



REPORT

Planning and Development Council

Meeting Date: April 17, 2023

FROM: Planning Services Department

DATE: April 4, 2023

SUBJECT: Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Sixth Oak Inc., 103 Burnhamthorpe Road West, File No.: Z.1216.01, 24T-22002/1216, By-law 2023-013

LOCATION: Northwest corner of Sixth Line and Burnhamthorpe Road West

WARD: Ward 7

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RECOMMENDATION

1. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Sixth Oak Inc., (File No.'s: Z.1216.01, 24T-22002/1216), 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 April 4, 2023.
2. That By-law 2023-013, an amendment to Zoning By-law 2009-189, as amended, be passed.
3. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-22002/1216) submitted by KLM Planning Partners Inc. dated February 24, 2023, subject to the conditions contained in Appendix D of the staff report prepared by Planning Services Department dated April 4, 2023.
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.

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.
- The site is located at the northwest corner of Burnhamthorpe Road West and Sixth Line.
- The application reflects a proposal for the development of approximately 23 hectares of land for one block for future employment uses (Block 1), one secondary school block (Block 2), a stormwater management pond (Block 3) and three natural heritage system blocks (Blocks 4, 5 and 6).
- Access to the site will be from Burnhamthorpe Road West, Sixth Line and the future extension of William Halton Parkway.
- The Parkway Belt West Plan (PBWP) applies to the northerly portion of proposed Block 1. Block 1 will be created by default when combining the existing property boundaries with the northerly limit of Block 5 (the NHS) being established. The province is presently going through a revocation process of the PBWP, but to date the revocation has not occurred. Neither the PBWP nor the MZO affect the high school site lands.
- Lands for road widening purposes are required abutting Sixth Line and Burnhamthorpe Road West to facilitate future road re-construction works by the town.
- The Statutory Public Meeting was held on May 2, 2022.
- Council previously approved two Official Plan Amendments (By-laws 2022-065 / OPA 48 and 2022-066 / OPA 327) at the September 6, 2022 Planning and Development/Council meeting for Block 2, the school block.
- The subject lands are designated *Natural Heritage System Area, Transitional Area and Employment District* within the North Oakville East Secondary Plan (Figure NOE2, as amended by By-law 2022-066).
- The lands are presently zoned *Future Development (FD)* within Zoning By-law 2009-189, as amended and proposed in By-law 2023-103 (Appendix C).
- Block 1, the employment block, is to remain zoned *Future Development* until such time as the required EIR/FSS to support a future rezoning application for this block is processed.
- Recommended draft plan conditions to address the conditions of approval submitted by various agencies and departments are attached as Appendix D to this report.

Staff recommend approval of the zoning by-law amendment and draft plan of subdivision application as the proposed development conforms to the NOESP. The proposal is also consistent with the Provincial Policy Statement 2020, conforms to all applicable Provincial plans including the Parkway Belt West Plan, the Region of

Halton Official Plan, as they establish guidance to development including the conveyance and protection of the Natural Heritage System (NHS) in accordance with the Town's established urban structure, and supports 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 Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision application submitted by Sixth Oak Inc.

The application was deemed complete on February 17, 2022. The *Planning Act* provides for a 120 day timeline to make a decision on this application (June 17, 2022) after which the applicants can file an appeal for non-decision.

Council hosted the statutory public meeting for this application on May 2, 2022. No members of the public attended or made submissions.

Council approved two associated Official Plan Amendments on September 6, 2022 (By-laws 2022-065 / OPA 48 and 2022-066 / OPA 327).

- OPA 48 modified Schedule A1, Urban Structure of the Livable Oakville Plan for a portion of the subject land from *Employment Area* to *Residential Areas*; consistent with Regional Official Plan Amendment 48 (ROPA 48).
- OPA 327 modified Schedule NOE1 (Community Structure) and Schedule NOE2 (Land Use) of the NOESP to permit the development of a public secondary school.

Proposal

The proposal reflects the development of approximately 23 hectares of land as referenced below and as illustrated in Figure 1 below:

- one block for future employment (Block 1)
- one secondary school block (Block 2);
- a stormwater management pond (Block 3); and,
- three natural heritage system blocks – NHS (Blocks 4 – 6)
- two blocks related to road widenings on Sixth Line and Burnhamthorpe Rd W.

The three NHS blocks, which are to be conveyed to the Town as part of the overall North Oakville NHS system, comprise of approximately 9.2 hectares of land and represents approximately 39% of the site.

The size of the secondary school on Block 2 is approximately 13,000 square metres (140,000 square feet).

Future access to the site will be from Burnhamthorpe Road West, Sixth Line and the future extension of William Halton Parkway.

The applicant's Zoning By-law Amendment proposes to rezone the site from *Future Development (FD)* to site specific Light Employment (LE), Institutional (I), Stormwater Management Facility (SMF) and Natural Heritage System (NHS) zones.

