



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: June 7, 2021

FROM: Planning Services Department

DATE: May 25, 2021

SUBJECT: **Public Meeting and Recommendation Report – Draft Plan of Subdivision and Zoning By-law Amendment – Argo (Joshua Creek) Developments Ltd., Part of Lot 8, Concession 1 N.D.S., 1297 Dundas Street East, File No.: 24T-20002/1308 and Z.1308.03 – By-law 2021-040**

LOCATION: North of Dundas Street, East of Eighth Line

WARD: Ward 6

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RECOMMENDATION:

1. That revised Draft Plan of Subdivision application and Zoning By-law Amendment applications (File Nos. 24T-20002/1308 and Z.1308.03), submitted by Argo (Joshua Creek) Developments Ltd., 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 May 25, 2021.
2. That By-law 2021-040 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-20002/1308) submitted by Argo (Joshua Creek) Developments Ltd., prepared by Korsiak Urban Planning, dated March 25, 2021, subject to the conditions contained in Appendix "A".

4. That once 24T-20002/1308 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:

- This report recommends approval of a proposed draft plan of subdivision and zoning amendment application submitted by Argo (Joshua Creek) Developments Ltd.
- The proposed draft plan of subdivision and zoning by-law amendment would have the effect of permitting the development of approximately 38.96 hectares of land for 609 residential units consisting of 208 detached dwellings, 401 townhouse units, a mixed use block, Dundas Urban Core block, neighbourhood park, village square, a stormwater management facility and natural heritage system blocks.
- Draft plan conditions have been recommended to address the conditions of approval based on agency comments and are attached as Appendix "A" to this report.
- The subject lands are designated *Neighbourhood Area, Dundas Urban Core, Park 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, 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 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 May 23, 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 September 8, 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. A statutory public meeting was hosted by Oakville Town Council on August 4, 2020, and following that meeting the applicant expanded the draft plan of subdivision land area to include a holdout property municipally known as 1297 Dundas Street East, and as such a new public meeting is required. The subject report is a combined public meeting and recommendation report.

The intent of the draft plan of subdivision is to create 609 residential units west of the Mattamy (Joshua Creek) – Phase 4 draft plan of subdivision. The intent of the proposed zoning amendment is to rezone the lands from ED – Existing Development to site specific General Urban, Suburban, Dundas Urban Core and Neighbourhood Centre zones to implement the land uses of the draft plan of subdivision.

The current applications were submitted and deemed complete on January 23, 2020. The developer initiated Public Information Meeting occurred on August 8, 2019, where no members of the public attended.

The Statutory public meeting was hosted by Oakville Town Council on August 4, 2020. No members of the public attended the Public Meeting, however, one written comment was received following the Statutory Meeting.

Proposal

The applicant has submitted a draft plan of subdivision and zoning By-law Amendment application to permit the development of 609 residential units, stormwater management pond, mixed use block, neighbourhood park, Dundas Urban Core block and natural heritage system on 38.96 ha of land (Figure 1).

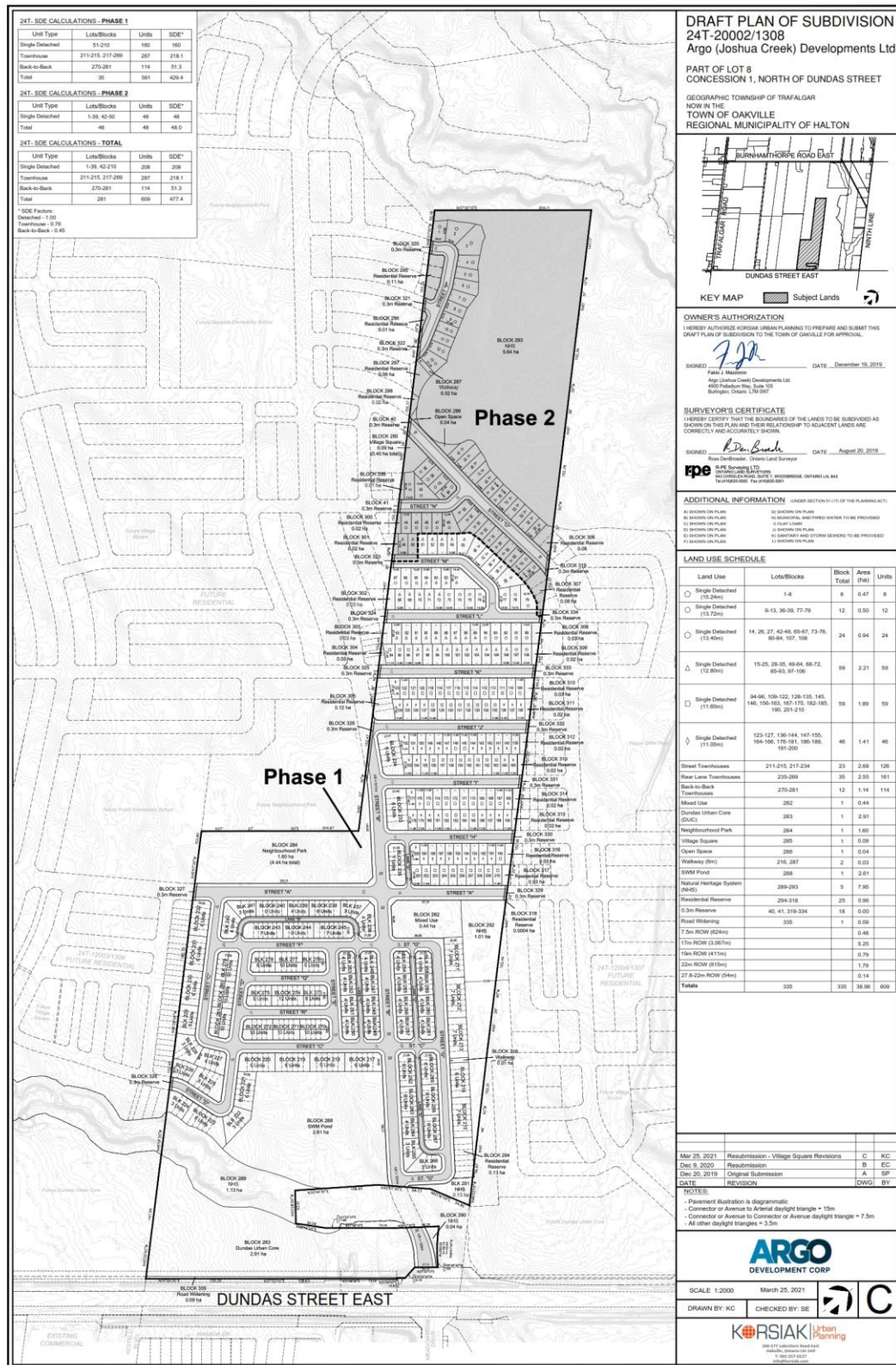


Figure 1 – Proposed Draft Plan of Subdivision

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

Draft Plan Feature	Number of Units	Area (ha)
Detached Dwellings (15.24 m)	8	0.47
Detached Dwellings (13.72 m)	12	0.50
Detached Dwellings (13.40 m)	24	0.94
Detached Dwellings (12.80 m)	59	2.21
Detached Dwellings (11.60 m)	59	1.89
Detached Dwellings (11.0 m)	46	1.41
Rear Lane townhouses	161	2.55
Street Townhouses	126	2.68
Back-to-Back Townhouses	114	1.14
Mixed Use Block (Block 282)	TBD	0.44
Dundas Urban Core (Block 283)	TBD	2.91
Neighbourhood Park (Block 284)		1.60
Village Square (Block 285)		0.09
Open Space (Block 286)		0.04
Natural Heritage System (Blocks 289-293)		7.95
SWM Pond (Block 288)		2.61
Residential Reserve (Blocks 294-318)		0.96
Walkway (Blocks 216, 287)		0.03
0.3m reserves (Blocks 40, 41, 319-334)		0
Road widening (Block 335)		0.09
Roads		8.45
TOTAL	609	38.96

The housing types proposed are outlined in the table below:

Proposed Unit Type	Total
Detached Dwellings	208
Townhouses	287
Back to Back townhouses	114
TOTAL	609

To the east of the subject lands is the Mattamy (Joshua Creek) – Phase 4 draft plan of subdivision application (24T-20006/1307) which received draft approval on April 12, 2021. Further east is the larger Bressa subdivision (24T-12004/1309) and was draft approved by the LPAT in February 7, 2019. The Dunoak draft plan of subdivision (24T-12003/1309) is located west of the subject lands and received draft plan approval on June 11, 2019. The Dunoak subdivision contains a Halton District elementary school site (Oakville NE#3) that relies on the construction of the Argo

stormwater management pond for drainage purposes. With the approval of the Argo subdivision the construction of the stormwater management pond (Block 288) can commence thereby allowing development applications to be filed for the construction of the school which is tentatively scheduled to open in Sept 2024.

