



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: September 6, 2022

FROM: Planning Services Department

DATE: August 23, 2022

SUBJECT: Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Docasa Group Ltd., Part Lots 17, Con 1 NDS, File No.: Z.1317.06, 24T-21004/1317, By-law 2022-100

LOCATION: South side of Burnhamthorpe Road West, west of Sixth Line

WARD: Ward 7

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RECOMMENDATION:

1. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Docasa Group Ltd., (File No.: Z.1317.06, 24T-21004/1317), as revised, 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 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 August 23, 2022.
2. That By-law 2022-100, 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 revised Draft Plan of Subdivision (24T-21004/1317) submitted by Matson Planning and Development Inc. dated July 22, 2022, subject to the conditions contained in Appendix D of the staff report prepared by Planning Services Department dated August 23, 2022.
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.

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5. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
 6. That Council directs staff to ensure the site plan approval for the proposed apartment/mixed use block development (Blocks 171 and 172) is to be designed in accordance with the urban design requirements in Appendix 'E' of the report from the Planning Services Department dated August 23, 2022.

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 Docasa Group Ltd.
- The proposal reflects the development of approximately 18.5 hectares of land for 431 dwellings, an elementary school block, a park block, a natural heritage system block and the public road network.
- Access to the site shall be from Burnhamthorpe Road West and future extensions of Preserve Drive and Settlers Road within draft plans previously approved by Council.
- A Zoning By-law Amendment prepared by town staff for approval is attached as Appendix "C".
- Draft plan conditions have been recommended to address the conditions of approval based on agency comments and are attached as Appendix "D" to this report.
- The subject lands are designated Neighbourhood Area and Natural Heritage System Area within the North Oakville East Secondary Plan (Figure NOE2) and zoned Future Development (FD) within Zoning By-law 2009-189.

Staff recommend approval of the Zoning By-law Amendment and Draft Plan of Subdivision application as the proposed development conforms to North Oakville East Secondary Plan.

The proposal is consistent with the Provincial Policy Statement 2020, conforms to all applicable Provincial plans and the Region of Halton Official Plan. The applicable policies guide development including the conveyance and protection of the natural heritage system in accordance with the Town's established urban structure and aids in the achievement of complete communities.

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 submitted on May 31, 2021 and deemed complete on June 17, 2021. The appeal period ended on September 28, 2021.

The statutory public meeting was hosted by Council on September 13, 2021.

Proposal

The application relates to the redevelopment of approximately 18.5 hectares of land as follows:

- 431 units in total comprising of 123 detached dwellings, 56 semi-detached dwellings, 104 townhouse dwellings (lane-based and street-based) and 148 units in two mid-rise buildings;
- one natural heritage system block associated with the West Morrison Creek; (NHS Core 7 woodlot);
- a park block;
- a school block, which will be added onto a school block within the southerly abutting approved draft plan submitted by Lower Fourth Development Limited and Pendent Developments Ltd. (Mattamy); and
- the road network

Access to the site will be from Burnhamthorpe Road West and the extensions of Preserve Drive and Settlers Road.

The applicant's revised Zoning By-law Amendment proposes to rezone the property from Future Development (FD) to site specific Neighbourhood Centre (NC), General Urban (GU), Natural Heritage System (NHS), Park (P) and Institutional (I) zones with additional regulations.

The revised draft plan excerpt, Figure 1 below and contained within Appendix A2, illustrates the proposed development for the site.

