



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: April 4, 2022

FROM: Planning Services Department

DATE: March 22, 2022

SUBJECT: Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited & TWKD Developments Inc. – File Nos. 24T-21001/1315 and Z.1315.11, By-law 2022-029

LOCATION: 40, 64, 86 Burnhamthorpe Road East

WARD: Ward 7 . Page 1

RECOMMENDATION:

1. That Draft Plan of Subdivision application and Zoning By-law Amendment application (File Nos. 24T-21001/1315 and Z.1315.11), submitted by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, and TWKD Developments Inc., be approved on the basis that the applications are consistent with the Provincial Policy Statement, conform or do not conflict with all applicable Provincial plans, conform 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 22, 2022.
2. That By-law 2022-029 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-21001/1315) submitted by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, and TWKD Developments Inc., prepared by J.D Barnes Limited, dated February 4, 2022, subject to the conditions contained in Appendix “A”.
4. 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.

5. 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:

- This report recommends approval of a proposed amended draft plan of subdivision and zoning by-law amendment applications which would have the effect of creating 212 dwelling units, a partial block for a future Park and School. The draft plan of subdivision also provides for the extension of Post Road to Burnhamthorpe Road, and two new municipal roads.
- Draft plan conditions have been recommended to address the conditions of approval based on department and agency comments and are attached as Appendix “A” to this report.
- The subject lands are designated *Neighbourhood Area* by the North Oakville East Secondary Plan and zoned Future Development (FD) in Zoning By-law 2009-189, as amended.
- 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, conforms and does not conflict with the Growth Plan, conforms to the Region of Halton Official Plan and the North Oakville East Secondary Plan. The application conforms to the Town’s Urban Structure as the proposed development aids in the achievement of complete communities.
- The current applications were submitted and deemed complete on January 4, 2021. An appeal could have been filed as of May 4, 2021.

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 statutory public meeting was hosted by Oakville Town Council on May 10, 2021. No written submissions were received and no members of the public attended

the Public Meeting. No new public comments have been received at the time of writing this report.

Since the public meeting, the applicant has addressed the matters of concern raised by staff and Council, and revised the proposal. The applicant has amended the application to provide additional lands for the abutting Neighbourhood Park and School blocks, resulting in a reduction in units from 232 units to 212 units consisting of 52 street townhouse units, and 160 back-to-back and rear lane townhouse dwellings intended for condominium tenure. The draft plan of subdivision also provides for the extension of Post Road to connect to Burnhamthorpe Road East, and two new municipal roads.

The current applications were submitted and deemed complete on January 4, 2021. The developer initiated a Public Information Meeting/video conference occurred on March 24, 2021, where no members of the public attended.

Proposal

The applicant has submitted a zoning by-law amendment and draft plan of subdivision application to develop a portion of Neighbourhood 9 within the Community Structure Figure NOE1 of North Oakville East Secondary Plan, as shown within Figure 1 below.

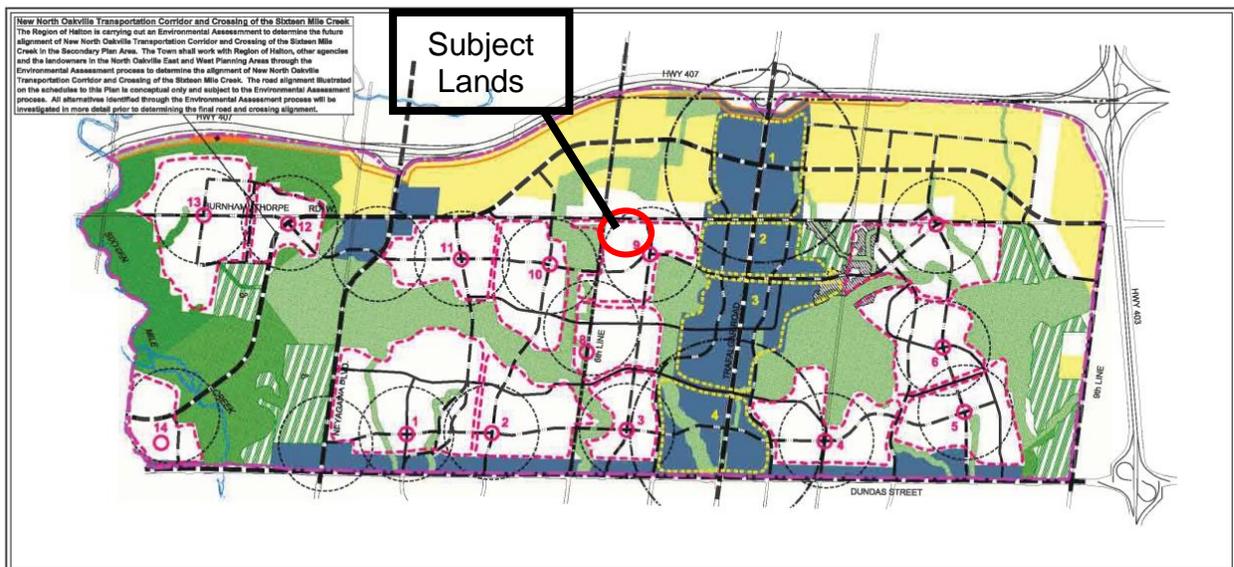


Figure 1 – Figure NOE1 – Community Structure in the NOESP

The amended proposal would create 212 townhouse dwellings having a total density of 55.4 units per hectare, and would consist of traditional street oriented townhouses, together with back-to-back townhouses and rear lane access

townhouse units within a future condominium, a stormwater management pond block having an area of approximately 0.82ha and a partial School block having an area of approximately 0.43ha (increased from the original proposal of 0.19ha), and a partial Park Block having an area of approximately 0.35 ha which was not previously included in the plan. The proposal also provides for the extension of Post Road to connect to Burnhamthorpe Road East as well as two new municipal roads (shown in Figure 2 below).

