



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: April 12, 2021

FROM: Planning Services Department

DATE: March 30, 2021

SUBJECT: Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment - Mattamy (Joshua Creek) Limited - Phase 4 - 1429 Dundas Street East , File No.: 24T-20006/1307 and Z.1307.06 By-law 2021-046

LOCATION: 1429 Dundas Street East

WARD: Ward 6

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RECOMMENDATION:

1. That Draft Plan of Subdivision application and Zoning By-law Amendment application (File Nos. 24T-20006/1307 and Z.1307.06), submitted by Mattamy (Joshua Creek) Limited, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the 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 March 30, 2021.
2. That By-law 2021-046 an amendment to Zoning By-law 2009-189, be passed.
3. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-20006/1307) submitted by Mattamy (Joshua Creek) Limited, prepared by Korsiak Urban Planning, dated April 22, 2020, subject to the conditions contained in Appendices "A" and "B".
4. That once 24T-20006/1307 has been draft approved by the Director of Planning Services, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates, if required.

5. That the Subdivision Agreement be executed in accordance with By-law 2013-057.
6. 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.
7. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

KEY FACTS:

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

- A proposed Draft Plan of Subdivision and Zoning by-law Amendment application has been submitted by Mattamy (Joshua Creek) Limited which would have the effect of developing approximately 6.94 hectares of land consisting of 118 detached dwellings and 36 rear lane townhouse units.
- Draft plan conditions have been attached as Appendix "A" and "B" to this report.
- The subject lands are designated Neighbourhood Area, and Natural Heritage System Area within the North Oakville East Secondary Plan (Figure NOE2).
- The lands are zoned Existing Development (ED) within Zoning By-law 2009-189.
- Staff recommend approval of the zoning by-law amendment and draft plan of subdivision applications as the proposed development is consistent with the Provincial Policy Statement 2020, conform to all applicable Provincial plans, the Region of Halton Official Plan as they establish applicable policies to guide development including the conveyance and protection of the natural heritage system in accordance with the Town's established urban structure.
- The application will be considered under Bill 108, which provides for a 120-day timeline before an appeal can be filed for lack of decision. This timeline would normally have ended on August 21, 2020. However, due to the Covid pandemic, the Provincial Government issued a regulation that effectively suspended this timeline from March 17 until June 22, 2020. The new date before an appeal can be filed was October 20, 2020

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and a recommendation on a proposed Draft Plan of Subdivision and Zoning By-law Amendment applications.

The intent of the Draft Plan of Subdivision is to create 154 residential units west of the Bressa Draft Plan of subdivision. The intent of the proposed zoning amendment

is to rezone the lands from ED – Existing Development to a site specific General Urban zone to implement the land uses of the draft plan of subdivision.

The current applications were submitted and deemed complete on April 24, 2020. The developer initiated Public Information Meeting occurred on February 11, 2020, where one member of the public and the Ward 6 Councillors attended.

The Statutory public meeting was hosted by Oakville Town Council on October 26, 2020. No written comments were received and no members of the public attended the Public Meeting.

The applications have been circulated to internal departments and public agencies for review and comment.

Proposal

The applicant has submitted a Draft Plan of Subdivision and Zoning By-law Amendment application to permit the development of 154 residential units, and Natural Heritage System on 6.94 ha of land (Figure 1).

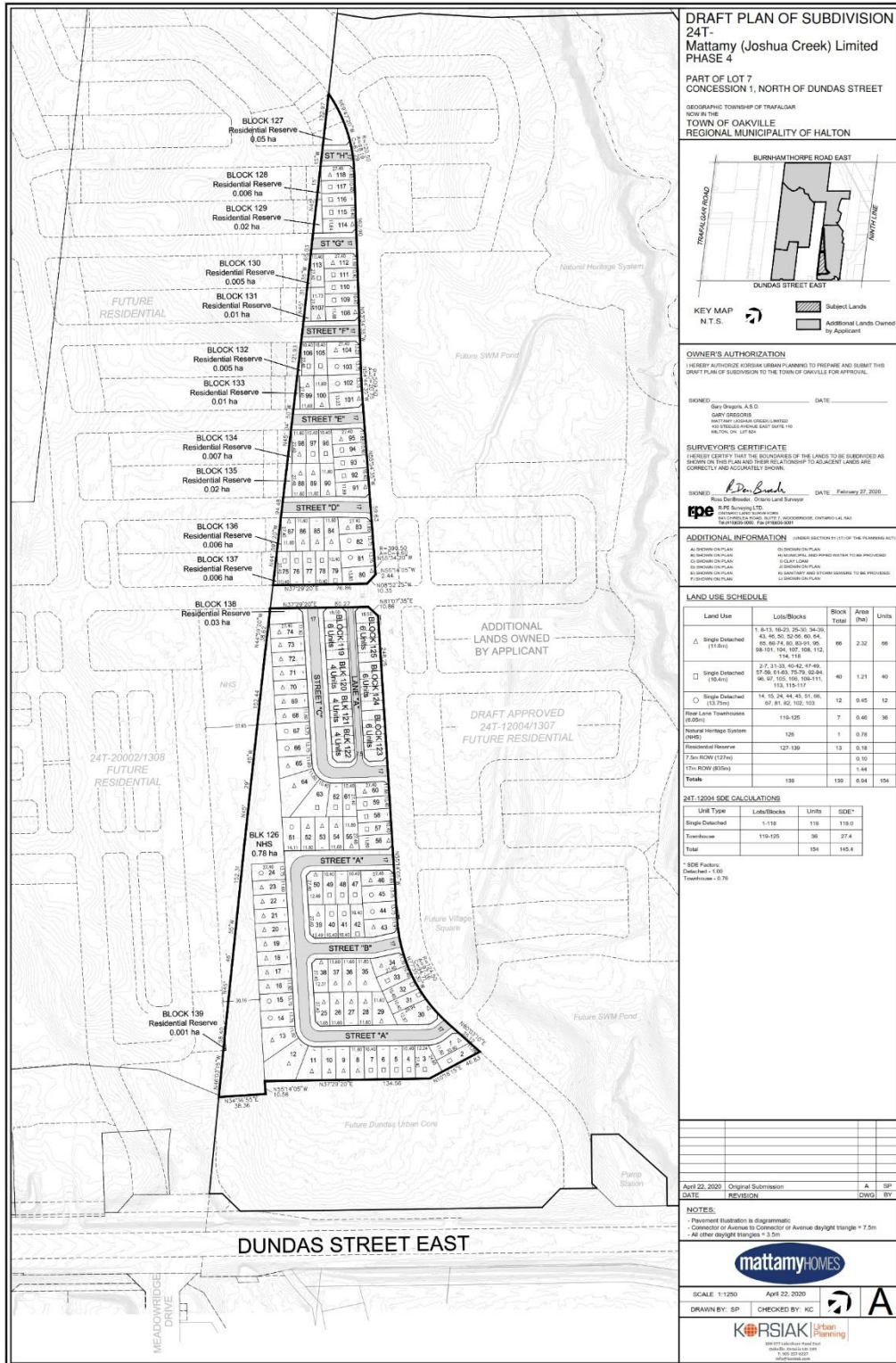


Figure 1 – Proposed Draft Plan of Subdivision

The draft plan of subdivision proposes to create lots/blocks containing a range of uses as described below:

