenson, John. *Ontario Architecture; A Guide to Styles and Building Terms, 1784 to the Present*.

Heron, Craig. 'Sir Frank Wilton Baillie' entry in the *Dictionary of Canadian Biography*.

Hill, Robert. 'Page, Forsey Pemberton Bull', entry in the *Biographical Dictionary of Architects in Canada 1800-1950*.

Kalman, Harold. *History of Canadian Architecture*, 2 vols.

Macpherson, Mary-Eta. 'Lisonally Farm; a summer home of Lady Baillie', *Canadian Homes & Gardens* vii (May, 1930); 36-39 – detailed description and photographs of Lisonally Farm.

Page & Steele fonds, 1924-1988, Archives of Ontario.

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 10 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION – Exterior & Grounds



Entrance from Lakeshore Road West



Main elevation is oriented towards the driveway



Main elevation is oriented towards the driveway



Masonry piers at the corners are flared – wide roof overhang – eyebrow dormers in the low hipped roof



Walkway to main entrance



Main entrance



Main elevation



3 rounded sandstone steps at the front entrance



Main entrance - vinyl siding covers original wood soffit and pediment



Raised stone foundation – metal grate – brackets for window boxes



Flagstone



Main elevation – stone chimney



2 rounded stone steps at sunroom entrance



Sunroom wall extends behind the masonry corner pier



Flagstone paving – loose and missing mortar at the base of the masonry pier



Sunroom entrance



Rear elevation



Rear elevation – sunroom – stone chimney – entrance to basement



Side elevation – narrow side yard



Raised stone foundation



Original window frame with later glass block



Roof overhang – vinyl siding installed over original wood soffit



Flagstone paving – quarry cut Credit Valley sandstone



Front entrance to the cottage - detached garage with vinyl siding



Detached garage and parking area – view to adjacent property and wood fence along rear property line



View towards adjacent property and wood fence along side property line



Walkway to the front door from the driveway



Driveway from Lakeshore Road West



Front Yard looking towards Lakeshore Road West – lawn and mature trees

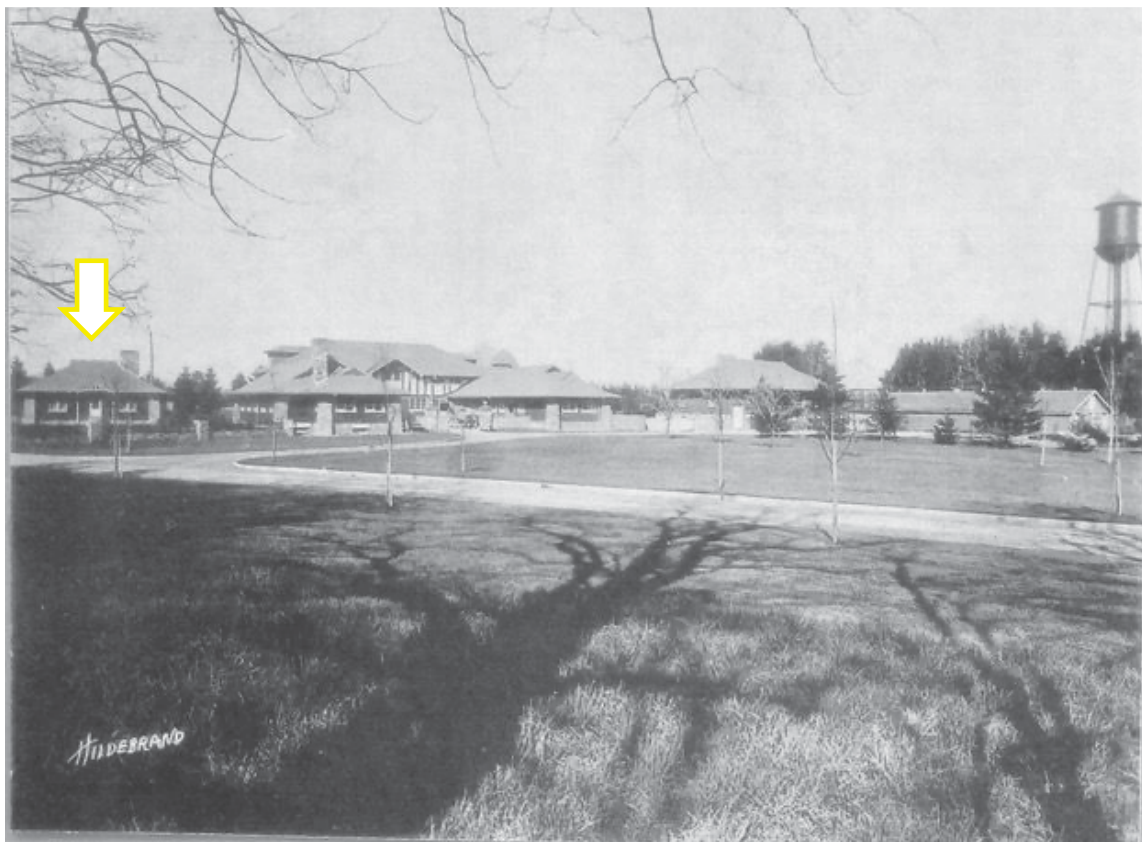


View from Lakeshore Road West – views of the cottage are blocked by mature trees near the road

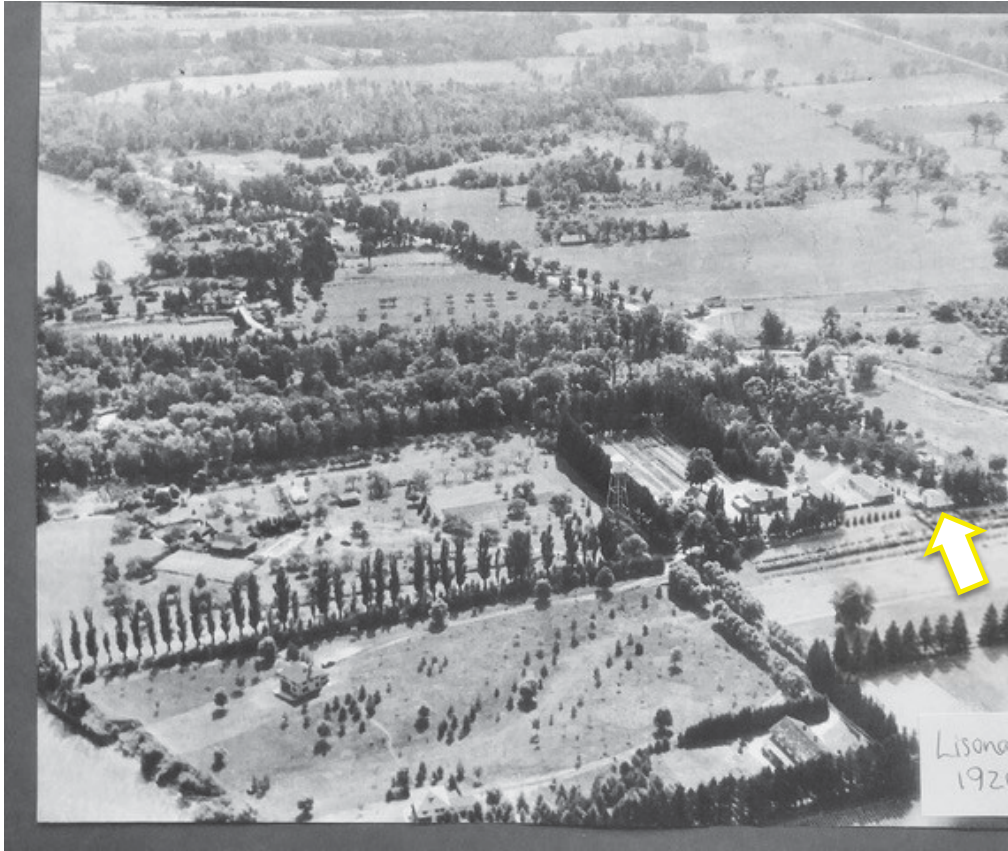
APPENDIX B: HISTORIC DOCUMENTATION – Interior



Farm Manager's House, built c. 1926 - photo published in Canadian Homes & Gardens in 1930



Farm buildings, Lisonally Farm – the subject dwelling is on the far left



Lisono
1921



Oakville (Lady Baillie estate entrance) 1920?

#90 Lisonally Court

1110 Lakeshore Road West, Oakville_2021



The Baillie's summer residence in Oakville, destroyed by fire in 1939



The Baillie residence in Rosedale, Toronto



Lady Baillie with her daughter and grandson on the grounds of their Oakville Estate in 1950



Lisonally Farm, the summer home of Lady Baillie, at Oakville, Ontario, is one of the important country estates along the lake shore west of Toronto. Two views are shown here of the new group of farm buildings, designed as a unit, and situated not far from the entrance to the property. They are built of Credit Valley stone, taken from the ravine, and stained shingles. Left: Looking toward the south section of the three-sided square. The silo is at the end, the tool-house in the centre, and a small piggery enclosed by the stone wall at the west side. Below: A panorama of the buildings; the piggery at the right

A Compact Unit at Lisonally Farm



The farm manager's house faces a stretch of green turf, near the entrance gates at Lisonally Farm, the estate of Lady Baillie, at Oakville, Ontario. The building is of brown stained shingles with Credit Valley limestone. Page and Warrington were the architects



Below: A vista through the orchard at Lisonally Farm. Climbing Roses are entwined about the pillars that light the path to the guest house, tennis courts and swimming pool. The farm consists of forty-five acres with woods, gardens, orchard, pasture land

An Adventure in Contentment

Mary-Etta Macpherson

LISONALLY FARM is an adventure in contentment and in philanthropy. Unlike many other large country estates, which strive desperately to show even a dollar profit at the end of the year, the summer place of Lady Baillie, situated high above the lake at Oakville, Ontario, is satisfied to be operated as a home rather than a business concern. This does not mean that efficiency is sacrificed, for it is doubtful if any other forty-five acre estate produces as much fruit or vegetables in proportion to the cultivated acreage as *Lisonally*. It means, rather, that the owner

has decided against competing with her farmer neighbors in their own hard-won markets, and has preferred to use the increase of orchard and field in the interests of philanthropy.

There is a story told of the late Sir Frank Baillie, who bought the farm a year or so before his death. It had been a good year for Strawberries, and the *Lisonally* manager, after looking after the requirements of the house, had been able to sell the surplus at a satisfactory figure. When shipments had been made, and payments received, he presented Sir Frank with a cheque for \$500.





"What's this?" demanded the owner. "It's a cheque for the net profit on our Strawberries this year, sir. We had an unusually large crop, and I was able to sell the bulk of it for a good price."

"Well, if we have too many Strawberries for our own use, I'd advise you either to give them away or to plough up the field. I never intend to get into competition with my neighbors for any of the crops on this farm. There are plenty of sick and needy families who cannot afford to buy fresh farm produce and who should have it. We shall not waste our crops, we shall merely see that they reach those who need them and who are not in a position to pay."

There may be other estate owners and managers who would take up this challenge and argue on the opposite side, but for *Lisonally Farm* at least the ideal upheld by Sir Frank has proved eminently worthy of attainment. Hundreds of crates of eggs, hundreds of boxes of fruits and vegetables have been shipped to various hospitals and aged people's homes in Toronto, and, if Lady Baillie hears of distress or sickness in her own community, there is sure to be a *Lisonally* box on the doorstep the next morning. Quietly and unobtrusively, she has brought neighborliness to a fine art, by helping the unfortunate and by refusing to compete with them for their bread-and-butter.

SIR FRANK BAILLIE established another tradition for *Lisonally Farm*. So other tradition of the place, he reasoned, was its trees and woods, its untamed beauty of hollows and ravines. It must remain so—and it has. The long drive from the highway winds and curves through groves of beautiful trees, and keeps as close as possible to the thick woods which have been left in their natural state on the west end of the property. There is a deep ravine here, with a little creek meandering lazily toward the lake, and in the perpetual twilight of the woods the birds have found undisturbed sanctuary.

Lisonally Farm is gen- [See also page 48]

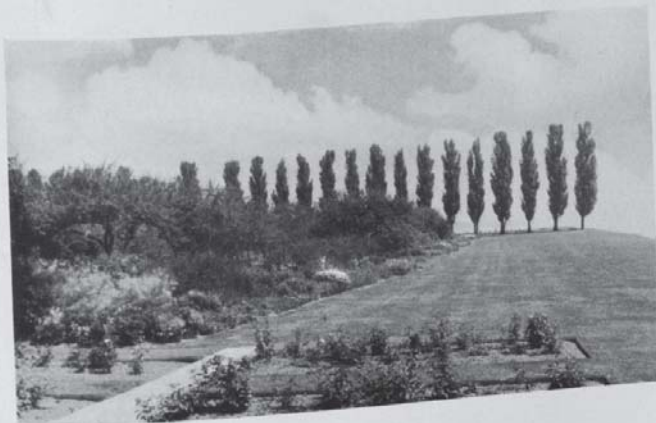
Top: Set down in the middle of the orchard is the Lisonally Farm guest house, with four bedrooms and two shower baths. The building faces the tennis courts, which are made of Egyptian clay. Behind the house is the swimming pool. The elevated water tank supplies domestic needs and provides for fire protection

Centre: The compactly arranged farm buildings. Along the left side of the square are dairy and four-car garage; in the centre, stables for horses and cows; at right, tool-house and small piggery

Lower: The rambling, hospitable house, which commands a magnificent view of Lake Ontario and of Toronto, in the far distance. There is a small Rose garden just below the terrace



The driveway from the highway takes one through impressive iron gates, and winds and curves through groves of lovely trees until it reaches the house, situated on high ground above Lake Ontario. The thick woods, for which Lisonally is famous, come close to the driveway, on the right. Below: The view from the verandah of the house, looking eastward. The row of Lombardy Poplars runs straight and tall from the lake to the highway. A long herbaceous border makes a break between the lawn and orchard



**Entrance Gates
and Lake Front**

BABAYAN

ANNOUNCING New Spring Arrivals in ORIENTAL RUGS ●

ORIENTAL RUGS CLEANED

No shampoo can ever hope to remove dirt and grime from the deep, close pile of an Oriental rug. But the new Persian process exclusive to Babayan's solves the cleaning problem. Native Oriental rug experts do the work by hand, according to a formula prescribed especially for the Persian process. This assures a thorough cleaning, yet it costs only 7c per sq. foot.

Oriental Rugs Repaired by Native Weavers.

FAMOUS FROM COAST TO COAST

BABAYAN'S LIMITED

34 KING ST. EAST, TORONTO

Montreal

Windsor

PERSIA, Turkey and China have contributed their finest rugs — personally selected by our native buyers who reside in the Orient. With faithful care, these rug experts pick and choose, so that the Babayan galleries may obtain the most luxurious and exclusive Oriental rugs. Antique specimens of rare texture and design are included in the new arrivals. A Babayan rug will furnish your room with an easy grace unequalled by any other floor-covering. Yet popular prices prevail.

An Adventure in Contentment

Continued from page 38

uinely a farm home. It falls into the category of country estates, because it has never had to earn its upkeep, but, so far as appearance and the general tempo of its life are concerned, it is essentially a peaceful farm. The house is a rambling, hospitable building of yellow brick, built in the style of other days. On the west side there is a stretch of lawn and then the deep woods. On the east, the orchard creeps up toward the terrace and Rose garden, and the only attempt at "landscaping" such characteristic surroundings is represented in the long herbaceous border that marks the barrier between orchard and lawn. When the property was purchased, the orchard stretched almost to the edge of the lake, but for the sake of the view (Toronto's skyscrapers are plainly visible on a clear day) a number of trees were removed and the ground sodded. At the end of the orchard, and stretching in a straight line from the highway to the lake, stands a row of Lombardy Poplars, slender, tall and soldierly—dramatic reminders of the careful hand and fine imagination of some unknown farmer, who planted for beauty a generation ago.

One of the special interests of Lady Baillie and of her farm manager, Mr. Petrie, is the reforestation plantation, where hundreds of seedlings of Spruce, Maple, Birch, Hemlock, Elm and other native trees are getting the right kind of start in the world. These will be used to perpetuate the tree beauty of *Lisonally*, as the need arises.

MOST of the farm buildings at *Lisonally* are situated a distance from the house and near the entrance from the highway. Built of Credit Valley stone, taken from the ravine at the west, they represent the most modern achievements in farm building design and finish. Dairy, garage, stables and tool-house have been designed as a unit, each self-contained and compact, but each merely a part of the whole. A completely equipped dairy and a garage for four cars occupy the north section; along the east side is the stable for the farm horses and the cows; the tool-house is in the centre of the south section, with the silo at one end and a picturesque stone-walled piggery at the other. A white fence, with stone entrance gates, completes the square on the west side. It is an ideal arrange-

ment for the small estate, where efficiency and convenience must go hand in hand. The chicken house, which has a fairly regular tenancy of five hundred Barred Rocks, is situated at a slight distance off, near the barn.

The manager's house, has all the charm of the old lodge houses of England. It stands near the entrance gates, in its own thick grove of lovely trees. Across the fields Lady Baillie has had put up a commodious building to house five families; all the conveniences of the city house have been included, and there is a separate entrance for each family's use. As repairs and improvements are carried out in the winter-time, it is necessary to keep one or two men throughout the year, and with this thought in mind a central heating plant was installed, to provide heat for the main house and for the auxiliary buildings.

An important improvement was made several years ago when the large water tank, with a 30,000 gallon capacity, was erected. This provides for the domestic water supply, and, in addition, supplies fire protection of forty-five pounds pressure to the inch. Fire hydrants have been installed at strategic points throughout the grounds. Within a few years this improvement has paid for itself by the considerable reduction in the annual fire insurance premium. *Lisonally* has its own water supply and filtration plant as well as its own fire protection; lake water is filtered through gravel and then empties into a reservoir well, to be pumped finally into the water tank. The swimming pool, which is one of the pleasant features of this summer place, is looked after by a separate pumping outfit, which takes the water direct from the lake to the tank.

Lisonally Farm is one of the happiest discoveries in the annual search for important country estates. It represents careful investment of money and thought; its dividends can hardly be estimated. The lake shore district west of Toronto has had millions of dollars poured into country estate ventures, sometimes with the hope of return and sometimes without even the flicker of hope. *Lisonally* demonstrates the wisdom of steady but gradual improvement, and gives us furiously to think about this important new big business of making country estates "pay."

Cost of Raising Calves

THE Experimental Station of the Dominion Department of Agriculture at Lethbridge, Alta., finds that it costs \$12.73 to develop a calf into a well grown, thrifty heifer.

This figure is arrived at from the cost record for nine calves from an average age of thirty-eight days to an average age of thirteen months.

The total feed cost for the nine head of dairy calves was \$294.60. They were fed 6,750 pounds of whole milk priced at \$1.40 per cwt., \$94.50; 11,988 pounds of skim milk at .25 per cwt., \$29.97; 2,751 pounds of Experimental Farm calf mixture at \$2.50 per cwt., \$68.78; 2,651 pounds of oats at \$1.65 per cwt., \$43.74; 3,280 pounds of ensilage at \$4.00 per ton, \$6.56; 4,930 pounds of

alfalfa hay at \$10 per ton, \$24.65; 20 pounds of salt, .30; they were kept 102 days on pasture at 2.5 cents per head per day, \$22.95; and on stubble pasture 14 days at 2.5 cents per day \$3.15.

During the first month whole milk was fed starting with a quantity equal to 5 per cent of the body weight of the calf. This was gradually increased according to the ability of the individual calf to handle the feed. Skim milk gradually replaced whole milk and was fed at a rate up to 18 pounds per day until April 20th, when the calves were put on a feed mixture which has been worked out at this station and which has been found satisfactory in promoting growth and thriftiness in young calves in the absence of milk feeds.

On December **, 2024, Oakville Town Council resolved to pass a Notice of Intention to Designate the following property under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, as a property of cultural heritage value and interest:

Baillie Estate Farm Manager's Cottage
1110 Lakeshore Road West
LOT 1, PLAN 20M651, OAKVILLE

Description of Property

The subject property is located on the south side of Lakeshore Road West between Westdale Road and Wilder Drive. The property contains a one-storey frame cottage structure built in 1926 and known as the Baillie Estate Farm Manager's Cottage.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Baillie Estate Farm Manager's Cottage has cultural heritage value for its c.1926 cottage built in the Arts & Crafts style and designed by Page & Warrington. As a reaction to the mechanization and dehumanization of the Industrial Age, the Arts & Crafts style attempted to reconnect people to nature and to the handmade. The Farm Manager's Cottage is a humble yet eloquent example of the Arts & Crafts style. It was constructed using local, natural materials including stained wood shingles and Credit Valley stone taken from the nearby ravine. The low-sloped roof, tapered stone piers on the corners and natural wood windows and trim work connect the building to its natural surroundings. The cottage displays early 20th century craftsmanship that is visible in the stone piers, stone chimneys and multipaned wood windows.

Historical and Associative Value

The Baillie Estate Farm Manager's Cottage has cultural heritage value for its direct associations with the Baillie family who built the structure as part of Lisonally Farm, the family estate. Lady Edith Baillie was a well-respected philanthropist who redeveloped the summer estate as a farm after the death of her financier and industrialist husband Sir Frank Baillie in 1921. Rather than focusing on making an income, the Baillies' approach was to donate the produce and income to local hospitals, institutions and charities. The cottage is the only remaining structure from Lisonally Farm and contributes to an understanding of the far., and of other prosperous country estates and farms constructed during this era along the lakeshore in Oakville. The property is also directly associated with Page & Warrington, a prominent Toronto firm that designed a number of Arts & Crafts style homes in Toronto's elite residential neighbourhoods like Forest Hill and Rosedale.

Contextual Value

The Baillie Estate Farm Manager's Cottage has contextual value as one of the last remnants of the former Lisonally Farm. The property is physically, visually and historically linked with Lakeshore Road West and the former entrance to the estate that was once in this location. For the past century, the property has been a well-known site along Lakeshore Road, a significant and historic road along Lake Ontario that has been the primary access to the town's historic lakefront estates. The property helps to maintain and support the character of this established residential neighbourhood.

Description of Heritage Attributes

Key attributes of the property which embody the cultural heritage value of the Baillie Estate Farm Manager's Cottage include the following attributes, as they relate to the original one-storey building, include its:

- Rectangular form with low-sloped hip roof with deep eaves;
- Four tapered stone piers, exposed stone foundation, and two stone chimneys constructed of Credit Valley stone laid in regular courses with a quarry cut face;

Town of Oakville | 1225 Trafalgar Road, Oakville L6H 0H3 | 905-845-6601 | oakville.ca

- Wood shingle cladding;
- Fenestration of the front (north) elevation;
- Two sets of multipaned wood windows with wood trim on the front (north) elevation;
- One set of multipaned wood windows with wood trim located on the northerly end of the east elevation;
- Wood front door with wood trim on north elevation; and
- Proximity to Lakeshore Road West, near the former entrance to Lisonally Farm.

Any objection to this designation must be filed no later than January **, 2025. Objections must be directed to the Town Clerk at townclerk@oakville.ca or 1225 Trafalgar Road, Oakville, Ontario L6H 0H3. The objection must include the reasons for the objection and all relevant facts.

Further information respecting this proposed designation is available from the Town of Oakville. Any inquiries may be directed to Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation at 905-845-6601, ext.3875 (TTY 905-338-4200), or by email at carolyn.van@oakville.ca.

Issued at the Town of Oakville on December **, 2024.

DRAFT



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Official Plan Amendment and Zoning By-law Amendment, Dhan Dhan Baba Budha Ji Gurdward Sahib, File Numbers OPA.1430.34 and Z.1430.34

LOCATION: 2403 and 2417 Khalsa Gate

WARD: Ward 4

Page 1

RECOMMENDATION:

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Dhan Dhan Baba Budha Ji Gurdward Sahib, (File No.: OPA.1430.34 and Z.1430.34), be received.
2. 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:

- **Nature of Applications:** The applicant has applied for an Official Plan Amendment and Zoning By-law Amendment. The purpose of the Official Plan Amendment application is to add a site-specific exception to the Palermo Village Exceptions to modify surface parking requirements to allow for greater than 50% surface parking (when appropriately sited and screened to minimize the view of the surface parking from the street), parking within the front and exterior side yards, and remove the minimum building height requirements for the subject property. The purpose of the Zoning By-law Amendment application is to rezone the lands from 'Future Development' to 'Community Use', and establish site specific exceptions to: modify surface parking requirements to allow all required parking to be surface parking, remove requirement that 50% of required parking be in a structure; reduce minimum building height to 1 storey; reduce the minimum landscape buffer to parking (along Pine Glen Road) to 1.18 metres; and reduce the minimum landscape buffer abutting any residential use to 3.2 metres.

- **Proposal:** The applications propose an expansion of the existing place of worship and associated parking lot. The proposed development consists of a 2,013.8m² addition to the existing 520.79m² building for a total floor area of 2,539.59m². A separate 39.72m² building is proposed on site to accommodate the storage of maintenance equipment. A total of 256 surface parking spaces are proposed together with 12 bicycle parking spaces.
- **Public Consultation:** A total of thirteen attendees were present at the virtual Public Information Meeting (“PIM”) held on August 26, 2024.

BACKGROUND:

The purpose of this report is to introduce the submitted Official Plan Amendment and Zoning By-law Amendment applications in conjunction with the Statutory Public Meeting. Council will hear public delegations on the applications, ask questions of clarification and identify matters to be considered. No recommendations or decisions on the applications are being made at this time.

A place of worship has been existing on the subject property since 1995. Various improvements have been undertaken since 1995, inclusive of the expansion of the building footprint to accommodate additional rooms, the enclosure of the former exterior stairwell, and minor exterior façade modifications to accommodate changing needs over time.

The subject property is located within the Palermo Village Growth Area south of Dundas and currently designated Urban Centre along the Khalsa Gate frontage and Main Street 2 toward the rear of the property by Livable Oakville.

Within the Urban Centre designation, the minimum building height is two storeys, and the maximum building height is ten storeys¹. Furthermore, underground and/or structured parking is encouraged, and surface parking is not permitted in front of or between buildings.

Within the Main Street 2 designation, the minimum building height is four storeys and the maximum building height is six storeys. Furthermore, surface parking on corner lots should only be permitted in the rear yard or in areas that can be appropriately screened.

In addition to the abovementioned parking policies, the following functional policies apply to parking in areas designated Urban Centre and Main Street 2 within Palermo Village:

¹ on a corner property.

- a) Structured parking is preferred, and additional lot coverage for buildings may be considered if at least 75 percent of the required parking is provided below grade or in an above-grade structure; and,
- b) The maximum portion of any lot that may be used for surface parking shall be approximately 50 percent.

The subject Official Plan Amendment proposes redesignate the subject property to 'Community Use' and to amend the abovementioned policies to permit a building height of one storey, with all surface parking (when appropriately sited and screened to minimize the view of the surface parking from the street), and to permit parking within the front and exterior side yards.

While the amendment is to the in force policies of the existing Official Plan, on March 22, 2021, [Council adopted Official Plan Amendment 34 \(OPA 34\)](#) with modifications and it was approved by Halton Region, with modifications, on March 13, 2023 which remains subject to outstanding appeals and is not in force. OPA 34 was informed by public engagement², and designated the subject lands 'Urban Centre'. Policy 22.6.1 c) v) provides that the minimum building height does not apply to a place of worship, and the following site-specific policy was included which was intended to guide expansion of the place of worship:

"22.7.3 The lands designated Urban Centre, south of Pine Glen Road and known as 2403 and 2417 Khalsa Gate, are subject to the following additional policies:

- a) Surface parking associated with a place of worship may be permitted on greater than 50 percent of the lot when appropriately sited and screened to minimize the view of the surface parking from the street.*
- b) The expansion of the place of worship or surface parking area shall be subject to site plan approval and shall provide for enhanced streetscape improvements along Khalsa Gate as identified on Schedule N2, and the dedication of the proposed road, as shown on Schedule N1, to the Town."*

As OPA 34 was appealed to the Ontario Land Tribunal, the foregoing policies are not in full force and effect. Accordingly, the subject official plan amendment is required, and the subject Zoning By-law amendment is required to establish the implementing regulations.

While various changes proposed through the amendment would be addressed through the passing of OPA 34, additional amendments would still be required.

² including the Livable Oakville Subcommittee on January 15, 2018, public information sessions on May 29, 2018, a second Livable Oakville Subcommittee meeting on October 7, 2019, a public workshop on November 25th, 2019, a statutory public meeting on November 23, 2020 and a Council workshop on February 2, 2021.

Procedural issues related to the appeals will be addressed as part of the future recommendation.

APPLICATION SUMMARY

Applicant/Owner: Dhan Dhan Baba Budha Ji Gurdward Sahib

Purpose of Application(s): The purpose of the Official Plan Amendment application is to add site-specific exceptions to the Palermo Village Exceptions and associated Schedule N to modify surface parking requirements to allow for parking within the front and exterior side yards and remove the minimum building height requirements for the subject property. The purpose of the Zoning By-law Amendment Application is to rezone the lands from 'Future Development' to 'Community Use', and establish site specific exceptions to: modify surface parking requirements to allow all required parking to be surface parking, remove requirement that 50% of the required parking be in a structure; reduce minimum building height to 1 storey; reduce the minimum landscape buffer to parking (along Pine Glen Road) to 1.18 m; and reduce the minimum landscape buffer abutting any residential use to 3.2 m.

An aerial photograph, in effect Livable Oakville land use schedules, and an existing zoning excerpt from By-law 2014-014 are included in **Appendix 'A'**.

Effect of Application(s): The effect of the Official Plan and Zoning By-law Amendment applications is to permit an expansion to the existing place of worship and associated surface parking lot.

A copy of the applicant's 3D rendering and elevations are included as **Appendix 'B'**.

A copy of the applicant's draft Official Plan Amendment is included as **Appendix 'C'**.

A copy of the applicant's draft Zoning By-law Amendment is included as **Appendix 'D'**.

Submitted Plans / Reports:

The proponent has provided technical supporting studies which are currently under review by various public agencies and internal town departments. The supporting documentation is accessible on the town's website by visiting www.Oakville.ca and searching OPA 1430.34 or Z.1430.34.

Property Location: The subject property is located on the southeast corner of Khalsa Gate and Pine Glen Road and is municipally known as 2403 and 2417 Khalsa Gate.

Surrounding Land Uses:

The surrounding land uses are as follows:

- North – St. Joseph’s Portuguese Roman Catholic Church on north side of Pine Glen Road
- South – Baronwood Drive and three-storey stacked townhouses
- East – Vacant lands
- West – development application for ten storey mixed use building containing residential units, and commercial at grade approved in 2017 directly east of Khalsa Gate. Abutting property currently contains 3 storey townhouse dwellings

Key Milestones:

Pre-Consultation Meeting	January 24, 2024
Public Information Meeting	August 26, 2024
Pre-submission Review	N/A
Application Deemed Complete	October 16, 2024
P & D Council - Public Meeting	December 9, 2024
Date Eligible for Appeal for Non-decision	May 14, 2025

PLANNING POLICY CONTEXT:

The subject property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2024)
- Halton Region Official Plan
- Livable Oakville Official Plan
- Zoning By-law 2014-014

A full analysis of the Provincial Planning Statement (2024), Halton Regional Official Plan, Town of Oakville Official Plan, and Town of Oakville Zoning By-law will be included within the future recommendation report.

Official Plan extracts are attached as **Appendix ‘E’** and Zoning By-law extracts are attached as **Appendix ‘F’**.

MATTERS UNDER REVIEW

This application was recently received and is under review by Town departments and agencies. The following are the general issues that will be addressed in a future

recommendation report, in addition to any comments from the public, Council and commenting agencies:

- Public & Council Comments/Concerns
- Climate Change/Sustainability Goals
- Consideration of applicable Provincial and Regional policy
- Conformity with Livable Oakville
- Zoning performance standards
- Context and transition to adjacent properties and built form
- Integration/Impact on adjoining and adjacent properties
- Proposed height and setbacks and landscape buffers
- Urban design
- Transportation implications (including travel demand management strategies, and parking utilization)
- Pedestrian connections and walkability
- Tree preservation
- Stormwater management
- Functional servicing

CONCLUSION:

Planning staff will continue to review and analyze the subject Official Plan and Zoning By-law Amendment applications and address all technical matters, if any, along with submitted public comments. No further notice is required; however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

CONSIDERATIONS:

(A) PUBLIC

The applicant held a virtual Public Information Meeting (“PIM”) on August 26, 2024, to present the proposal for the subject property which was attended by 13 residents. Minutes of the meeting have been included as **Appendix ‘G’**.

No public comments were received as of the date of this report.

Notice of complete application and public meeting were distributed to the property owners within 240m of the subject property in accordance with the town’s current notice requirements and the *Planning Act*.

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

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

APPENDICES:

Appendix "A": Mapping

Appendix "B": 3D Rendering and Elevations

Appendix "C": Applicant's Official Plan Amendment

Appendix "D": Applicant's Draft Zoning By-law Amendment

Appendix "E": Official Plan Extracts, Official Plan Amendment No. 34, and Zoning By-law Extracts

Appendix "F": Public Information Meeting Minutes

Prepared by:

Riley McKnight, BURPI

Planner, Current Planning - West

Recommended by:

Catherine Buckerfield, M.Pl., MCIP, RPP

Senior Planner, Current Planning - West

Recommended by:

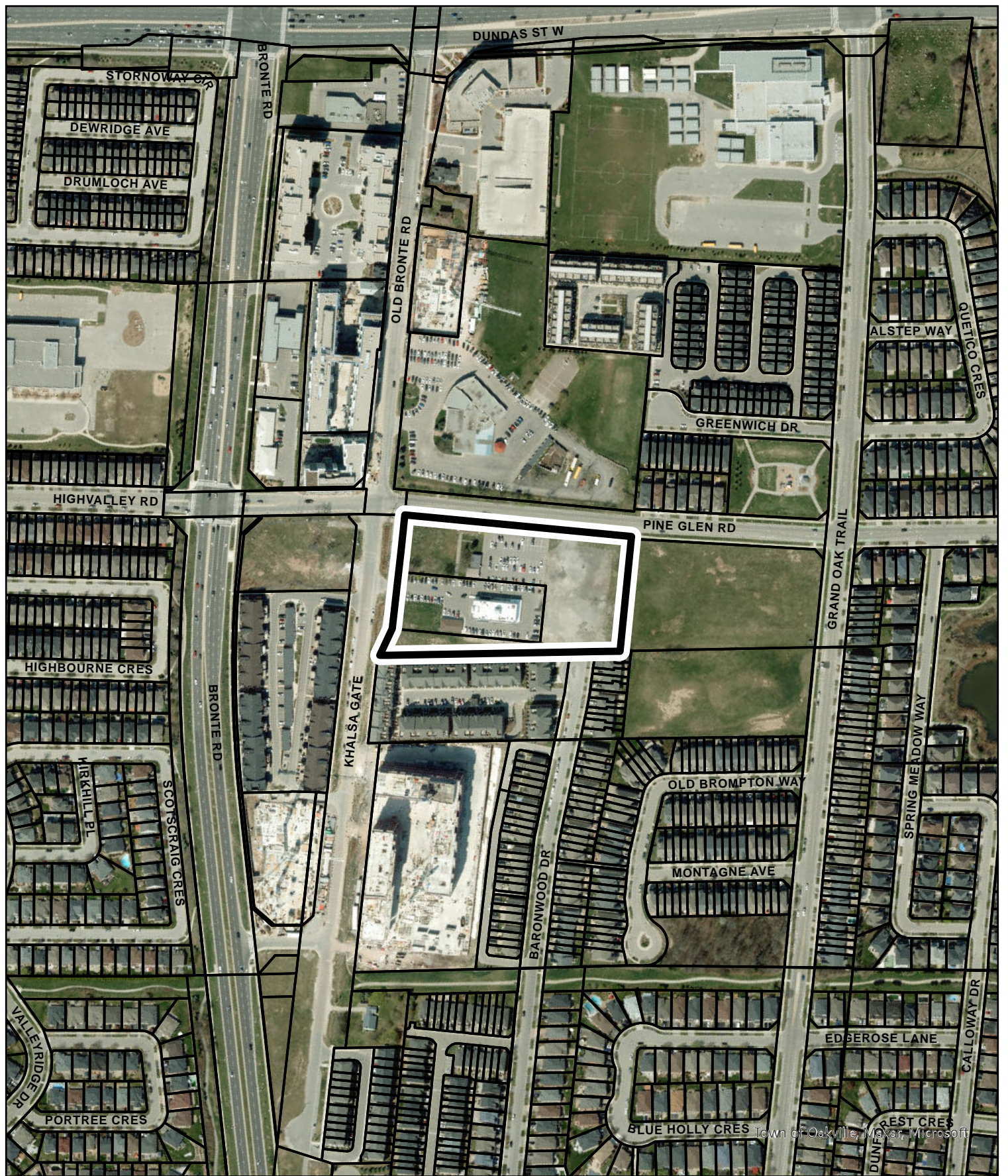
Paul Barrette, MCIP RPP

Manager of Current Planning – West

Submitted by:

Gabriel A.R. Charles, MCIP RPP

Director, Planning Services



0 30 60 120
Meters



SUBJECT LANDS

The Halton Sikh Cultural Association

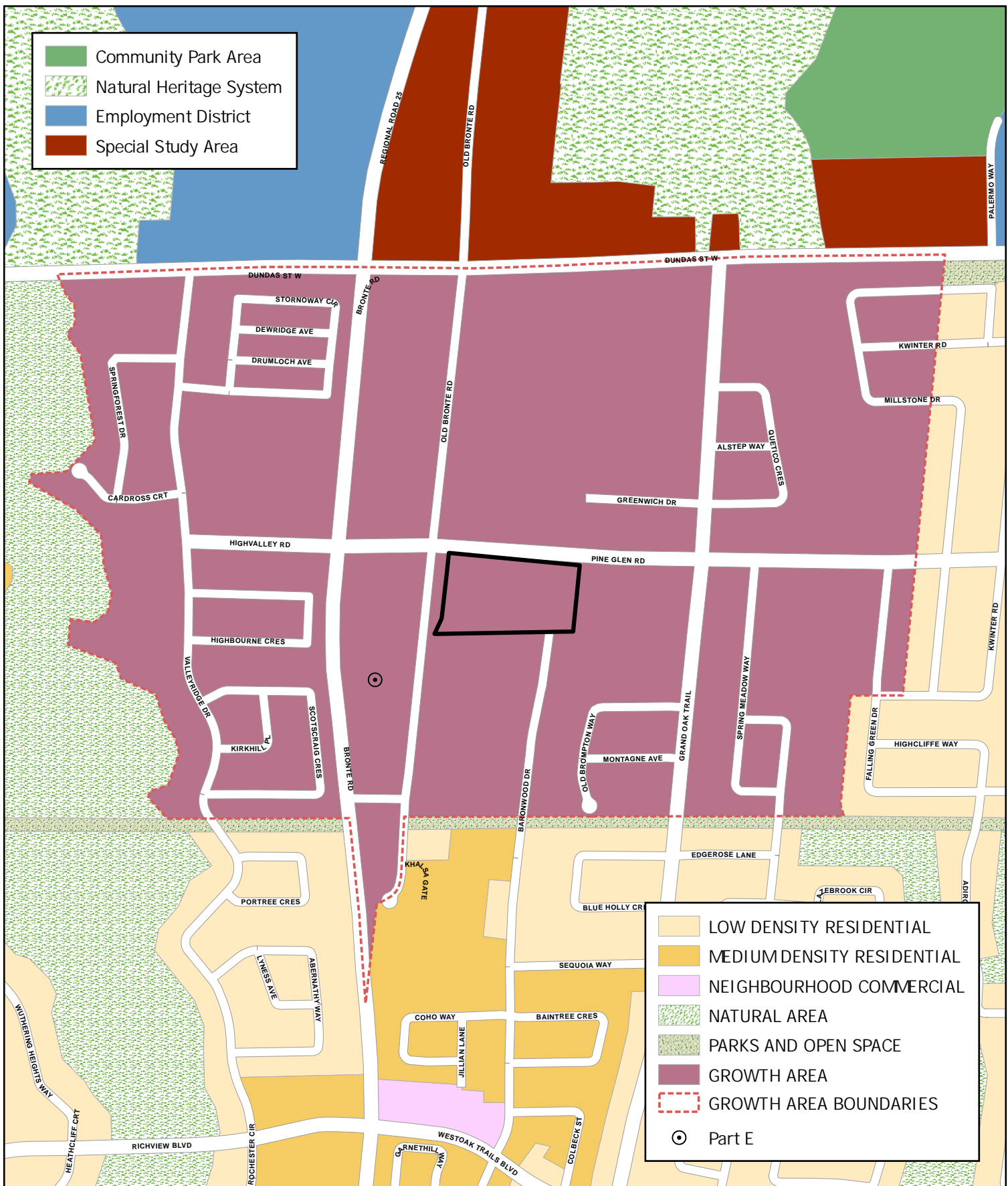
2403 and 2417 Khalsa Gate
 OPA 1430.34/Z.1430.34
 Page 327 of 548

AIR PHOTO

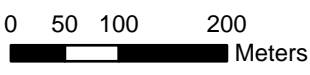
Community Development Commission

S:\DEPARTMENT\PLANNING\Planning Report\Maps\Z or 241 files\21400Z.1430.34\

- Community Park Area
- Natural Heritage System
- Employment District
- Special Study Area



- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- NATURAL AREA
- PARKS AND OPEN SPACE
- GROWTH AREA
- GROWTH AREA BOUNDARIES
- Part E



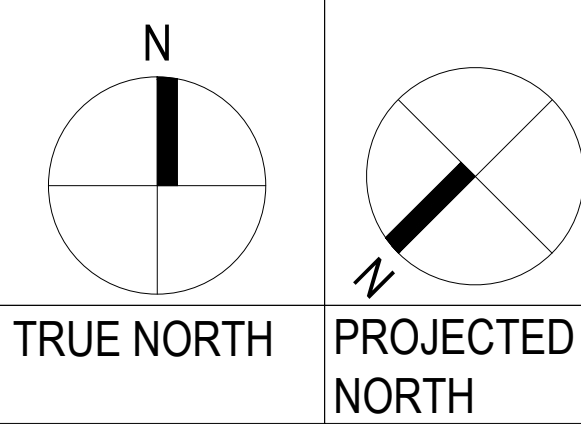
 **SUBJECT LANDS**

The Halton Sikh Cultural Association

2403 and 2417 Khalsa Gate
 OPA 1430.34/Z.1430.34
 Page 328 of 548

LIVABLE OAKVILLE
 Community Development Commission

S:\DEPARTMENT\PLANNING\Planning Report Maps\Z or 241 files\21400Z.1430.34\



TRUE NORTH PROJECTED NORTH



00	ZBA / OPA	2024-09-10
R0	PRE-CON	2023-12-15
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED RE-DEVELOPMENT
 OF RELIGIOUS BUILDING
 (PLACE OF WORSHIP), AT
 2403 KHALSA GATE, OAKVILLE,
 ON.

LEAD CONSULTANT :

 UNIT 214 - 2550 MATHESON BLVD EAST
 MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
 Tel: +1-905-792-0038
 Cell: +1-905-238-0039
 Email: hbhons@technoarch.ca
 www.technoarch.ca



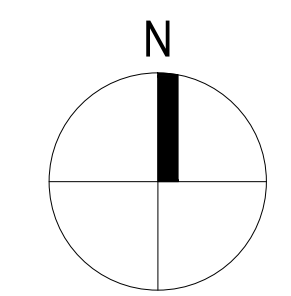
STRUCTURAL CONSULTANT :

MEP CONSULTANT :

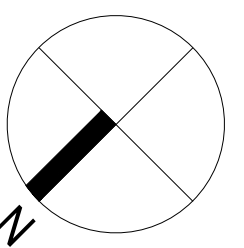
DRAWING TITLE :
 3D VIEW-1

DRAWN BY	EM
CHECKED BY	JK
APPROVED BY	HB
SCALE	SIZE
1/8"=1'-0"	A1
SHEET NO	STAGE
A5.1	ZBA / OPA
PHASE	REV
00	00
ISSUED DATE	2024-09-10





TRUE NORTH



PROJECTED NORTH

00	ZBA / OPA	2024-09-10
R0	PRE-CON	2023-12-15
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED RE-DEVELOPMENT
 OF RELIGIOUS BUILDING
 (PLACE OF WORSHIP), AT
 2403 KHALSA GATE, OAKVILLE,
 ON.

LEAD CONSULTANT :

 UNIT 214 - 2550 MATHESON BLVD EAST
 MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
 Tel: +1-905-792-0038
 Cell: +1-905-238-0039
 Email: hbhons@technoarch.ca
 www.technoarch.ca



STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
3D VIEW-2

DRAWN BY EM

CHECKED BY JK

APPROVED BY HB

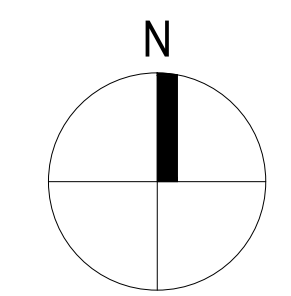
SCALE 1/8"=1'-0" SIZE A1

SHEET NO A5.2 STAGE ZBA / OPA

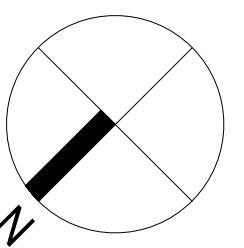
PHASE 00 REV 00

ISSUED DATE 2024-09-10





TRUE NORTH



PROJECTED NORTH

00	ZBA / OPA	2024-09-10
R0	PRE-CON	2023-12-15
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED RE-DEVELOPMENT
 OF RELIGIOUS BUILDING
 (PLACE OF WORSHIP), AT
 2403 KHALSA GATE, OAKVILLE,
 ON.

LEAD CONSULTANT :

 **technoarch**
 architects + designers
 UNIT 214 - 2550 MATHESON BLVD EAST
 MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
 Tel: +1-905-792-0038
 Cell: +1-905-238-0039
 Email: hbhons@technoarch.ca
 www.technoarch.ca



STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
 3D VIEW-3

DRAWN BY EM

CHECKED BY JK

APPROVED BY HB

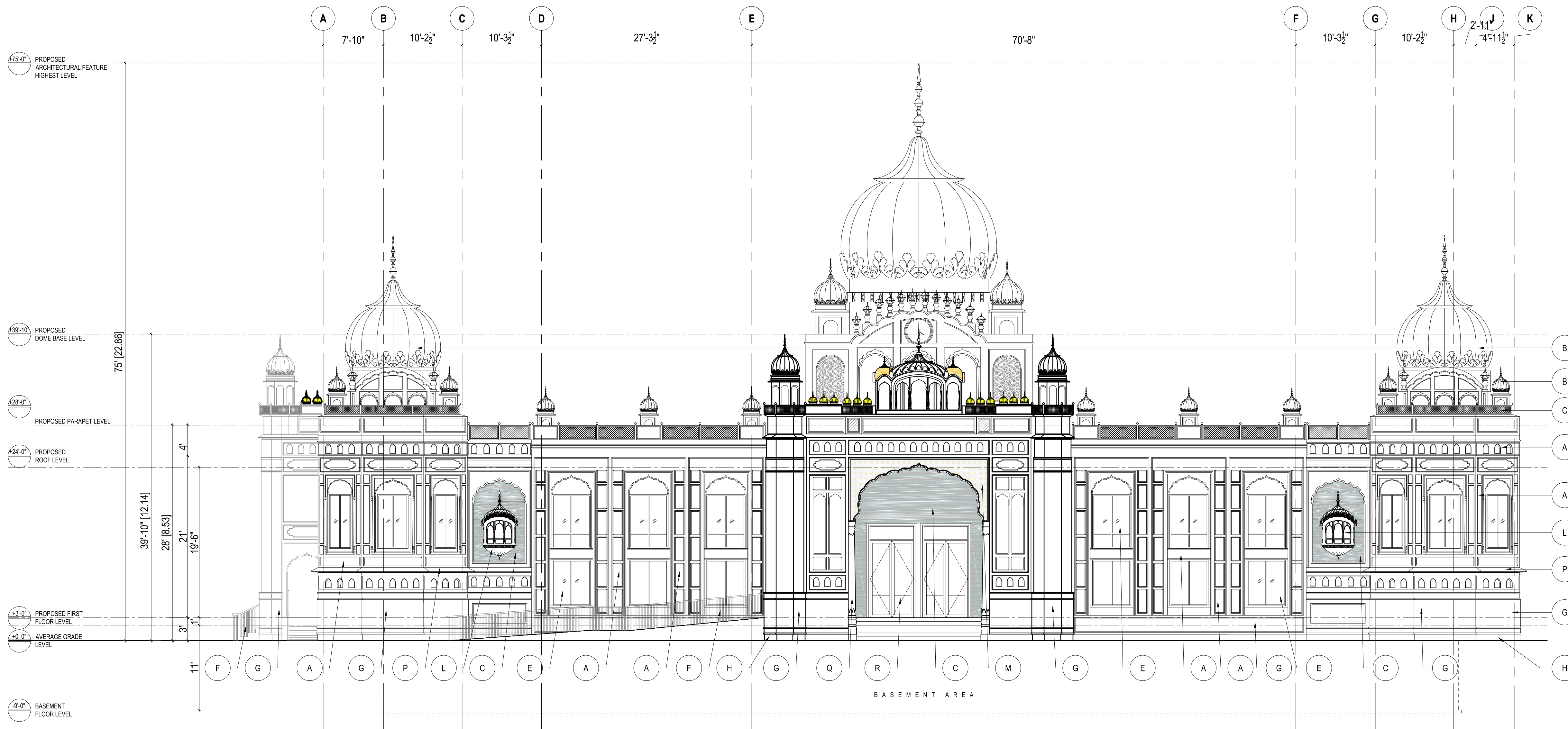
SCALE 1/8"=1'-0" SIZE A1

SHEET NO A5.3 STAGE ZBA / OPA

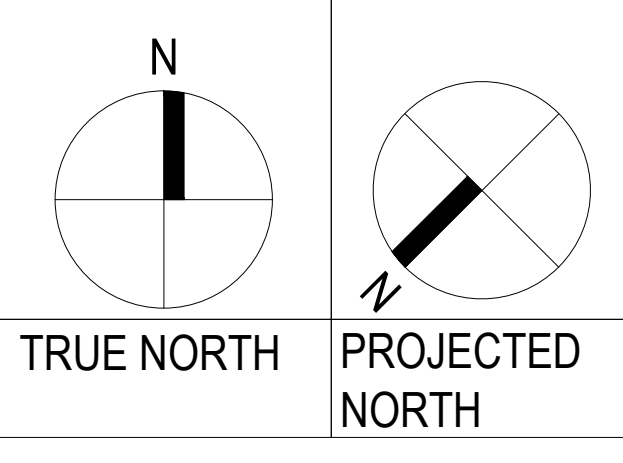
PHASE 00 REV 00

ISSUED DATE 2024-09-10





1 FRONT SIDE ELEVATION (FACING KHALSA GATE ROAD)
1/8"=1'-0"



00	ZBA / OPA	2024-09-10
R0	PRE-CON	2023-12-15
REV	ISSUED FOR	DATE
PROJECT NAME AND ADDRESS : PROPOSED RE-DEVELOPMENT OF RELIGIOUS BUILDING (PLACE OF WORSHIP), AT 2403 KHALSA GATE, OAKVILLE, ON.		

LEAD CONSULTANT :

 UNIT 214 - 2550 MATHESON BLVD EAST
 MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
 Tel: +1-905-792-0038
 Cell: +1-905-238-0039
 Email: hbhons@technoarch.ca
 www.technoarch.ca



STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
PROPOSED FRONT
ELEVATIONS

DRAWN BY EM

CHECKED BY JK

APPROVED BY HB

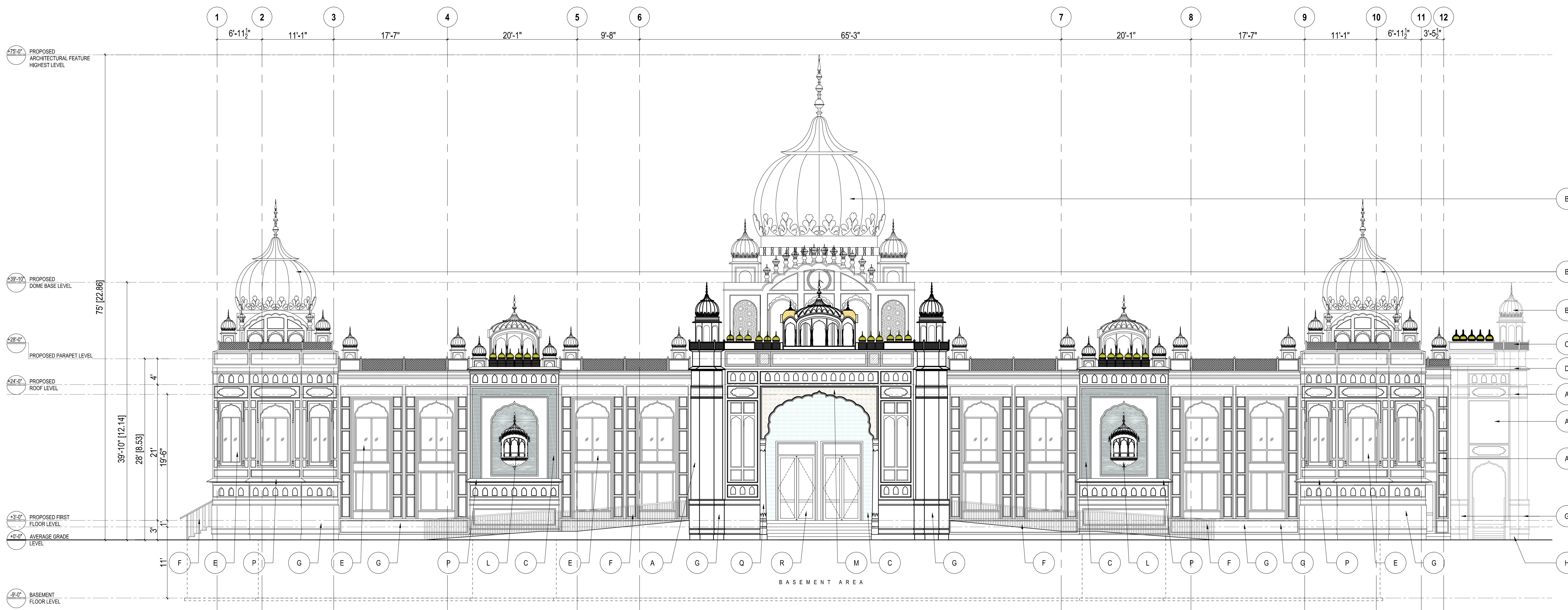
SCALE 1/8"=1'-0" SIZE A1

SHEET NO A4.1 STAGE ZBA / OPA

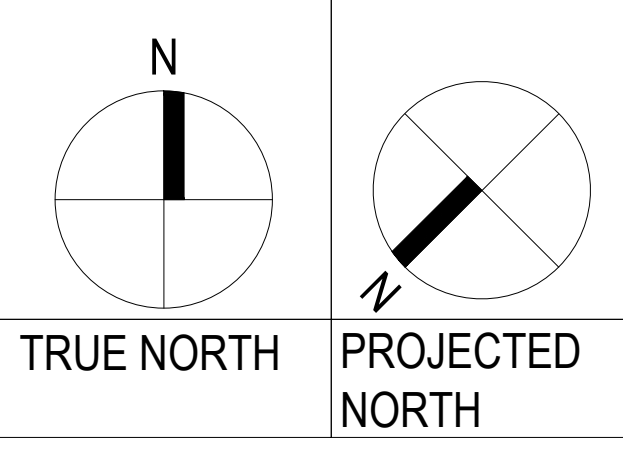
PHASE 00 REV 00

ISSUED DATE 2024-09-10

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
SR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH / COLOR	DESCRIPTION / SIZES
A	STUCCO OR PAINTED EXTERIOR GRADE WOOD	DUROCK ALFACING INTERNATIONAL OR EQUIVALENT	LANDMARK SERIES	COLOR: WHITE	
B	PRECAST ARCHITECTURAL FIBREGLASS (FRP) OR GFRG EXTERIOR DOMES	PETRA DESIGN OR EQUIVALENT		COLOR: GOLDEN	
C	ARCHITECTURAL FIBREGLASS (FRP) JALI OR ACRYLIC	PETRA DESIGN OR EQUIVALENT		COLOR: WHITE	CNC CUT CUSTOMIZED DESIGN
D	PRECAST CORNICE	PETRA DESIGNS OR EQUIVALENT		MATERIAL: FIBREGLASS OR POLYCARBONATE COLOR: WHITE	AS PER MANUFACTURER SPECIFICATION.
E	WINDOWS	VINYL EXTERIOR DOUBLE GLAZED WINDOWS		FRAME COLOR: WHITE CLEAR GLASS	SEALED DOUBLE GLAZED WINDOWS
F	METAL RAILING	GEOBEZDAN OR EQUIVALENT		PAINT: GOLDEN	REFER ARCHITECTURE DRAWINGS FOR THE HEIGHT OF THE RAILING
G	SMOOTH STONE LIME STONE OR EQUIVALENT	KING LIMESTONE & BLENDS OR EQUIVALENT	NATURAL STONE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
H	EXPOSED FOUNDATION		CONCRETE FINISH		CONCRETE WALL TO BE MINIMUM 10" HIGH FROM GRADE LEVEL
J	RAIN WATER DOWNSPOUTS	AMERIMAX OR EQUIVALENT			DOWNSPOUT WITH 1'-0"x1'-0" (CONCRETE SPLASH PAD)
K	PRECAST FIBREGLASS BALCONY	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE	OUTSOURCE OR EQUIVALENT
L	PRECAST FIBREGLASS OVERHANGING ENCLOSED BALCONY	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE	OUTSOURCE OR EQUIVALENT
M	INLAY IN STONE	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE & GOLDEN	OUTSOURCE OR EQUIVALENT
N	LETTERS OR SYMBOLS	SIGNCRAFT OR EQUIVALENT	MATERIAL: ACRYLIC BACKLIT	COLOR: GOLDEN	REFER MANUFACTURER SPECIFICATIONS
P	PRECAST SILL MOULDING	PETRA DESIGNS OR EQUIVALENT		MATERIAL: FIBREGLASS OR POLYCARBONATE COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
Q	PRECAST ORNAMENTAL PILLARS	PETRA DESIGNS OR EQUIVALENT		MATERIAL: FIBREGLASS OR POLYCARBONATE COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
R	CUSTOM MADE MAIN ENTRANCE DOOR			DOOR COLOR: AS PER CLIENTS REQUIREMENT	REFER MANUFACTURER SPECIFICATIONS



2 LEFT SIDE ELEVATION (FACING PINE GLEN ROAD)
1/8"=1'-0"



00	ZBA / OPA	2024-09-10
R0	PRE-CON	2023-12-15
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED RE-DEVELOPMENT
 OF RELIGIOUS BUILDING
 (PLACE OF WORSHIP), AT
 2403 KHALSA GATE, OAKVILLE,
 ON.