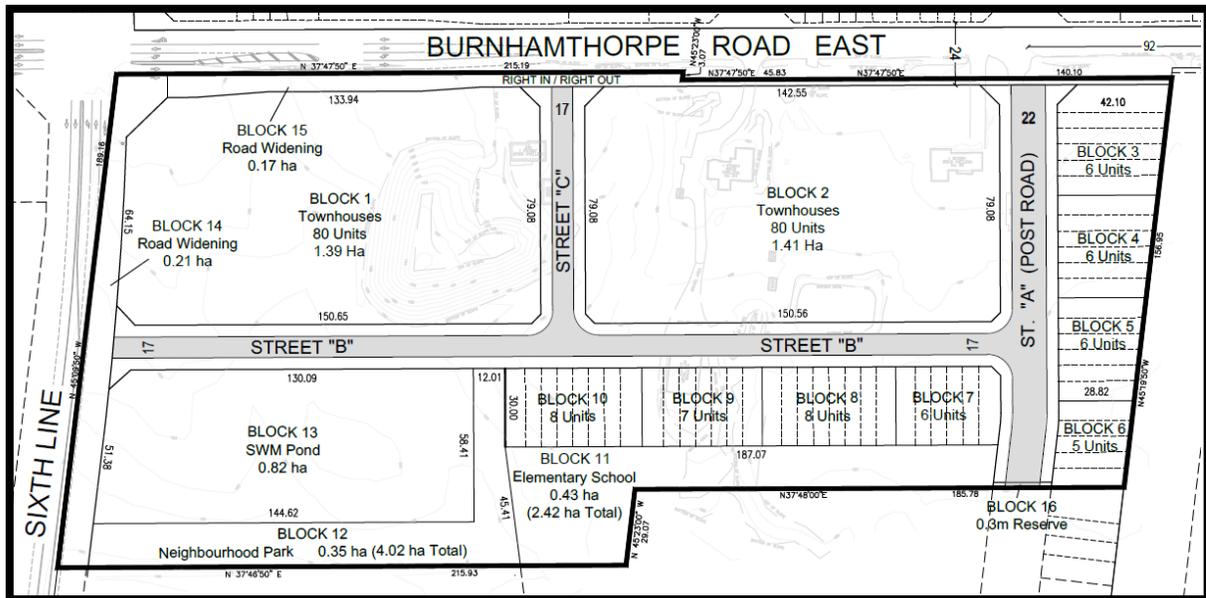


Figure 2 – Proposed Draft Plan

The proposed development provides additional lands for the required school block within Neighbourhood 9. The majority of the school block lands are being accommodated on the development to the south known as EMGO III (24T-20005/1315), which was Draft Approved on November 28, 2021. Further, the amended proposal provides additional lands for the Neighbourhood Park (Block 12) which will be developed together with lands to the south, also within the EMGO III Draft Approved Plan of Subdivision (24T-20005/1315). It is intended through the conditions of draft plan approval included in Appendix “A” that construction of the park will be coordinated between the developers.

The proposed development will include a future site plan and draft plan of condominium applications. The proposed amended site concept is provided in Figure 3 below.

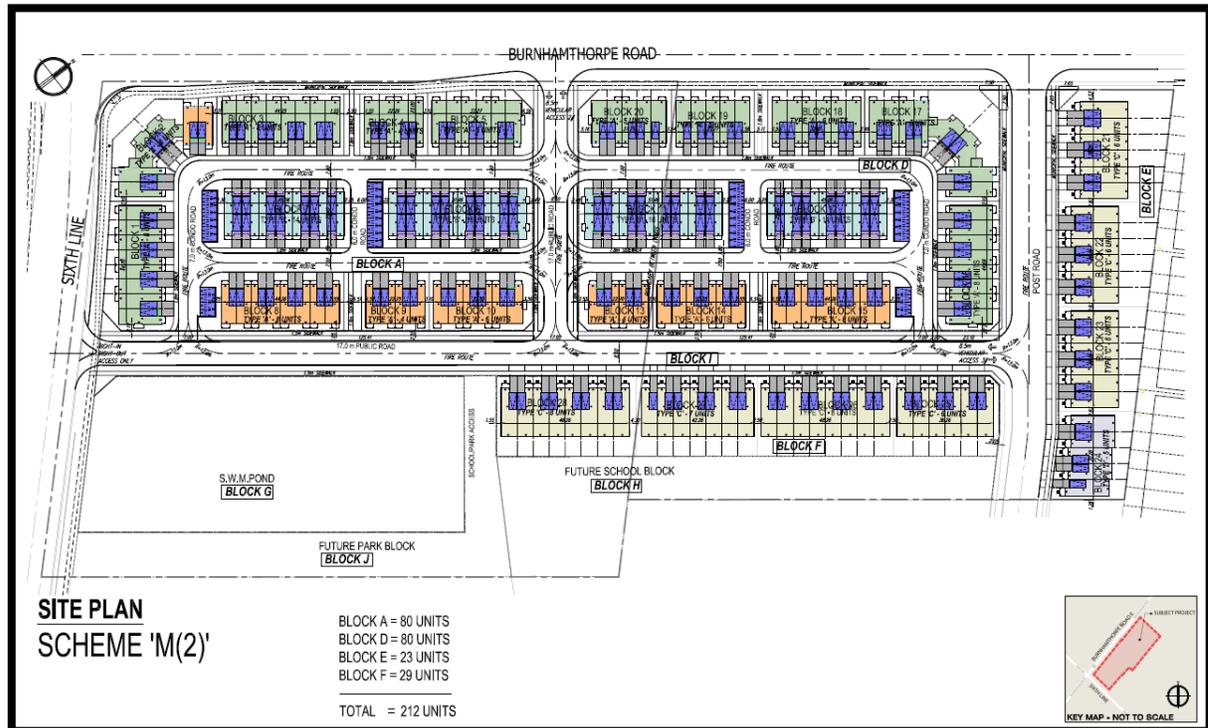


Figure 3 – Proposed Concept

The materials submitted for this application can be found online at <https://www.oakville.ca/business/da-37182.html>

Location & Site Description

The subject lands are located at the southeast corner of Burnhamthorpe Road East and Sixth Line. The subject lands are 6.94ha (17.12 acres) in size with approximately 189m of frontage on Sixth Line and 401m of frontage on Burnhamthorpe Road East. The site is comprised of three lots municipally known as 40, 64 and 86 Burnhamthorpe Road East. Two of the properties contain detached dwellings which will be demolished (Figure 4). The legal description of the lands is Part of Lot 15, Concession 1, N.D.S.