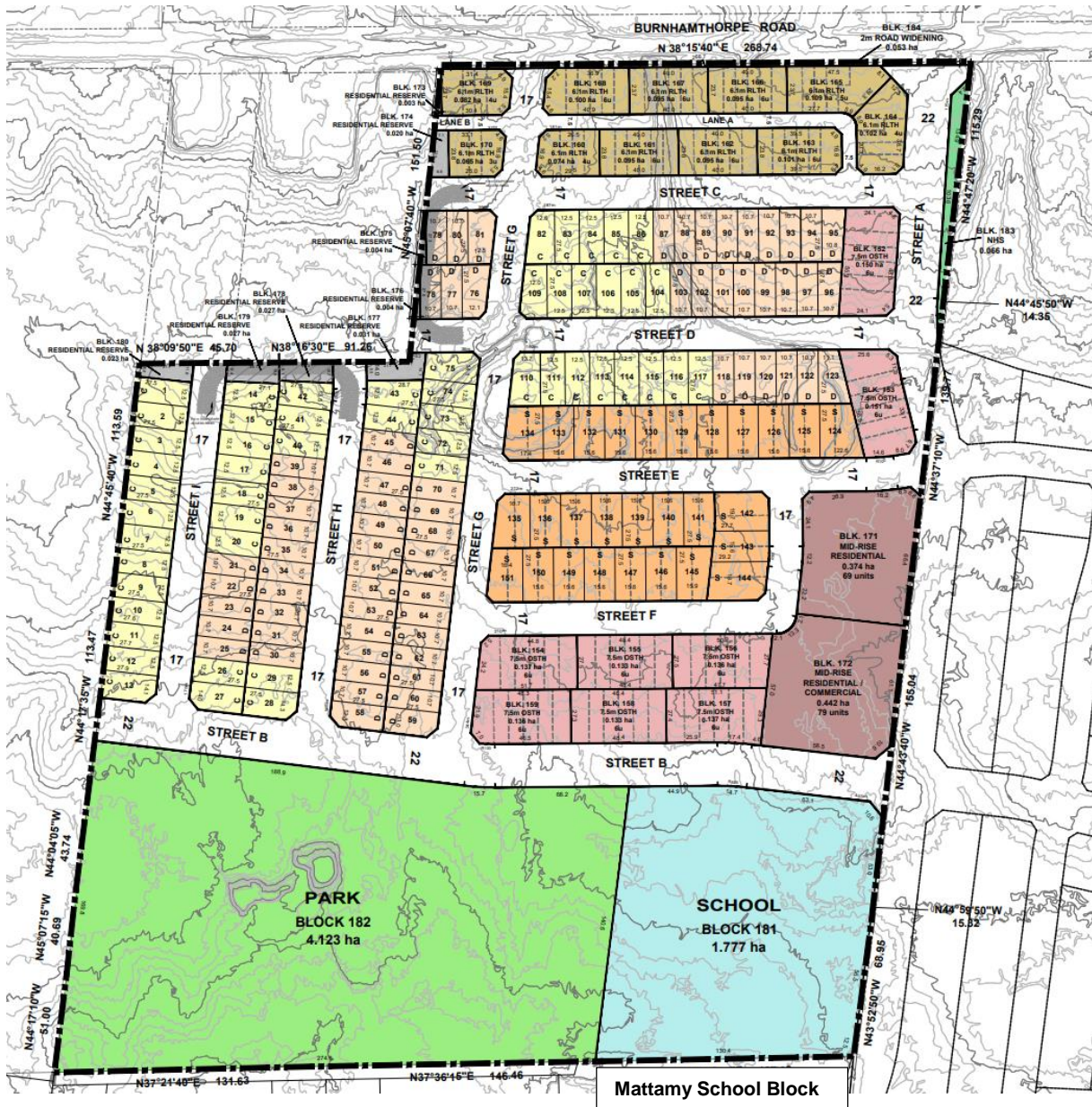


Figure 1 – Proposed Draft Plan Excerpt NTS

The revised draft plan of subdivision proposes to create lots and blocks containing a range of land uses as described below.

Draft Plan Features	Area (ha)
Detached Dwellings	3.948
Semi-detached Dwellings	1.261
On-street Townhouses	1.113
Rear-lane Townhouses	1.013
Mid-rise Residential	0.374
Mid-rise Residential/Commercial	0.442
Residential Reserves	0.139
School	1.777
Park	4.123
NHS	0.066
Road Widening	0.053
Roads	4.180
TOTAL	18.489

The NHS area, as shown on the draft plan, will be added to Core 7 to the east on the Star Oak lands and conveyed to the town.

The housing types proposed are outlined in the table below:

Proposed Unit Type	Total
Detached Dwellings (12.5m)	53
Detached Dwellings (10.7m)	70
Semi-detached Dwellings (7.8m)	56
Townhouse Dwellings (lane based, 6.1 m)	56
Townhouse Dwellings (street based, 7.5m)	48
Midrise dwelling units (Block 177 and 178)	148
TOTAL	431

All application submission material are found on the town's website site at <https://www.oakville.ca/business/da-38428.html>.

Location/Site Description/Surrounding Land Uses (Figure 2)

The subject land is located on the south side of Burnhamthorpe Road West, west of Sixth Line.

These lands are remnant agricultural lands with a small portion that is wooded (NHS Core 7 as identified by the North Oakville Creeks Subwatershed Study).

The property is contained within the West Morrison Creek subcatchment area.

Lands to the west are proposed for residential development. Development applications for the lands south and east of the site have been approved at a number of previous Planning and Development / Council meetings.