Draft Plan Feature	Number of Units	Area (ha)
Detached Dwellings (11.6 m)	66	2.32
Detached Dwellings (10.4 m)	40	1.21
Detached Dwellings (13.75 m)	12	0.45
Rear Lane townhouses	36	0.46
Natural Heritage System (Block126)		0.78
Residential Reserve (Blocks 127-139)		0.18
Roads		1.54
TOTAL	154	6.94

The housing types proposed are outlined in the table below:

Proposed Unit Type	Total
Detached Dwellings	118
Townhouses	36
TOTAL	154

To the west of the subject lands is the Argo draft plan of subdivision (24T-20002/1308) which is currently under review. Further west is the Dunoak draft approved plan of subdivision (24T-12003/1309). To the east is the larger Bressa subdivision (24T-12004/1309) which was draft approved by the LPAT in 2019. The current proposed subdivision would assist in achieving a complete community in this location with the extension of roads and servicing between the Argo, Bressa and Dunoak lands (Figure 2).

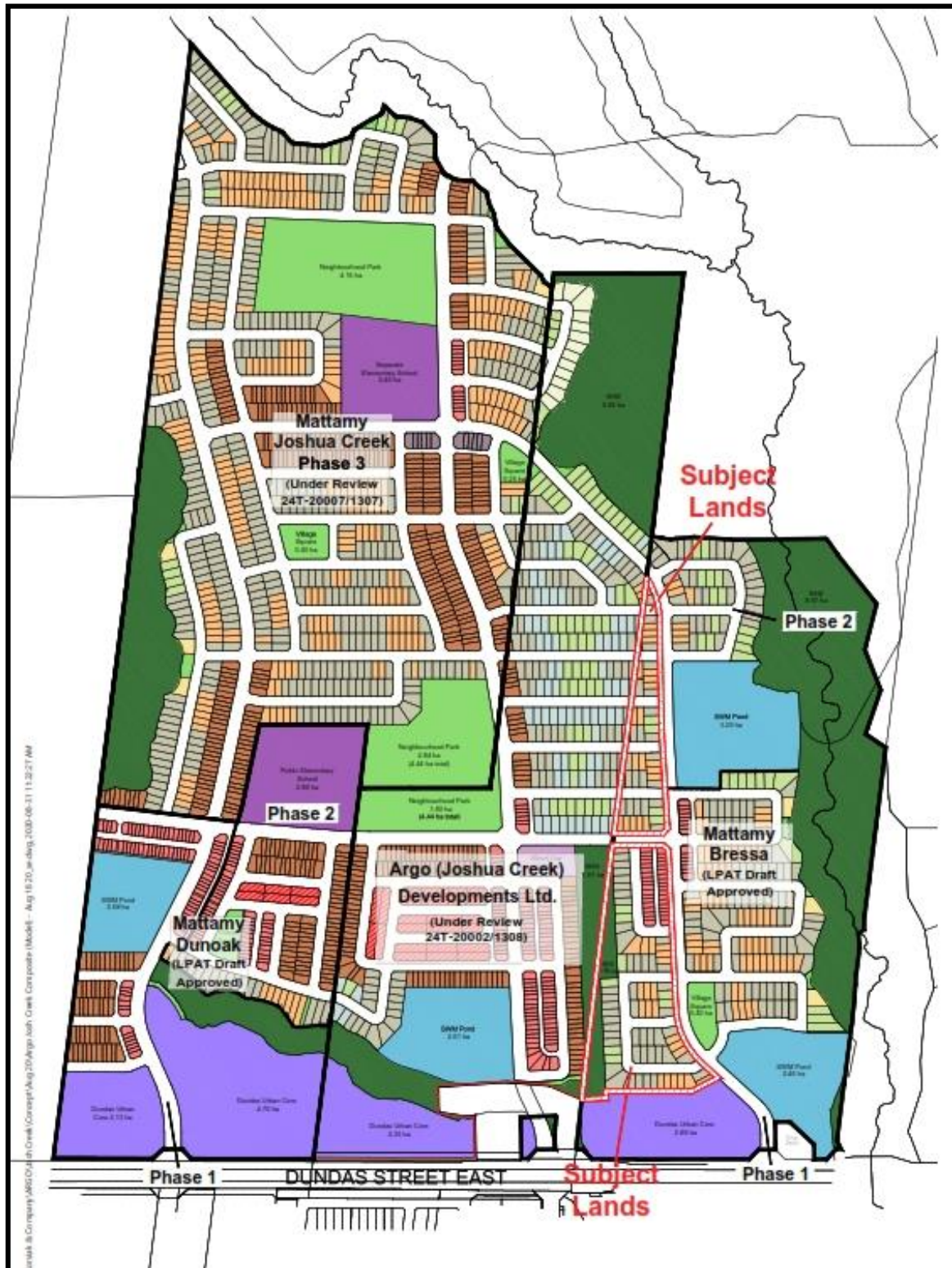


Figure 2 – Context Plan

The proposed zoning amendment application and proposed by-law has been drafted to coordinate with the draft plan of subdivision.

Location & Site Description

Location

The property is generally located on the north side of Dundas Street East and west of Ninth Line as shown on Figure 3. The legal description of the property is Part of Lot 7, Concession 1 N.D.S.



Figure 3: Air Photo

Site Description

The subject lands were originally part of the larger Bressa subdivision but were removed due to the lack of servicing allocation. The subject lands have been included and are eligible for the 2020 Regional Servicing Allocation Program.

The subject lands are generally flat and were previously used for agricultural purposes. The site is currently vacant.

Surrounding Land Uses

Generally the surrounding land uses are as follows (Figure 2):

South/East/North:

Bressa LPAT draft approved plan of subdivision consisting of detached dwellings, townhouse units, a Dundas Urban Core block, and two stormwater management ponds. Planning staff are currently processing a site plan for a portion of the Dundas Urban Core block, which is proposed to be developed for two 12-storey mixed use buildings.

West:

Argo (Joshua Creek), Draft Plan of Subdivision 24T-20002/1308, currently under review. This current application consists of detached dwelling, townhouse units, park, mixed use block and Dundas Urban Core Block.

PLANNING POLICY & ANALYSIS:

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

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189, as amended

Provincial Policy Statement

The Provincial Policy Statement (2020) (PPS), which came into effect on May 1, 2020, 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 (2020) 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 rezoning and draft plan of subdivision is consistent with the PPS (2020).

Growth Plan

The Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment. The Growth Plan provides that it is to be read in its entirety, and the relevant policies are to be applied. When more than one policy is relevant, a decision maker should consider all of the relevant policies to understand how they work together.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, and expand convenient access to transportation options. On this basis, the proposed rezoning and draft plan of subdivision is conforms with the Growth Plan.