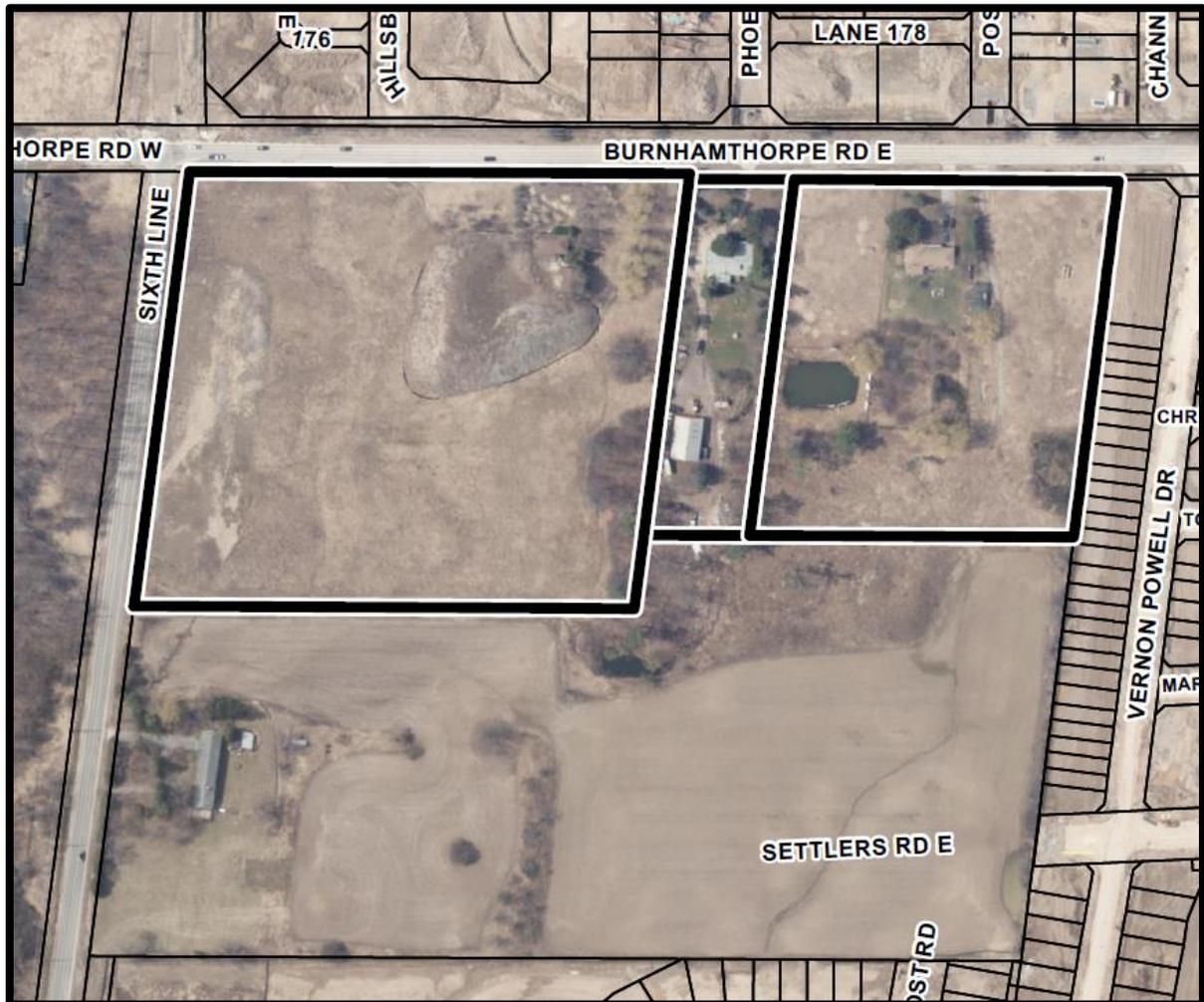


Figure 4 – Aerial Photo

Surrounding Land Uses

The surrounding land uses are as follows:

North – Burnhamthorpe Road East, beyond which are residential uses consisting of two-storey and three-storey townhouse dwelling units, and mixed use buildings.

East – The Petgor Phase 2 Registered Plan of Subdivision (20M-1212) and consists of two-storey townhouses units.

South – The EMGO III draft plan of subdivision (24T-20005/1315), which was Draft Approved on November 28, 2021, and consists of townhouse dwelling units and future school and park lands

West – Sixth Line, beyond which Natural Heritage System is associated with West Morrison Creek and future residential uses not yet approved.

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 (2020)
- 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 development is consistent with the PPS (2020).

Growth Plan for the Greater Golden Horseshoe (2020)

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 policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The subject lands are located within a "Designated Greenfield Area."

The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores,

services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options. On this basis, the proposed development is consistent with the Growth Plan.

Halton Region Official Plan

The subject lands are designated as ‘Urban Area’, located within the Greenfield Area, as identified within the ROP. The policies of Urban Area designation support the development of vibrant and healthy mixed use communities which afford maximum choices for residence, work and leisure. The Urban Area policies also requires *development* in the *Greenfield Area* to contribute to achieving development density targets established by the Plan, contribute to healthy communities, and provide a range and mix of uses to support vibrant neighbourhoods. 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 applicant has secured sufficient allocation through the 2020 allocation program to support the proposed development. The Region has no objection to the proposed draft plan of subdivision and rezoning, and has provided appropriate draft plan conditions included in Appendix “A”. On this basis, the proposal conforms to the Regional Official Plan.

North Oakville East Secondary Plan (NOESP)

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. The subject lands are identified on *Schedule A1 – Urban Structure* as being within the Town’s “*Residential Areas*”. Residential areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town. 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.

Land Use Policies

The development of the North Oakville community is premised on a sustainable, design-first philosophy that 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 designation which apply to the subject lands consist of *Neighbourhood Area*, on Figure NOE 2 in the NOESP (Figure 5):



Figure 5 –NOESP

Master Plan – Appendix 7.3

The North Oakville Master Plan, identified in Appendix 7.3 of the NOESP, illustrates the conceptual design and land use categories for the North Oakville East planning area. Development applications are reviewed in the context of the Master Plan in order to evaluate consistency. Minor variations from the Master Plan, including road network alterations may be considered, assuming the general intent and direction of the Master Plan is maintained. Policy 7.7.2.1 b) acknowledges that road alignments are diagrammatic, and an amendment to this Plan will not be required for changes in a road alignment provided that the general intent and purpose of this Plan are maintained.

Additional land use designations are further identified as *Neighbourhood Centre Area* (red), *General Urban* (grey), and *Stormwater Management Facility* (green) as shown in the North Oakville Master Plan (Figure 6).