In addition, the proposed Argo subdivision will assist in achieving a complete community in this location with the extension of roads and servicing between the Bressa, Mattamy (Joshua Creek) – Phase 4 and Dunoak lands (Figure 2).

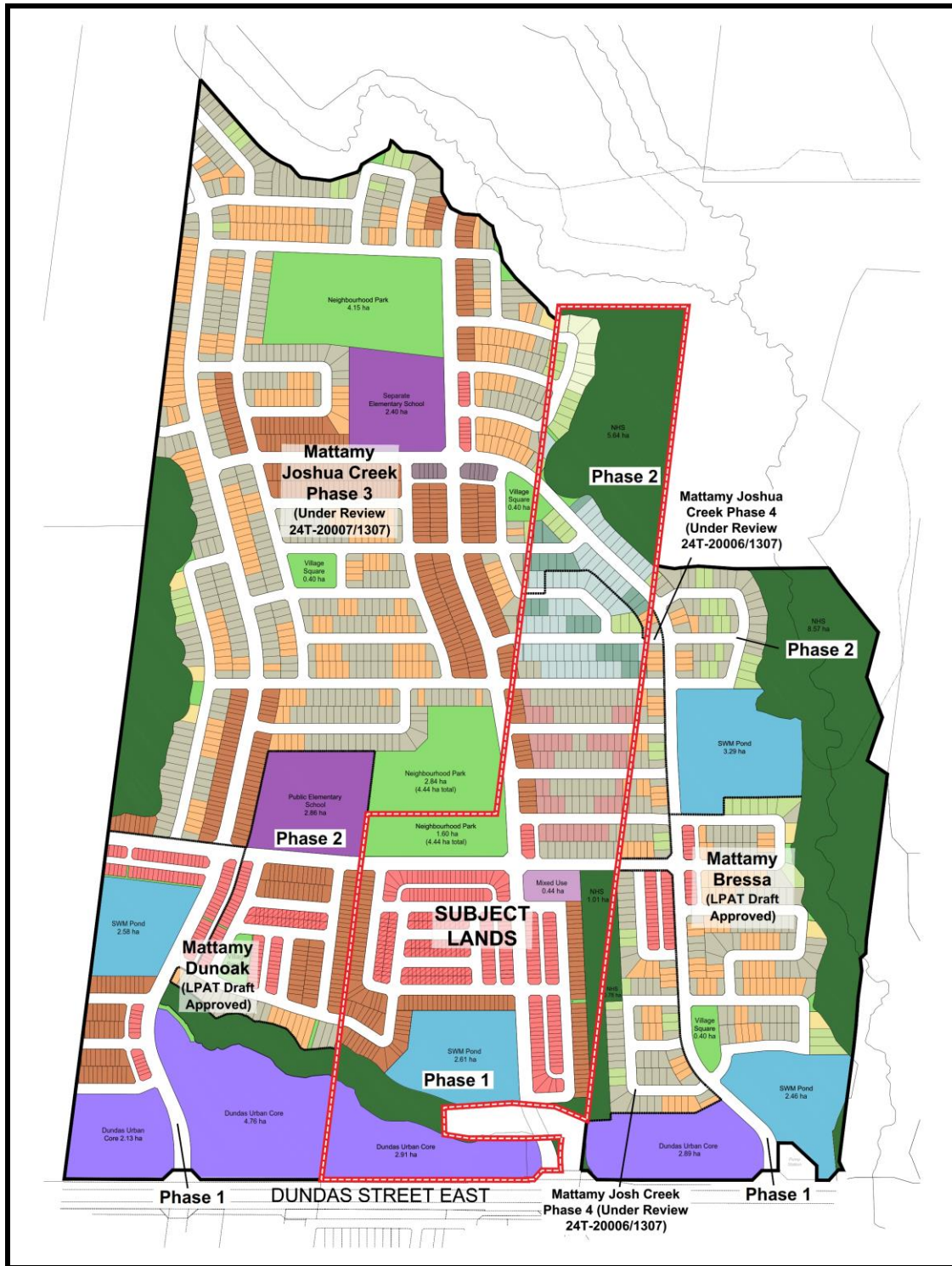


Figure 2 – Context Plan
 The zoning amendment application and proposed by-law has been drafted to coordinate with the draft plan of subdivision.

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 properties is Part of Lot 8, Concession 1 N.D.S.

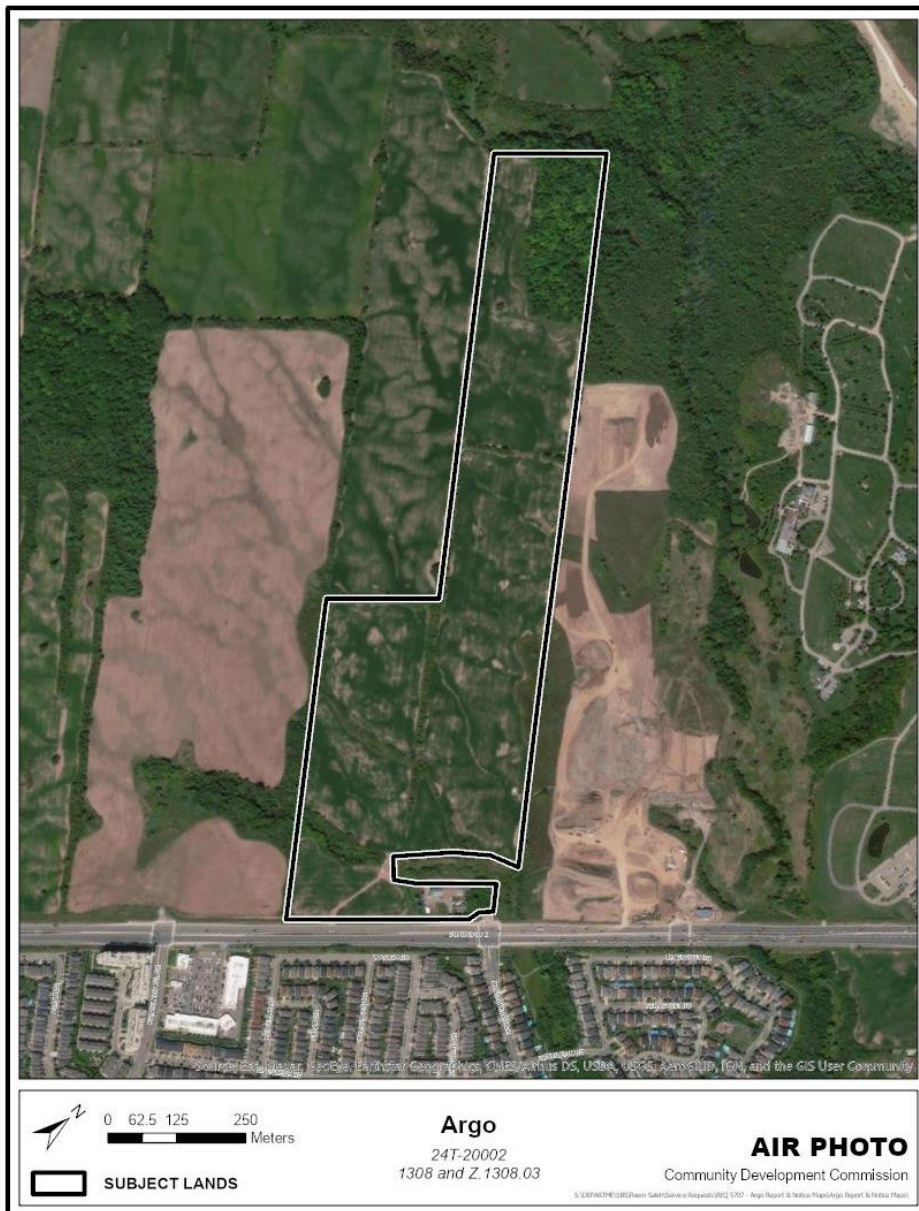


Figure 3: Air Photo

Site Description

The subject lands are currently located between the Mattamy (Joshua Creek) – Phase 4 and Dunoak subdivisions and has approximately 350 m of frontage on Dundas Street East. The southern portion of the initial subdivision submission was separated by two holdout properties (one property located at 1297 Dundas Street East and the second holdout property owned by the Region of Halton). Since the statutory public meeting, the applicant has acquired 1297 Dundas Street East and is in discussions with the Region of Halton with regards to the balance of the regionally owned holdout lands. The current revised draft plan of subdivision and zoning amendment application reflects the additional lands.