Halton Region Official Plan

The subject lands are designated "Urban Area" in the Regional Official Plan (ROP) with portions of "Regional Natural Heritage System" (RNHS). The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". The policies of the Urban Area designation support a form of growth that is compact and supportive of transit, the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. 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.

2020 Servicing Allocation Program – water and wastewater

Halton Region has implemented a servicing allocation program that requires proponents of residential development applications to secure servicing allocation from Halton Region through a formal Allocation Agreement.

The proposed development would be subject to the 2020 Regional Allocation program.

On June 17, 2020, Regional Council passed By-law 34-20 which confirmed the Regional allocation agreement conditions and requirements have been met and the appropriate financial commitments by all the parties are in place. On this basis, the proposal conforms to the Regional Official Plan.

Halton Region in a letter dated March 8, 2021, advised Town staff that they have no objection to the proposal subject to the recommended conditions of draft plan approval.

North Oakville East Secondary Plan

Urban Structure

The *Livable Oakville* Plan is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town's strategic goals, and reflect the visions and needs of the community.

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town 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 East and West Secondary Plans (North Oakville Plans) provide a planning framework for the lands north of Dundas Street and south of Highway 407 between Ninth Line in the east and Tremaine Road in the west. The North Oakville Plans are not part of the *Livable Oakville Plan* but endure as amendments to the town's 2006 Official Plan. The North Oakville Plans are intended to guide development in North Oakville to the year 2021.

The development of the North Oakville community is premised on a sustainable, design-first philosophy which promotes the protection of the natural environment, mixed use development, and a modified grid road system that enhances transportation options for transit and pedestrians.

The land use designations which apply to the subject lands consist of *Neighbourhood Area*, and, *Natural Heritage System Area*, on Figure NOE2, Land Use Plan (Figures 4a and 4b).

