

REPORT

Planning and Development Council

Meeting Date: May 15, 2023

FROM: Planning Services Department

DATE: May 2, 2023

SUBJECT: Recommendation Report – Draft Plan of Subdivision and Zoning By-law Amendment – Mattamy (Joshua Creek) Limited – Phase 3 – Part of Lots 8 and 9, Concession 1 N.D.S., File No.: 24T-20007/1307, Z.1307.07 – By-law 2023-036

LOCATION: Part of Lots 8 and 9, Concession 1 N.D.S.

WARD: Ward 6

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RECOMMENDATION

1. That revised Draft Plan of Subdivision and Zoning By-law Amendment applications (File Nos. 24T-20007/1307 and Z.1307.07), submitted by Mattamy (Joshua Creek) Limited, be approved on the basis that the applications are 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 2, 2023.
2. That By-law 2023-036, an amendment to Zoning By-law 2009-189, be passed.
3. That the Director of Planning Services is authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-20007/1307) submitted by Mattamy (Joshua Creek) Limited – Phase 3, and prepared by R-PE Surveying Limited, dated November 14, 2022, subject to the conditions contained in Appendix “A.”
4. That once 24T-20007/1307 has been draft approved by the Director of Planning Services, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates.

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 the proposed Draft Plan of Subdivision and Zoning by-law Amendment applications submitted by Mattamy (Joshua Creek) Limited.
- The applications consist of approximately 61.43 hectares of land with 702 detached dwellings, 314 townhouse units, parks, school and Natural Heritage System.
- The subject lands are designated Neighbourhood Area, Neighbourhood Park, Elementary School Site, Village Square and Natural Heritage System Area within the North Oakville East Secondary Plan (Figure NOE2).
- The lands are zoned Future Development (FD) within Zoning By-law 2009-189.
- An applicant-initiated Public Information Meeting ("PIM") took place on February 11, 2020, and was attended by one resident and the Ward 6 Councillors.
- A statutory public meeting was held on November 25, 2020; no public members spoke to the subject application.
- Staff recommend approval of the Draft Plan of Subdivision and Zoning By-law Amendment applications as the proposal is consistent with the Provincial Policy Statement, conforms and does not conflict with the Growth Plan, conforms to all Provincial Plans, the Region of Halton Official Plan and the general intent and purpose of the North Oakville East Secondary Plan. The proposed development aids in achieving complete communities, including the protection of the natural heritage system, in accordance with the Town's established Urban Structure.

BACKGROUND

The purpose of this report is to provide a full staff review of the applications and a recommendation for the proposed Draft Plan of Subdivision and Zoning By-law amendment applications. A statutory public meeting was hosted by Oakville Town

Council on November 25, 2020. No members of the public attended the Public Meeting, and no written submissions were received following the meeting. If approved, the Draft Plan of Subdivision will create 702 detached dwellings, 314 townhouse units, public streets, walkways, open space, a school block and parks. The effect of the Zoning By-law 2023-036 is to rezone the lands from Future Development (FD) to site-specific General Urban, Suburban, Neighbourhood Center, park, institutional, and Natural Heritage System.

The current applications were submitted and deemed complete on May 27, 2020. The developer initiated Public Information Meeting occurred February 11, 2020, which one member of the public attended.

Proposal:

The applicant submitted a Draft Plan of Subdivision and Zoning By-law Amendment application to permit the development of the 61.43 hectare parcel into:

- 1,016 residential units;
- one neighbourhood park (NP10);
- one block to be consolidated with an adjoining block to create a second neighbourhood park (NP5);
- two village squares;
- one block to be consolidated with an adjoining block to create a third village square;
- a separate elementary school; and
- conveyance of natural heritage system lands (Figure 1).

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 (11.60 m)	385	13.76
Detached Dwellings (13.75 m)	34	1.63
Detached Dwellings (10.4 m)	281	8.22
Detached Dwellings (20.11 m)	2	0.14
Street Townhouses	185	4.18
Rear Lane Townhouses	121	1.58
Live-work Townhouses	8	0.22
Servicing Block (Blocks 763, 764)	2	0.04
Natural Heritage System (Blocks 765-768)		5.08
Village Square (Blocks 771-773)		0.84
Neighbourhood Park (Blocks 774, 775)		6.99
HCDSB Elementary School (Block 776)		2.40
Walkway (Blocks 769, 777, 778)		0.02

Open Space (Blocks 779, 780)		0.08
Residential Reserve (Blocks 770, 781-796)		0.65
0.3 m reserves (Blocks 797-804)		0.00
Roads		15.6
TOTAL	1016	61.43

The housing types proposed are outlined in the table below:

Proposed Unit Type	Total
Detached Dwellings	702
Townhouses	314
TOTAL	1016

The subject development will assist in achieving a complete community in this location with the extension of roads and servicing between the Bressa, Dunoak and Argo lands and the inclusion of a school block, park and village squares (Figure 2).