LEAD CONSULTANT :

 UNIT 214 - 2550 MATHESON BLVD EAST
 MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
 Tel: +1-905-792-0038
 Cell: +1-905-238-0039
 Email: hbhons@technoarch.ca
 www.technoarch.ca



STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
 PROPOSED LEFT
 ELEVATIONS

DRAWN BY EM

CHECKED BY JK

APPROVED BY HB

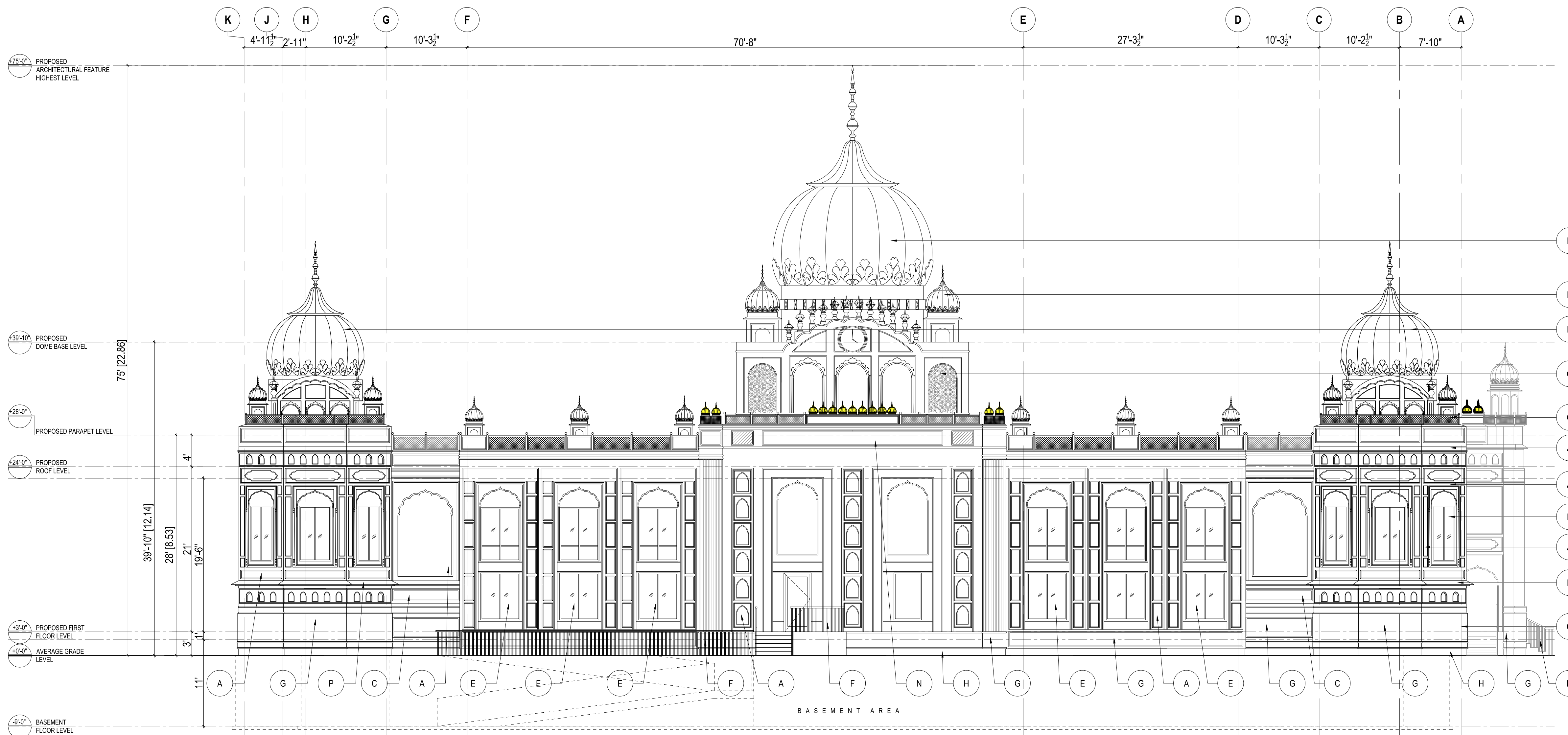
SCALE 1/8"=1'-0" SIZE A1

SHEET NO A4.2 STAGE ZBA / OPA

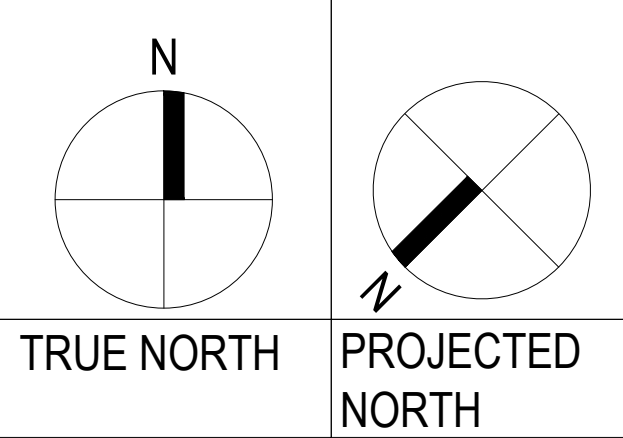
PHASE 00 REV 00

ISSUED DATE 2024-09-10

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
SR. NO.	MATERIAL ITEM	COMPANY	MODEL /COLOR	FINISH /COLOR	DESCRIPTION/ SIZES
A	STUCCO OR PAINTED EXTERIOR GRADE WOOD	DURCOCK ALFACING INTERNATIONAL OR EQUIVALENT	LANDMARK SERIES	COLOR: WHITE	
B	PRECAST ARCHITECTURAL FIBREGLASS (FRP) OR GFRG EXTERIOR DOMES	PETRA DESIGN OR EQUIVALENT		COLOR: GOLDEN	
C	ARCHITECTURAL FIBREGLASS (FRP) JALI OR ACRYLIC	PETRA DESIGN OR EQUIVALENT		COLOR: WHITE	CNC CUT CUSTOMIZED DESIGN
D	PRECAST CORNICE	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBREGLASS OR POLYCARBONATE	COLOR: WHITE	AS PER MANUFACTURER SPECIFICATION.
E	WINDOWS	VINYL EXTERIOR DOUBLE GLAZED WINDOWS		FRAME COLOR: WHITE	CLEAR GLASS SEALED DOUBLE GLAZED WINDOWS
F	METAL RAILING	GEORZEDIAN OR EQUIVALENT		PAINT: GOLDEN	REFER ARCHITECTURE DRAWINGS FOR THE HEIGHT OF THE RAILING
G	SMOOTH STONE, LIME STONE OR EQUIVALENT	KING LIMESTONE & SLENDS OR EQUIVALENT	NATURAL STONE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
H	EXPOSED FOUNDATION		CONCRETE FINISH		CONCRETE WALL TO BE MINIMUM 10" HIGH FROM GRADE LEVEL
J	RAIN WATER DOWNSPOUTS	AMERIMAX OR EQUIVALENT			DOWNSPOUT WITH 1-1/2"X12" CONCRETE SPLASH PAD)
K	PRECAST FIBREGLASS BALCONY	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE	OUTSOURCE OR EQUIVALENT
L	PRECAST FIBREGLASS OVERHANGING ENCLOSED BALCONY	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE	OUTSOURCE OR EQUIVALENT
M	INLAY IN STONE	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE & GOLDEN	OUTSOURCE OR EQUIVALENT
N	LETTERS OR SYMBOLS	SIGNCRAFT OR EQUIVALENT	MATERIAL: ACRYLIC BACKLIT	COLOR: GOLDEN	REFER MANUFACTURER SPECIFICATIONS
P	PRECAST SILL MOULDING	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBREGLASS OR POLYCARBONATE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
Q	PRECAST ORNAMENTAL PILLARS	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBREGLASS OR POLYCARBONATE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
R	CUSTOM MADE MAIN ENTRANCE DOOR			DOOR COLOR AS PER CLIENT'S REQUIREMENT	REFER MANUFACTURER SPECIFICATIONS



3 REAR SIDE ELEVATION (TOWARDS GRAND OAK TRAIL)
1/8"=1'-0"



00	ZBA / OPA	2024-09-10
R0	PRE-CON	2023-12-15
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
PROPOSED RE-DEVELOPMENT
OF RELIGIOUS BUILDING
(PLACE OF WORSHIP), AT
2403 KHALSA GATE, OAKVILLE,
ON.

LEAD CONSULTANT :
technoarch architects + designers
UNIT 214 - 2550 MATHESON BLVD EAST
MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
Tel: +1-905-792-0038
Cell: +1-905-238-0039
Email: hbhons@technoarch.ca
www.technoarch.ca

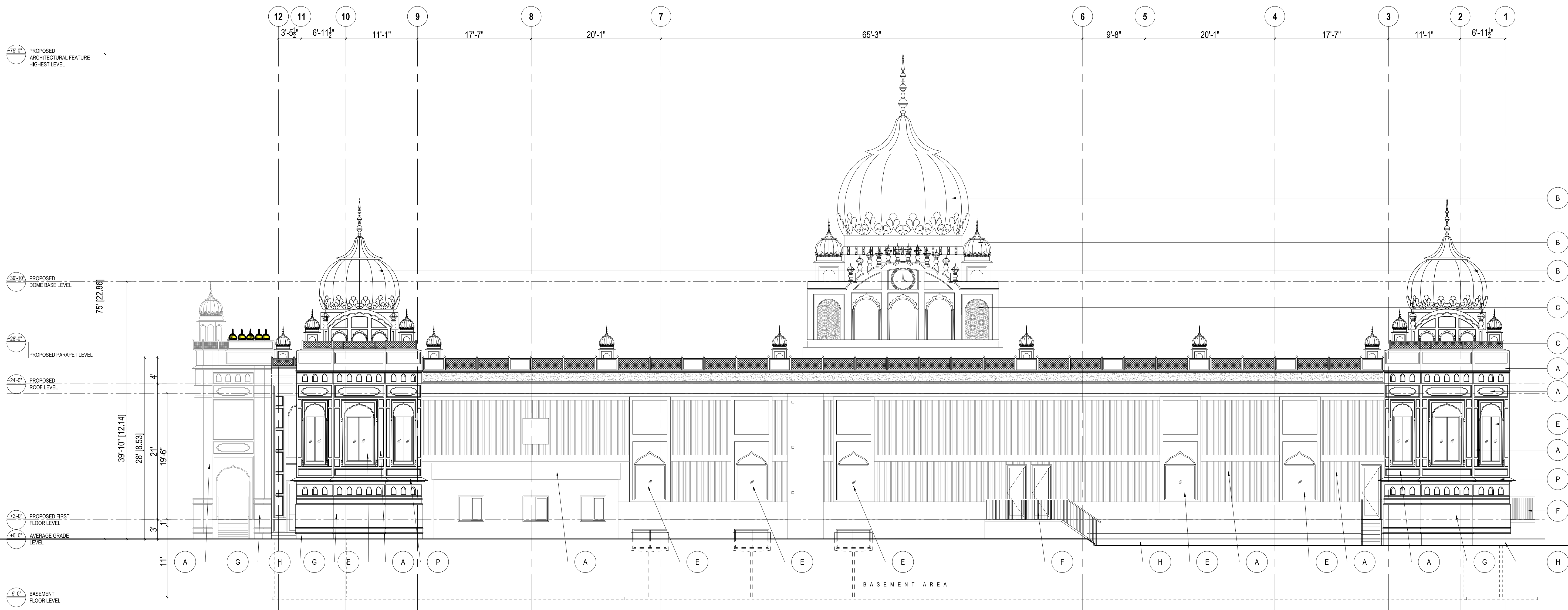
STRUCTURAL CONSULTANT :
MEP CONSULTANT :
DRAWING TITLE :
**PROPOSED REAR
ELEVATION**

DRAWN BY EM
CHECKED BY JK
APPROVED BY HB
SCALE 1/8"=1'-0"
SHEET NO A4.3
PHASE 00
ISSUED DATE 2024-09-10

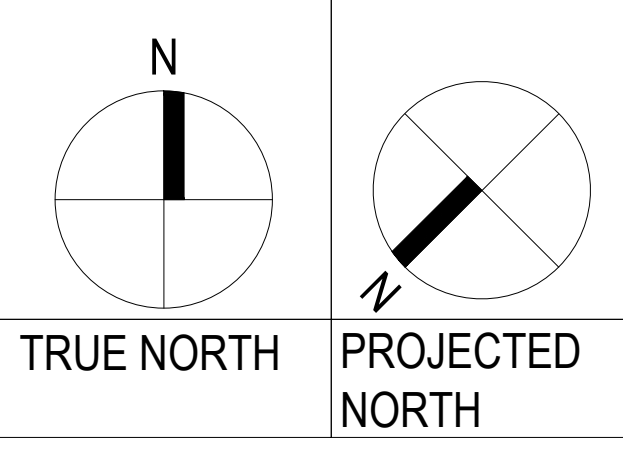
SIZE A1
STAGE ZBA / OPA
REV 00
2024-09-10



TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE						
SR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH /COLOR	DESCRIPTION / SIZES	
A	STUCCO OR PAINTED EXTERIOR GRADE WOOD	DUROCK ALFACING INTERNATIONAL OR EQUIVALENT	LANDMARK SERIES	COLOR: WHITE		
B	PRECAST ARCHITECTURAL FIBERGLASS (FRP) OR GFRG EXTERIOR DOMES	PETRA DESIGN OR EQUIVALENT		COLOR: GOLDEN		
C	ARCHITECTURAL FIBERGLASS (FRP) JALI OR ACRYLIC	PETRA DESIGN OR EQUIVALENT		COLOR: WHITE	CNC CUT CUSTOMIZED DESIGN	
D	PRECAST CORNICE	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBERGLASS OR POLYCARBONATE	COLOR: WHITE	AS PER MANUFACTURER SPECIFICATION.	
E	WINDOWS	VINYL EXTERIOR DOUBLE GLAZED WINDOWS		FRAME COLOR: WHITE	CLEAR GLASS SEALED DOUBLE GLAZED WINDOWS	
F	METAL RAILING	GEOREZDAN OR EQUIVALENT		PAINT: GOLDEN	REFER ARCHITECTURE DRAWINGS FOR THE HEIGHT OF THE RAILING	
G	SMOOTH STONE, LIME STONE OR EQUIVALENT	KING LIMESTONE & BLENDS OR EQUIVALENT	NATURAL STONE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS	
H	EXPOSED FOUNDATION		CONCRETE FINISH		CONCRETE WALL TO BE MINIMUM 10" HIGH FROM GRADE LEVEL	
J	RAIN WATER DOWNSPOUTS	AMERIMAX OR EQUIVALENT			DOWNSPOUT WITH 1'2"x1'-0" (CONCRETE SPLASH PAD)	
K	PRECAST FIBERGLASS BALCONY	SWASTIK GRG & FRP, OR EQ.	MATERIAL: FIBERGLASS	COLOR: WHITE	OUTSOURCE OR EQUIVALENT	
L	PRECAST FIBERGLASS OVERHANGING ENCLOSED BALCONY	SWASTIK GRG & FRP, OR EQ.	MATERIAL: FIBERGLASS	COLOR: WHITE	OUTSOURCE OR EQUIVALENT	
M	INLAY IN STONE	SWASTIK GRG & FRP, OR EQ.	MATERIAL: FIBERGLASS	COLOR: WHITE & GOLDEN	OUTSOURCE OR EQUIVALENT	
N	LETTERS OR SYMBOLS	SIGNCRAFT OR EQUIVALENT	MATERIAL: ACRYLIC BACKLIT	COLOR: GOLDEN	REFER MANUFACTURER SPECIFICATIONS	
P	PRECAST SILL MOULDING	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBERGLASS OR POLYCARBONATE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS	
Q	PRECAST ORNAMENTAL PILLARS	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBERGLASS OR POLYCARBONATE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS	
R	CUSTOM MADE MAIN ENTRANCE DOOR			DOOR COLOR: AS PER CLIENT'S REQUIREMENT	REFER MANUFACTURER SPECIFICATIONS	



4 RIGHT SIDE ELEVATION (FROM WEST OAK TRAIL)
1/8"=1'-0"



00	ZBA / OPA	2024-09-10
R0	PRE-CON	2023-12-15
REV	ISSUED FOR	DATE

PROJECT NAME AND ADDRESS :
 PROPOSED RE-DEVELOPMENT
 OF RELIGIOUS BUILDING
 (PLACE OF WORSHIP), AT
 2403 KHALSA GATE, OAKVILLE,
 ON.

LEAD CONSULTANT :

 UNIT 214 - 2550 MATHESON BLVD EAST
 MISSISSAUGA, ONTARIO, CANADA L4W 4Z1
 Tel: +1-905-792-0038
 Cell: +1-905-238-0039
 Email: hbhons@technoarch.ca
 www.technoarch.ca



STRUCTURAL CONSULTANT :

MEP CONSULTANT :

DRAWING TITLE :
 PROPOSED RIGHT SIDE
 ELEVATION

DRAWN BY EM

CHECKED BY JK

APPROVED BY HB

SCALE 1/8"=1'-0" SIZE A1

SHEET NO A4.4 STAGE ZBA / OPA

PHASE 00 REV 00

ISSUED DATE 2024-09-10

TYPICAL EXTERIOR MATERIAL & COLOR SCHEDULE					
SR. NO.	MATERIAL ITEM	COMPANY	MODEL	FINISH / COLOR	DESCRIPTION / SIZES
A	STUCCO OR PAINTED EXTERIOR GRADE WOOD	DUROCK ALFACING INTERNATIONAL OR EQUIVALENT	LANDMARK SERIES	COLOR: WHITE	
B	PRECAST ARCHITECTURAL FIBREGLASS (FRP) OR GFRG EXTERIOR DOMES	PETRA DESIGN OR EQUIVALENT		COLOR: GOLDEN	
C	ARCHITECTURAL FIBREGLASS (FRP) JALI OR ACRYLIC	PETRA DESIGN OR EQUIVALENT		COLOR: WHITE	CNC CUT CUSTOMIZED DESIGN
D	PRECAST CORNICE	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBREGLASS OR POLYCARBONATE	COLOR: WHITE	AS PER MANUFACTURER SPECIFICATION.
E	WINDOWS	VINYL EXTERIOR DOUBLE GLAZED WINDOWS		FRAME COLOR: WHITE	CLEAR GLASS SEALED DOUBLE GLAZED WINDOWS
F	METAL RAILING	GEORZIDAN OR EQUIVALENT		PAINT: GOLDEN	REFER ARCHITECTURE DRAWINGS FOR THE HEIGHT OF THE RAILING
G	SMOOTH STONE, LIME STONE OR EQUIVALENT	KING LIMESTONE & BLENDS OR EQUIVALENT	NATURAL STONE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
H	EXPOSED FOUNDATION		CONCRETE FINISH		CONCRETE WALL TO BE MINIMUM 10" HIGH FROM GRADE LEVEL
J	RAIN WATER DOWNSPOUTS	AMERIMAX OR EQUIVALENT			DOWNSPOUT WITH 1'-0"x1'-0" (CONCRETE SPLASH PAD)
K	PRECAST FIBREGLASS BALCONY	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE	OUTSOURCE OR EQUIVALENT
L	PRECAST FIBREGLASS OVERHANGING ENCLOSED BALCONY	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE	OUTSOURCE OR EQUIVALENT
M	INLAY IN STONE	SWASTIK GRC & FRP. OR EQ.	MATERIAL: FIBREGLASS	COLOR: WHITE & GOLDEN	OUTSOURCE OR EQUIVALENT
N	LETTERS OR SYMBOLS	SIGNCRAFT OR EQUIVALENT	MATERIAL: ACRYLIC BACKLIT	COLOR: GOLDEN	REFER MANUFACTURER SPECIFICATIONS
P	PRECAST SILL MOLDINGS	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBREGLASS OR POLYCARBONATE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
Q	PRECAST ORNAMENTAL PILLARS	PETRA DESIGNS OR EQUIVALENT	MATERIAL: FIBREGLASS OR POLYCARBONATE	COLOR: WHITE	REFER MANUFACTURER SPECIFICATIONS
R	CUSTOM MADE MAIN ENTRANCE DOOR			DOOR COLOR AS PER CLIENT'S REQUIREMENT	REFER MANUFACTURER SPECIFICATIONS

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-XXX

Official Plan Amendment No.YYY

A by-law to amend the Livable Oakville Plan to incorporate new policies for the lands known as 2403 and 2417 Khalsa Gate.

WHEREAS subsection 22(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a person or public body requests that a Council of a municipality that is within a planning area amend its Official Plan and section 17 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to permit the development of the subject lands in accordance with the policies proposed in OPA 34 and with the regulations in a proposed Zoning By-law Amendment;

COUNCIL ENACTS AS FOLLOWS:

1. For the purposes of this by-law:
 - a. "1984 Oakville Official Plan" means the Official Plan for the Oakville Planning Area adopted by the Council of The Corporation of the Town of Oakville on July 5, 1983 by By-law 1983-114, approved as modified by the Minister of Municipal Affairs and Housing on December 21, 1984 subject to certain referrals and deferrals, and as subsequently amended.
 - b. "Livable Oakville Official Plan" and "Livable Oakville Plan" mean the Official Plan for the Oakville Planning Area that currently applies to the lands south of Dundas Street and the lands north of Highway 407, and was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011, and as subsequently amended.
2. The Livable Oakville Official Plan is hereby amended as it affects the lands identified in **Appendix "A"** to this by-law.
3. Pursuant to subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal if no appeal is filed pursuant to subsections 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of.

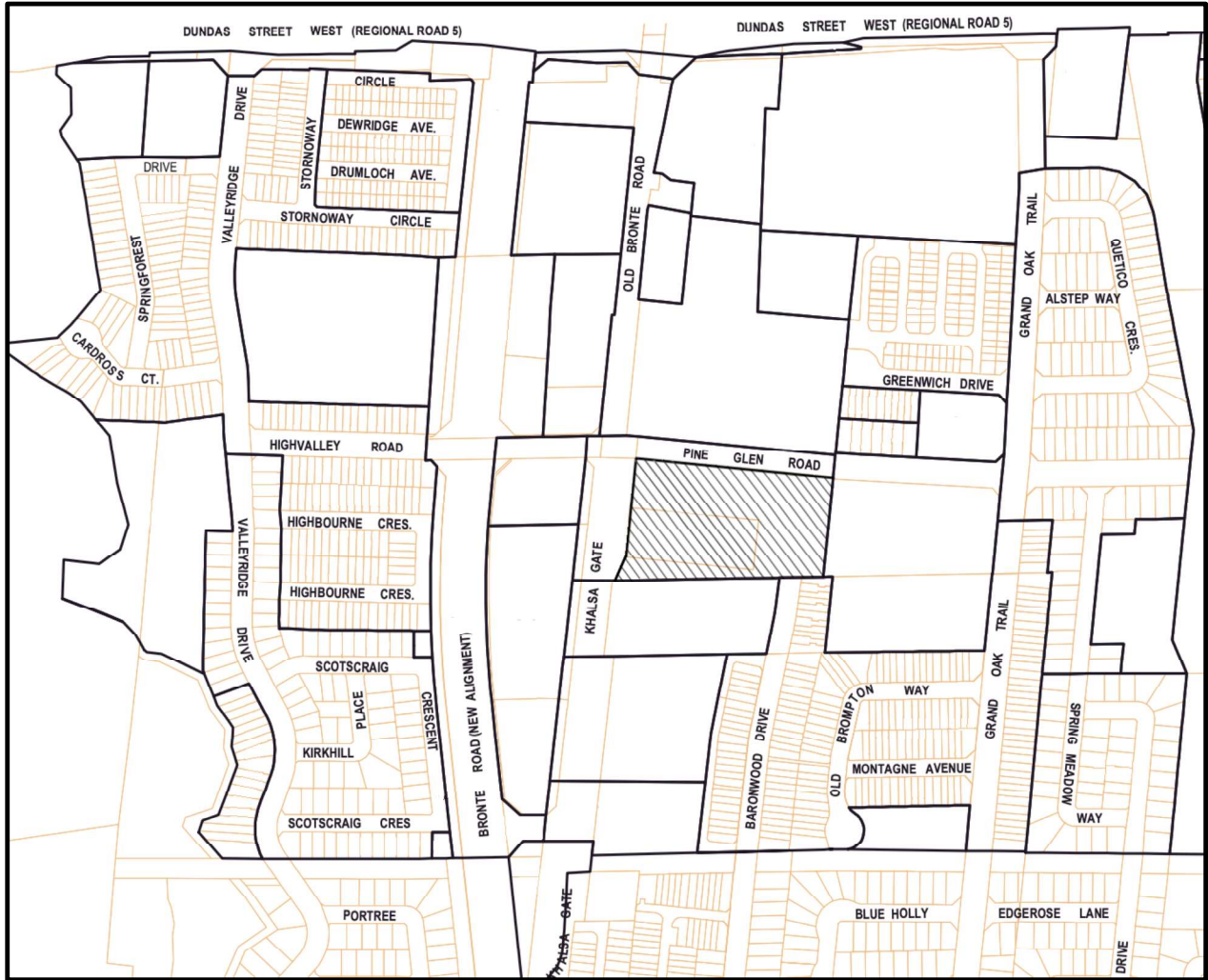
PASSED this day of 2024

MAYOR

CLERK

APPENDIX "A" to By-law 2021-043

Lands subject to amendments to
the Livable Oakville Plan



Subject Lands

APPENDIX “B” to By-law 2021-043
Official Plan Amendment Number YYY
to the Town of Oakville’s Livable Oakville Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number YYY to the Livable Oakville Plan.

Part 1 – Preamble

A. Subject Lands

The proposed OPA relates to the following lands as identified in **Attachment 1** to this OPA:

- The lands south of Pine Glen Road and east of Khalsa Gate with municipal address of 2403 and 2417 Khalsa Gate.

B. Purpose and Effect

The purpose of the proposed amendment is to incorporate policies for those lands identified above, and establish modified Schedule N for the Palermo Growth Area to show an exception for the subject lands and to add a new subsection 22.7.3 to Section 22.7 Palermo Village Exceptions – Schedule N.

The effect of the proposed amendment to the Livable Oakville Plan is to: update schedule N to identify the lands at 2403 and 2417 Khalsa Gate as an exception to general polices in the Oakville Livable Official Plan regarding building height and surface parking areas.

C. Background and Basis

Palermo Village, at the intersection of Bronte Road (Regional Road 25) and Dundas Street (Regional Road 5), has long been envisioned as a node for employment and residential development. It is intended to develop into a high density, transit supportive, mixed use area and contribute to a complete community. The town-wide Urban Structure in OPA 15 identifies the existing Palermo Village Growth Area on the south side of Dundas Street. It also identifies both Bronte Road and Dundas Street as “Regional Transit Priority Corridor” and all four quadrants of the intersection as “Proposed Regional Transit Node” and “Nodes and Corridors for Further Study”.

Complete communities include Places of Worship and this amendment relates to the proposed addition to the existing Sikh Temple on the subject lands.

A public information meeting was held on August 26, 2024.

Part 2 – The Amendment

A. Text Changes

Item No.	Section	Description of Change
<u>1</u>	<u>22.6 Exceptions</u>	<u>Insert a new Section 22.6.2</u>

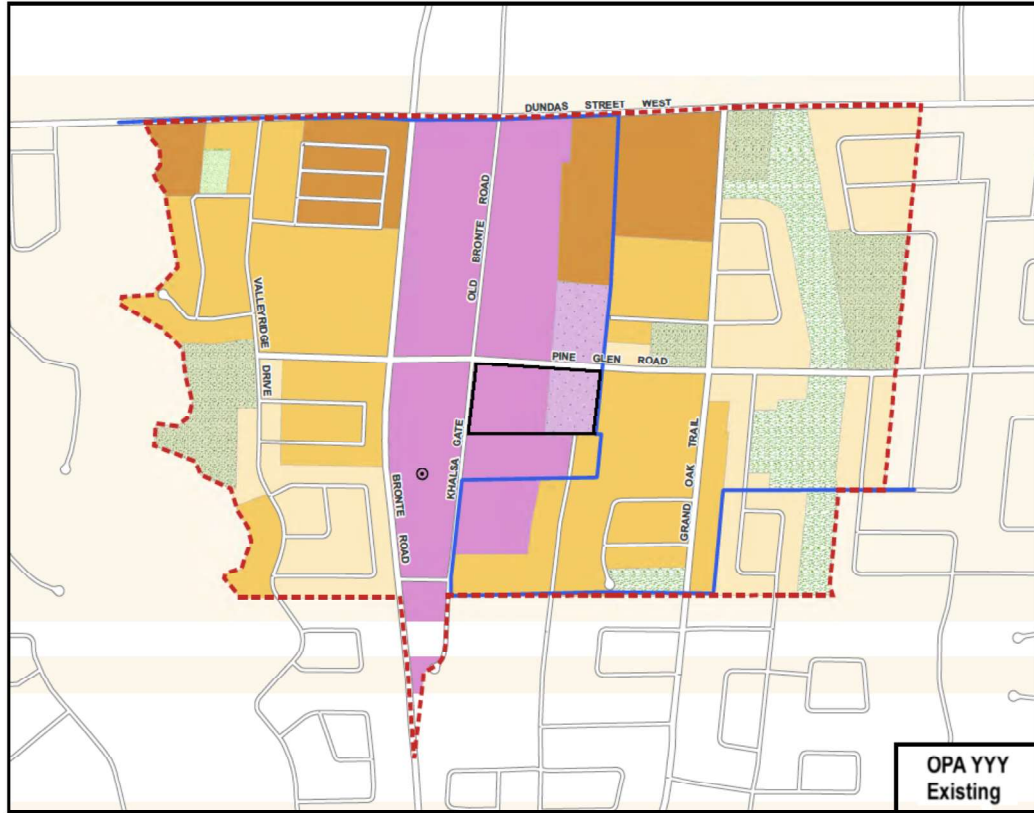
22.6. Palermo Village Exceptions

2.6.2 The lands designated Urban Centre and Main Street 2, south of Pine Glen Road and known as 2403 and 2417 Khalsa Gate, are subject to the following additional policies:

- a) Policies 12.3.3, 12.4.3 and 22.4.1b)(i) and 22.4.1b)(ii) do not apply to the subject lands;
- b) Surface parking associated with a place of worship may be permitted on greater than 50 percent of the lot when appropriately sited and screened to minimize the view of the surface parking from the street. This parking may be permitted within front and exterior side yards.
- c) the proposed building shall not be subject to the minimum height requirements provided in the Urban Centre policies in Section 22.5.1c) and the Main Street 2 policies in Section 22.5.2c)
- d) The expansion of the place of worship or surface parking area shall be subject to site plan approval and shall provide for enhanced streetscape improvements along Khalsa Gate as identified on Schedule N, and the dedication of the proposed road, Baronwood Drive, shall not be required.

B. Schedule Changes

Schedule N, is amended to show the new exception for lands south of Pine Glen Road.



OPA YYY
Existing

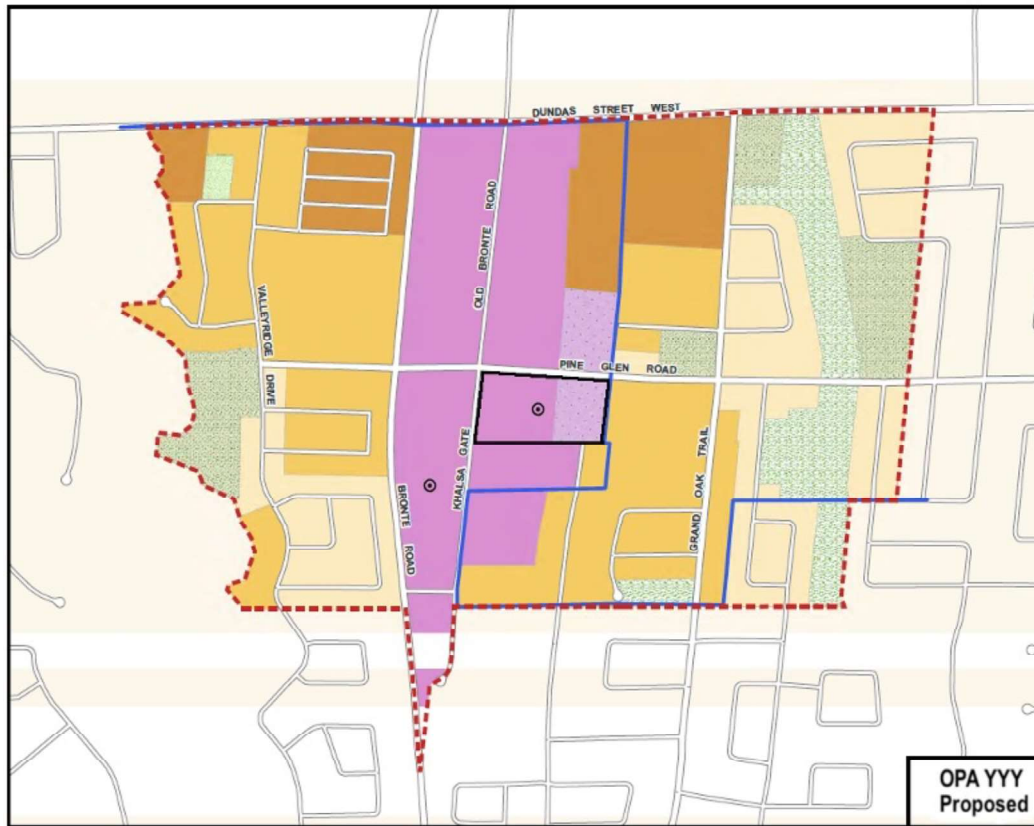
SCHEDULE N PALERMO VILLAGE LAND USE

- BUILT BOUNDARY
- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 2
- URBAN CENTRE
- NATURAL AREA
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE

Refer to Part E, Palermo Village, for Growth Area Policies
 ○ Refer to Part E, Palermo Village Exceptions

1:5,000
August 31, 2021

© 2021 PALERMO VILLAGE DATA DEVELOPMENT OFFICIAL PLAN FOR PALERMO VILLAGE AND SCHEDULE N AND



OPA YYY
Proposed

SCHEDULE N PALERMO VILLAGE LAND USE

- BUILT BOUNDARY
- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 2
- URBAN CENTRE
- NATURAL AREA
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE

Refer to Part E, Palermo Village, for Growth Area Policies
 ○ Refer to Part E, Palermo Village Exceptions

1:5,000
August 31, 2021

© 2021 PALERMO VILLAGE DATA DEVELOPMENT OFFICIAL PLAN FOR PALERMO VILLAGE AND SCHEDULE N AND



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-XXX

A by-law to amend the Town of Oakville Zoning By-law
2014-014 to permit the use of lands described as
Part Lot 30 Concession 1 South of Dundas Street (2403-2417 Khalsa Gate)

1. Map 91(19a) of By-law 2014-014 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law from FD, Future Development to CU, Community Use
2. Part 15, Special Provisions, of By-law 2014-014 is amended by adding a new Subsection 15.ZZZ as follows:

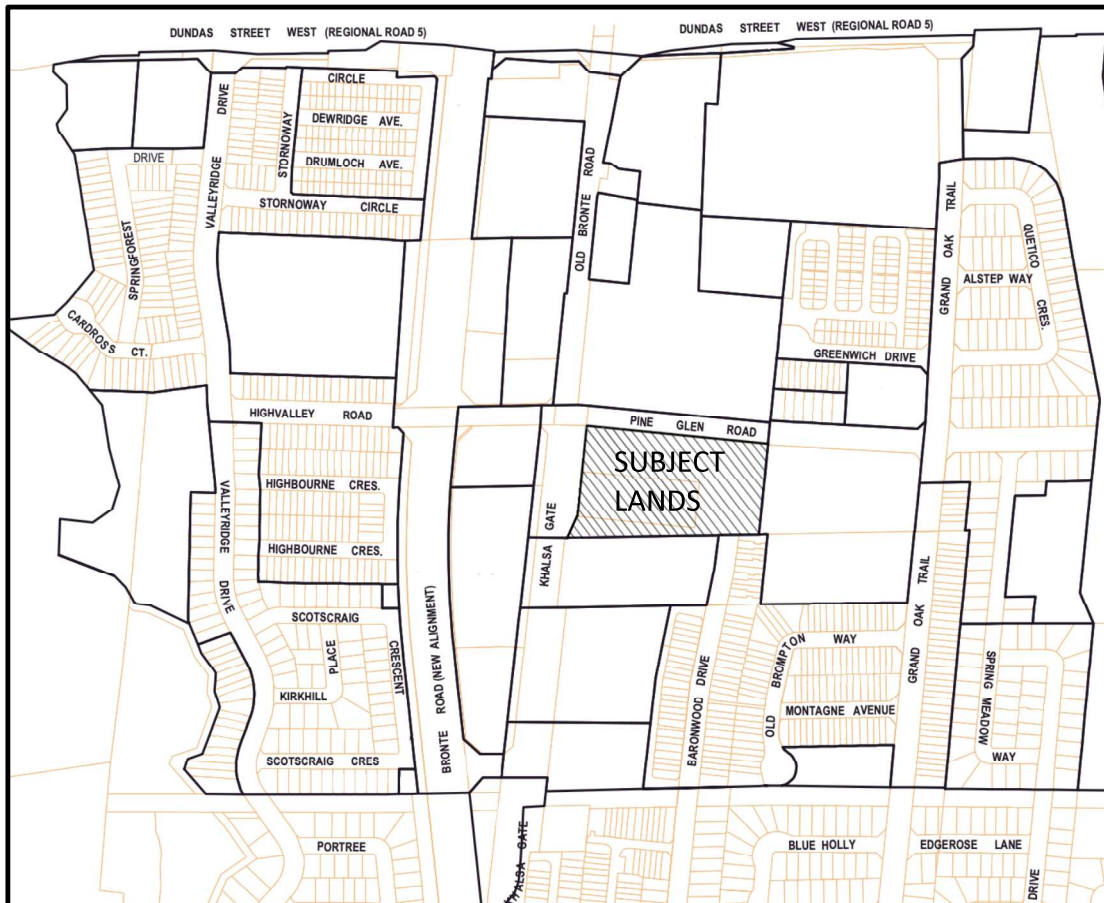
Map 19 (19a)	2403, 2417 Khalsa Gate Part of Lot 30 Concession 1 S.D.S.	Parent Zone: CU
15.ZZZ Additional Zone Regulations for subject lands		
The following additional regulations apply to lands identified as 2401, 2417 Khalsa Gate on Figure 15.ZZZ:		
a)	All required parking may be surface parking notwithstanding the Zoning By-law regulation that 50% of the required parking be within a structure	
b)	Building height (minimum)	1 storey
c)	Minimum landscape buffer to parking along Pine Glen Road	1.18 m
d)	Minimum landscape buffer abutting any residential use	3.2 m

PASSED by The Council this day of 2024

MAYOR

CLERK

SCHEDULE "A"
To By-law 2024-XXX



PROPOSED AMENDMENT

Rezoned from FD, Future Development
To CU, Community Use)
EXCERPT FROM MAP 19(19a)

APPENDIX E: Official Plan and Zoning Extracts

Livable Oakville

Part C: Making Oakville Livable (General Policies)

Section 6: Urban Design

Good urban design is an integral part of the planning process, enabling the creation of stimulating, vibrant, and livable places; it is a key component in creating a definable sense of identity. Tangible elements of the urban environment such as the built form, open space, and public realm, and their relationship to one another, should be organized and designed in an attractive, functional and efficient manner.

6.1 General

6.1.1 Objectives

The general objectives for urban design are to provide for:

- a) diversity, comfort, safety and compatibility with the existing community;
- b) attractive, barrier-free, and safe public spaces, such as streetscapes, gateways, vistas and open spaces;
- c) innovative and diverse urban form and excellence in architectural design; and,
- d) the creation of distinctive places and locales, including Midtown Oakville, the other Growth Areas and high profile locations such as gateways to the Town.

6.1.2 Policies

- a) Development and public realm improvements shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual, as amended, to ascertain conformity with the urban design policies of this Plan. Alternative design approaches to those found in the Livable by Design Manual may be proposed, with appropriate justification and after consultation with the Town, provided that they meet the intent and purpose of the urban design policies of the Plan.

6.4 Streetscapes

6.4.2 New development should contribute to the creation of a cohesive streetscape by:

- a) placing the principal building entrances towards the street and where applicable, towards corner intersections;
- b) framing the street and creating a sense of enclosure
- c) providing variation in façade articulation and details;
- d) connecting active uses to the public realm to enhance the liveliness and vibrancy of the street, where applicable;
- e) incorporating sustainable design elements, such as trees, plantings, furnishings, lighting, etc.;

- f) coordinating improvements in building setback areas to create transitions from the public to private realms; and,
- g) improving the visibility and prominence of and access to unique natural, heritage, and built features

6.9 Built Form

- 6.9.1 Buildings should be designed to create a sense of identity through massing, form, placement, orientation, scale, architectural features, landscaping and signage.
- 6.9.2 Building design and placement should be compatible with the existing and planned surrounding context and undertaken in a creative and innovative manner.
- 6.9.3 To achieve compatibility between different land uses, development shall be designed to accommodate an appropriate transition through landscape buffering, spatial separation, and compatible built form.
- 6.9.5 Buildings should present active and visually permeable façades to all adjacent streets, urban squares, and amenity spaces through the use of windows, entry features, and human-scaled elements.
- 6.9.6 Main principal entrances to buildings should be oriented to the public sidewalk, onstreet parking and transit facilities for direct and convenient access for pedestrians.
- 6.9.7 Development should be designed with variation in building mass, façade treatment and articulation to avoid sameness.
- 6.9.8 Buildings located on corner lots shall provide a distinct architectural appearance with a high level of detailing and articulated façades that continue around the corner to address both streets.
- 6.9.9 New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.
- 6.9.10 Continuous streetwalls of identical building height are discouraged. Variety in rooflines should be created through subtle variations in roof form and height.
- 6.9.11 Where appropriate, the first storey of a building shall have a greater floor to ceiling height to accommodate a range of non-residential uses.
- 6.9.12 New development should be fully accessible by incorporating universal design principles to ensure barrier-free pedestrian circulation.
- 6.9.13 Rooftop mechanical equipment shall not be visible from view from the public realm.
- 6.9.14 Outdoor amenity areas on buildings should incorporate setbacks and screening elements to ensure compatibility with the local context.

6.9.15 Buildings should be sited to maximize solar energy, ensure adequate sunlight and skyviews, minimize wind conditions on pedestrian spaces and adjacent properties, and avoid excessive shadows.

Part D: Land Use Designations and Policies



Section 12: Mixed Use

The Mixed Use designations provide areas where residential, commercial and office uses are integrated in a compact urban form at higher development intensities. Mixed Use areas are to be pedestrian-oriented and transit-supportive.

- 12.1.1 The intent of the Mixed Use designations is to allow for a diversity of residential, commercial and office uses which are integrated in buildings to provide for the efficient use of municipal services and *infrastructure*.
- 12.1.2 Mixed use *development* will be focused on lands located within Oakville’s Growth Areas and along identified corridors.
- 12.1.3 The Mixed Use designations are intended to create animated streets by providing retail and service commercial uses on the ground floor of mixed use buildings, fronting onto the street and other pedestrian environments. The location and size of any use on upper and/or lower floors within mixed use buildings will be determined through the *development* process and regulated by the implementing zoning.

12.1.4 All *development* within the Mixed Use designations shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.

12.2 Main Street 2

The Main Street 2 designation shall provide for mixed use development characterized by high quality design standards and appropriately scaled pedestrian environment for emerging Growth Areas such as Kerr Village and the Uptown Core and the gateway areas within Bronte Village.

12.3.1 Permitted Uses

- a) A wide range of retail and service commercial uses, including restaurants, commercial schools, offices, places of entertainment, indoor sports facilities, hotels, and residential uses, may be permitted in the Main Street 2 designation. The ground floor of buildings in the Main Street 2 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed-use buildings.
- b) The requirement for and the size and location of retail, service commercial and office uses on the ground floor of buildings shall be determined through the development process and regulated by the implementing zoning.

12.3.2 Building Heights

- a) Buildings within the Main Street 2 designation shall be a minimum of four storeys in height and a maximum of six storeys in height.
- b) Additional building height may be considered in accordance with the applicable bonusing policies in this Plan.

12.3.3 Parking

Surface parking should be provided only within a side and/or rear yard or in areas that can be appropriately screened. Surface parking on corner lots should only be permitted in the rear yard or in areas that can be appropriately screened.

12.4 Urban Centre

The Urban Centre designation shall incorporate a mix of uses including retail and service commercial, major office, offices and residential uses. Development should be oriented to the street and shall contribute to a high quality pedestrian-oriented and transit-supportive environment.

12.4.1 Permitted Uses

- a) A wide range of retail and service commercial uses, including restaurants, commercial schools, *major offices*, offices and residential uses may be permitted in the Urban Centre designation. Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street. These uses may also extend to other floors. Places of entertainment, indoor sports facility, and hotels may also be permitted. Office uses and ancillary

residential uses may be provided on the ground floor and/or above the ground floor.

- b) The size and location of uses shall be determined through the *development* process and regulated by the implementing zoning.

12.4.2 Building Heights

- a) Buildings within the Urban Centre shall be a minimum of six storeys in height and a maximum of eight storeys in height.
- b) Additional building height may be considered in accordance with the applicable bonusing policies in this Plan.

12.4.3 Parking

- a) Underground and/or structured parking shall be encouraged.
- b) Surface parking shall not be permitted in front of or between buildings. However, consideration may be given to limited surface parking within these areas for the purpose of visitor or commercial parking.

Part E: Growth Areas, Special Policy Areas and Exceptions

Section 22: Palermo Village

Palermo Village is to be developed over a number of years with a mix of residential and commercial uses.

While the predominant land uses will be residential, transit-supportive, high density mixed use development is encouraged along Dundas Street, Old Bronte Road and Khalsa Gate. Medium and Low Density Residential uses will provide a transition to the adjacent neighbourhoods.

It is anticipated that Palermo Village will contain a significant civic and public presence with various government, institutional, cultural, recreational and open space uses.

22.1 Goal

Palermo Village will be a transit-supportive, pedestrian-oriented mixed use community.

22.2 Objectives

As Palermo Village develops, the Town will, through public actions and in the process of reviewing development applications, use the following objectives to guide decisions.

22.2.1 To develop a balanced Growth Area by:

- a) providing a focus and sense of identity for the residential communities in the north-west part of the Town; and,
- b) facilitating *development* and redevelopment in a comprehensive manner.

22.2.2 To ensure high quality urban design by:

- a) encouraging interesting and innovative design and built form;
- b) ensuring new developments are compatible with existing conditions and heritage buildings and features;
- c) providing attractive streetscapes through attention to the design of the public realm, built form, and the relationship between private development and public areas;
- d) creating a strong coherent urban image and a highly developed civic streetscape appearance at a human scale through the creation of:
 - i. an active urban community;
 - ii. a strong identifiable civic image;
 - iii. pedestrian and vehicular linkages between surrounding communities and Palermo Village;
 - iv. a clearly defined main street with commercial development oriented to Old Bronte Road and Khalsa Gate;
 - v. an accessible park network integrated with other uses, which includes parks, parkettes and squares, all connected by the pedestrian-scaled street system; and,
 - vi. streets and public spaces that have been defined by surrounding built form;
- e) protecting the ecological health and integrity of the existing natural features;
- f) establishing components of the open space system that will connect with the broader area; and,
- g) protecting, conserving and enhancing cultural heritage resources and integrating them into new developments.

22.2.3 To efficiently provide for necessary *infrastructure* to support *development* by:

- a) identifying an appropriate site for the location of a transit terminal facility;
- b) establishing and maintaining a road system that provides high levels of accessibility and mobility to all users;
- c) protecting future major road and transit rights-of-way; and,
- d) encouraging travel demand management practices and increased utilization of public transit facilities and services.

22.3 Development Concept

It is the intent of this Plan to establish a lively and active mixed use corridor along Old Bronte Road and Khalsa Gate, which will function as a main street.

Development on the lands designated Urban Centre will be of high quality pedestrian-oriented design.

The area to the east of Old Bronte Road/Khalsa Gate will transition to Medium and Low Density Residential housing.

The area to the west of Bronte Road will contain a mix of High, Medium and Low Density Residential housing.

22.4 Functional Policies

In addition to the policies in Parts C and D of this Plan, the following functional policies apply specifically to Palermo Village.

22.4.1 Transportation

- a) A transit terminal facility is required to serve inter-regional connections along Dundas Street and Highway 407, and connect with local transit. The facility may be located between Bronte Road and Old Bronte Road. It is also intended that this site incorporate a variety of commercial and community uses, and become an anchor for the redevelopment of Old Bronte Road as a main street.
- b) Parking – Urban Centre and Main Street 2
 - i. Structured parking is preferred, and additional lot coverage for buildings may be considered if at least 75 percent of the required parking is provided belowgrade or in an above-grade structure.
 - ii. The maximum portion of any lot that may be used for surface parking shall be approximately 50 percent.
 - iii. Properties used primarily for the provision of parking, such as public parking facilities, may use up to 75 percent of the lot for parking and must include appropriate landscaping, to the satisfaction of the Town.
 - iv. Individual driveway access to Bronte Road or Dundas Street shall not be permitted.

22.4.2 Urban Design

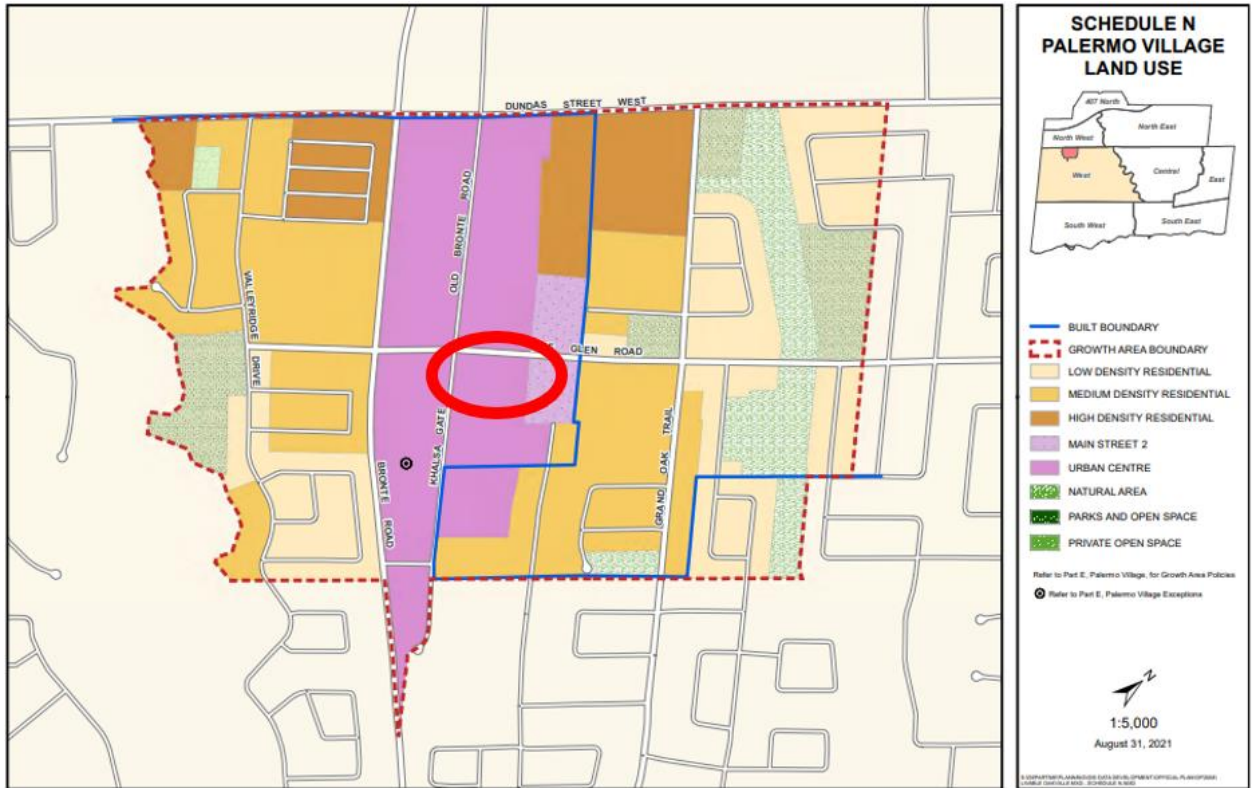
- a) Detailed urban design and streetscape guidelines will be prepared for Palermo Village to establish standards for built form and the treatment of public and private realms.
- b) Old Bronte Road/Khalsa Gate will include streetscape elements that support its planned function as a pedestrian-oriented main street. It is expected that this main street will be improved with a high quality public realm that includes sidewalks on both sides, special paving treatment, pedestrian scaled lighting, street trees and planters
- c) A number of small urban squares shall be located along Old Bronte Road and Khalsa Gate. These should not be less than 0.15 of a hectare in size and will serve as transition areas between the public and private realm

22.4.3 Growth Target

Palermo Village can accommodate approximately 5,200 residents and 3,800 jobs. This target includes existing population and employment, the intensification target of 800 new residential units and proposed greenfield development.

22.5 Land Use Policies

Land use designations are provided on Schedule N. In addition to the policies in Part D of this Plan, the following policies apply specifically to Palermo Village.



22.5.1 The lands designated Urban Centre are subject to the following additional policies:

- a) The minimum residential density shall be 100 units per site hectare.
- b) Mixed use and residential and office developments shall have a maximum floor space index of 4.0.
- c) The minimum building height shall be two storeys. The maximum building height shall be eight storeys, except on corner sites it shall be 10 storeys.
- d) Public parking facilities may also be permitted.
- e) South of Pine Glen Road, the following uses may be permitted:
 - i. multiple-attached dwellings;
 - ii. stand-alone apartment buildings;

- iii. stand-alone office buildings; and,
- iv. stand-alone retail and service commercial buildings, which shall not exceed a gross floor area of 6,000 square metres.

22.5.2 On lands designated Main Street 2:

- a) Street, block and stacked townhouses and stand-alone residential apartment buildings may also be permitted.
- b) The residential density shall be between 50 and 100 units per site hectare.
- c) The minimum building height shall be two storeys and the maximum building height shall be six storeys.

22.6 Palermo Village Exceptions – Schedule N

The following additional policies apply to certain lands on Schedule N, Palermo Village Land Use.

22.6.1 On the lands designated Urban Centre south of Pine Glen Road, a motor vehicle service station may also be permitted.

ATTACHMENT 3 to OPA 34 - Palermo Village Growth Area Policies

22. PALERMO VILLAGE

Palermo Village is a *strategic growth area* in northwest Oakville where mixed use *development* and *intensification* is to be accommodated. It is identified as a node and proposed regional transit node in the Town’s Urban Structure, and is located at the intersection of two *regional transit priority corridors*, Dundas Street West and Bronte Road.

Palermo Village will develop over a number of years with a mix of residential, commercial, office and community uses that are integrated with existing *cultural heritage resources*. It will become a high density, *transit-supportive* and pedestrian-oriented *complete community*.

Palermo Village is planned to include an important civic presence with various community uses, parks and open spaces suitable for many types of gatherings, as well as pedestrian and cycling linkages to an extensive natural heritage system. These elements, and the concentration of retail, service commercial and office uses, will make this area a destination for the surrounding communities of northwest Oakville.

The natural heritage system that surrounds Palermo Village north of Dundas Street will provide a buffer from employment uses.

The boundary of Palermo Village is identified on Schedule N1, Palermo Village Land Use.

22.1 Goal

Palermo Village will be an urban, *transit-supportive*, pedestrian-oriented, mixed use *complete community*, surrounded by an extensive natural heritage system and trails.

22.2 Objectives

As Palermo Village develops, the Town will, through public actions and in the process of reviewing *development* applications, use the following objectives to guide decisions.

22.2.1 To develop a balanced Growth Area by:

- a) providing a focus for community uses and commercial activities to support the communities in the northwest part of the Town;
- b) facilitating *development* and redevelopment in a comprehensive manner;

- c) prioritizing *active transportation* and transit use;
- d) providing a range and mix of uses, including office uses and housing options;
- e) conserving *cultural heritage resources* and integrating them into new developments;
- f) identifying appropriate sites for a transit terminal, a small-scale community centre and a branch library; and,
- g) providing parks and open spaces conducive to an urban context.

22.2.2 To ensure high quality urban design by:

- a) encouraging visually interesting and innovative design of spaces and built form;
- b) ensuring new developments are *compatible with cultural heritage resources*;
- c) providing attractive streetscapes through the comprehensive design of the public realm and built form that establishes a strong relationship between private *development* and public areas;
- d) creating a strong coherent urban image through the creation of:
 - i) an active urban community;
 - ii) a strong identifiable civic image;
 - iii) pedestrian and vehicular linkages with surrounding communities and throughout Palermo Village;
 - iv) a clearly defined main street with commercial *development* oriented to Old Bronte Road and Khalsa Gate; and,
 - v) streets and public spaces that have been defined by surrounding built form.

22.2.3 To achieve a connected network of natural heritage system features, parks and open space by:

- a) protecting the ecological health and integrity of existing natural features;
- b) establishing new parks and open spaces that connect with the natural heritage system; and,
- c) integrating parks and open spaces, including village squares and urban squares, with other uses and the road network.

- 22.2.4 To efficiently provide for *infrastructure* to support *development* by:
- a) establishing and maintaining a road network for all users;
 - b) protecting future road and transit rights-of-way;
 - c) encouraging *transportation demand management* practices and increased utilization of public transit facilities and services;
 - d) encouraging the elimination of above ground *utilities*, particularly along Old Bronte Road and Khalsa Gate; and,
 - e) coordinating water and wastewater servicing allocation with Halton Region.

22.3 Development Concept

Palermo Village is comprised of four districts surrounded by extensive natural heritage and parks and open space systems. Each district will have a well-defined *character* in terms of function, land use and built form, and is to be developed in accordance with Schedules N1 and N2, and the following policies.

A new Palermo transit terminal, which is to be located in close proximity to Dundas Street West, is a critical component of this *transit-supportive*, pedestrian-oriented *complete community*. *Development* shall integrate and provide access to the new transit terminal where possible.

22.3.1 Main Street District

The Main Street District will be an active mixed use area focused on Old Bronte Road/Khalsa Gate, which will be a walkable main street with an enhanced streetscape. *Development* will have a *compact urban form* with pedestrian-oriented design that frames the main street. Uses that support a main street function will be provided on the ground floor of buildings fronting onto Old Bronte Road.

The District will provide for a full range of commercial, office, community and high density residential uses. Mixed use *development* will be predominately located along Old Bronte Road and is also directed to the intersection of Dundas Street West and Palermo Park Drive. High density residential uses may be permitted adjacent to Khalsa Gate and north of William Halton Parkway on Old Bronte Road.

Cultural heritage resources and small urban squares will be integrated into *development* to retain the area's heritage *character*, create interest and variety in the streetscape, and enable activity along the street.

22.4 Functional Policies

In addition to the policies in Parts C and D of this Plan, the following functional policies apply specifically to Palermo Village.