The subject lands are generally flat, however a tributary of Joshua Creek cuts through the subdivision just north of Dundas Street East. A portion of the tributary of Joshua Creek is owned by the Region of Halton.

Surrounding Land Uses

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

South: Dundas Street East, beyond which are residential uses consisting of two storey detached and townhouse units.

North/West: Mattamy (Joshua Creek) - Phase 3, draft plan of subdivision 24T-20007/1307, currently under review. This proposal consists of detached dwellings and townhouse units as well as a school, park block and village square which will be developed in conjunction with the Argo village square.

West: The Dunoak draft plan of subdivision (24T-12003/1309) received draft plan approval by the LPAT on June 11, 2019, and consists of detached dwellings, townhouse units, a Dundas Urban Core block, school block and stormwater management pond.

East: Mattamy (Joshua Creek) Phase 4, draft plan of subdivision 24T-20006/1307, which received draft approval on April 12, 2021. Beyond which is the Bressa draft approved plan of subdivision which was approved by LPAT on February 7, 2019, and consists of detached dwellings, townhouse units, a Dundas Urban Core block, school block and stormwater management pond. Planning staff are currently processing a site plan for a portion of the Dundas Urban Core block.

Heritage Resources

The property located at 1297 Dundas Street East is listed (not designated) on the Oakville Heritage Register as a property of potential cultural heritage value or interest. The owners submitted a Heritage Impact Assessment for the property which identifies both the barn and the house as being of cultural heritage value. The intent is for the whole of the gambrel-roofed timber-framed barn and the original 3-bay 2 ½ storey timber-framed portion of the house are proposed to be conserved within the larger development site.

Conditions of approval would require the applicant to enter into a Heritage Easement Agreement and preparation of a Conservation Plan. The final details on the conservation of these structures have not yet been finalized, however, to ensure their conservation and the commemoration of their history and cultural heritage value, conditions of approval are included within Appendix “A”.

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 for the Greater Golden Horseshoe (2019)

The Growth Plan (2019) 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 conforms to 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.

The subject lands are also located adjacent to a Higher Order Transit Corridor on Map 3 (Dundas Street/Regional Road 5) of the ROP which forms part of a regionally identified Intensification Area. The ROP directs higher, transit-oriented densities to these areas. The ROP further provides for an appropriate transition of built form for Intensification Areas to adjacent areas.

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 is 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 May 18, 2021, advised Town staff that they have no objection to the proposal subject to the recommended conditions of draft plan approval, and the inclusion of a “H” Holding Provision in the zoning by-law.

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 *Dundas Urban Core Area, Neighbourhood Area, Park, Natural Heritage System Area, and Avenue/Transit Corridor* on Figure NOE2, Land Use Plan (Figures 4a and 4b).