The draft plan of subdivision excerpt, Figure 1 below and contained within Appendix B, illustrates the proposed development for the site.

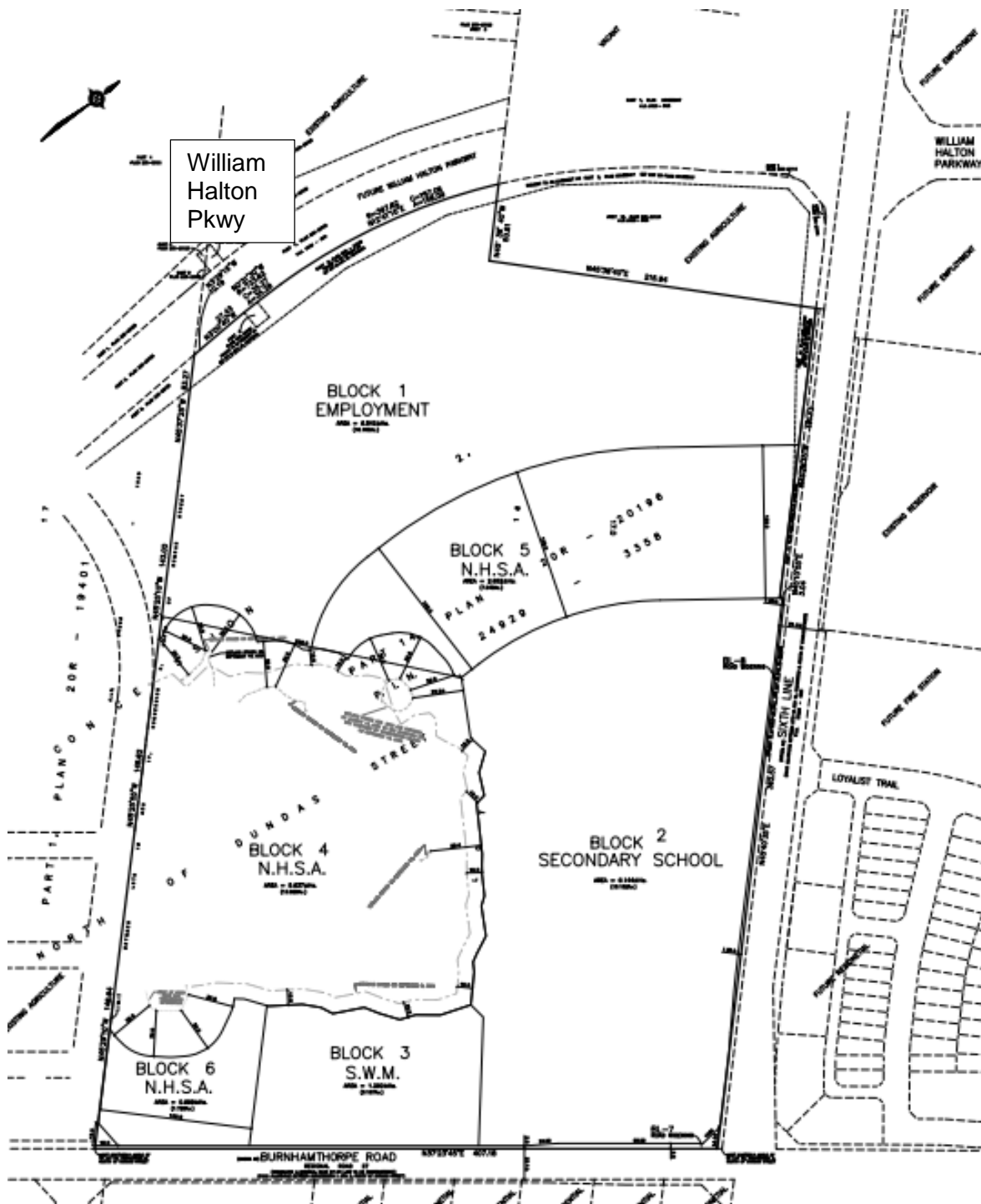


Figure 1 – Proposed Draft Plan Excerpt NTS

The draft plan of subdivision breakdown is as follows:

Draft Plan Feature	Area (ha)
Block 1 Employment	6.542
Block 2 Secondary School	6.144
Block 3 Stormwater Management Pond	1.290
Block 4, 5 and 6 Natural Heritage System	9.187
Blocks 6 and 7 Road Widenings	0.161
TOTAL	23.324

All application submission materials are found on the town's website site at <https://www.oakville.ca/business-development/planning-development/active-development-applications/ward-7-development-and-site-plan-applications/sixth-oak-inc/>.

Location / Site Description / Surrounding Land Uses

The subject land is located on the northwest corner of Burnhamthorpe Road West and Sixth Line.

The site contains remnant agricultural fields, a detached dwelling and a wooded area (Core 6 as identified by the North Oakville Creeks Subwatershed Study).