22.4.1 Transportation

- a) A transit terminal is required to serve inter-regional bus connections along Dundas Street, Bronte Road and Highway 407, and connect with local transit. The facility shall be located on the north side of Dundas Street with direct pedestrian access to Dundas Street. It is also intended that this site be integrated with *development*, and become an anchor for the ongoing redevelopment of Palermo Village as a mixed use node.
- b) The incorporation of passenger amenities in buildings adjacent to transit stops, including the transit terminal, should be provided.
- c) New road, transit, and *active transportation infrastructure* as shown on Schedules C, D, N1 and N2, shall be provided to accommodate future growth and *development* in Palermo Village.
- d) The Town may secure rights-of-way for alignments shown on Schedules C, D, N1 and N2 through the planning approval process. Final rights-of-way shall be determined through detailed transportation studies, environmental assessments where required, and the planning approval process.
- e) Subject to section 8.2.3, changes to the requirements, location or alignment of new transit services, roads and pedestrian and cycling facilities, as shown on Schedules C, D, N1 and N2, will not require an amendment to this Plan provided that the general intent and purpose of this Plan is maintained and *intensification* opportunities are not precluded.
- f) *Development* shall not preclude the following new roads as contemplated in this Plan:

Table 6: Palermo Village Road and Section Right-of-Way Widths

Road	From	To	Right-of-Way Width	Function / Criteria
Westerly extension of William Halton Parkway	Bronte Road	West of Palermo Village	26 m	<ul style="list-style-type: none"> ▪ intermediate degree of access control ▪ up to four travel lanes

Road	From	To	Right-of-Way Width	Function / Criteria
Northerly extension of Valleyridge Drive	Dundas Street West	Westerly extension of William Halton Parkway	22 m	
New east-west Road at north end of Palermo Village	Northerly extension of Valleyridge Drive	Bronte Road (outside of Palermo Village)	22 m	
New east-west Road south of William Halton Parkway extension	Bronte Road	Northerly extension of Valleyridge Drive	22 m	
New east-west Road north of William Halton Parkway extension	Bronte Road	Northerly extension of Valleyridge Drive	18 m	▪ local road
Westerly extension of Greenwich Drive	Greenwich Drive	Old Bronte Road	18 m	▪ local road
Northerly extension of Baronwood Drive	Baronwood Drive	Westerly extension of Greenwich Drive	18 m	▪ local road
New north-south Road	Westerly extension of William Halton Parkway	New east-west Road (south of William Halton Parkway extension)	20 m	▪ designed as a flexible street

- g) The following right-of-way widths shall apply to Old Bronte Road and Khalsa Gate:
 - i) Old Bronte Road, north of Dundas Street, shall be a minimum of 27.5 metres;
 - ii) Old Bronte Road, between Dundas Street and Pine Glen Road, shall be a minimum of 21 metres;
 - iii) Khalsa Gate, south of Pine Glen Road, shall be a minimum of 27.5 metres.
- h) Notwithstanding Table 4 in section 8.4, local roads shall have a minimum width of 17 metres, but may be reduced by one metre in width when a sidewalk is not required on both sides of the road in accordance with section 8.10.7 of this Plan.
- i) Vehicular access to properties abutting Bronte Road (Regional Road 25), Dundas Street West (Regional Road 5), and William Halton Parkway (Regional Road 40), should be from other roads or lanes. Any driveway from a Regional Road shall be subject to approval by Halton Region.
- j) *Development* shall provide for a modified grid road pattern and aligned intersections. Cul-de-sacs shall not be permitted.
- k) A local road network shall be established as part of the *development* process, as required.
- l) Public lanes may be required to provide access to properties and are recommended in locations where:
 - i) they eliminate driveway access to developments from Old Bronte Road and Khalsa Gate to support their planned function as pedestrian-oriented main streets;
 - ii) driveway access is not permitted or feasible from an abutting road;
 - iii) they consolidate driveway access to properties that abut the lane; and,
 - iv) they increase the supply of on-street parking.
- m) Single-loaded roads shall be provided abutting the natural heritage system, parks and open spaces.
- n) *Development* shall provide for a complete and connected *active transportation* network.

- o) A facility to connect the Crosstown Trail across Bronte Road shall be encouraged to link one of the town's major *active transportation* connections.
- p) The Town shall plan for the provision of high frequency, integrated and connected transit service which supports a high degree of transit usage and modal splits to enable *intensification* opportunities within Palermo Village.
- q) Development should occur on public roads. Where it is demonstrated that a public road is not warranted, to the satisfaction of the Town, development through plans of condominium on private roads may be permitted provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.
- r) Parking
 - i) Within the Urban Centre and High Density Residential designations, structured parking should be provided. Limited surface parking for commercial and visitor parking may be considered when appropriately sited and screened to minimize the view of the surface parking from the street.
 - ii) The maximum portion of a lot that may be used for surface parking should be approximately 30 percent, except:
 - a maximum of approximately 50 percent of a lot used for community uses may be occupied by surface parking; and,
 - a maximum of approximately 75 percent of a lot used primarily for the provision of parking, such as public parking facilities, may be occupied by surface parking.
 - iii) Aboveground parking structures should be integrated with *development*. The maximum portion of a lot that may be used for a freestanding aboveground parking structure should be 50 percent. Aboveground parking structures shall be appropriately sited and screened, and include appropriate landscaping, to the satisfaction of the Town. Aboveground parking structures that abut a public street shall contain active uses at grade facing the street.
 - iv) Required commercial parking may include on-street parking and the use of public parking facilities, where possible and appropriate, to the satisfaction of the Town.

22.4.2 Cultural Heritage

- a) New *development* shall *conserve* Palermo Village's *cultural heritage resources* by:

- i) maintaining and integrating *cultural heritage resources*;
 - ii) ensuring the prominence of *cultural heritage resources*, particularly in the area northeast of Dundas Street West and Old Bronte Road;
 - iii) employing a combination of measures including but not limited to building setbacks, stepbacks in the built form, and the use of appropriate building materials.
- b) Where all options to *conserve a cultural heritage resource* on its existing site have been exhausted, it shall be relocated to a suitable location within Palermo Village.
 - c) The heritage *character* of Palermo Village should be documented and commemorated through the *development* process.

22.4.3 Minimum Density

A minimum planned density shall be established for Palermo Village through Provincial conformity coordinated with Halton Region.

22.4.4 Stormwater Management

- a) *Development* within Palermo Village shall be required to implement stormwater management techniques in accordance with the policies of this Plan, and to the satisfaction of the Town and Conservation Authority.
- b) Stormwater management shall not increase risk to downstream flood prone areas.
- c) Stormwater management shall take into consideration the ecological sensitivity of Fourteen Mile Creek.
- d) Best management practices, including low impact *development*, shall be required.
- e) A location for a new stormwater management facility is identified on Schedule N1, west of the Valleyridge Drive extension, on the lands designated Natural Area.
- f) The final type, size and location of stormwater management facilities shall be determined through the *development* process.
- g) Where stormwater management facilities are not required on the lands designated Natural Area, medium density and high density residential uses may be permitted without amendment to this Plan, in accordance with section 22.6.2, and the policies of this Plan, provided:

- i) natural features are protected to the satisfaction of the Town and Conservation Authority; and,
 - ii) trail connections are provided adjacent to the natural heritage system and to surrounding parkland.
- h) Stormwater management facilities shall be discouraged within 100 metres of Dundas Street West. However, if environmental impact reports and functional servicing studies have been sufficiently advanced and require a stormwater management facility within 100 metres of Dundas Street, it shall be demonstrated that the frontage of the facility on Dundas Street West has been minimized to the greatest extent feasible.

22.4.5 Housing

- a) Within Palermo Village, residential *development* should include:
- i) purpose-built rental housing including at least one rental apartment building north-west of Bronte Road and Dundas Street;
 - ii) a range of building and unit types and sizes to accommodate a variety of households; and,
 - iii) a mix of medium and high density housing.
- b) Residential developments and buildings shall be designed to accommodate various household sizes and include:
- i) storage for use by the unit occupant;
 - ii) operable windows;
 - iii) balconies or terraces, and common outdoor amenity areas; and,
 - iv) common indoor amenity areas.

22.5 Urban Design

In addition to the Urban Design policies in section 6 of this Plan, the following policies apply specifically to Palermo Village. The urban design plan for Palermo Village is provided on Schedule N2.

22.5.1 General

- a) *Development* and public realm improvements shall be evaluated in accordance with:

- i) the urban design direction provided in the Livable by Design Manual; and,
- ii) other Council-endorsed policies and documents relevant to Palermo Village, such as the Old Bronte Road / Khalsa Gate Streetscape Plan.
- iii) The Dundas Street and Bronte Road corridors and the abutting lands should be designed to enable a cohesive and connected community, rather than remain a dividing barrier. Design shall be used to establish visual and physical links between the north and south, as well as the east and west sides of these major arterials. The Town shall provide input and guidance into the design of roads and boulevards owned by Halton Region.
- iv) The transit terminal location is shown conceptually on Schedule N2 and may be moved without amendment to this Plan.

22.5.2 Visual and Physical Access

- a) Through the *development* process, view corridors as indicated on Schedule N2 shall be provided through the use of public realm elements, open space areas, and appropriate built form.
- b) Other view corridors not shown on Schedule N2 may also be identified as part of the *development* process and shall be created at appropriate locations to highlight and frame:
 - i) civic buildings;
 - ii) cultural heritage resources; and,
 - iii) natural features and open spaces areas.
- c) Visual and physical access to the natural heritage system, parks, and other natural and civic features shall be provided and may be achieved by:
 - i) using single-loaded roads adjacent to the natural heritage system, park, and other natural and civic features;
 - ii) combining public open space areas with other facilities, such as locating stormwater management facilities and parks adjacent to the natural heritage system; and,
 - iii) easements which provide public access.
- d) Maintaining visual and physical access to the natural heritage system shall be prioritized at key trail access points where collector and arterial roads are

adjacent to the system. Where there is no significant natural heritage edge exposed at collector or arterial roads, parks or local roads shall be encouraged to provide access and visibility.

22.5.3 Streetscapes

- a) Enhanced streetscape areas, as indicated on Schedule N2, shall be incorporated in the design of new *development*, streetscapes and open space areas. These areas shall be designed and function as a unifying public realm element through the use of compatible, consistent and complementary design treatments while contributing to a distinctive and unique streetscape. Enhanced streetscape areas may include the preservation of existing large stature trees and open space areas, the integration of *cultural heritage resources*, generous setbacks in built form and the creation of additional pedestrian-oriented spaces.
- b) Old Bronte Road and Khalsa Gate shall have a strong main street *character* with wide sidewalks, enhanced tree plantings and other design features to reflect its significance as the community's heritage-focused and pedestrian-oriented main street. *Development* on Old Bronte Road / Khalsa Gate shall be guided by the Old Bronte Road / Khalsa Gate Streetscape Plan and other associated design direction documents.
- c) Primary and Secondary streets, as identified on Schedule N2, shall provide for pedestrian-oriented streetscapes through the use of wide sidewalks, landscaping, tree plantings and street furniture. Places for gathering and public art installations shall be encouraged.
- d) Buildings and structures along primary streets shall:
 - i) incorporate a high degree of transparency on the ground floor;
 - ii) provide building openings and principal entrances facing the street;
 - iii) contain commercial, community, cultural or limited office uses adjacent to the street which foster an active main street environment.
- e) A new well-designed flexible street shall be provided, as shown on Schedule N2, designed as an extension of the community centre and library complex, which prioritizes pedestrian and cycling movement and supports special events.

22.5.4 Pedestrian Access and Circulation

- a) Through the *development* process, pedestrian connections identified on Schedule N2 shall be provided to enhance pedestrian access and circulation as follows:

- i) an east-west mid-block connection between Old Bronte Road and Bronte Road, north of Dundas Street linking to an urban square;
 - ii) a north-south connection through the Urban Neighbourhood District and Civic District, linking the natural heritage system and planned village square, flexible street, community facilities, and commercial uses; and,
 - iii) a north-south connection between the north side of William Halton Parkway and the northerly segment of Old Bronte Road.
- b) Pedestrian connections may include a combination of sidewalks along streets and dedicated pedestrian connections.
- c) Through public actions or the *development* process, the provision of additional pedestrian connections shall be evaluated and implemented where possible, including the connection of:
- i) the east and west sides of Bronte Road and the north and south sides of Dundas Street, to better link the four quadrants of Palermo Village;
 - ii) the Crosstown Trail across Bronte Road, including the gateway at Khalsa Gate;
 - iii) the south end of Khalsa Gate southward to Bronte Road;
 - iv) the Fourteen Mile Creek Trail (east bank) to Dundas Street;
 - v) the Glenorchy Conservation Area trails to adjacent streets; and,
 - vi) the natural heritage system trail network, stormwater management facility and the proposed community centre.
- d) Additional pedestrian connections beyond those shown on Schedule N2 are encouraged at mid-block locations, and to improve access to the future transit terminal and transit stops. Controlled pedestrian crossing locations may be considered as part of the *development* process.

22.5.5 Gateways and Enhanced Feature Areas

- a) Through public actions and the *development* process, gateway treatments shall be provided in Palermo Village.
- b) Gateways are identified on Schedule N2 and indicate locations which are visually prominent entry points into Palermo Village. Gateway treatments shall be provided at these locations, which can include well-designed built form or structures, distinctive streetscape treatments, landscaping, and/or public art. Identified gateways include:

- i) the intersection of Bronte Road and Old Bronte Road, including the triangular parcels of land created by Old Bronte Road, Bronte Road and William Halton Parkway;
 - ii) the intersection of Bronte Road and Khalsa Gate, and specifically the triangular parcel of land south of the pipeline corridor; and,
 - iii) the intersection of Dundas Street West and Valleyridge Drive.
- c) Through public actions and the *development* process, enhanced feature areas, identified on Schedule N2, shall be provided. These locations shall provide distinct public realm features specific to their context within Palermo Village and may include:
- i) a roundabout with enhanced public realm treatments requiring low maintenance, at Pine Glen Road and Old Bronte Road;
 - ii) an enhanced public realm including trail heads and entry features to the Glenorchy Conversation Area on the north side of Dundas Street in the vicinity of Grand Oak Trail; and,
 - iii) enhanced streetscape treatments, pedestrian facilities and crossings (north-south across Dundas Street and east-west across Bronte Road), and public art, along Dundas Street in the vicinity of Bronte Road and Old Bronte Road.

22.5.6 Parks and Urban Squares

- a) Through the *development* process, a minimum of three new public parks shall be provided, as shown on Schedule N2, with a total area of no less than 3 hectares, including:
- i) an urban square, approximately 0.3 hectares in size, located adjacent to Old Bronte Road south of William Halton Parkway;
 - ii) a village square, approximately 0.5 hectares in size, centrally located within the Urban Neighbourhood District and adjacent to the natural heritage system to the north; and,
 - iii) a park, approximately 2.2 hectares in size, located adjacent to the future community centre and library in the Civic District, with connections to the areas trail network.
- b) Parks, village squares and community uses should have no less than 70% of their perimeter bounded by a combination of roads and open spaces which allow public access and significant views of the feature or facility.

- c) If private *development* abuts a public park, village square, or urban square, it shall front onto the open space area, and rear lotting shall not be permitted.
- d) Publicly accessible private open spaces should be incorporated into individual *development* sites along Old Bronte Road and Khalsa Gate, and in particular should be integrated with *cultural heritage resources* in new *development*, and in locations requiring the accommodation of *utilities*. These spaces should be at least 0.15 hectares in size and serve as transition areas between the public and private realms.

22.5.7 Built Form

- a) Building separation and side property setbacks for tall and mid-rise buildings shall be achieved in accordance with the Livable by Design Manual.
- b) Tall building tower spacing and orientation, as well as floorplate control, shall be achieved in accordance with the Livable by Design manual.

22.6 Land Use Policies

Land use designations are provided on Schedule N1. In addition to the policies in Part D of this Plan, the following policies apply specifically to Palermo Village.

22.6.1 On lands designated Urban Centre:

- a) The minimum residential density shall be 100 units per *site hectare*.
- b) The minimum building height shall be four storeys.
- c) The minimum building height shall not apply to:
 - i) building podiums;
 - ii) *multiple-attached dwellings* where they are permitted in accordance with this Plan;
 - iii) a food store, which shall be a minimum of two storeys but is encouraged to be located within a mixed use building;
 - iv) community uses operated by a public authority;
 - v) places of worship; and,
 - vi) aboveground parking structures.
- d) The maximum building heights shall be:

- i) 16 storeys adjacent to the south side of Dundas Street West between Bronte Road and Old Bronte Road;
 - ii) 10 storeys on corner sites south of Dundas Street West;
 - iii) 16 storeys on corner sites north of Dundas Street West, except those containing *cultural heritage resources* which shall be 10 storeys; and,
 - iv) eight storeys in all other locations.
- e) Public parking facilities may also be permitted.
- f) South of Pine Glen Road, the following uses may also be permitted:
- i) *multiple-attached dwellings*;
 - ii) apartment buildings; and,
 - iii) office buildings.
- g) North of Dundas Street West in the Main Street District, *multiple-attached dwellings* may also be permitted where they do not abut streets requiring commercial uses at-grade and are part of a comprehensive *development* that includes a mixed use building.
- h) North of Dundas Street West, stand-alone apartment buildings and office buildings may also be permitted where they do not abut public streets requiring commercial uses at-grade.
- i) The following uses shall be accommodated as part of the comprehensive *development* of the Civic District:
- i) a *major office*;
 - ii) community centre and library; and,
 - iii) a food store, not less than approximately 3,000 square metres in size.
- j) A transit terminal shall be provided adjacent to the north side of Dundas Street, and should be located in the Civic District, as demonstrated in an area design plan.

22.6.2 On lands designated High Density Residential:

- a) Located north of Dundas Street and abutting Bronte Road, Old Bronte Road, or William Halton Parkway:

- i) The residential density shall be between 100 and 300 units per *site hectare*.
 - ii) The maximum building height shall be eight storeys, except on corner sites it shall be 16 storeys.
 - iii) The northeast area created by William Halton Parkway and the Old Bronte Road cul-de-sac shall be considered a corner site when the properties located at 3109, 3113, and 3121 Old Bronte Road are consolidated.
 - iv) *Multiple-attached dwellings* may only be permitted in conjunction with a *development* that includes an apartment building.
- b) Located north of Dundas Street and do not abut Bronte Road, Old Bronte Road, or William Halton Parkway:
- i) The residential density shall be between 35 and 100 units per site hectare.
 - ii) The maximum building height shall be five stories.
 - iii) *Multiple-attached dwellings* may be permitted.
- c) Located south of Dundas Street West:
- i) The residential density shall be between 100 and 300 units per site hectare.
 - ii) The maximum building height shall be eight storeys, except on sites abutting Dundas Street West where it shall be 10 storeys.
 - iii) *Multiple-attached dwellings* may be permitted.
- d) Retail and service commercial uses may also be permitted on the ground floor of apartment buildings oriented to the street.

22.7 Palermo Village Exceptions – Schedule N1

The following additional policies apply to certain lands on Schedule N1, Palermo Village Land Use.

- 22.7.1 On the lands designated Neighbourhood Commercial at Dundas Street West and Valleyridge Drive, a motor vehicle service station may also be permitted.
- 22.7.2 On the lands designated Medium Density Residential, south of Pine Glen Road and east of the Baronwood Drive extension, detached and semi-detached dwellings may also be permitted with a minimum density of 20 units per site hectare.

- 22.7.3 The lands designated Urban Centre, south of Pine Glen Road and known as 2403 and 2417 Khalsa Gate, are subject to the following additional policies:
- a) Surface parking associated with a place of worship may be permitted on greater than 50 percent of the lot when appropriately sited and screened to minimize the view of the surface parking from the street.
 - b) The expansion of the place of worship or surface parking area shall be subject to site plan approval and shall provide for enhanced streetscape improvements along Khalsa Gate as identified on Schedule N2, and the dedication of the proposed road, as shown on Schedule N1, to the Town.
- 22.7.4 The lands designated Urban Centre, north of Pine Glen Road and known as 2451 Old Bronte Road, are subject to the following additional policies:
- a) Building heights shall transition down in height toward the Neighbourhood District to a maximum building height of four storeys adjacent to the Low Density Residential and Medium Density Residential land use designations.
 - b) *Multiple-attached dwellings* may be permitted adjacent to the Neighbourhood District.
 - c) Stand-alone residential buildings may be permitted which do not have frontage on Old Bronte Road.

22.8 Implementation Policies

In addition to the policies in Part F of this Plan, the following implementation policies apply specifically to Palermo Village.

22.8.1 Phasing/Transition

- a) *Development* will likely occur gradually over the long-term and be coordinated with the provision of *infrastructure*, including:
 - i) transit, including a transit terminal;
 - ii) road network capacity;
 - iii) pedestrian and cycling facilities;
 - iv) water and wastewater services;
 - v) stormwater management facilities;
 - vi) streetscape improvements; and,
 - vii) *utilities*.

- b) Initial phases of *development* shall not preclude the achievement of a compact, pedestrian-oriented and *transit-supportive* urban form.
- c) Where a *development* is proposed to proceed in phases or is required to address coordination issues between landowners, an area design plan, including a *development* concept report and a phasing plan, shall be required from the applicant. The area design plan shall demonstrate how the initial phases of *development*, such as the location of roads, will not preclude the achievement of a compact, pedestrian-oriented and *transit-supportive* urban form, including accommodation of required transit and *public service facilities*. The area design plan will demonstrate conformity with the policies of this Plan and will provide details including:
 - i) the size and location of parks, village squares, and urban squares;
 - ii) the size and location of *public service facilities*, transit terminal and facilities;
 - iii) the location, size and general configuration of stormwater management facilities;
 - iv) the detailed road pattern including on-street parking and streetscape/public realm enhancements;
 - v) the specific boundaries of designations;
 - vi) the location, alignment and boundaries of the natural heritage system including linkage areas;
 - vii) coordination with land uses and road patterns for lands outside, but adjacent to the lands which are the subject of the area design plan, and;
 - viii) the density and distribution of built form, building heights, and housing types.
- d) Where the planned scale of *development* is not feasible on an individual property within Palermo Village, property consolidation shall be required.
- e) The uses and buildings that legally existed prior to the adoption of this Plan may be permitted to continue, however, they are intended to be redeveloped in conformity with this Plan.

22.8.2 Landowners Agreement(s)

- a) In order to ensure the appropriate and orderly *development* of lands within Palermo Village north of Dundas Street, and to ensure the costs associated with *development* are equitably distributed among landowners, *development*

shall only be permitted to proceed when landowners representing a significant proportion of the respective Palermo Village area have entered into a cost sharing agreement or agreements amongst themselves to address the distribution of costs associated with *development* in a fair and equitable manner.

- b) The *development* of individual parcels of land will generally not be permitted in the absence of participation in a landowners' cost sharing agreement, except in circumstances where the Town is satisfied that the *development* of the subject parcel would implement a logical extension of roads and services, the ability to appropriately and efficiently service the respective overall area is not prejudiced, and there is no risk of unacceptable financial impact to Town or the Region.

22.8.3 Programs and Initiatives

- a) The Town may encourage awareness and appreciation of Palermo Village through such activities as signage programs, tours and brochures, and will seek opportunities to partner with local community groups in these activities.
- b) The Town may develop a land acquisition strategy to confirm the location and land need requirements for *public service facilities* and the transit terminal, including how to acquire these lands.

Zoning By-law 2014-014

Part 14

Other Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

14.1 List of Applicable Zones

Utility	U
Future Development (2023-024)	FD
Stormwater Management Facility	SMF

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in the zoning section of the Building Services department to confirm the applicable zoning.

14.2 Permitted Uses

Uses permitted in the Other Zones are denoted by the symbol "✓" in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 14.2, below.

Table 14.2: Permitted Uses in the Other Zones <i>(2017-025) (2023-024)</i>			
	U	FD	SMF
<i>Conservation use</i>	✓	✓	✓
<i>Emergency service facility</i>		✓	
Legal uses of land existing on the lot as of the effective date of this By-law		✓ (1)	
<i>Major transit station (2017-025)</i>	✓ (2)		
<i>Park, private</i>			✓
<i>Park, public</i>		✓	✓
<i>Stormwater management facility</i>	✓	✓	✓

Additional Regulations for Permitted Uses Table 14.2

1.
 - a) Only buildings and structures legally existing on the effective date of this By-law and one accessory building or structure constructed after the effective date of this By-law are permitted.
 - b) If the use is a dwelling, the uses listed under accessory residential uses in Table 6.2.1 of this By-law are additionally permitted, subject to the additional regulations of that Table, and Section 6.5 of this By-law shall apply to permit accessory buildings and structures.
2.
 - a) Only permitted within and adjacent to a railway corridor at locations designated by an operator of a passenger rail service.
 - b) Accessory uses to a major transit station
 - i) shall be limited to restaurants, retail stores, dry cleaning/laundry and service commercial establishments;
 - ii) may be stand-alone or within shared premises;
 - iii) shall have a maximum total net floor area of 500.0 square metres; and,
 - iv) shall be exempt from the parking and yard regulations of this By-law (2017-025)

The Utility (U) Zone applies to most significant infrastructure facilities in Oakville. Infrastructure is permitted broadly across Oakville in Section 4.10 of this By-law and not in the Permitted Use Tables.

Other Zones

14.3 Regulations

The regulations for the Other Zones are set out in Table 14.3, below.

	U	FD	SMF
Minimum <i>lot area</i>	n/a	n/a	n/a
Minimum <i>lot frontage</i>	n/a	n/a	n/a
Minimum <i>front yard</i>	7.5 m	9.0 m	n/a
Minimum <i>flankage yard</i>	6.0 m	2.4 m	n/a
Minimum <i>interior side yard</i>	6.0 m	2.4 m	n/a
Minimum <i>rear yard</i>	7.5 m	7.5 m	n/a
Maximum <i>height</i>	n/a	10.0 m	n/a
Maximum <i>lot coverage</i>	n/a	(1)	n/a

Additional Regulations for Zone Regulations Table 14.3

1.
 - a) The maximum *lot coverage* and *floor area* shall be the *lot coverage* and *floor area* that legally existed on the effective date of this By-law, and may be increased by a maximum of 10% at the location of the *building* only.
 - b) For *accessory buildings or structures*, the regulations of Section 6.5 shall apply.

Minutes of Virtual Pre-Application Information Public Information Meeting

6:00PM on Monday August 26, 2024 via ZOOM

9 people attended, including:

- 1) Jarnail – Gurdwara Board Member
- 2) Herman – Gurdwara Board Member
- 3) Ruth Victor, Principal, Ruth Victor & Associates
- 4) Len Radomski, Project Manager, Ruth Victor & Associates
- 5) Creighton Chartier, Paradigm Transportation Solutions
- 6) Harpreet Bhons, Principal, Technoarch
- 7) Screenname “Rusty” – member of public
- 8) Screenname “Sunder” – member of public
- 9) Screenname “Piara” – member of public

Ruth presented the proposal to the attendees until 6:15pm

A Question-and-Answer Period was held with no questions from the public.

The meeting was concluded at 6:20

Len Radomski remained available until 7:00pm

4 members of the public joined the meeting after the presentation:

- 1) Screenname “Alexandra” – member of public
- 2) Screenname “Ervis Zeneli” – member of public
- 3) Screenname “Balsit Kehal” – member of public
- 4) Screenname “Depak Tyagi” – member of public

Len Radomski asked these members of the public if there were any questions, with no response from the members.

A member of the public emailed with respect to a call in number for the meeting, however did not call in.

A member of the public emailed Len Radomski the following day and provided their phone number and requested a call. Len called the member of the public and spoke with them for 30 minutes. This member of the public was supportive of the application, however raised a concern about the architectural feature casting shadows on their property. The member of the public also raised the issue of the current parking lot lighting shining directly into their bedroom window at night. Len stated he would pass this information on to the Gurdwara and advised the member that the Site Plan Approval Process will be addressing issues like Site Lighting.



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Sherborne Lodge Developments Limited, 382 Burnhamthorpe Road West, File No. Z.1319.10, 24T-21008/1319, By-law 2024-166

LOCATION: Southeast corner of Burnhamthorpe Road West and Neyagawa Boulevard

WARD: Ward 7 Page 1

RECOMMENDATION:

1. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Sherborne Lodge Developments Limited., (File No.: Z.1319.10, 24T-21008/1319), as revised, be approved on the basis that the application is consistent with the 2024 Provincial Planning Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated November 26, 2024;
2. That By-law 2024-166, an amendment to Zoning By-law 2009-189, as amended, be passed;
3. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-21008/1319) prepared by Bousfields Inc. dated October 23, 2024, subject to the conditions contained in Appendix "C" of the staff report prepared by Planning Services Department dated November 24, 2024.
4. That once 24T-21008/1319 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to

the satisfaction of the CAO and Town Solicitor or designates.

5. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed;
6. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
7. That the urban design requirements in Appendix "D" of the report from the Planning Services Department dated November 26, 2024, be endorsed, and that the proposed development of Blocks 96 and 97 be designed in accordance with the design requirements in Appendix "D".

KEY FACTS:

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

- This report recommends approval of a Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Sherborne Lodge Developments Limited.
- The proposal reflects the development of approximately 24 hectares of land for 513 dwellings, an elementary school block, a park block, a natural heritage system block, a portion of a stormwater management pond and the public road network.
- The subject lands are designated *Neighbourhood Area*, *Neyagawa Urban Core Area* and *Natural Heritage System Area* with overlays for a Village Square and Elementary School within the North Oakville East Secondary Plan (Figure NOE2), and zoned *Future Development (FD)* within Zoning By-law 2009-189.
- The lands are also subject to the Neyagawa Urban Core Area review with associated draft OPA presented to Council at the November 25, 2024 Planning and Development Council meeting.
- An applicant-led Public Information Meeting took place on September 8, 2021.
- The Statutory Public Meeting was held on March 7, 2022. No public members spoke at the meeting but several written comments were received.
- Staff recommends approval of a Zoning By-law Amendment as attached in Appendix "B".
- Draft plan conditions have been recommended to address the conditions of approval based on agency comments are attached as Appendix "C" to this report.

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision application.

The Zoning By-law Amendment and Draft Plan of Subdivision application was deemed complete on December 15, 2021.

The statutory public meeting was hosted by Council on March 7, 2022. No members of the public attended but written comments were received which are addressed in this report.

Proposal

The application relates to the redevelopment of approximately 24 hectares of land as follows:

- 513 units in total comprising of 70 detached dwellings, 147 townhouse dwellings in an on-street, dual-frontage and back-to-back format and 296 apartment units (Block 96);
- one commercial block (Block 97) initially. In the future, the block is proposed to redevelop into a mixed use block.
- one natural heritage system block associated with the East Sixteen Mile Creek (Core 5 woodlot – Block 100);
- a stormwater management pond (Block 99);
- a Village Square park block (Block 102);
- a school block (Block 98) which will be added to the proposed school block on the easterly abutting draft plan submitted by Eno Investments Limited/Ankara Realty Limited; and,
- the public road network.

Access to the site will be from William Halton Parkway and the extension of Settlers Road from the east, to continue to the west side of Neyagawa Boulevard.

The applicant's Zoning By-law Amendment proposes to rezone the lands from Future Development (FD) to Neyagawa Urban Core (NUC), General Urban (GU), Suburban (S), Park (P), Institutional (I), Natural Heritage System (NHS) and Stormwater Management Facility (SMF) zones with site specific regulations.

The revised draft plan excerpt, Figure 1 below and contained within Appendix "A", illustrates the proposed development for the site.

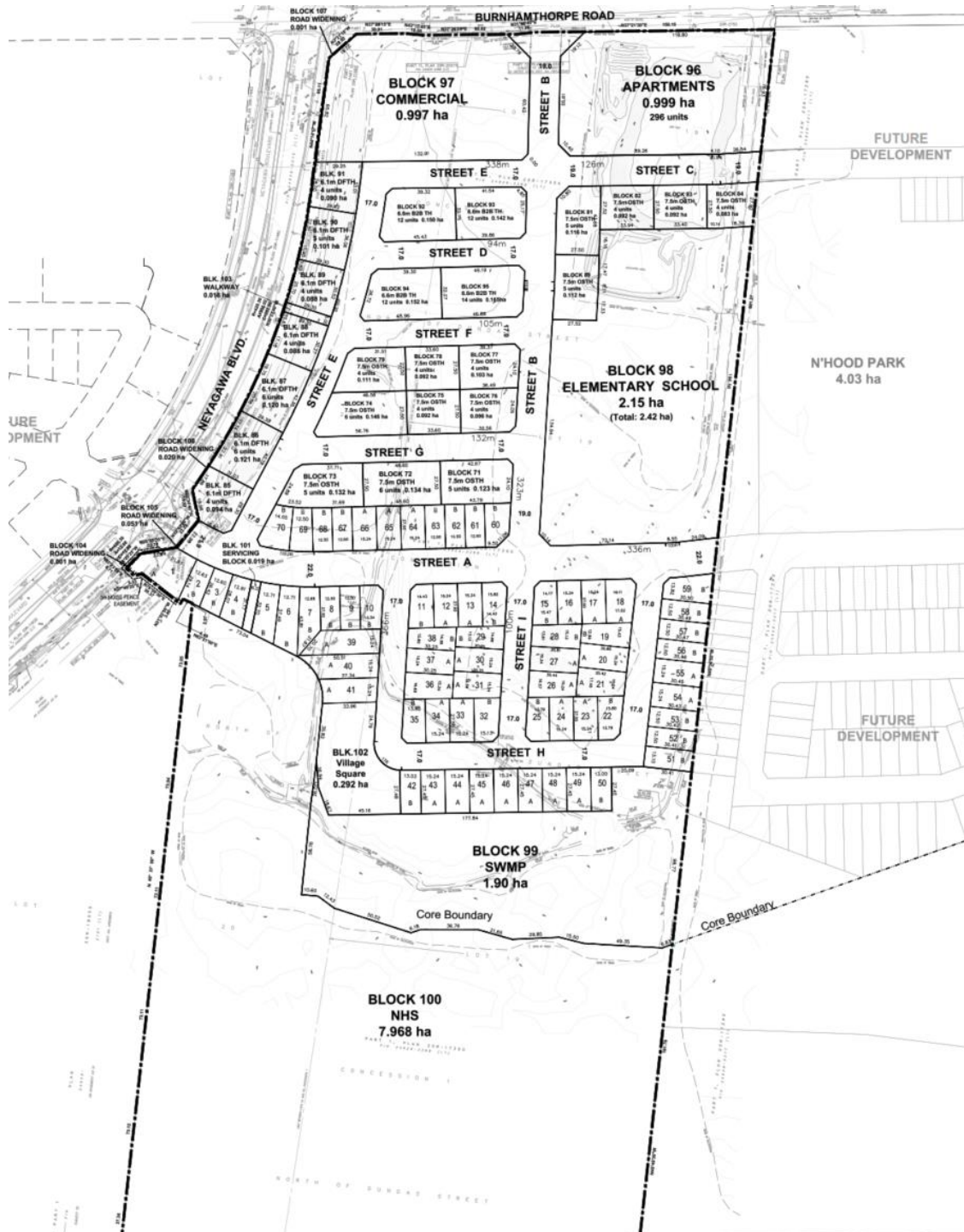


Figure 1 – Proposed Draft Plan

The draft plan of subdivision dated October 23, 2024 proposes the following:

Draft Plan Feature	Number of Units	Area (ha)
Detached Dwellings	70	3.011
Multiple-attached Dwellings	147	2.838
Apartments	296	0.999
Commercial/Future Mixed Use Block	TBD	0.997
School		2.150
SWM Facility		1.900
NHS		7.968
Servicing Block		0.019
Village Square		0.292
Walkway		0.018
Road Widening		0.027
Roads		3.577
TOTAL	513	23.795

The proposed housing types are as follows:

Proposed Unit Type	Total
Detached Dwellings (15.24m)	33
Detached Dwellings (12.5m)	37
On-street townhouse (7.5m)	64
Double Frontage townhouses (6.1m)	33
Back to Back townhouses (6.6m)	50
Apartments (Block 96)	296
TOTAL	513

Location / Site Description / Surrounding Land Uses (Figure 2 below)

The subject land is located on the southeast corner of William Halton Parkway (formerly Burnhamthorpe Road West) and Neyagawa Boulevard. Both are regional arterial roads.

These lands are remnant agricultural lands with a portion that is wooded (Core 5 as identified by the North Oakville Creeks Subwatershed Study).

The property is contained within the East Sixteen Mile Creek subcatchment area.

Lands to the east are proposed for residential and mixed use development. The development application for the lands to the east of the site (ENO) is on the Planning and Development December 9, 2024 agenda.

Residential dwellings and King's Christian Collegiate school are immediately to the west of Neyagawa Boulevard.

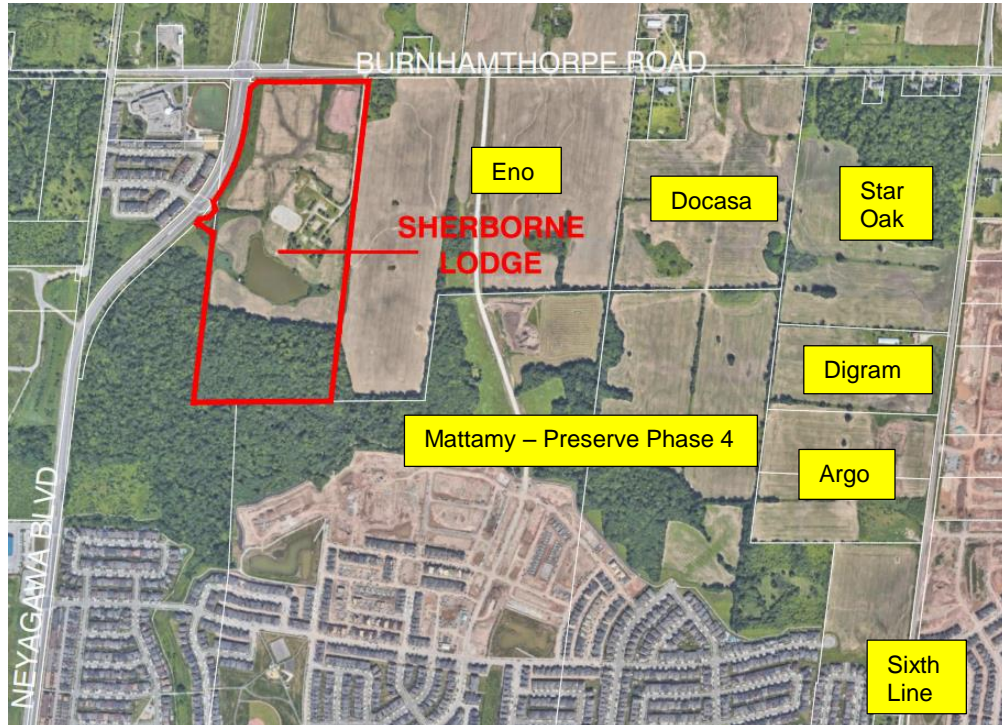


Figure 2: Air Photo NTS

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Planning Statement (2024)
- Halton Region Official Plan
- North Oakville East Secondary Plan (NOESS)
- Zoning By-law 2009-189, as amended

Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) ('PPS') which came into effect October 20, 2024 continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and use of land and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification.

The PPS (2024) promotes the integration of land use planning, growth management and transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

On this basis, the proposed development is consistent with the PPS (2024).

Halton Region Official Plan

Due to recent Provincial legislation, as of July 1, 2024, the Halton Region's role in land use planning and development matters has changed. The Regional Official Plan is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities was prepared that recognizes that the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

As outlined in the MOU, the Region now only provides review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional rights-of-way;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. source water protection, public health); and
- Other Regional services that have a land component.

As it relates to the foregoing, Halton Region advised Town staff that they have no objection to the proposal subject to recommended conditions of draft plan approval and the inclusion of holding provisions in the proposed zoning bylaw related to obtaining additional servicing allocation.

The subject lands are designated 'Urban Area' and 'Regional Natural Heritage System' 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.

The lands are outside of the "Built Boundary" and within the Designated Greenfield Area. The intersection of Burnhamthorpe Road and Neyagawa Boulevard is identified as a 'Primary Regional Node' within the hierarchy of Strategic Growth Areas per Regional Official Plan.

The Regional Natural Heritage System shall be conveyed to the Town as part of the overall North Oakville Natural Heritage System.

The application conforms to the Region of Halton Official Plan that is now implemented by the Town of Oakville.

North Oakville Overview

The North Oakville area consists of land located between Dundas Street to the south and Highway 407 to the north, from Ninth Line in the east to Tremaine Road in the west. In 1987, these lands were set for growth through the Halton Urban Structure Plan (HUSP), which assessed growth potential and infrastructure needs across Halton's municipalities, including Oakville. HUSP identified North Oakville as an area for urban expansion, recognizing the connection between growth and infrastructure.

Following the HUSP recommended regional structure, Oakville conducted a detailed land-use planning process in the 1990s and 2000s. This involved public consultations, technical studies, and policy development, culminating in the creation of the North Oakville East Secondary Plan (NOESP) and the North Oakville West Secondary Plan (NOWSP), both approved by the Ontario Municipal Board (now the Ontario Land Tribunal) in 2008 and 2009, respectively. These plans focus on sustainability, promoting a mix of land uses, protecting the natural environment, and implementing a modified grid road system to improve transit that enhances transportation options for transit and pedestrians.

The vision for North Oakville is to create a compact, pedestrian-friendly urban community with diverse housing options, from large-lot detached homes to high-rise apartment buildings aimed to originally accommodate 55,000 people and 35,000 jobs.

The North Oakville East Secondary Plan and the North Oakville West Secondary Plan outline several key components:

- A Natural Heritage System
- Urban Core Areas, the densest parts of the plan, located along Dundas Street, Trafalgar Road, the intersection of Neyagawa Boulevard and Burnhamthorpe Road West and the intersection of Dundas Street West and Bronte Road in Palermo
- Neighbourhood Areas featuring low to medium-density housing
- Employment Districts along the south side of Highway 407
- Parks, schools, and Neighbourhood Activity Nodes
- A grid-based road system for enhanced connectivity

North Oakville East Secondary Plan – NOESP (OPA 272)

Urban Structure

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Residential Areas, Node and Corridors, and Natural Heritage System*. In addition, the intersection of Neyagawa Boulevard and Burnhamthorpe Road West is identified as a *Nodes and Corridor for Further Study*.

Land Uses

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board in 2008 through OPA 272 and was prepared to be consistent with the 2005 PPS and in conformity with the 2006 Growth Plan. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan.

The subject land is designated *Neighbourhood Area, Neyagawa Urban Core Area and Natural Heritage System Area*, on Figure NOE2 of the NOESP and as illustrated on Figure 3 below. The village square and school symbols are also shown.

The arrow, on Figure 3, identifies the location of the subject lands in relation to the entire North Oakville East Secondary Plan.

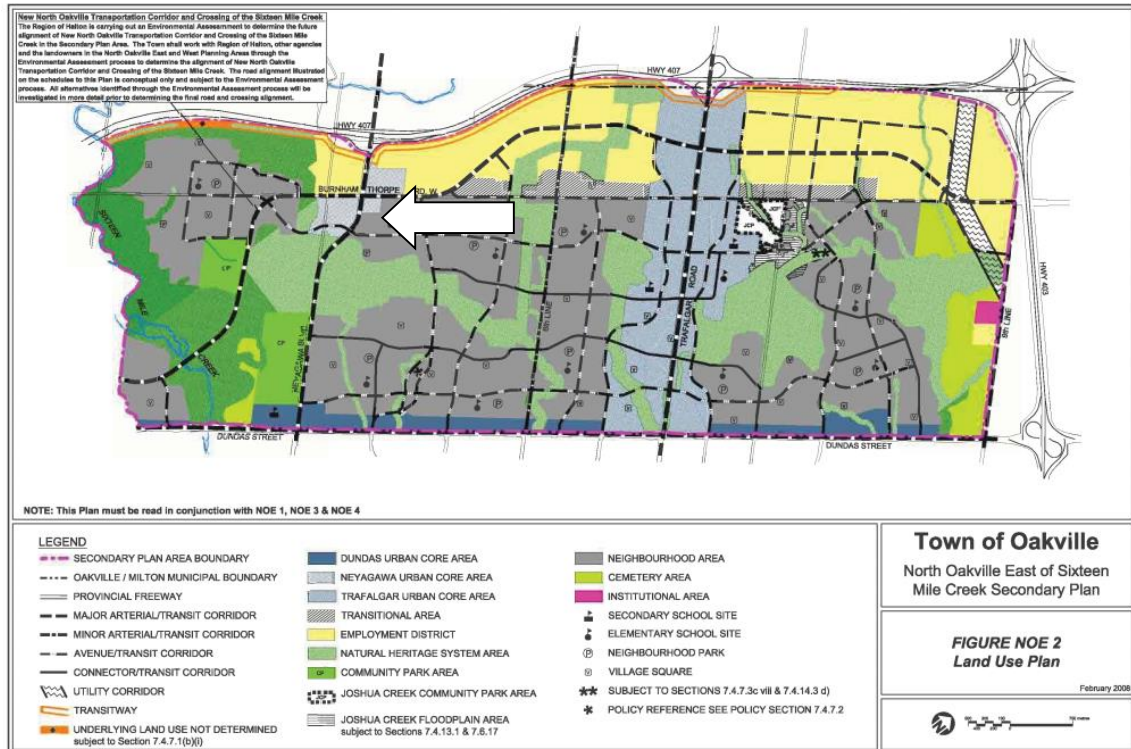


Figure 3 – North Oakville East Secondary Plan - Figure NOE2

Neyagawa Urban Core Area (NUC) Review and Official Plan Amendments

The Neyagawa Urban Core (NUC) Review is a study undertaken by staff as part of the town’s ongoing official plan review process to, among other matters, support implementation of the town-wide urban structure.

The NUC Review was initiated in fall of 2021. A Background and Preliminary Directions report was received by Council on October 4, 2021. Town staff undertook research and analyses to identify a Strategic Growth Area boundary and develop policies aimed at creating a mixed use, complete community supportive of higher order transit, providing for a range and mix of housing choices and a diverse job base including, commercial and office employment.

The initial statutory public meeting took place on May 16, 2022 where Draft Official Plan Amendments, OPA 326 and OPA 45 (the “Draft OPAs”) were received by Council. Comments from Council and the public were received.

Staff continued the review process and at the November 25, 2024 Planning and Development/Council meeting, presented revised drafts of the two Official Plan Amendments. The proposed policies were prepared for the purpose of updating

direction to ensure that the appropriate permissions and guidance are in place to support development of the NUC as envisioned and to conform with town, regional and provincial direction for managing growth and land use.

Policy updates to existing NOESP and Livable Oakville as proposed would allow the Neyagawa Urban Core Area develop over time. They will:

- contribute to the town-wide urban structure;
- contain a mix and range of uses and built form;
- achieve a complete community with housing and employment opportunities;
- provide appropriate direction for transportation, parking, parkland, natural and cultural heritage, urban design and the public realm;
- result in a density supportive of higher-order transit and the planned 407 Transitway; and,
- represent a compact development form that is responsive to the climate emergency.

The Strategic Growth Area /OPA boundaries have evolved since May 2022 to that as shown on Figure 4 below. Staff's proposed Zoning By-law Amendment reflects the new boundaries of the town's draft OPAs as presented at the November 25, 2024 Planning and Development meeting.

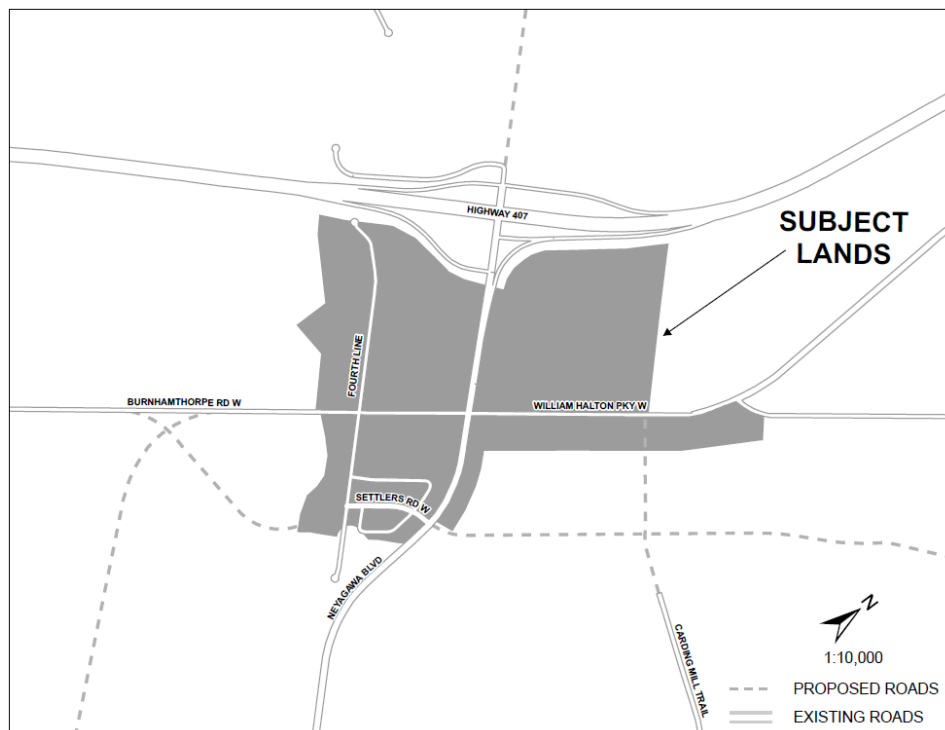


Figure 4 – 2024 Neyagawa Urban Core Area (presented to Council November 25, 2024)

North Oakville East Commercial Study

The NOECS Report includes a “Summary of Warranted Space by Location” which provides a rough order-of-magnitude indication as to how the total space warranted could be allocated across different geographic contexts. These values have assisted with generating the proposed minimum commercial requirements within the OPA.

As a result of the NEOCS, staff has shifted their approach to commercial uses in the Neyagawa Urban Core. In 2022, the proposed OPA required all commercial uses to be located on the ground floor of a mixed use building and all parking to be located within a structure. The NOECS Report recommends not requiring commercial on the ground floor in all areas and to build in flexibility related to parking as interim conditions. The proposed OPA now allows flexibility of the format of commercial uses.

The NOECS report states that “Interim design principles and parking requirements could allow greater flexibility for the initial phases of commercial development in North Oakville East, while not compromising on components that are integral to the achievement of a pedestrian-friendly and vibrant place in the long-term”. Staff is of the opinion that the proposed OPA supports the delivery of commercial uses in the NUC which are vital for the creation of a complete community.

As a result of this commercial review, staff are proposing within the draft OPA to add a new policy 7.6.6.2(g) as follows:

A minimum of 16,710 square metres of retail and commercial uses shall be required within the Neyagawa Urban Core and further provided per quadrant:

- i. A minimum of 9,280 square metres shall be provided in the north east quadrant;
- ii. A minimum of 3250 square metres shall be provided in the north west quadrant; and
- iii. A minimum of 4180 square metres shall be provided in the south east quadrant.

The proposed commercial area and size of development as captured by this application on the immediate corner of Neyagawa Boulevard and William Halton Parkway further supports the proposed NUC policies as presented to Council at the November 25, 2024 Planning and Development Council meeting. It also assists in providing a further structural element to this area and overall NOE community.

Zoning By-law (By-law 2009-189)

The North Oakville Zoning By-law (By-law 2009-189) sets zoning standards with the establishment of general regulations and zones so as to implement the intent of the

North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law on November 23, 2009.

The subject land identified below is zoned *Future Development (FD)*, as illustrated on Figure 5 below. The *Future Development (FD)* zone only allows uses that legally existed on the date of the parent by-law came into effect.

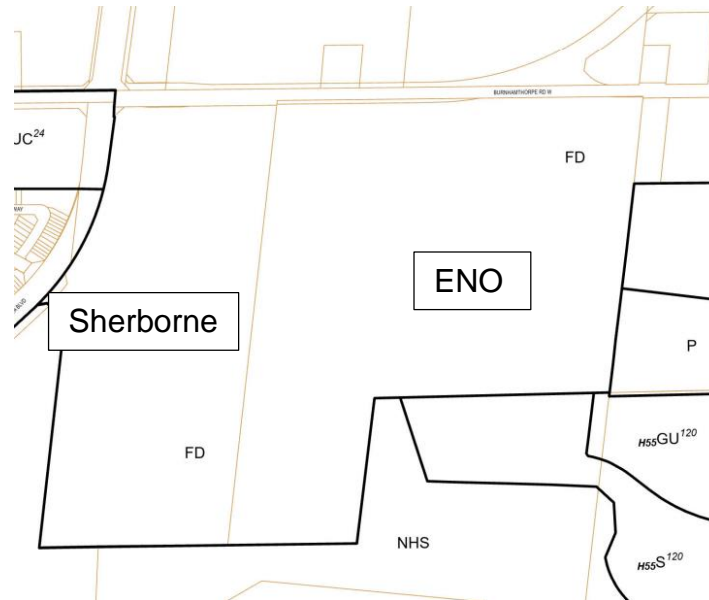


Figure 5 – Zoning By-law Excerpt

The application as submitted proposes to rezone the lands from Future Development (FD) to site specific *Neyagawa Urban Core (NUC)*, *General Urban (GU)*, *Suburban (S)*, *Park (P)*, *Institutional (I)*, *Stormwater Management Facility (SMF)*, with special provisions.

Proposed Zoning Bylaw Amendment

The proposed zoning would facilitate the development of the lands for approximately 513 residential units, parkland, a school, a portion of a stormwater management pond and natural heritage system.

In addition to the map change reflecting the parent zones, the proposed ZBA considers both the existing NOESP and also the emerging policies related to the Neyagawa Urban Core Area review and draft OPA presented to Council on November 25, 2024. The following ZBA as revised, proposes the following:

- Amend the width regulation for encroachments for bay, box and bow windows to 4 metres in Section 4.21 and percentages and vertical plane definition for porches in Section 4.27.

- Amend the 7 metre rear yard setback regulation for the detached dwellings in the General Urban and Suburban zone to 6 metres only for lots with depths of 28 metres or less. Staff consider this acceptable as appropriate separation distances between dwellings are maintained and the future homeowners will have a full backyard that is not encumbered.

In addition, staff are proposing to not permit additional floor area into the minimum 6 metre rear yard. Staff consider this appropriate, as it would maintain an open and unencumbered backyard to each dwelling, now and in the future.

- establish regulations for Block 97, presently shown as commercial but planned to evolve into a mixed use block, such as identification of front lot line, height, yards and minimum commercial space.

The minimum and maximum floor space index regulation shall not apply as this strategic growth area is being viewed from the 160 people and jobs per hectare perspective. The addition of a commercial component to the core area supports the provision of additional commercial space to the North Oakville community.

- establish regulations for Block 96 related to permitted building types, front lot line, minimum number of units and height.
- a Holding Provision related to the additional residential servicing allocation for Blocks 96 and 97 on the draft plan of subdivision.

The proposed Zoning By-law Amendment can be found in Appendix “B”.

TECHNICAL & PUBLIC COMMENTS:

Matters Raised at the Public Meeting

The Statutory Public Meeting was held on March 7, 2022. The following is an overview of the matters that were identified at the public meeting, the analysis and resolution of the issues.

Alignment with the Climate Emergency

The proposed subdivision provides opportunities for various active transportation options including walking, cycling, transit usage (along Neyagawa Boulevard, William Halton Parkway), and trail through the NHS and around the proposed stormwater management pond. In addition to trails and transit, the applicant will

convey 33% of the subdivision for inclusion into the town's Natural Heritage System.

Confirmation of being a member of the North Oakville East Developers Group and party to the Cost Sharing Agreement.

The applicant is a member of the group and party to the cost sharing agreement. A condition has also been included within the draft plan conditions to ensure that prior to registration the landowner is still a member in good standing with the landowners group.

Consistency with the 2024 Provincial Planning Statement (PPS)

As outlined within this report, the proposal is consistent with the 2024 Provincial Planning Statement.

Conformity to the Region of Halton Official Plan

As outlined in the report, the proposal conforms to the Halton Region Official Plan.

Conformity of the proposal with the land use and policies of the North Oakville East Secondary Plan.

As outlined in this report, the proposal conforms to the North Oakville East Secondary Plan. In addition, consideration has also been given to the on-going Neyagawa Urban Core Area review and its emerging OP policies as presented to Council at the November 25, 2024 Planning and Development Council meeting.

Coordination with the on-going Neyagawa Urban Core Area review is necessary to ensure that the results of the review are appropriately addressed in this development.

The proposed development is an extension of the draft plans to the south and east. The uses are contemplated by the NOESP together with that of the draft Neyagawa Urban Core Area OPAs presented at the Planning and Development meeting of November 25, 2024.

The proposal has been coordinated with the in-effect and emerging policies as well as the existing and surrounding context.

East Sixteen Mile Creek EIR/FSS

Extensive coordination has occurred between the applicant, Halton Region, Conservation Halton and the town. Identification / protection of Core 5 (the NHS), including PSW 3 immediately southeast of the intersection of Neyagawa Boulevard,

and Street A (future Settlers Road West and to the outlet location for the stormwater management pond) have been implemented as part of the review of this application.

In addition:

1. the subdivision design shall ensure that the drainage ditch along the east side of Neyagawa Boulevard (the outlet for the proposed stormwater management pond) has been appropriately sized to ensure the minimization of impacts to the wooded area associated with Core 5; and,
2. the lands (as shown below in Figure 6), that were originally owned by the town and conveyed to the region as part of the Neyagawa Boulevard road construction project, are to be re-conveyed to the town as part of the regional subdivision agreement process.

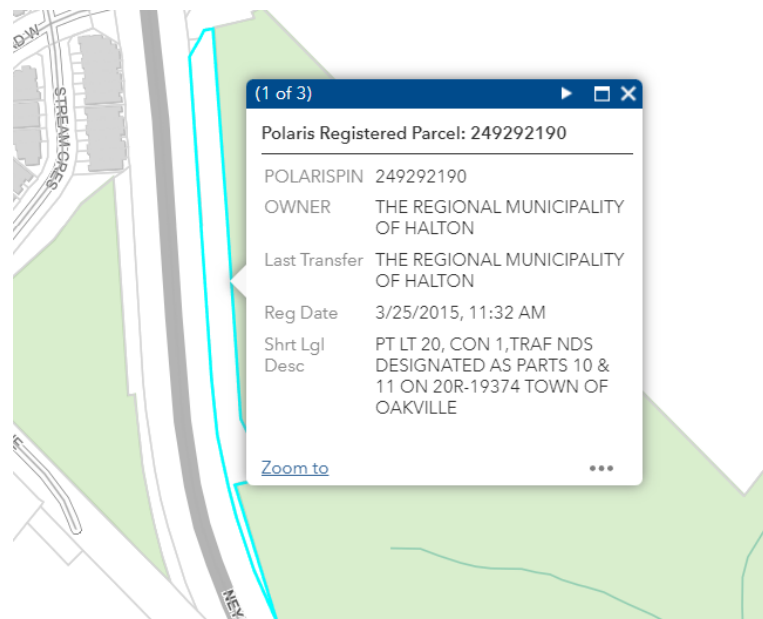


Figure 6 - Regional lands to be conveyed to the town

Conformity with urban design policies

Urban Design comments have been incorporated into the design before Council. In addition, Appendix “D” which is a condition of council approval provides the applicant with further direction on the development of Blocks 96 and 97.

Proposed Zoning appropriately implements the vision of the North Oakville East Secondary Plan. Is the identification of the Neyagawa Urban Core Area zone as shown in the proposed zoning bylaw appropriate?

The proposed zoning appropriately implements the vision of the NOESP. It also considers the Neyagawa Urban Core Area review and its emerging policies and the

draft OPAs presented to Council on November 25, 2024 as discussed above, and the broader existing and planned context.

Compatibility and consistency with adjacent Remington/Eno draft plan of subdivision to the east.

The draft plan has been designed in consideration of the abutting ENO subdivision. The Halton Catholic District School Board, Sherborne, Remington/Eno and the town have confirmed the appropriate shape, size, location of the proposed school block (Block 98). Additional lands will be added to this school block from the easterly abutting Remington/Eno subdivision. Additional SWM pond area will be located on the Remington draft plan of subdivision.

Consideration should be given to the connection of Street H in the Sherborne Lodge draft plan to Street K in the adjacent Remington draft plan of subdivision.

The connection will be achieved with the walkway/trail system constructed within the proposed stormwater management pond

Appropriateness of the proposed on-street parking.

The applicant's consultant prepared the following diagram which preliminarily identifies on-street parking, which will then be further refined as part of the detailed engineering process. The intent of the efforts is to maximize and locate as many on-street parking space.