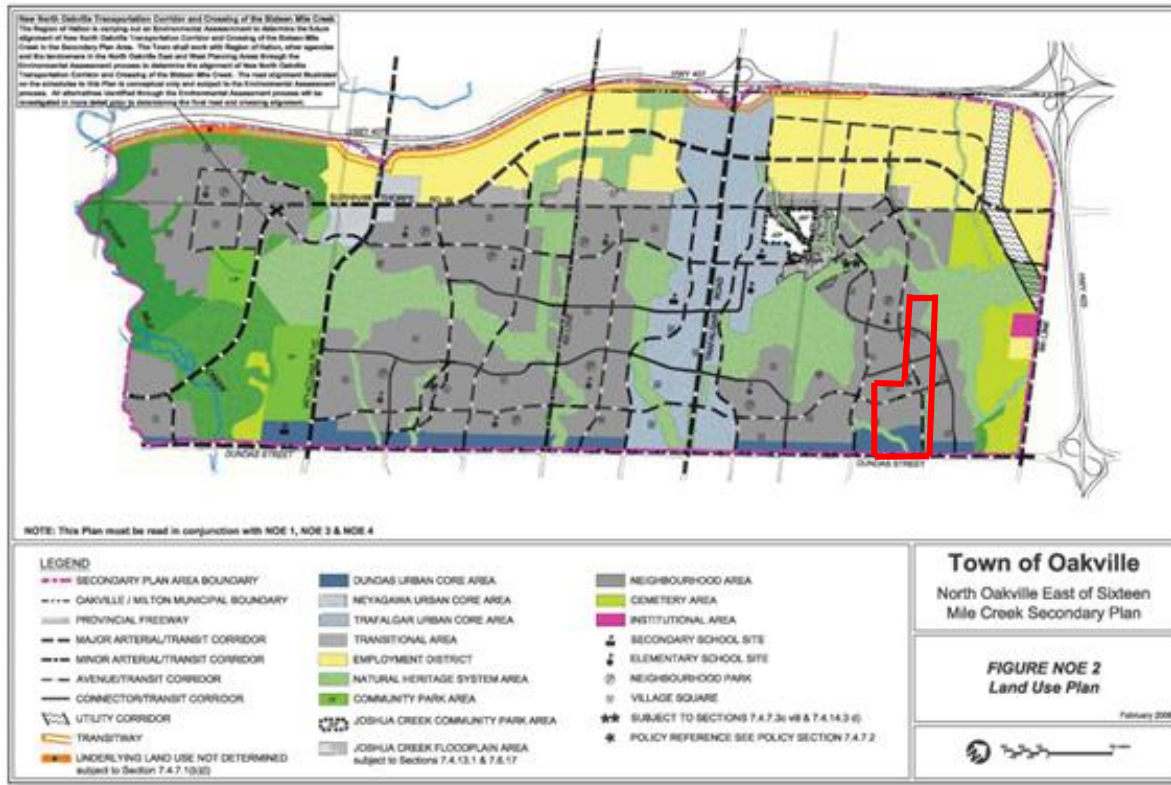


Figure 4a – North Oakville East Secondary Plan - Figure NOE2

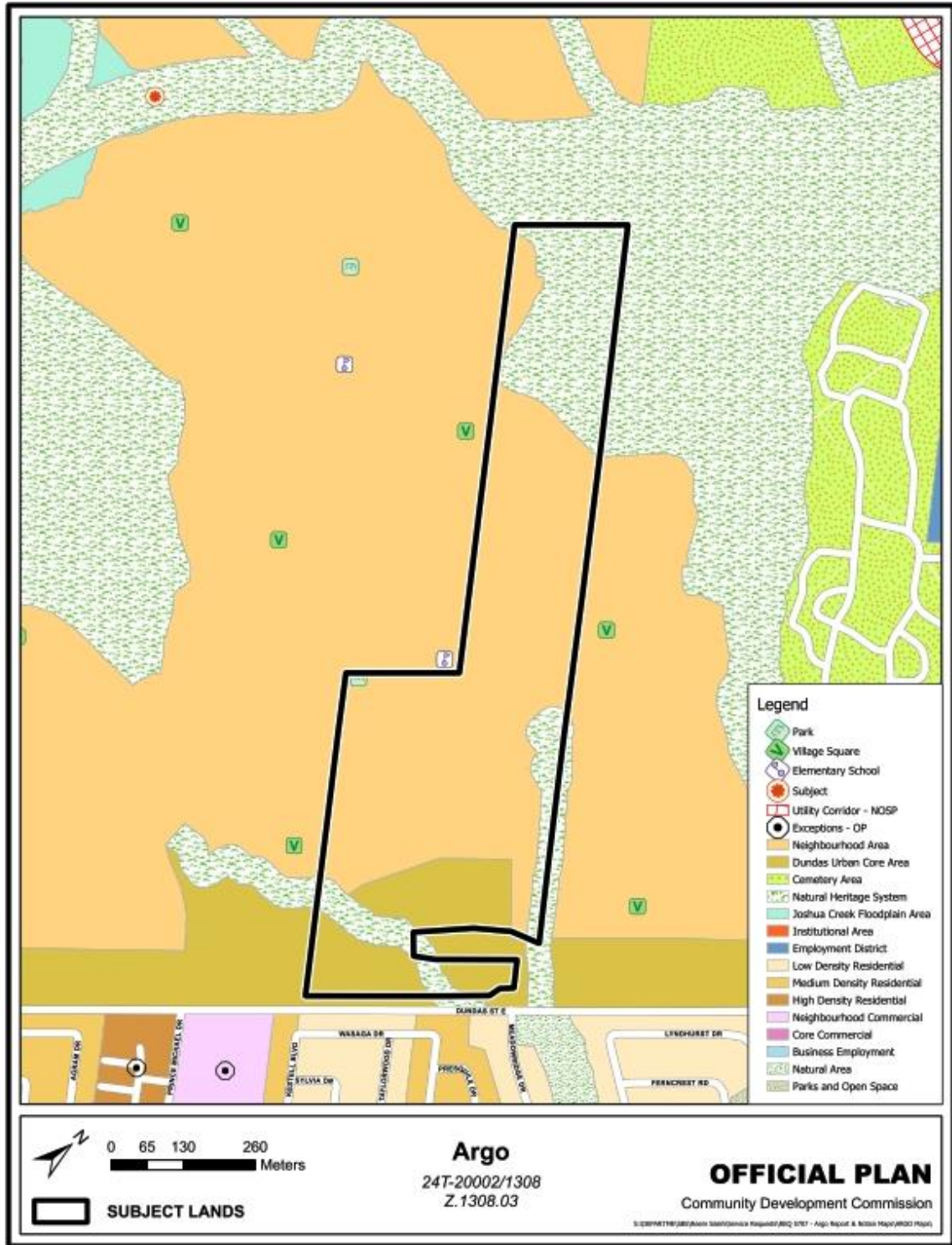


Figure 4b – Extract North Oakville East Secondary Plan - Figure NOE2

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. As it relates to this proposal, the Neighbourhood Centre Area policies were updated to enhance clarity, provide opportunities to increase the maximum height and require one mixed use or non-residential building at neighbourhood activity nodes. Further, the definition for Medium Density Residential Development was updated to remove detached, semi-detached and duplex dwellings as permitted uses.

Within the Neighbourhood Centre Area, Section 7.6.7.1 states that the intention is to accommodate a range of medium density residential, mixed use, and limited commercial and civic uses to serve neighborhood residents from a central neighborhood activity node. The uses permitted include medium density residential, mixed use and small scale convenience retail, personal service commercial, restaurants and business activity, village squares and small scale offices, medical clinics, workshops and artisan studios.

OPA 321 also removed FSI maximums and included bonusing provisions into the land use policy framework of the Dundas Urban Core land use designations. Eligible lands for bonusing have the opportunity for increased height up to four additional storeys, subject to approval over and above the maximum height of 8 storeys.

The Dundas Urban Core blocks are intended to allow the creation of a band of mixed use development and high and medium densities along Dundas Street and would include retail and service commercial development to be located at the intersections with north/south streets. It is also anticipated that the highest density uses would be encouraged to locate at these intersections.

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, General Urban Area, Sub Urban Area, Neighbourhood Centre Area, Stormwater Management Facility and Dundas Urban Core*, as shown in North Oakville Master Plan (Figure 5).

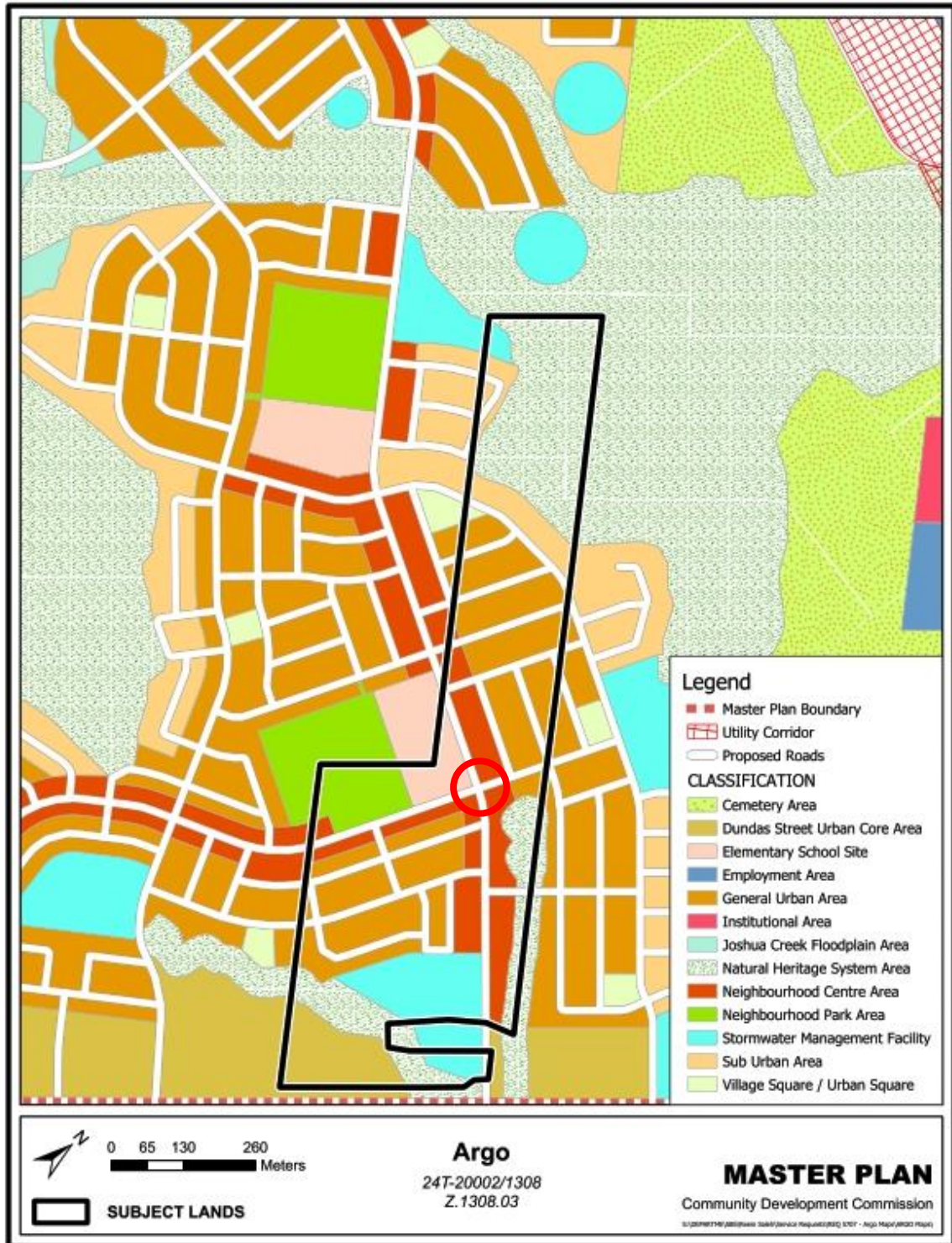


Figure 5 – North Oakville Master Plan Excerpt

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.