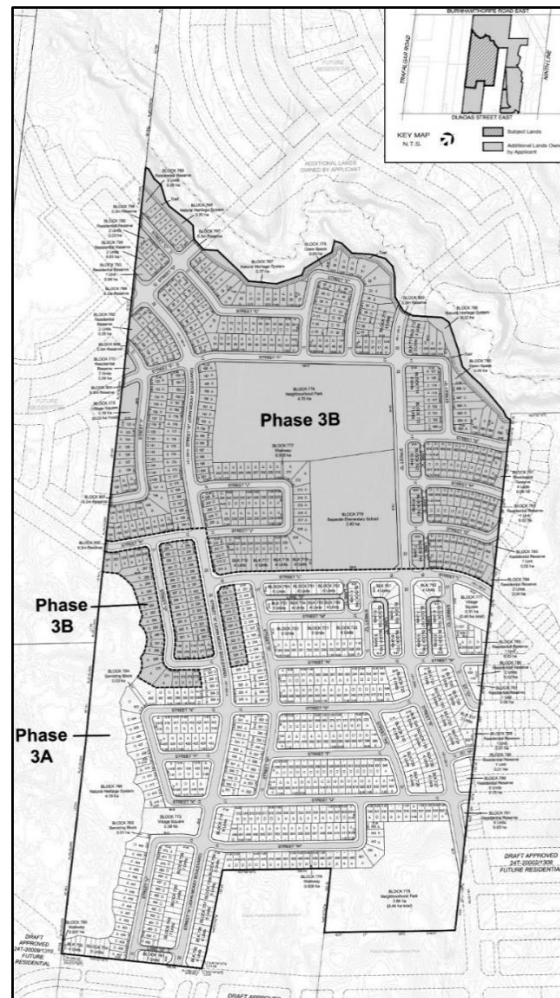


Figure 1: Proposed Draft Plan of Subdivision

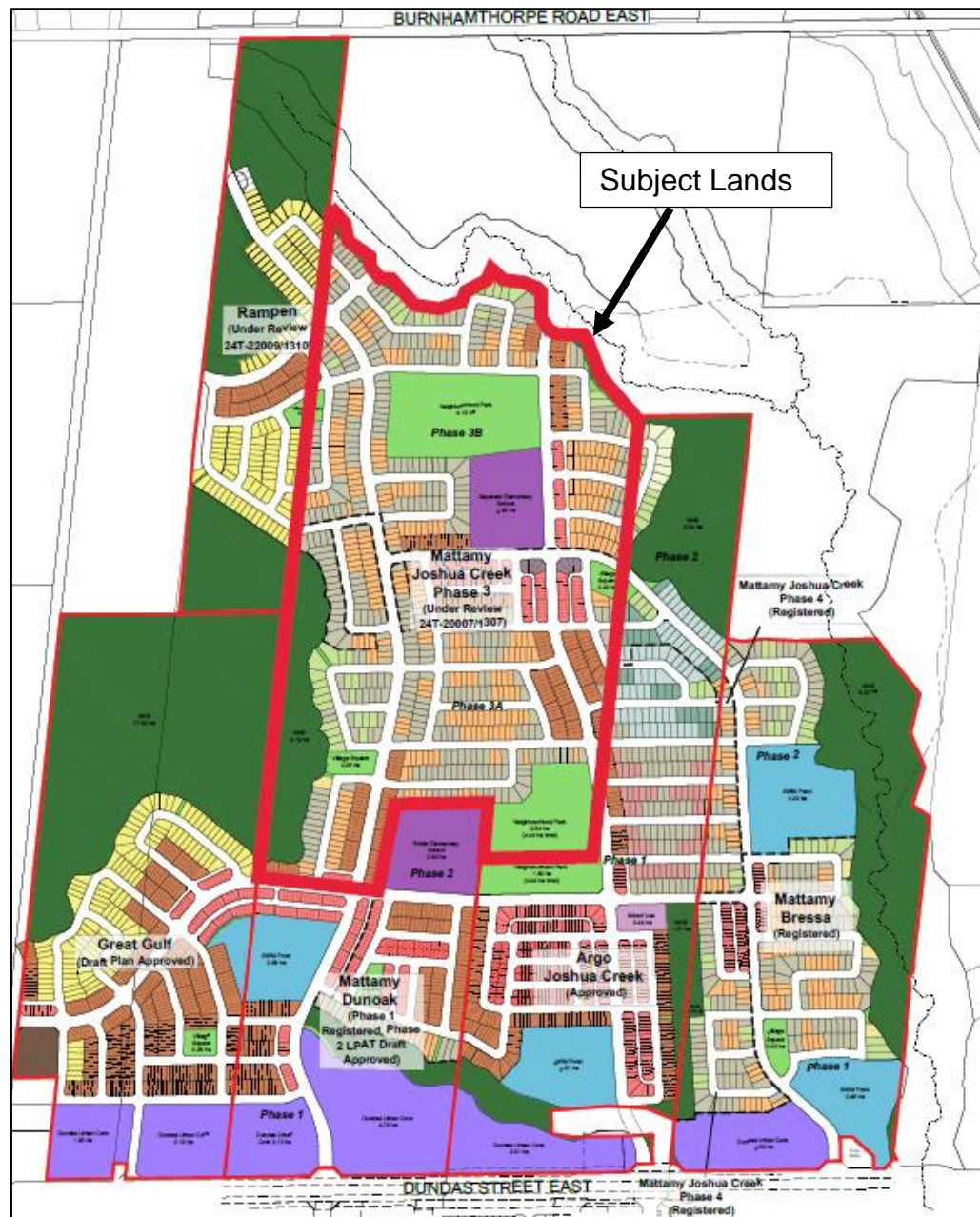


Figure 2: Context Plan

Location and Site Description

Location

The property is generally located on the south side of Burnhamthorpe Road East and west of Ninth Line as shown on Figure 3. The legal description of the properties is Part of Lots 8 and 9, Concession 1 N.D.S.



Figure 3: Air Photo

Site Description

The subject lands are currently located north of Dunoak and the Argo subdivisions. Vehicular access to the subdivision would be coordinated through the abutting Dunoak, Argo and Bressa subdivisions. Approximately 5.08 ha of the 61.43 ha property will be conveyed to the Town as Natural Heritage System.

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

Surrounding Land Uses

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

South: Dunoak Draft Approved Plan of Subdivision (24T-12003/1309) consisting of (two-storey) detached dwellings and townhouse units, a Dundas Urban Core block, a school block and a stormwater management pond.

South and East: Argo (Joshua Creek) Draft Approved Plan of Subdivision (24T-20002/1308) consisting of (two-storey) detached dwellings and townhouse units, park, mixed-use block and Dundas Urban Core Block. Further east is the Bressa Plan of Subdivision application (24T-20006/1307) which has been registered.

North: Vacant lands designated as Natural Heritage System and for future residential uses but are not currently subject to a development application.

West: Rampen/Coscorp Plan of Subdivision (24T-22009/1310) currently under review.

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, as amended in 2020)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189, as amended

Provincial Policy Statement

The Provincial Policy Statement (2020) (PPS), which came into effect on May 1, 2020, continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS (2020) promotes the integration of land use planning, growth management and transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

The subject lands are located within a settlement area, which is to be the focus of growth and development. The land use patterns within the settlement areas are

based on densities and a mix of land uses that, among other matters, efficiently use land and resources, appropriately use the infrastructure and public service facilities that are planned or available and are transit supportive. On this basis, the proposed Official Plan Amendment and rezoning are consistent with the PPS (2020).