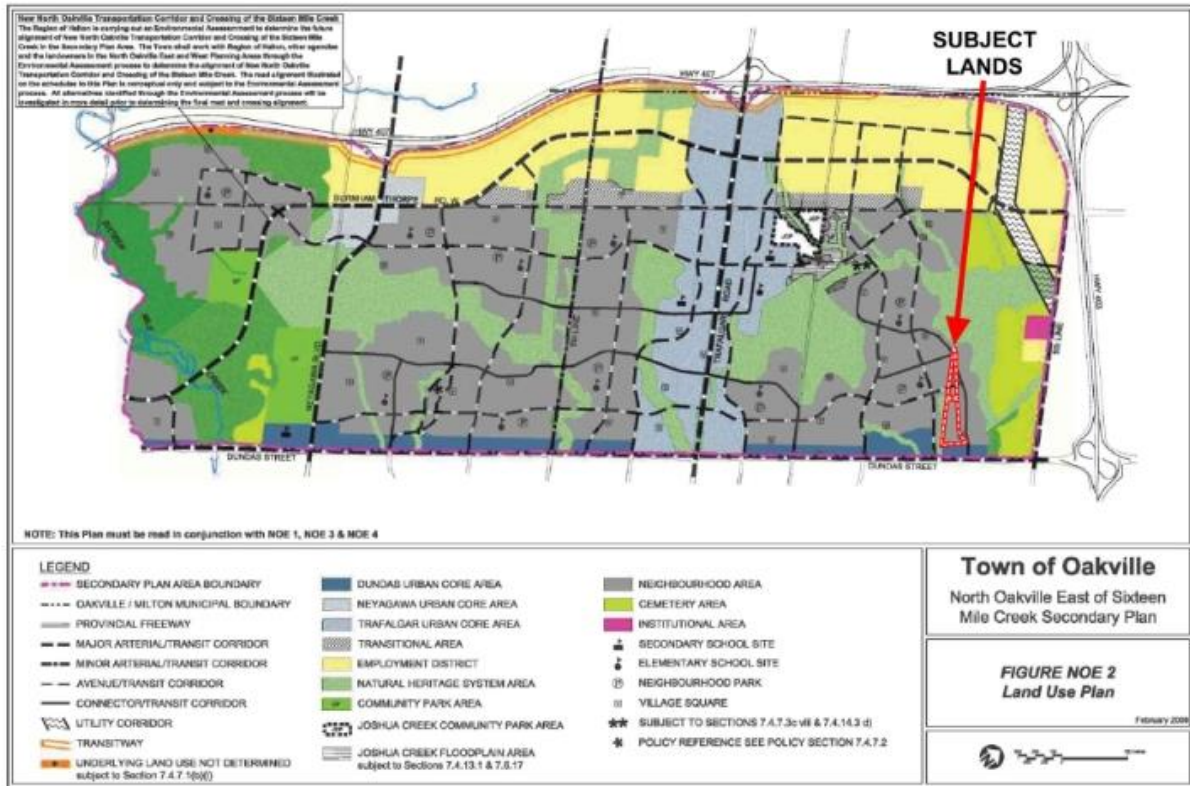


Figure 4a – North Oakville East Secondary Plan - Figure NOE2

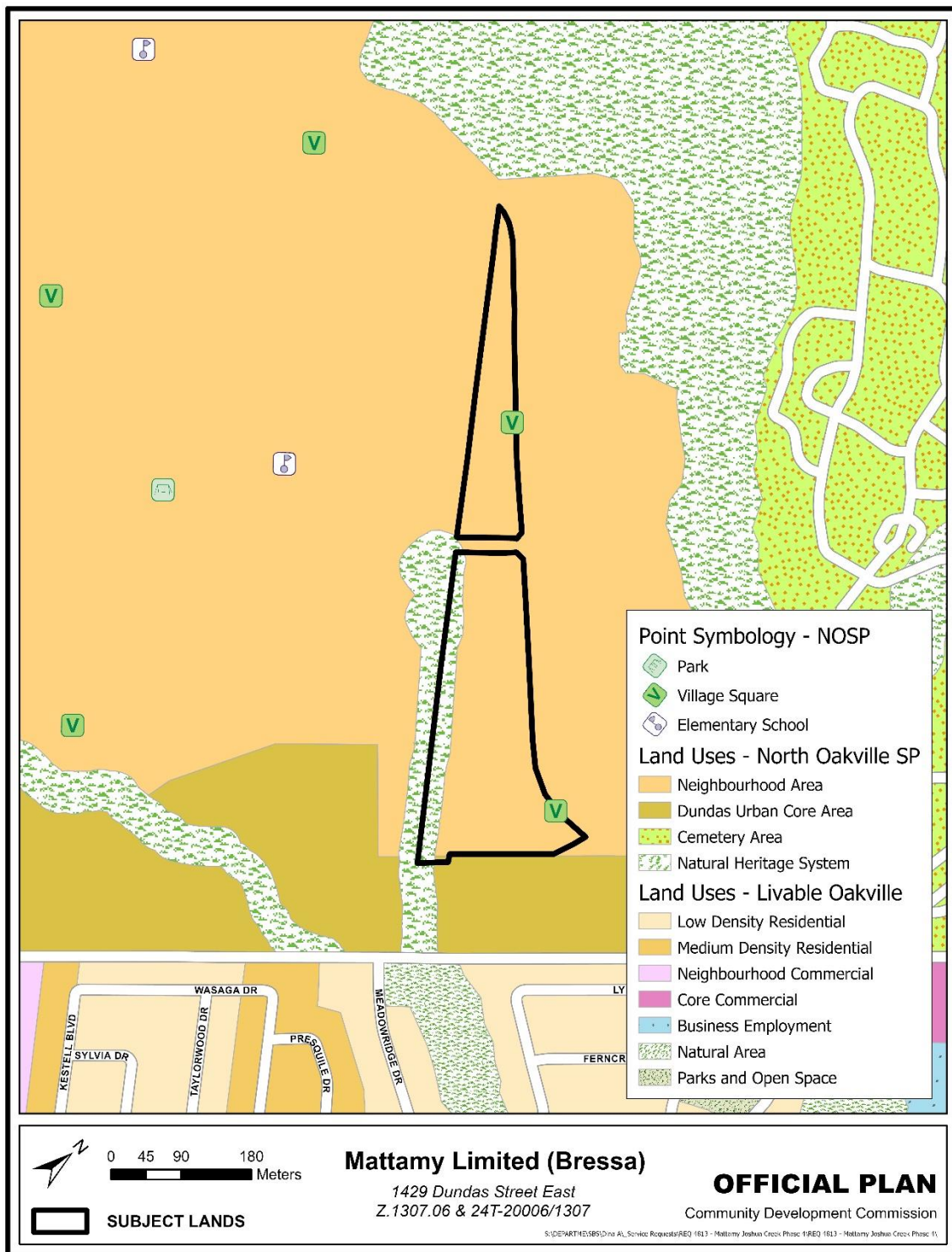


Figure 4b – Extract North Oakville East Secondary Plan - Figure NOE2

OPA 321

In September 2018, Halton Region approved OPA 321 and was subsequently approved at the LPAT in July 2019, with modifications. The effect of OPA 321 is to implement the policy directions focused on areas of concern to be addressed in the short-term through the North Oakville Secondary Plans Review. OPA 321 has no impact on the subject lands.

Master Plan – Appendix 7.3

The North Oakville Master Plan is intended to assist in providing guidance and coordination of local roads and adjacent land uses for the North Oakville Planning Area. Development applications are reviewed to ensure general coordination and consistency with the intent of the Master Plan. Minor modifications are permitted provided the general intent and direction of the Master Plan is maintained (Section 7.5.2).

Additional land use designations are further identified as *Natural Heritage System Area*, and, *General Urban Area*, as shown in North Oakville Master Plan (Figure 5a and 5b).