The majority of the property is contained within the West Morrison Creek subcatchment area with a portion of Block 1 contained with the 16 Mile Creek subcatchment area.

Lands to the east are developed for residential uses and a Halton Region water reservoir. There are also two properties located at Sixth Line and Loyalist Trail where one is reserved for a future fire station, and the other for commercial uses.

A development application for the lands south of Burnhamthorpe Road, on the west side of Sixth Line (Star Oak) was approved at a February 6, 2023 Ontario Land Tribunal (OLT) hearing. The Docasa development appeal west of the Star Oak lands was approved by the Ontario Land Tribunal on March 2, 2023.

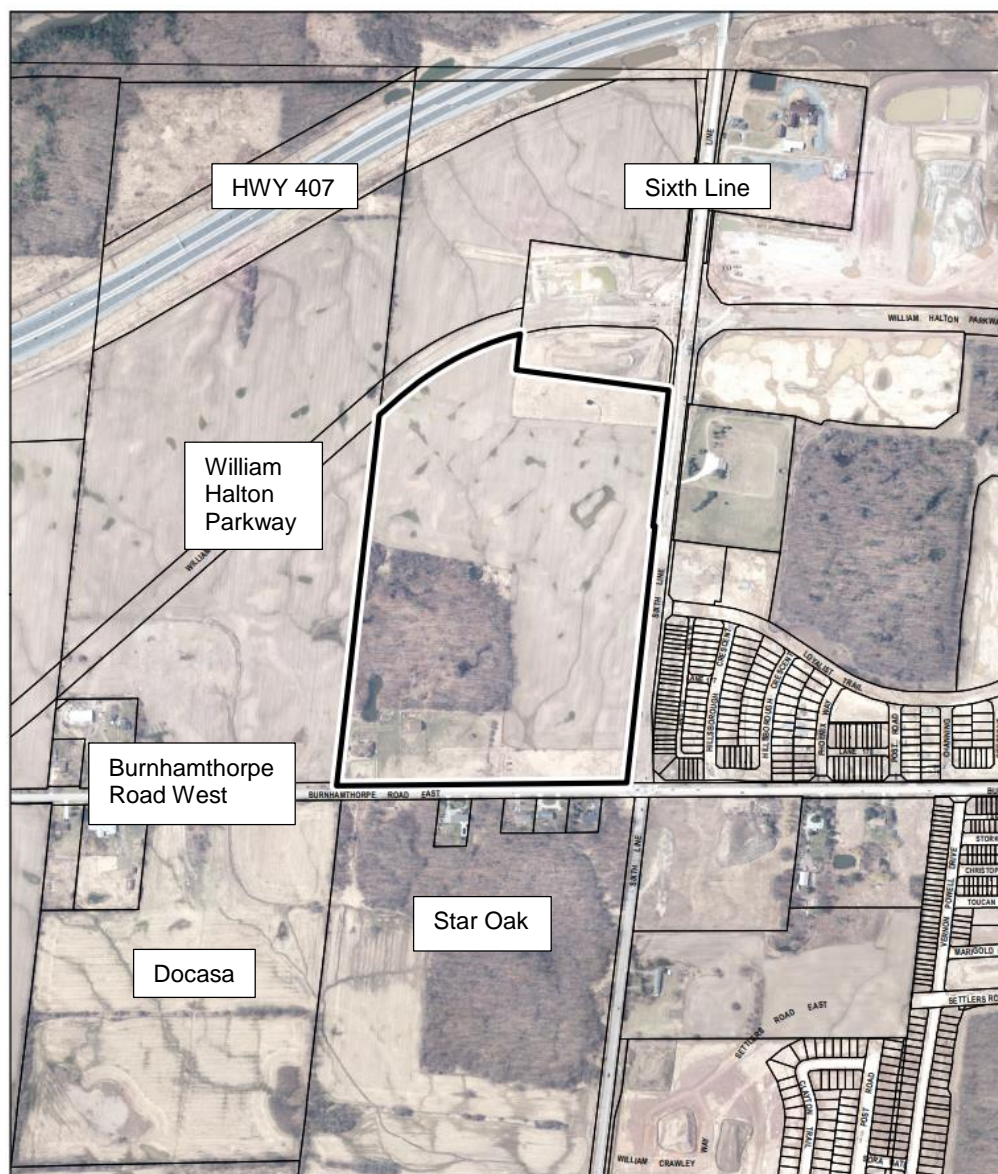


Figure 2 – Airphoto - NTS

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)
- Parkway Belt West Plan (1978)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189, as amended

Provincial Policy Statement (2020)

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 appropriate employment development and 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 employment and housing options, and expand convenient access to transportation options.

On this basis, the proposed development is consistent with the Growth Plan.

Parkway Belt West Plan

Following the first Statutory Public Meeting, it came to the attention of staff that the Parkway Belt West Plan remains on a small portion of this site as shown below in Figure 3.