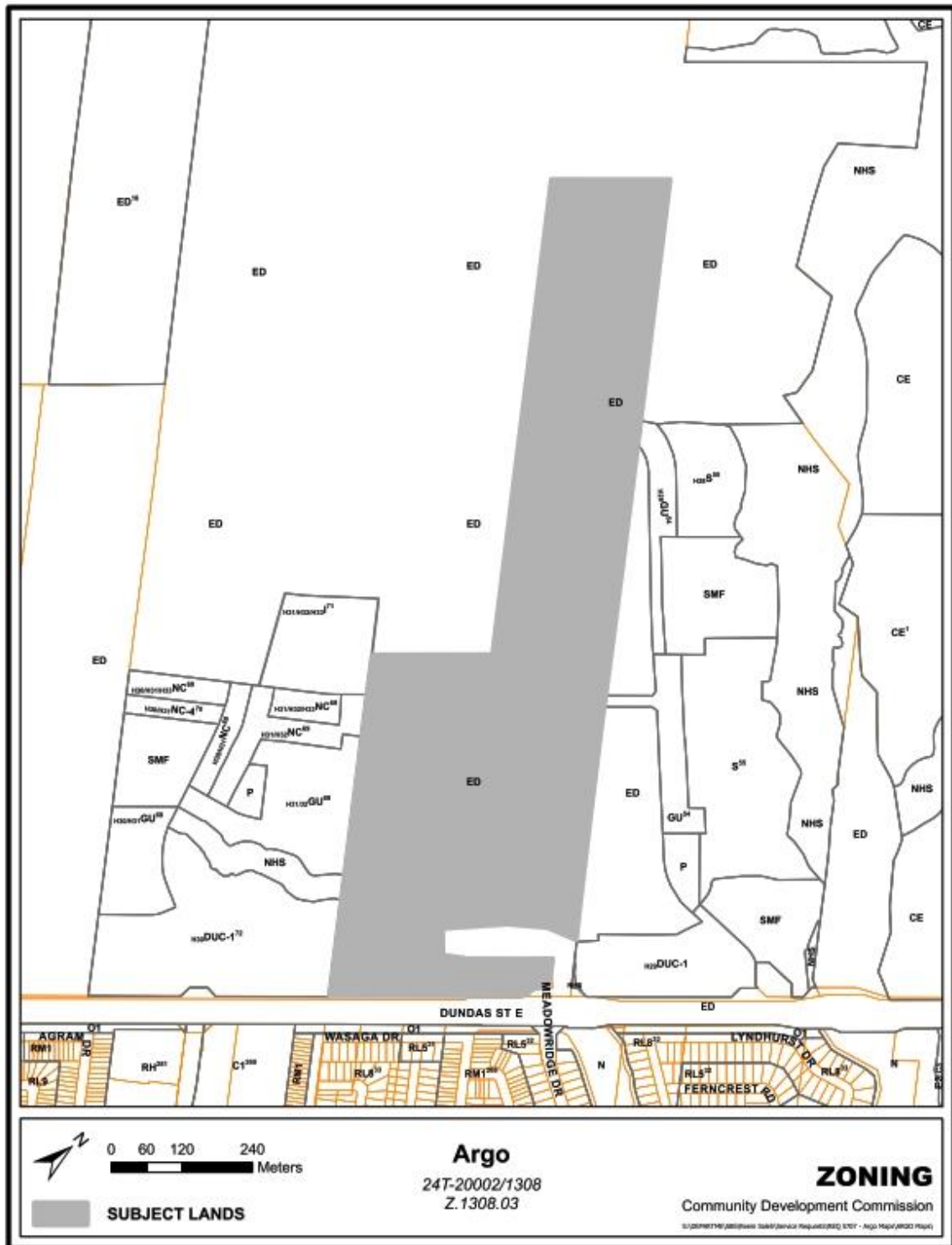


Figure 6 – Zoning By-law Extract

Proposed Zoning

A draft zoning by-law has been prepared to rezone the lands from *Existing Development (ED)* to site specific *General Urban, Sub-Urban, Dundas Urban Core, Neighbourhood Centre Area (NCA), Park (P), Stormwater Management Facility (SWM)* and *Natural Heritage System (NHS)* zones. The proposed zoning would facilitate the development of the lands for approximately 609 residential units, stormwater management pond, neighbourhood park, Dundas Urban Core block and natural heritage system.

The following is an overview of the principles of the proposed zoning by-law:

- establish modifications to the regulations pertaining to width of Bay, Box and Bow windows and porches;
- modifications to setbacks for selected lots adjacent to the NHS;
- provides for specific regulations for the mixed use block, specifically related to permitted uses, and heights;
- provides for specific regulations for the Dundas Urban Core Block, specifically related to permitted uses, location of uses, heights, number of dwelling units and visitor parking;
- inclusion of bonusing provisions for the Dundas Core Block which would allow for an increase in height in compliance with the NOESP; and
- establish a Holding Provision to ensure sufficient servicing allocation for portions of the subdivision.

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

The following studies and supporting documentation are also accessible on the town's website <https://www.oakville.ca/business/da-34925.html>.

- Draft Plan of Subdivision
- Planning Justification Report
- Draft Amending Zoning By-law
- Urban Design Brief
- Transportation Impact Study
- Density Plan
- Pedestrian Circulation & Transit Facility Plan
- Preliminary Mixed Use Concept Plan

- EIR/FSS Addendum
- Stage 1-2 Archaeological Study
- Noise and Vibration Study
- Phase 1 and Phase 2 Environmental Site Assessment
- Geotechnical Investigation Report

The statutory public meeting was held on August 4, 2020, and no members of the public attended. The following is an overview of the matters that were identified:

- Confirmation of being a member 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.
- Coordination of the draft plan of subdivision with the Environmental Implementation Study to the satisfaction of Conservation Halton 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.
- Location of walkway blocks.
- Location of village square.
- Design and functionality of the mixed use block located at the Neighbourhood Activity Node.
- The coordination and phasing of the proposed local road network with the adjacent draft plan of subdivisions and Dundas Street East. There is a “gap” with the proposed Street B where it crosses the Regional lands in the southern part of the subdivision in the vicinity of Dundas Street East. A section of Street B is proposed to be located on Regional lands and dedication of lands which will allow for future access to Dundas Street East will have to be addressed as part of the Draft Plan approval.

- Confirmation of appropriate road and lane widths to ensure functionality.

In addition to comments raised by staff, at the Statutory Public Meeting of August 4, 2020, members of Planning & Development Council approved a resolution that raised the following concerns:

- a) Provide more detail with respect to visitor parking on street and within the townhouse areas.
- b) Look at the village square programming, and provide detail on the preliminary facility fit plan.
- c) Provide more details on the Transit Plan that was done several years ago for the implementation, as well as provide information on potential transit routes.
- d) Investigate the connection from Street 'C' to the Mattamy (Joshua Creek) – Phase 4 subdivision to the east.
- e) Look at the mixed use block concept and tenure of the units.
- f) Look at the percentage of active green space to the population, and provide information on the Master Parkland Agreement and distribution of parkland throughout this area.