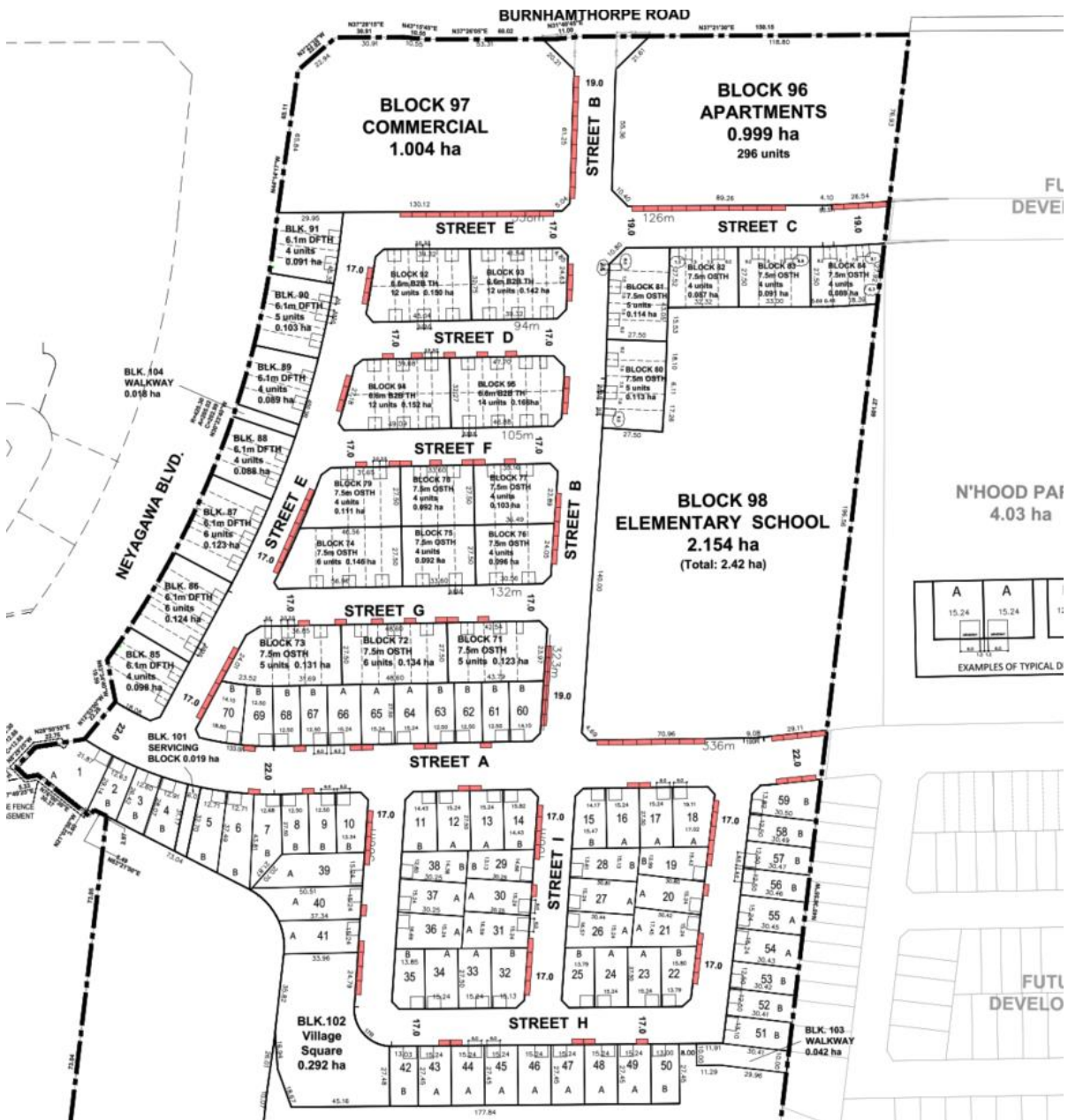


Figure 7 - Preliminary Parking Plan

Do future townhouse driveway locations allow for the planting of boulevard street trees?

While driveway locations are shown preliminarily on the figure above, the detail design stage will further consider not only utilities and transit infrastructure but also boulevard street trees. A minimum 20% tree canopy cover is expected to be achieved.

Is the width of Street C appropriate considering the amount of development being proposed on the north side of Street C by Sherborne Lodge and the abutting Remington site? Should Street C be increased in size to a 19 metre connector road standard?

The right of way width of Street C and its extension through the easterly ENO subdivision has been considered in relation to the abutting development and has been increased to 19 metre right of way. Transportation staff have reviewed this matter and determined it to be appropriate.

Coordination with Halton Region on access points from the various blocks to future William Halton Parkway and Neyagawa Boulevard should be explored.

Agreed upon subdivision and neighbourhood access points have been addressed. Street A as an example reflects the location for Settler Road West and connects to the west side of Neyagawa Boulevard.

Has the development proposal appropriately identified the size and shape of the school site block site (Block 107)? Presently, there are three frontages to the school block (Streets A, B and C). Coordination is necessary with the Halton Catholic District School Board.

The school block has been redesigned to shift the original lots to upper section of Street B and along Street C. The townhouse is an appropriate built form transition with the proposed apartment to the north. As mentioned, the applicant has worked with the HCDSB to confirm the size shape and location of the school block.

To what degree does the proposed development contribute to the achievement of transit-supportive densities, in particular to support a 407 Transitway station?

The proposed subdivision is a combination of detached dwellings, dual frontage townhouses, street townhouses, back-to-back townhouses, an apartment block and a block that initially will develop as a commercial block, but in the fullness of time is planned to be redeveloped as a mixed-use development. Neyagawa Boulevard, William Halton Parkway and Settlers Road West are, or will be, transit routes.

This development maintains the minimum required density, and is consistent with the town emerging NUC OPA, which is being designed to support transit and in doing so, support the delivery of the 407 transitway station, as originally intended.

Is the size of the proposed commercial block (Block 106) appropriate? What uses are being proposed within the commercial block and how does it relate to the surrounding subdivision and regional roads (Neyagawa Boulevard and future William Halton Parkway, presently Burnhamthorpe Road)?

Block 106, now block 97 is 0.997 hectares in size. It is initially being developed as a commercial plaza. Following the Statutory Public Meeting and further discussions with staff, the applicant prepared the following preliminary concept plan, which illustrates the potential evolution of the development from a commercial plaza to a future mixed use block. The need for additional commercial uses in North Oakville has been raised and is being assessed in the North Oakville East Commercial Study. This block's development supports the need for additional commercial development.

Appendix "D" sets out the towns urban design requirements for this block. The Zoning By-law has been written to allow for the flexibility in the future design of the site.

In the fullness of time, mixed-use buildings are planned while maintaining a ground related commercial component for the site.

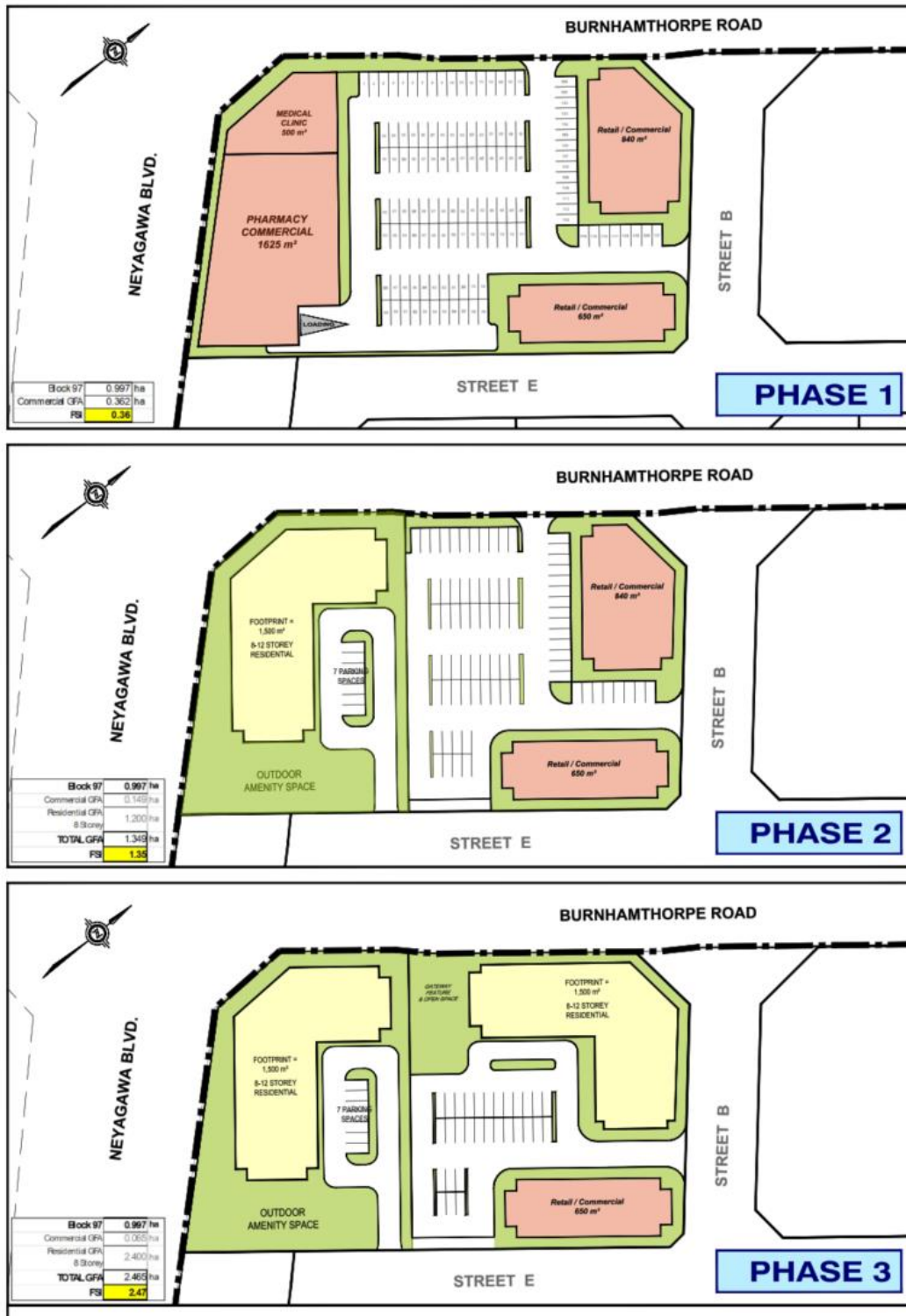


Figure 8 – Preliminary Concept Plan

Work with the school boards on school parking issues and opportunities to increase parking supply.

Staff will work with the school board as part of the future site planning process to ensure the correct amount of parking in light of the town's zoning by-law and the functionality and operational needs of the site.

Work with the applicant to accelerate timing of the construction of the apartment block.

While the applicant has been made aware of the town's desire to accelerate the apartment block, staff have been advised that the block does not have sufficient servicing allocation. Accordingly, it is unlikely to be built in the short-term. A final total of residential units for this site will be determined by the future site planning process; however, a minimum number of units per block have been included into the proposed Zoning By-Law to ensure a transit-supportive density is achieved.

Consider options to have family-sized units in the apartment block as well as affordability.

The applicant has been made aware of this matter and staff will review it as part of the site plan process.

Provide additional information regarding the reciprocal agreement between the town and the school board for the purpose of park use, parking and other facilities.

The town has a reciprocal agreement with both school boards which allows for the co-ordinated use of park space and school resources.

This co-ordination allows for the optimal use of land by not requiring valuable park space to be used for car parking, but rather for green space. Similarly, it allows the school to reduce its overall land needs by being able to share the active park space.

Is the proposed development designed in a way to be transit supportive?

The proposal is maintaining a minimum overall density for the Neyagawa Urban Core Area of 160 people and job per hectare, as outlined in the PPS. This also implements the town's urban structure and the Halton Region Official Plan. Further, the Ministry of Transportation Transit-Supportive Guidelines provide directions for this application. The development, as revised, is transit-supportive by design. This includes the modified grid street pattern, transit-supportive density, and pathways and connections to support active transportation and convenient connections to planned transit service. This is consistent with one the premises of the NOESP that all public roads are designed to be transit supportive.

**SUBJECT: Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision,
Sherborne Lodge Developments Limited, 382 Burnhamthorpe Road West, File No.
Z.1319.10, 24T-21008/1319, By-law 2024-166**

Page 23 of 26

Public Comment Received

Woodland Protection

The wooded area (Block 100) is being protected and zoned Natural Heritage System.

Lack of Parkland west of Fourth Line

The application before Council only deals with lands east of Neyagawa Boulevard. As part of this development and in accordance with the North Oakville Parks Master Plan, a village square is being proposed for this site south of Street A (Settlers Road West) as Block 102. In addition, and further to the immediate east is a Neighbourhood Park proposed on the Eno lands.

Location of Commercial

Commercial uses, both stand alone and as future mixed use development, are being proposed for Block 97 at the immediate southeast corner of the intersection of Neyagawa Boulevard and William Halton Parkway.

CONSIDERATIONS:

(A) PUBLIC

The applicant held a Public Information Meeting (“PIM”) on September 8, 2021. Two members of the public were in attendance.

A Statutory Public Meeting was held on March 7, 2022, and notice was mailed to all properties described in the staff report. In addition, two signs were erected. Resident Associations were notified along with property owners in accordance with the Planning Act regulations and Town practices. No additional concerns were raised by the public at the Public Meeting. Public comments are addressed in this report.

Notice of the December 9, 2024, Planning and Development Council meeting has been provided to those who participated in the process or requested to be notified.

(B) FINANCIAL

Development Charges apply to this development. Parkland dedication is applicable in accordance with the North Oakville Master Parkland Agreement.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment. Draft Plan Conditions have been provided in Appendix “C” to this report. Additional review will be required prior to registration of the subdivision.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council’s strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

The proposed development generally complies with the Town’s sustainability objectives of the Livable Oakville Plan. The proposal was reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019, to provide opportunities to reduce the development footprint of the proposal.

CONCLUSION:

Staff recommends approval of the Draft Plan of Subdivision and Zoning By-law Amendment, which will have the effect of developing the subject lands with a variety of residential units, a village square, public street network, and the conveyance of natural heritage system lands. The proposed subdivision is appropriate and compatible with the existing and planned adjacent land uses and in keeping with the intent of the land use policies of the North Oakville East Secondary Plan and that of the emerging OP policies related to the Neyagawa Urban Core Review

Staff is satisfied that the proposed development is consistent with the Provincial Planning Statement (2024) and the Halton Region Official Plan, has regard for matters of Provincial interest, and represents good planning. Further, the applications are consistent with the Town’s approved Urban Structure and the principles and overall policy direction of the North Oakville East Secondary Plan.

Staff recommends approval of the Draft Plan of Subdivision, subject to the conditions in Appendix “C” and that By-law 2024-166 be passed as the following requirements have been satisfied:

- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved. Issues raised by Conservation Halton and the Region of Halton have been addressed through conditions of approval.
- The development applications implement the vision, development objectives, community design strategy, and land use strategy of the North Oakville East

Secondary Plan and that of the emerging OP policies of the Neyagawa Urban Core Area.

- The proposed Draft Plan of Subdivision is necessary to facilitate future land division into individual residential lots and is appropriate for the orderly development of the lands.
- The proposed Draft Plan of Subdivision meets the criteria established in Section 51(24) of the *Planning Act*.
- Comments from Council have been appropriately addressed.

APPENDICES:

- Appendix A - Draft Plan of Subdivision
- Appendix B - Bylaw 2024-166
- Appendix C - Conditions of Draft Approval
- Appendix D - Urban Design Requirements

Prepared by:

Robert Thun, MCIP, RPP, Senior Planner, Planning and Development

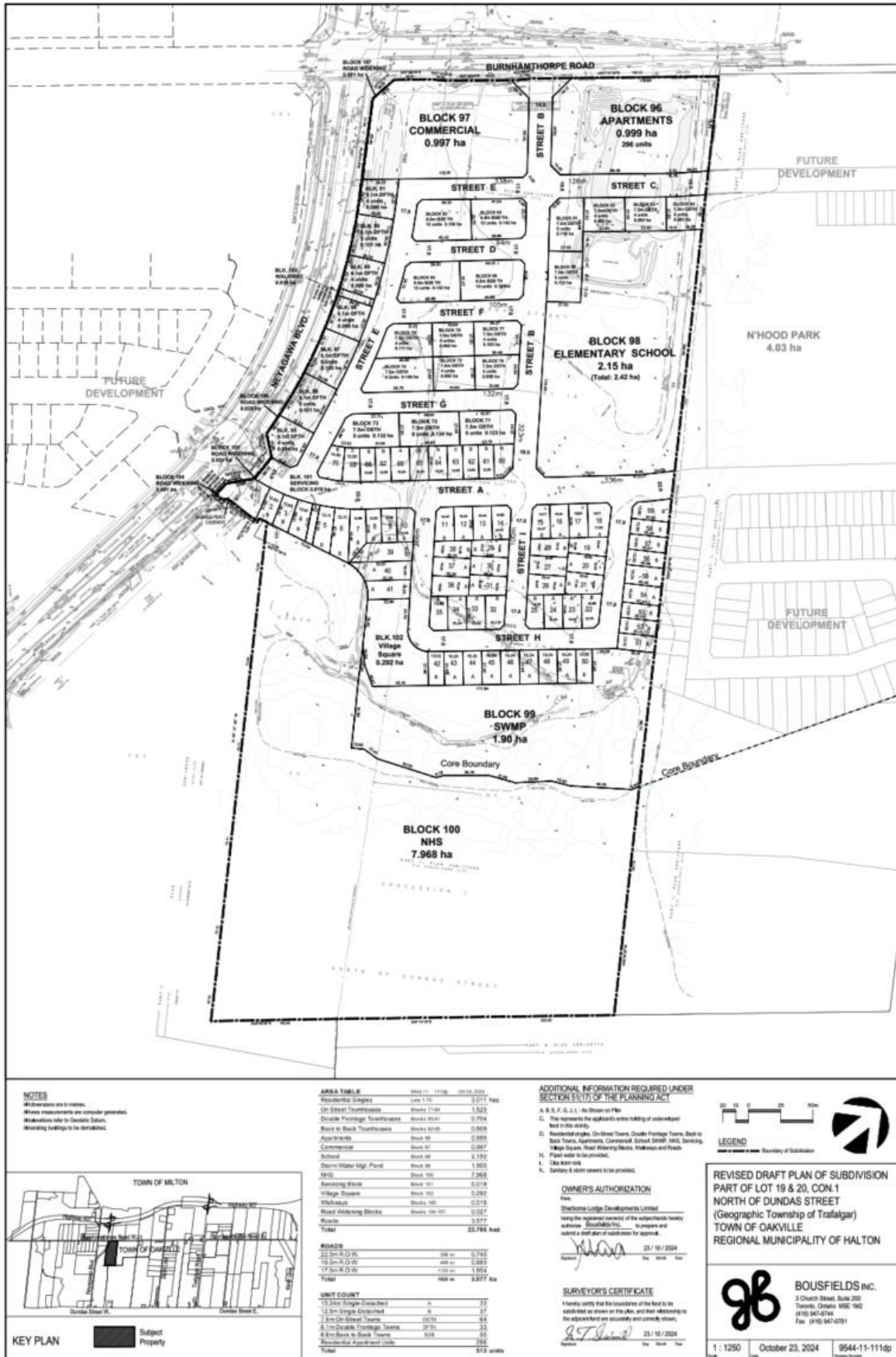
Recommended by:

Paul Barrette, MCIP, RPP, Manager, West District, Planning and Development

Submitted by:

Gabe Charles, MCIP, RPP, Director, Planning and Development

Draft Plan of Subdivision October 23, 2024



NOTES
 All dimensions are in metres.
 All area measurements are circularly generated.
 Measurements refer to Centre Lines.
 Boundary to be determined.



KEY PLAN
 Subject Property

AREA TABLE

Description	Area (sq m)	Area (ha)
Residential 15 Acres	1,170	0.271
On-Street Transportation	1,170	1.532
Double Frontage Transportation	6,641	0.734
Back to Back Transportation	6,641	0.868
Agri/Forest	5,959	0.599
Commercial	57	0.007
School	2,130	0.213
Storm Water Mgt Pond	63	1.500
SPD	305	7.358
Sanitary Block	305	0.218
Village Square	102	0.292
Walkways	100	0.018
Road Widening Blocks	107	0.027
Total		23,786 ha

ROADS

Description	Area (sq m)	Area (ha)
22.5m R.O.W.	106	0.742
19.5m R.O.W.	488	0.883
17.5m R.O.W.	1,120	1.852
Total		1,714 ha

UNIT COUNT

Description	Count
15.24m Single Detached	1
12.5m Single Detached	3
7.5m On-Street Towns	103
6.7m Double Frontage Towns	33
8.5m Back to Back Towns	30
Residential Ancillary Units	30
Total	178 units

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 33(1) OF THE PLANNING ACT

- A. & B. N.P. & D.1. - See Division of Plan
- C. This represents the applicant's written declaration of compliance with the Act in this activity.
- D. Residential Single On-Street Towns, Double Frontage Towns, Back to Back Towns, Apartments, Commercial Street SWMP, NHS, Sanitary, Village Square, Road Widening Blocks, Walkways and Ponds
- E. Plans shall be prepared.
- F. City Maps etc.
- G. Sanitary & storm sewers to be provided.

OWNER'S AUTHORIZATION
 I, the undersigned, being the registered owner of the subject lands hereby authorize Bousfields Inc. to prepare and submit a draft plan of subdivision for approval.

[Signature] 23 / 10 / 2024

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent land are accurately and correctly shown.

[Signature] 23 / 10 / 2024



REVISED DRAFT PLAN OF SUBDIVISION
 PART OF LOT 19 & 20, CON 1
 NORTH OF DUNDAS STREET
 (Geographic Township of Trafalgar)
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

BOUSFIELDS INC.
 3 Church Street, Suite 200
 Toronto, Ontario M5E 1A2
 (416) 943-8744
 Fax: (416) 947-0791



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-166

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lots 17, Con. 1, NDS, Sherborne Lodge Developments Limited, File No.: Z.1319.10

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule ‘A’ to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Sections 8.134, 8.135, 8.136 and 8.137 as follows:

134	Sherborne Lodge Developments Limited Part of Lots 19, Con. 1, NDS	Parent Zone: S, GU
Map 12(4)		(2024-166)
8.134.1 Zone Provisions for all Lands		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows, with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door.	4.0 m
b)	For corner <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.	
c)	For interior <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.	

d)	<i>Porches</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening. The total area of the vertical plane shall be measured from the top of the <i>porch</i> slab to the underside of the <i>porch</i> ceiling.
----	---

8.134.2 Additional Zone Provisions for GU Zoned Lands

a)	The following regulations shall apply to <i>lots</i> with a <i>lot depth</i> of 28.0 metres or less with a <i>single detached dwelling street access attached private garage building type</i> :	
i.	Minimum <i>rear yard setback</i>	6.0 m
ii.	<i>Floor area</i> for the <i>dwelling</i> is not permitted beyond the minimum <i>rear yard</i> .	
iii.	For <i>detached dwelling</i> at the corner of Neyagawa Boulevard and Street A, the <i>lot line</i> abutting Settlers Road West (Street A) shall be deemed the <i>front lot line</i> .	
b)	The following regulation shall apply to <i>townhouse dwelling unit back-to-back</i> blocks:	
i.	Minimum <i>landscape area</i> for the entirety block	8%
ii.	Notwithstanding Section 4.25.2.1, minimum landscaped area requirement per <i>lot</i>	1.75m x 1m

8.134.3 Additional Zone Provisions for S Zoned Lands

The following regulations shall apply to <i>lots</i> with a <i>lot depth</i> of 28.0 metres or less with a <i>single detached dwelling street access attached private garage building type</i> :		
a)	Minimum <i>rear yard setback</i>	6.0 m
b)	<i>Floor area</i> for the <i>dwelling</i> is not permitted beyond the minimum <i>rear yard</i> .	

135	Sherborne Lodge Developments Limited Part of Lots 19, Con. 1, NDS	Parent Zone: NUC-2
Map 12(4)		(2024-166)

8.135.1 Zone Provisions

The following regulations apply to all lands identified as subject to this special provision:		
a)	The <i>lot line</i> abutting William Halton Parkway, formerly Burnhamthorpe Road West shall be deemed the <i>front lot line</i> .	
b)	Minimum and maximum <i>floor space index</i>	Shall not apply
c)	Minimum <i>floor area</i> for non-residential uses	3000 m ²

d)	Minimum <i>rear yard setback</i>	3.0 m
e)	<i>Height</i> shall be measured from the finished floor elevation of the <i>first storey</i> .	

8.135.2 Zone Provisions for Mixed Use Buildings

The following regulations apply to all lands identified as subject to this special provision:

a)	Maximum <i>height</i>	12 <i>storeys</i> and 41m
b)	Minimum <i>floor area</i> for non-residential <i>uses</i>	2000 m ²
c)	Minimum <i>height</i> of the <i>first storey</i> for a <i>mixed use building</i>	4.5 m
d)	Each non-residential unit located on the <i>first storey</i> shall have a minimum of one main entrance oriented towards a <i>public street</i> .	

8.135.3 Parking Regulations for Mixed Use Building

The following parking regulations apply:

a)	Ventilation shafts, stairs and stairways associated with a <i>parking garage</i> below <i>grade</i> , hydro vaults and above <i>grade</i> water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .	
b)	For <i>apartment</i> and <i>mixed use buildings</i> - minimum of 20% of the <i>parking spaces</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.	

136	Sherborne Lodge Developments Limited	Parent Zone: NUC
Map 12(4)	Part of Lots 19, Con. 1, NDS	(2024-166)

8.136.1 Permitted Building Type

The following *building types* are the only *building types* permitted:

a)	<i>Apartment</i>
b)	<i>Mixed use buildings</i>
c)	<i>Townhouse dwelling</i> in association with <i>apartments</i> or <i>mixed use buildings</i>
d)	<i>Townhouse dwelling back-to-back</i> in association with <i>apartments</i> or <i>mixed use buildings</i>

8.136.2 Zone Provisions

The following regulations apply to all lands identified as subject to this special provision:

a)	The <i>lot line</i> abutting William Halton Parkway, formerly Burnhamthorpe Road West shall be deemed the <i>front lot line</i> .
----	---

b)	Minimum and Maximum <i>Floor Space Index</i>	Shall not apply
c)	Minimum number of <i>dwelling units</i>	280
d)	Minimum <i>rear yard setback</i>	3.0 m
e)	Maximum <i>height</i>	12 storeys and 41m

8.136.3 Parking Regulations

The following parking regulations apply:

a)	Ventilation shafts, stairs and stairways associated with a <i>parking garage</i> below <i>grade</i> , hydro vaults and above <i>grade</i> water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .
b)	Ventilation shafts associated with a <i>parking garage above or below grade</i> , that are incorporated into a <i>building wall</i> abutting a <i>public street</i> shall be located a minimum 2.5 m above finished floor level of the <i>first storey</i> .
c)	A minimum of 20% of the <i>parking spaces</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.

8.136.4 Special Site Provisions

The following additional provisions apply:

a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>first storey</i> .
----	--

137	Sherborne Lodge Developments Limited	Parent Zone: NUC
Map 12(4)	Part of Lots 19, Con. 1, NDS	(2024-166)

8.137.1 Only Permitted Building Type

The following *building type* is the only *building type* permitted:

a)	<i>Townhouse dwelling unit street access private garage</i> subject to the GU zone regulations
----	--

8.137.2 Zone Provisions

The following regulations apply to all lands identified as subject to this special provision:

a)	The <i>lot line</i> abutting Neyagawa Boulevard shall be deemed the <i>front lot line</i> .	
b)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows, with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door.	4.0 m

c)	For corner <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.
d)	For interior <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.
e)	<i>Porches</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening. The total area of the vertical plane shall be measured from the top of the <i>porch</i> slab to the underside of the <i>porch</i> ceiling.

3. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by amending the header to Holding Provision 54 as follows:

H54	Argo (West Morrison Creek) Ltd.	Parent Zone: NUC
Map 12(4)	3270 Sixth Line	(2022-039)
	Digram Developments Oakville Inc.	(2022-048)
	3380 Sixth Line	(2022-100)
	Docasa Group Ltd	(2023-018)
	Part of Lots 17, Con. 1, NDS	OLT-22-004475
	Sherborne Lodge Developments Limited	(2024-166)
	Part of Lots 19, Con. 1, NDS	

4. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 9.3.54 as follows:

H64	Sherborne Lodge Developments Limited	Parent Zone: NUC
Map 12(4)	Part of Lots 19, Con. 1, NDS	(2024-166)
9.3.64.1 Only Permitted Uses Prior to Removal of the “H”		

For such time as the “H” symbol is in place, these lands shall only be used for the following uses:	
a)	Legal uses, buildings and structures existing on the lot
b)	Non-residential uses and related building types permitted in the NUC-2 zone
9.3.64.2 Conditions for Removal of the “H”	
The “H” symbol shall, upon application by the landowner, be removed from all or part of the lands subject to the “H” symbol by the Town passing a By-law under Section 36 of <i>the Planning Act</i> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and/or the Region of Halton:	
a)	The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program.
b)	The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements.
c)	The Owner shall have made all required payments associated with the Allocation Program;
d)	The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.

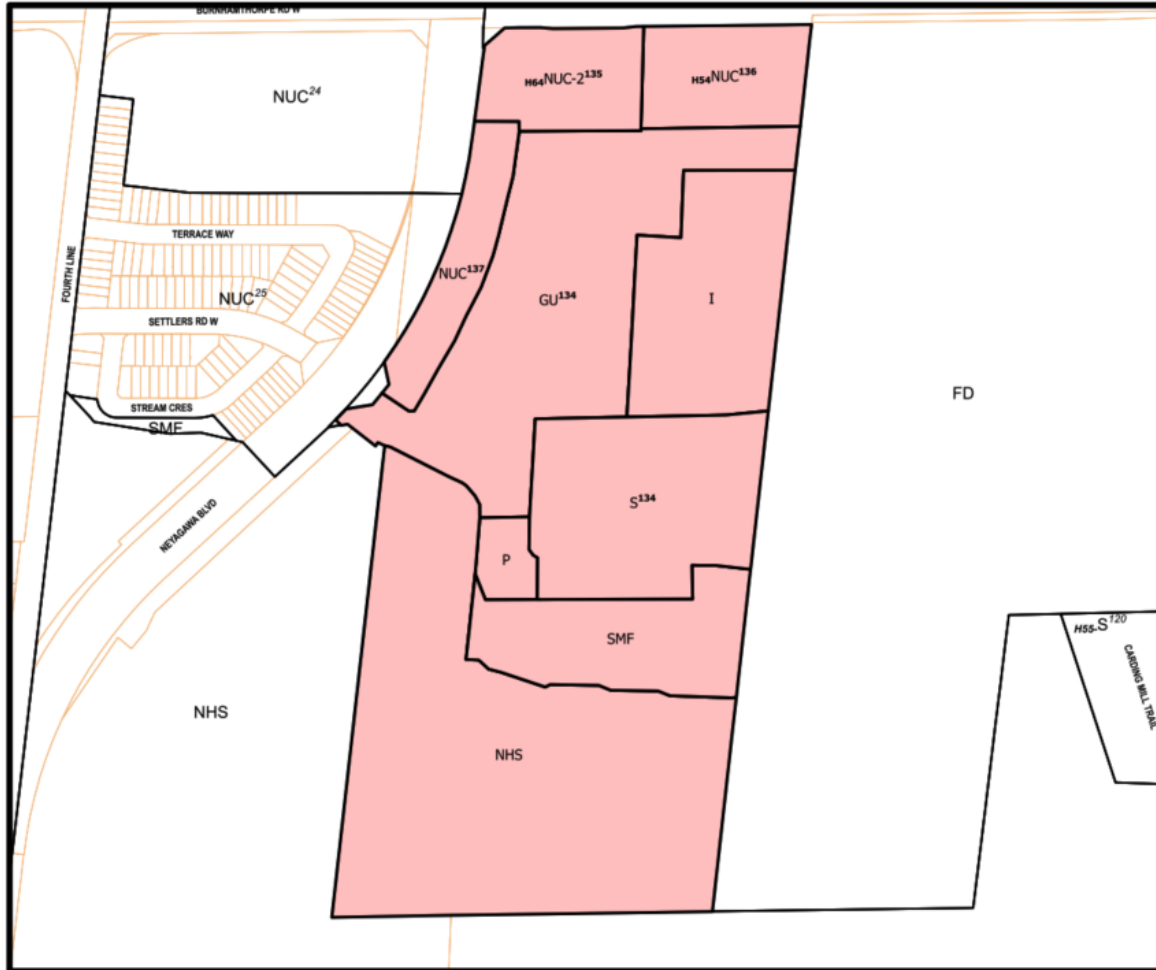
5. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this ____th day of _____, 2024

MAYOR

CLERK

**SCHEDULE "A"
To By-law 2024-166**



AMENDMENT TO BY-LAW 2009-189

Re-zoned from FD (Future Development) to H64-NUC-2 sp:135 (Neyagawa Urban Core Area); H54-NUC sp:136 (Neyagawa Urban Core Area); NUC sp:137 (Neighbourhood Centre); GU sp:134 (General Urban); I (Institutional); S sp:134 (Sub-urban); P (Park); SMF (Stormwater Management Facility); and, NHS (Natural Heritage System).

**EXCERPT FROM MAP
12 (4)**



SCALE: 1:7,000

CONDITIONS OF DRAFT PLAN APPROVAL

**Town File No.'s: 24T-21008/1319
Draft Plan Dated
on October 23, 2024**

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL AND
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY
SHERBORNE LODGE DEVELOPMENTS LIMITED**

This approval applies to the draft plan of subdivision (24T-21008/1319 prepared by Bousfields Inc. dated October 23, 2024 illustrating 37 blocks and 70 lots. The conditions applying to the approval of the final plan for registration are as follows:

	CONDITIONS TO BE MET PRIOR TO PRE-GRADING OR PRE--SERVICING	CLEARANCE AGENCY
1.	That the Owner shall have an Environmental Audit undertaken by a qualified professional engineer to ensure that the land is suitable for the proposed use. If in the opinion of the professional engineer, the Environmental Audit indicates the land may not be suitable for the proposed uses, the engineer must so advise the Town of Oakville and Regional Municipality of Halton. The Owner undertakes to do further investigative studies and to do all work required to make the lands suitable for the proposed use and any land to be conveyed to the Town including roads, stormwater management facilities, parks and the natural heritage system.	OAK (TE)
2.	That the Owner shall hire a licensed well technician to conduct a survey of the property to identify all existing wells related to the former use of the lands. The Owner further agrees to decommission any existing wells in accordance with Ministry of Environment, Conservation and Parks Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
3.	That the owner shall prepare and implement a tree preservation plan , prior to site alteration, to the satisfaction of and the Parks and Open Space Department. Further, the owner shall not disturb or remove trees without written permission from the Town.	OAK (EP) POS
4.	That the Owner shall not install any municipal services on the site until the Owner has entered into a Preservicing Agreement or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy.	OAK (TE)
5.	The Owner and/or their engineering consultants, shall arrange and hold a pre-construction meeting with the Transportation and Engineering Department, Parks and Open Space, Environmental Planning and the contractor to review and discuss mitigation measures for all construction related impacts, including mud tracking, dust suppression, truck routes and contractor/trades parking, material storage, stockpile location, working hours, noise mitigation, etc., prior to the commencement of topsoil stripping and earthworks. Prior to the Earthworks Pre-construction Meeting, a Site Alteration Permit from the Town must be secured by the Owner and perimeter erosion and sediment control measures must be installed. A second pre-construction meeting is also required prior to the commencement of any servicing works. Prior to the Servicing Pre-construction Meeting, a complete set of approved Engineering Plans is required, including the Traffic Management Plan and Composite Utility Plan.	OAK (TE) OAK(EP) OAK(POS)
6.	That the Owner ensures that there are no works undertaken during ecologically sensitive timing windows unless approved by the respective provincial and/or federal agency.	OAK (EP)
7.	That the Owner submits grading plans for all lots and blocks that back onto the natural heritage system (including CH regulated area), watercourse, stormwater management block to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP, TE) CH

8.	<p>That the Owner:</p> <ul style="list-style-type: none"> • Acknowledges that Blocks 84, 96, 98 as well as Lots 51-59 are to be frozen until the grading design has been finalized with the adjacent development (Eno Investments Limited) and should be coordinated. • Coordinates the grading and servicing designs with adjacent developments to meet the general requirements of the East 16 Mile Creek Subcatchment ES6 East EIR/FSS and adjacent studies if applicable. • Coordinates the grade and servicing design of Street A and Street C with the Eno Investments Inc. The design is to be confirmed in the East 16 Mile Creek Subcatchment ES6 East EIR/FSS. These designs should be consistent prior to the commencement of pre-grading. • revises the East 16 Mile Creek Subcatchment ES6 East EIR/FSS to the satisfaction of the Town of Oakville and approved prior to pursuing pre-servicing on the Sherborne Lodge or Eno Investments Limited Lands. • Completes the final geometric design of Storm Water Management Pond 9 during detailed design prior to pre-servicing. This includes design of the maintenance access road around the pond and the construction method/material finish of the access road. • Shall consider interim conditions as needed to accommodate uncontrolled drainage from Burnhamthorpe Road, Dorham Holdings, Westerkirk Development, Sum Peter and Ashoe High Speed Solutions Inc. lands prior to their development. This is to be completed prior to pre-servicing. 	OAK(TE)
9.	<p>That the Owner agrees to explore water balance through the use of treatment train (including source controls) and best management practices is to be achieved as per the Town of Oakville’s CLI-ECA agreement with the province. All opportunities shall be explored through detailed design.</p>	OAK(TE)
10.	<p>That the Owner agrees that the final ditch grading, design, and alignment along Neyagawa Road and associated compensation is to be finalized at detailed design. The greater of tree compensation tree of impact or area of impact is to be reviewed. Landscaping plans including species composition, planting details and monitoring to be provided at detailed design.</p> <p>Enhancement plantings along the woodland edge associated with the Neyagawa ditch works are to be finalized through detail design.</p>	OAK(EP) OAK(TE) RMH(LPS)
11.	<p>That the Owner prepares and implements a report outlining erosion and siltation controls measures required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and the Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.</p>	OAK (EP, TE) CH
12.	<p>That the Owner erects a suitable temporary barrier to work fence prior to and during construction or regrading along the rear of blocks adjacent to the natural heritage system (including CH regulated area), watercourse, stormwater management block and associated buffer blocks.</p>	OAK (EP) CH
13.	<p>That the Owner submits the required monitoring plans, as outlined in the Appendix KK of the NOCSS Addendum and completes baseline monitoring in accordance with the approved East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton and Town of Oakville prior to any site alteration.</p> <p>At detailed design, provide the monitoring requirements for the outfall to PSW 3 in section 12.3.3 of the EIR/FSS and those outlined in section 13 of the EIR/FSS.</p>	OAK (EP) CH
14.	<p>That the Owner obtains a Permit from Conservation Halton, pursuant to the Conservation Authorities Act and Ontario Regulation 41/24, for any site alteration within the regulated area associated with pre-grading or pre-servicing</p>	CH
CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES		
15.	<p>That the Owner finalize and submit for approval a revised Urban Design Brief.</p>	OAK (PS)

16.	The Owner shall submit elevation drawings (all facades), typical floor plans (all levels) including garage floor plan showing vehicle space and storage areas and typical lotting plans for all models on lots not subject to Site Plan Approval to Planning Services Urban Design staff for review and approval. Upon acceptance, these drawings shall be added as an Appendix to the Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units.	OAK (PS)
17.	<p>That the Owner shall select a control architect who shall ensure all development which is exempt from Site Plan Approval process, proceeds in accordance with the Town-approved Urban Design Brief. The Owner shall submit a letter to the Town from the selected control architect acknowledging the following:</p> <ul style="list-style-type: none"> i. a control architect has been retained for this subdivision and does not have any perceived or real pecuniary interests or conflicts with performing the required duties; ii. the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same; iii. the control architect is responsible for ensuring the Town-approved models, as appended to the Urban Design Brief, will be sited in accordance with the Urban Design Brief direction; iv. the control architect will ensure that any sold units meet the design direction and criteria of the Town-approved Urban Design Brief, prior to submitting for building permit review; and, v. the control architect will discuss with Town staff any identified issues vi. the control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing. 	OAK (PS)
<p>CONDITIONS TO BE MET PRIOR TO INITIATING SALES PROGRAMME</p> <p>NEIGHBOURHOOD INFORMATION MAPPING</p>		
18.	<p>The developer shall prepare a preliminary neighbourhood information map for the subdivision, to the satisfaction of the Town’s Director of Planning Services. The Map is to be posted in a prominent location in each sales office from where homes in the subdivision are being sold <u>and included within the individual purchase and sale agreements</u>. The Map shall include the location and type of parks, open space / valleyland and walkways, a general description of their proposed facilities as well as the following information:</p> <ul style="list-style-type: none"> a) All approved street names, b) The proposed land uses within the subdivision based on the draft approved plan, c) The immediately surrounding existing and proposed land uses and potential building heights, d) For any DUC/TUC or mixed use blocks include the min/max heights permitted within the Zoning By-law including any development file numbers if applications for these blocks are under review, e) Where applicable, a statement indicating that place of worship and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement, f) Those lots or blocks that have existing and potential environmental noise constraints based on the noise feasibility study. Include all relevant warning clauses on the map, g) The approximate locations of noise attenuation walls and berms, h) The approximate locations and types of other fencing within the subdivision, 	OAK (PS)

	<ul style="list-style-type: none"> i) Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located, j) The types and locations of village squares, parks, valley lands and other open space (i.e., passive or active) and a general description of their proposed facilities and anticipated level of maintenance, k) The locations of all anticipated Canada Post Community Mailboxes, l) The anticipated Transit routes through the subdivision, m) Garage Floor Plan for each unit type offered showing typical vehicle type accommodation, waste and yard care storage, and bicycle storage. n) The following standard notes: <ol style="list-style-type: none"> 1. “This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town’s Planning Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday.” 2. “Please Note: this map is based on information available on _____ (month/year) and may be revised without notice to purchasers.” 3. “The map shows that there will be several types of proposed and potential housing and building heights in the subdivision.” 4. “Sites shown on the map for future schools, townhouses, parks, shopping etc. could have driveways anywhere along their street frontage.” 5. “Some streets in this subdivision will be extended in the future and temporary access roads may be closed.” 6. “There may be catch basins or utilities easements located on some lots in this subdivision.” 7. “Some lots and blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers.” 8. “Some dwelling units are in proximity to commercial, institutional and/or school uses from which activities may at times be audible. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.” 9. “Neighbourhood Park Block(s) _____ will be developed as an active park(s) and may contain play equipment, walkways, lighting, landscaping and passive use free-play areas. Residents close to Block(s) _____ may be disturbed by noise and lighting from the park. For detailed information pertaining to park or open space issues, please call the Town’s Parks & Open Space Department 905.845.6601 ” 10. “Natural Heritage System, valleys, woodlots and stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the NHS, and to not remove or replace vegetation in the NHS or stormwater management ponds.” 11. “Community mailboxes will be directly beside some lots.” 	
--	---	--

	<ol style="list-style-type: none"> 12. "Purchasers are advised that the final location of walkways in Blocks _____ may change without notice." 13. "School sites in this subdivision may eventually be converted to residential uses." 14. "Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits." 15. "The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings." 16. "There may be Transit bus routes on some streets within this subdivision with stops beside some homes. Oakville Transit reserves the right to introduce transit services and facilities such as bus stops, shelters, pads and associated amenities on any municipal rights-of-way to provide effective service coverage." 17. "Boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance." 18. "The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures." 19. "Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond." 20. "The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot." 21. "Not all vehicle types can be accommodated on the proposed lots whether on the driveway or within a garage area. Check with your builder regarding the particular situation for the model and lot you intend to purchase." 22. "Driveway entrance widenings or modifications on private or public lands beyond what was approved as part of the subdivision design will not be permitted. Property Owners must take note of the available parking space on their approved driveway and within the garage and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable." 23. "This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase." 24. "Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca" 25. "For further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601." 26. "For detailed grading and berming information, please call the Town's Transportation and Engineering Department 905.845.6601" 	
--	--	--

	The developer shall ensure that each builder selling homes within the subdivision: a) provides prospective purchasers with a “Notice to New Home Purchasers” from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement.	
	CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION	
19.	That the Owner shall provide confirmation to the satisfaction of the Town’s Finance Department that all outstanding property taxes and outstanding debts have been paid prior to plan registration.	OAK (F)
20.	That the Owner shall provide the Town with a letter from the Trustee confirming that the Owner is in compliance with the Cost Sharing Agreement and s.4.7 of the North Oakville East Master Parkland Agreement prior to the release for registration of each phase of the plan of subdivision.	OAK (PS)
21.	That the Owner enter into a standard form subdivision agreement to the satisfaction of the Town to address all matters related to the financial and construction obligations and build out of the subdivision, including but not limited to, development charge reimbursements, works to be completed on behalf of the Town, subdivision assumption and maintenance and monitoring of stormwater management facilities, homeowner warning clauses, etc.	OAK (PS) OAK(TE)
22.	That the Owner shall provide a certificate signed by the surveyor and the Owner stating that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Town.	OAK (TE)
23.	That the owner design, construct, and have in operation all stormwater management facilities and stormwater outfalls , or appropriate alternative measures, in accordance with the approved EIR / FSS [Stormwater Management Plan/Report, Functional Servicing Report etc.], to the satisfaction of the Transportation and Engineering Department. The Owner is responsible for planting all required vegetation within 12 months of draft plan registration.	OAK (TE) CH
24.	That the Owner designs, constructs, stabilizes and has in operation all creek alterations as well as any other alterations to natural hazards to the satisfaction of the Conservation Halton and the Town of Oakville.	CH
25.	That the Owner shall dedicate all lands to be conveyed to the Town, Regional Municipality of Halton or other authority free of charge and with clear title (free and clear of encumbrances) and any necessary easements. A Certificate of Title shall be provided, in a form satisfactory to the Town, Region or other authority.	OAK (PS, TE) RMH (LPS)
26.	That the Owner revises/updates the East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study to reflect all comments from the Town of Oakville, Region of Haton, and Conservation Halton and agrees to implement all final recommendations contained within the approved East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study including any addendums (inclusive of all transportation infrastructure - roads, transit, pedestrian and cycling) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton.	OAK (PS, EP,TE) CH
27.	That the Owner prepares and submits a Functional Servicing Report and Stormwater Management Plan in accordance with the approved East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (PS, EP,TE) CH
28.	That the Owner agrees that the final ditch grading, design, and alignment along Neyagawa Road and associated compensation is to be finalized at detailed design. The greater of tree compensation or area of impact is to be reviewed. Landscaping	OAK(EP) OAK(TE) RMH(LPS)

	<p>plans including species composition, planting details and monitoring to be provided at detailed design.</p> <p>Enhancement plantings along the woodland edge associated with the Neyagawa ditch works are to be finalized through detail design.</p>	
29.	<p>The owner agrees that while the maintenance path may be located in the 10 m buffer from the dripline in keeping with the direction of NOCSS, the maintenance path may not encroach further into Core 5. The composition and public accessibility of the maintenance path will be determined at detailed design.</p>	OAK(EP)
30.	<p>That the owner provide the required analysis to demonstrate that the hydraulic grade line has been appropriately considered in the design of any units with reverse slope driveways, to the satisfaction of the Town.</p>	OAK (TE)
31.	<p>That the Owner shall provide a construction phasing and sequencing plan to the satisfaction of the Town (and Region where applicable) for the purpose of ensuring an appropriate sequence of development from initial construction to assumption and which reflects all applicable studies including the East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study and Transit Facilities Plan. The Phasing Plan should identify how transit service will operate within the plan, including provisions for safe pedestrian access to designated bus stop locations, such that:</p> <ul style="list-style-type: none"> • a contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging" • interim and/or permanent transit streets are to be built first • the Owner is encouraged to construct housing on transit streets first, where practicable • roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases • permanent or temporary pedestrian facilities to be constructed early and maintained during development for access and routing to bus stop locations. <p>Where mutually agreed upon between the Owner and the Town, a contribution may be made by the Owner to the Town's early implementation initiative relating to Transit service delivery.</p>	OAK (TE, EP, T) RMH (LPS)
32.	<p>That the owner shall submit a roadway plan for the subdivision showing following information to the satisfaction of the Town's Transportation and Engineering Department:</p> <ul style="list-style-type: none"> • Right-of-way widths and on-street parking spaces with respect to the location of the driveways. A summary table to provide total number of parking spaces provided in the subdivision. • Active Transportation Plan of the subdivision showing trails, sidewalks, and pedestrian crossing locations in accordance with Active Transportation Master Plan for Transportation Planning staff review and approval. • Transit Plan of the subdivision showing transit services and facilities such as bus stops, shelters, pads and associated amenities on municipal right-of-way for Oakville Transit staff review and approval. • A Traffic Management Plan showing temporary signage and pavement marking plan during construction period for vehicular traffic, pedestrian, parking, municipal services and emergency services for staff review and approval. 	OAK (TE)
33.	<p>That the owner prepares and agrees to implement the following studies, if applicable, to the satisfaction of the Town (and the Regional Municipality of Halton where applicable):</p> <ul style="list-style-type: none"> • Traffic Impact Study including any required updates • Traffic and Parking Management Plan • Transit Facilities Plan • Street Signage and Pavement Marking Plan • Functional Design Study • Composite Utility Plan • Construction Management Plan • Noise Impact Study • Erosion, Sediment, Dust Mitigation Plan 	OAK (TE, T)

34.	That the Owner shall provide digital discs of the registered plan of subdivision with the following coordinate system UTM NAD 83 Zone 17 with approved delineated features to the Regional Municipality of Halton and the Town of Oakville prior to registration of the plan.	OAK (TE) RMH (LPS)
35.	That the Owner provides digital copies of the registered plan of subdivision including all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton, prior to registration of the plan. Digital data should be delivered in one of the following formats: a) ESRI geodatabasev10.x (or newer) feature classes b) ESRI shape file format. c) AutoCAD DWG or DXF Format, version 2019 or earlier If the Project Consultant utilizes ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards. Questions can be directed to Conservation Halton GIS staff.	CH
36.	That the Owner obtains a Permit from Conservation Halton, pursuant to the Conservation Authorities Act and Ontario Regulation 41/24, for any development or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater outfalls, watercourse alterations or realignments, and watercourse crossings.	CH
37.	That the Owner shall install information signs , not less than 2 metres by 3 metres, on all commercial, Natural Heritage and park blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the Natural Heritage System or park block prior to registration. The Owner agrees to install signs on all frontages of the Natural Heritage or park blocks at locations to be determined by the Town. The Owners is to maintain these signs in good, readable condition until such time as the land is developed.	OAK (POS, TE)
38.	That the Owner shall provide the Town, together with the final plan, a list of lot and block widths, depths and areas prepared by an Ontario Land Surveyor, to ensure all lot and blocks meet or exceed the minimum requirements of the approved Zoning By-law. The Owner shall agree to revise the draft plan as required in order to comply with all provisions of the approved Zoning By-law.	OAK (Z)
39.	That all public streets within the subdivision be named to the satisfaction of the Transportation and Engineering Department and in accordance with Street Names for Public Roads procedure.	OAK (TE)
40.	That prior to registration of the plan, the Owner’s surveyor shall submit to the Town horizontal co-ordinates of all boundary monuments . These co-ordinates are to be based on 6 degree UTM Projection, NAD83 Datum. Exemptions and alternatives to this can only be granted by the Transportation and Engineering Department.	OAK (TE)
41.	That the Owner pays any outstanding review fees to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application.	CH
42.	That the Owner submits the final clearance fee to Conservation Halton, prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.	CH
43.	That the Owner shall enter into a subdivision agreement and satisfy all requirements, financial and otherwise, of the Regional Municipality of Halton, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the	RMH (LPS)

	installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands.	
44.	That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision resulting from the realignment of the Region’s water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions	RMN (LPS)
45.	That the Owner shall prepare a detailed engineering submission to be submitted to the Region’s Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement.	RMH (LPS)
46.	That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region’s Development Project Manager that: a) sufficient Water and Wastewater Plant capacity exists to accommodate this development; and, b) sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.	RMH (LPS)
47.	The Owner agrees to provide and install individual pressure-reducing valves (PRV), where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region’s Development Project Manager.	RMH (LPS)
48.	That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision	RMH (LPS)
49.	That the Owner be required to design and construct a local watermain external to this subdivision on the frontage of Burnhamthorpe Road at their sole expense as per the design standards of the Region of Halton and to the satisfaction of Halton’s Development Project Manager.	RMH (LPS)
50.	That prior to registration Owner shall submit to the Town of Oakville Planning Services Department digital copies of the final draft plan of subdivision along with the applicable Land Registry Office review (PX Number) for sign-off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign-off.	RMH (LPS) OAK (PS)
51.	That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes as required by Canada Post Corporation, prior to registration of the plan.	CP
52.	That the Owner shall provide Union Gas/Enbridge Gas the necessary easements and/or agreements required by Union Gas/Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Union Gas Limited.	UG/Enbridge
53.	The Owner shall confirm that sufficient wire-line communication / telecommunication infrastructure is currently available within the proposed development to provide communication / telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the developer may be required to pay for the connection to and/or extension of the existing communication / telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the communication / telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).	BC Cogeco Rogers

CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/ REGISTRATION NEIGHBOURHOOD INFORMATION MAPPING		
54.	<p>The developer shall prepare a final neighbourhood information map, based on the final M-plan, and approved by the Town’s Director of Planning Services, to replace the preliminary neighbourhood information map in all affected sales offices. This map shall contain the following information:</p> <ul style="list-style-type: none"> a) all of the information required on the preliminary map, b) the locations of all sidewalks and walkways, c) the locations of all rear yard catch basins and utilities easements on private property where applicable, d) the proposed locations of all above ground utilities, where known, e) the proposed locations of all bus stops, f) The proposed locations of all temporary mailboxes. <p>The developer shall ensure that each builder selling homes within the subdivision:</p> <ul style="list-style-type: none"> a) provides prospective purchasers with a “Notice to New Home Purchasers” from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement. 	OAK(PS)
CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENTS (Town and/or Regional Municipality of Halton)		
55.	<p>The Owner acknowledges that the Town may require redline revisions to the draft plan to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this draft plan.</p>	OAK (PS)
56.	<p>That the Owner agrees to submit a revised Planning Statistics Spreadsheet to the satisfaction of Planning Services based upon the registration of M-Plans.</p>	OAK (PS)
57.	<p>That the Owner acknowledges that any eligible Development Charge reimbursements will be in accordance with the Town’s Development Charge By-law. The Owner agrees to submit progress reports for any Development Charge reimbursable items identified to be reimbursed through Development Charge credits, whether repaid through Development Charge credits or other means, in a form satisfactory to the Town’s Finance Department. The Owner further agrees to abide by the Town’s requirements for matters dealing with Development Charge credits.</p>	OAK (F)
58.	<p>The Owner acknowledges that work completed on behalf of the Town shall not exceed the estimated values contained within the subdivision agreement and that the Town will not accept any further progress certificates relating to the Schedule ‘K’ works and will not consider the payment of said progress certificates received after the assumption of the subdivision by the Town. The Owner further acknowledges that work done on behalf of the Town may not be reimbursed until funded in the Town’s approved capital budget.</p>	OAK (TE, F)
59.	<p>The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.</p>	OAK (TE)
60.	<p>That the Owner’s engineer provide certification that all Erosion and Sediment Controls are in a state of good repair and Stormwater outfalls are operational to</p>	OAK (TE)

	the satisfaction of the Transportation and Engineering Department prior to building permit issuance.	
61.	That the Owner agrees to implement their applicable Minutes of Settlement/Supplementary Minutes of Settlement/Agreements (i.e North Oakville Master Parkland Agreement) with the Town of Oakville and Conservation Halton to the satisfaction of the Town and Conservation Halton.	OAK (PS, POS, TE, F) CH
62.	That the Owner agrees to construct stormwater management facilities according to the approved plans and reports for this subdivision. Additionally, the Owner agrees to monitor and maintain the facilities until they are accepted by the town. The Owner shall provide a monitoring procedure and schedule for all stormwater management facilities / works immediately after all stormwater management facilities / works become operational. All monitoring shall be in accordance with the requirements of the approved East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study , Development Engineering Procedures and Guidelines Manual and [North Oakville Monitoring Guidelines]. Monitoring and maintenance is to be undertaken by the Owner for a minimum period of 2 years once all stormwater management works become operational and stabilized or at the Town’s discretion for a minimum period of 2 years following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.	OAK (TE)
63.	That storm sewerage, lot grading and street grading must be in conformity with the Town of Oakville's Storm Drainage Policies and Criteria Manual and to the satisfaction of the Transportation and Engineering Department, in accordance with the Development Engineering Procedures and Guidelines Manual.	OAK (TE)
64.	That the Owner acknowledges that: <ul style="list-style-type: none"> • Lots 1-4, 70 and Blocks 73, 74, 85, 86 and 87 are to be frozen until such time as the localized storm sewer system on Street A and Street E is complete and functional. Additionally, the NHS block, SWM Pond 9 outlet and associated works must be completed. • Block 84 and Lot 59 are to be frozen until the development to the east (Eno Investment Limited) is ready to proceed with development. These properties are to be coordinated with the adjacent property owners. Should Eno not proceed at the same time, a permission letter from Eno to permit grade onto their property shall be required. • Lots and Blocks adjacent to the NHS and SWM Pond 9 are to be frozen until the NHS system and SWM Pond 9 outfall have been completed and are fully functional. • Temporary turn around or an alternative solution to the satisfaction of the Town is to be provided on Street A and may require the turn around to be partially located on Lots 58 and 59 to facilitate. The temporary turn around is to meet Halton Region Temporary Turning Circle Type 2 standards. • Temporary turn around or an alternative solution to the satisfaction of the Town is to be provided on Street C and may require the turn around to be partially located on Block 84 or Block 96 to facilitate. The temporary turn around is to meet Halton Region Temporary Turning Circle Type 2 standards. • all the requisite Stormwater Management Facilities, storm sewers/services, sanitary sewer/services and water mains/services must be constructed, tested, and operational prior to the construction of dwelling units in the development. • Block 99 (part of SWM Block for Pond 9) should be developed in coordination with the adjacent developments (Eno Investments Limited) to ensure suitable access and servicing for the subject development and adjacent developments. • In the event that Sherborne Lodge develops in advanced of Eno Investments Limited, Sherborne Lodge shall acquire the required blocks from Eno Investments Limited to develop the SWM pond block and appurtenances. Sherborne Lodge will be responsible for the construction pond servicing inlets, outlets, maintenance access roads, 	OAK (TE)