The PBWP has been in existence since 1978. Its purpose is:

- defining Urban Areas;
- creating connectivity between Urban Areas - transportation, communication and utility facilities; and,
- providing for a linked Open Space System.

Section 5.1.6 Land Severances of PBWP

Section 5.1.6 speaks to land severances as outlined below.

The creation of new lots within the area covered by the Plan shall be strictly limited. Official plans shall contain provisions relating to land severances. These provisions shall attain the goals and objectives of the Plan and guide land division committees.

The northerly portion of Block 1 (refer to Figure 1) is partially within the PBWP area and subject to the MZO. Block 1 will result from the creation of the Natural Heritage System (linkage between Cores 6 and 8 south – east of Sixth Line) and the existing property boundaries. Although the lot will be created, by default, upon the registration of the subdivision all new lot lines are outside of the PBWP and do not contravene this policy. The proposed zoning would remain as *Future Development* until such a time as the zoning for the block is amended through a further Zoning By-law Amendment following the removal of Block 1 from the PBWP and MZO.

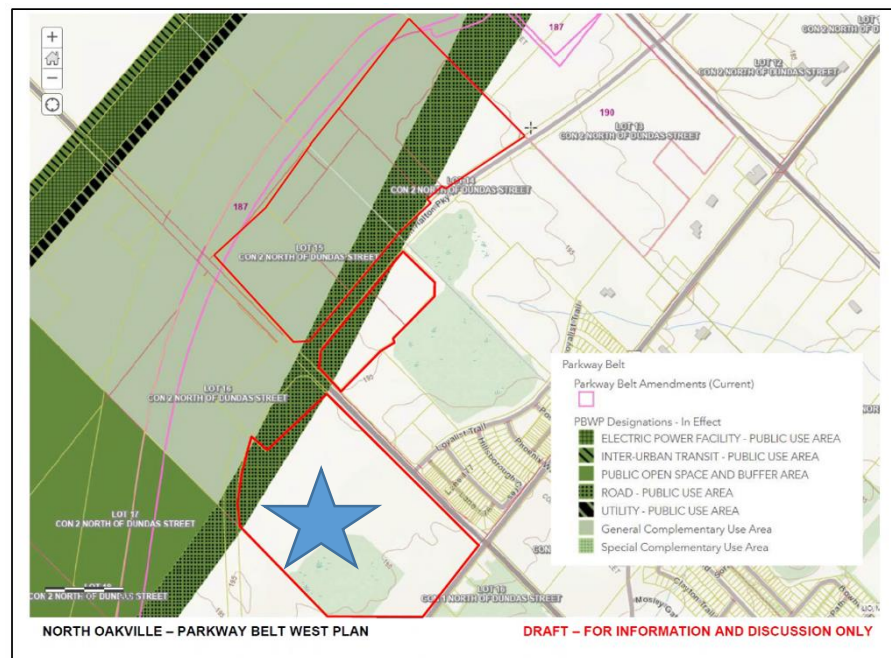


Figure 3 – PBWP excerpt with Sixth Oak lands highlighted by star

The proposed high school site (Block 2) and NHS area are outside of the Parkway Belt West Plan area, and as such, are not affected by the policies of the PBWP or the MZO.

The intent of the Road designation under the PBWP, which affects a portion of Block 1, was to protect for the future Highway 407. Highway 407 has been relocated further north, not in the location as shown in the PBWP. While the designation shown would affect Block 1, physically the highway does not.

The Province of Ontario is proposing to revoke the Parkway Belt West Plan. The deadline for submitting comments to the Province was December 30, 2022. As of the date of this report, the PBWP has not been revoked. Staff propose to maintain the *Future Development* zoning on Block 1, as it conforms with the PBWP. No redevelopment of the block can occur without a future zoning amendment specific to the block. In addition, the EIR/FSS for the 16 Mile Creek to support the rezoning of Block 1 was not submitted.

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.

Regional Official Plan Amendment No.48 (ROPA 48) was undertaken as part of the Region’s municipal comprehensive review process. Within ROPA 48, the northerly area of Block 2, the proposed secondary school site, was re-designated from *Employment Area* to *Urban Area*. The Regional Natural Heritage System did not change. Block 1 remains as part of the regional Employment Area designation.

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 January 27, 2023 letter is found in Appendix A. The matter cited in the letter related to Section 1.7 of the North Oakville Zoning By-law has been satisfactorily addressed with regional staff and is now addressed in the proposed zoning by-law.

Livable Oakville Plan

Urban Structure

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.

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Residential Areas, Employment Areas and Natural Heritage System* as amended with the approval of OPA 48 by Council on September 6, 2022 (see below).



Figure 4a – Schedule A1 - Livable Oakville Plan (OPA48)

North Oakville East Secondary Plan

Land Use Policies

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board in 2008 through OPA 272 and was prepared to be consistent with the 2005 PPS and in conformity with the 2006 Growth Plan. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan.