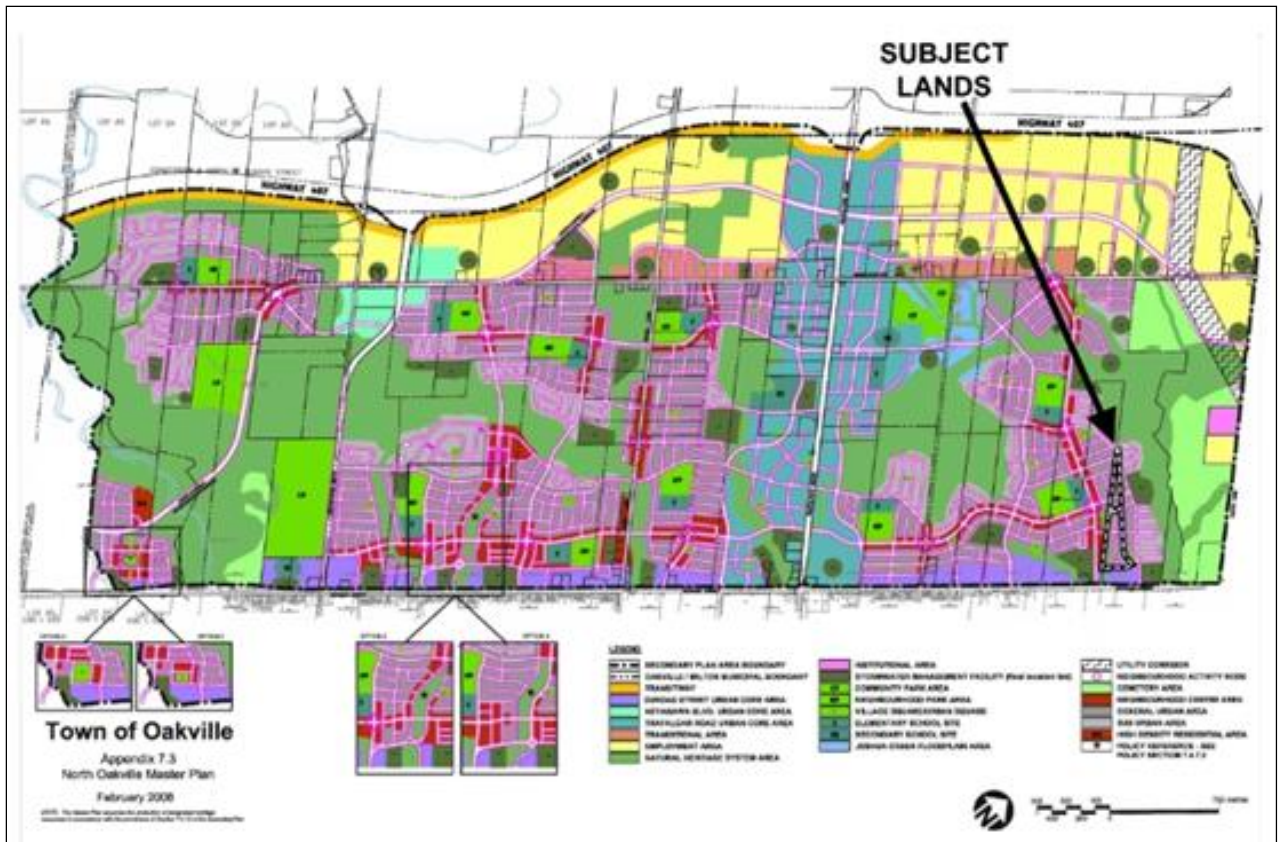


Figure 5a – Master Plan – Appendix 7.3

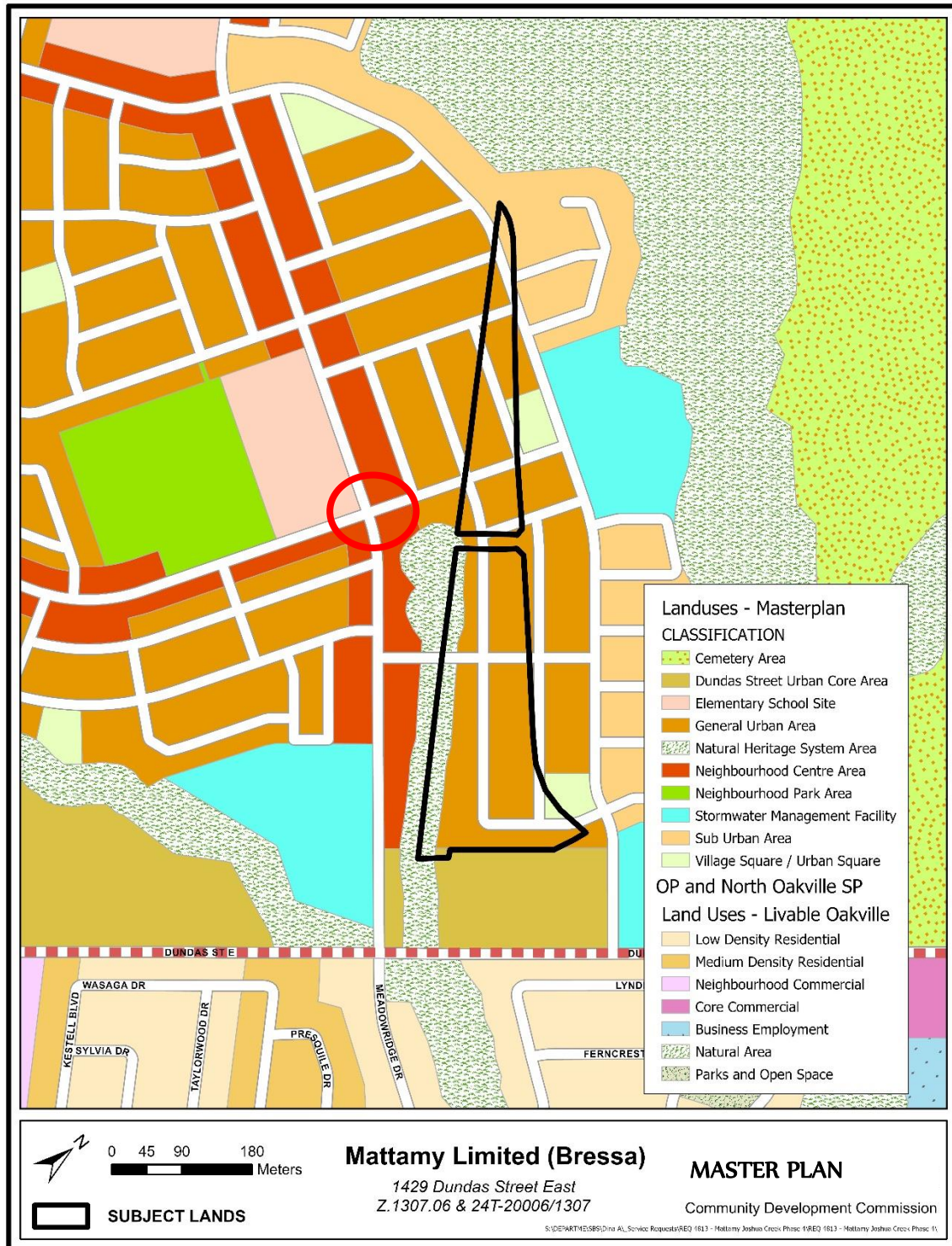


Figure 5b – Excerpt Master Plan – Appendix 7.3

Zoning By-law (By-law 2009-189)

The subject lands are zoned *Existing Development (ED)* (Figure 6). The *Existing Development (ED)* zone only allows uses that legally existed on the date of the parent by-law came into effect.

A zoning amendment is required to implement the proposal.

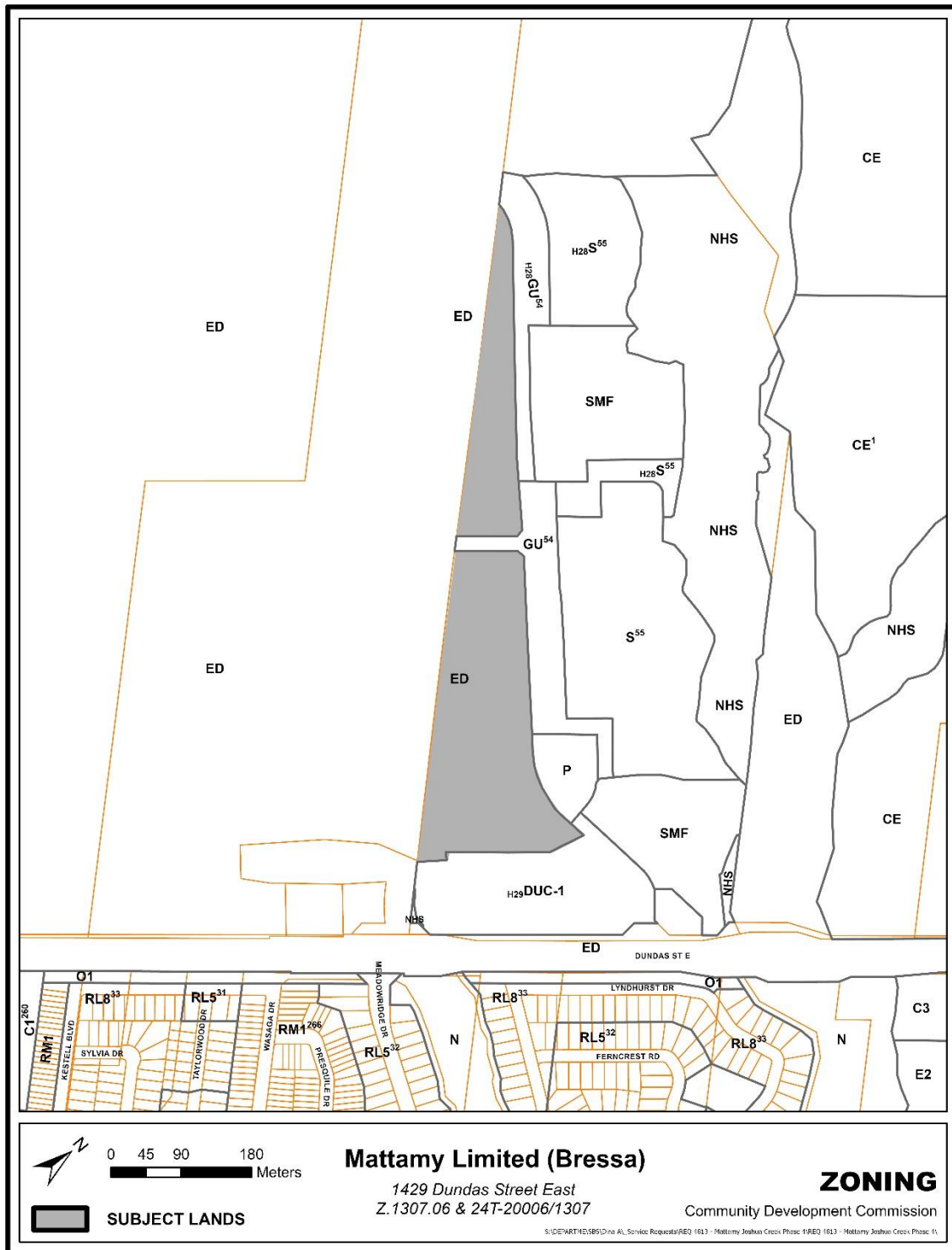


Figure 6 – Zoning By-law Extract

Proposed Zoning

A draft Zoning By-law has been prepared to rezone the lands from *Existing Development (ED)* to site specific *General Urban (GU)* zone. The proposed zoning would facilitate the development of the lands for approximately 154 residential units in coordination with the draft plan of subdivision.