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 Argo (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, Redoak/Capoak, Mattamy – Phase 3/4 and Rampen Holdings as well as the 39 ha of lands associated with this draft plan of subdivision. As part of this application the

applicant provided an addendum (Argo (Joshua Creek) Developments Inc. addendum #2) 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 Mattamy (Joshua Creek) – Phase 4 subdivision, JC-36, JC-27a and Core 11. Argo (Joshua Creek) Developments Inc. addendum #3 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

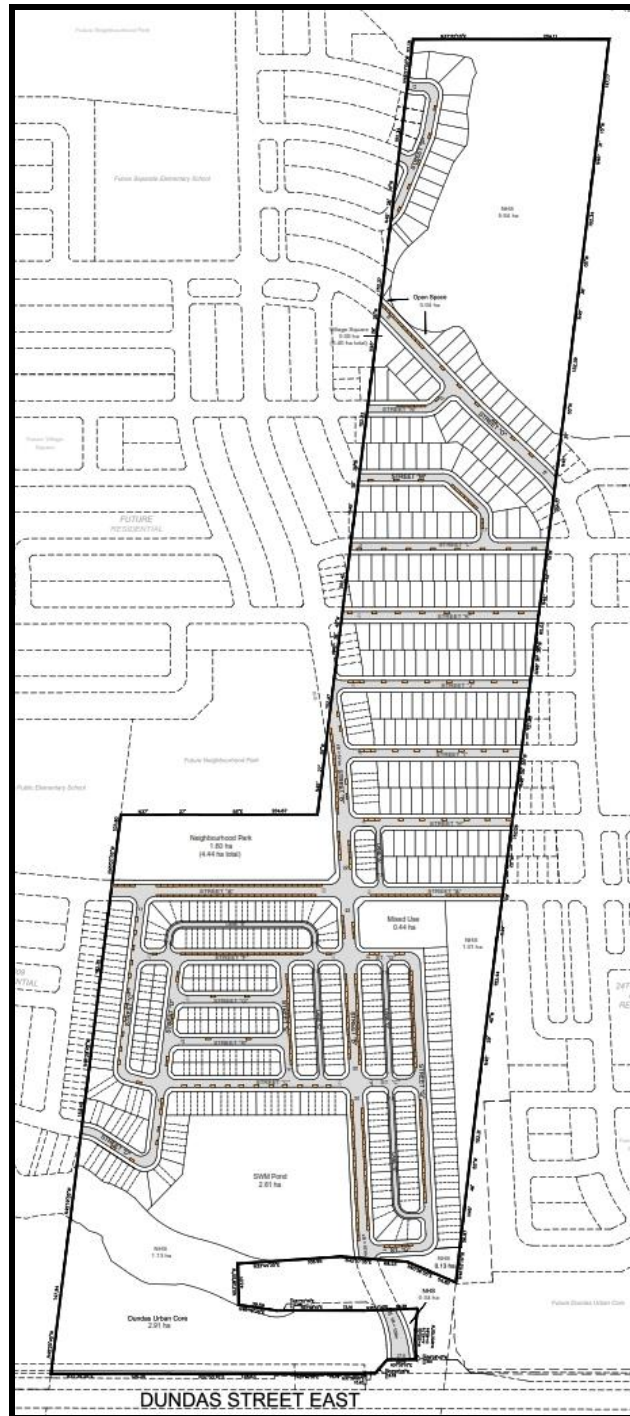
East of the subject lands is the draft approved Mattamy (Joshua Creek) – Phase 4 draft plan of subdivision application consisting of detached dwellings, townhouse units and natural heritage system. To the west of the subject lands is the Dunoak draft approved plan of subdivision consisting of detached dwelling, townhouse units, school, stormwater management facility and Dundas Urban Core Block. To the north and west is Mattamy (Joshua Creek) - Phase 3, Draft plan of subdivision which is currently under review and consists of detached dwelling and townhouse units as well as a school, park block and village square.

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 façades), 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 the abutting developments and Dundas Street East.

On-Street Parking\Maximize Visitor Parking\Provide more detail with respect to visitor parking on street and within the townhouse areas)

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



Under the currently zoning by-law, 817 parking spaces are required to be provided on site (garage/driveway). The on-street parking analysis proposes an additional 384 parking spaces within the limits of the subdivision providing a total of 1,201 potential parking spaces to be located in combination on site and on street.

As part of this application, the applicant requested relief from the minimum garage parking stall regulations. The standard 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 standard parking space size for private garages or allowing further encroachments into the width of the space despite allowing these reductions in the past.

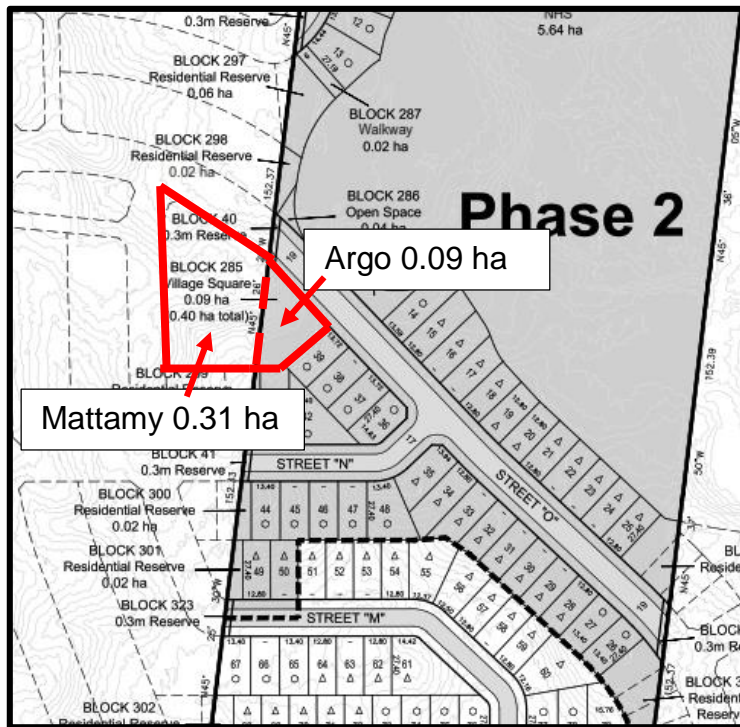
The applicant was proposing to zone the Mixed Use block (Block 282) located within the activity node as *Neighbourhood Centre 2 (NC-2)*. Section 7.5.8.2 in the Zoning by-law for NC-2 zones would allow for required parking “...for any use may be located on the lot on which the use is located and/or on one half of the street abutting the lot where the on-street parking is permitted.” Given Council’s concerns with on-street parking North of Dundas staff did not support the applicant’s request to zone the block NC-2 and zoned the Mixed Use block as *Neighbourhood Centre (NC)*. Required parking for the NC zone is to be “...located on the lot on which the use is located.”

Location of Village Square and Programming/Preliminary Facility Fit

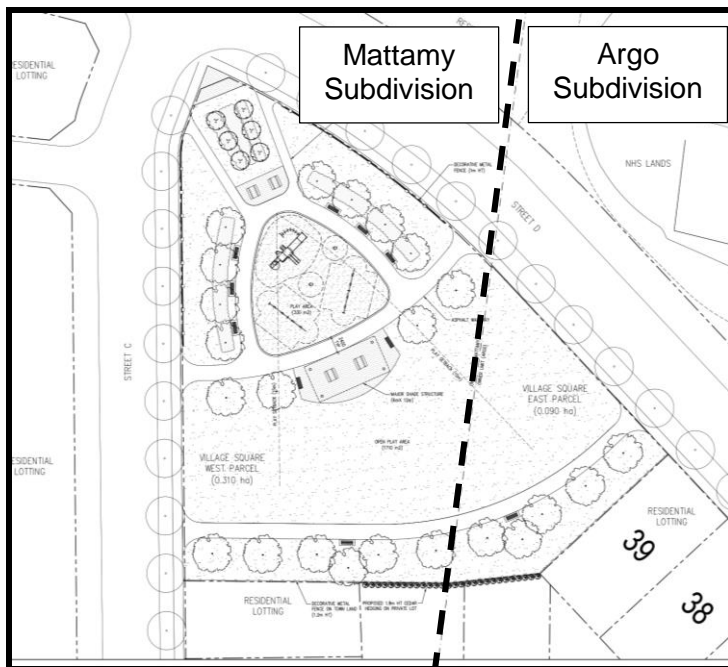
The North Oakville Master Plan contemplates a Village Square at the north end of the subdivision which would be jointly developed with Mattamy (Joshua Creek) – Phase 3.

Section 7.6.13.3 – Village Square – Land Use Policies states that Village Squares should be approximately 0.3 ha in size but may be larger or smaller depending on location and facilities accommodated.

The Argo portion of the Village Square is 0.09 ha in size which when consolidated with Mattamy (Joshua Creek) portion of 0.31 ha would give an overall Village Square of 0.4 ha.



The applicant provided a concept plan to demonstrate that facilities planned for this Village Square can be accommodated.