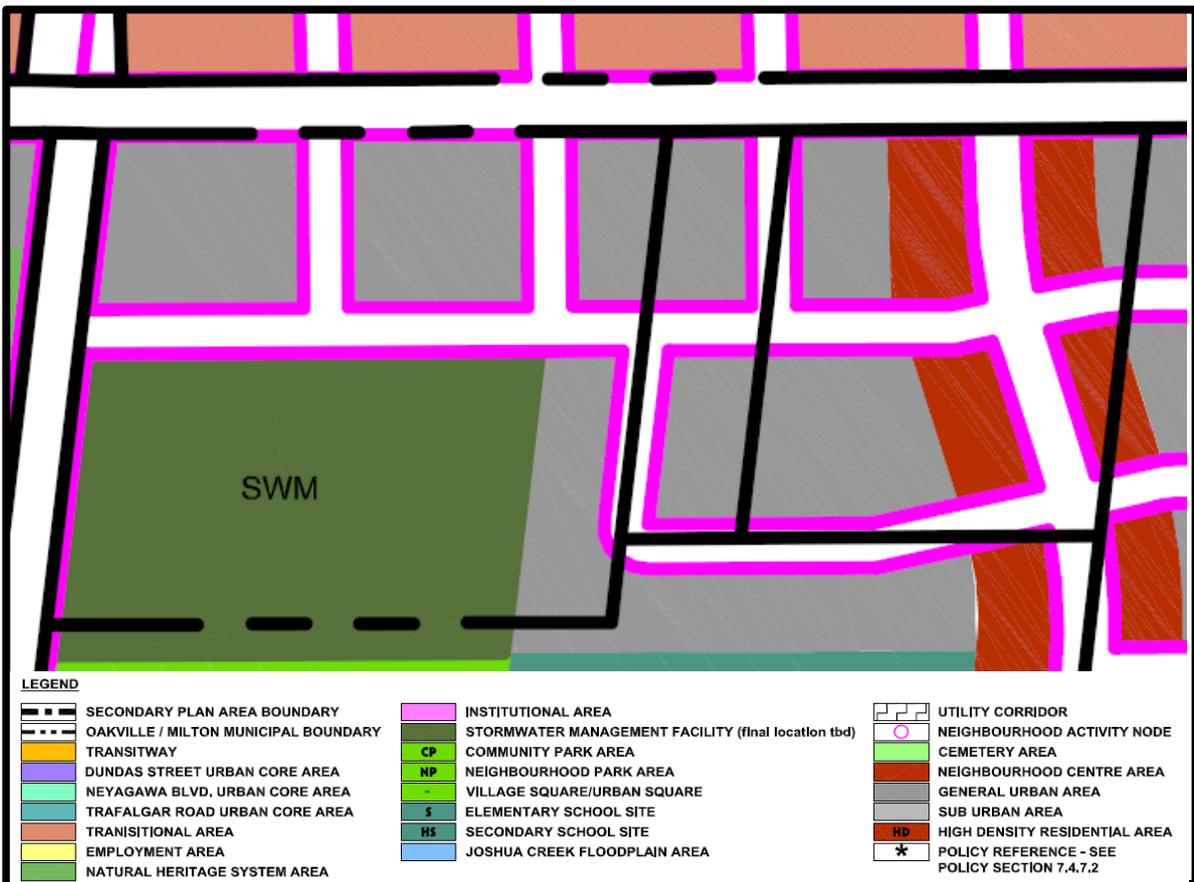


Figure 6 – North Oakville Master Plan Excerpt

While the Secondary Plan does not identify a school or park block for the subject lands, the road network for the developments to the south and east resulted in adjusting the location of the Neighbourhood 9 Park and School. As a result, additional lands from the subject site must be allocated to fulfill the school and park block size requirements, in accordance with the Secondary Plan policies. The applicant has amended the application to provide the required additional lands for the School and Neighbourhood Park Blocks for Neighbourhood 9.

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. As it relates to this proposal, the Neighbourhood Centre Area policies were updated to enhance clarity, provide opportunities to increase the maximum height. Further, the definition for Medium Density Residential Development was updated to remove detached, semi-detached and duplex dwellings as permitted uses.

The application proposes that the site will be developed with townhouse dwelling units, both freehold and condominium tenure. The heights of the proposed townhouse units are anticipated to be two-storey for the freehold units, and three-storey for the condominium units. The proposed density for the entire development is 55.4 units per hectare. The proposed heights and density are consistent with the policies of the NOESP.

The Transit Service concept shown on Figure NOE4 (shown as Figure 7 below) of the North Oakville Secondary Plan, which illustrates a hierarchy of primary, secondary and community level transit service, will be used as a basis for the development of the Transit Plan and the individual transit facilities plans. Sixth Line is defined as a Secondary Transit Corridor Service road and Burnhamthorpe Road and Post Road are Community Service roads on Figure NOE4 of the NOESP, shown in Figure 7 below.