The zoning by-law proposes the following modifications:

Zone Regulation	Proposed Modification	By-law 2021-046
General Urban (GU)		
	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	Included in By-Law 2021-046
Porch – a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 m. Required depths shall be provided for a minimum of 70% of the porch. However, steps may encroach into the required depth. Porches shall have walls that are open and unenclosed for at least 70% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the building or insect screening.	Notwithstanding Section 4.27, for corner lots or lots abutting the Natural Heritage System (NHS) zone, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.	Modified wording included in By-law 2021-046.
	Notwithstanding Section 4.27, a porch 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 building or insect screening.	Modified wording included in By-law 2021-046.
Min. width of parking space in a private garage – 3 m One step may encroach into the length of a parking space	Notwithstanding Section 5.4.1.2, a parking space in a private garage shall have an unobstructed area with a width of not less than 2.9 metres for a single car private garage and one step may encroach into the width of a parking space within a garage at the side of the parking space.	Not included in By-law 2021-046. Staff are not supportive of varying parking space size in a private garage in order to ensure functionality of the parking space.

	Notwithstanding the maximum permitted balcony projection into a required yard in table 4.21 (d), an egress balcony may project 0.75m into a rear yard for a townhouse dwelling unit or single detached dwelling unit lane access with a minimum distance of 0m from the rear lot line.	Not included in By-law 2021-046. The applicant advised that this is a requirement from a fire safety perspective. Oakville Fire did not raise this as an issue.
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TECHNICAL & PUBLIC COMMENTS:

The proponent has provided technical studies in support of the application which have been circulated to various public agencies and internal town departments, and which are under review. The following studies and supporting documentation are also accessible on the town’s website <https://www.oakville.ca/business/da-35521.html>.

- Draft Plan of Subdivision
- Planning Justification Report
- Draft Amending Zoning By-law
- Urban Design Brief
- Transportation Impact Study
- Density Plan
- Pedestrian Circulation and Transit Facility Plan
- EIR/FSS Addendum
- Stage 1-2 Archaeological Study
- Noise Study

A full circulation and assessment of the application was undertaken to ensure that all technical matters have been satisfactorily addressed.

The statutory public meeting was held on October 26 2020, and no members of the public attended. The following is an overview of the matters that were identified:

- Confirmation that the developer is in good standing with the North Oakville East Developers Group and party to the Cost Sharing Agreement.
- Consistency with the Provincial Policy Statement, 2020 and conformity to the 2019 Growth Plan for the Greater Golden Horseshoe and the Region of Halton Official Plan.
- Conformity of the proposal with the land use and policies of the North Oakville East Secondary Plan.

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- Coordination of the draft plan of subdivision with the Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton, the Region and the Town.
 - Conformity with urban design policies on matters such as built form, lot sizes, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.
 - Review of the opportunities to provide on-street parking and investigate options to maximize visitor parking.
 - Investigate the feasibility of a street connection/pedestrian connection between this subdivision and the Argo submission to the west is the general location of the upper extent of Street "A".
 - Confirmation of appropriate road and lane widths to ensure functionality.

In addition to comments raised by staff, at the Statutory Public Meeting of October 26, 2020, members of Planning & Development Council approved a resolution that raised the following concerns:

- a) Review the appropriateness of the transition to the lands to the south being the Dundas Urban Core block;
- b) Report back on the proposed densities in the recommendation report.

Resolution of Issues:

North Oakville East Developers Group

Parkland dedication requirements shall be in accordance with Section 7.7.4.5 of the North Oakville East Secondary Plan and the North Oakville East Secondary Plan Master Parkland Agreement.

In accordance with Section 7.9.4 of the North Oakville Secondary Plan, documentation was submitted with the application from the Trustee of the North Oakville East Developers Group Cost Sharing Agreement and North Oakville East Master Parkland Agreement confirming that Mattamy (Joshua Creek) Limited are parties in good standing under both agreements.

Consistency with the PPS and Conformity with the Growth Plan, Regional Official Plan and North Oakville East Secondary Plan

The proposed development is an extension of the draft approved plans to the east and west and the uses are contemplated by the NOESP. It is staff's opinion that the

proposal is consistent with the Provincial Policy Statement 2020 and conforms to the 2019 Growth Plan, the Region of Halton Official Plan and the NOESP.

Environmental Implementation Report and Function Servicing Study

The Joshua's Creek Tributaries EIR/FSS covered approximately 187 ha of land which consisted of the Bressa Development Phase 1 and Phase 2, Dunoak Argo, Redoak/Capoak Mattamy – Phase 3 and Rampen Holdings as well as the 7 ha of lands associated with this draft plan of subdivision. As part of this application the applicant provided an addendum (Bressa Phase 4 EIR/FSS addendum #4) to the Joshua's Creek Tributaries EIR/FSS. The purpose of the addendum was to support the current draft plan of subdivision and specifically to review tributary JC-31 which is to be re-aligned as part of the current application in conjunction with the Argo subdivision. Bressa Phase 4 EIR/FSS addendum #4 was reviewed by the Town, Conservation Halton and the Region and was deemed to be satisfactory.

Urban Design – Built Form, lot sizes, transitions and compatibility, interface with public realms and vehicular access