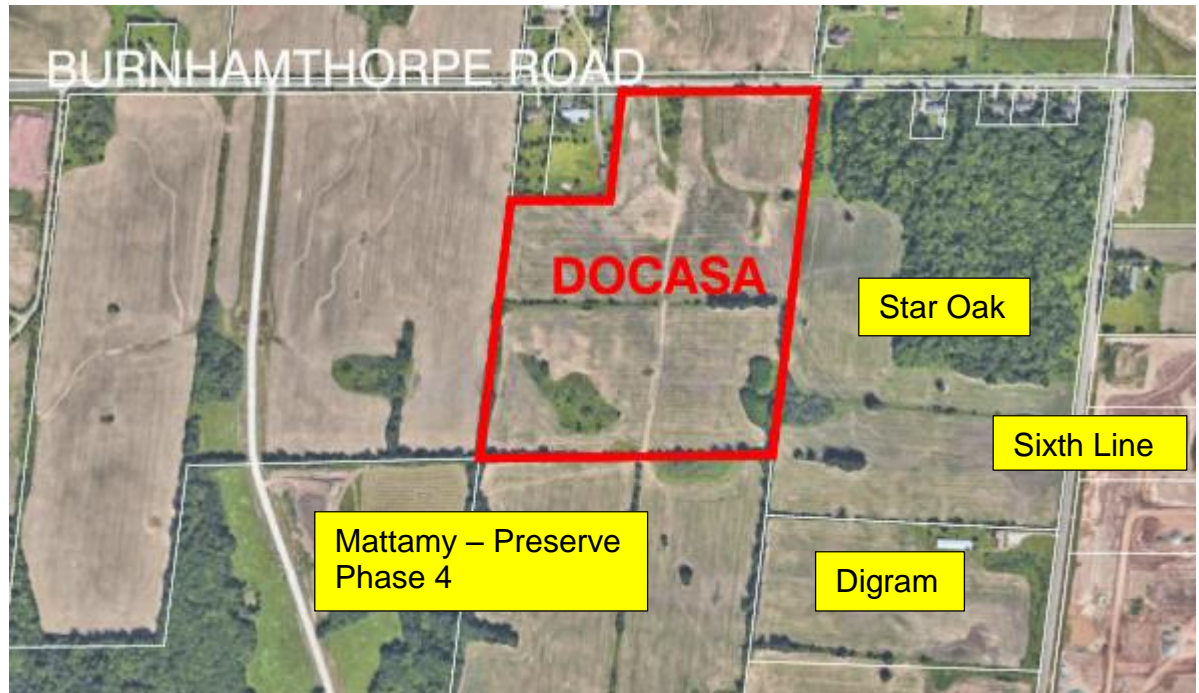


Figure 2: Air Photo NTS

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 development is consistent with the PPS (2020).

Growth Plan (2019)

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 "Urban Area" in the Halton Region 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 proposed development is subject to the 2020 Regional Servicing Allocation program.

Halton Region advised Town staff that they have no objection to the proposal subject to recommended conditions of draft plan approval. A copy of the Region's August 16, 2022 letter is found in Appendix A.

Livable Oakville Plan

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* and *Natural Heritage System*. Official Plan Amendment 317 to the *North Oakville East Secondary Plan* confirms the Town's existing urban structure. OPA 317 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

Land Use Policies

The North Oakville East Secondary Plan provides a planning framework for the lands north of Dundas Street and south of Highway 407 between Ninth Line in the east and approximately the Sixteen Mile Creek valley 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 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 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 subject land is designated *Neighbourhood Area, Natural Heritage System Area* with an elementary school and park overlay as illustrated on Figure 3a below.



Figure 3a – North Oakville East Secondary Plan - Figure NOE2

The subject property is located within Neighbourhoods 10 and 11 (Phase 2 lands) within the NOESP.

Appendix 7.3 - Master Plan

The North Oakville Master Plan, 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 may be considered, assuming the general intent and direction of the Master Plan is maintained.

It should be noted that the Master Plan is not part of the operative sections of the NOESP.

The subject property is further identified on the North Oakville Master Plan as *Natural Heritage System Area, General Urban Area and Neighbourhood Centre Area, Neighbourhood Park and School* (Figure 3b, excerpt below). The circle on the Master Plan at the intersection of the two Avenues reflects the proposed Neighbourhood Activity Node area, where a mix of uses including small scale commercial is envisioned.