The subject land, as highlighted below, is designated *Natural Heritage System Area, Employment District and Transitional Area* with a secondary school symbol, on Figure NOE2 of the NOESP and as illustrated on Figure 4b below (OPA 327 approved by Council on September 6, 2022).

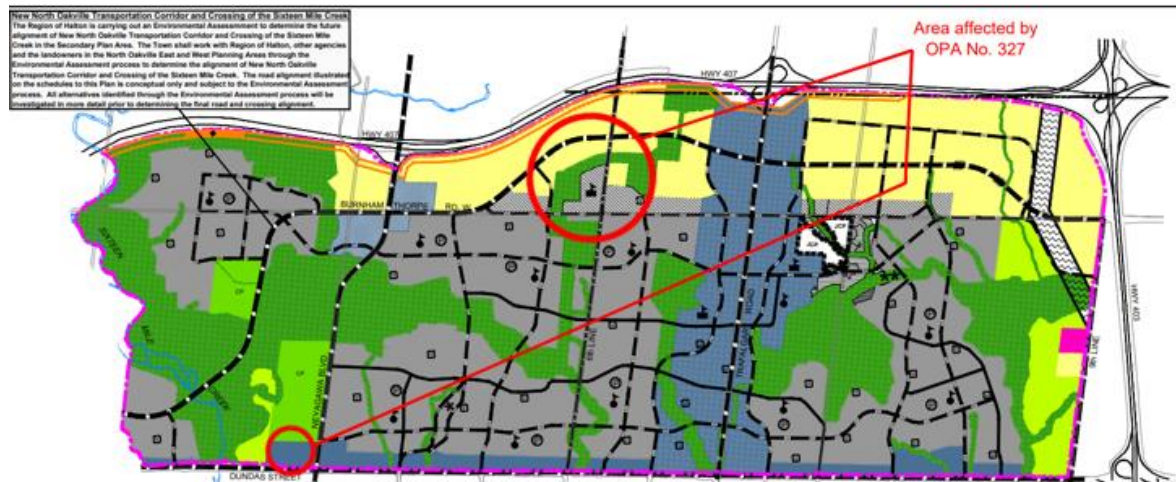


Figure 4b – North Oakville East Secondary Plan - Figure NOE2

The entire Block 2 is designated as Transitional Area with a secondary school symbol.

The proposed development complies with the Town's Official Plan, including the recent amendment approved by Town Council.

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, was transferred to the town on April 30, 2021. The section of Burnhamthorpe Road, west of Sixth Line, is to be transferred to the town upon completion of the construction of William Halton Parkway. Construction is currently scheduled to be complete at the end of 2024 and the transfer of this section of roadway is currently anticipated in 2025. Burnhamthorpe Road West is classified as a "character road" as described in the North Oakville East Secondary Plan (NOESP).

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, 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 an appropriate road design

for Burnhamthorpe Road between Ninth Line and Sixteen Mile Creek to serve the evolving needs of the North Oakville community. The Burnhamthorpe Road corridor will be designed to support the proposed land uses.

Within this section of the overall Burnhamthorpe Road, a 24 metre right-of-way is required. Road widenings to achieve the 24 metre right of way including lands required for the daylight triangles for Sixth Line and the future road abutting the westerly property limit (road on lands owned by Hulme Development) have been included in the proposed draft plan.

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

The North Oakville Zoning By-law (By-law 2009-189) establishes zones and zoning regulations to implement the intent of the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law on November 23, 2009.

The subject lands are zoned *Future Development (FD)*, as illustrated on Figure 5 below. The *Future Development (FD)* zone only allows uses that legally existed on the date the parent by-law came into effect.