	<p>storm water management pond and stabilization in the event that Sherborne Lodge proceeds before Eno Investments Limited.</p> <ul style="list-style-type: none"> • The development is to be coordinated with Eno Investment Limited and other ongoing designs on neighboring lands including Street A and Street C grading design and profile. • Reverse grade driveways are for all blocks and lots prohibited. 	
65.	That the Owner agrees to provide grading plans for all lots/blocks that directly abut the NHS, stormwater management pond, or an existing subdivision.	OAK (EP, TE)
66.	The Owner agrees to pay for electricity supplied to light the streets in the development until such time as the first homeowners take possession. This will include the supply of power to the street lights, the commodity cost, transmission and independent electricity marketing operator charges, distribution charges and administration fees, details of which will be outlined in the subdivision agreement.	OAK (TE)
67.	The Owner shall agree to deposit mylars and digital discs (.dwg file format) of the registered plan of subdivision to the satisfaction of the Town.	OAK (TE)
68.	That the Owner agrees to pay for and install all required temporary signage as per the approved Traffic and Parking Management Plan prior to the issuance of any building permits and agrees to ensure that these temporary signs are maintained throughout the construction phase or until the permanent signage is installed.	OAK (TE)
69.	That the Owner agrees to pay for and install all permanent signage within six (6) months of the first building occupancy as per the approved Traffic and Parking Management Plan. In the event that the Owner fails to install the permanent signage in the required timeframe the Town may carry out the work on behalf of the Owner, and will charge the Owner a 100% administration surcharge for all costs incurred by the Town in carrying out this work	OAK (TE)
70.	That the Owner shall place public and educational signage within the stormwater management Blocks to identify the general operation of the stormwater management facilities and list public restrictions for recreational use all to the satisfaction of the Engineering and Construction Department.	OAK (TE)
71.	<p>That the Owner agrees within the subdivision agreement to deliver to the Town the following materials to accommodate PSAB requirements (hereinafter in this section referred to as the “Materials”) within the times herein provided:</p> <ul style="list-style-type: none"> a) Prior to registration of the Plan, a table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands to be dedicated to the Town pursuant to this agreement, including rights of way (herein after referred to as the “Dedicated Lands”); b) Prior to acceptance of Maintenance, a table in form and content acceptable to the Town, and certified by the Owner’s Engineer, setting out all materials used in the Town’s Work, the dates of their respective installation, together with certification of their fair market value at installation; and c) Prior to assumption of the Plan, updated certification by the aforementioned Ontario Land Surveyor, Owner’s Engineer or Appraiser as applicable, of the Materials and their current fair market value in form and content acceptable to the Town, together with certification in the manner and by the persons set out herein of any works to be assumed by the Town and not previously certified. 	OAK (TE)
72.	That the Owner agrees that all roadways are to be designed to Town of Oakville standards and partial roads within the draft plans are not permitted, unless other suitable arrangements are made with the Director of Transportation and Engineering.	OAK (TE)
73.	In the event that required subdivision land use and notice signage becomes damaged and/or missing from their original approved locations, the Town may re-install signage on the Owner’s behalf and the Owner shall reimburse the Town for such works.	OAK (TE)

74.	That the Owner satisfies the telecommunications provider with respect to their land requirements and agrees to permit all electrical and telecommunication providers who have signed the Town’s access agreement to locate on the roads within the plan and that the Owner allow these services to connect to the buildings, all to the satisfaction of the Town.	OAK (TE)
75.	That the Owner shall provide in each of the sales offices a large coloured map , not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of Oakville Official Plan and a prominent note indicating that further information can be obtained from the Oakville Planning Services Department.	OAK (TE)
76.	<p>a) That the Owner acknowledges that during the active construction process it is anticipated that sediment accumulation in the stormwater management pond will occur at an above average rate compared to the rate for a stabilised condition. Based on this assumption the Owner agrees to monitor the sediment accumulation level and clean the pond periodically to ensure its operational efficiency is maintained. Prior to assumption a condition and monitoring report is to be prepared by the Owner’s Engineer which is to outline the monitored performance of the pond as documented over time and the current state of sediment level within the pond. The Engineers report will make recommendations with respect to any maintenance required at the time of the requested assumption and itemise such items which the Owner will be required to remediate prior to the assumption.</p> <p>b) That the Owner agrees, at the time of the requested assumption, to provide an up-to-date bathymetric survey to determine the sediment level within the storm water management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond.</p> <p>c) That the Owner agrees that the Town shall retain securities for any Stormwater Management Facility for at least a minimum two year maintenance period after the construction and stabilization of the stormwater management pond, or at the Town’s discretion, for a minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.</p>	OAK (TE)
77.	That the Owner designs, constructs and has in operation all necessary flood control structures and stormwater outfall structures prior to the issuance of any building permits to the satisfaction of the Conservation Halton and Transportation and Engineering Department and Parks and Open Space Department.	OAK (TE, POS) CH
78.	That the Owner install a 1.2 metre high black vinyl coated chain link fence , or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System / parkland / stormwater management facility (where applicable), Lots 1 - 7, 40 - 51 Block 103, and the abutting lots and/or blocks. The fence must be installed prior to Building Permit issuance on adjacent lots in order to ensure there is no encroachments by the builder or homeowner to the satisfaction of the Planning Services Department, Transportation and Engineering Department, Conservation Halton and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption.	OAK (PS, POS, TE)
79.	That the Owner retain the services of a landscape architect in good standing with the OALA from a roster of prequalified landscape architectural consultants and agrees to provide for the preparation and submission of landscape plans including	OAK (PS, POS, TE, EP)

	<p>planting, grading, sodding, fencing and the design of park facilities together with cost estimates for the open space system including parkland, walkways, valley land / natural heritage system buffer areas and stormwater management facilities; and further, that the applicant finance the provision of the park facilities and the implementation of the landscape plans to the satisfaction of the Planning Department, Parks and Open Space Department and Transportation and Engineering and in accordance with the Town's Development Charges By-law. Native non-invasive species shall be planted for lands adjacent to Natural Heritage System, including swales and stormwater management facilities, and within Conservation Halton's regulated area.</p> <p>And further, that the Owner prepare a facility fit plan for any village square park blocks confirming that the expected program elements may be incorporated. This will include any and all active sports fields, their associated buffer requirements and all supporting amenities.</p>	
80.	<p>That the Owner agrees at their cost to implement a municipal tree planting program for all public roads in accordance with the approved Composite Utility Plan and/or Tree Planting Plan. The selection of species, calliper and timing of work shall be undertaken to the satisfaction of the Transportation and Engineering Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan, where applicable.</p>	OAK (TE, POS)
81.	<p>That the Owner agrees to submit prior to Assumption an inventory of all boulevard trees planted by species, size, and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Transportation and Engineering.</p>	OAK (POS, TE)
82.	<p>That the Owner warranty all boulevard street trees and trees planted in open space areas for a period of 2 years from the date of planting and agrees to maintain in a healthy condition all trees until Assumption or to the end of the warranty period, where the warranty extends beyond assumption.</p>	OAK (TE, POS)
83.	<p>That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards.</p>	OAK (POS, TE)
84.	<p>That the Owner agrees to implement a monitoring program to the satisfaction of the Town and Conservation Halton (regarding natural hazards and regulated areas) for erosion and sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services and trails with the Natural Heritage System, in accordance with the Water Resources Final Mediation Reports (Ontario Municipal Board) dated 30 August, 2007.</p> <p>The Owner shall submit monthly sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.</p>	OAK (TE, EP) CH
85.	<p>That the Owner agrees to submit monthly (or after significant rainfall equal or greater than 10mm or snowmelt events) sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.</p>	CH
86.	<p>That the Owner agrees to post acceptable securities with the Town of Oakville as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including the rehabilitation of any natural heritage system block (including CH regulated areas) or open space areas to the satisfaction of Conservation Halton and the Town of Oakville which may be disturbed during the development of the subdivision.</p>	OAK (TE) CH
87.	<p>That the Owner shall prepare and implement at no cost to the Town, a landscape, restoration and enhancement plan for the stormwater management facility to the satisfaction of the Transportation and Engineering Department, Parks and Open Space and Conservation Halton in accordance with the Town's stormwater management Landscaping Standards. The Owner shall be entirely responsible for the implementation of these features including all financial costs.</p>	OAK (TE, EP, POS) CH
88.	<p>The Owner agrees to use native, non-invasive species to the satisfaction of the Town of Oakville and in accordance with Conservation Halton's current Landscaping Guidelines for all landscaping adjacent to all watercourse block(s),</p>	OAK (EP)

	natural heritage system block(s) (including CH regulated area), and any associated buffer block(s).	
89.	That the Owner agrees to not store construction materials on vacant lots and/or open space blocks that abut lots which are occupied by homeowners.	OAK (TE, POS)
90.	That the Owner agrees to implement cycling and trails plans in accordance with the North Oakville Trails Plan, when finalized, and the enacted Development Charges By-law to the satisfaction of the Town.	OAK (POS)
91.	That the Owner provides a fire break plan and other fire prevention measures to the satisfaction of the Town of Oakville, where necessary.	OAK (FD)
92.	That the Owner agrees that any exposed soil within a watercourse block, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized within 24 hours of exposure to minimize the transport of sediment downstream.	CH
93.	That the owner agree that no fill from the site may be dumped on or off-site in an area regulated by Conservation Halton without the prior written permission of Conservation Halton.	CH
94.	That the Owner agrees to not stockpile fill within Conservation Halton’s regulated area without prior written approval on Conservation Halton.	CH
95.	That the Owner agrees, that should it be determined through detailed design that grade changes are required that deviate from what was proposed in the EIR/FSS in order to accommodate development of lots/blocks adjacent to the NHS blocks (including CH regulated area) any grade changes must be accommodated outside of the buffer block and the lot lines must be adjusted accordingly to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP, TE) CH
96.	That the Owner acknowledges that all works which are the responsibility of the Owner to complete, shall be subject to general construction observation by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner’s engineer must provide competent full time staff on site during construction activities to obtain the required “as constructed” field information, and to ensure general compliance to the best of his/her professional knowledge with the approved drawings and the Town and Region’s Current Construction and Design Standards.	RMH (LPS) OAK (TE)
97.	That the Owner agrees that pre and post development storm water flows from the site to the existing drainage system are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system to the satisfaction of Halton Region’s Development Project Manager.	OAK(TE)
98.	That the Owner agrees to conduct a survey of the static water level and quality of all wells within 500 metres of the plan. The Owner further agrees to resolve any claims of well interruption due to the construction of municipal services to the satisfaction of the Region’s Development Project Manager.	RMH (LPS)
99.	The Owner agrees to conduct a survey of the property to identify all existing private septic systems related to the former use of the lands. The owner further agrees to decommission any existing private septic systems in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region’s Development Project Manager.	RMH (LPS)
100.	That the Owner acknowledges that development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Regional Municipality of Halton.	RMH (LPS)
101.	That the Owner has addressed all the requirements of the Allocation Program including, but not limited to, the signing of any additional agreements, provision of any required payments and the issuance of a Public Works Commissioner’s Notice (PWCN), to the satisfaction of the Region.	RMH (LPS)

102.	<p>The Owner agrees that until a PWCN from Halton Region’s Commissioner of Public Works is issued to the Owner that confirms sufficient unallocated servicing capacity will be available for the lands within twelve (12) months of giving the Notice, the Owner shall not seek the issuance of building permits for any development in this phase and:</p> <ul style="list-style-type: none"> • shall not sell or offer for sale any lot or block or any part thereof within this phase if such sale obligates the Owner or permits the purchaser to construct a residential building on such lot or block; and, • shall not seek final approval for registration of such lots or blocks or any part thereof. 	RMH (LPS)
103.	<p>The Owner will provide final documents in relation to allocation, including, the Concept Plan for Block 96, revised allocation calculations, total unit counts in addition to which allocation program is being adopted, a revised Draft Plan, and a revised cover letter, to the satisfaction of the Region</p>	RMH (LPS)
104.	<p>The Owner will provide a breakdown of the bedroom count for the high-density apartment units in Block 96 and any units that will apply 2023 Allocation, to the satisfaction of Halton Region.</p>	RMH (LPS)
105.	<p>That the owner acknowledges, in writing, that the developer will be fully responsible for collection and disposal of all waste until the developer is able to confirm that the development has reached 90% occupancy and demonstrate that a waste collection truck is able to safely and consistently perform collection services without obstruction or delay, to the satisfaction of the Region.</p>	RMH (LPS)
106.	<p>The owner acknowledges, in writing, they will provide a letter to all tenants/owners within the development which clearly communicates the details of the Waste management system that will be provided by the Developer and when Region collection will begin, to the satisfaction of Halton Region. This includes that waste collection for the proposed development will not commence until the proposed development is 90% occupied and that a Waste collection truck is able to safely and consistently perform collection services without obstruction or delay. The owner shall provide a copy of the letter, which clearly communicates the details of the Waste management system, addressed to all tenant/owners within the development, to the satisfaction of Halton Region.</p>	RMH (LPS)
107.	<p>Any lands within 21m of the centre line of the original 66ft right-of-way of Neyagawa Boulevard (Regional Road 4) measured westerly, that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</p> <p>In this regard, the Owner shall submit a draft R-Plan and revised site plan drawing, to the satisfaction of Halton Region.</p>	RMH (LPS)
108.	<p>Any lands within 17.5m of the centre line of the original 66ft right-of-way of William Halton Parkway (Regional Road 40) that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements, to the satisfaction of Halton Region.</p> <p>In this regard, the Owner shall submit a draft R-Plan and revised site plan drawing, to the satisfaction of Halton Region.</p>	RMH (LPS)
109.	<p>A daylight triangle measuring 15m along Neyagawa Boulevard (Regional Road 4) and 15m at William Halton Parkway (Regional Road 40) shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</p> <p>In this regard, the Owner shall submit a draft R-Plan and revised site plan drawing, to the satisfaction of Halton Region.</p>	RMH (LPS)
110.	<p>A daylight triangle measuring 15m along Neyagawa Boulevard (Regional Road 4) and 15m at Settlers Road West shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</p>	RMH (LPS)

	In this regard, the Owner shall submit a draft R-Plan and revised site plan drawing, to the satisfaction of Halton Region.	
111.	<p>A daylight triangle measuring 15m along William Halton Parkway (Regional Road 40) and 15m at Street B shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</p> <p>In this regard, the Owner shall submit a draft R-Plan and revised site plan drawing, to the satisfaction of Halton Region.</p>	RMH (LPS)
112.	The owner will be required to enter into a Servicing Agreement (through the Development Project Manager) for the completion of required Works for all development associated road improvements (such as access construction, turning lanes, noise barrier construction, pavement markings, signage, etc.), if warranted. The owner is responsible for all costs associated with the improvements detailed as part of the works and must submit for approval detail design drawings and cost estimates. Detailed design drawings are required for review and approval, by Halton Region for all proposed/approved intersection/access road improvements, based on the approved Transportation Impact Study.	RMH (LPS)
113.	<p>The owner will be required to demonstrate that construction of any underground/above ground development infrastructure (underground parking, SWM tanks, buildings, etc.) will not impact or encroach upon the Regional right of way (i.e.: temporary or permanent infrastructure including structural tiebacks will not be permitted within the Regional Right of Way).</p> <p>In this regard, the owner shall submit shoring and other plans demonstrating that the above-noted requirement has been satisfied, to the satisfaction of Halton Region.</p>	RMH (LPS)
114.	If it is determined that the construction crane swing will impact the Region’s right-of-way, the applicant must enter into the Encroachment Agreement and/or submit a Municipal Consent application, with Engineering Drawings, for review and approval, which would go through Halton’s internal review process to various staff & departments. There will be specific requirements for the Agreement/Municipal Consent, including fees, security deposit, etc., (to be determined by staff as part of the review process), and a due date for final completion.	RMH (LPS)
115.	The Owner will be required to apply for and be issued Municipal Consent Permit(s) for all proposed regrading remedial work on Regional Roads. As part of those Municipal Consent Permit(s), the Owner will be subject to fulfilling any comments or conditions noted in the applicable permits.	RMH (LPS)
116.	A noise barrier will be required to mitigate noise generated from adjacent roadways (Neyagawa Boulevard). The required noise barrier shall be constructed by the owner at their cost and maintenance of the noise barrier will be the responsibility of the owner until such time as the subdivision has been assumed by the local municipality. Once assumed, the ownership and future maintenance will become the responsibility of The Regional Municipality of Halton, as the noise barrier is located directly adjacent to the Regional right-of-way.	RMH (LPS)
117.	Noise Easement: With the approach that proposes a noise barrier(s) on private lots/ blocks and where the Region will maintain this wall in perpetuity, a maintenance easement will be required on all the lots and blocks impacted by the location of the noise barrier. Also, an access easement to gain access to the noise barrier will be required and this block and/ or easement will need to be clearly identified on the draft plan of subdivision. Halton Region may also need a Block to be created to gain access to the area where the noise barrier(s) is located in order to maintain it.	RMH (LPS)
118.	The Owner shall provide a signed/stamped letter from the development Architect, in conjunction with the Building Permit Application, stating that the recommendations from the final noise study will be implemented and have been reflected in the submitted drawings. Halton Region shall receive confirmation of such correspondence.	RMH (LPS)

119.	The Owner shall provide a signed/stamped letter from the development Architect after final occupancy, stating that the recommendations from the final noise study have been implemented. Halton Region shall receive confirmation of such correspondence.	RMH (LPS)
120.	That prior to registration the Owner is required to provide digital copies of the registered plan of subdivision in AutoCAD 2012 or later version with the following coordinate system NAD 83 / UTM Zone 17 to the Regional Municipality of Halton and the Town of Oakville.	RMH (LPS)
121.	All lands to be dedicated to Halton Region shall be dedicated with clear title (free and clear of encumbrances) and a Certificate of title shall be provided, in a form satisfactory to the Director of Legal Services or designate.	RMH (LPS)
122.	The Owner agrees that should the development be phased, the Owner shall submit a phasing plan prior to final approval of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including, the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports. The phasing shall be to the satisfaction of the Regional Municipality of Halton, Conservation Halton and the Town of Oakville.	RMH (LPS) OAK (TE) CH
123.	That in accordance with Plan of Subdivision 24T-21008/1319, the Halton Catholic District School Board requires a Catholic Elementary School site identified as Block 98 in the respective plan of subdivision, and that prior to final approval, satisfactory arrangements have been made with the Halton Catholic District School Board to transfer title of the subject lands, identified as Block 98, to the Halton Catholic District School Board for the purpose of an elementary school. In addition to this: <ul style="list-style-type: none"> a. The owner shall undertake and submit to the satisfaction of the HCDSB appropriate soil and environmental investigations, site grading plans, storm water management plans, and archaeological assessment for Block 98. In the event of an identified concern, the HCDSB may commission its own studies at the cost of the landowner. b. If there are any concerns from the investigations, all necessary measures, to the Board's satisfaction, must be addressed. c. No fill shall be placed on Block 98. d. All site work respecting Block 98 must be completed in accordance to the site grading plans, storm water management plans and any other relevant plans/reports relating to these lands. 	HCDSB
124.	That the Owner agrees that should the development be phased , a copy of the phasing plan shall be submitted prior to final approval to the Halton District School Board and the Halton Catholic District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.	HDSB HCDSB
125.	That the Owner shall submit a copy of the approved sidewalk plan , prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board.	OAK (TE) HDSB HCDSB
126.	That the owner agrees in the Subdivision Agreement to the satisfaction of the HCDSB to erect a chain link fence, in accordance with Board standards. The fence shall be located along the school block boundaries as determined by the Board and shall be erected at such time as the adjacent development proceeds. Privacy fencing may be required where adjacent to residential units and parking areas.	HCDSB
127.	That the Owner provides the Halton District School Board and Halton Catholic District School Board a geo-referenced AutoCAD file of the draft M-plan once all Lot and Block numbering configuration has been finalised. Should any changes occur after the initial submission to Lot and Block configuration or	HDSB HCDSB

	numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.	
128.	That the Owner agrees to rough grade the school block or part of the school block to the satisfaction of the Town of Oakville and the Halton Catholic District School Board.	HCDSB
129.	That the Owner agrees to erect and maintain signs at all major entrances into the new development advising prospective purchasers that a permanent school is not available and that alternate accommodation and/or bussing will be provided. The Owner will make these signs to the specifications of the respective School Board and erect them prior to the issuance of building permits.	HDSB HCDSB
130.	That the Owner agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any house sales. Also that the owner shall post in a clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the House sales for the subdivision. Once the homeowner has closed their home sale, the developer shall notify all new homebuyers of the process to initiate Mail Delivery as well as the address of the local Post office where new homeowners can go and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery.	CP
131.	The Owner agrees to provide the location of all Community Mail Boxes on the approved Composite Utility Plan to the satisfaction of the Town and Canada Post.	CP
132.	The Owner agrees, prior to offering any units for sale, to display and maintain a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post. Further, the Owner agrees to inform all homebuyers of the process to initiate mail delivery for their new home address.	CP
133.	The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CP
134.	The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CP
135.	The Owner agrees to provide a suitable and safe temporary site for Community Mail Box locations. This temporary mail box pad will be a compacted gravel area with a minimum of a single row of patio stones for mail box placement. Temporary pad specifications will be provided to the Owner during the siting process. This location must be set up a minimum of 30 days prior to first occupancies.	CP
136.	The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy	CP
137.	That the Owner acknowledges that where multi-unit or commercial, office or similar buildings are located, one or more conduit or conduits of sufficient size will be provided from each unit to the room(s) in which the telecommunication facilities are situated and three conduits from the room(s) in which the telecommunication facilities are located to the street line.	BC Cogeco Rogers
138.	That the Owner acknowledge its responsibility to up-front the cost of any extension to the electrical distribution system .	OH
139.	That the Owner agrees to place the following notification in all offers of purchase and sale for all lots and/or units and in the Town's subdivision agreement to be registered on title: a) "Purchasers of Blocks 91, 92, 93 are advised that their properties abut or are adjacent to lands which may be developed for commercial or mixed commercial / residential uses ."	OAK (PS, TE, POS) CH HDSB HCDSB CP

	<ul style="list-style-type: none"> b) “Purchasers and/or tenants of lots or units in Blocks 88 and 89 are advised that they abut a Walkway Block which will allow for public access.” c) “Purchasers and/or tenants of lots or units adjacent to or near the Village Square, Neighbourhood Park or any other parkland and open space are advised that these parks, in whole or in part, may be vegetated to create a natural setting. Be advised that, in these areas, the Town may not carry out routine maintenance such as grass and weed cutting.” d) “Purchasers and/or tenants of lots or units adjacent to or near the Village Square (Block 102) and servicing / walkway block (Blocks 101 and 103) are advised that these open space areas will be used for general active and passive public recreation and leisure uses, including but not limited to walkways (lit and unlit), bikeways, playgrounds, trails, sports field (lit or unlit), splash pad, visitor parking, and/or multi-use courts. In addition to daytime use, park facilities may be used in the evenings and on weekends.” e) “Purchasers and/or tenants of Lots 1-7, 39 - 51 are advised that a walkway may abut the subject property consistent with the North Oakville Trails Plan. During normal use of, and activity on, the walkway, some noise could occasionally be generated that may potentially interfere with outdoor activities on the subject property.” f) “Purchasers and/or tenants of Lots 1-7, 39-41 are advised that the property is regulated by Conservation Halton. Conservation Halton must be contacted prior to any development occurring on the property.” g) “Purchasers and/or tenants of Lots 1-7, 39-51 are advised that no encroachment is permitted into the natural heritage system and areas regulated by Conservation Halton without approval from the Town of Oakville and Conservation Halton.” h) “Purchasers and/or tenants of Lot 1 is advised that a noise wall is required and located on private property and that no modifications or alterations are permitted to the noise wall structure.” i) “Purchasers and/or tenants for all lots adjacent to the Natural Heritage System, a statement which advises that the Town reserves the right to install a public trail connection within these blocks. Further purchasers are advised that individual gate access to these blocks from their property is prohibited. In addition, dumping of yard waste or other household materials is also prohibited.” j) “Purchasers and /or tenants are advised that gates are not permitted to be installed along any boundary fence adjacent to any lands intended for a school. In the event a gate is installed, the Board will remove it at the owner’s expense.” k) “Purchasers are advised that the Town of Oakville’s current street tree planting standards, which are subject to change, are intended to have an average of one tree for every 12 metres of frontage to be considered for planting in order to accommodate future tree growth. This means that not every house is intended to receive a tree. Purchasers are also advised that the ability to accommodate the planting of a street tree within the public road allowance will be influenced by housing form, development setbacks, utilities, driveway width and location. The Town reserves the right, in its sole discretion, to determine whether a street tree will be planted at any particular location within the subdivision particularly on narrow building lots.” l) “Purchasers are advised that winter maintenance and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal.” m) “Purchasers and/or tenants are advised that the homeowner’s builder is responsible for the timing and coordination of rectifying lot grading matters which occur prior to assumption.” 	
--	---	--

<ul style="list-style-type: none"> n) “Purchasers and/or tenants are advised that prior to the placement of any structures in side and rear yards, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work.” o) “Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town’s road allowance, public open space or Natural Heritage System area. Any unauthorised encroachments are to be removed by the homeowner prior to Assumption.” p) “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some lots will incorporate the drainage of adjoining lots through the design of swales and rear lot catch basins.” q) “Purchasers are advised that any unauthorized alteration of the established lot grading and drainage patterns by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots.” r) “Purchasers are advised that the following street(s) in the area may be designated as interim or permanent bus routes, and that bus stops and shelters may be installed along the street(s): Streets xx” s) “Purchasers and/or tenants are advised that home/business mail delivery will be from designated Community Mail Boxes and that purchasers are to be notified by the developer/owner regarding the exact centralized mail box locations prior to the closing of any home sales. “ t) “Purchasers are advised that the schools on sites designated for the Halton District School Board or Halton Catholic District School Board in the community are not guaranteed. Attendance in the area is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or redirections can be put in place to address school accommodation pressures” u) “Purchasers are advised that school buses will not enter a cul-de-sac and pick-up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick-up points will not be located within the subdivision until major construction activity has been completed.” v) “Purchasers are advised that Village Squares will contain children’s play equipment that may generate noise or nuisance to those homebuyers who purchase adjacent to parks and open space. Village Squares may also contain community mail boxes. Community Parks may also include the provisions for sports field lighting that may generate noise or nuisance to homebuyers who purchase adjacent to community parks.” w) “Purchasers are advised that Town Stormwater Management Ponds will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.” x) “Purchasers are advised that driveway entrance widenings or modifications on private or public lands beyond what was approved as part of the subdivision design will not be permitted. Property Owners must take note of the available parking space on their approved driveway and within the garage and purchase homes with the knowledge that additional space for more personal / family vehicles may be limited or unavailable.” y) “Purchasers of lots/units abutting, fronting and adjacent to the school site designated for the Halton Catholic District School Board are advised that temporary facilities/portables may be sited on the school site in order to accommodate pupils in excess of the school building capacity.” z) “Purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area.” 	
--	--

	<p>Halton Catholic District School Board will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.”</p> <p>aa) “Purchasers are advised that North Oakville is founded on the principle of public transit as a priority and as such buses with varying frequencies of services are expected to operate throughout the neighbourhoods. Residents are expected to accept bus operations, with their associated impacts as a reality along roadways of this community. Transit infrastructure including bus stops and bus shelters may be located on municipal streets within subdivisions either as temporary and/or permanent features.”</p> <p>bb) “Purchasers are advised that Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent public parking along municipal roads except laneways adjacent to any property can be made available for on-street parking by the public and is not reserved for use by the property Owner. This will be most evident in close proximity to parks, schools, laneways and commercial or mixed use districts where visitors to these locations will be encouraged to park on-street in accordance with municipal requirements as on-site parking space will be minimal or non-existent.</p> <p>cc) “Purchasers are advised that there is the potential for high water pressures within the subdivision”</p> <p>In cases where offers of purchase and sale have already been executed, the Owner shall send a letter to all purchasers which includes the above statements.</p>	
	CLOSING CONDITIONS	
1	Prior to signing the final plan, the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.	OAK (PS)
2	Prior to signing the final plan, the Director of Planning Services shall be advised by the Regional Municipality of Halton that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) RMH (LPS)
3	Prior to the signing of the final plan the Director of Planning Services shall be advised by Conservation Halton that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CH
4.	Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton District School Board that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) HDSB
5.	Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton Catholic District School Board that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) HCDSB
6.	Prior to signing the final plan, the Director of Planning Services shall be advised by the telecommunications provider that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) BC, Cogeco, Rogers
7.	Prior to signing the final plan the Director of Planning Services shall be advised by Canada Post that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CP
8.	Prior to signing the final plan, the Director of Planning Services shall be advised by Oakville Hydro that all applicable conditions have been carried out to their	OH

	satisfaction with a brief but complete statement detailing how the condition has been satisfied.	
9.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas/Enbridge Gas that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG/Enbridge
	All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being Day __, Month __, 20xx.	OAK (PS)

LEGEND – CLEARANCE AGENCIES

- BC Bell Canada
- Cogeco Cogeco Cable
- CP Canada Post
- HCDSB Halton Catholic District School Board
- HDSB Halton District School Board
- CH Conservation Halton
- MECP Ministry of Environment, Conservation and Parks
- MNRF Ministry of Natural Resources, Forestry and Parks
- MTCS Ministry of Tourism, Culture and Sport
- OAK (A) Town of Oakville – Planning Administration
- OAK (EP) Town of Oakville – Environmental Planning
- OAK (F) Town of Oakville – Finance
- OAK (FD) Town of Oakville – Fire Department
- OAK (L) Town of Oakville – Legal
- OAK (POS) Town of Oakville – Parks and Open Space Department
- OAK (PS) Town of Oakville – Current Planning Services
- OAK (T) Town of Oakville – Transit
- OAK (TE) Town of Oakville – Transportation and Engineering Department (formerly DE)
- OAK (Z) Town of Oakville – Building Services Department, Zoning Section
- OH Oakville Hydro
- RMH (LPS) Regional Municipality of Halton – Legislative and Planning Services
- Rogers Rogers
- UG/Enbridge Union Gas/Enbridge Gas

NOTES:

1. That the Owner shall obtain a Permit from Conservation Halton, pursuant to Ontario Regulation 162/06, for any development or site alteration within the regulated area including, but not necessarily limited to, dumping of fill, grading, stormwater outfalls, and watercourse crossings.
2. The Owner should obtain authorization from Fisheries and Oceans Canada(DFO) for the Harmful Alteration, Disruption or Destruction of Fish Habitat, pursuant to the **Fisheries Act**, where necessary.
3. The Owner should obtain the written approval of the Ministry of Environment, Conservation and Parks(MECP) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
4. The Owner should obtain the written approval of the Environment and Climate Change Canada or Fisheries and Oceans Canada for any work within significant habitat of endangered and threatened species, as per the **Species at Risk Act**, where necessary.

5. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary.
6. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work pursuant to **the Lakes and Rivers Improvement Act**, where a dam or blockage of the watercourse is proposed, where necessary
7. That the Owner shall obtain a site alteration permit under By-law 2008-124, as it may be amended from time to time or any successor thereto, prior to any earth moving activities. Matters to be addressed as part of the site alteration permit shall include but not be limited to confirmation of construction access, installation and maintenance of erosion and sediment controls, mud tracking, stabilisation, grading and seeding of non-development blocks.
8. The owner is to enter into satisfactory arrangements with the Town related to the payment of Parkland / Cash in Lieu in accordance Section 42 of the Planning Act and the Town's By-law 2022-108 and the payment of a Community Benefit Charge (if applicable) in accordance with By-law 2022-069 The owner is to contact the Towns Manager of Realty Services no later than 90 days prior to their intended date to draw the first building permit for the proposed development or redevelopment, to arrange coordination of the necessary appraisal.
9. The required payments and contributions for water, wastewater and roads are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the Single-Detached Equivalent are being reserved for the Owner.
10. The Owner will be required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017 every owner of land located in Halton Region intended for residential development will be subject to the Front-ending Recovery payment. Residential developments on lands located in Halton Region that prior to January 1, 2017 are part of a Regional allocation program, or have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the Planning Act have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein.

Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge and Front-ending Recovery Payment information, which is subject to change.

11. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
12. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the subdivision:
 - Final draft M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
 - Regional Registration fee
 - Registry Office review form
13. Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

APPENDIX D to Staff Report Urban Design Requirements (Blocks 96 and 97)

In addition to the implementation of the Livable by Design Manual design direction and the approved Urban Design Brief, the following Urban Design Requirements for the subject application shall be addressed in the architectural design and site plan details through the Site Plan process:

- Provide creative and innovative building design with varied architectural elements in a cohesive and coherent composition. Incorporate variation in the building mass, façade treatment and articulation to avoid sameness. Avoid repetitive and monotonous design.
- Articulate the massing of the façade to divide the architectural detailing into smaller elements, incorporating layered elements, modulations, projections and recesses, pronounced vertical elements where appropriate, corner and parapet features, and distinct rooflines to minimize impacts on the lower density surroundings and to achieve human-scaled built form.
- Incorporate significant vertical breaks and modulations in the building massing to divide the horizontal dimension of the building and to create a more human-scaled environment. Incorporate significant vertical breaks along the façade zone, extending from ground to roofline, based on the following building typologies:
 - low-rise residential, non-residential and mixed-use buildings (1 to 4 storeys) that exceed a length of 30.0m
 - mid-rise residential, non-residential and mixed buildings (5 to 12 storeys), which includes podiums for tall buildings, that exceed a length of 55.0m
- Incorporate the following separation distances between abutting residential units for both low-rise and mid-rise buildings (which includes podiums for tall buildings):
 - where primary windows face each other:
 - a minimum 20.0m separation between buildings located on the same block
 - a minimum 10.0m setback from a shared property line to create an overall minimum building separation of 20.0m
 - where primary and secondary windows face each other and where secondary windows face each other:
 - a minimum 15.0m separation between buildings located on the same block
 - a minimum 7.5m setback from a shared property line to create an overall minimum building separation of 15.0m
- Incorporate a rhythm of transparent glass and solid materials. Avoid repetitive and monotonous patterns of façade elements and openings. Avoid large areas of blank or poorly articulated walls.

- Maximize the amount of glazing along the first storey building wall for non-residential uses oriented toward any lot line to achieve animation, human-scale, and permeability at-grade.
- Ground floor commercial uses shall incorporate a minimum first-storey floor to ceiling height of 4.5m.
- Integrate the vehicular access to the underground parking directly into the building and not as a free-standing element on the site.
- Design and orient principal entrances to commercial units and non-residential areas (such as lobbies and internal amenity spaces) to streets, outdoor amenity spaces and the public realm. Principal entrances must be located on a barrier-free route and at the same level of the sidewalk.
- For any ground level residential units fronting on the public realm:
 - Provide direct connections from the dwelling entrance to the sidewalks and/or abutting amenity space.
 - Position the dwelling entrance to a maximum of 0.6m higher than the sidewalks to achieve an appropriate transition from public to private realms.
 - Provide a minimum depth of 1.0m of landscape treatment between the property line and the patio/porch associated with the dwelling entrance.
 - Where a patio or terrace is associated with the dwelling entrance, any railing or enclosure shall be a maximum height of 1.2m.
- Design and consolidate utility, service, and loading areas to minimize the visual impact on the public realm, on built form and amenity areas, and on surrounding sensitive uses.
- Locate utility, service and loading areas within the main building(s) to ensure these facilities are not visible from the public realm or within view of main building entrance(s).
- For facilities and utility areas that cannot be located within the main building(s), locate in a separate building(s) or at the rear or interior side yards of the site and not visible from the public realm



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Recommendation Report, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Eno Investments Limited/Ankara Realty Limited, 210 and 374 Burnhamthorpe Road West, File No. Z.1317.07, 24T-21007/1317, By-laws 2024-170 and 2024-172

LOCATION: 210 and 374 Burnhamthorpe Road West

WARD: Ward 7

Page 1

RECOMMENDATION:

1. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Eno Investments Limited/Ankara Realty Limited., (File No.: Z.1317.07, 24T-21007/1317), as revised, be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated November 26, 2024;
2. That By-law 2024-170, a by-law to adopt and Official Plan Amendment to the 1984 Oakville Official Plan (North Oakville East Secondary Plan) as it applies to 210 and 374 Burnhamthorpe Road West (Eno Investments Limited and Ankara Realty Limited), be passed.
3. That By-law 2024-172, an amendment to Zoning By-law 2009-189, as amended, be passed;
4. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-21007/1317) prepared by Korsiak Urban Planning dated November 1, 2024, subject to

the conditions contained in Appendix “D” of the staff report prepared by Planning Services Department dated November 26, 2024.

5. That once 24T-21007/1317 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates.
6. That notice of Council’s decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed;
7. That the urban design requirements in Appendix “E” of the report from the Planning Services Department dated November 26, 2024, be endorsed, and that the proposed development for Blocks 346, 347 and 348 be designed in accordance with the design requirements in Appendix “E”.

KEY FACTS:

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

- This report recommends approval of an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Eno Investments Limited / Ankara Realty Limited.
- The proposal reflects the development of approximately 38.71 hectares of land for 594 dwelling units, an elementary school block, a park block, a natural heritage system block, a portion of a stormwater management pond and the public road network.
- The subject lands are presently designated *Neighbourhood Area* and *Natural Heritage System Area* with overlays for the Neighbourhood Park and Elementary School within the North Oakville East Secondary Plan (Figure NOE2) and zoned *Future Development (FD)* within Zoning By-law 2009-189.
- The lands are also subject to the Neyagawa Urban Core Area review and this report also considers the draft OPA presented to Council at the November 25, 2024 Planning and Development Council meeting.
- An applicant-initiated Public Information Meeting took place on September 8, 2021.
- The Statutory Public Meeting was held on March 7, 2022. No members of the public spoke and no written comments were received.
- The Official Plan Amendment, as revised, recommended for approval are attached as Appendix “B” along with proposed Zoning By-law Amendment, as revised, attached as Appendix “C”.

- Draft plan conditions recommended for approval based on agency comments are attached as Appendix “D” to this report.

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed Official Plan Amendment, Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision application.

The statutory public meeting was hosted by Council on March 7, 2022. No members of the public attended. No written comments were received.

The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application deemed complete on November 19, 2021.

Proposal

The application relates to the redevelopment of approximately 38.71 hectares of land as follows (see Figure 1):

- 594 units comprising of 287 detached dwellings, 307 townhouse dwellings in street and lane-based formats together with two blocks for mixed use development (Block 346/347) and one apartment block (Block 348);
- A natural heritage system block associated with the East Sixteen Mile Creek (Block 354);
- a stormwater management pond (Block 353);
- a neighbourhood park (Block 351);
- a school block (Block 352) which will be added to the proposed school block on the westerly abutting draft plan submitted by Sherborne Lodge; and
- the public road network.

Access to the site will be from William Halton Parkway, Burnhamthorpe Road West and the extensions of Carding Mill Trail (Street A) and Settlers Road West (Street B).

The applicant’s Official Plan Amendment proposes the redesignation of a portion of the site (Blocks 346, 347 and 348) from *Neighbourhood Area* to *Neyagawa Urban Core Area* with site specific policy amendments related to an increase in maximum height (from 8 storeys to 12 storeys), increase the floor space index from 2.5 to 4.6 and removal of the units per hectare density requirement.

The Zoning By-law Amendment requests to rezone the lands from *Future Development (FD)* to *Neyagawa Urban Core (NUC)*, *General Urban (GU)*, *Suburban*

(S), Park (P), Institutional (I), Natural Heritage System (NHS) and Stormwater Management Facility (SMF) zones with site specific regulations.

An excerpt of the revised draft plan is provided in Figure 1 below and contained within Appendix “A”, which illustrates the proposed development of the subject land.

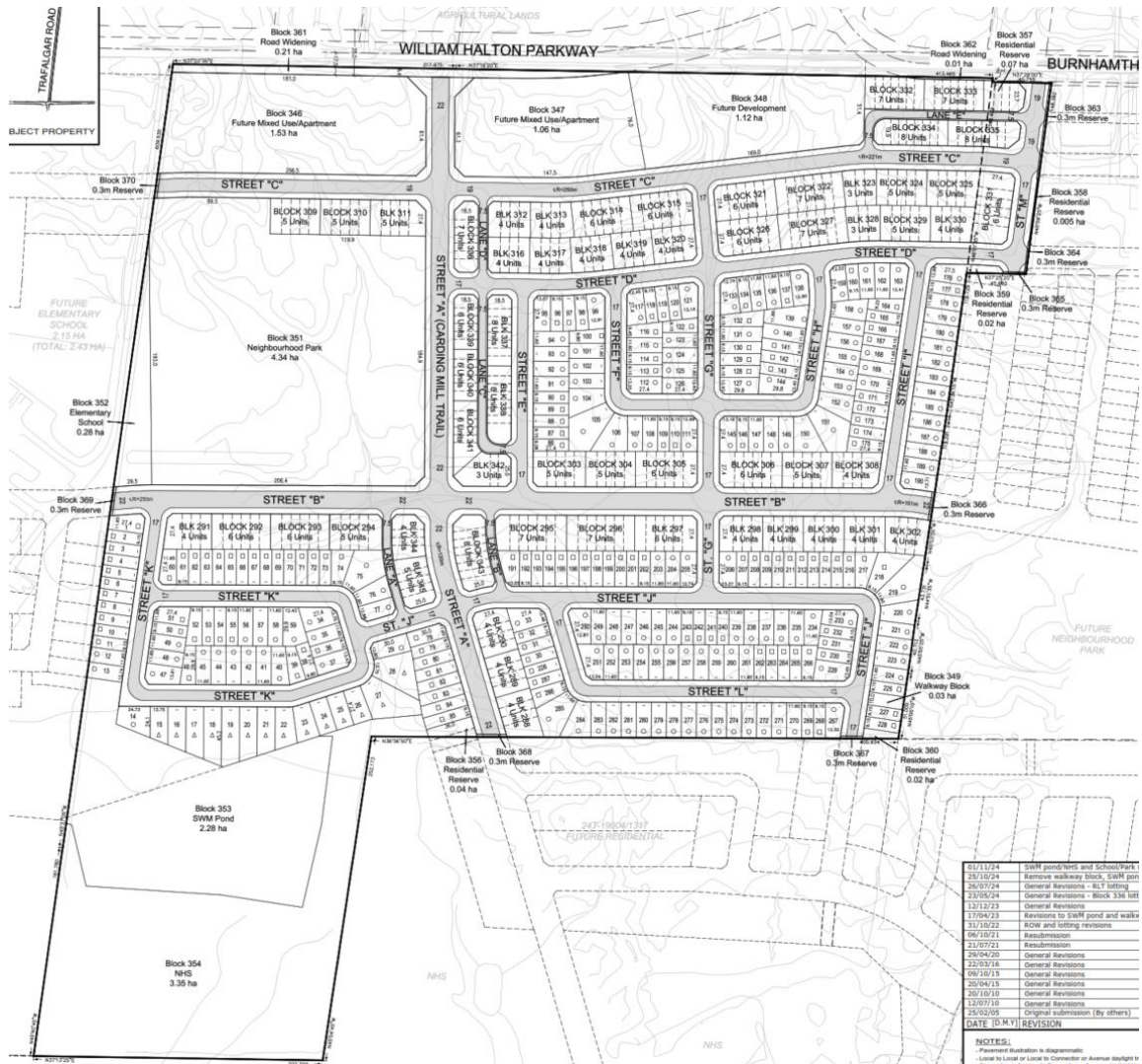


Figure 1 – Proposed Draft Plan Excerpt

More specifically, the revised draft plan of subdivision (November 1, 2024) proposes the following:

Draft Plan Feature	Number of Units	Area (ha)
Detached Dwellings	287	9.39
Multiple-attached Dwellings	307	6.12
Future Mixed-Use Block/Apartment		2.59
Future Development		1.12
Walkway		0.03
Neighbourhood Park		4.34
Elementary School		0.28
SWM Facility		2.28
NHS		3.35
Residential Reserves		0.15
Road Widening		0.22
0.3 m reserves		-
Roads		8.84
TOTAL	594	38.71

The proposed housing types are as follows:

Proposed Unit Type	Total
Detached Dwellings (9.15 m)	130
Detached Dwellings (11.16 m)	143
Detached Dwellings (13.75 m)	14
Street based Townhouses	216
Lane based townhouses	71
Live Rent townhouses	20
3 blocks of mixed use and apartments	TBD
TOTAL	594

Location / Site Description / Surrounding Land Uses (Figure 2)

The subject land is located on the south side of Burnhamthorpe Road West and William Halton Parkway, east of Neyagawa Boulevard.

These lands are remnant agricultural lands with a portion that is wooded (Core 5 as identified by the North Oakville Creeks Subwatershed Study).

The property is contained within the East Sixteen Mile Creek subcatchment area.

Lands to the east and west are proposed for residential and mixed development. The development application for the lands to the west of the site (Sherborne Lodge) is also on the agenda for tonight's meeting.

The segment of Burnhamthorpe Road West from Sixth Line to the new William Halton Parkway is a town-owned roadway since January 1, 2024.

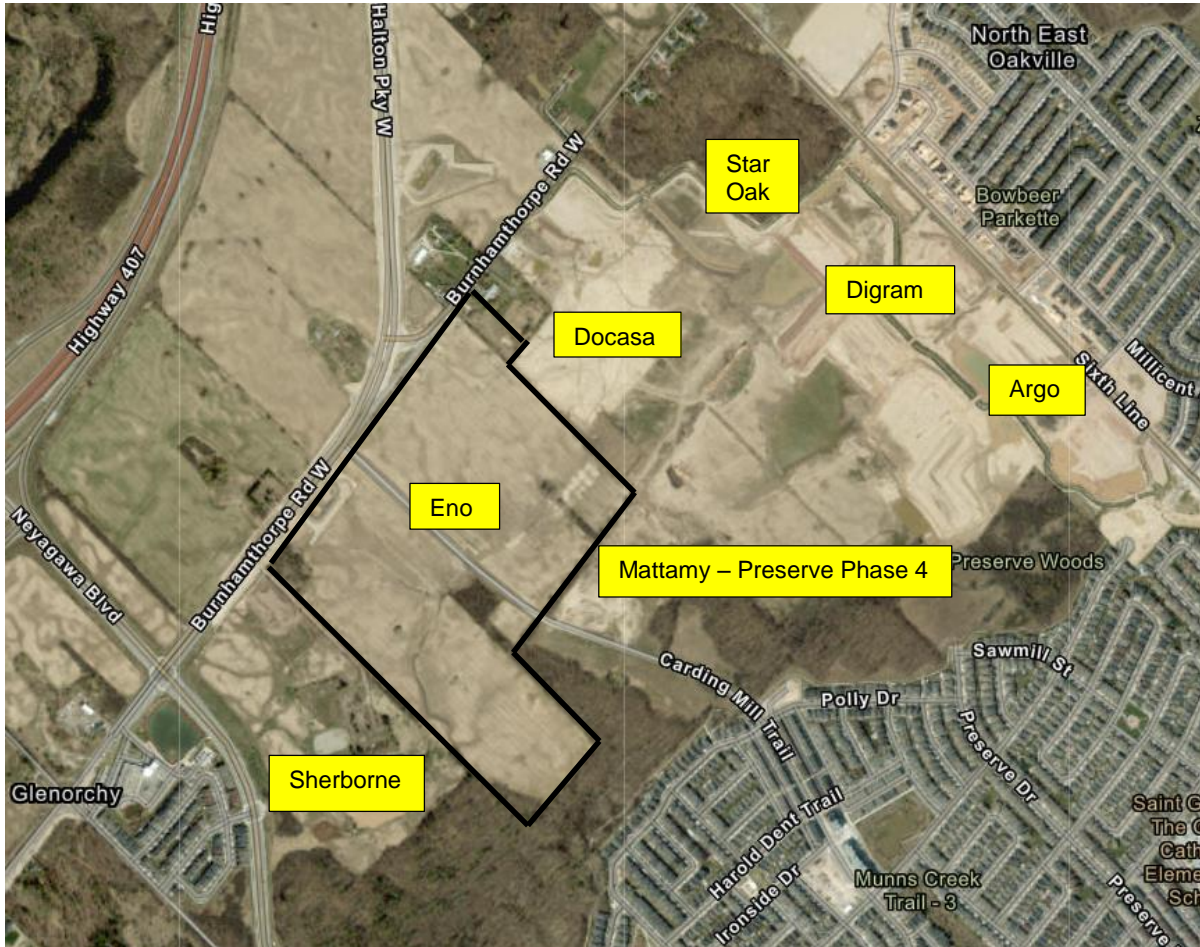


Figure 2: Air Photo NTS

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Planning Statement (2024)
- Halton Region Official Plan
- North Oakville East Secondary Plan (NOESS)
- Zoning By-law 2009-189, as amended

Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) ('PPS') which came into effect October 20, 2024 continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and use of land and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification.

The PPS (2024) promotes the integration of land use planning, growth management and transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

On this basis, the proposed development is consistent with the PPS (2024).

Halton Region Official Plan

Due to recent Provincial legislation, as of July 1, 2024, the Halton Region's role in land use planning and development matters has changed. The Regional Official Plan is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities was prepared that recognizes that identified the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

As outlined in the MOU, the Region now only provides a review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional rights-of-way;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. source water protection, public health); and
- Other Regional services that have a land component.

As it relates to the foregoing, Halton Region advised in a letter date November 14, 2024 that the region has no objection to the development and provided conditions for draft approval and request holding provisions be included in any zoning by-law amendment.

The subject lands are designated 'Urban Area' and 'Regional Natural Heritage System' in the Halton Region Plan. The lands are within the 'Designated Greenfield Area'. 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.

The ROP identifies the intersection of Neyagawa Boulevard and Burnhamthorpe Road West as a 'Primary Regional Node', which functions as a Strategic Growth Area derived from a Local Urban Structure that has a role in the accommodation of mixed-use intensification and supports the Region's transit network, meriting its identification as a component of the Regional Urban Structure hierarchy.

The Regional Natural Heritage System shall be conveyed to the Town as part of the overall North Oakville Natural Heritage System.

The proposal conforms to the Region of Halton Official Plan that is implemented by the Town of Oakville.

North Oakville Overview

The North Oakville area consists of land located between Dundas Street to the south and Highway 407 to the north, from Ninth Line in the east to Tremaine Road in the west. In 1987, these lands were set for growth through the Halton Urban Structure Plan (HUSP), which assessed growth potential and infrastructure needs across Halton's municipalities, including Oakville. HUSP identified North Oakville as an area for urban expansion, recognizing the connection between growth and infrastructure.

Following the HUSP recommended regional structure, Oakville conducted a detailed land-use planning process in the 1990s and 2000s. This involved public consultations, technical studies, and policy development, culminating in the creation of the North Oakville East Secondary Plan (NOESP) and the North Oakville West Secondary Plan (NOWSP), both approved by the Ontario Municipal Board (now the Ontario Land Tribunal) in 2008 and 2009, respectively. These plans focus on sustainability, promoting a mix of land uses, protecting the natural environment, and implementing a modified grid road system to improve transit that enhances transportation options for transit and pedestrians.

The vision for North Oakville is to create a compact, pedestrian-friendly urban community with diverse housing options, from large-lot detached homes to taller

apartment buildings aimed to originally accommodate 55,000 people and 35,000 jobs.

The North Oakville East Secondary Plan and the North Oakville West Secondary Plan outline several key components:

- A Natural Heritage System
- Urban Core Areas, the densest parts of the plan, located along Dundas Street, Trafalgar Road, the intersection of Neyagawa Boulevard and Burnhamthorpe Road West and the intersection of Dundas Street West and Bronte Road in Palermo
- Neighbourhood Areas featuring low- to medium-density housing
- Employment Districts along the south side of Highway 407
- Parks, schools, and Neighbourhood Activity Nodes
- A grid-based road system for enhanced connectivity

North Oakville East Secondary Plan – NOESP (OPA 272)

Urban Structure

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Residential Areas, Node and Corridors, and Natural Heritage System*. In addition, the intersection of Neyagawa Boulevard and Burnhamthorpe Road West is identified as a *Nodes and Corridor for Further Study*. This is also reflected in Section 3, Urban Structure, of the *Livable Oakville Plan*.

Land Uses

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board in 2008 through OPA 272 and was prepared to be consistent with the 2005 PPS and in conformity with the 2006 Growth Plan. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan.

The subject land is designated *Neighbourhood Area and Natural Heritage System Area*, on Figure NOE2 of the NOESP and as illustrated on Figure 3 below. Village square and school symbols are also shown.

The arrow, on Figure 3, identifies the location of the subject lands in relation to the entire North Oakville East Secondary Plan.

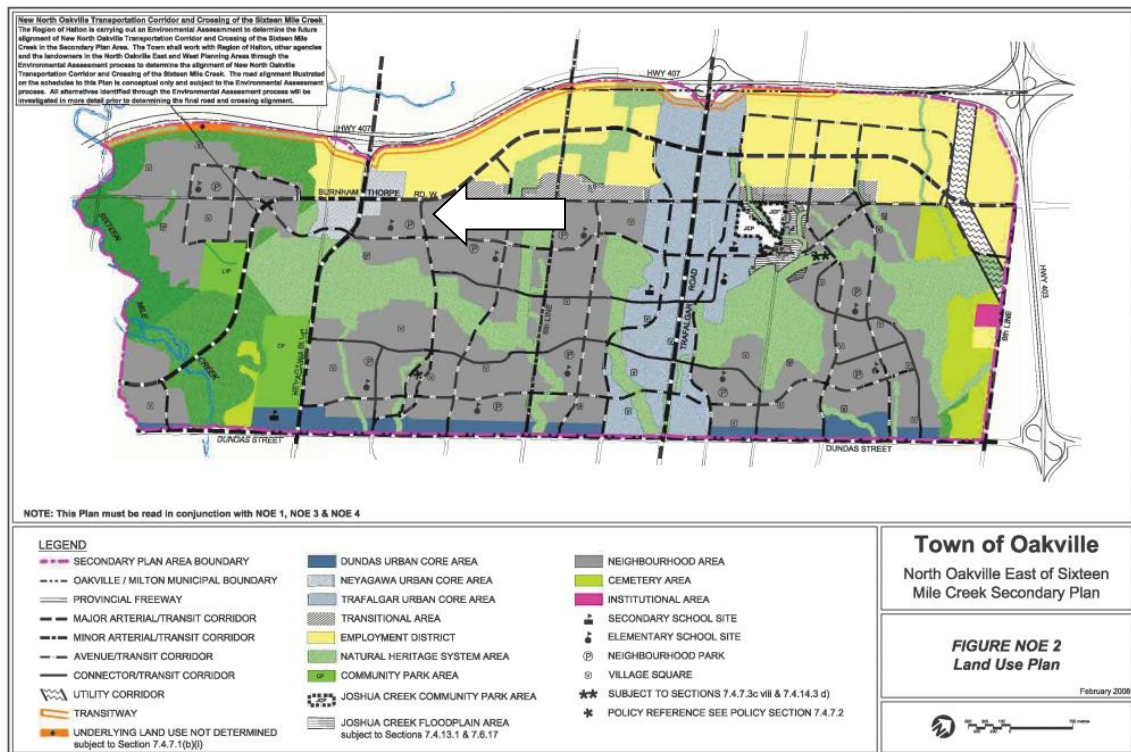


Figure 3 – North Oakville East Secondary Plan - Figure NOE2

Neyagawa Urban Core Area (NUC) Review and Official Plan Amendments

The Neyagawa Urban Core (NUC) Review is a study being undertaken as part of the town’s ongoing official plan review process to, among other matters, support implementation of the town-wide urban structure.

The NUC Review was initiated in fall of 2021. A Background and Preliminary Directions report was received by Council on October 4, 2021. Town staff undertook research and analyses to identify a Strategic Growth Area boundary and develop policies aimed at creating a mixed use, complete community supportive of higher order transit, providing for a range and mix of housing choices and a diverse job base including, commercial and office employment.

The initial statutory public meeting took place on May 16, 2022 where Draft Official Plan Amendments, OPA 326 and OPA 45 (the “Draft OPAs”) were received by Council. Comments from Council and the public were received.

Staff continued the review process and at the November 25, 2024 Planning and Development/Council meeting, presented revised drafts of the two Official Plan Amendments. The proposed policies were prepared for the purpose of updating

direction to ensure that the appropriate permissions and guidance are in place to support development of the NUC as envisioned and to conform with town, regional and provincial direction for managing growth and land use.

Policy updates to existing NOESP (and Livable Oakville, as appropriate) as proposed would allow the Neyagawa Urban Core Area to develop over time. They will:

- contribute to the town-wide urban structure;
- contain a mix and range of uses and built form;
- achieve a complete community with housing and employment opportunities;
- provide appropriate direction for transportation, parking, parkland, natural and cultural heritage, urban design and the public realm;
- result in a density supportive of higher-order transit and the planned 407 Transitway; and,
- represent a compact development form that is responsive to the climate emergency.

The Strategic Growth Area /OPA boundaries have evolved since May 2022 to that as shown on Figure 4 below. The proposed Official Plan and Zoning By-law Amendments consider the boundaries of the town's draft Neyagawa Urban Core Area OPAs as presented at the November 25, 2024 Planning and Development Council meeting.

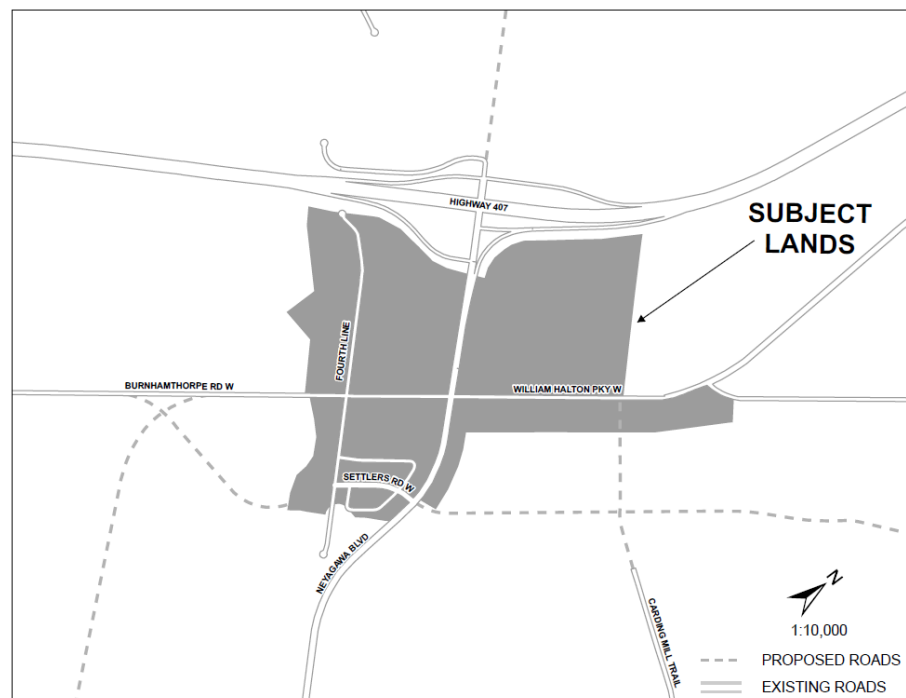


Figure 4 – 2024 Neyagawa Urban Core Area (presented to Council November 25, 2024)

North Oakville East Commercial Study

The NOECS Report includes a “Summary of Warranted Space by Location” which provides a rough order-of-magnitude indication as to how the total space warranted could be allocated across different geographic contexts. These values have assisted with generating the proposed minimum commercial requirements within the OPA.

As a result of the NOECS, staff has shifted their approach to commercial uses in the Neyagawa Urban Core. In 2022, the proposed OPA required all commercial uses to be located on the ground floor of a mixed use building and all parking to be located within a structure. The NOECS Report recommended not requiring commercial on the ground floor in all areas and to build in flexibility related to parking as interim conditions. The proposed OPA now allows flexibility to the format of commercial uses.

The NOECS report states that “Interim design principles and parking requirements could allow greater flexibility for the initial phases of commercial development in North Oakville East, while not compromising on components that are integral to the achievement of a pedestrian-friendly and vibrant place in the long-term”. Staff is of the opinion that the proposed OPA supports the delivery of commercial uses in the NUC which are vital for the creation of a complete community.