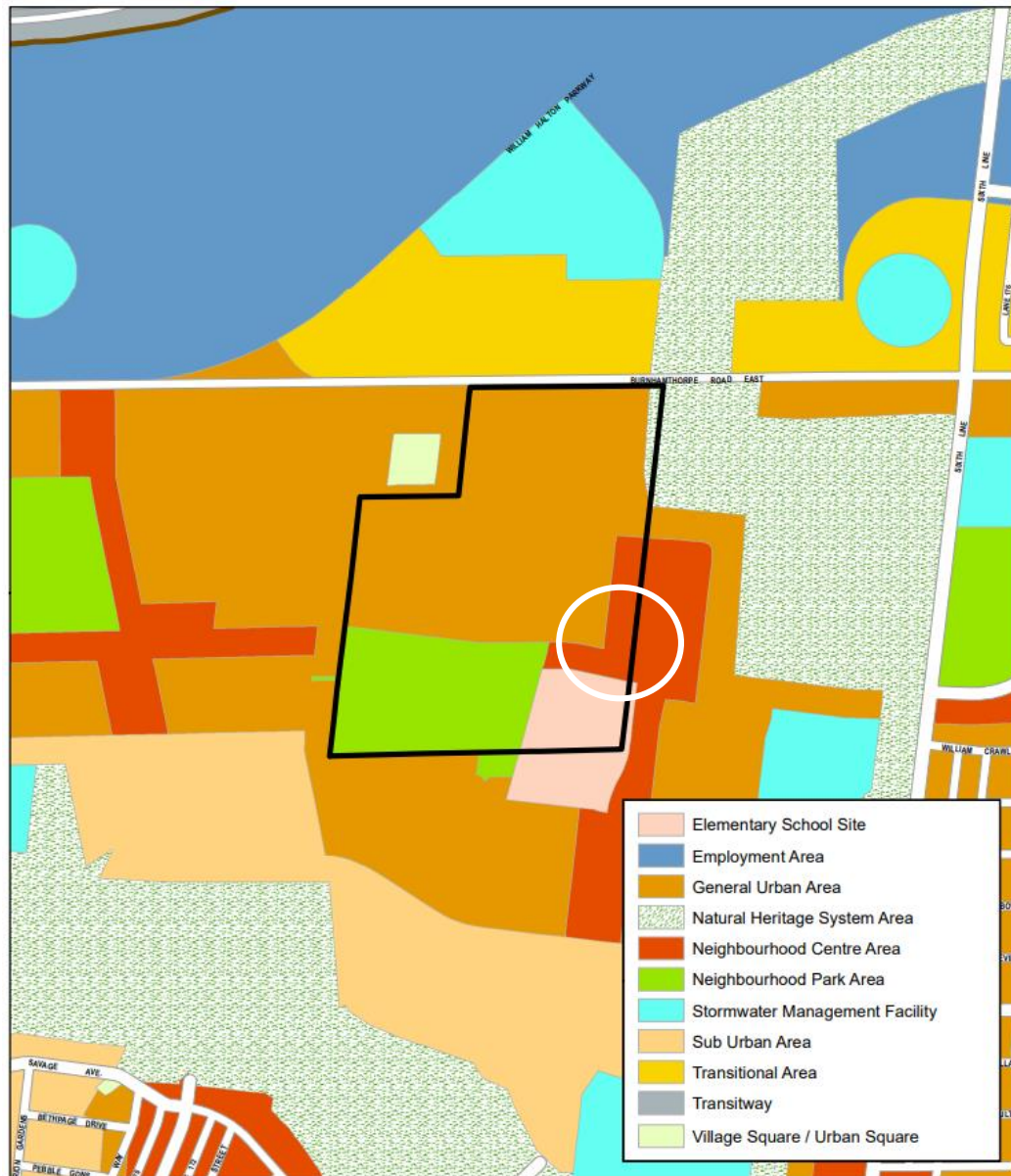


Figure 3b – North Oakville Master Plan Excerpt

OPA 321

In September 2018, Halton Region approved OPA 321, which was subsequently approved at the LPAT in July 2019, with modifications. The effect of OPA 321 was to implement policy directions focused on areas of concern identified through the North Oakville Secondary Plans Review.

Prior to OPA 321, the Neighbourhood Centre Areas were predominately being developed for only residential uses. The vision within the NOESP was to provide for a

mix of small-scale retail and service commercial uses within the neighbourhoods. This was not being achieved. OPA 321 revised the policies and Section 7.6.7.1 reinforced the vision to accommodate a range of medium density residential, mixed use, and limited commercial and civic uses to serve neighbourhood residents from a central neighbourhood activity node. An additional policy was included as part of OPA 321 that requires at least one mixed use or non-residential building at the intersection of each activity node.

Additionally, the definition of Medium Density Residential Development was revised to remove detached, semi-detached and duplex dwelling and added apartments as permitted building types.

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

The North Oakville Zoning By-law (By-law 2009-189) sets zoning standards, through 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 on November 23, 2009.

The subject lands are zoned *Future Development (FD)*, as illustrated on Figure 4 below. The *Future Development (FD)* zone only allows uses that legally existed on the date of the parent by-law came into effect.