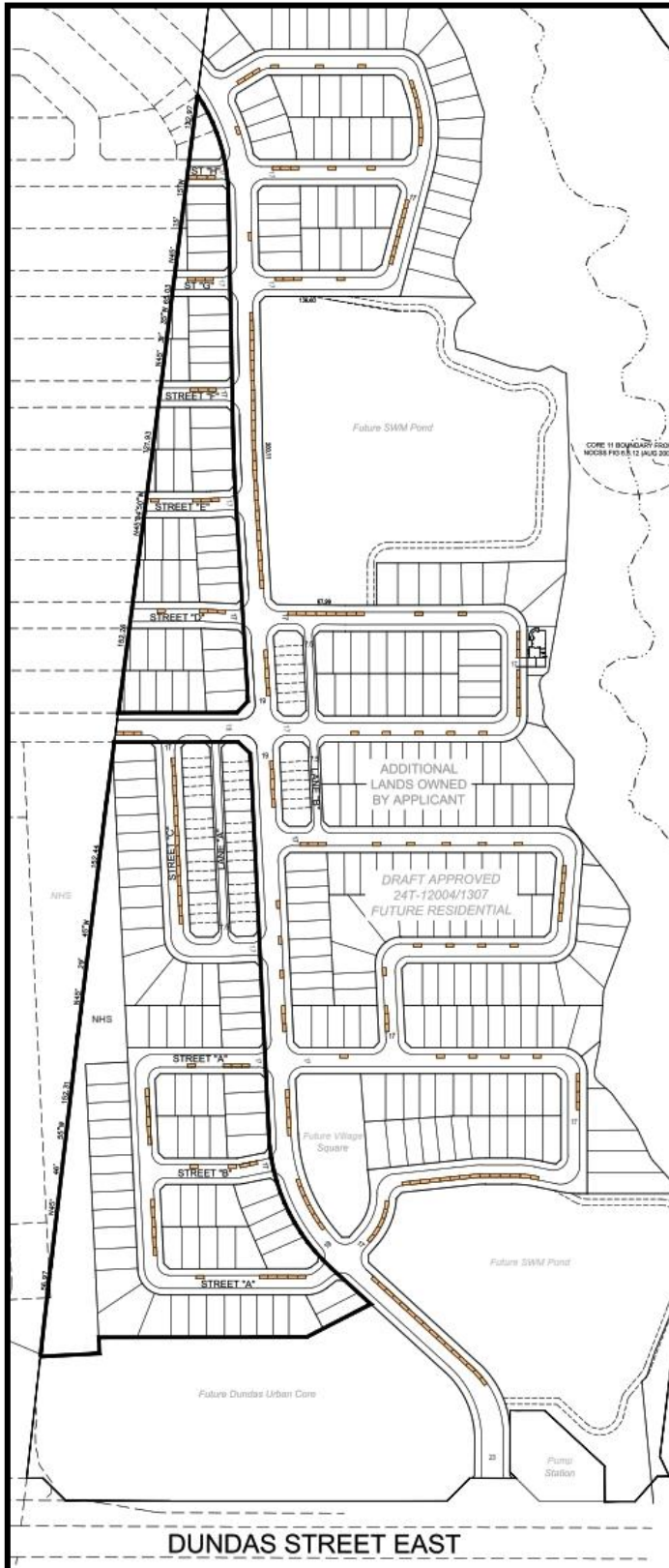
To the east and south of the subject lands is the Bressa LPAT draft approved plan of subdivision consisting of consisting detached dwellings, townhouse units, a Dundas Urban Core block, and two stormwater management ponds. To the west of the subject lands is the Argo (Joshua Creek), Draft Plan of Subdivision 24T-20002/1308, currently under review. This current application consists of detached dwelling, townhouse units, park, mixed use block and Dundas Urban Core Block. Further west is the Dunaok LPAT draft approved subdivision consisting of consisting detached dwellings, townhouse units, a Dundas Urban Core block, school and stormwater management pond.

The proposed development is consistent with the surrounding LPAT approved development. The applicant has submitted an Urban Design Brief that addresses proposals compliance with the Livable by Design Manual. Conditions of draft plan approval are included that requires the applicant to submit elevation drawings (all facades), typical floor plans (all levels) and typical lotting plans for all models on lots not subject to Site Plan Approval for review by the Planning Services Urban Design staff prior to marketing or selling on any units. The applicant is also required to 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.

Vehicular access to this subdivision will be from William Cutmore Boulevard and Wheat Boom Drive.

On-Street Parking/Maximize Visitor Parking

As part of the application, an on-street parking analysis was provided.

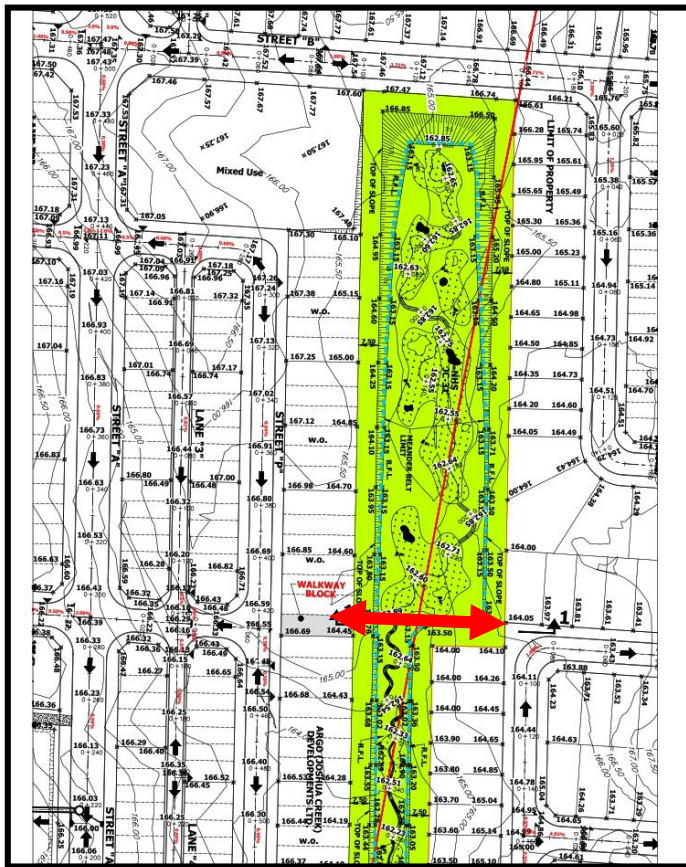


Under the currently zoning by-law, 272 parking spaces are required to be provided (garage/driveway). The on-street parking analysis proposes 63 parking spaces within the limits of the subdivision plus 73 parking spaces on William Cutmore Boulevard providing a total of 408 parking spaces if parking on William Cutmore Boulevard is included.

As part of this application, the applicant requested relief from the minimum garage parking stall regulations. The as-of-right parking regulations require a minimum 3 m width for a parking space in a private garage and allows one step to encroach into the length of a parking space. The applicant requested a 2.9 m width for a parking space in a private garage and to allow one step to encroach into the width of the parking space. Staff are the opinion that a comprehensive review and analysis of the functional impacts of modifying garage dimensions should be undertaken prior to considering site specific zoning revisions. As a result, staff are not supportive of reducing the as-of-right parking space size for private garages or allowing further encroachments into the width of the space despite allowing these reductions in the past.

Street Connection/Pedestrian Connection between the Mattamy subdivision and Argo Subdivision to the west

At the public meeting for the abutting subdivision (Argo), Council expressed a desire to provide additional pedestrian connectivity between the Argo lands and the subject lands. After discussions between the applicant, Conservation Halton, and various Town staff, a pedestrian bridge is proposed to cross JC-31 as shown below.



A condition of approval requires the applicant in conjunction with Argo to design and construct the pedestrian bridge at no cost to the Town. The design specifications and materials to be used is subject to consultation with the Parks and Open Space Department. A warning clause has also been included as part of this approval requiring purchasers of lots 22, 23, 24, 51, 63 and 64 to be advised that a pedestrian bridge over the Natural Heritage System (Block 126) will abut the their property or will be in close proximity to the their property. The warning clause will also include a statement that during normal use of, and activity on, the walkway/pedestrian bridge, some noise could occasionally be generated that may potentially interfere with outdoor activities on the subject property and the location of the walkway/pedestrian bridge could result in potential overlook/privacy concerns.