As a result of this commercial review, staff are proposing to add a new policy 7.6.6.2(g) as follows:

A minimum of 16,710 square metres of retail and commercial uses shall be required within the Neyagawa Urban Core and further provided per quadrant:

- i. A minimum of 9,280 square metres shall be provided in the north east quadrant;
- ii. A minimum of 3250 square metres shall be provided in the north west quadrant; and
- iii. A minimum of 4180 square metres shall be provided in the south east quadrant.

The proposed commercial area and size of development as captured by the ENO application further supports the proposed NUC policies as presented to Council at the November 25, 2024 Planning and Development Council meeting. It also assists in providing a further structural element to this area and overall NOE community.

The Neighbourhood Activity Node through the NOECS is re-located to the intersection of William Halton Parkway and Carding Mill Trail as shown on Figure 5 below.

Figure 5.10

Location of Commercial Uses in NO-E (Proposed Directions)

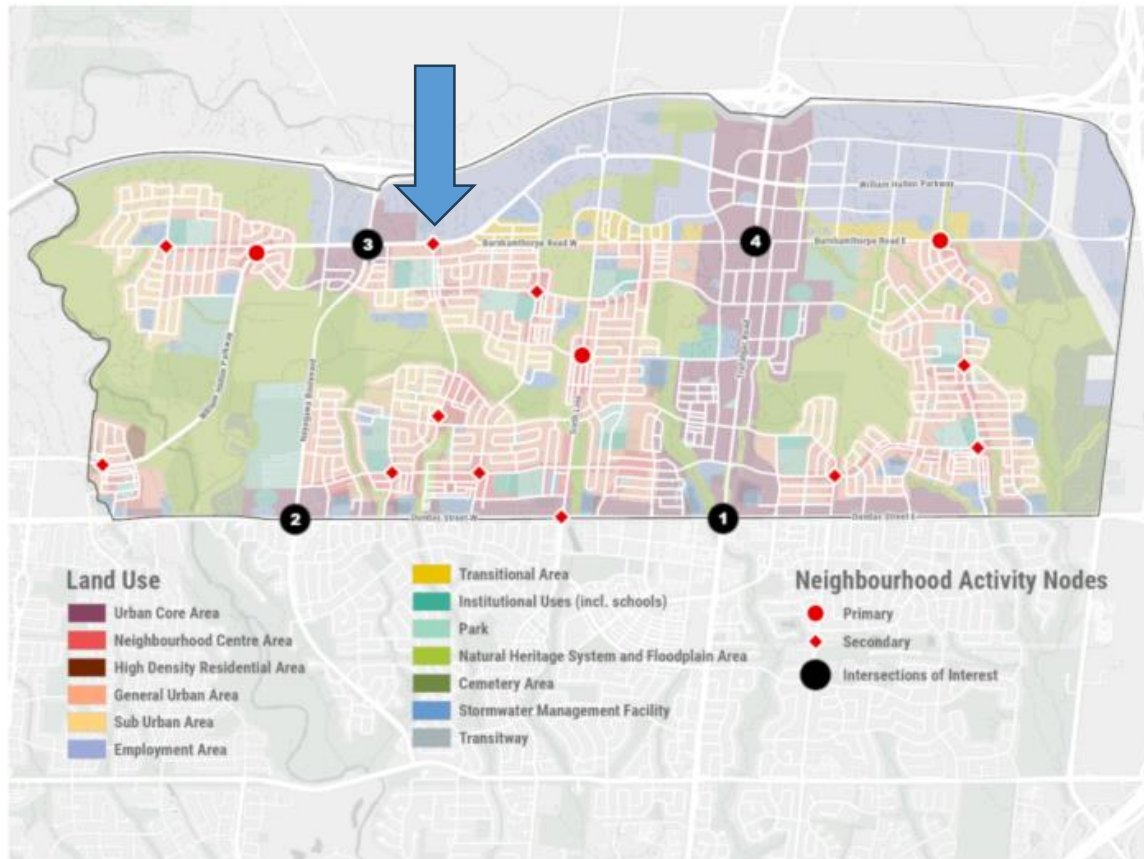


Figure 5 – Excerpt from NOECS identifying Neighbourhood Activity Nodes

Proposed Official Plan Amendments (NOESP)

Staff are recommending the following amendment to the North Oakville East Secondary Plan.

OPA 334 - NOESP

Amend the Figures NOE1 and NOE2 of the North Oakville East Secondary Plan as follows:

- Figure NOE1, Community Structure: introduces the *Urban Core Area* designation onto a portion of the site and to relocates the Neighbourhood Central Activity Node north to William Halton Parkway and Carding Mill Trail intersection location.

The relocation of the Activity Node will provide for commercial uses on two of the four corners and provides for increased opportunities for larger amounts of commercial space together with the flexibility to accommodate diverse types of tenants, as opposed to the present location at Carding Mill Trail and Street B. Only one corner is required for commercial space currently, with the potential for a small amount of commercial floor area. The relocated activity node still meets the intent of being part of the neighbourhood, within a 7 – 8 minute walk. The relocation would be consistent with the review undertaken as part of the North Oakville East Commercial Study.

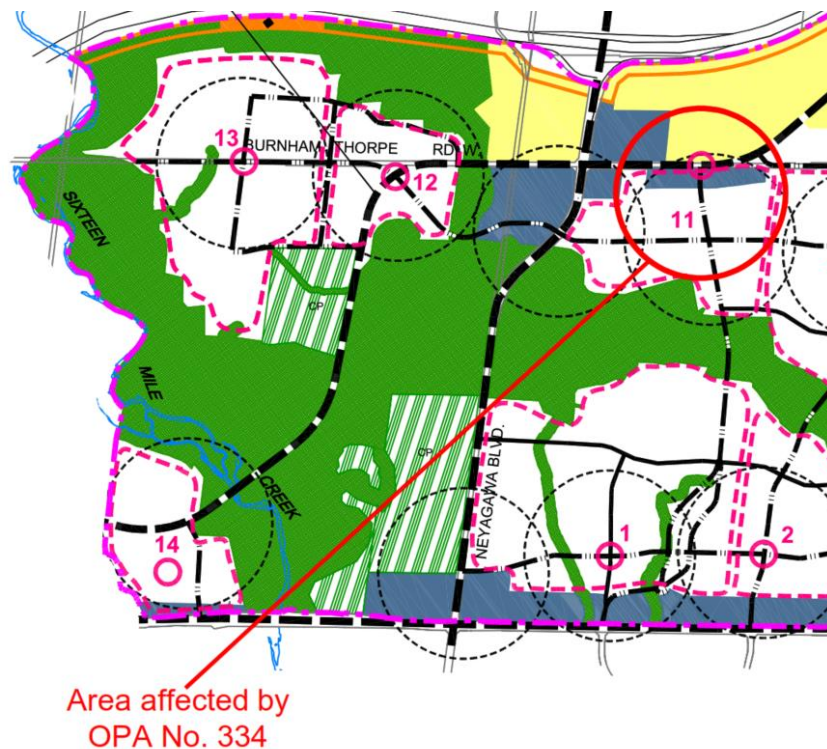


Figure 6 – Proposed Community Structure (NOESP)

- Figure NOE2, Land Use Plan: re-designate for a portion of the site from *Neighbourhood Area* to *Neyagawa Urban Core Area*

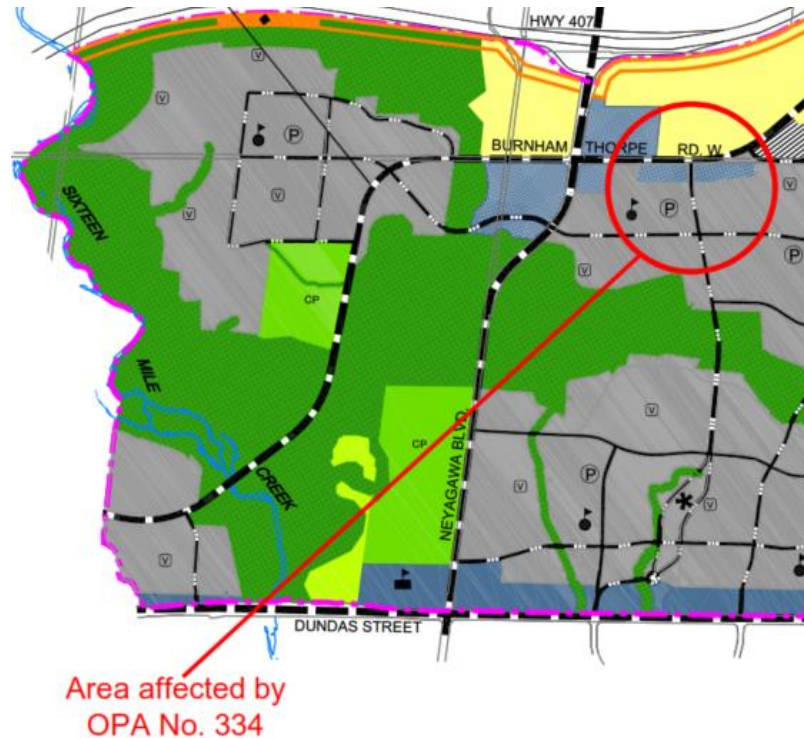


Figure 7 – Proposed Land Use Plan (NOESP)

- Amending existing NOESP policies related to the proposed NUC area

Presently, development is limited to 3 storeys as it is contained within the *Neighbourhood Area* designation. The *Neyagawa Urban Core Area* designation, as presently written, reflects an eight storey height limit. Within the draft OPA for the Neyagawa Urban Core Area presented to Council on May 16, 2022, the proposed height is 12 storeys. This has been continued in the emerging policies as proposed in the OPA reviewed by Council at the November 25, 2024 Planning and Development Council meeting.

Removal of floor space index and residential densities (units per hectare) is consistent with emerging OP policies emanating from the NUC area review. The emerging Neyagawa Urban Core Area draft OPA presented to Council on November 25, 2024 reflects a minimum density of 160 residential and jobs combined per hectare.

It should be noted that the Master Plan is not part of the operative sections of the North Oakville East Secondary Plan, and as such, is not being amended.

The recommended OPA is found in Appendix “B” to this report. The approval of the OPA conforms to the staff proposed Neyagawa Urban Core Area OPAs (presented

on November 25, 2024) and provides further support to the creation of a transit supportive community. In addition, it provides support for the delivery of the 407 transitway station as originally envisioned by the NOESP and the Province.

Zoning By-law (By-law 2009-189)

The North Oakville Zoning By-law (By-law 2009-189) sets zoning standards with the establishment of general regulations and zones so as to implement the intent of the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law on November 23, 2009.

The subject land identified below is zoned *Future Development (FD)*, as illustrated on Figure 8 below. The *Future Development (FD)* zone only allows uses that legally existed on the date of the parent by-law came into effect.

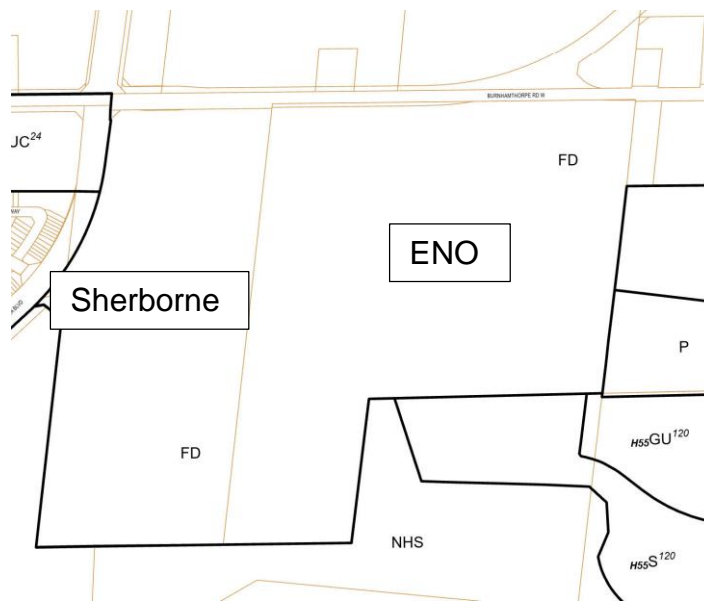


Figure 8 – Zoning By-law Excerpt

The Zoning By-law Amendment proposes to rezone the lands from Future Development to uses that will implement those in the proposed plan of Subdivision. Those zones include the *Neyagawa Urban Core (NUC)*, *Neighbourhood Centre (NC)*, *General Urban (GU)*, *Sub-urban (S)*, *Institutional (I)*, *Park (P)*, *Stormwater Management Facility (SMF)* and *Natural Heritage System (NHS)* with Special Provisions and a Holding provision related to servicing allocation for the proposed NUC blocks.

Proposed Zoning By-law Amendment

The Zoning By-law Amendment (By-law 2024-166), as revised, proposes to rezone the lands from *Future Development (FD)* to *Neyagawa Urban Core (NUC)*, *General Urban (GU)*, *Suburban (S)*, *Park (P)*, *Institutional (I)*, *Natural Heritage System (NHS)* and *Stormwater Management Facility (SMF)*. It also reflects the emerging policies as contained within the Neyagawa Urban Core Area OPA policies presented to Council on November 25, 2024 and sets out the following regulations:

- NC, GU and S zones - Amend the width regulation for encroachments for bay, box and bow windows to 4 metres in Section 4.21 and percentages and vertical plane definition for porches in Section 4.27. Additional regulations are proposed related to the landscape component for the lane based townhouses immediately west of Street M. Also specific regulations are proposed related to two unique lots (lots 14 and 15 on Street K).
- establish regulations for Blocks 346 and 347 related to no maximum floor space index, maximum height of 12 storeys, minimum number of units, height of first storey for mixed use buildings, minimum non-residential floor area for both blocks.
- Similarly establish regulations for Block 348 related to no minimum or maximum floor space index, minimum number of units and maximum height.
- introduce a Holding Provision related to the outstanding residential servicing allocation for Blocks 346, 347, 348 and 358 on the draft plan of subdivision.

The proposed Zoning By-law Amendment can be found in Appendix “C”.

TECHNICAL & PUBLIC COMMENTS:

Matters Raised at the Public Meeting

The Statutory Public Meeting was held on March 7, 2022. The following is an overview of the matters that were identified at the public meeting, the analysis and resolution of the issues;

Alignment with the Climate Emergency

The proposed subdivision provides opportunities for various active transportation options including walking, cycling, transit usage (along William Halton Parkway, and trails through the NHS and around the proposed stormwater management pond). In

addition to trails and transit, the applicant will convey 8.6% of the subdivision for inclusion into the town's Natural Heritage System.

Confirmation of being a member of the North Oakville East Developers Group and party to the Cost Sharing Agreement.

The applicant is a member of the group and party to the cost sharing agreement. A condition has also been included within the draft plan conditions to ensure that prior to registration the landowner is still a member in good standing with the landowners group.

Consistency with the Provincial Planning Statement, 2024

As outlined within this report, the proposal is consistent with the 2024 Provincial Planning Statement.

Conformity to the Region of Halton Official Plan

As outlined in the report, the proposal conforms to the Halton Region Official Plan.

Consistency with the Livable Oakville Plan, including the Urban Structure, North Oakville East Secondary Plan and North Oakville Master Plan.

As outlined in this report, the proposal conforms to the North Oakville East Secondary Plan. In addition, consideration has also been given to the on-going Neyagawa Urban Core Area review and its emerging OP policies as presented to Council at the November 25, 2024 Planning and Development Council meeting.

Coordination with the on-going Neyagawa Urban Core Area review is necessary to ensure that the result of the review is appropriately addressed in this development

The proposed development is an extension of the draft plans to the south, west and east. The uses are contemplated by the NOESP together with that of the draft Neyagawa Urban Core Area OPA presented at the Planning and Development meeting of November 25, 2024.

Consistency with the Burnhamthorpe Road Character Study

Units in Blocks 332, 333 and Block 357 shall front onto Burnhamthorpe Road West. A road widening is required and is shown as Block 362. Burnhamthorpe Road West has been conveyed to the town. The detailed design of the planned road reconstruction has recently been initiated.

East Sixteen Mile Creek EIR/FSS

Coordination has occurred between the applicant, Halton Region, Conservation Halton and the town. Of note, subject to the draft plan conditions, the identification/protection of Core 5 (the NHS) and intrusion of the stormwater management pond into the NHS (subject to a NOESP Minutes of Settlement) have been resolved.

Justification for the proposed modifications to Zoning By-law 2009-189 ensuring the proposed Zoning By-law amendment appropriately implements the vision of the North Oakville East Secondary Plan.

The proposed zoning appropriately implements the vision of the NOESP. It also considers the Neyagawa Urban Core Area review and the emerging policies associated with the draft OPA presented to Council on November 25, 2024 as discussed above.

Is the identification of the Neyagawa Urban Core Area zone as shown in the proposed Zoning By-law appropriate?

Staff consider the identification of the Neyagawa Urban Core Area zone to be appropriate as it is consistent with the draft OPA presented to Council at the November 25, 2024 Planning and Development Council meeting.

Compatibility and consistency with adjacent Plans of Subdivision

As outlined in this report, the review was coordinated with review of the adjacent plans of subdivision, as well as the broader existing and planned context.

Consideration should be given to the connection of Street K in the Remington draft plan to Street H in the Sherborne Lodge draft plan.

The connection was extensively reviewed and will be achieved with the walkway/trail system constructed within the proposed stormwater management pond.

Is the width of Street C appropriate considering the amount of development being proposed on the north side of Street C

Street C is a 19 metre right of way and is the same as that of the westerly Sherborne Lodge subdivision. Transportation staff have reviewed this matter and determined it to be appropriate.

Coordination with Halton Region on access points from the various blocks to future William Halton Parkway and Neyagawa Boulevard should be explored.

Agreed upon subdivision and neighbourhood access points have been addressed. Street A as an example reflects Settlers Road West has been coordinated with both the easterly and westerly subdivisions. Carding Mill Trail extends from the southerly Lower Fourth Pendent subdivision (already approved) and connects to William Halton Parkway.

Compatibility with Urban Design policies

Urban Design comments have been incorporated into the design before Council. In addition, Appendix “E” which is a condition of council approval provides the applicant with further direction for the development.

Appropriateness of the residential, on-street parking and visitor parking.

The applicant’s consultant prepared the following diagram, which preliminarily identifies on-street parking which will then be further refined as part of the detailed engineering process. The intent of the efforts is to maximize available on-street parking space.

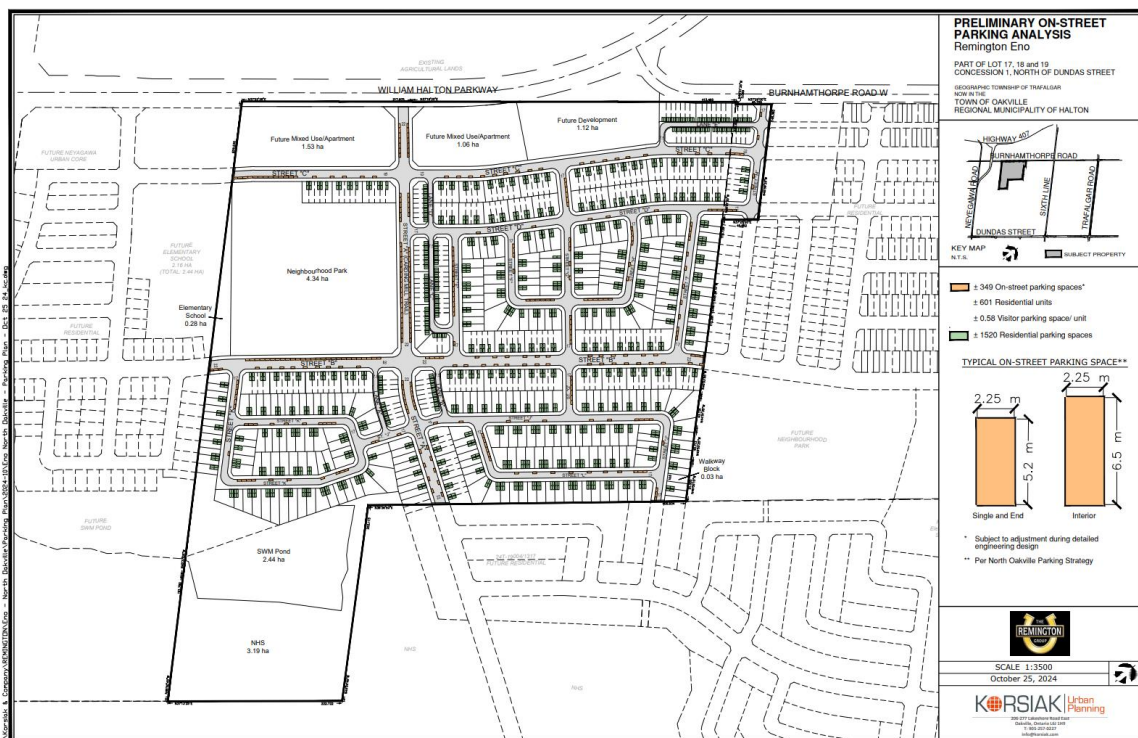


Figure 9 - Preliminary Parking Plan

Do future townhouse driveway locations allow for the planting of boulevard street trees?

While driveway locations are shown preliminarily on the figure above, the detail design stage will further consider not only utilities and transit infrastructure but also boulevard street trees.

To what degree does the proposed development contribute to the achievement of transit-supportive densities, in particular to support a 407 Transitway station?

The proposed development is a combination of detached dwellings, street townhouses, back to back townhouses and three apartment / mixed use blocks.

This development is consistent with the town emerging NUC OPA, which is being designed to support transit and in doing so, support the future implementation of the 407 transitway station, as originally intended.

Is the location of Block 314, 315, and 316 appropriate given the proposed relocation of the activity node? Is direct access to the park instead preferred to be provided at the southwest corner of the proposed activity node?

Blocks 314,315 and 316 are now Blocks 309, 310 and 311 on the revised draft plan. The location of the park block has not changed. The locations are consistent with the North Oakville Master Plan. Access to the park is provided from both Street A (Carding Mill Trail) and Street C.

The intent of the Neighbourhood Activity Node is to introduce a non-residential component to the neighbourhood. With the extension of the Neyagawa Urban Core Area to the east from that shown in the NOESP and the applicant's concept plan introducing commercial uses to the area of William Halton Parkway, Carding Mill Trail and Street C, the activity node has been relocated. While the node symbol has shifted approximately 300 metres north, it still maintains a comfortable walking distance to the neighbourhood, incorporates a broader diversity of land uses appropriate for an Activity Node and is appropriate considering the context of the broader planned context of the NUC and neighbourhood.

Work with the applicant on the live-work land use option and its operation; and determine the best land use option.

The applicant is not proposing live-work units. The applicant is looking to build live-rent townhouse units for Blocks 343, 344 and 345. The intent is for the ground floor to be a stand-alone unit with the second and third floors being one unit. The option

then allows for the at-grade unit to either be rented or if not, become additional space for the upper unit. This provides a rental option within the neighbourhood. There are no anticipated parking issues with this arrangement and the Zoning By-law appropriately regulates the number of required spaces.

Work with the applicant to accelerate timing of the construction of the apartment block.

While the applicant has been made aware of the town’s desire to accelerate the apartment block, staff have been advised that the block does not have sufficient servicing allocation. Accordingly, it is unlikely to be built in the short-term. A final total of residential units for this site will be determined by the future site planning process however a minimum number of units per block have been included into the proposed Zoning By-Law to ensure a transit-supportive density is achieved.

Consider options to have family-sized units in the apartment block as well as affordability.

At present, there is a 60% 1 bedroom, 40% two bedroom split. It should be noted that the present concept for the apartment/mixed use blocks also includes four storey stacked townhouses as seen below.

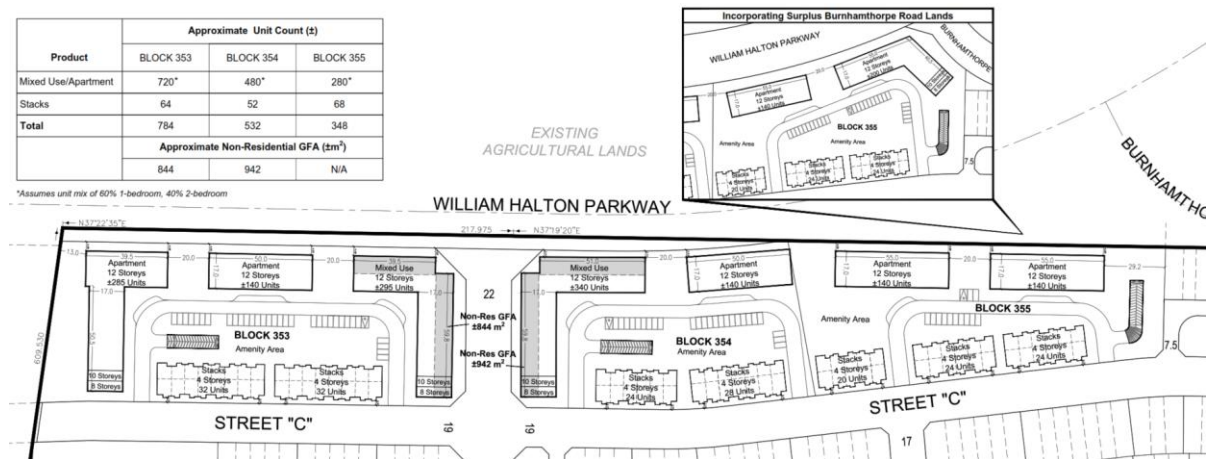


Figure 10 – Preliminary Concept Plan for NUC blocks

Staff have made the applicant aware of this matter and will work with the applicant at the site plan stage to further consider this matter.

Is the proposed development designed in a way to be transit supportive?

Staff have applied the Ministry of Transportation Transit-Supportive Guidelines in review of this application and the development is transit-supportive by design. This

includes the modified grid street pattern, transit-supportive density, and pathways and connections to support active transportation and convenient connections to planned transit service. This is consistent with the premises of the NOESP that all public roads are designed to be transit supportive.

CONSIDERATIONS:

(A) PUBLIC

The applicant held a Public Information Meeting (“PIM”) on September 8, 2021. Two members of the public were in attendance.

A Statutory Public Meeting was held on March 7, 2022, and notice was mailed to all properties described in the staff report. In addition, two signs were erected. Resident Associations were notified along with property owners in accordance with the *Planning Act* regulations and Town practices. No additional concerns were raised by the public at the Public Meeting.

Notice of the December 9, 2024, Planning and Development Council meeting has been provided to those who participated in the process or requested to be notified.

(B) FINANCIAL

Development Charges apply to this development. Parkland dedication is applicable and will be satisfied given that the developer is in good standing with the North Oakville East Developers Group and party to the Cost Sharing Agreement.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment. Draft Plan Conditions have been provided in Appendix “D” to this report. Additional review will be required prior to registration of the subdivision.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council’s strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

The proposed development generally complies with the Town’s sustainability objectives of the Livable Oakville Plan. The proposal was reviewed in the

context of Council declaring a Climate Change Emergency on June 24, 2019, to provide opportunities to reduce the development footprint of the proposal.

CONCLUSION:

Staff recommends approval of the Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision, which will have the effect of developing the subject lands with 594 residential units, three blocks for mixed use/apartment development, a neighbourhood park, school block, stormwater management pond, street network, and the conveyance of natural heritage system lands. The proposed subdivision is appropriate and compatible with the existing and planned adjacent land uses and in keeping with the intent of the land use policies of the North Oakville East Secondary Plan and that of the emerging Neyagawa Urban Core area policies.

Staff is satisfied that the proposed development is consistent with the Provincial Planning Statement (2024) and the Halton Region Official Plan, has regard for matters of Provincial interest, and represents good planning. Further, the applications are consistent with the Town's approved Urban Structure and the principles and overall policy direction of the North Oakville East Secondary Plan.

Staff recommends approval of the Draft Plan of Subdivision, subject to the Conditions in Appendix "D" and that By-laws 2024-170 and 2024-172 be passed as the following requirements have been satisfied:

- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved. Issues raised by Conservation Halton and the Region of Halton have been addressed through Conditions of Approval.
- The development applications implement the vision, development objectives, community design strategy, and land use strategy of the North Oakville East Secondary Plan and that of the emerging Neyagawa Urban Core Area OP policies.
- The proposed Draft Plan of Subdivision is necessary to facilitate future land division into individual residential lots and is appropriate for the orderly development of the lands.
- The proposed Draft Plan of Subdivision meets the criteria established in Section 51(24) of the *Planning Act*.
- Comments from Council have been appropriately addressed.

APPENDICES:

Appendix A – Draft Plan of Subdivision
Appendix B – By-law 2024-170 (NOESP)
Appendix C – By-law 2024-172 (ZBA)
Appendix D – Conditions of Draft Approval
Appendix E – Urban Design Requirements

Prepared by:

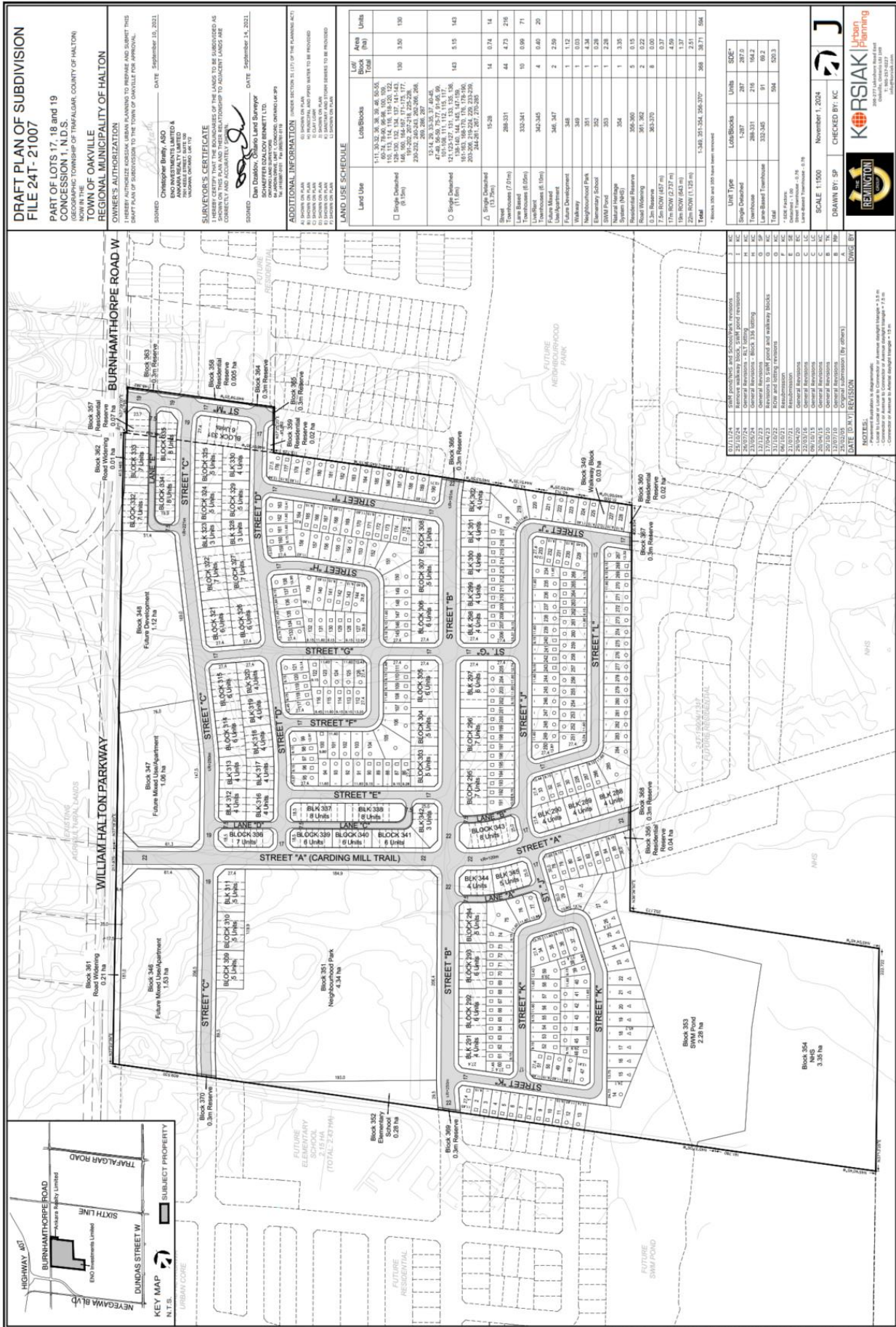
Robert Thun, MCIP, RPP, Senior Planner, Current Planning, West District, Planning and Development

Recommended by:

Paul Barrette, MCIP, RPP, Manager, West District, West District, Planning and Development

Submitted by:

Gabe Charles, MCIP, RPP, Director, Planning and Development



DRAFT PLAN OF SUBDIVISION
FILE 24T-21007

PART OF LOTS 17, 18 and 19
CONCESSION 1, N.D.S.
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)
NOW IN THE
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

OWNER'S AUTHORIZATION
I HEREBY CERTIFY THAT THE SUBDIVISION OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS DRAFT PLAN OF SUBDIVISION IS IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING BY-LAW OF THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: _____ DATE: September 10, 2024
Christopher Briley, ASO
ANANDA REALTY LIMITED
INCORPORATED IN ONTARIO, CANADA

SURVYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS DRAFT PLAN OF SUBDIVISION ARE CORRECTLY AND ACCURATELY MEASURED TO ADJACENT LANDS AND TO THE CORNERS OF THE LOTS AND ARE IN ACCORDANCE WITH THE SUBDIVISION ACT AND THE ZONING BY-LAW OF THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: _____ DATE: September 14, 2024
Dan Daskin, Ontario Land Surveyor
ONARIO LAND SURVEYORS ASSOCIATION (O.L.S.A.)
INCORPORATED IN ONTARIO, CANADA

ADDITIONAL INFORMATION (under section 17(1) of the Planning Act)

1. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

2. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

3. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

4. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

5. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

6. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

7. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

8. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

9. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

10. The lots are shown on the plan as being subdivided into lots of various sizes and shapes.

LAND USE SCHEDULE

Land Use	Lot/Block	Area (m ²)	Units
Single Detached (R1)	1-11, 30-32, 36, 38, 40, 50-52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	150	130
Single Detached (R2)	1-11, 30-32, 36, 38, 40, 50-52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	143	515
Single Detached (R3)	1-11, 30-32, 36, 38, 40, 50-52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000	14	0.74
Street	288-331	44	4.73
Street	332-341	10	0.99
Street	342-345	4	0.60
Street	346-347	2	2.50
Street	348	1	1.13
Street	351	1	0.03
Street	352	1	4.38
Street	353	1	2.28
Street	354	1	3.35
Street	355	5	0.15
Street	356	2	0.22
Street	357	8	0.00
Street	358	1	0.00
Street	359	1	0.00
Street	360	1	0.00
Street	361	1	0.00
Street	362	1	0.00
Street	363	1	0.00
Street	364	1	0.00
Street	365	1	0.00
Street	366	1	0.00
Street	367	1	0.00
Street	368	1	0.00
Street	369	1	0.00
Street	370	1	0.00
Street	371	1	0.00
Street	372	1	0.00
Street	373	1	0.00
Street	374	1	0.00
Street	375	1	0.00
Street	376	1	0.00
Street	377	1	0.00
Street	378	1	0.00
Street	379	1	0.00
Street	380	1	0.00
Street	381	1	0.00
Street	382	1	0.00
Street	383	1	0.00
Street	384	1	0.00
Street	385	1	0.00
Street	386	1	0.00
Street	387	1	0.00
Street	388	1	0.00
Street	389	1	0.00
Street	390	1	0.00
Street	391	1	0.00
Street	392	1	0.00
Street	393	1	0.00
Street	394	1	0.00
Street	395	1	0.00
Street	396	1	0.00
Street	397	1	0.00
Street	398	1	0.00
Street	399	1	0.00
Street	400	1	0.00
Street	401	1	0.00
Street	402	1	0.00
Street	403	1	0.00
Street	404	1	0.00
Street	405	1	0.00
Street	406	1	0.00
Street	407	1	0.00
Street	408	1	0.00
Street	409	1	0.00
Street	410	1	0.00
Street	411	1	0.00
Street	412	1	0.00
Street	413	1	0.00
Street	414	1	0.00
Street	415	1	0.00
Street	416	1	0.00
Street	417	1	0.00
Street	418	1	0.00
Street	419	1	0.00
Street	420	1	0.00
Street	421	1	0.00
Street	422	1	0.00
Street	423	1	0.00
Street	424	1	0.00
Street	425	1	0.00
Street	426	1	0.00
Street	427	1	0.00
Street	428	1	0.00
Street	429	1	0.00
Street	430	1	0.00
Street	431	1	0.00
Street	432	1	0.00
Street	433	1	0.00
Street	434	1	0.00
Street	435	1	0.00
Street	436	1	0.00
Street	437	1	0.00
Street	438	1	0.00
Street	439	1	0.00
Street	440	1	0.00
Street	441	1	0.00
Street	442	1	0.00
Street	443	1	0.00
Street	444	1	0.00
Street	445	1	0.00
Street	446	1	0.00
Street			



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-170

Official Plan Amendment 334

A by-law to adopt an amendment to the 1984 Oakville Official Plan (North Oakville East Secondary Plan), Official Plan Amendment Number 334 (Eno Investments Limited/Ankara Realty Limited, File No.: OPA.1317.07)

WHEREAS the North Oakville East Secondary Plan, approved by the Ontario Municipal Board on January 11, 2008 forms part of the Official Plan of the Oakville Planning Area applicable to lands not covered by the Livable Oakville Plan;

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the Official Plan of the Oakville Planning Area by amending the North Oakville East Secondary Plan to permit the development on the south Side of Burnhamthorpe Road West, midway between Neyagawa Boulevard and Sixth Line, and municipally known as 210 and 374 Burnhamthorpe Road West.

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number 334 to the Official Plan of the Oakville Planning Area (North Oakville East Secondary Plan), attached as Appendix A, is hereby adopted.
2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

3. This Official Plan Amendment is exempt from approval pursuant to Ontario Regulation 525/97 Exemption of Approval (Official Plan Amendments).

PASSED this _____ day of _____, 2024

MAYOR

CLERK

APPENDIX “A” to By-law 2024-170

Official Plan Amendment Number 334 to the Town of Oakville’s North Oakville East Secondary Plan

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 334 to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area for the Town of Oakville.

Part 1 – Preamble

A. Subject Land

The subject lands are located on the south Side of Burnhamthorpe Road West, midway between Neyagawa Boulevard and Sixth Line, is legally described as Part of Lot 17, 18 and 19, Concession I, N.D.S, and municipally known as 210 and 374 Burnhamthorpe Road West.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to:

- modify Schedule NOE1, Community Structure
 - to introduce the *Urban Core Area* designation onto a portion of the site and to relocate the Neighbourhood Central Activity Node
- modify Schedule NOE2, Land Use Plan
 - re-designate for a portion of the site from *Neighbourhood Area* to *Neyagawa Urban Core Area*; and,
- amend existing policies for a portion of the site.

The effect of this amendment is to permit the development of a mixed use and apartment buildings.

C. Background and Basis

The Official Plan Amendment is based on the following:

- The new Provincial Planning Statement, 2024 (PPS 2024) came into effect on October 20, 2024, replacing the Growth Plan for the Greater Golden

Horseshoe, 2019 and the Provincial Policy Statement, 2020.

- The vision of the PPS 2024 prioritizes compact and transit supportive designs and looks to optimize investments in infrastructure and public service facilities to support access to housing.
- The Ontario Transit Supportive Guidelines speak to a minimum of 160 persons and jobs per hectare to support higher order transit.
- The Neyagawa Urban Core Area is part of the North Oakville East Secondary Plan which is planned as a transit supportive community.
- The density and mix of uses for the Neyagawa Urban Core Area supports higher order transit and the inclusion of a 407 transitway station in the area of the Neyagawa Boulevard and Highway 407 intersection.
- The Neyagawa Urban Core area is identified as “Nodes and Corridors for further study” within the town’s approved urban structure.
- Statutory Public Meetings were held on May 16, 2022 and November 25, 2024 for town-initiated proposed official plan amendments to the Neyagawa Urban Core Area designation, which are based upon the analysis undertaken as part of the Neyagawa Urban Core Review.
- The extension of the Neyagawa Urban Core Area designation onto the subject lands is consistent with the emerging Official Plan policies of the Neyagawa Urban Core Area review and the North Oakville East Commercial Study, both reviewed with Council at the November 25, 2024 Planning and Development Council meeting.
- The proposed development assists and supports the creation complete communities, and further provides support for a Neyagawa 407 transitway station.
- The site abuts directly onto William Halton Parkway, a regional arterial roadway, and shown for Primary Transit Corridor Service within the North Oakville East Secondary Plan (Figure NOE4).
- The proposal is considered an appropriate level of intensification that provides for an appropriate transition of built forms between the lands north and south of William Halton Parkway.
- Design principles have been established to assist in ensuring that the proposed development will be constructed as intended as part of the Site

Plan process.

- The Statutory Public Meeting was held on March 7, 2022 and no public concerns were raised.

Part 2 – The Amendment

The North Oakville East Secondary Plan is amended as follows:

A. Text Changes

Part E, Section 7.6.18, Exceptions, is amended to include the following new policy:

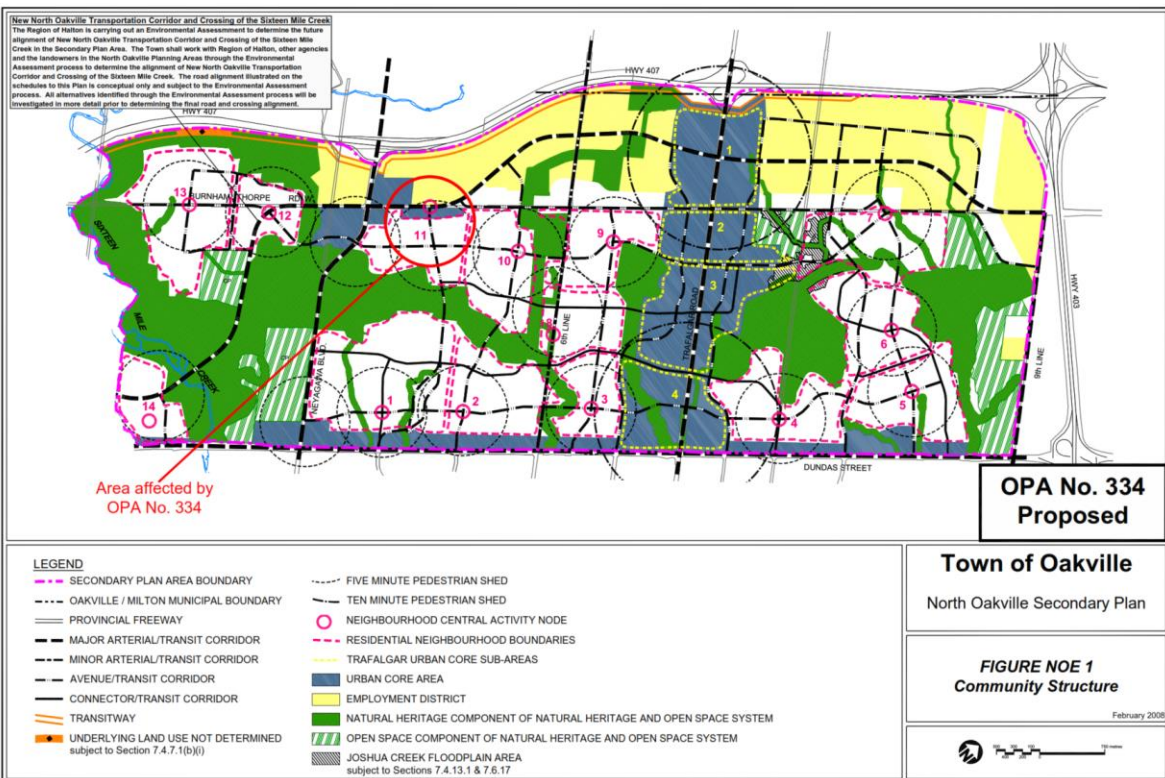
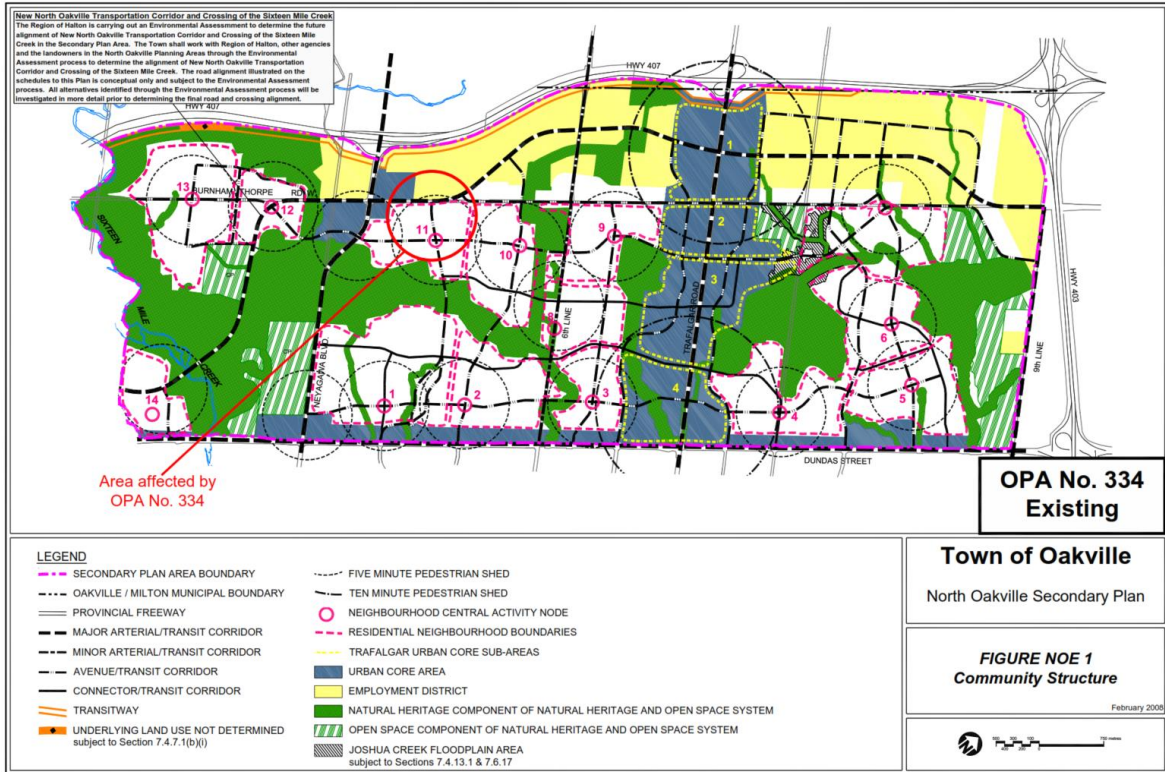
“7.6.18.5 210 and 374 Burnhamthorpe Road West

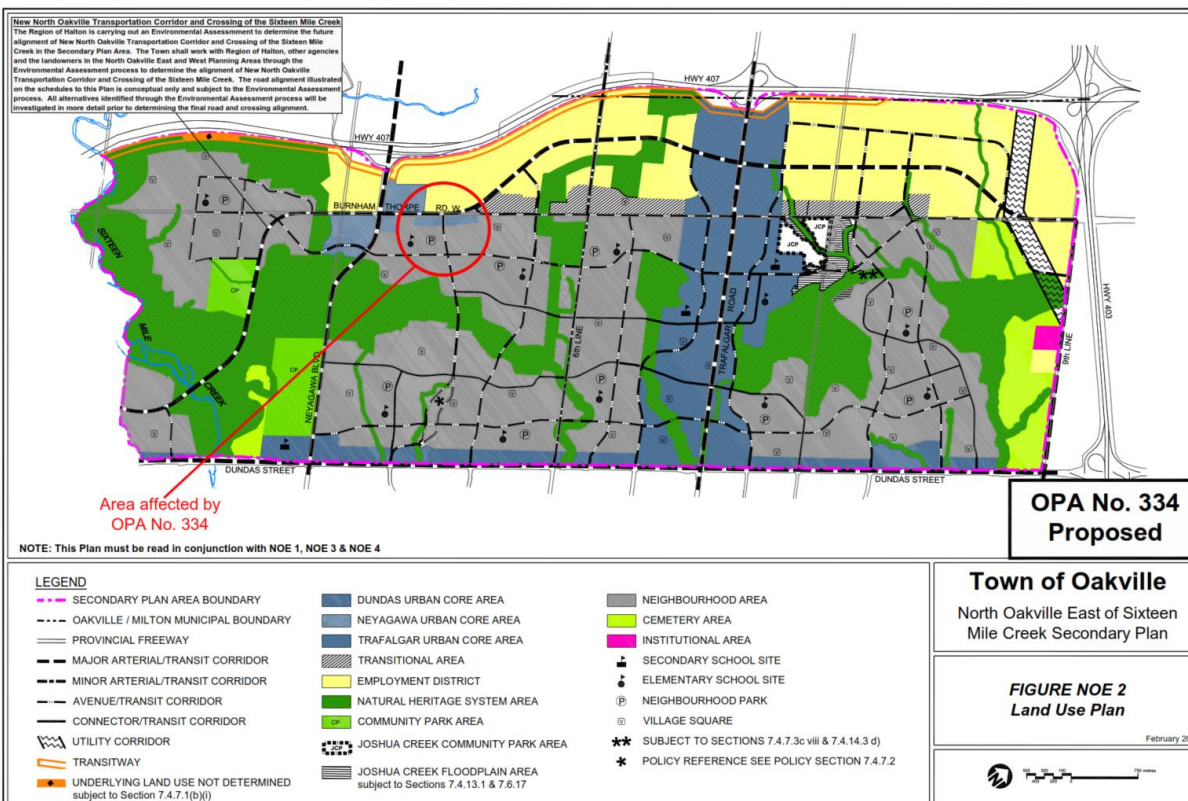
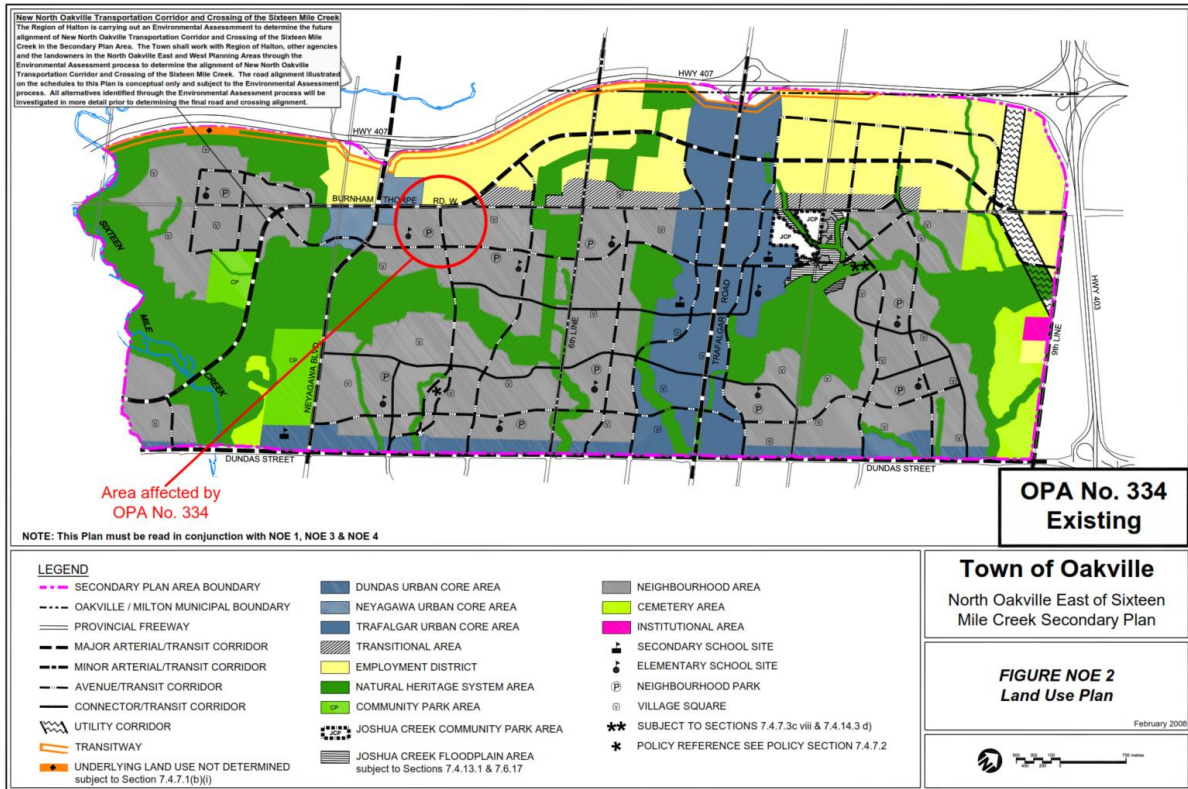
“The lands designated as *Neyagawa Urban Core Area* on the south side of Burnhamthorpe Road West/William Halton Parkway, midway between Sixth Line and Neyagawa Boulevard, are subject to the following development criteria:

- Maximum height of 12 storeys;
- No maximum floor space index; and,
- No units per hectare density.”

B. Map Change

This Official Plan Amendment includes the modifications to the following schedules to the North Oakville East Secondary Plan as shown below.







THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-172

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lots 17, Con. 1, NDS, ENO Investments Limited and Ankara Realty Limited, File No.: Z.1317.07

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(4) of By-law 2009-189, as amended, is further amended by rezoning the lands as depicted on Schedule ‘A’ to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding new 8.138, 8.139, 8.140 and 8.141 as follows:

138	ENO Investments Limited and Ankara Realty Limited Part of Lots 17,18 and 19, Con. 1, NDS	Parent Zone: NUC
Map 12(4)		(2024-172)
8.138.1 Additional Permitted Building Type		
The following additional <i>building type</i> is permitted:		
a)	<i>Stacked townhouse dwelling</i>	
8.138.2 Zone Provisions		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Minimum and maximum <i>floor space index</i>	Shall not apply
b)	Maximum <i>height</i>	12 storeys and 41 m
c)	Minimum <i>height</i> of the <i>first storey</i> for a <i>mixed use building</i>	4.5 m
d)	Minimum number of <i>dwelling units</i>	750
e)	Minimum <i>floor area</i> for non-residential uses	825 m ²
f)	Each non-residential unit located on the <i>first storey</i> shall have a minimum of one main entrance oriented towards a <i>public street</i> .	

8.138.3 Parking Regulations	
The following parking regulations apply:	
a)	Ventilation shafts, stairs and stairways associated with a <i>parking garage</i> below <i>grade</i> , hydro vaults and above <i>grade</i> water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .
b)	Ventilation shafts associated with a <i>parking garage</i> above or below <i>grade</i> , that are incorporated into a <i>building wall</i> abutting a <i>public street</i> shall be located a minimum 2.5 m above finished floor level of the <i>first storey</i> .
c)	For <i>apartment</i> and <i>mixed use buildings</i> , a minimum of 20% of the <i>parking spaces</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.
8.138.4 Special Site Provisions	
The following additional provisions apply:	
a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>first storey</i> .

139	ENO Investments Limited and Ankara Realty Limited	Parent Zone: NUC
Map 12(4)	Part of Lots 17,18 and 19, Con. 1, NDS	(2024-172)

8.139.1 Additional Permitted Building Type	
The following additional <i>building type</i> is permitted:	
a)	<i>Stacked townhouse dwelling</i>
8.139.2 Zone Provisions	
The following regulations apply to all lands identified as subject to this special provision:	
a)	Minimum and maximum <i>floor space index</i> Shall not apply
b)	Maximum <i>height</i> 12 storeys and 41 m
c)	Minimum <i>height</i> of the <i>first storey</i> for a <i>mixed use building</i> 4.5 m
d)	Minimum number of <i>dwelling units</i> 510
e)	Minimum <i>floor area</i> for non-residential <i>uses</i> 900 m²
f)	Each non-residential unit located on the <i>first storey</i> shall have a minimum of one main entrance oriented towards a <i>public street</i> .

8.139.3 Parking Regulations	
The following parking regulations apply:	
a)	Ventilation shafts, stairs and stairways associated with a <i>parking garage</i> below <i>grade</i> , hydro vaults and above <i>grade</i> water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .
b)	Ventilation shafts associated with a <i>parking garage</i> above or below <i>grade</i> , that are incorporated into a <i>building wall</i> abutting a <i>public street</i> shall be located a minimum 2.5 m above finished floor level of the <i>first storey</i> .
c)	For <i>apartment</i> and <i>mixed use buildings</i> , a minimum of 20% of the <i>parking spaces</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.
8.139.4 Special Site Provisions	
The following additional provisions apply:	
a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>first storey</i> .

140	ENO Investments Limited and Ankara Realty Limited	Parent Zone: NUC
Map 12(4)	Part of Lots 17,18 and 19, Con. 1, NDS	(2024-172)

8.140.1 Additional Permitted Building Type	
The following additional <i>building</i> type is permitted:	
a)	<i>Stacked townhouse dwelling</i>
8.140.2 Zone Provisions	
The following regulations apply to all lands identified as subject to this special provision:	
a)	Minimum and maximum <i>floor space index</i> Shall not apply
b)	Minimum number of <i>dwelling units</i> 330
c)	Maximum <i>height</i> 12 storeys and 41 m
8.140.3 Parking Regulations	
The following parking regulations apply:	
a)	Ventilation shafts, stairs and stairways associated with a <i>parking garage</i> below <i>grade</i> , hydro vaults and above <i>grade</i> water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .

b)	Ventilation shafts associated with a <i>parking garage</i> above or below <i>grade</i> , that are incorporated into a <i>building wall</i> abutting a <i>public street</i> shall be located a minimum 2.5 m above finished floor level of the <i>first storey</i> .
c)	A minimum of 20% of the <i>parking spaces</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.
8.140.4 Special Site Provisions	
The following additional provisions apply:	
a)	<i>Height</i> shall be measured from the finished floor elevation of the <i>first storey</i> .

141	ENO Investments Limited and Ankara Realty Limited	Parent Zone: NC, S, GU
Map 12(4)	Part of Lots 17,18 and 19, Con. 1, NDS	(2024-172)

8.141.1 Zone Provisions for all Lands		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows, with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door.	4.0 m
b)	For corner <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.	
c)	For interior <i>lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . Steps and other obstructions may encroach a maximum of 0.3 metres into the required depth.	
d)	<i>Porches</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening. The total area of the vertical plane shall be measured from the top of the <i>porch</i> slab to the underside of the <i>porch</i> ceiling.	