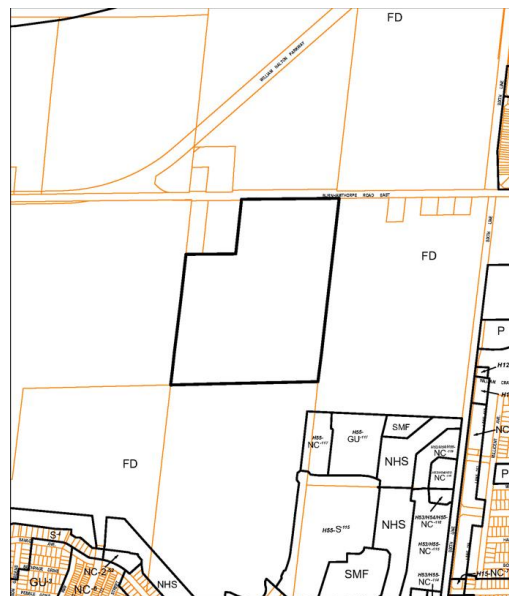


Figure 4 – Zoning By-law Excerpt

The applicant's proposed Zoning By-law Amendment and Draft Plan of Subdivision were previously reviewed with Council at the September 13, 2021 Planning and Development/Council Meeting.

Burnhamthorpe Road Character Study

On February 9, 2015, town council approved the Burnhamthorpe Road Character and Environmental Assessment Study.

Burnhamthorpe Road (Regional Road 27) is currently designated as a regional arterial road under the jurisdiction of Halton Region. However, once constructed and in service, the William Halton Parkway will replace Burnhamthorpe Road's regional road function. Burnhamthorpe Road East, east of Sixth Line has been transferred to the town. The remaining westerly section will be conveyed at a future date. It is classified as a "character road" as described in the North Oakville East Secondary Plan (NOESP). Burnhamthorpe Road will retain its name.

The NOESP envisions Burnhamthorpe Road as a vibrant, pedestrian-friendly and transit supportive roadway that acts as the transition between the residential to the south and employment land uses to the north. Additionally, the NOESP notes that design standards will respect the existing character of the road and its abutting uses, to which may require unique considerations to matters such as grading and preservation of vegetation along this roadway. The Burnhamthorpe Road Character Study implements the NOESP's vision by establishing appropriate road designs for the sections of Burnhamthorpe Road between Ninth Line and Sixteen Mile Creek to serve the evolving needs of the North Oakville community. Varying cross-sections along the Burnhamthorpe Road corridor will support the proposed land uses.

A two metre road widening (Block 184) is being provided to aid in achieving the 24 metre wide right-of-way for Burnhamthorpe Road West. From a built form perspective, lane-based townhouses with the front doors facing Burnhamthorpe Road West are proposed. Access to the garages will be via Lane A from internal Street C.

Proposed Zoning By-law Amendment

Staff have prepared a proposed Zoning By-law (By-law 2022-100) to rezone the lands from *Future Development (FD)* to site specific Neighbourhood Centre (NC), General Urban (GU), Park (P), Institutional (I) and Natural Heritage System (NHS).

In addition to the map changes, the Zoning By-law Amendment proposes to:

Permit bay, box and bow windows widths of 4 metres and for porches - amending the percentage and clarifying the vertical plane.

These are dwelling design related elements acceptable to staff.

Amend the 7 metre rear yard setback regulation for the detached dwellings in the General Urban zone to 6 metres for only lots with depths of 28 metres or less

At present, the zoning for such lots requires a 7 metre rear yard, but permits the potential for a one storey addition for 45% of the rear dwelling wall to encroach into the rear yard to three metres. The applicant has requested an amendment to reflect a six metre rear yard and no additions into the rear yard. 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 by an addition. Encroachments captured in the North Oakville Zoning By-law (Table 4.21) are still permitted.

In addition, staff are proposing to prohibit additional floor area extending into the 6 metre rear yard. Staff consider this appropriate, as it will maintain an open and unencumbered backyard to each dwelling, now and in the future. Variances for further reductions to the rear yard setback would not be possible.

This is the same special provision as introduced within the Star Oak development to the east and contained in Bylaw 2022-096.

Introduce regulations for the partial school block.

The Institutional zone regulations for the southerly portion of the overall elementary school site were captured in By-law 2022-059, as approved in the Mattamy Preserve Phase 4 application before Council on June 27, 2022. By-law 2022-100 extends the same of provisions onto the Docasa lands, so there is one overall zoning for the school site.

Zoning for Neighbourhood Centre (NC) Blocks (Blocks 171 and 172)

There are two NC blocks related to this development. One relates to a proposed apartment (Block 171) and the other relates to a mixed use block at the corner of future Preserve Drive and Settlers Road (Block 172).