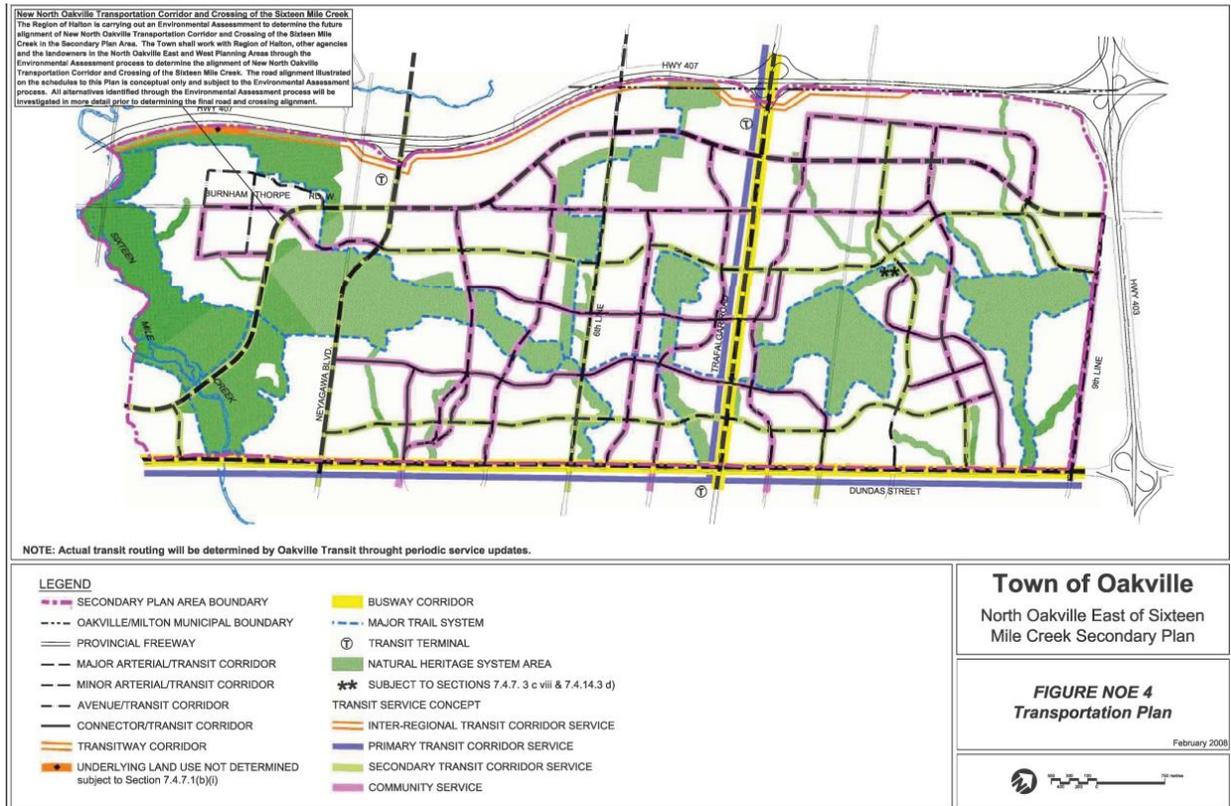


Figure 7 – Figure NOE 4 – Transportation Plan in the NOESP

The proposed density for the development is within the range of density permitted for the site, and would facilitate further transit usage. As development proceeds within the North Oakville Area, transit usage is anticipated to increase and function in accordance with the NOESP and the Transportation Master Plan.

On this basis, it is staff’s opinion that the proposed draft plan of subdivision and zoning by-law amendment conforms to the policies of the North Oakville East Secondary Plan.

Zoning By-law 2009-189

The North Oakville Zoning By-law sets the zoning standards with the establishment of 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 property is zoned Future Development (FD) which allows uses that legally existed on the date the parent by-law came into effect. The purpose of the FD zone is to allow for the future zoning of the land to be considered in the context of a new application and the policies within the NOESP.

Proposed Zoning

The applicant proposes to change the zoning from FD (Future Development) to two different GU (General Urban) SP 111 and SP 112, I-103 (School), NC (Neighbourhood Centre) SP 113, P (Park) and SMF (Stormwater Management Facility), more clearly shown in Figure 8 below. The proposed Zoning By-law is included in Appendix B.

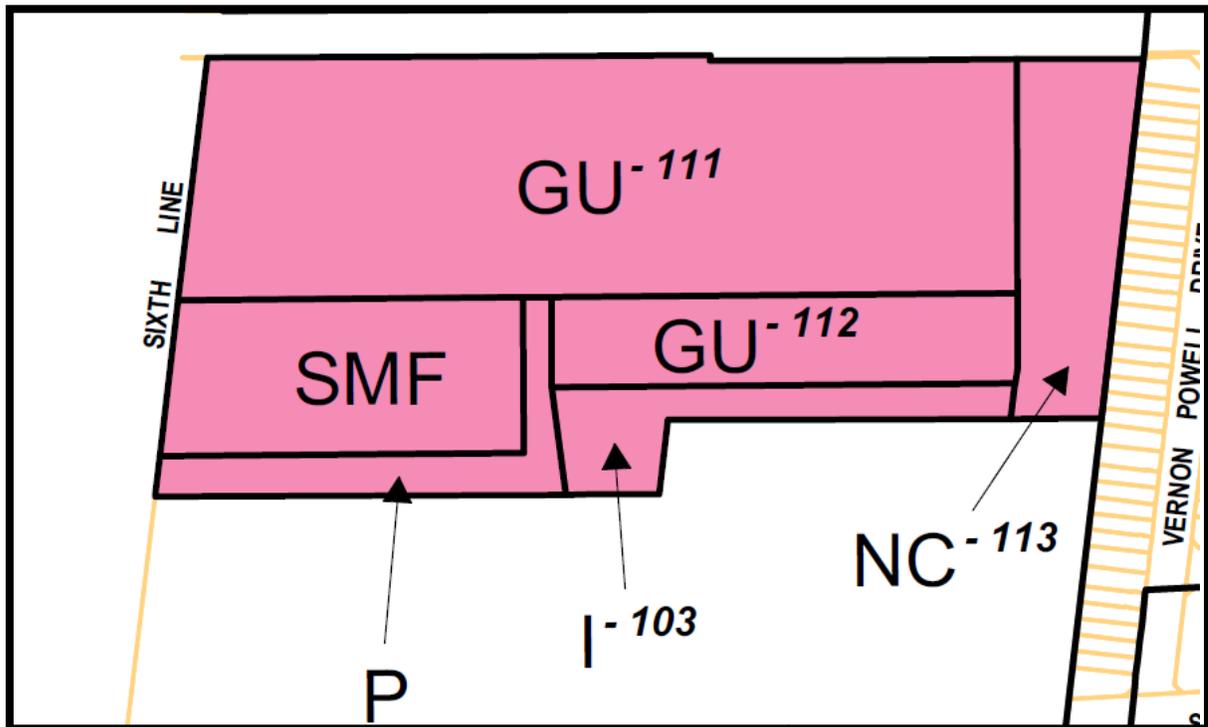


Figure 8 – Proposed Zoning

The special provisions for the proposed development are reflective of the existing development pattern. The applicants proposed zoning for the Park and School block align with the property to the south. Further, the modified GU and NC zones incorporate similar special provisions that are found within the residential developments to the south and east. Table 1 below provides an analysis of the proposed modifications.

Table 1 – Zoning Analysis

Proposed Zone	Special Provision Details	Purpose
NC 113	Permits townhouse units and utilizes existing regulations within the Zoning By-law, which related porch sizes, and bay/box window widths.	To provide for regulations that better coordinate with the abutting land uses and to maintain a cohesive zoning scheme for Neighbourhood 9
GU 111	Permits townhouse units and utilizes existing regulations within the Zoning By-law, which related porch sizes, and bay/box window widths, as well as eliminate maximum driveway depth from a lane way on pie shaped lots.	To provide for regulations that better coordinate with the abutting land uses and to maintain a cohesive zoning scheme for Neighbourhood 9
GU 112	Permits townhouse units and utilizes existing regulations within the Zoning By-law, which related porch sizes, and bay/box window widths	To provide for regulations that better coordinate with the abutting land uses and to maintain a cohesive zoning scheme for Neighbourhood 9
I 103	Permits schools, and to provide daycare uses with a reduced floor space index.	To provide flexibility in the nature of uses occurring within the school block, and to coordinate with the lands to the south
P	Permits parks and open space uses	To align with the park block to the south to create a new Neighbourhood Park.
SWM	Permits Stormwater Management facilities	To provide appropriate zoning for the use.