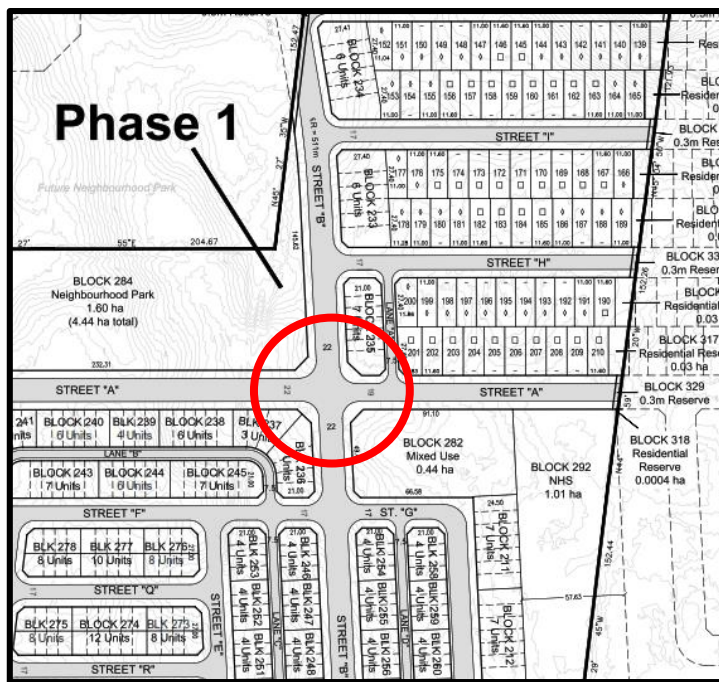


The Village Square is anticipated to accommodate formal and open play areas, a shade structure, benches and landscaping. Parks and Open Space staff reviewed

the concept plan have not raised any major concerns with the facility fit plan. The developers and Parks and Open Space staff will continue to work together to finalize the concept plan.

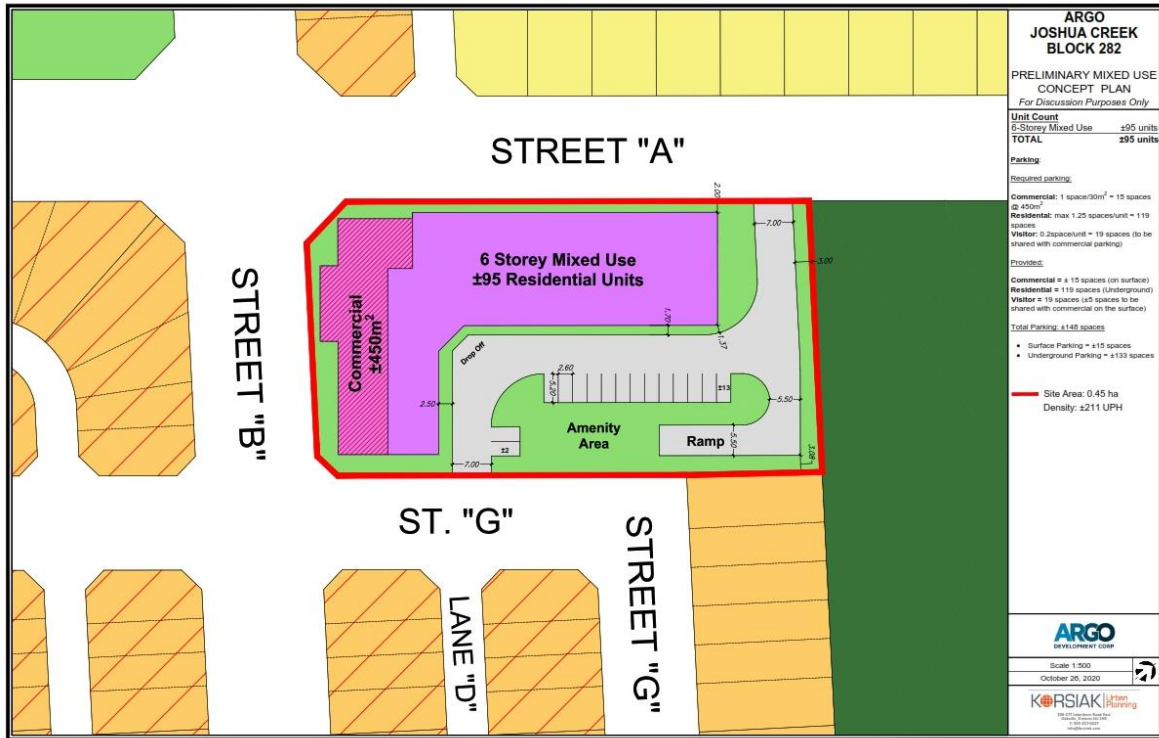
Design and functionality of the mixed use block located at the Neighbourhood Activity Node/Tenure

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 and require one mixed use or non-residential building at neighbourhood activity nodes.



An activity node is located at the intersection of Streets 'A' and 'B' and Block 282 is proposed to be developed as a Mixed Use block.

As part of the application a concept plan (below) was provided which illustrates a 6-storey residential building with commercial uses at grade. The site layout including parking areas, landscaping and access will be reviewed as part of a future site plan application.



As part of the applicant’s proposed zoning by-law, regulations were included for a mixed use building or apartment building. In order to ensure the Official Plan policies are satisfied, proposed by-law 2021-040 only allows for a mixed use or non-residential building.

The conditions of approval include warning clauses advising prospective home owners within the subdivision that these lands may be developed for future commercial or mixed commercial/residential uses up to 6-stores in height.

The coordination and phasing of the proposed local road network with the adjacent draft plan of subdivisions and Dundas Street East.

A portion of the Bressa subdivision to the east was registered in November 2020 which will provide road access to the subject lands using Wheat Boom Drive (Street ‘A’).

There is a “gap” with the proposed Street B where it crosses the Regional lands in the southern part of the subdivision in the vicinity of Dundas Street East. A section of Street B is proposed to cross the Regional lands. A land transfer from the Region of Halton to the Town of Oakville will occur to provide the Town with this section of road allowance. Conditions of approval have been included that would allow the road and the associated infrastructure such as sewers and water mains to be constructed on Regional lands prior to conveyance.

Argo will be responsible to fund and prepare all the necessary legal plans and documents necessary for the easements and land transfer between the Region and the Town for this roadway.

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.