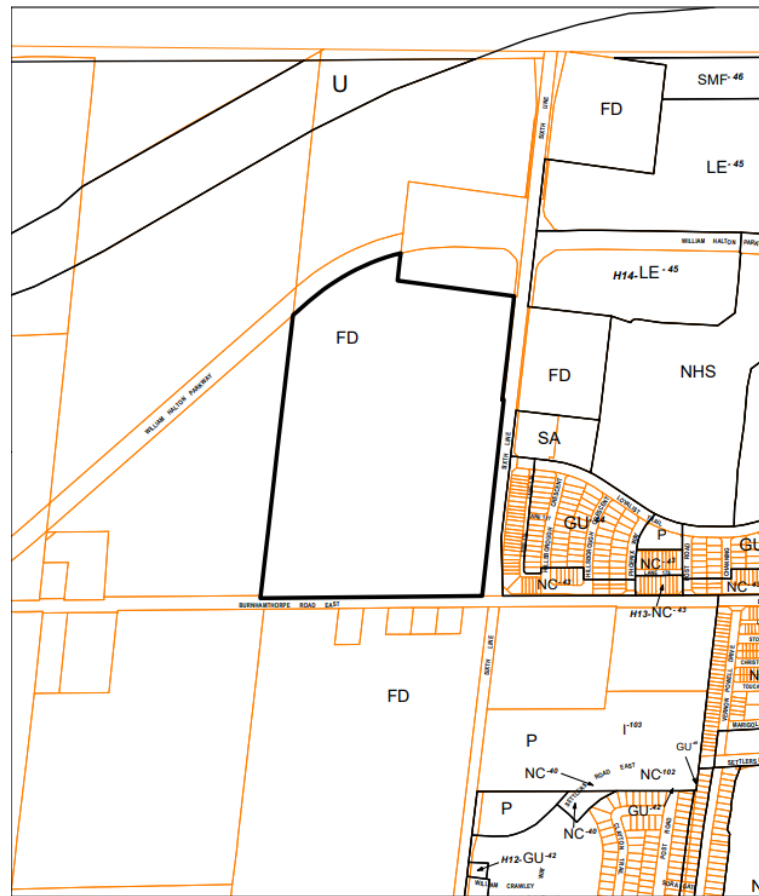


Figure 5 – Zoning By-law Excerpt

Proposed Zoning By-law Amendment

Staff have prepared a Zoning By-law Amendment (By-law 2023-013) to rezone a portion of the lands from *Future Development (FD)* to site specific Institutional (I), Stormwater Management Facility (SMF) and Natural Heritage System (NHS) zones.

Block 1 on the draft plan (employment block, north of proposed NHS) is to remain as presently zoned, *Future Development (FD)*, until the required EIR/FSS addendum related to the 16 Mile Creek has been approved. While the block would be created, there would be no additional zoning permissions applicable. A subsequent zoning amendment application is required to rezone Block 1.

In addition to the map changes reflecting the parent zones, By-law 2023-013, which principally relates to Block 2, the secondary school block, proposes to:

- include a “sports facility” related to the sports field dome as an additional permitted and defined use.
- include a daycare as an additional permitted use.
- deem Burnhamthorpe Road West as the front lot line.

- exempt the maximum front yard, maximum flankage yard and minimum building height. This will allow for maximum flexibility for the siting of the school considering the grade differential of approximately 4m from Burnhamthorpe Road West to the top of the site and size of the school. Design of the building from an urban design perspective shall be undertaken through the site plan process, to the extent permitted as a result of recent legislative changes (Bill 23).
- establish a maximum building height of 21.0 metres for the school and 30.0 metres for the sports facility.
Height is defined in the North Oakville Zoning By-law as "... the vertical distance between the *established grade* to the highest point of the *structure*". Established grade is also a defined items and means "the grade elevation measured at ... the average of the elevations of the centre points of each lot line abutting a street for corner lots, through lots and interior lots having more than one separate front lot line". Considering the grades of the site and the height definition, maximum heights are deemed appropriate.
- exempt the school block from Section 1.7 (iii), related to the availability of water and wastewater services, base course asphalt for streets and availability of stormwater management facilities. This will provide flexibility to allow the school board to commence construction of the school in advance of the construction of the required stormwater management pond, Sixth Line and Burnhamthorpe Road West road works and municipal services. Staff are advised the school will require 3 to 4 years to build, including earth works. An erosion and sediment control pond will be built first. Then this pond will be converted to the ultimate stormwater management pond prior to the servicing of the school block.

The proposed Zoning By-law, as attached in Appendix C, complies with the Town's Official Plan.

School Parking

Staff have reviewed with HDSB staff, the operation of the site for a school, day care centre and sports facility. Town staff have been advised that the school will have approximately 101 employees, with approximately 20 daycare employees. In total, it is estimated that during the school hours, there would be approximately 121 employees/staff. Design of the school includes 53 classrooms and 18 portables, for a total of 71 classrooms.

The day care centre is proposed to be 759 square metres in size and will accommodate 88 children.

A third party in the after-school hours timeframe will operate the sport facility/dome.

HDSB is proposing a minimum of 205 spaces, of which 162 parking spaces (a ratio of 2.28 parking spaces per classroom) would be for the school function and 43 spaces for the day care function. This is captured in the proposed by-law.

The implementing zoning bylaw is also proposing a maximum of 256 parking spaces. This is consistent with the North Oakville Zoning By-law parking standards for the school and daycare uses. The maximum is based upon 3 parking spaces per classroom (maximum 3 parking spaces for the proposed 71 classrooms equalling 213 parking space) and the additional 43 day care related spaces. This equates to an additional 51 parking spaces should the need arise for additional staffing.

As the sports facility will be operated after school hours, the proposed school parking will be available for the operation of the sports facility. Staff are not proposing additional parking for the sports facility.

Staff's proposed Zoning By-law Amendment (By-law 2023-013) can be found in Appendix C.

Draft Plan of Subdivision

As seen on Figure 1, the draft plan of subdivision reflects one future employment block, one block for a secondary school, three blocks for the Natural Heritage System and one block for a stormwater management facility. Additional blocks relate to road widenings.