It is staff’s opinion that maintaining these special provisions noted in Table 1 above for this development will assist in providing a cohesive neighbourhood look and feel across the different developments in Neighbourhood 9.

The applicant’s original application had requested additional provisions related to reduced outdoor amenity space area and elimination of landscaped area for the future condominium blocks, and elimination of the porch landing requirements. In review of the application, it is staff’s opinion that the further modifications requested do not assist in achieving the complete community policy objectives of the North Oakville East Secondary Plan.

The proposed zoning provisions implement the policies of the North Oakville East Secondary Plan and will result in a development that will facilitate the completion of Neighbourhood Park 9.

TECHNICAL & PUBLIC COMMENTS:

The applicant has provided numerous studies in support of the application which have been circulated to various public agencies and internal town departments. A full circulation and assessment of the application were undertaken to ensure that all technical matters have been satisfactorily addressed.

The following studies and supporting documentation are also accessible on the town's website (<https://www.oakville.ca/business/da-37182.html>)

- Draft Plan of Subdivision
- Archaeological Assessment
- Density Designation Plan
- Draft Zoning By-law Amendment
- Environmental Implementation Report and Functional Servicing Study
- Environmental Site Screening Questionnaire
- Pedestrian Circulation Plan
- Planning Justification Report
- Tree Canopy Coverage Analysis
- Urban Design Brief
- Transportation Impact Study

A statutory public meeting was held on May 10, 2021, and no members of the public attended. No written submissions from the public have been received. The following is an overview of the matters that were identified:

- Confirmation that the applicant is a member in good standing with the North Oakville Developers Landowners Association and is a party to the Cost Sharing Agreement.
- Consistency with the Provincial Policy Statement 2020 and conformity to the 2020 Growth Plan for the Greater Golden Horseshoe.
- Conformity and coordination of the draft plan of subdivision with the NOESP and Master Plan. The changes to the configuration and alignment of the proposed Settlers Road East and Post Road has impacted the location and size of the required Neighbourhood Park and Elementary School Blocks. The applicant would be required to coordinate their proposal with the future development of the lands to the south.
- A suitable outlet location for the stormwater management pond is required.

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- Appropriateness and functionality of the intensity of development on the proposed private roads.
 - Conformity with all applicable urban design policies, on matters such as built form, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.
 - Evaluation of on-street and visitor parking opportunities.
 - Environmental Implementation Report/Functional Servicing Study needs to be updated prior to providing draft plan conditions.
 - Timing of development relative to the Sixth Line and Burnhamthorpe Road upgrades.

In addition to the matters for consideration raised by staff, at the Statutory Public Meeting of May 10, 2021, members of the Planning & Development Council approved a resolution that identified the following matters:

- Confirm the timing of Sixth Line and Burnhamthorpe Road construction and timing of parkland delivery;
- identify the timing of school construction in the area, and identify how new development will affect school capacity;
- identify if the use of private condominium roads in this development is appropriate, along with pedestrian facilities and measuring parking options for private versus public streets; and
- evaluate if a holding provision is appropriate to allow the timing of development to be coordinated with the construction of adjacent transportation infrastructure.

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 for the North Oakville East Developers Group Cost Sharing Agreement and North Oakville East Master Parkland Agreement confirming that Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, and TWKD Developments Inc. is a party 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 south 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.

Conformity and Coordination with the Master Plan and Park Land delivery

As discussed earlier in this report, minor changes to the road alignment of Settlers Road and Post Road required the landowners of the subject site, and lands to the south to coordinate in a manner that would accommodate an adequately sized Park and School block within Neighbourhood 9. The applicant for the subject lands has revised the plan accordingly to reflect the alignment of the blocks to the south to correspond with the proposed park block on the subject lands as shown in Figure 9 below.

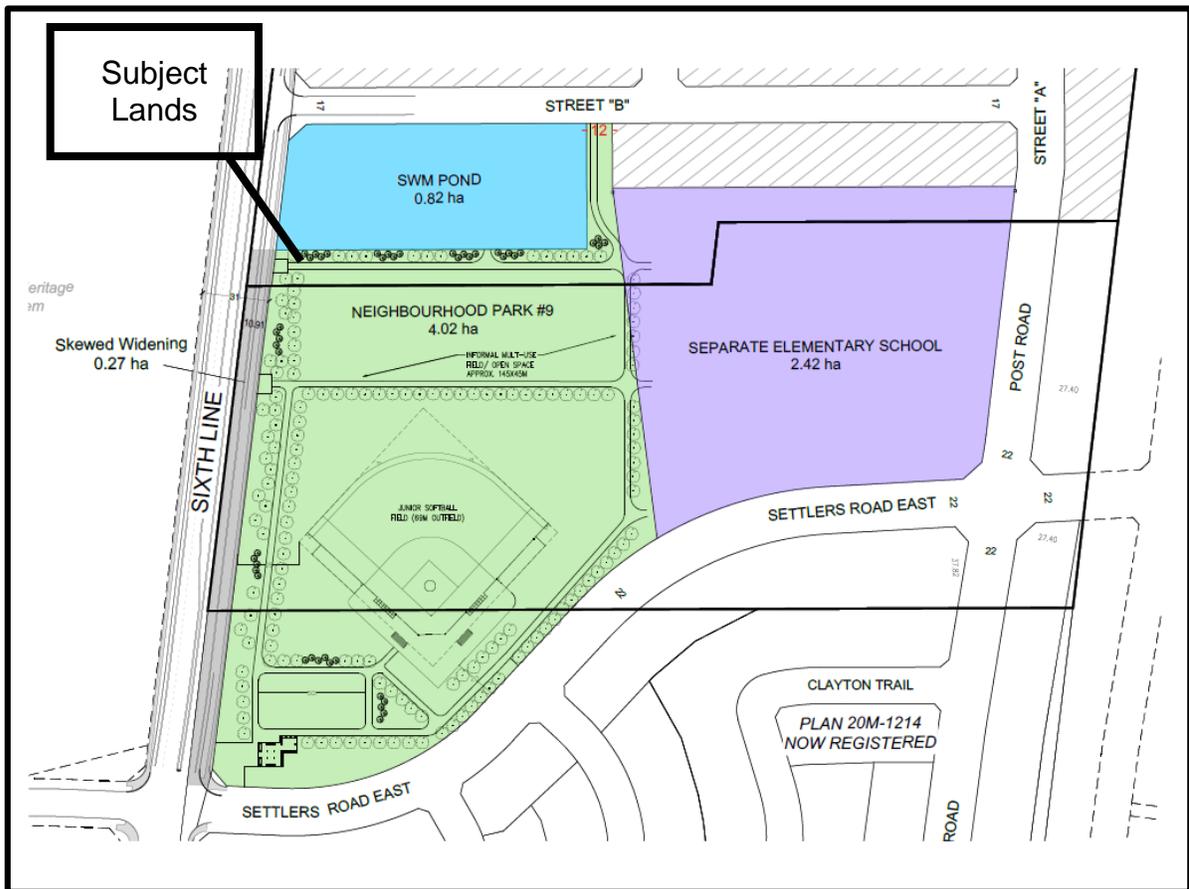


Figure 9 – Proposed Park and School Block sizes (Park concept subject to change)