The front lot lines for both blocks will be the easterly block limit (extension of Street A - future Preseve Drive).

Proposed regulations for the Apartment Block (Block 171) are as follows:

- Minimum front yard of 0 m along future extension of Street A – this is the same as already permitted in the NC zone for the mixed use building (Block 172) to the south.
- Minimum flankage yard of 1 m along Street E.

- The proposed mixed-use building to the south has permissions for 0.5 to 2 FSI (floor space index). A consistent development approach (0.5 - 2 FSI) is being used for the apartment building as both lots would function essentially as one.
- Maximum height - OPA 321 revised the maximum height to six storeys. Staff have added a metric of 21 metres. The first storey is to reflect a 4.5 m height.
- Height will be based upon the finished floor elevation of the first storey.
- Regulations have also being added from a design perspective .

Proposed regulations for the Mixed Use Block (Block 172) are as follows:

- Minimum flankage yard setback is 1 m as it abuts Street B (future Settlers Road, a 19 metre wide road, opposite to proposed school).
- Minimum rear yard setback abutting GU zone, where townhouses are proposed, is 7.5 m. This ensures the building is appropriately set back from the side yard of the abutting townhouses.
- Minimum rear yard setback abutting GU zone for parking structures below grade is 3m. This setback will allow for an appropriate landscape strip to be created abutting the townhouses.
- 6 storey and 21 metre height - the same as the abutting Block 171 discussed above. Height will be based upon the finished floor elevation of the first storey.
- Similarly, the minimum first storey height for a mixed use building is 4.5 metres.
- Minimum non-residential floor area of 350 square metres. This reflects ground floor commercial to support the Neighbourhood Activity Node and other surrounding uses.
- Minimum non-residential parking ratio – 1/30 m² leasable floor area. Many of the uses within the N.O. Zoning By-law have either a minimum or maximum parking ratio of 1/30m² leasable floor area. With this rate, a minimum of 12 parking spaces is required for the mixed use building. Staff consider this rate acceptable.
- Regulations have also been added from a design perspective related to the underground parking structure and entrances of the ground floor commercial units.

Three Proposed Holding Provision

Holding Provision 54

Holding provision 54 (same as Argo and Digram previously reviewed by Council) relates to servicing allocation and applies only to Block 171. Docasa has a slight shortfall of available servicing and has already been in contact with Region staff to address this matter.

Holding Provision 55

Existing Holding Provision (55) is being introduced related to the extension of regional servicing. These services will be brought to the site through the Argo and Digram subdivisions. This is the same holding provision as previously approved by Council.

Holding Provision 58

At present, there is a drainage channel that carries flows from north of Burnhamthorpe Road West through the site. This drainage channel enters the subdivision through proposed Block 167. The matter of how these flows are to be addressed in the interim situation is the subject of this holding provision. As such, town staff have included a holding provision, which applies to Block 164 to 167.

The proposed Zoning By-law Amendment (Bylaw 2022-100) is found in Appendix "C".

Resolution of Issues

Confirmation of being a member of the North Oakville East Developers Group and party to the Cost Sharing Agreement

The landowner has been confirmed as a member in good standing with the North Oakville East Development Group. 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 Policy Statement, 2020 and conformity to the 2019 Growth Plan for the Greater Golden Horseshoe, Region of Halton Official Plan, North Oakville East Secondary Plan.

The proposed development is an extension of the draft approved plans to the south and east and reflecting the uses 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.

Does the EIR/FSS appropriately implement the North Oakville Creek Subwatershed Study and has the Natural Heritage System limits for Core 7 been adequately defined?

Both Conservation Halton and Town staff have reviewed the West Morrison Creek EIR/FSS. The EIR/FSS was deemed acceptable as related to the subject property and is consistent with the North Oakville Creeks Subwatershed Study.

Urban design - built form, lot sizes, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.

The applicant has submitted an Urban Design Brief that complies with the Livable by Design Manual. Conditions of draft plan approval are included that requires the applicant to submit elevation drawings (all façades), typical floor plans (all levels) including garage floor plans showing vehicle spaces and storage areas and typical lotting plans for all models on lots not subject to Site Plan Approval for review by the Planning Services staff prior to marketing or selling on any units. The applicant is also required to select a control architect who shall ensure all development that is exempt from the Site Plan Approval process, proceeds in accordance with the Town-approved Urban Design Brief.

Additionally, Appendix E outlines further matters to be considered at the Site Plan stage for the apartment and mixed use block.

Has the development appropriately identified the size of the school site? Coordination is necessary with the Halton District School Board.

The school block has been defined and determined to be acceptable to the HDSB.

Justification for the proposed modifications to the parent zoning by-law ensuring the proposed zoning by-law amendment appropriately implements the vision of the North Oakville East Secondary Plan.