Blocks 1 and 2 are the only development blocks aside from the development of the stormwater management facility on Block 3. The employment block, Block 1, will have frontage on both Sixth Line and the future William Halton Parkway. Uses on the employment block will be reviewed as part of a future zoning bylaw amendment

application. Block 2, being the secondary school block, will have frontage on both Sixth Line and Burnhamthorpe Road West.

NHS Blocks 3, 4, 5 and SWM pond Block 6 will be conveyed at registration of the subdivision to the town.

TECHNICAL AND PUBLIC COMMENTS

Resolution of Issues Raised by Staff and from the Public Meeting Discussion

Alignment with the Climate Emergency

The proposed subdivision provides opportunities for various non-motor vehicle options including cycling, transit usage (along Sixth Line and along Burnhamthorpe Road West), sidewalks, and trails through the NHS and around the proposed stormwater management pond. 39% of the overall site is to be conveyed to the town for inclusion into the North Oakville Natural Heritage System, as set out in the North Oakville East Secondary Plan and North Oakville Creeks Subwatershed Study. Additionally, staff at the site plan stage will further review other initiatives related to climate change, such as electric car charging stations.

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

The applicant 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 to the draft approved plans to the south and east. The proposed 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.

As mentioned above, it is staff opinion that the proposed ZBA is consistent with the Parkway Belt West Plan.

Justification for the proposed modifications to the North Oakville East Secondary Plan and North Oakville zoning by-law

Staff consider the proposed modifications to the North Oakville Zoning By-law, as previously discussed above, maintain and support the vision of the NOESP.

West Morrison Creek - EIR/FSS Addendum #2

Halton Region, Conservation Halton and Town staff have reviewed the West Morrison Creek EIR/FSS Addendum #2. It has been deemed acceptable in principle as related to the subject property and is consistent with the North Oakville Creeks Subwatershed Study. Conditions of Draft Approval for the subdivision have been included into Appendix D to ensure that through detailed design, various matters including site drainage, servicing, clean water drainage to PSW 15 in Core 7 to the south of Burnhamthorpe Road (within the Star Oaks subdivision), coordination of external services are satisfactorily addressed.

Sixteen Mile Creek - EIR/FSS

The employment block, Block 1, will be created by default as previously mentioned in this report.

The EIR/FSS for 16 Mile Creek subwatershed related to Block 1 of the draft plan was not submitted. Due to the emphasis of the application related to the secondary school use, staff have proposed to maintain the existing zoning status as *Future Development (FD)* on Block 1. Once this information has been submitted and reviewed as part of a future zoning amendment application process, the zoning for Block 1 may be changed. In addition and as mentioned above, the PBWP must be removed.

Relocation of Proposed trail

A concern was raised about the proposed trail traversing the secondary school site. This matter has been resolved. The trail will be located within the NHS.

Conformity with urban design policies

Site Plan control is required for the development of both the school and employment block. Urban design for both the future employment block and secondary school will be further reviewed at the Site Plan stage.

Vehicular access to this subdivision will be from Sixth Line, Burnhamthorpe Road West and future William Halton Parkway.

Proposed school playing field with potential dome – abutting easterly residential development, lighting and operation

Municipal By-law Enforcement staff have reviewed the preliminary information on the field lighting and do not anticipate any negative issues to arise. This matter will be further reviewed at the site plan stage.

Sixth Line Coordination - Phase 2

Construction of Phase 2 road works is targeted to start Summer/early Fall 2023.

Transportation – buses, laybys and traffic controls

The bus parking location is conceptually identified by the arrow below on Figure 6. Buses will enter the site from the signalized intersection of Loyalist Trail and Sixth Line and exit the site onto Sixth Line north of the proposed school building. The exit was specifically located to the north of the Sixth Line southbound west-turning lane.

Signals will be at Loyalist Trail/Sixth Line and Sixth Line/Burnhamthorpe Road West. Sixth Line is a town capital project.