The North Oakville East Parks Facilities Distribution Plan (November 2009) is a document that is to be used as a guide for the location, configuration, design and development of the parks system for the North Oakville East Secondary Plan, (NOESP). The North Oakville East Parks Facilities Distribution Plan contemplates ten neighbourhood parks, two community parks and 30 village/urban squares based on a population target between 45,000 and 55,000 people.

Consistent with the NOESP Master Parkland Agreement, developers shall provide a total of 64.5 hectares of parkland and these parkland obligations were formalized through the Master Parkland Agreement and is part of the OMB settlement for the NOESP in 2008. The North Oakville East Secondary Plan contemplates a total of ten Neighbourhood Parks. The proposed park is within Neighbourhood 9, and is of a size consistent with Policy 7.6.12.3 b), which requires an area range from 4.0ha to 4.5ha.

As mentioned above, the park block is shared over three different developments. The subject lands (known as Crosstrail/TWKD) and lands to the south (known as EMGO III and EMGO North Oakville I, Phase 2) are owned by the same developer. Between these three developments, three portions of the park will be consolidated to create the entirety of the Neighbourhood 9 Park. The construction of the park is anticipated to be undertaken by the owners of EMGO III and EMGO North Oakville I, Phase 2 as the majority landowner in this case.

Suitable Outlet – Upper West Morrison EIR/FSS and Environmental Implementation Report/Functional Servicing Study

The entirety of the site is within the Upper West Morrison Creek (UWMC) watershed. This area has been studied and the EIR/FSS document has been approved, subject to further minor modifications, such as an updated interim conditions memo required by various land owners within the watershed area, as each development proceeds. Pond 17A within the UWMC catchment area will be constructed on the subject lands.

The applicant has provided revised technical materials to address the outstanding matters related to the development of Pond 17A, and further appropriate draft plan conditions and subdivision agreement conditions have been included in Appendix “A” of this report and are related to the finalization and implementation of the EIR/FSS. On this basis, staff are satisfied that the EIR/FSS as it relates to the subject lands has been adequately addressed through the inclusion of draft plan conditions in Appendix “A” and staff support the issuance of draft plan approval at this time.

Appropriateness and functionality of the intensity of development on the proposed private roads & conformity with Urban Design policies; and Identify if the use of private condominium roads in this development is appropriate, along with pedestrian facilities and measuring parking options for private versus public streets

The applicant has made revisions to the proposal to accommodate the additional lands required for the Park and School blocks. This resulted in a decrease in units and modifications to the future condominium blocks and private road configuration. The applicant’s revisions have also resulted in fewer private roads from the original application to support a more efficient use of land and resources. The use of private roads provides greater densities than would otherwise be accommodated on public roads. It is staff’s opinion that the range of housing types within the future condominium block provides opportunities to optimize infrastructure and increase density in relation to future improved Sixth Line, and the Burnhamthorpe Road character features, which includes wide boulevards, on-street parking, and bike

lanes. To further ensure the proposed density will be accommodated on the proposed private road configuration, townhouses are the only permitted use as provided in the GU SP 111 zone for the future condominium block, whereas the GU Zone permits also detached and semi-detached dwellings. On this basis, it is staff's opinion that the use and orientation of private roads in this development is appropriate, and parking opportunities will be further evaluated through the engineering review, and subsequent site plan application. Further information on parking opportunities is provided below.

In addition, the applicant also prepared a revised Urban Design Brief which will direct the development on matters such as built form, transitions and compatibility with adjacent properties, as well as the interface with the public realm and vehicular access. The Urban Design Brief has been evaluated and approved by staff, and appropriate draft plan conditions have been included in Appendix "A" to ensure the development proceeds in accordance with the design document.

Evaluation of on-street and visitor parking opportunities

The applicant has provided a parking plan that demonstrates the potential on-street parking locations together with the driveway and garage parking for each lot. The plan is provided as Figure 10 below and shows approximately 49 on-street parking spaces identified as the orange blocks, together with 40 visitor parking spaces for the future condominium blocks, identified as the grey blocks, and two parking spaces per dwelling unit. Further, the required visitor parking spaces complies with the Zoning regulations for the future condominium block, and will be further secured through the site plan and condominium applications.