Staff consider that the proposed modifications to the zoning maintain the vision of the NOESP.

Appropriate residential and on-street parking

Parking will be provided in accordance with the North Oakville Zoning By-Law requirements for various residential units.

The location and number of on-street parking stalls for the subdivision is subject to minor changes and will need to be refined as part of the detailed engineering submission once curb locations, utilities, and fire hydrants have been established. Figure 5a, below, that will assist the future engineering process on establishing on street parking.

Ground related dwelling units will have either 2, 3 or 4 parking spaces per dwelling (garage and driveway). Garages will also provide for storage as reflected in Figure 5b below.

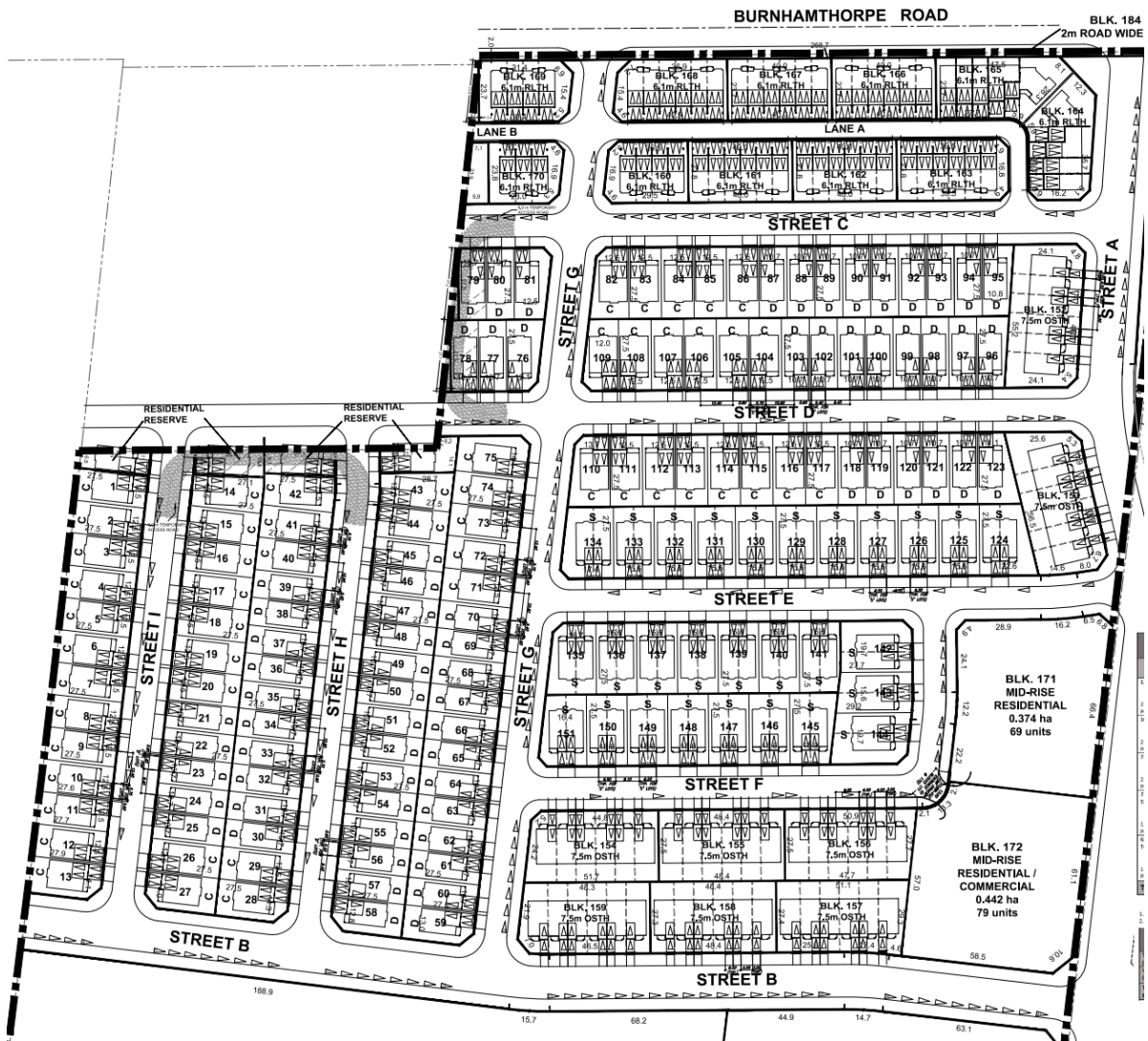


Figure 5a – Preliminary Parking concept

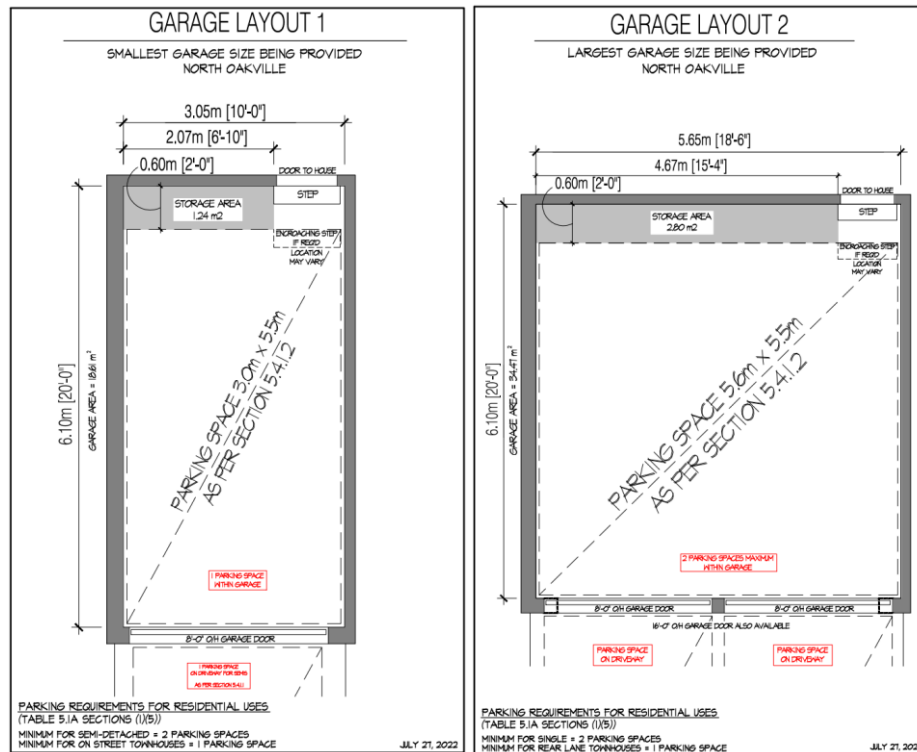


Figure 5b – Parking in Garage and Storage

Comprehensive Transportation Impact Study for Neighbourhoods 9, 10 and 11

Concerns from Transportation Services staff have been addressed through the coordinated review of the various draft plans.

Alignment with the Climate Emergency

The proposed subdivision provides opportunities for various non-motor vehicle options including cycling, sidewalks, multi-purpose trails through the NHS, and transit usage along future Preserve Drive and along Settlers Road.

Staff has also been advised that the option for electric vehicles rough-ins will be provided in the garages.

Construction timing for the mid-rise buildings and warning clauses regarding height of buildings

Timing of construction is unknown at the present time. The applicant has been made aware of the desire to have both buildings constructed as soon as possible.

A warning clause regarding the potential height of six storeys for the two mid-rise buildings has been added in the list of conditions.

Public Comments

No public comments were submitted to staff related to the recommendation report.