8.141.2 Additional Zone Provisions for GU zoned Townhouse Dwelling Unit with Lane Access

The following regulations shall apply to <i>townhouse dwelling unit with lane access</i> blocks:		
a)	Minimum <i>landscape area</i> for the entire block	9%
b)	Notwithstanding Section 4.25.2.1, minimum landscaped area requirement per <i>lot</i>	1.75 m x 2.0 m
8.141.3 Special Zone Provision for S – Block 1		
The following regulations apply to Block 1 identified in Figure 8.141.1:		
a)	Minimum <i>lot depth</i>	13.9 m
b)	The <i>building envelope</i> shall be defined by the <i>setbacks</i> as identified in Figure 8.141.1	
8.141.4 Special Zone Provision for S – Block 2		
The following regulation applies to Block 2 identified in Figure 8.141.1:		
a)	The <i>building envelope</i> shall be defined by the <i>setbacks</i> as identified in Figure 8.141.1	
8.141.5 Special Site Figure		
Figure 8.141.1		

3. Part 9, Holding Provisions, of By-law 2009-189, as amended, is further amended by amending the header to Holding Provision 54 as follows:

H54	Argo (West Morrison Creek) Ltd. 3270 Sixth Line	Parent Zone: NC
Map 12(4)	Digram Developments Oakville Inc. 3380 Sixth Line	(2022-039)
	Docasa Group Ltd Part of Lots 17, Con. 1, NDS	(2022-048)
	Sherborne Lodge Developments Limited Part of Lots 19, Con. 1, NDS	(2022-100)
	ENO Investments Limited and Ankara Realty Limited Part of Lots 17,18 and 19, Con. 1, NDS	(2024-166)
		(2024-172)

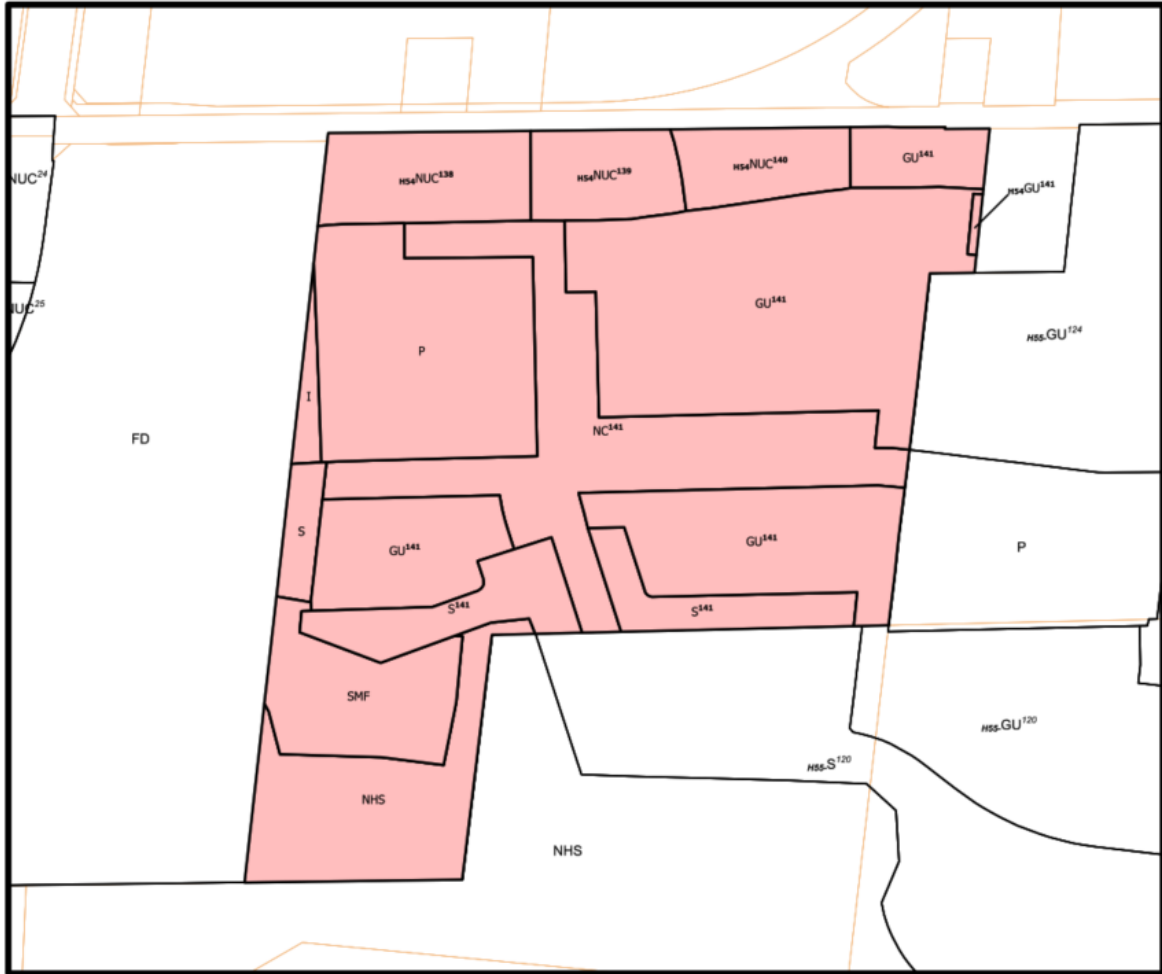
4. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

PASSED this ____th day of _____, 2024

MAYOR

CLERK

SCHEDULE "A"
To By-law 2024-172



AMENDMENT TO BY-LAW 2009-189



Re-zoned from FD (Future Development) to H54-NUC sp:138 (Neyagawa Urban Core Area); H54-NUC sp:139 (Neyagawa Urban Core Area); H54-NUC sp:140 (Neyagawa Urban Core Area); NC sp:141 (Neighbourhood Centre); H54-GU sp:141 (General Urban); GU sp:141 (General Urban); I (Institutional); S (Sub-urban); S sp:141 (Sub-urban); P (Park); SMF (Stormwater Management Facility); and, NHS (Natural Heritage System).

EXCERPT FROM MAP
12 (4)



SCALE: 1:6,000

CONDITIONS OF DRAFT PLAN APPROVAL

**Town File No.'s: 24T-21007/1317
Draft Plan Dated
on November 1, 2024**

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL AND
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY ENO
INVESTMENTS LIMITED AND ANKARA REALTY LIMITED**

This approval applies to the draft plan of subdivision (24T-210087/1317 prepared by Korsiak Urban Planning dated November 1, 2024 illustrating 83 blocks and 287 lots. The conditions applying to the approval of the final plan for registration are as follows:

	CONDITIONS TO BE MET PRIOR TO PRE-GRADING OR PRE-SERVICING	CLEARANCE AGENCY
1.	That the Owner shall have an Environmental Audit undertaken by a qualified professional engineer to ensure that the land is suitable for the proposed use. If in the opinion of the professional engineer, the Environmental Audit indicates the land may not be suitable for the proposed uses, the engineer must so advise the Town of Oakville and Regional Municipality of Halton. The Owner undertakes to do further investigative studies and to do all work required to make the lands suitable for the proposed use and any land to be conveyed to the Town including roads, stormwater management facilities, parks and the natural heritage system.	OAK (TE) RMH(LPS)
2.	That the Owner shall hire a licensed well technician to conduct a survey of the property to identify all existing wells related to the former use of the lands. The Owner further agrees to decommission any existing wells in accordance with Ministry of Environment, Conservation and Parks Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
3.	That the owner shall prepare and implement a tree preservation plan , prior to site alteration, to the satisfaction of town staff. Further, the owner shall not disturb or remove trees without written permission from the Town.	OAK (EP) POS
4.	That the Owner arrange a trail siting site visit with the Town Oakville and Conservation Halton in keeping with section 3.7.3 Trail Siting of the North Oakville EIR/FSS terms of reference. Prior to site walk, a certified arborist will have walked the proposed trail alignment and flagged any significant trees greater than 10 cm diameter-at-breast height (DBH) within 5 m of either side. The site walk is to take place between May 1 st and October 31 st .	OAK (EP)
5.	That the Owner shall not install any municipal services on the site until the Owner has entered into a Preservicing Agreement or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy.	OAK (TE)
6.	The Owner and/or their engineering consultants, shall arrange and hold a pre-construction meeting with the Transportation and Engineering Department, Parks and Open Space, Environmental Planning and the contractor to review and discuss mitigation measures for all construction related impacts, including mud tracking, dust suppression, truck routes and contractor/trades parking, material storage, stockpile location, working hours, noise mitigation, etc., prior to the commencement of topsoil stripping and earthworks. Prior to the Earthworks Pre-construction Meeting, a Site Alteration Permit from the Town must be secured by the Owner and perimeter erosion and sediment control measures must be installed. A second pre-construction meeting is also required prior to the commencement of any servicing works. Prior to the Servicing Pre-construction Meeting, a complete set of approved Engineering Plans is required, including the Traffic Management Plan and Composite Utility Plan.	OAK (TE) OAK(EP) OAK(POS)
7.	That the Owner ensures that there are no works undertaken during ecologically sensitive timing windows unless approved by the respective provincial and/or federal agency.	OAK (EP)

8.	That the owner agrees to incorporate current erosion and sediment control best management practices at detailed design.	OAK (EP)
9.	That the Owner submits grading plans for all lots and blocks that back onto the natural heritage system (including CH regulated area), watercourse, stormwater management block to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP, TE) CH
10.	<p>That the Owner:</p> <ul style="list-style-type: none"> • Acknowledges that Blocks 346, 351, and 352 as well as Lots 1-13 are to be frozen until the grading design has been finalized with the adjacent development (Sherborne Lodge Developments Ltd.) and should be coordinated moving forward. • Coordinates grading and servicing designs with adjacent developments to meet the general requirements of the East 16 Mile Creek Subcatchment ES6 East EIR/FSS and adjacent studies if applicable. • Notes that the Town will not permit upstream servicing until applicable Storm Water Management Facilities have approved ECAs and construction is functional and completed. • Coordinates grading and servicing design of Street B and Street C with the Sherborne Lodge Developments Ltd. Design to be confirmed in the East 16 Mile Creek Subcatchment ES6 East EIR/FSS. These designs should be consistent prior to the commencement of pre-grading. • Ensures that grading to ensure drainage requirements and design provided in East 16 Mile Creek Subcatchment ES6 East EIR/FSS are being followed. If additional servicing or minor grading changes are required, a preliminary design is to be provided and design direction is to be agreed upon with the Town of Oakville prior to the commencement of pre-grading. Please note that retaining walls in non-accessible areas or adjacent to the NHS will not be permitted. • Revises the East 16 Mile Creek Subcatchment ES6 East EIR/FSS to the satisfaction of the Town of Oakville and approved prior to pursuing pre-servicing on the Sherborne Lodge or Eno Investments Limited Lands. • The final geometric design of Storm Water Management Pond 9 is to be completed at detailed design and prior to pre-servicing. This includes design of the maintenance access road around the pond and the construction method/material finish of the access road. • Shall consider interim conditions as needed to accommodate uncontrolled drainage from Burnhamthorpe Road, Dorham Holdings, Westerkirk Development, Sum Peter and Ashoe High Speed Solutions Inc. lands prior to their development. This is to be completed prior to pre-servicing. 	OAK(TE)
11.	<p>That the Owner agrees that the final ditch grading, design, and alignment along Neyagawa Road and associated compensation is to be finalized at detailed design. The greater of tree compensation tree of impact or area of impact is to be reviewed. Landscaping plans including species composition, planting details and monitoring to be provided at detailed design.</p> <p>Enhancement plantings along the woodland edge associated with the Neyagawa ditch works are to be finalized through detail design.</p>	OAK(EP) OAK(TE) RMH(LPS)
12.	That the Owner prepares and implements a report outlining erosion and siltation controls measures required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and the Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.	OAK (EP, TE) CH
13.	That the Owner agrees to explore water balance through the use of treatment train (including source controls) and best management practices is to be	OAK(TE)

	achieved as per the Town of Oakville’s CLI-ECA agreement with the province. All opportunities shall be explored through detailed design.	
14.	That the Owner erects a suitable temporary barrier to work fence prior to and during construction or regrading along the rear of blocks adjacent to the natural heritage system (including CH regulated area), watercourse, stormwater management block and associated buffer blocks.	OAK (EP) CH
15.	That the Owner submits the required monitoring plans and completes baseline monitoring in accordance with the approved East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton and Town of Oakville prior to any site alteration.	OAK (EP) CH
16.	That the Owner obtains a Permit from Conservation Halton, pursuant to the Conservation Authorities Act and Ontario Regulation 41/24, for any site alteration within the regulated area associated with pre-grading or pre-servicing.	CH
CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES		
17.	That the Owner finalize and submit for approval a revised Urban Design Brief .	OAK (PS)
18.	The Owner shall submit elevation drawings (all facades), typical floor plans (all levels) including garage floor plan showing vehicle space and storage areas and typical lotting plans for all models on lots not subject to Site Plan Approval to Planning Services Urban Design staff for review and approval. Upon acceptance, these drawings shall be added as an Appendix to the Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units.	OAK (PS)
19.	That the Owner shall select a control architect who shall ensure all development which is exempt from Site Plan Approval process, proceeds in accordance with the Town-approved Urban Design Brief. The Owner shall submit a letter to the Town from the selected control architect acknowledging the following: <ul style="list-style-type: none"> i. a control architect has been retained for this subdivision and does not have any perceived or real pecuniary interests or conflicts with performing the required duties; ii. the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same; iii. the control architect is responsible for ensuring the Town-approved models, as appended to the Urban Design Brief, will be sited in accordance with the Urban Design Brief direction; iv. the control architect will ensure that any sold units meet the design direction and criteria of the Town-approved Urban Design Brief, prior to submitting for building permit review; and, v. the control architect will discuss with Town staff any identified issues vi. the control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing. 	OAK (PS)
CONDITIONS TO BE MET PRIOR TO INITIATING SALES PROGRAMME		
NEIGHBOURHOOD INFORMATION MAPPING		
20.	The developer shall prepare a preliminary neighbourhood information map for the subdivision, to the satisfaction of the Town’s Director of Planning Services. The Map is to be posted in a prominent location in each sales office from where homes in the subdivision are being sold <u>and included within the individual purchase and sale agreements</u> . The Map shall include the location and type of parks, open space / valleyland and walkways, a general description of their proposed facilities as well as the following information: <ul style="list-style-type: none"> a) All approved street names, b) The proposed land uses within the subdivision based on the draft 	OAK (PS)

	<p>approved plan,</p> <ul style="list-style-type: none"> c) The immediately surrounding existing and proposed land uses and potential building heights, d) For any DUC/TUC or mixed use blocks include the min/max heights permitted within the Zoning By-law including any development file numbers if applications for these blocks are under review, e) Where applicable, a statement indicating that place of worship and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement, f) Those lots or blocks that have existing and potential environmental noise constraints based on the noise feasibility study. Include all relevant warning clauses on the map, g) The approximate locations of noise attenuation walls and berms, h) The approximate locations and types of other fencing within the subdivision, i) Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located, j) The types and locations of village squares, parks, valley lands and other open space (i.e., passive or active) and a general description of their proposed facilities and anticipated level of maintenance, k) The locations of all anticipated Canada Post Community Mailboxes, l) The anticipated Transit routes through the subdivision, m) Garage Floor Plan for each unit type offered showing typical vehicle type accommodation, waste and yard care storage, and bicycle storage. n) The following standard notes: <ul style="list-style-type: none"> 1. “This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town’s Planning Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday.” 2. “Please Note: this map is based on information available on _____ (month/year) and may be revised without notice to purchasers.” 3. “The map shows that there will be several types of proposed and potential housing and building heights in the subdivision.” 4. “Sites shown on the map for future schools, townhouses, parks, shopping etc. could have driveways anywhere along their street frontage.” 5. “Some streets in this subdivision will be extended in the future and temporary access roads may be closed.” 6. “There may be catch basins or utilities easements located on some lots in this subdivision.” 7. “Some lots and blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers.” 8. “Some dwelling units are in proximity to commercial, institutional and/or school uses from which activities may at 	
--	--	--

	<p>times be audible. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.”</p> <ol style="list-style-type: none"> 9. “Neighbourhood Park Block(s) _____ will be developed as an active park(s) and may contain play equipment, walkways, lighting, landscaping and passive use free-play areas. Residents close to Block(s) _____ may be disturbed by noise and lighting from the park. For detailed information pertaining to park or open space issues, please call the Town’s Parks & Open Space Department 905.845.6601 ” 10. “Natural Heritage System, valleys, woodlots and stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the NHS, and to not remove or replace vegetation in the NHS or stormwater management ponds.” 11. “Community mailboxes will be directly beside some lots.” 12. “Purchasers are advised that the final location of walkways in Blocks _____ may change without notice.” 13. “School sites in this subdivision may eventually be converted to residential uses.” 14. “Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.” 15. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.” 16. “There may be Transit bus routes on some streets within this subdivision with stops beside some homes. Oakville Transit reserves the right to introduce transit services and facilities such as bus stops, shelters, pads and associated amenities on any municipal rights-of-way to provide effective service coverage.” 17. “Boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.” 18. “The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures.” 19. “Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond or a school.” 20. “The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.” 21. “Not all vehicle types can be accommodated on the proposed lots whether on the driveway or within a garage area. Check with your builder regarding the particular situation for the model and lot you intend to purchase.” 22. “Driveway entrance widenings or modifications on private or public lands beyond what was approved as part of the subdivision 	
--	--	--

	<p>design will not be permitted. Property Owners must take note of the available parking space on their approved driveway and within the garage and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable.”</p> <p>23. “This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase.”</p> <p>24. “Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca”</p> <p>25. “For further general information on proposed and existing land use, please call the Town’s Planning Department 905.845.6601.”</p> <p>26. “For detailed grading and berming information, please call the Town’s Transportation and Engineering Department 905.845.6601”</p> <p>The developer shall ensure that each builder selling homes within the subdivision:</p> <p>a) provides prospective purchasers with a “Notice to New Home Purchasers” from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement.</p>	
CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION		
21.	That the Owner shall provide confirmation to the satisfaction of the Town’s Finance Department that all outstanding property taxes and outstanding debts have been paid prior to plan registration.	OAK (F)
22.	That the Owner shall provide the Town with a letter from the Trustee confirming that the Owner is in compliance with the Cost Sharing Agreement and s.4.7 of the North Oakville East Master Parkland Agreement prior to the release for registration of each phase of the plan of subdivision.	OAK (PS)
23.	That the Owner enter into a standard form subdivision agreement to the satisfaction of the Town to address all matters related to the financial and construction obligations and build out of the subdivision, including but not limited to, development charge reimbursements, works to be completed on behalf of the Town, subdivision assumption and maintenance and monitoring of stormwater management facilities, requirements, homeowner warning clauses, etc.	OAK (PS) OAK(TE)
24.	That the Owner shall provide a certificate signed by the surveyor and the Owner stating that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Town.	OAK (TE)
25.	That the Owner develop and implement all monitoring requirements as outlined in the Appendix KK of the NOCSS Addendum. At detailed design, provide the monitoring requirements for the outfall to PSW 3 in section 12.3.3 of the EIR/FSS and those outlined in section 13 of the EIR/FSS.	OAK(EP)
26.	That the Owner submits per the Minutes of Settlement between the Town, HRCA and Eno, a financial contribution of \$10/ sq. m. indexed in accordance with the Comprehensive Minutes of Settlement is required for every square metre that the SWMP encroaches into Core 5. Including any maintenance path that is required for pond maintenance purposes.	OAK(EP)

27.	That the Owner ensures that the maintenance path is located in the 10 m buffer from the dripline in keeping with the direction of NOCSS. The maintenance path may not encroach further into Core 5 than the 200 m width limit. The composition and public accessibility of the maintenance path will be determined at detailed design.	OAK(EP)
28.	That the owner design, construct, and have in operation all stormwater management facilities and stormwater outfalls , or appropriate alternative measures, in accordance with the approved EIR / FSS [Stormwater Management Plan/Report, Functional Servicing Report etc.], to the satisfaction of the Transportation and Engineering Department. The Owner is responsible for planting all required vegetation within 12 months of draft plan registration.	OAK (TE) CH
29.	That the Owner designs, constructs, stabilizes and has in operation all creek alterations as well as any other alterations to natural hazards to the satisfaction of the Conservation Halton and the Town of Oakville.	CH
30.	That the Owner shall dedicate all lands to be conveyed to the Town, Regional Municipality of Halton or other authority free of charge and with clear title (free and clear of encumbrances) and any necessary easements. A Certificate of Title shall be provided, in a form satisfactory to the Town, Region or other authority.	OAK (PS OAK(TE) RMH (LPS)
31.	That the Owner revises/updates the East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study to reflect all comments from the Town of Oakville, Region of Haton, and Conservation Halton and agrees to implement all final recommendations contained within the approved East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study including any addendums (inclusive of all transportation infrastructure - roads, transit, pedestrian and cycling) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton.	OAK (PS, EP,TE) CH
32.	That the Owner prepares and submits a Functional Servicing Report and Stormwater Management Plan in accordance with the approved East Sixteen Mile Creek ES6-EAST Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (PS, EP,TE) CH
33.	That the Owner agrees that the final ditch grading, design, and alignment along Neyagawa Road and associated compensation is to be finalized at detailed design. The greater of tree compensation or area of impact is to be reviewed. Landscaping plans including species composition, planting details and monitoring to be provided at detailed design. Enhancement plantings along the woodland edge associated with the Neyagawa ditch works are to be finalized through detail design.	OAK(EP) OAK(TE) RMH(LPS)
34.	That the owner provide the required analysis to demonstrate that the hydraulic grade line has been appropriately considered in the design of any units with reverse slope driveways, to the satisfaction of the Town.	OAK (TE)
35.	That the Owner shall provide a construction phasing and sequencing plan to the satisfaction of the Town (and Region where applicable) for the purpose of ensuring an appropriate sequence of development from initial construction to assumption and which reflects all applicable studies including the EIR/FSS [Stormwater Management Plan, Functional Servicing Report, Environmental Impact Study] and Transit Facilities Plan. The Phasing Plan should identify how transit service will operate within the plan, including provisions for safe pedestrian access to designated bus stop locations, such that: <ul style="list-style-type: none"> • a contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging" • interim and/or permanent transit streets are to be built first • the Owner is encouraged to construct housing on transit streets first, where practicable • roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases 	OAK (TE, EP, T) RMH (LPS)

	<ul style="list-style-type: none"> permanent or temporary pedestrian facilities to be constructed early and maintained during development for access and routing to bus stop locations. <p>Where mutually agreed upon between the Owner and the Town, a contribution may be made by the Owner to the Town's early implementation initiative relating to Transit service delivery.</p>	
36.	<p>That the owner shall submit a roadway plan for the subdivision showing following information to the satisfaction of the Town's Transportation and Engineering Department:</p> <ul style="list-style-type: none"> Right-of-way widths and on-street parking spaces with respect to the location of the driveways. A summary table to provide total number of parking spaces provided in the subdivision. Active Transportation Plan of the subdivision showing trails, sidewalks, and pedestrian crossing locations in accordance with Active Transportation Master Plan for Transportation Planning staff review and approval. Transit Plan of the subdivision showing transit services and facilities such as bus stops, shelters, pads and associated amenities on municipal right-of-way for Oakville Transit staff review and approval. A Traffic Management Plan showing temporary signage and pavement marking plan during construction period for vehicular traffic, pedestrian, parking, municipal services and emergency services for staff review and approval. 	OAK (TE)
37.	<p>That the owner prepare and agree to implement the following studies, if applicable, to the satisfaction of the Town (and the Regional Municipality of Halton where applicable):</p> <ul style="list-style-type: none"> Traffic Impact Study including any required updates Traffic and Parking Management Plan Transit Facilities Plan Street Signage and Pavement Marking Plan Functional Design Study Composite Utility Plan Construction Management Plan Noise Impact Study Erosion, Sediment, Dust Mitigation Plan 	OAK (TE,T)
38.	<p>That prior to registration the Owner is required to provide digital copies of the registered plan of subdivision in AutoCAD 2012 or later version with the following coordinate system NAD 83 / UTM Zone 17 to the Regional Municipality of Halton and the Town of Oakville.</p>	OAK (TE) RMH (LPS)
39.	<p>That the Owner provides digital copies of the registered plan of subdivision including all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton, prior to registration of the plan. Digital data should be delivered in one of the following formats:</p> <ol style="list-style-type: none"> ESRI geodatabasev10.x (or newer) feature classes ESRI shape file format. AutoCAD DWG or DXF Format, version 2019 or earlier <p>If the Project Consultant utilizes ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards. Questions can be directed to Conservation Halton GIS staff.</p>	CH
40.	<p>That the Owner obtains a Permit from Conservation Halton, pursuant to the Conservation Authorities Act and Ontario Regulation 41/24, for any development or site alteration within the regulated area including, but not necessarily limited</p>	CH

	to, placement or excavation of fill, grading, stormwater outfalls, watercourse alterations or realignments, and watercourse crossings.	
41.	That the Owner shall install information signs , not less than 2 metres by 3 metres, on all commercial, Natural Heritage and park blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the Natural Heritage System or park block prior to registration. The Owner agrees to install signs on all frontages of the Natural Heritage or park blocks at locations to be determined by the Town. The Owners is to maintain these signs in good, readable condition until such time as the land is developed.	OAK (POS, TE)
42.	That the Owner shall provide the Town, together with the final plan, a list of lot and block widths, depths and areas prepared by an Ontario Land Surveyor, to ensure all lot and blocks meet or exceed the minimum requirements of the approved Zoning By-law. The Owner shall agree to revise the draft plan as required in order to comply with all provisions of the approved Zoning By-law.	OAK (Z)
43.	That all public streets within the subdivision be named to the satisfaction of the Transportation and Engineering Department and in accordance with Street Names for Public Roads procedure.	OAK (TE)
44.	That prior to registration of the plan, the Owner's surveyor shall submit to the Town horizontal co-ordinates of all boundary monuments . These co-ordinates are to be based on 6 degree UTM Projection, NAD83 Datum. Exemptions and alternatives to this can only be granted by the Transportation and Engineering Department.	OAK (TE)
45.	That the Owner pays any outstanding review fees to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application.	CH
46.	That the Owner submits the final clearance fee to Conservation Halton, prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.	CH
47.	The applicant shall provide a Letter of Direction signed and dated outlining the distribution of allocation between residential reserve block (future residential units) along the PINs of ENO Investments Ltd & Ankara Realty Ltd. This letter shall be signed by a Signing Authority.	RMH(LPS)
48.	That the Owner shall enter into a subdivision agreement and satisfy all requirements, financial and otherwise, of the Regional Municipality of Halton, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands.	RMH (LPS)
49.	Upon draft approval Regional services within the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and Town of Oakville, the Regional subdivision agreement has been executed, appropriate financial security has been posted, all relevant fees have been paid to the satisfaction of the Region, and all requisite government approvals have been obtained and notices given to all public utilities to the satisfaction of Halton Region.	RMH(LPS)
50.	That the Owner shall prepare a detailed engineering submission to be submitted to the Region's Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement.	RMH (LPS)
51.	That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that: <ul style="list-style-type: none"> a) sufficient Water and Wastewater Plant capacity exists to accommodate this development; and, b) sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place. 	RMH (LPS)

52.	The Owner agrees to provide and install individual pressure-reducing valves (PRV), where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region’s Development Project Manager.	RMH (LPS)
53.	That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision.	RMH (LPS)
54.	That the Owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision resulting from the realignment of the Region’s water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions.	RMH(LPS)
55.	That the Owner be required to design and construct a local watermain external to this subdivision on the frontage of Burnhamthorpe Road at their sole expense as per the design standards of the Region of Halton and to the satisfaction of Halton’s Development Project Manager.	RMH (LPS)
56.	That prior to registration Owner shall submit to the Town of Oakville Planning Services Department digital copies of the final draft plan of subdivision along with the applicable Land Registry Office review (PX Number) for sign-off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign-off.	RMH (LPS) OAK (PS)
57.	That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes as required by Canada Post Corporation, prior to registration of the plan.	CP
58.	That the Owner shall provide Union Gas/Enbridge Gas the necessary easements and/or agreements required by Union Gas/Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Union Gas Limited.	UG/Enbridge
59.	The Owner shall confirm that sufficient wire-line communication / telecommunication infrastructure is currently available within the proposed development to provide communication / telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the developer may be required to pay for the connection to and/or extension of the existing communication / telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the communication / telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).	BC Cogeco Rogers
	CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/ REGISTRATION NEIGHBOURHOOD INFORMATION MAPPING	
60.	The developer shall prepare a final neighbourhood information map, based on the final M-plan, and approved by the Town’s Director of Planning Services, to replace the preliminary neighbourhood information map in all affected sales offices. This map shall contain the following information: a) all of the information required on the preliminary map, b) the locations of all sidewalks and walkways, c) the locations of all rear yard catch basins and utilities easements on private property where applicable, d) the proposed locations of all above ground utilities, where known,	OAK(PS)

	<p>e) the proposed locations of all bus stops,</p> <p>f) The proposed locations of all temporary mailboxes.</p> <p>The developer shall ensure that each builder selling homes within the subdivision:</p> <p>a) provides prospective purchasers with a “Notice to New Home Purchasers” from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement.</p>	
	<p>CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENTS (Town and/or Regional Municipality of Halton)</p>	
61.	The Owner acknowledges that the Town may require redline revisions to the draft plan to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this draft plan.	OAK (PS)
62.	That the Owner agrees to submit a revised Planning Statistics Spreadsheet to the satisfaction of Planning Services based upon the registration of M-Plans.	OAK (PS)
63.	That the Owner acknowledges that any eligible Development Charge reimbursements will be in accordance with the Town’s Development Charge By-law. The Owner agrees to submit progress reports for any Development Charge reimbursable items identified to be reimbursed through Development Charge credits, whether repaid through Development Charge credits or other means, in a form satisfactory to the Town’s Finance Department. The Owner further agrees to abide by the Town’s requirements for matters dealing with Development Charge credits.	OAK (F)
64.	The Owner acknowledges that work completed on behalf of the Town shall not exceed the estimated values contained within the subdivision agreement and that the Town will not accept any further progress certificates relating to the Schedule ‘K’ works and will not consider the payment of said progress certificates received after the assumption of the subdivision by the Town. The Owner further acknowledges that work done on behalf of the Town may not be reimbursed until funded in the Town’s approved capital budget.	OAK (TE, F)
65.	The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.	OAK (TE)
66.	That the Owner’s engineer provide certification that all Erosion and Sediment Controls are in a state of good repair and Stormwater outfalls are operational to the satisfaction of the Transportation and Engineering Department prior to building permit issuance.	OAK (TE)
67.	That the Owner agrees to implement their applicable Minutes of Settlement/Supplementary Minutes of Settlement/Agreements (i.e North Oakville Master Parkland Agreement) with the Town of Oakville and Conservation Halton to the satisfaction of the Town and Conservation Halton.	OAK (PS, POS,TE, F) CH
68.	That the Owner agrees to construct stormwater management facilities according to the approved plans and reports for this subdivision. Additionally the Owner agrees to monitor and maintain the facilities until they are accepted by the town. The Owner shall provide a monitoring procedure and schedule for all stormwater management facilities / works immediately after all stormwater management facilities / works become operational. All monitoring shall be in accordance with the requirements of the approved EIR / FSS, [Stormwater Management Plan, Functional Servicing Plan, Environmental Impact Study] Development Engineering Procedures and Guidelines Manual and [North Oakville Monitoring Guidelines]. Monitoring and maintenance is to be undertaken by the Owner for a minimum period of 2 years once all stormwater	OAK (TE)

	management works become operational and stabilized or at the Town’s discretion for a minimum period of 2 years following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.	
69.	That storm sewerage, lot grading and street grading must be in conformity with the Town of Oakville's Storm Drainage Policies and Criteria Manual and to the satisfaction of the Transportation and Engineering Department, in accordance with the Development Engineering Procedures and Guidelines Manual.	OAK (TE)
70.	That the Owner acknowledges that: <ul style="list-style-type: none"> • Block 346, 351 and 352 are to be frozen until the development to the West (Sherborne Lodge Development Ltd.) is ready to proceed with development. These properties are to be coordinated with the adjacent property owners. • Lots and Blocks adjacent to the NHS and SWM Pond 9 are to be frozen until the NHS system and SWM Pond 9 outfall have been completed and are fully functional. • Temporary turn around or an alternative solution to the satisfaction of the Town is to be provided on Street B and may require the turn around to be partially located on Lots 1 and 2 to facilitate. The temporary turn around is to meet Halton Region Temporary Turning Circle Type 2 standards. • Temporary turn around or an alternative solution to the satisfaction of the Town is to be provided on Street C and may require the turn around to be partially located on Block 346 or 351 to facilitate. The temporary turn around is to meet Halton Region Temporary Turning Circle Type 2 standards. • All the requisite Stormwater Management Facilities, storm sewers/services, sanitary sewer/services and water mains/services must be constructed, tested, and operational prior to the construction of dwelling units in the development. • Block 353 (part of SWM Block for Pond 9) should be developed in coordination with the adjacent developments (Sherborne Lodge Development Ltd.) to ensure suitable access and servicing for the subject development and adjacent developments. • In the event that Eno Investments Limited develops in advanced of Sherborne Lodge Development Ltd, Eno Investments Limited shall acquire Block 99 and Block 100 from Sherborne Lodge Development Ltd. to develop the SWM pond block and appurtenances. Eno Investments Limited will be responsible for the construction pond servicing inlets, outlets, maintenance access roads, storm water management pond and stabilization in the event that Eno Investments Limited proceeds before Sherborne Lodge Development Ltd. • Street B and Street C grading design and profile are to be coordinated with Sherborne Lodge Developments Ltd. • Reverse grade driveways are for all blocks and lots prohibited. • A formal access pathway may be required for the maintenance of the ditch along Neyagawa Boulevard. This is to be considered at detailed design and may require additional coordination with the Region of Halton. 	OAK(TE)
71.	That the Owner agrees to provide grading plans for all lots/blocks that directly abut the NHS, stormwater management pond, or an existing subdivision.	OAK (EP, TE)
72.	The Owner agrees to pay for electricity supplied to light the streets in the development until such time as the first homeowners take possession. This will include the supply of power to the street lights, the commodity cost, transmission and independent electricity marketing operator charges, distribution charges and administration fees, details of which will be outlined in the subdivision agreement.	OAK (TE)
73.	The Owner shall agree to deposit mylars and digital discs (.dwg file format) of the registered plan of subdivision to the satisfaction of the Town.	OAK (TE)

74.	That the Owner agrees to pay for and install all required temporary signage as per the approved Traffic and Parking Management Plan prior to the issuance of any building permits and agrees to ensure that these temporary signs are maintained throughout the construction phase or until the permanent signage is installed.	OAK (TE)
75.	That the Owner agrees to pay for and install all permanent signage within six (6) months of the first building occupancy as per the approved Traffic and Parking Management Plan. In the event that the Owner fails to install the permanent signage in the required timeframe the Town may carry out the work on behalf of the Owner, and will charge the Owner a 100% administration surcharge for all costs incurred by the Town in carrying out this work	OAK (TE)
76.	That the Owner shall place public and educational signage within the stormwater management blocks to identify the general operation of the stormwater management facilities and list public restrictions for recreational use all to the satisfaction of the Engineering and Construction Department.	OAK (TE)
77.	<p>That the Owner agrees within the subdivision agreement to deliver to the Town the following materials to accommodate PSAB requirements (hereinafter in this section referred to as the “Materials”) within the times herein provided:</p> <ul style="list-style-type: none"> a) Prior to registration of the Plan, a table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands to be dedicated to the Town pursuant to this agreement, including rights of way (herein after referred to as the “Dedicated Lands”); b) Prior to acceptance of Maintenance, a table in form and content acceptable to the Town, and certified by the Owner’s Engineer, setting out all materials used in the Town’s Work, the dates of their respective installation, together with certification of their fair market value at installation; and c) Prior to assumption of the Plan, updated certification by the aforementioned Ontario Land Surveyor, Owner’s Engineer or Appraiser as applicable, of the Materials and their current fair market value in form and content acceptable to the Town, together with certification in the manner and by the persons set out herein of any works to be assumed by the Town and not previously certified. 	OAK (TE)
78.	That the Owner agrees that all roadways are to be designed to Town of Oakville standards and partial roads within the draft plans are not permitted, unless other suitable arrangements are made with the Director of Transportation and Engineering.	OAK (TE)
79.	In the event that required subdivision land use and notice signage becomes damaged and/or missing from their original approved locations, the Town may re-install signage on the Owner’s behalf and the Owner shall reimburse the Town for such works.	OAK (TE)
80.	That the Owner satisfies the telecommunications provider with respect to their land requirements and agrees to permit all electrical and telecommunication providers who have signed the Town’s access agreement to locate on the roads within the plan and that the Owner allow these services to connect to the buildings, all to the satisfaction of the Town.	OAK (TE)
81.	That the Owner shall provide in each of the sales offices a large coloured map , not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of Oakville Official Plan and a prominent note indicating that further information can be obtained from the Oakville Planning Services Department.	OAK (TE)
82.	a) That the Owner acknowledges that during the active construction process it is anticipated that sediment accumulation in the stormwater management pond will occur at an above average rate compared to the rate for a stabilised condition. Based on this assumption the Owner agrees to monitor the sediment accumulation level and clean the pond periodically to ensure its operational efficiency is maintained. Prior to assumption a condition and	OAK (TE)

	<p>monitoring report is to be prepared by the Owner’s Engineer which is to outline the monitored performance of the pond as documented over time and the current state of sediment level within the pond. The Engineers report will make recommendations with respect to any maintenance required at the time of the requested assumption and itemise such items which the Owner will be required to remediate prior to the assumption.</p> <p>b) That the Owner agrees, at the time of the requested assumption, to provide an up-to-date bathymetric survey to determine the sediment level within the storm water management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond.</p> <p>c) That the Owner agrees that the Town shall retain securities for any Stormwater Management Facility for at least a minimum two year maintenance period after the construction and stabilization of the stormwater management pond, or at the Town’s discretion, for a minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.</p>	
83.	<p>That the Owner designs, constructs and has in operation all necessary lood control structures and stormwater outfall structures prior to the issuance of any building permits to the satisfaction of the Conservation Halton and Transportation and Engineering Department and Parks and Open Space Department.</p>	OAK (TE, POS) CH
84.	<p>That the Owner install a 1.2 metre high black vinyl coated chain link fence, or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System / parkland / stormwater management facility (where applicable) and Lots 13-27, 84, 85, Reserve Block 356 and the abutting lots and/or blocks. The fence must be installed prior to Building Permit issuance on adjacent lots in order to ensure there is no encroachments by the builder or homeowner to the satisfaction of the Planning Services Department, Transportation and Engineering Department, Conservation Halton and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption.</p>	OAK (PS, POS, TE)
85.	<p>That the Owner retain the services of a landscape architect in good standing with the OALA from a roster of prequalified landscape architectural consultants and agrees to provide for the preparation and submission of landscape plans including planting, grading, sodding, fencing and the design of park facilities together with cost estimates for the open space system including parkland, walkways, valley land / natural heritage system buffer areas and stormwater management facilities; and further, that the applicant finance the provision of the park facilities and the implementation of the landscape plans to the satisfaction of the Planning Department, Parks and Open Space Department and Transportation and Engineering and in accordance with the Town’s Development Charges By-law. Native non-invasive species shall be planted for lands adjacent to Natural Heritage System, including swales and stormwater management facilities, and within Conservation Halton’s regulated area.</p> <p>And further, that the Owner prepare a facility fit plan for any village square park blocks confirming that the expected program elements may be incorporated. This will include any and all active sports fields, their associated buffer requirements and all supporting amenities.</p>	OAK (PS, POS, TE, EP)
86.	<p>That the Owner agrees at their cost to implement a municipal tree planting program for all public roads in accordance with the approved Composite Utility Plan and/or Tree Planting Plan. The selection of species, calliper and timing of work shall be undertaken to the satisfaction of the Transportation and Engineering Department and in accordance with the latest Town standards and specifications</p>	OAK (TE, POS)

	within the final and approved North Oakville Urban Forest Strategic Management Plan, where applicable.	
87.	That the Owner agrees to submit prior to Assumption an inventory of all boulevard trees planted by species, size, and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Transportation and Engineering.	OAK (POS, TE)
88.	That the Owner warranty all boulevard street trees and trees planted in open space areas for a period of 2 years from the date of planting and agrees to maintain in a healthy condition all trees until Assumption or to the end of the warranty period, where the warranty extends beyond assumption.	OAK (TE, POS)
89.	That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards.	OAK (POS, TE)
90.	That the Owner agrees to implement a monitoring program to the satisfaction of the Town and Conservation Halton (regarding natural hazards and regulated areas) for erosion and sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services and trails with the Natural Heritage System, in accordance with the Water Resources Final Mediation Reports (Ontario Municipal Board) dated 30 August, 2007. The Owner shall submit monthly sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (TE, EP) CH
91.	That the Owner agrees to submit monthly (or after significant rainfall equal or greater than 10mm or snowmelt events) sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.	CH
92.	That the Owner agrees to post acceptable securities with the Town of Oakville as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including the rehabilitation of any natural heritage system block (including CH regulated areas) or open space areas to the satisfaction of Conservation Halton and the Town of Oakville which may be disturbed during the development of the subdivision.	OAK (TE) CH
93.	That the Owner shall prepare and implement at no cost to the Town, a landscape, restoration and enhancement plan for the stormwater management facility to the satisfaction of the Transportation and Engineering Department, Parks and Open Space and Conservation Halton in accordance with the Town's stormwater management Landscaping Standards. The Owner shall be entirely responsible for the implementation of these features including all financial costs.	OAK (TE, EP, POS) CH
94.	The Owner agrees to use native, non-invasive species to the satisfaction of the Town of Oakville and in accordance with Conservation Halton's current Landscaping Guidelines for all landscaping adjacent to natural heritage system block(s) (including CH regulated area), and any associated buffer block(s).	OAK (EP)
95.	That the Owner agrees to not store construction materials on vacant lots and/or open space blocks that abut lots which are occupied by homeowners.	OAK (TE, POS)
96.	That the Owner agrees to implement cycling and trails plans in accordance with the North Oakville Trails Plan, when finalized, and the enacted Development Charges By-law to the satisfaction of the Town.	OAK (POS)
97.	That the Owner provides a fire break plan and other fire prevention measures to the satisfaction of the Town of Oakville, where necessary.	OAK (FD)
98.	That the Owner agrees that any exposed soil within a watercourse block, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized within 24 hours of exposure to minimize the transport of sediment downstream.	CH
99.	That the owner agree that no fill from the site may be dumped on or off-site in an area regulated by Conservation Halton without the prior written permission of Conservation Halton.	CH

100.	That the Owner agrees to not stockpile fill within Conservation Halton’s regulated area without prior written approval on Conservation Halton.	CH
101.	That the Owner agrees, that should it be determined through detailed design that grade changes are required in order to accommodate development of lots/blocks adjacent to the NHS blocks (including CH regulated area) any grade changes must be accommodated outside of the buffer block and the lot lines must be adjusted accordingly to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP, TE) CH
102.	That the Owner agrees to provide as-built drawings for any SWM outlets/grading within the CH regulated area. Surveys undertaken to delineate any hazard/feature shall be provided to Conservation Halton digital format. Digital data should be delivered in one of the following formats: <ul style="list-style-type: none"> • ESRI geodatabasev10.x (or newer) feature classes • ESRI shape file format. • AutoCAD DWG or DXF Format, version 2019 or earlier <p>If the Project Consultant uses ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.</p>	CH
103.	That the Owner acknowledges that all works which are the responsibility of the Owner to complete, shall be subject to general construction observation by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner’s engineer must provide competent full time staff on site during construction activities to obtain the required “as constructed” field information, and to ensure general compliance to the best of his/her professional knowledge with the approved drawings and the Town and Region’s Current Construction and Design Standards.	RMH (LPS) OAK (TE)
104.	That the Owner agrees that pre and post development storm water flows from the site to the existing drainage system are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system to the satisfaction of Halton Region’s Development Project Manager.	OAK(TE)
105.	That the Owner agrees to conduct a survey of the static water level and quality of all wells within 500 metres of the plan. The Owner further agrees to resolve any claims of well interruption due to the construction of municipal services to the satisfaction of the Region’s Development Project Manager.	RMH (LPS)
106.	The Owner agrees to conduct a survey of the property to identify all existing private septic systems related to the former use of the lands. The owner further agrees to decommission any existing private septic systems in accordance with the Ministry of the Environment, Conservation and Parks guidelines prior to commencing the development of these lands to the satisfaction of the Region’s Development Project Manager.	RMH (LPS)
107.	That the Owner acknowledges that development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Regional Municipality of Halton.	RMH (LPS)
108.	That the Owner has addressed all the requirements of the Allocation Program including, but not limited to, the signing of any additional agreements, provision of any required payments and the issuance of a Public Works Commissioner’s Notice (PWCN), to the satisfaction of the Region.	RMH (LPS)
109.	The Owner agrees that until notice from Halton Region’s Commissioner of Public Works is given to the Owner that development of these lands is able to proceed by the issuance of a building permit with residential water/wastewater capacity or that units under the Region’s Allocation Program will be operational within 12	RMH (LPS)

	<p>months, that the Owner shall not seek the issuance of building permits for any development in this phase and:</p> <ul style="list-style-type: none"> • shall not sell or offer for sale any lot or block or any part thereof within this phase if such sale obligates the Owner or permits the purchaser to construct a residential building on such lot or block; and, • shall not seek final approval for registration of such lots or blocks or any part thereof. 	
110.	<p>That the owner acknowledges, in writing, that the developer will be fully responsible for collection and disposal of all waste until the developer is able to confirm that the development has reached 90% occupancy and demonstrate that a waste collection truck is able to safely and consistently perform collection services without obstruction or delay, to the satisfaction of the Region.</p>	RMH (LPS)
111.	<p>The owner acknowledges, in writing, they will provide a letter to all tenants/owners within the development which clearly communicates the details of the Waste management system that will be provided by the Developer and when Region collection will begin, to the satisfaction of Halton Region. This includes that waste collection for the proposed development will not commence until the proposed development is 90% occupied and that a Waste collection truck is able to safely and consistently perform collection services without obstruction or delay. The owner shall provide a copy of the letter, which clearly communicates the details of the Waste management system, addressed to all tenant/owners within the development, to the satisfaction of Halton Region.</p>	RMH (LPS)
112.	<p>The applicant acknowledges and agrees to implement all road improvements identified in the approved Transportation Impact Study (prepared by CGH Transportation dated June 2023) required to support the subdivision, to the satisfaction of Halton Region. The applicant is responsible for all costs associated with the improvements identified.</p>	RMH (LPS)
113.	<p>The applicant acknowledges and agrees to enter into a Servicing and/or Subdivision Agreement (through the Development Project Manager, Halton Region) prior to registration for the completion of the works required as identified in the latest approved Transportation Impact Study.</p> <p>Detailed design drawings of the works must be completed to the Region’s satisfaction and submitted to Halton Region’s Development Project Manager for review and approval. A design based on the specifications outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (GDGCR) and approved by Road Operations and/or Engineering & Construction must be shown. The detailed design drawings should include the road improvements and all associated design details, including but not limited to: grading & cross-sections, Traffic Signal drawings, the location of intersection street signs (advanced & at-intersection) and intersection pavement markings.</p>	RMH(LPS)
114.	<p>The Owner acknowledges and agrees to dedicate any lands within 17.5 metres of the centre line of the original right-of-way of William Halton Parkway (Regional Road 40) that are part of the subject property to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements, to the satisfaction of Halton Region.</p>	RMH (LPS)
115.	<p>The applicant acknowledges and agrees to dedicate a daylight triangle measuring 15 metres along William Halton Parkway (Regional Road 40) and 15m along Carding Mill Trail to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements, to the satisfaction of Halton Region.</p>	RMH (LPS)
116.	<p>The Owner shall provide a legal survey (detailing land dedication to verify that the adequate property requirements are met), to the satisfaction of Halton Region.</p>	RMH (LPS)
117.	<p>All updated/amended Warning Clauses must be reviewed and approved by Halton Region and the Town of Oakville. All applicable warning clauses shall be listed in the Draft Agreements of Purchase and Sale or Draft Lease.</p>	RMH (LPS)
118.	<p>An updated detailed Noise Assessment Study should be conducted if any proposed grading information has significantly changed to refine the noise assessment and warning clauses.</p>	RMH (LPS)

119.	The Owner shall provide a signed/stamped letter from the development Architect, in conjunction with the Building Permit Application, stating that the recommendations from the final noise study will be implemented and have been reflected in the submitted drawings. Halton Region shall receive confirmation of such correspondence.	RMH (LPS)
120.	The Owner shall provide a signed/stamped letter from the development Architect after final occupancy, stating that the recommendations from the final noise study have been implemented. Halton Region shall receive confirmation of such correspondence.	RMH (LPS)
121.	The Owner agrees that should the development be phased, the Owner shall submit a phasing plan prior to final approval of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including, the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports. The phasing shall be to the satisfaction of the Regional Municipality of Halton, Conservation Halton and the Town of Oakville.	RMH (LPS) OAK (TE) CH
122.	That in accordance with Plan of Subdivision 24T-21007/1317, Part of Lot, 17, 18 and 19, Concession 1, North of Dundas Street, Town of Oakville, the Halton Catholic District School Board requires a Catholic Elementary School site identified as Block 352 in the respective plan of subdivision, and that prior to final approval, satisfactory arrangements have been made with the Halton Catholic District School Board to transfer title of the subject lands, identified as Block 352, to the Halton Catholic District School Board for the purpose of an elementary school. In addition to this: <ul style="list-style-type: none"> a. The owner shall undertake and submit to the satisfaction of the HCDSB appropriate soil and environmental investigations, site grading plans, storm water management plans, and archaeological assessment for Block 352. In the event of an identified concern, the HCDSB may commission its own studies at the cost of the landowner. b. If there are any concerns from the investigations, all necessary measures, to the Board’s satisfaction, must be addressed. c. No fill shall be placed on Block 352. d. All site work respecting Block 352 must be completed in accordance to the site grading plans, storm water management plans and any other relevant plans/reports relating to these lands. 	HCDSB
123.	That the Owner agrees that should the development be phased , a copy of the phasing plan shall be submitted prior to final approval to the Halton District School Board and the Halton Catholic District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.	HDSB HCDSB
124.	That the Owner shall submit a copy of the approved sidewalk plan , prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board.	OAK (TE) HDSB HCDSB
125.	That the owner agrees in the Subdivision Agreement to the satisfaction of the HCDSB to erect a chain link fence, in accordance with Board standards. The fence shall be located along the school block boundaries as determined by the Board and shall be erected at such time as the adjacent development proceeds. Privacy fencing may be required where adjacent to residential units and parking areas.	HCDSB
126.	That the Owner provides the Halton District School Board a geo-referenced AutoCAD file of the draft M-plan once all Lot and Block numbering configuration has been finalised. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.	HDSB HCDSB

127.	That the Owner agrees to erect and maintain signs at all major entrances into the new development advising prospective purchasers that a permanent school is not available and that alternate accommodation and/or bussing will be provided. The Owner will make these signs to the specifications of the respective School Board and erect them prior to the issuance of building permits.	HDSB HCDSB
128.	That the Owner agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any house sales. Also that the owner shall post in a clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the House sales for the subdivision. Once the homeowner has closed their home sale, the developer shall notify all new homebuyers of the process to initiate Mail Delivery as well as the address of the local Post office where new homeowners can go and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery.	CP
129.	The Owner agrees to provide the location of all Community Mail Boxes on the approved Composite Utility Plan to the satisfaction of the Town and Canada Post.	CP
130.	The Owner agrees, prior to offering any units for sale, to display and maintain a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post. Further, the Owner agrees to inform all homebuyers of the process to initiate mail delivery for their new home address.	CP
131.	The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CP
132.	The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CP
133.	The Owner agrees to provide a suitable and safe temporary site for Community Mail Box locations. This temporary mail box pad will be a compacted gravel area with a minimum of a single row of patio stones for mail box placement. Temporary pad specifications will be provided to the Owner during the siting process. This location must be set up a minimum of 30 days prior to first occupancies.	CP
134.	The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy	CP
135.	That the Owner acknowledges that where multi-unit or commercial, office or similar buildings are located, one or more conduit or conduits of sufficient size will be provided from each unit to the room(s) in which the telecommunication facilities are situated and three conduits from the room(s) in which the telecommunication facilities are located to the street line.	BC Cogeco Rogers
136.	That the Owner acknowledge its responsibility to up-front the cost of any extension to the electrical distribution system .	OH
137.	That the Owner agrees to place the following notification in all offers of purchase and sale for all lots and/or units and in the Town's subdivision agreement to be registered on title: a) "Purchasers of Blocks 309 – 314 and 336 are advised that their properties are across from lands which may be developed for future residential, commercial or mixed commercial / residential uses. " b) "Purchasers and/or tenants of lots or units in Lots 225 and 227 are advised that they abut a Walkway Block which will allow for public access."	OAK (PS, TE,POS) CH HDSB HCDSB CP

<ul style="list-style-type: none"> c) “Purchasers and/or tenants of lots or units adjacent to or near the Village Square, Neighbourhood Park or any other parkland and open space are advised that these parks, in whole or in part, may be vegetated to create a natural setting. Be advised that, in these areas, the Town may not carry out routine maintenance such as grass and weed cutting.” d) “Purchasers and/or tenants of lots of Lots 219 – 228, Reserve Block 360 and Block 302 immediate abut to the east a future Neighbourhood Park. This Neighbourhood Park will be used for general active and passive public recreation and leisure uses, including but not limited to walkways (lit and unlit), bikeways, playgrounds, trails, sports field (lit or unlit), splash pad, visitor parking, and/or multi-use courts. In addition to daytime use, park facilities may be used in the evenings and on weekends.” e) “Purchasers and/or tenants of Lots 13 – 27, 84, 85 and Reserve Block 356 are advised that a walkway may abut the subject property consistent with the North Oakville Trails Plan. During normal use of, and activity on, the walkway, some noise could occasionally be generated that may potentially interfere with outdoor activities on the subject property.” f) “Purchasers and/or tenants of Lots 13-23 are advised that the property is regulated by Conservation Halton. Conservation Halton must be contacted prior to any development occurring on the property.” g) “Purchasers and/or tenants of Lots 13 – 27, 84, 85 and Reserve Block 356 are advised that no encroachment is permitted into the natural heritage system or stormwater management pond without approval from the Town of Oakville and Conservation Halton.” h) “Purchasers and/or tenants for all lots adjacent to the Natural Heritage System, a statement which advises that the Town reserves the right to install a public trail connection within these blocks. Further purchasers are advised that individual gate access to these blocks from their property is prohibited. In addition, dumping of yard waste or other household materials is also prohibited.” i) “Purchasers and /or tenants are advised that gates are not permitted to be installed along any boundary fence adjacent to any lands intended for a school. In the event a gate is installed, the Board will remove it at the owner’s expense.” j) “Purchasers and /or tenants are advised that gates are not permitted to be installed along any boundary fence adjacent to any lands intended for a stormwater management pond or Natural Heritage System. In the event a gate is installed, the town will remove it at the owner’s expense.” k) “Purchasers are advised that the Town of Oakville’s current street tree planting standards, which are subject to change, are intended to have an average of one tree for every 12 metres of frontage to be considered for planting in order to accommodate future tree growth. This means that not every house is intended to receive a tree. Purchasers are also advised that the ability to accommodate the planting of a street tree within the public road allowance will be influenced by housing form, development setbacks, utilities, driveway width and location. The Town reserves the right, in its sole discretion, to determine whether a street tree will be planted at any particular location within the subdivision particularly on narrow building lots.” l) “Purchasers are advised that winter maintenance and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal.” m) “Purchasers and/or tenants are advised that the homeowner’s builder is responsible for the timing and coordination of rectifying lot grading matters which occur prior to assumption.” n) “Purchasers and/or tenants are advised that prior to the placement of any structures in side and rear yards, the Zoning By-law should be reviewed 	
---	--

	<p>to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work.”</p> <p>o) “Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town’s road allowance, public open space or Natural Heritage System area. Any unauthorised encroachments are to be removed by the homeowner prior to Assumption.”</p> <p>p) “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some lots will incorporate the drainage of adjoining lots through the design of swales and rear lot catch basins.”</p> <p>q) “Purchasers are advised that any unauthorized alteration of the established lot grading and drainage patterns by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots.”</p> <p>r) “Purchasers are advised that the following street(s) in the area may be designated as interim or permanent bus routes, and that bus stops and shelters may be installed along the street(s): Streets xx”</p> <p>s) “Purchasers and/or tenants are advised that home/business mail delivery will be from designated Community Mail Boxes and that purchasers are to be notified by the developer/owner regarding the exact centralized mail box locations prior to the closing of any home sales. “</p> <p>t) “Purchasers are advised that the schools on sites designated for the Halton District School Board or Halton Catholic District School Board in the community are not guaranteed. Attendance in the area is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or redirections can be put in place to address school accommodation pressures”</p> <p>u) “Purchasers are advised that school buses will not enter a cul-de-sac and pick-up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick-up points will not be located within the subdivision until major construction activity has been completed.”</p> <p>v) “Purchasers are advised that Village Squares will contain children’s play equipment that may generate noise or nuisance to those homebuyers who purchase adjacent to parks and open space. Village Squares may also contain community mail boxes. Community Parks may also include the provisions for sports field lighting that may generate noise or nuisance to homebuyers who purchase adjacent to community parks.”</p> <p>w) “Purchasers are advised that Town Stormwater Management Ponds will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”</p> <p>x) “Purchasers are advised that driveway entrance widenings or modifications on private or public lands beyond what was approved as part of the subdivision design will not be permitted. Property Owners must take note of the available parking space on their approved driveway and within the garage and purchase homes with the knowledge that additional space for more personal / family vehicles may be limited or unavailable.”</p> <p>y) “Purchasers of lots/units abutting, fronting and adjacent to the school site designated for the Halton Catholic District School Board are advised that temporary facilities/portables may be sited on the school site in order to accommodate pupils in excess of the school building capacity.”</p> <p>z) “Purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area.</p> <p>Halton Catholic District School Board will designate pick up points for the</p>	
--	---	--

	<p>children to meet the bus on roads presently in existence or other pick up areas convenient to the Board.”</p> <p>aa) “Purchasers are advised that North Oakville is founded on the principle of public transit as a priority and as such buses with varying frequencies of services are expected to operate throughout the neighbourhoods. Residents are expected to accept bus operations, with their associated impacts as a reality along roadways of this community. Transit infrastructure including bus stops and bus shelters may be located on municipal streets within subdivisions either as temporary and/or permanent features.”</p> <p>bb) “Purchasers are advised that Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent public parking along municipal roads except laneways adjacent to any property can be made available for on-street parking by the public and is not reserved for use by the property Owner. This will be most evident in close proximity to parks, schools, laneways and commercial or mixed use districts where visitors to these locations will be encouraged to park on-street in accordance with municipal requirements as on-site parking space will be minimal or non-existent.</p> <p>cc) “Purchasers are advised that there is the potential for high water pressures within the subdivision”</p> <p>In cases where offers of purchase and sale have already been executed, the Owner shall send a letter to all purchasers which includes the above statements.</p>	
	CLOSING CONDITIONS	
1	Prior to signing the final plan the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.	OAK (PS)
2	Prior to signing the final plan the Director of Planning Services shall be advised by the Regional Municipality of Halton that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) RMH (LPS)
3	Prior to the signing of the final plan the Director of Planning Services shall be advised by Conservation Halton that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CH
4.	Prior to signing the final plan the Director of Planning Services shall be advised by the Halton District School Board that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) HDSB
5.	Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton Catholic District School Board that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) HCDSB
6.	Prior to signing the final plan, the Director of Planning Services shall be advised by the telecommunications provider that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) BC, Cogeco, Rogers
7.	Prior to signing the final plan the Director of Planning Services shall be advised by Canada Post that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CP
8.	Prior to signing the final plan, the Director of Planning Services shall be advised by Oakville Hydro that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OH

9.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas/Enbridge Gas that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG/Enbridge
	All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being Day____, Month____, 20xx.	OAK (PS)

LEGEND – CLEARANCE AGENCIES

- BC Bell Canada
- Cogeco Cogeco Cable
- CP Canada Post
- HCDSB Halton Catholic District School Board
- HDSB Halton District School Board
- CH Conservation Halton
- MECP Ministry of Environment, Conservation and Parks
- MNRF Ministry of Natural Resources, Forestry and Parks
- MTCS Ministry of Tourism, Culture and Sport
- OAK (A) Town of Oakville – Planning Administration
- OAK (EP) Town of Oakville – Environmental Planning
- OAK (F) Town of Oakville – Finance
- OAK (FD) Town of Oakville – Fire Department
- OAK (L) Town of Oakville – Legal
- OAK (POS) Town of Oakville – Parks and Open Space Department
- OAK (PS) Town of Oakville – Current Planning Services
- OAK (T) Town of Oakville – Transit
- OAK (TE) Town of Oakville – Transportation and Engineering Department (formerly DE)
- OAK (Z) Town of Oakville – Building Services Department, Zoning Section
- OH Oakville Hydro
- RMH (LPS) Regional Municipality of Halton – Legislative and Planning Services
- Rogers Rogers
- UG/Enbridge Union Gas/Enbridge Gas

NOTES:

1. The Owner should obtain authorization from Fisheries and Oceans Canada(DFO) for the Harmful Alteration, Disruption or Destruction of Fish Habitat, pursuant to the **Fisheries Act**, where necessary.
2. The Owner should obtain the written approval of the Ministry of Environment, Conservation and Parks (MECP) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
3. The Owner should obtain the written approval of the Environment and Climate Change Canada or Fisheries and Oceans Canada for any work within significant habitat of endangered and threatened species, as per the **Species at Risk Act**, where necessary.
4. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary.
5. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work pursuant to **the Lakes and Rivers Improvement Act**, where a dam or blockage of the watercourse is proposed, where necessary

6. That the Owner shall obtain a site alteration permit under By-law 2008-124, as it may be amended from time to time or any successor thereto, prior to any earth moving activities. Matters to be addressed as part of the site alteration permit shall include but not be limited to confirmation of construction access, installation and maintenance of erosion and sediment controls, mud tracking, stabilisation, grading and seeding of non-development blocks.
7. The owner is to enter into satisfactory arrangements with the Town related to the payment of Parkland / Cash in Lieu in accordance Section 42 of the Planning Act and the Town's By-law 2022-108 and the payment of a Community Benefit Charge (if applicable) in accordance with By-law 2022-069. The owner is to contact the Town's Manager of Realty Services no later than 90 days prior to their intended date to draw the first building permit for the proposed development or redevelopment, to arrange coordination of the necessary appraisal.
8. The required payments and contributions for water, wastewater and roads are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the Single-Detached Equivalents are being reserved for the Owner.
9. The Owner will be required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017 every owner of land located in Halton Region intended for residential development will be subject to the Front-ending Recovery payment. Residential developments on lands located in Halton Region that prior to January 1, 2017 are part of a Regional allocation program, or have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the Planning Act have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.