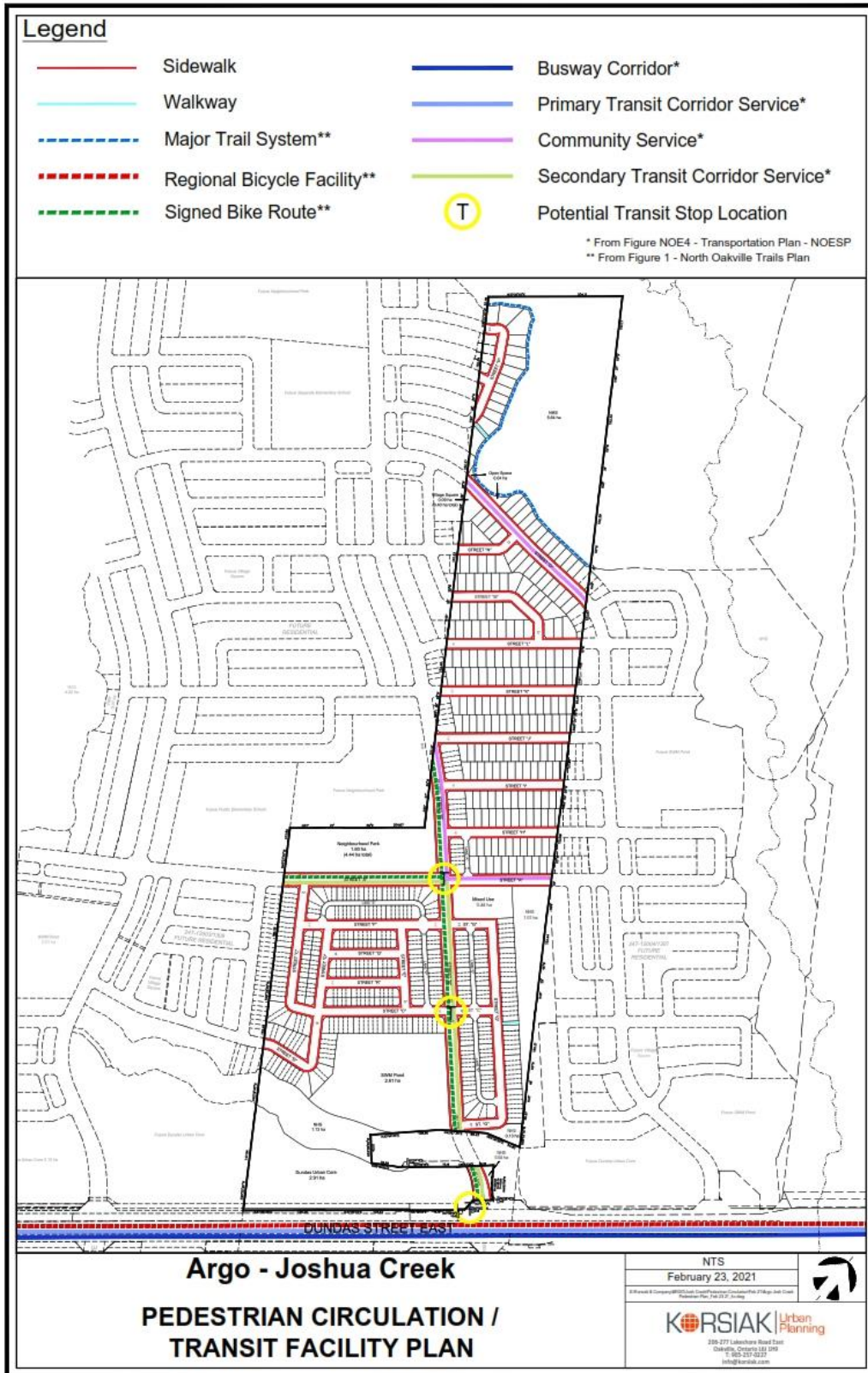
Transit Plan/Potential Routes

At present, Oakville Transit provides on-demand service to North Oakville subdivisions north of Dundas Street between Sixth Line and Eighth Line, known as Home to Hub. The on-demand service uses smaller capacity buses that can better penetrate into the subdivisions where the street network is under construction. Registered customers of the on-demand service can book a ride for pick up or drop off at the end of their driveway during the service hours, for travel to the Uptown Core transit hub where they can connect with regular fixed route transit service. Oakville Transit reviews new eligibility areas, such as Argo (Joshua Creek), based on occupancy and accessibility of the street network.

Fixed route service is available in proximity to the subdivision via Oakville Transit Route 24 South Common which operates along Dundas Street. The route operates between Oakville GO Station and South Common Centre in Mississauga, via the Uptown Core and Sheridan College. Route 24 operates seven days of the week, with pre-pandemic peak hour headways of every 15 minutes. Service frequency has been reduced due to the pandemic, however Oakville Transit intends to re-implement the 15-minute peak service post-pandemic.

There are no plans to implement fixed route transit service to the Argo (Joshua Creek) subdivision at this time. Fixed route service will be considered as demand increases, and as all related road infrastructure and construction is complete, subject to budget approval by Council for the capital cost of any additional vehicles and annual operating costs.

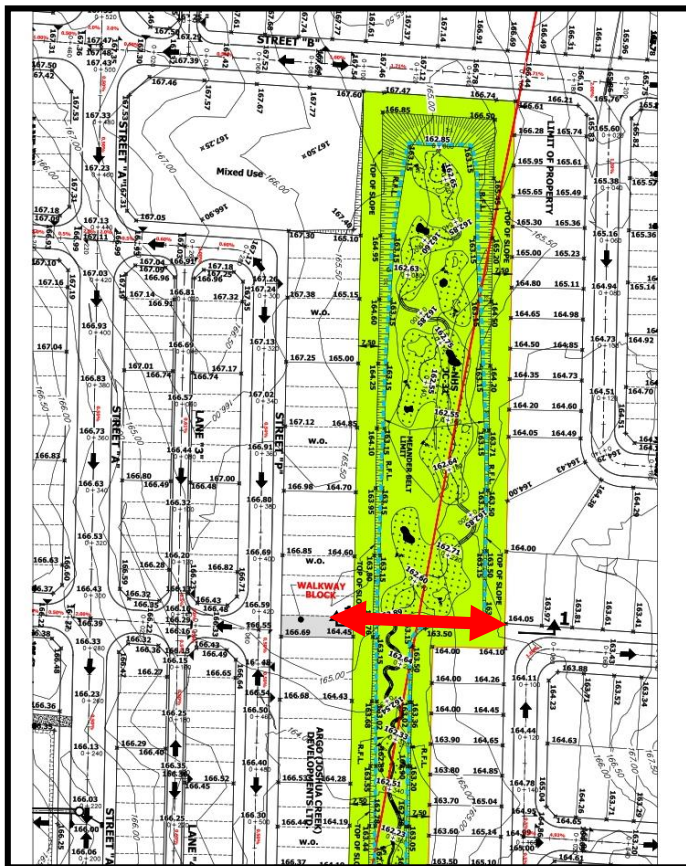
The applicant prepared a preliminary “Pedestrian Circulation/Transit Facility Plan” which illustrates sidewalk location, walkways, bike routes, trail systems, bus corridors and transit stops.



Potential transit routes will be planned along any transit corridors identified in the North Oakville Secondary Plan, they are Street 'A', Street 'B' and Street 'O' in this subdivision.

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

At the public meeting for the current subdivision and the abutting subdivision (Mattamy Phase 4), Council expressed a desire to provide additional pedestrian connectivity between the subject lands and the Mattamy 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 Mattamy 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 units within Blocks 213 and 214 to be advised that a pedestrian bridge over the Natural Heritage System (Block 292) will abut their property or will be in close proximity to 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.

Percentage of Active Green Space to Population/Master Parkland Agreement/Distribution of Parkland

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. Development over the years has proceeded at the lower end of the density ranges and as such more parkland per person is being provided than originally envisioned.

Consistent with the NOESP Master Parkland Agreement, developers shall provide a total of 64.5 hectares of parkland generally summarized as follows:

- i) Community Parks - 11.0 ha
- ii) Neighbourhood Parks - 42.5 ha
- iii) Village Squares and Urban Squares - 11.0 ha

These parkland obligations were formalize through the Master Parkland Agreement and is part of the OMB settlement for the NOESP in 2008.

Below is an overview of the parkland requirements for lands east of Trafalgar Road:

- The Argo (Joshua Creek) subdivision contains a portion of Neighbourhood Park 5 (NP5) shown as Block 284 of the draft plan of subdivision. Block 284 is 1.6 ha in size and when combined with the corresponding block on Mattamy (Phase 3), will provide for a 4.44 ha Neighbourhood Park. NP5 is anticipated to include two major soccer fields and three tennis courts.
- The Mattamy (Phase 3) subdivision (currently under review) also provides for land to accommodate Neighbourhood Park 10 (NP10). NP10 is proposed to be 4.15 ha in size and is anticipated to include two major soccer fields, one basketball court and a spray pad.
- Neighbourhood Park 4 (NP4) was constructed by Shieldbay and is 4.3 ha in size and includes one softball field, four tennis courts and a spray pad.
- Joshua Creek Community Park is located on the south side of Burnhamthorpe Road East and is not part of a current development application. It is anticipated to be 9.89 ha in size and will accommodate one BMX track, three softball fields, one skateboard track and one hardball field.

CONSIDERATIONS:

(A) PUBLIC

A Public Meeting was held on August 4, 2020. Written correspondence was received from one resident who raised issues with traffic congestion on Dundas Street and is attached within Appendix “D”.

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 May 23, 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 September 8, 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 39 hectares of land consisting of 208 detached dwellings, and 401 townhouse units, stormwater management pond, village square, park 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 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 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 Appendix "A" and that By-law 2021-040 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 2021-040 is attached as Appendix "B".

APPENDICES:

- Appendix "A" – Conditions of Draft Plan Approval
- Appendix "B" – By-law 2021-040
- Appendix "C" – Applicable Policy Excerpts
- Appendix "D" – Written Submissions

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