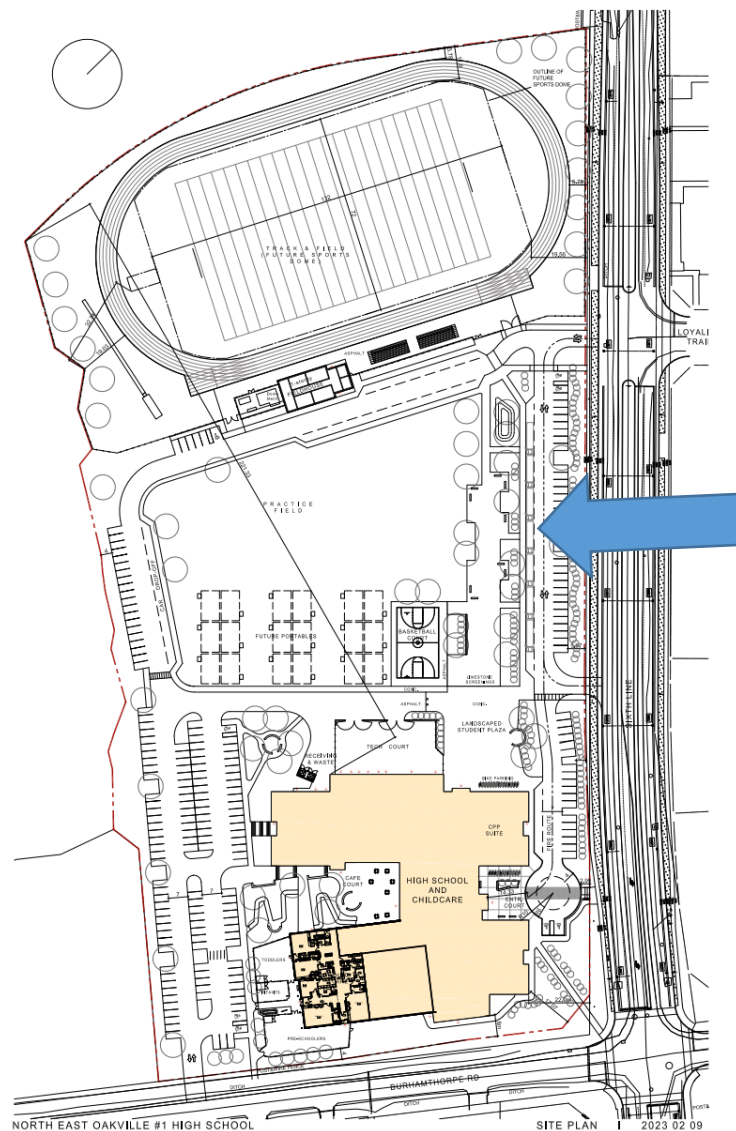


Figure 6 – Latest development concept for school block

Consider opportunities for electric vehicle charging on the site

Due to the provincial funding arrangement for schools, electric charging stations are not a funded item. However, HDSB staff have been made aware of this matter for consideration.

Investigate other sites to compare parking ratios

Parking for this school site was reviewed above and the zoning is reflective of the operation of this site.

Provide more clarity around potential uses in the Employment designation

As mentioned above, the 16 Mile Creek EIR/FSS addendum was not submitted with this application as supporting material. The applicant must prepare and complete this document to the satisfaction of Conservation Halton, Halton Region and the Town. As such, the zoning on Block 1 is to remain as *Future Development (FD)* and will be addressed through a future zoning amendment application. Uses will be reviewed at that time.

Flag this application with Halton Regional Police Service and Crime Prevention Through Environmental Design (CPTED) principles

Staff have raised this proposal to the Halton Region Police District staff and no concerns were raised. Once the formal site plan application is submitted, staff will again circulate Halton Region police for any comment.

Public Comments

No public comments were submitted at the time of writing this report. The school block was discussed and addressed at the September 6, 2022 Planning and Development/Council meeting related to the two Official Plan Amendments previously discussed in this report.

NEXT STEPS

Should this application be approved by Council, the following are next steps to the development of this site.

- the Owner will be required to satisfy the draft plan conditions as set out in this report.
- Site alteration works (topsoil stripping and earthworks) are targeted to commence in Q2/Q3 2023.
- Commencement of road, utilities and underground services on Sixth Line and Burnhamthorpe Road West (targeting Q2 /Q3).
- West Morrison Creek channel works (on-going).
- Processing of a site plan application and building permit(s) for the high school. The high school opening date is targeted for September 2026.

CONCLUSION

The overall Block 2 designation (Transitional Area with a secondary school symbol) was established with the previously approved OPAs on September 6, 2022.

Staff recommends approval of the Zoning By-law Amendment and Draft Plan of Subdivision, which will permit the development of approximately 23 hectares of land for one employment block, one secondary school block, a stormwater management pond; and, three natural heritage system blocks.

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.

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 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 Zoning By-law Amendment and revised Draft Plan of Subdivision, subject to the conditions in Appendix "D" and that By-law 2023-013 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. Matters raised by various agencies and internal departments 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 appropriate for the orderly development of the lands.
- The proposed draft plan of subdivision and zoning by-law amendment reflects a logical extension of the draft plan of subdivision to the south.
- The proposed plan of subdivision meets the criteria established in Section 51(24) of the *Planning Act*.
- Comments from Council have been appropriately addressed.

CONSIDERATIONS

(A) PUBLIC

The Public Meeting notice for May 2, 2022 meeting was mailed out to all properties within 240 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.

The secondary school use on Block 2 and the associated Official Plan Amendments were discussed with approval granted at the September 6, 2022 Planning and Development/council meeting. Public notice was also provided for that meeting.

Notice for this meeting has been provided to the agencies, and the public who previously provided comments on the proposal.

(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. Additional review will be required prior to registration of the draft plan.

(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 – Regional comments
Appendix B – Draft Plan of Subdivision
Appendix C – By-law 2023-013 (ZBA)
Appendix D – Conditions of Draft Approval

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