This development requires Regional Allocation for the single detached equivalents units (SDEs) proposed. The payments and contributions are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the SDEs are being reserved for the Owner.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein.

Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge and Front-ending Recovery Payment information, which is subject to change.

10. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
11. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the subdivision:
 - Final draft M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
 - Regional Registration fee
 - Registry Office review form
12. Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

APPENDIX E to Staff Report Urban Design Requirements (Blocks 346, 347 and 348)

In addition to the implementation of the Livable by Design Manual design direction and the approved Urban Design Brief, the following Urban Design Requirements for the subject application shall be addressed in the architectural design and site plan details through the Site Plan process:

- Provide creative and innovative building design with varied architectural elements in a cohesive and coherent composition. Incorporate variation in the building mass, façade treatment and articulation to avoid sameness. Avoid repetitive and monotonous design.
- Articulate the massing of the façade to divide the architectural detailing into smaller elements, incorporating layered elements, modulations, projections and recesses, pronounced vertical elements where appropriate, corner and parapet features, and distinct rooflines to minimize impacts on the lower density surroundings and to achieve human-scaled built form.
- Incorporate significant vertical breaks and modulations in the building massing to divide the horizontal dimension of the building and to create a more human-scaled environment. Incorporate significant vertical breaks along the façade zone, extending from ground to roofline, based on the following building typologies:
 - low-rise residential, non-residential and mixed-use buildings (1 to 4 storeys) that exceed a length of 30.0m
 - mid-rise residential, non-residential and mixed buildings (5 to 12 storeys), which includes podiums for tall buildings, that exceed a length of 55.0m
- Incorporate the following separation distances between abutting residential units for both low-rise and mid-rise buildings (which includes podiums for tall buildings):
 - where primary windows face each other:
 - a minimum 20.0m separation between buildings located on the same block
 - a minimum 10.0m setback from a shared property line to create an overall minimum building separation of 20.0m
 - where primary and secondary windows face each other and where secondary windows face each other:
 - a minimum 15.0m separation between buildings located on the same block
 - a minimum 7.5m setback from a shared property line to create an overall minimum building separation of 15.0m
- Incorporate a rhythm of transparent glass and solid materials. Avoid repetitive and monotonous patterns of façade elements and openings. Avoid large areas of blank or poorly articulated walls.

- Maximize the amount of glazing along the first storey building wall for non-residential uses oriented toward any lot line to achieve animation, human-scale, and permeability at-grade.
- Ground floor commercial uses shall incorporate a minimum first-storey floor to ceiling height of 4.5m.
- Integrate the vehicular access to the underground parking directly into the building and not as a free-standing element on the site.
- Design and orient principal entrances to commercial units and non-residential areas (such as lobbies and internal amenity spaces) to streets, outdoor amenity spaces and the public realm. Principal entrances must be located on a barrier-free route and at the same level of the sidewalk.
- For any ground level residential units fronting on the public realm:
 - Provide direct connections from the dwelling entrance to the sidewalks and/or abutting amenity space.
 - Position the dwelling entrance to a maximum of 0.6m higher than the sidewalks to achieve an appropriate transition from public to private realms.
 - Provide a minimum depth of 1.0m of landscape treatment between the property line and the patio/porch associated with the dwelling entrance.
 - Where a patio or terrace is associated with the dwelling entrance, any railing or enclosure shall be a maximum height of 1.2m.
- Design and consolidate utility, service, and loading areas to minimize the visual impact on the public realm, on built form and amenity areas, and on surrounding sensitive uses.
- Locate utility, service and loading areas within the main building(s) to ensure these facilities are not visible from the public realm or within view of main building entrance(s).
- For facilities and utility areas that cannot be located within the main building(s), locate in a separate building(s) or at the rear or interior side yards of the site and not visible from the public realm



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: December 9, 2024

FROM: Planning and Development Department

DATE: November 26, 2024

SUBJECT: Recommendation Meeting Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, By-law 2024-184, File No.: Z.1308.05

LOCATION: 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard

WARD: Ward 6 Page 1

RECOMMENDATION:

1. That Zoning By-law Amendment application (File No.: Z.1308.05), submitted by Mattamy (Joshua Creek) Limited, be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms or does not conflict with the Region of Halton Official Plan and North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning and Development Department dated November 26, 2024.
2. That By-law 2024-184, a by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard (Mattamy (Joshua Creek) Limited) – Z.1308.05, be passed.
3. That notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

KEY FACTS:

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

- This report recommends approval of the proposed Zoning By-law Amendment application submitted by Mattamy (Joshua Creek) Limited to remove the Floor Space Index (FSI) requirements on the subject lands.
- The application consists of approximately 2.86 hectares of land with four phases of seven apartment buildings containing approximately 1,147 condominium units and underground parking, being seven or twelve storeys in height.
- The subject lands are designated Dundas Urban Core Area within the North Oakville East Secondary Plan (Figure NOE2).
- The lands are zoned Dundas Urban Core Special Provision 56 (DUC-1 sp: 56) within Zoning By-law 2009-189.
- An applicant-initiated Public Information Meeting (“PIM”) took place on May 14, 2024, and was attended by the applicant, 15 members of the public and Planning Staff.
- A Statutory Public Meeting was held on August 12, 2024; multiple members of the public spoke to the subject application and provided written submissions.
- Staff recommend approval of the Zoning By-law Amendment application as the proposal is consistent with the Provincial Planning Statement, conforms and does not conflict with the general intent and purpose of the Region of Halton Official Plan and North Oakville East Secondary Plan. The proposed development aids in achieving complete communities, including growth and development in an appropriate location, in accordance with the Town’s established Urban Structure.

BACKGROUND:

The applicant proposes to remove the Floor Space Index (FSI) requirement for the subject lands. FSI means “*the net floor area of all buildings on a lot divided by the lot area*”. The purpose of regulating FSI is to measure the minimum or maximum development potential on the property. This can be accomplished by having wider and shorter buildings, or narrow and taller buildings to achieve the same FSI number.

OPA 321

In September 2018, Halton Region approved OPA 321, which was subsequently approved at the Local Planning Appeal Tribunal (LPAT) (now the Ontario Land Tribunal (OLT)) in July 2019, with modifications. OPA 321 implements the policy directions that focused on areas of concern to be addressed through the North Oakville Secondary Plans Review. As it relates to this proposal, OPA 321 removed the FSI maximums from the land use policy framework of the Dundas Urban Core land use designation, to provide additional flexibility to support intensification within the Dundas Urban Core area.

The Dundas Urban Core blocks are intended to allow the creation of a band of mixed-use, mid-rise development with higher residential densities along Dundas Street. They would also include retail and service commercial development at the intersections with north/south streets. It is also anticipated that the highest density uses would be encouraged to locate at these intersections.

Draft Plan of Subdivision 24T-12004/1307 (Bressa)

The Bressa Draft Plan of Subdivision and corresponding Zoning By-law applications were submitted in 2012 and approved by the LPAT on February 7, 2019. The LPAT approved Zoning By-law, permits apartment buildings with a height range of 20 metres (6 storeys) to a maximum of 29.5 metres (8 storeys) and up to 45 metres (12 storeys) within 50 metres of Dundas Street East, upon execution of a Section 37 Bonusing Agreement.

Following this approval, the subject lands were registered as two blocks over two phases:

- Block 146, 20M-1229 – registered November 24, 2020
- Block 20, 20M-1269 – registered November 15, 2023

The purpose of registering Block 146 in advance of Block 20 was to allow Phases 1 and 2, as described later in this report, to progress in advance of the subsequent phases despite the by-law being written assuming the block would stay whole.

Draft Plan of Subdivision 24T-20006/1307 (Mattamy Joshua Creek)

The Phase 4 Draft Plan of Subdivision and corresponding Zoning By-law applications were submitted in 2000 and received draft plan approval on May 20, 2021, and registered on October 6, 2022. These lands, located directly north of the subject site, included a requirement for a warning clause to inform purchasers and/or tenants of Lots 1-15 and 25-30 that their properties were adjacent to or near lands that may be developed for future residential, commercial, or mixed-use buildings up to 12 storeys in height. The town-approved Neighbourhood Information Map also identified the subject lands for a maximum of 12 storeys.

Proposal

The applicant has applied for a Zoning By-law Amendment to remove the FSI requirement for the subject site from the Zoning By-law 2008-189, in order to implement with the North Oakville East Secondary Plan as modified by Official Plan Amendment 321 (OPA 321). Additionally, the applicant seeks to clarify that the lands subject to the DUC-1 sp:56 zone are to be considered as one block for Zoning

purposes to assist with the future condominium tenure of each of the buildings planned for the site.

Location & Site Description

The subject lands are located on the northwest corner of Dundas Street East and William Cutmore Boulevard and are municipally known as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 & 3014 William Cutmore Boulevard, as shown on Figure 1. Currently, these lands are under construction, including buildings 1 and 2 in Phase 1, building 3 in Phase 2, and the private road access from William Cutmore Boulevard.



Figure 1: Air Photo

Surrounding Land Uses

- *North* – detached dwellings.
- *East* – Region of Halton pumping station and municipal stormwater pond.
- *South* – detached dwellings and natural area across Dundas Street East.
- *West* – Natural Heritage System and the registered Argo (Joshua Creek) Subdivision (24T-20002/1308).

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Planning Statement (2024)
- Halton Region Official Plan (implemented by the Town)
- North Oakville East Secondary Plan
- North Oakville Zoning By-law 2009-189, as amended

Provincial Planning Statement

With the introduction of the Provincial Planning Statement (new PPS) 2024, the Ontario government has taken an important step in its plan to have 1.5 million new homes built by 2031. The new PPS came into force on October 20, 2024, on the same day the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe were repealed. In doing so, it set the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The Provincial Planning Statement continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS promotes the integration of land use planning, growth management and transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

The subject lands are located within a settlement area, which is to be the focus of growth and development. The land use patterns within the settlement areas are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, appropriately use the infrastructure and public service facilities that are planned or available and are transit supportive. On this basis, the proposed Zoning By-law Amendment is consistent with the PPS (2024).

Halton Region Official Plan (implemented by the Town)

Due to recent Provincial legislation, as of July 1, 2024, the Halton Region's role in land use planning and development matters has changed. The Region is no longer responsible for the Regional Official Plan. It is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) among the Halton municipalities and Conservation Authorities was prepared that identified the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

As outlined in the MOU, the Region now only has an interest in supporting the local municipalities by providing review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional rights-of-way;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. source water protection, public health); and
- Other Regional services that have a land component.

The Regional Official Plan provides goals, objectives and policies to direct physical development and change in Halton. The proposed development is located on lands that are designated as 'Urban Area' and is located within the built boundary of the Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities that afford maximum choices for residence, work, and leisure.

The application conforms to the Region of Halton Official Plan (now implemented by the Town of Oakville), noting that Regional Staff reviewed the application and have no objection to the approval of the proposed Zoning By-law Amendment.

Oakville Official Plan

Urban Structure

The *Livable Oakville* Plan is undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town's strategic goals, and reflect the visions and needs of the community.

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Residential Areas and Natural Heritage System*. This is also reflected in Section 3, Urban Structure, of the *Livable Oakville Plan*. Official Plan Amendment 317 to the *North Oakville East Secondary Plan*, confirms the Town's existing urban structure and was approved by Halton Region on April 26, 2018, and deemed to conform to the Growth Plan and is consistent with the PPS.

North Oakville East Secondary Plan (NOESP)

The North Oakville area consists of land located between Dundas Street to the south and Highway 407 to the north, from Ninth Line in the east to Tremaine Road in the west. In 1987, these lands were set for growth through the Halton Urban Structure Plan (HUSP), which assessed growth potential and infrastructure needs across Halton's municipalities, including Oakville. HUSP identified North Oakville as an area for urban expansion, recognizing the connection between growth and infrastructure.

Following the HUSP recommended regional structure, Oakville conducted a detailed land-use planning process in the 1990s and 2000s. This involved public consultations, technical studies, and policy development, culminating in the creation of the North Oakville East Secondary Plan (NOESP) and the North Oakville West Secondary Plan (NOWSP), both approved by the Ontario Municipal Board (now the Ontario Land Tribunal) in 2008 and 2009, respectively. These plans focus on sustainability, promoting a mix of land uses, protecting the natural environment, and implementing a modified grid road system to improve transit that enhances transportation options for transit and pedestrians.

The vision for North Oakville is to create a compact, pedestrian-friendly urban community with diverse housing options, from large-lot detached homes to high-rise apartment buildings aimed to originally accommodate 55,000 people and 35,000 jobs. The North Oakville East Secondary Plan and the North Oakville West Secondary Plan outlines several key components:

- A Natural Heritage System
- Urban Core Areas, the densest parts of the plan, located along Dundas Street, Trafalgar Road, the intersection of Neyagawa Boulevard and Burnhamthorpe Road West and the intersection of Dundas Street West and Bronte Road in Palermo
- Neighbourhood Areas featuring low- to medium-density housing
- Employment Districts along the south side of Highway 407
- Parks, schools, and Neighbourhood Activity Nodes
- A grid-based road system for enhanced connectivity

The land use designation which applies to the subject lands is *Dundas Urban Core Area* as seen in Figure NOE2, Land Use Plan as shown on Figures 2a and 2b. Section 7.6.5.1 of the NOESP outlines the Purpose of the Dundas Urban Core Area as follows:

The Dundas Urban Core Area designation on Figure NOE2 is intended to allow the creation of a band of mixed use development at medium and high densities with a clustering of retail and service commercial development and/or high density buildings at the intersections with north/south streets.

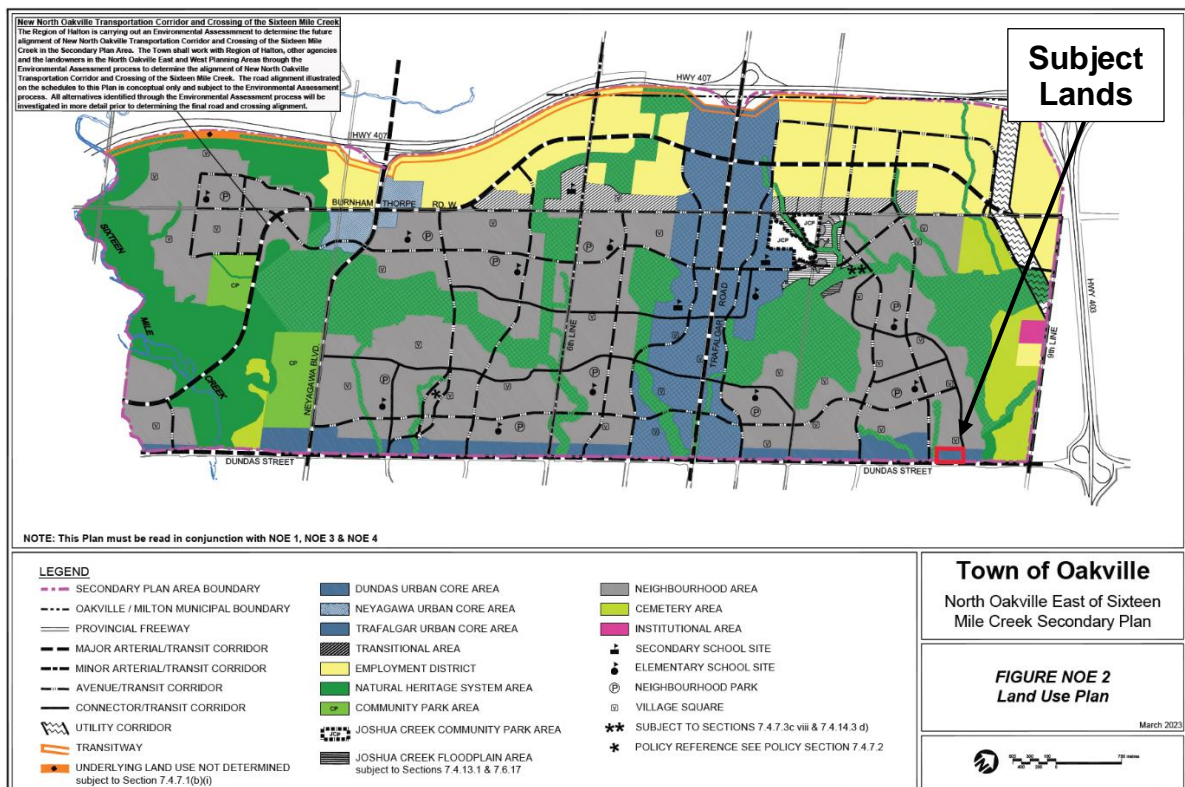


Figure 2a: Figure NOE2

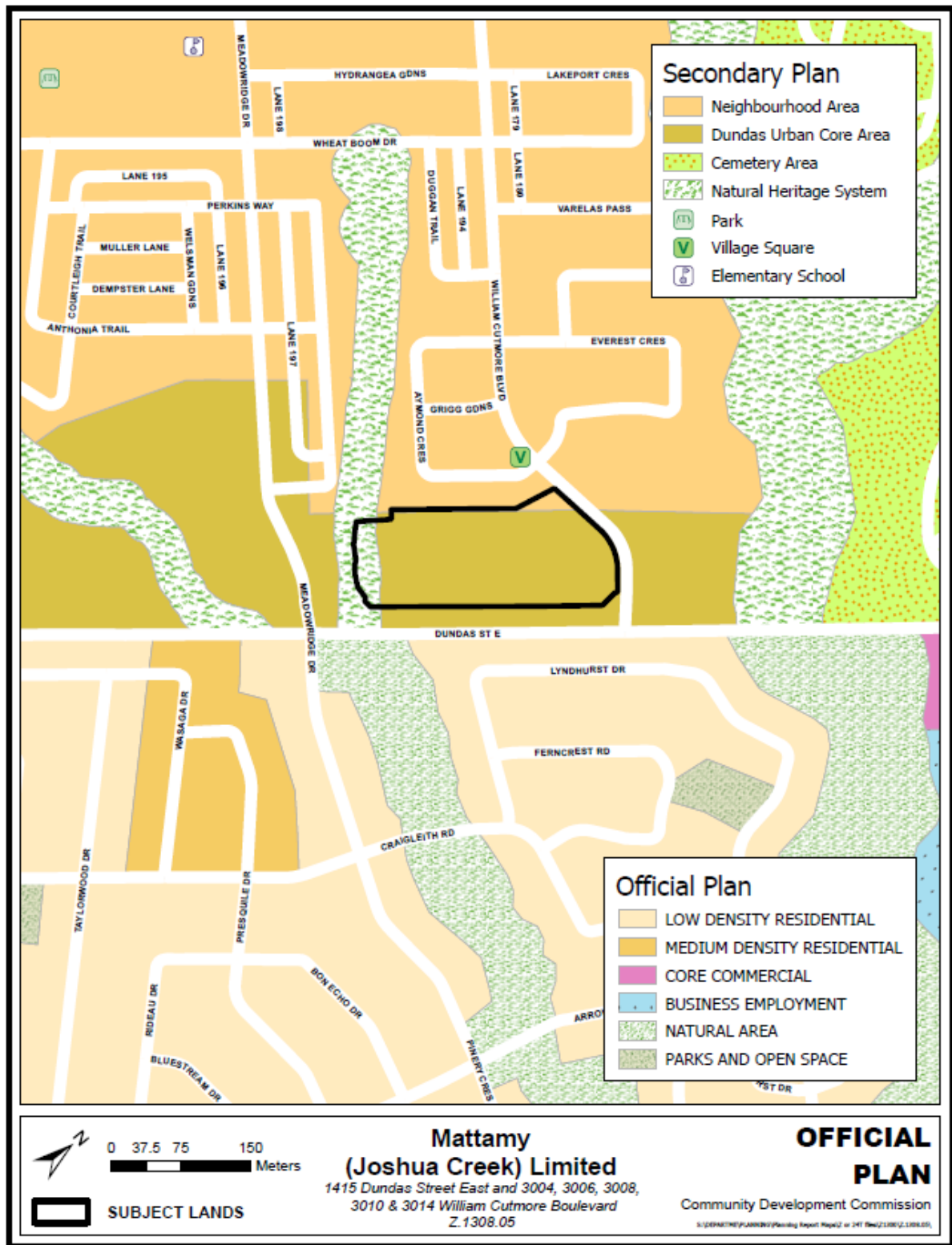


Figure 2b: North Oakville East Secondary Plan Excerpt

Zoning By-law

The North Oakville Zoning By-law sets the Zoning standards by establishing general regulations and zones reflecting the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law (By-law 2009-189) on November 23, 2009. The subject lands are zoned Dundas Urban Core Special Provision 56 (DUC-1 sp: 56) as shown on Figure 3.

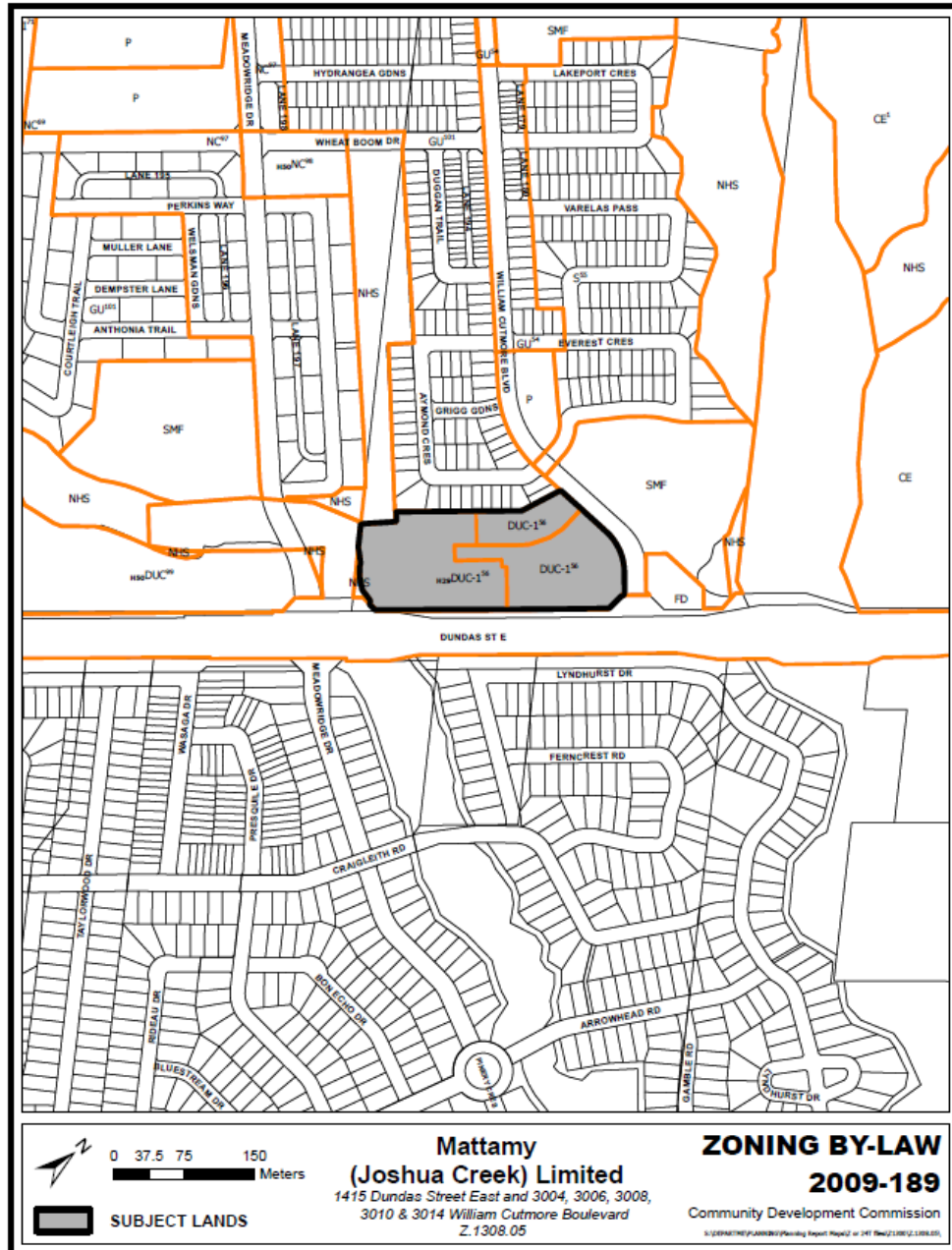


Figure 3: Zoning By-law Map Excerpt

The effect of the application is to remove the conflict between the existing, in-effect DUC-1 sp: 56 Zoning provisions which regulate building height and the maximum permitted FSI in the DUC-1 Zone. Since the FSI cap was removed from the North East Oakville Secondary Plan (NOESP) through OPA 321, the proposed Zoning ensures future development will conform with the direction set forth in the NOESP. Additionally, it ensures that the lands subject to Special Provision 56 are treated as one block for Zoning purposes as seen below in the proposed additional Special Provisions to Section 8.56.2:

n)	Minimum and maximum <i>floor space index</i> shall not apply
o)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands shall be considered to be one <i>lot</i> for the purposes of the By-law.

Although the maximum permitted FSI in Section 7.2.2 of the by-law is 2.5, it should be noted that the LPAT approved section 8.56.2 – Zone Regulation permits minimum and maximum building heights as follows:

8.56.2 Zone Regulations		
The following regulations apply:		
a)	<i>Apartments, mixed use buildings, and commercial buildings</i> shall be the only permitted <i>building types</i> within 50 metres of Dundas Street East.	
b)	Minimum <i>building height</i> for an <i>apartment</i> or a <i>mixed use building</i> within 50 metres of Dundas Street East.	6 storeys and 20 m
c)	Maximum <i>building height</i> for an <i>apartment</i> or a <i>mixed use building</i> within 50 metres of Dundas Street East.	8 storeys and 29.5 m
d)	Maximum <i>building height</i> for an <i>apartment</i> or a <i>mixed use building</i> within 50 metres of Dundas Street East (upon execution of a Section 37 Agreement).	12 storeys and 45 m

As seen in the DUC-1 sp: 56 Zone Regulations above, buildings within 50 m of Dundas Street East are permitted additional building height from 8 to 12 storeys, subject to a Bonusing Agreement. This will allow the developer to obtain additional height, in exchange for the Town receiving funds that can be put towards community benefits. It should be noted that the standard DUC-1 regulations permit building height ranging from 2 to 8 storeys, as per Section 7.2.4. – Height of the by-law.

Furthermore, buildings beyond the 50 m limit (i.e. buildings 3 and 5 abutting the existing low-rise homes) are not permitted additional height. While this application is proposing to remove the FSI requirement on the subject lands, it will not change the proposed building heights currently permitted and contemplated by the developer.

TECHNICAL & PUBLIC COMMENTS:

The proponent provided technical supporting studies which were circulated to various public agencies and internal town departments. A full circulation and assessment of the application was undertaken to ensure that all technical matters have been satisfactorily addressed.

The following studies and supporting documentation are accessible on the Town's website at: [Mattamy \(Joshua Creek\) Limited - Bressa DUC - Z.1308.05](#)

- Survey
- Aerial Map
- Concept Plan
- Draft Plan of Subdivision
- Draft Zoning By-law Amendment
- Planning Justification Letter
- Condominium Phasing Plan
- Construction Mitigation Plan Memo
- Environmental Conditions Letter

Resolution of Issues Raised at the Public Meeting

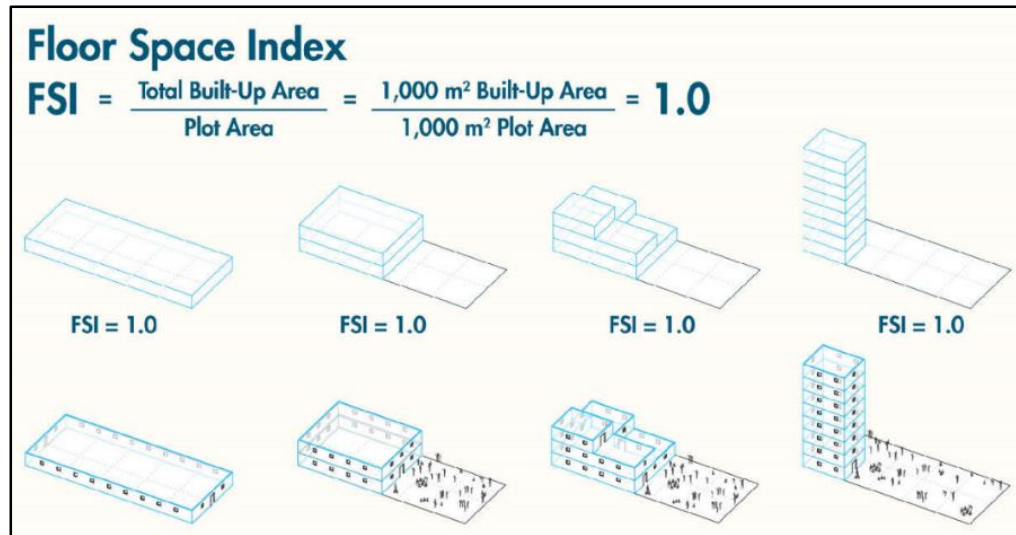
The Statutory Public Meeting hosted by Town Council was held on August 12, 2024; multiple members of the public spoke to the subject application and provided written submissions. The following is an overview of the matters that were identified at the public meeting, the analysis and resolution of the issues:

Provide a detailed history of the approvals granted for the site

- 1) Draft Plan of Subdivision (24T-12004/1307) & Zoning By-law Amendment (Z.1308.04) applications were approved by the Local Planning Appeal Tribunal on February 7, 2019.
- 2) Site Plan (SP.1307.002/02) application for Phase 1 was approved on October 26, 2022. The corresponding Draft Plan of Standard Condominium (24CDM-24006.1308) was Draft Approved with conditions on October 18, 2024.
- 3) Site Plan (SP.1308.002/01) application for Phase 2 is pending Final Approval.
- 4) Site Plan (SP.1308.003/01) application for Phase 3 is currently under review.

Provide a clear explanation of Floor Space Index (FSI)

The Zoning By-law 2009-189 defines Floor Space Index as: “means the *floor area* of all *buildings* on a *lot* divided by the *lot area*”. Although FSI is the result of two variables in the form of a ratio, the same numeric value can result in varying building shapes, sizes and forms as seen in the example below:



For the purposes of this application, the FSI is calculated as follows:

- Total floor area for buildings 1-7 = 81,222 square metres
- Total lot area for phases 1-4 = 28,583 square metres
 - $81,222 \div 28,583 = 2.84$, whereas **2.5** is permitted
- **Phase 1:** Two 12-storey buildings with 327 units
 - FSI = 2.5 (complies)
- **Phase 2:** One 7-storey building with 163 units
 - FSI = 1.4 (complies)
- **Phase 3:** One 7-storey and two 12-storey buildings with 503 units
 - FSI = 2.4 (complies)
- **Phase 4:** One 12-storey building with 154 units
 - FSI = 5.8 (does not comply)

Assess the impacts of removing FSI maximum and consolidating the lots, on the number of units or square footage that may be built

Removal of the FSI requirement for the subject lands in accordance with OPA 321 will implement the proposed development with the permitted storeys as per the NOESP (minimum 6 and maximum 12). As calculated above, the overall development of the subject lands is slightly over the permitted FSI at 2.8, whereas 2.5 is permitted. Compliance with the required FSI would result in less units as a result of reducing the building floor areas, which would be contrary to the objectives of the Dundas Urban Core Area land use designation.

The FSI of each phase is listed above. As shown on Figure 4, each phase of the development is illustrated based on the proposed Condominium Corporation phase lines:

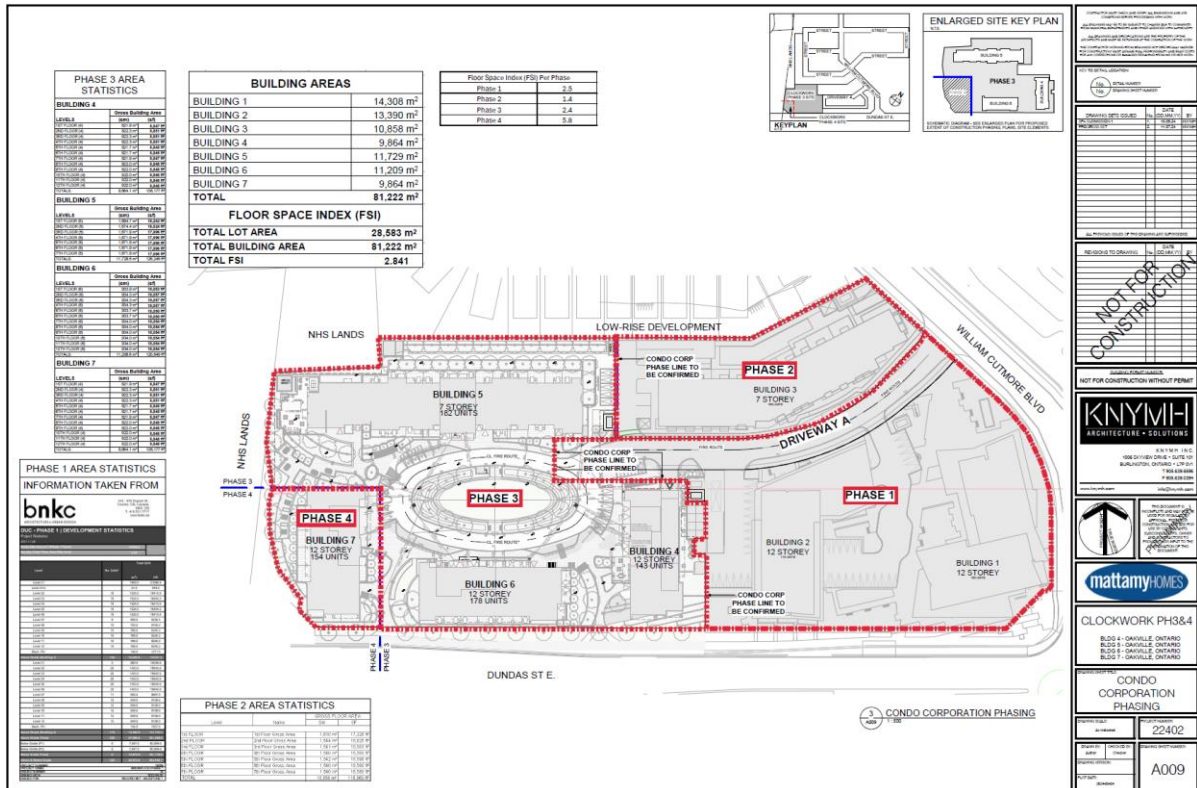


Figure 4: Condo Corporation Phasing Plan

Provide an overview of the proposed buildings, including an overview of the zoning regulations (e.g. setbacks to the buildings and heights)

Further to the breakdown of building heights above, below is an excerpt of the Zoning By-law 2009-189 as it relates to setbacks as shown in Figure 5.

7.2.2 Building Types Permitted and Related Standards						
Building Type	Min. Floor Space Index	Max. Floor Space Index	Min. Front Yard and Flankage A B	Max. Front Yard and Flankage A B	Min. Interior Side Yard Setback C	Minimum Rear Yard Setback D
<ul style="list-style-type: none"> Mixed use building; Apartment; Office building; Hotel; Institutional building; Parking garage; Commercial/residential building 	0.5	2.5	0.0 m	6 m	0.0 m ¹	1 m with rear lane access, unless there is a residential use at grade where the setback shall be 0.75 m 6 m without rear lane access, except abutting lands in the NHS, CE, or P Zones where the setback shall be a minimum of 3 m

¹ Minimum Interior Side Yard Setback – Notwithstanding this requirement, if the side yard abuts lands in the GU or S Zone and the building on the lot has a height of 4 storeys or less, the setback shall be 1.5 m; and if the building has a height of more than 4 storeys the setback shall be 7 m.

Figure 5: Zoning By-law 2009-189 Dundas Urban Core (DUC) Zone Regulations Excerpt

Suggest mitigation measures to address privacy concerns for the homes located to the north of the site

As shown in Figure 6 below, buildings 3 and 5 have been sited to provide varying setbacks between 10.1 m to 14.6 m where 7.0 m is required. This includes private amenity space, landscaping and vegetative screening from the lands to the north, which creates a rear yard to rear yard interface in terms of spatial separation between buildings.



Figure 6: Building 3 and 5 Landscape Section Drawings

Address strategies to mitigate construction-related nuisances such as dust, noise, vibration, and construction traffic

The subject lands are required to comply with the Town’s Site Plan Control By-law 2022-093 as per Section 41 of the *Planning Act*. Site Plan Agreements are entered into with the developer, which includes Construction Mitigation Plans. The Terms of Reference can be found in the following link: [Construction Management Plan](#). Each phase of the development is subject to its own Site Plan Agreement, which includes its own set of securities to be provided to the Town. This requires Mattamy to construct the proposed development in accordance with the approved plans, drawings, and reports as per the individual Final Site Plan Approvals.

Discuss traffic concerns particularly related to entry points at William Cutmore Boulevard and potential queuing issues at Dundas Street East

As per the most recent traffic report (May 2024), in the near term, all queues at the intersection of Dundas Street East and William Cutmore Boulevard are expected to be accommodated within the available storage length provided.

In the Future Horizon year (2031), outside the morning peak period, queuing at the intersection of Dundas Street East and William Cutmore Boulevard will be contained within the available storage lengths. During the morning peak, the 95th percentile queues for the both the eastbound through movement and the southbound left movement will exceed the available storage capacity. When this occurs, drivers may experience some delays at this intersection.

The traffic analysis show that queuing is not expected to impact the site access. The longest expected queue length occurs in the morning peak period, and would extend approximately 89 m. It is approximately 130 m from the intersection of Dundas Street East and William Cutmore Boulevard to the site access.

Evaluate whether additional access points are necessary for the site

Based on the most recent traffic report (May 2024), it is concluded that the functional design for the proposed site access at William Cutmore Boulevard is expected to operate efficiently with no capacity issues or concerns. Therefore, a secondary access is not required for this site.

Provide an overview of parks, schools and trails in the surrounding area

As seen in the Composite Plan as shown on Figure 7, the closest park to the subject lands is the Everest Parkette to the north, with two larger Neighbourhood Parks being developed as part of the Mattamy Joshua Creek subdivision adjacent to elementary school sites. Trails generally abut the rear of private properties, which separate them from the Natural Heritage System in accordance with the Town of Oakville North Oakville Trails Plan as shown in Figure 8.

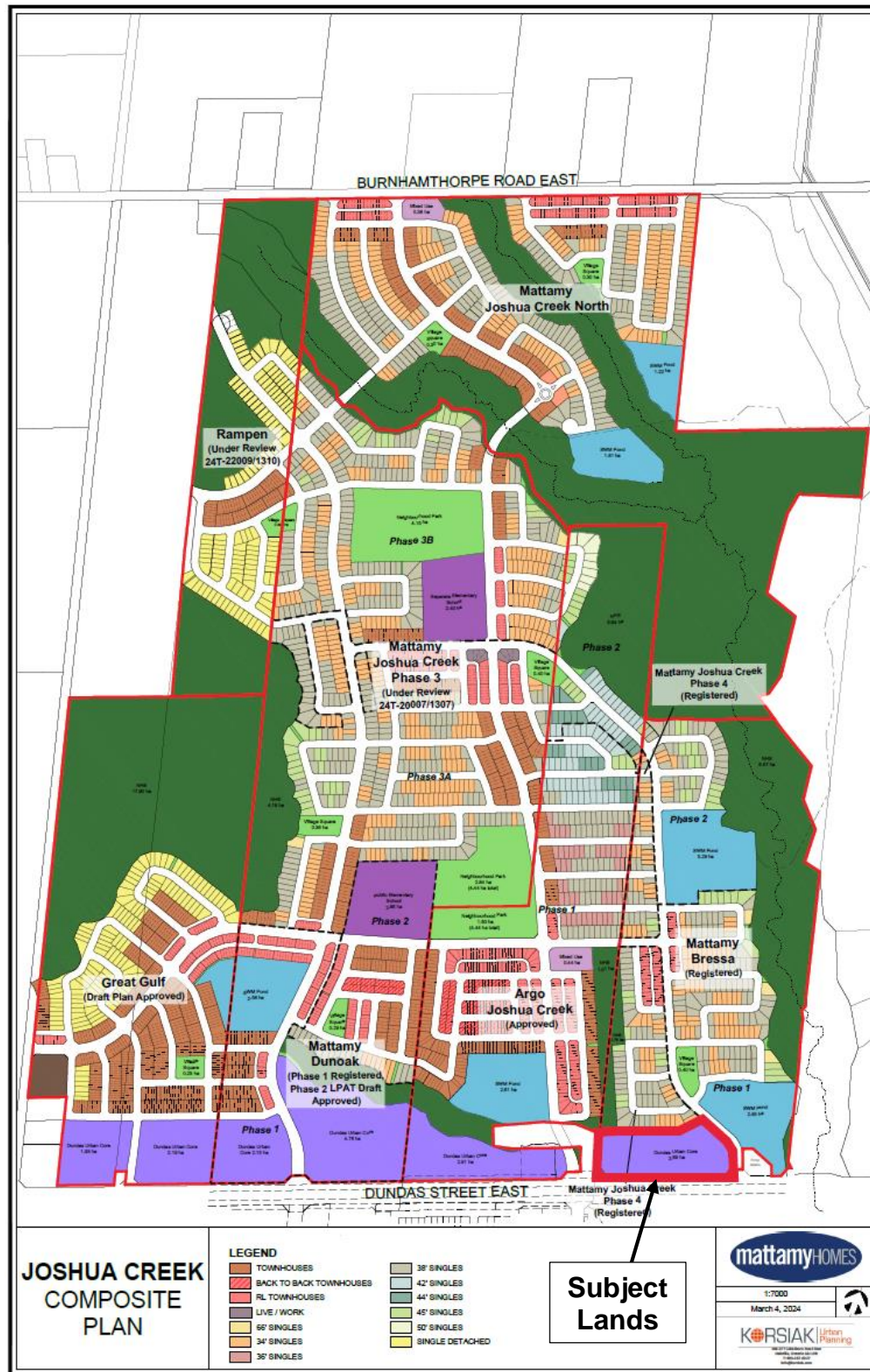


Figure 7: Joshua Creek Composite Plan by Mattamy Homes



Figure 8: Excerpt of the North Oakville Trails Plan - East

Consistency with the PPS and conformity with the Regional Official Plan and North Oakville East Secondary Plan

The subject lands are part of the Bressa Draft Plan of Subdivision and the NOESP contemplates the proposed development. It is Staff's opinion that the proposal is consistent with the Provincial Planning Statement 2024, conforms to the Region of Halton Official Plan and the NOESP.

Alignment with the Climate Emergency

The applicant has stated that Mattamy Homes is known as an industry leader in sustainability and has participated in various innovation and sustainability solutions by developing better building home envelopes and leveraging smart home technology that provides on-going and optimized efficiencies. When constructing their homes, they use various techniques and building practices to improve the project's sustainability and reduce climate change impacts. Through their 'Built-In Smart Technology', buildings are designed, constructed and programmed in a manner that reduce energy consumption to save homeowners an average of 23% on their bills. They partner with various companies to offer a Comfort Tech bundle for new homes that provide optimal heating, cooling, humidity control and on-demand hot water that lowers carbon emissions and offers enhanced energy-efficiency. Additionally, all houses are built to Energy Star standards, which is 20% more efficient than the Ontario Building Code and air tightness testing by 3rd party energy advisors, which is not a standard in the industry.

All new homes also include items such as low e-glass windows, low-flow faucets, water-efficient toilets, high-efficiency furnaces, heat recovery ventilators, geothermal systems, tankless water heaters, energy-efficient appliances, and rough-ins for electric car charge stations.

CONSIDERATIONS:

(A) PUBLIC

The applicant held a Public Information Meeting ("PIM") on May 14, 2024, and was attended by the applicant, 15 members of the public and Planning Staff.

A Statutory Public Meeting was held on August 12, 2024, and notice was mailed to specified properties as per the Town and *Planning Act* requirements. In addition, a sign was placed at the road entrances leading into the subject lands. Resident Associations were notified along with property owners in accordance with the *Planning Act* regulations and Town practices. Comments provided by the public at the Statutory Public Meeting include a response by Staff in this report.

Notice of the December 9, 2024, Planning and Development Council meeting has been provided to those who participated in the process or requested to be notified.

(B) FINANCIAL

Development Charges will apply to this development.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment, with no objections received.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

The proposed development generally complies with the Town's sustainability objectives of the Livable Oakville Plan. The proposal was reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019, to provide opportunities to reduce the development footprint of the proposal.

CONCLUSION:

Staff recommends approval of the Zoning By-law Amendment, which will have the effect of developing 2.86 hectares of land with four phases of seven condominium buildings containing approximately 1,147 units and underground parking. The proposed development is appropriate and compatible with the adjacent land uses and in keeping with the intent of the land use policies of the North Oakville East Secondary Plan.

Staff is satisfied that the proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the Halton Region Official Plan, has regard for matters of Provincial interest, and represents good planning. Further, the application is consistent with the Town's approved Urban Structure and the principles and overall policy direction of the North Oakville East Secondary Plan. Staff recommends that By-law 2024-184 be passed as the following requirements have been satisfied:

- A full circulation has been undertaken and there are no outstanding financial or planning issues to be resolved.

- The development application implements the vision, development objectives, community design strategy, and land use strategy of the North Oakville East Secondary Plan.
- The proposed Zoning By-law Amendment application is necessary to facilitate future orderly development of the subject lands in accordance with OPA 321, noting that they are regulated under the Town’s Site Plan Control By-law 2022-093 as per Section 41 of the *Planning Act*.
- Comments from Council have been appropriately addressed.

By-law 2024-184 is attached as Appendix “A”.

APPENDICES:

Appendix “A”: By-law 2024-184

Prepared by:
Brandon Hassan, Senior Planner

Recommended by:
Kate Cockburn, Acting Manager, Current Planning – East District

Submitted by:
Gabe Charles, Director of Planning and Development



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-184

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard (Mattamy (Joshua Creek) Limited) – Z.1308.05

COUNCIL ENACTS AS FOLLOWS:

1. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new subsection n) and subsection o) to Section 8.56.2 as follows:

n)	Minimum and maximum <i>floor space index</i> shall not apply
o)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands shall be considered to be one <i>lot</i> for the purposes of the By-law.

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

PASSED this 9th day of December, 2024

MAYOR

CLERK



Heritage Oakville Advisory Committee

MINUTES

Date: November 26, 2024

Time: 9:30 am

Location: Council Chamber

Members: Drew Bucknall, Chair
Gerarda (Geri) Tino, Vice-Chair
Councillor Gittings
Councillor McNeice
Russell Buckland
George Gordon
Susan Hobson
Jason Judson
Bob Laughlin

Regrets: Kerry Colborne

Staff: K. Biggar, Manager of Policy Planning and Heritage
C. Van Slightenhorst, Supervisor of Heritage Conservation
K. McLaughlin, Heritage Planner
J. Radomirovic, Council and Committee Coordinator

A meeting of the Heritage Oakville Advisory Committee was held on November 26, 2024, in the Council Chamber of the Oakville Municipal Building, commencing at 9:30 a.m.

These minutes will go forward to the Planning and Development Council meeting of December 09, 2024 for approval. Please view those minutes to note any changes Council may have made.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Confirmation of Minutes of Previous Meeting(s)

3.1 Minutes October 29, 2024

Moved by Gerarda (Geri) Tino

That the minutes of the Heritage Oakville Advisory Committee meeting of October 29, 2024 be approved.

CARRIED

4. Discussion Item(s)

4.1 Notice of intention to designate – Multiple properties – October 29, 2024

Moved by Bob Laughlin

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the following properties:

1. Guess House Stone Wall at 323 Douglas Avenue;
2. Baillie Estate Farm Manager's Cottage at 1110 Lakeshore Road West;
3. Smith House at 2460 Old Bronte Road;
4. James and Muriel Blakelock House at 123 Trafalgar Road;
5. Dorland House at 127 Trafalgar Road; and
6. Guess House Stone Wall at 322 Watson Avenue.

CARRIED

5. Information Item(s)

5.1 Heritage Conservation District Update

5.2 Designation Project Update

5.3 2025 Meeting Schedule

Moved by Councillor Gittings

That the information item(s) be received.

CARRIED

6. Date and Time of Next Meeting

Tuesday December 17, 2024

Oakville Municipal Building

Council Chamber - 9:30 a.m.

7. Adjournment

The meeting adjourned at 10:02 a.m.



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-174

A by-law to designate the Permenus and Charlotte Osborne House at 2378 Sovereign Street as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Permenus and Charlotte Osborne House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 24, 2024, has caused to be served on the owner of the lands and premises at 2378 Sovereign Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Permenus and Charlotte Osborne House as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by October 28, 2024, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the Heritage Attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 9th day of December, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-174

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Permenus and Charlotte Osborne house
2378 Sovereign Street
PCL 162-3, SEC M7; PT LT 162, PL M7, Part 2, 20R7267; OAKVILLE

SCHEDULE "B" TO
BY-LAW 2024-174

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 2378 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street and west of Nelson Street in Bronte. The property contains a one-and-a-half storey frame house known as the Permenus and Charlotte Osborne House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Permenus and Charlotte Osborne House has design and physical value as an early 20th century Oakville vernacular frame workers' cottage. The house may have been designed and built locally or could have been a kit house from a mail-order company. The house is one-and-a-half storeys with a hip roof and square footprint. The front elevation retains its historic design and layout with a central single front door flanked by two single windows. The house contains a mix of historic wood windows, including one-over-one wood sash windows, finished with simple wood trim. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical and Associative Value

The Permenus and Charlotte Osborne House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former owners including the Belyea, Osborne, and Dobson families, and the long-term owners the Bowman family, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The Permenus and Charlotte Osborne House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2378 Sovereign Street. Together, these remaining buildings

are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the Permenus and Charlotte Osborne House that exemplify its value as an early 20th century vernacular frame cottage, as they relate to the west, north and east elevations of the original one-and-a-half storey house, include:

- The square form and low massing of the structure with its low-sloped hip roof;
- The fenestration of the front elevation with a central single door flanked by two single windows;
- The presence of one-over-one windows matching the style of the original windows; and
- The presence of horizontal siding.



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-175

A by-law to designate the James and Katherine Taylor House at 2374 Sovereign Street as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the James and Katherine Taylor House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 24, 2024, has caused to be served on the owner of the lands and premises at 2374 Sovereign Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the James and Katherine Taylor House as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by October 28, 2024, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the Heritage Attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 9th day of December, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-175

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

James and Katherine Taylor House
2374 Sovereign Street
PCL 163-1, SEC M7; LT 163, PL M7; OAKVILLE

SCHEDULE "B" TO
BY-LAW 2024-175

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 2374 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street and west of Nelson Street in Bronte. The property contains a one-and-a-half storey frame house known as the James and Katherine Taylor House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The James and Katherine Taylor House has design and physical value as a representative example of a modest vernacular workers' cottage. A vernacular home is one that is built with local resources and in local styles, often influenced by popular styles, but made to suit either the different weather conditions, purposes for the structure, or the available resources. The subject house would have been built for Bronte's working class and is a humble and functional home. The one-and-a-half-storey house has an intersecting gable roof. The historic portion of the house appears to be the T-shaped section closest to the street, with steep gable roofs and shed dormers. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical and Associative Value

The James and Katherine Taylor House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former owners including the Belyea, Osborne, and Dobson families, and the long-term owners the Chalmers family, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The James and Katherine Taylor House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes

remain, including 2374 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the James and Katherine Taylor House that exemplify its value as an early 20th century vernacular frame cottage, as they relate to the west, north and east elevations of the front rectangular portion of the one-and-a-half storey house, include:

- The rectangular form and low massing of the structure with its gable roof;
- The fenestration of the front elevation with a single front entrance accompanied by a single window on the first storey and a set of windows on the second storey; and
- The presence of wood siding.



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-176

A by-law to designate the Percy and Olive Joyce House at 2370 Sovereign Street as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Percy and Olive Joyce House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 24, 2024, has caused to be served on the owner of the lands and premises at 2370 Sovereign Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Percy and Olive Joyce House as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by October 28, 2024, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the Heritage Attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 9th day of December, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-176

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Percy and Olive Joyce House
2370 Sovereign Street
PCL 164-1, SEC M7; LT 164, PL M7; OAKVILLE

SCHEDULE "B" TO
BY-LAW 2024-176

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 2370 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street and west of Nelson Street in Bronte. The property contains a one-and-a-half storey frame house known as the Percy and Olive Joyce House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Percy and Olive Joyce House has design and physical value as an early 20th century Oakville vernacular frame workers' cottage. The house may have been designed and built locally or could have been a kit house from a mail-order company. The house is one-and-a-half storeys with a hip roof and square footprint. The front elevation retains its historic design and layout with a central single front door flanked by two single windows. The house contains a mix of historic wood windows, including some two-over-two and one-over-one wood sash windows, finished with simple wood trim. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical and Associative Value

The Percy and Olive Joyce House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former long-term owner, the Joyce family, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The Percy and Olive Joyce House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2370 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential

development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the Percy and Olive Joyce House that exemplify its value as an early 20th century vernacular frame cottage, as they relate to the west, north and east elevations of the original one-and-a-half storey house, include:

- The square form and low massing of the structure with its low-sloped hip roof;
- The fenestration of the front elevation with a central single door flanked by two single windows;
- The presence of one-over-one windows matching the style of the original windows; and
- The presence of horizontal siding.



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-177

A by-law to designate the Elisha and Christina Grice House at 2366 Sovereign Street as a property of cultural heritage value or interest.

WHEREAS pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

WHEREAS the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Elisha and Christina Grice House;

WHEREAS the council of the Corporation of the Town of Oakville, by resolution passed on September 24, 2024, has caused to be served on the owner of the lands and premises at 2366 Sovereign Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Elisha and Christina Grice House as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

WHEREAS no objection to the proposed designation was served on the municipality by October 28, 2024, being the last date for filing an objection;

AND WHEREAS the Town Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the Heritage Attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

COUNCIL ENACTS AS FOLLOWS:

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 9th day of December, 2024

MAYOR

CLERK

SCHEDULE "A" TO
BY-LAW 2024-177

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Elisha and Christina Grice House
2366 Sovereign Street
PCL 165-1, SEC M7; LT 165, PL M7; OAKVILLE

SCHEDULE "B" TO
BY-LAW 2024-177

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 2366 Sovereign Street is located on the south side of Sovereign Street, east of Jones Street, north of Lakeshore Road West, and west of Nelson Street in Bronte. The property contains a one-and-a-half storey frame house known as the Elisha and Christina Grice House.

Statement of Cultural Heritage Value or Interest

Design and Physical Value

The Elisha and Christina Grice House has design and physical value as a modest and vernacular example of a Dutch Colonial Revival style house. The house may have been designed and built locally or could have been a kit house from a mail-order company. The one-and-a-half storey L-shaped house has an intersecting Gambrel roof, the most recognizable feature of the Dutch Colonial Revival style house. The simple frame house has a two-bay façade and contains historic one-over-one wood windows and wood trim throughout. While some windows and the cladding has been modernized over time, the house retains its historic form and overall fenestration.

Historical and Associative Value

The Elisha and Christina Grice House has cultural heritage value because of its direct associations with the theme of late 19th and early 20th century residential development for working-class residents in the Bronte village downtown area. Together with a few nearby houses on Sovereign Street, the subject house is one of the few remaining early 20th century homes in the area and is a physical reminder of this working-class history. The property is also historically associated with its former long-term owners, the Grice, Bray and McKeil families, who contributed to the local Bronte community in a variety of ways.

Contextual Value

The Elisha and Christina Grice House has cultural heritage value because it is physically, functionally, visually and historically linked to its surroundings, an early 20th century working class neighbourhood characterized by modest vernacular homes. Historically, the streetscape of Sovereign Street was defined by smaller homes on large lots, with small front yard setbacks. Several of these historic modest homes remain, including 2366 Sovereign Street. Together, these remaining buildings are important remnants of Bronte's late 19th and early 20th century residential

development, which was defined by modest vernacular homes built for Bronte's working class.

Description of Heritage Attributes

Key attributes of the property at 2366 Sovereign Street that exemplify its value as an early 20th century vernacular Dutch Colonial Revival house, as they relate to the west, north and east elevations of the front rectangular portion of the one-and-a-half storey house, include:

- The low massing of the structure with its Gambrel roof;
- The fenestration of the first storey on the front elevation with a single front entrance door accompanied by a larger window;
- The presence of one-over-one windows matching the style of the original windows; and
- The presence of horizontal siding.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-189

A by-law to confirm the proceedings of a meeting of Council.

COUNCIL ENACTS AS FOLLOWS:

1. Subject to Section 3 of this by-law, every decision of Council taken at the meeting at which this by-law is passed and every resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. The execution and delivery of all such documents as are required to give effect to the decisions taken at the meeting at which this by-law is passed and the resolutions passed at that meeting are hereby authorized.
3. Nothing in this by-law has the effect of giving to any decision or resolution the status of a by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.

PASSED this 9th day of December, 2024

Rob Burton

Mayor

Andrea Holland Acting Town Clerk