Confirmation of Road and Lane Widths

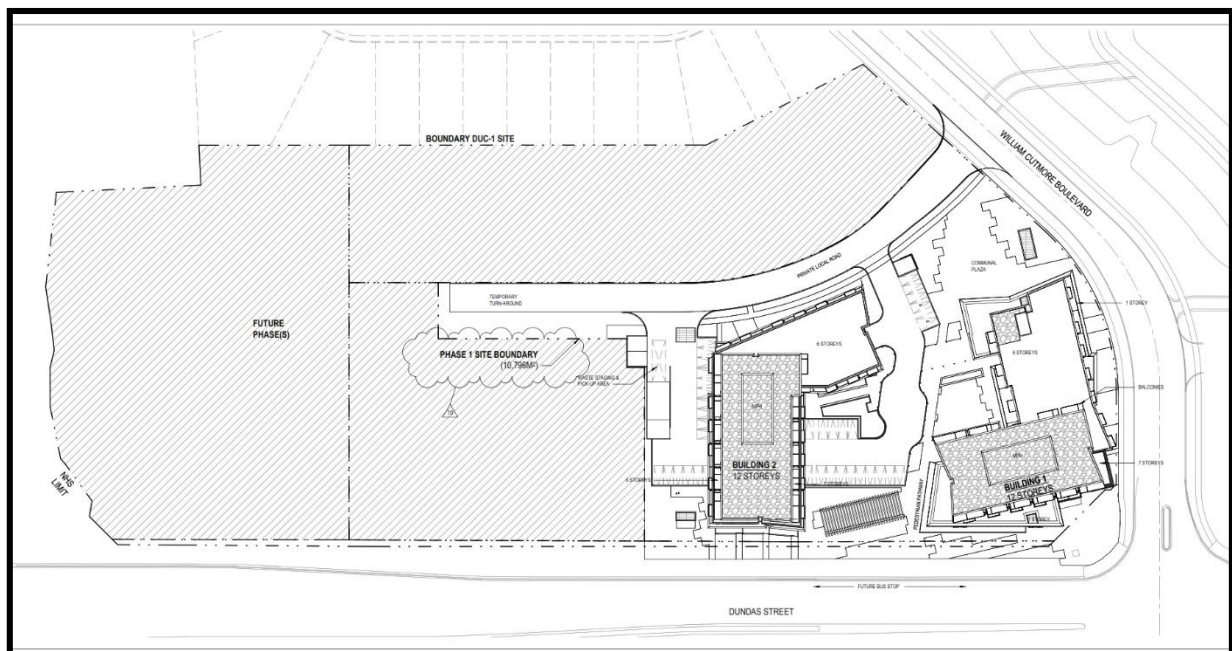
Transportation staff have evaluated the proposed draft plan of subdivision and advise that the proposed road and lane widths meet Town standards.

Appropriate Transition to the abutting Dundas Urban Core block

The southern portion of this subdivision abuts the Dundas Urban Core (DUC) block on the Bressa subdivision that received zoning approval from the LPAT in 2018.

The approved zoning on this block allows for street access, rear lane, back-to-back and stacked townhouses as well as apartment buildings and mixed use buildings. Not all uses will necessarily be constructed on the block, however the as-of-right zoning only allows for apartment buildings and mixed use buildings with a minimum height of 6-storeys and a maximum height of 8-storeys which can be increased to 12-storeys upon execution of a Section 37 Agreement.

Planning staff are currently processing a site plan application for a portion of the DUC block located at the intersection of Dundas Street East and William Cutmore Boulevard. The site plan application would allow for the development of two 12-storey buildings that transition to a 6-storey podium to the north. It is proposed that the private road from William Cutmore Boulevard will provide access to buildings.



The lands between the private road and the current subdivision are not the subject of a site plan application at this time. When a site plan is submitted staff will review the application in the context of the detached dwellings to the north and will consider an appropriate transition including stepping. A condition of draft plan approval has been included requiring a warning clause for the lots 1-15, 25-30 advising that these properties either abut or are in close proximity to lands that could be developed for future residential, commercial or mixed commercial/residential uses up to 12-storeys in height.

NOESP Densities

The NOESP provides a range of densities for various land uses. For lands designated as General Urban the density range is 25-75 UPH.

Approximately 4.62 ha of the subdivision is designated as General Urban and based on 154 residential units proposed the density falls within the NOESP at 33.3 UPH.

CONSIDERATIONS:

(A) PUBLIC

A Public Meeting was held on October 26, 2020. No written correspondence were received throughout the processing of this application.

Notice for the meeting regarding this development application was provided through a mailing of all properties within 120 metres of the subject lands. Resident Associations were notified along with property owners in accordance with the Planning Act Regulations and Town practices.

(B) FINANCIAL

Development Charges would be applicable to this development. Parkland dedication is applicable and may be satisfied following confirmation 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.

The application will be considered under Bill 108, which provides for a 120-day timeline before an appeal can be filed for lack of decision. This timeline would normally have ended on August 21, 2020. However, due to the Covid pandemic, the Provincial Government issued a regulation that effectively suspended this timeline from March 17 until June 22, 2020. The new date before an appeal can be filed was October 20, 2020.

(D) CORPORATE STRATEGIC GOALS

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

- be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed development generally complies with the Town's sustainability goals and objectives of the North Oakville East Secondary Plan. The proposal has also been 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 draft plan of subdivision and zoning by-law amendment which would have the effect of developing approximately 6.94 hectares of land consisting of 118 detached dwellings and 36 rear lane townhouse units and Natural Heritage System. The proposed subdivision is appropriate and compatible with the adjacent land uses and in keeping with the intent of the land use policies of the Livable Oakville Plan.

Staff is satisfied that the proposed development is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan (2019) and 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 recommend approval of the draft plan of subdivision subject to the conditions in Appendices "A" and "B" and that By-law 2021-046 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 the Conservation Halton and the Region of Halton have been addressed through conditions of approval.
- The proposal implements the vision, development objectives, community design strategy and land use strategy of the North Oakville East Secondary Plan.
- The 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 plan of subdivision meets the criteria established in Section 51(24) of the *Planning Act*.
- Comments from Council have been appropriately addressed.

By-law 2021-046 is attached as Appendix "C".

APPENDICES:

- Appendix "A" – Conditions of Draft Plan Approval
- Appendix "B" – Draft Subdivision Agreement Conditions
- Appendix "C" – By-law 2021-046
- Appendix "D" – Applicable Policies

Prepared by:

Leigh Musson, MCIP, RPP
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East District

Recommended by:

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Manager, Current Planning
East District

Submitted by:

Gabe Charles, MCIP, RPP
Acting-Director, Planning Services