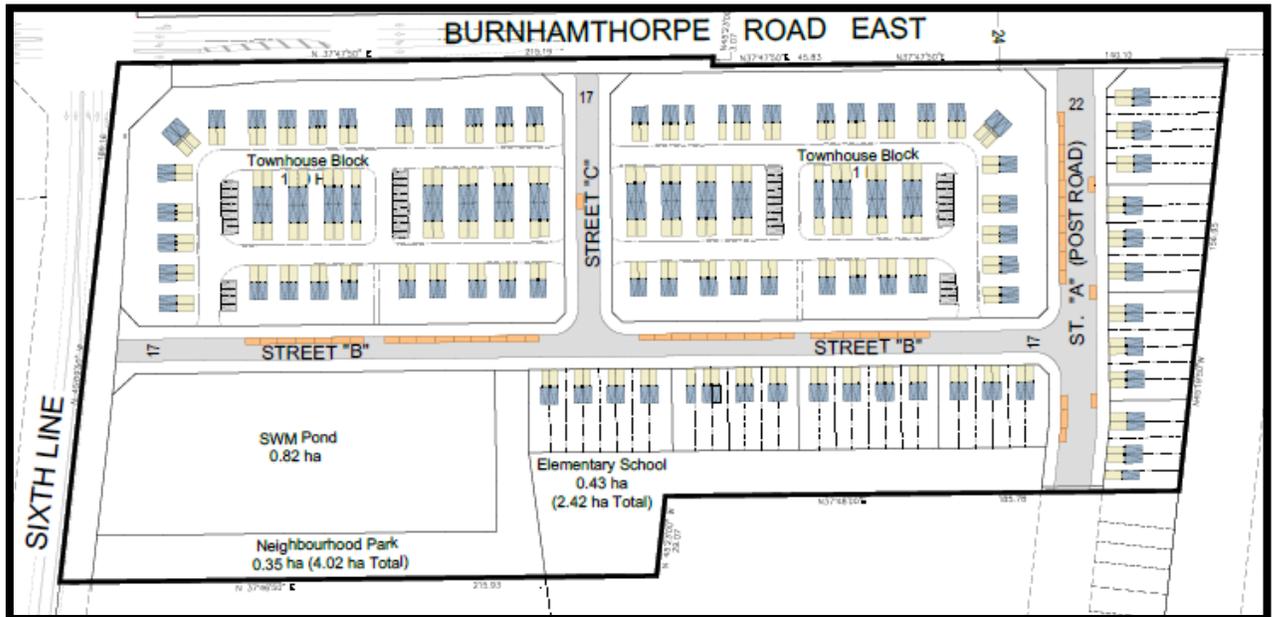


Figure 10 – Potential Parking Plan

Both Sixth Line and Burnhamthorpe Road are intended to be upgraded and urbanized. Environmental Assessments for both rights-of-way have been completed and the projects are at various stages of design. A road widening conveyance for both the Sixth Line and Burnhamthorpe Road East rights-of-way is required from the subject lands in order to proceed with the upgrades, and have been identified on the draft plan of subdivision as Blocks 14 and 15.

Timing of development relative to the Sixth Line and Burnhamthorpe Road upgrades

The Sixth Line improvements remain ongoing, and the town is near completion for the design work. The reconstruction phase is tentatively scheduled for Fall 2022. The landowner is required to convey lands for road widening purposes on Sixth Line, noted as Blocks 14 and 15 of the draft plan. As the Sixth Line Upgrades are anticipated to begin prior to the draft plan of subdivision being registered, staff have contemplated opportunities to support the progression of the Sixth Line works in the interim. Through the approval of the EMGO III subdivision, Council passed a resolution which included:

“That staff be authorized to enter into construction access agreements or easements with this owner and any other owners within the Sixth Line corridor which are necessary to complete the Sixth Line Road Widening project in respect of the future road widening lands not yet conveyed to the Town, or acquire such road widening lands prior to subdivision registration,

provided such agreements, easements or transfers are at a nominal cost to the Town and on terms satisfactory to the Town Solicitor.”

This resolution will allow staff to engage the landowner for the required road widening in advance of registration of the subdivision and assist in the delivery of the Sixth Line upgrades in a timely manner.

In July of 2021, the Region of Halton conveyed Burnhamthorpe Road East, east of Sixth Line to the Town. The town had previously carried out a Character Study and Environmental Assessment for Burnhamthorpe Road. The applicant is required to convey lands for the widening of Burnhamthorpe Road, consistent with the Character Study and EA.

Identify the timing of school construction in the area, and detail how new development will affect school capacity

The school block is to be conveyed to the Halton Catholic District School Board, and is anticipated to be online for the 2024/2025 school year to support the needs of the North Oakville residents. The Board has identified that discussions are on-going with both the owners of the subject lands and landowners to the south for the conveyance of the entire Block. The Board will be required to submit a site plan application to the town for the development of the school.

The delivery of new schools is dependent on funding from the provincial government and the intended timeframes are provided as a best estimate from the Board.

Evaluate if a holding provision is appropriate to allow the timing of development to be coordinated with the construction of transportation facilities adjacent.

As noted above, Council passed a resolution that supports entering into agreements with land owners regarding the Sixth Line works. On this basis, it is staff's opinion that a holding provision is not appropriate nor necessary to facilitate the completion of the Sixth Line upgrades in a timely manner. The developers along Sixth Line meet regularly with staff and some have begun discussions to enter into the requisite agreements in advance of registration of these subdivisions. The progress of Sixth Line is well coordinated with the developers and construction is anticipated to begin in Fall 2022.

CONSIDERATIONS:

(A) PUBLIC

A Public meeting was held on May 10, 2021. No written correspondence from the public has been received at the time of the writing of this report.

(B) FINANCIAL

Development Charges would apply 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 or review. Draft plan conditions have been provided as Appendix A to this report.

(D) CORPORATE STRATEGIC GOALS

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

- be the most liveable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed subdivision provides opportunities for various mobility options including cycling, transit usage, and sidewalks which, may limit motor vehicle usage to and from neighbourhood amenities and employment beyond the surrounding area. Further opportunities to improve or mitigate the effects of climate change remain with the developer, and cannot be enforced by the municipality at this time.

CONCLUSION:

Staff recommends approval of draft plan of subdivision and zoning by-law amendment which would have the effect of creating 212 new residential lots for townhouse dwellings, a partial Park and School block, a new stormwater management facility, the extension of Post Road and the creation of two new public roads. The lot configuration 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.

The proposal is a complementary extension of the surrounding development in the area and facilitates the creation of complete communities.

The subject subdivision was reviewed in relation to Section 51(24) of the *Planning Act* and has been deemed to satisfy the requirements of this section.

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 principles and overall policy direction of the North Oakville East Secondary Plan. On this basis, staff recommend approval of the draft plan of subdivision subject to the conditions in Appendix “A” as the following requirements have been satisfied:

- The proposed development does not conflict with the Provincial Policy Statement and Growth Plan and conforms to the Region of Halton Official Plan.
- The proposed development would assist in achieving healthy, liveable and safe community objectives of the PPS and is consistent with the policies of the PPS.
- The proposed draft plan of subdivision and zoning by-law amendment facilitates the logical extension of the abutting registered plans of subdivision to the east, and the draft approved plan of subdivision to the south.
- The Park and School blocks have been adequately sized to meet the objectives of the North Oakville East Secondary Plan and the Parks Master Plan, and can accommodate the required facilities.
- The development provides sufficient parking on each lot, as well as provide opportunities for up to 42 additional parking spaces within the right-of-way.
- Comments from Council have been appropriately addressed.

By-law 2022-029 is attached as Appendix “B”.

APPENDICES:

Appendix “A” – Draft Plan of Subdivision and Subdivision Agreement Conditions

Appendix “B” – By-law 2022-029

Appendix “C” – Draft Plan

Appendix “D” – Applicable Policies

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