The Statutory Public meeting was held on September 13, 2021.

CONCLUSION

Staff recommends approval of Draft Plan of Subdivision and Zoning By-law Amendment, which would have the effect of developing approximately 18.5 hectares of land for 431 residential units consisting of 123 detached dwellings, 56 semi-detached dwellings, 104 townhouse dwellings and 148 units in two mid-rise buildings, a park block, a school block for an elementary school, one natural heritage system blocks and the public road 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 North Oakville East Secondary 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 conforms to 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 Appendix "D" and that By-law 2022-100 be passed as the following additional 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 lots and blocks, 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 2022-100 is attached as Appendix “C”.

CONSIDERATIONS:

(A) PUBLIC

The Public Meeting notice for September 13, 2021 meeting was mailed out to all properties within 120 metre radius of the site and placed on the sign on the property. Resident Associations were notified along with property owners in accordance with the *Planning Act* regulations and Town practices. No concerns were raised by the public at the Public Meeting.

(B) FINANCIAL

Development Charges are 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.

Draft plan conditions have been provided in Appendix D to this report.

(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.

APPENDICES:

Appendix A – Halton Region comments

Appendix B – Draft Plan of Subdivision

Appendix C – By-law 2022-100

Appendix D – Conditions of Draft Approval

Appendix E – Site Plan Urban Design Requirements

Prepared by:

Robert Thun, MCIP, RPP, Senior Planner, Current Planning, West District

Recommended by:

Charles McConnell, MCIP, RPP, Manager, Current Planning, West District

Submitted by:

Gabe Charles, MCIP, RPP, Director, Planning Services