Excerpts of relevant PPS policies to the application are attached as Appendix 'B'.

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.

The subject lands are located within an identified "Settlement Area", where intensification is encouraged to efficiently make use of the existing infrastructure, municipal servicing availability and convenient access to services that meet the daily needs of residents. Key principles set out in Section 1.2.1 include prioritizing intensification and higher densities to make efficient use of land and infrastructure and support transit viability while at the same time considering adjacent land uses, compatible built form and transitioning.

On this basis, the proposed Official Plan Amendment and rezoning are consistent with the Growth Plan and contributes to the achievement of complete communities.

Excerpts of relevant Growth Plan policies to the application are attached as Appendix 'B'.

Halton Region Official Plan

The subject lands are designated "Urban Area" in the Regional Official Plan (ROP) with portions of the "Regional Natural Heritage System" (RNHS). The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". The policies of the Urban Area

designation support a form of growth that is compact and supportive of transit, the development of vibrant and healthy mixed-use communities which afford maximum choices for residence, work and leisure. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

2020 Servicing Allocation Program – water and wastewater

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

The subject lands are located outside the urban built boundary and are 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.

In a letter dated March 3, 2023, Halton Region 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 to address allocation.

North Oakville East Secondary Plan

Urban Structure

The *Livable Oakville Plan* is 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 Secondary Plan (NOESP) provides a planning framework for the lands north of Dundas Street and south of Highway 407 between Ninth Line and Sixteen Mile Creek. The NOESP is not part of the *Livable Oakville Plan* but endures as an amendment 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 land use designations which apply to the subject lands consist of *Neighbourhood Area, Neighbourhood Park, Elementary School Site, Natural Heritage System Area, Avenue/Transit Corridor* and *Connector Transit Corridor* in Figure NOE2, Land Use Plan (Figures 4a and 4b).

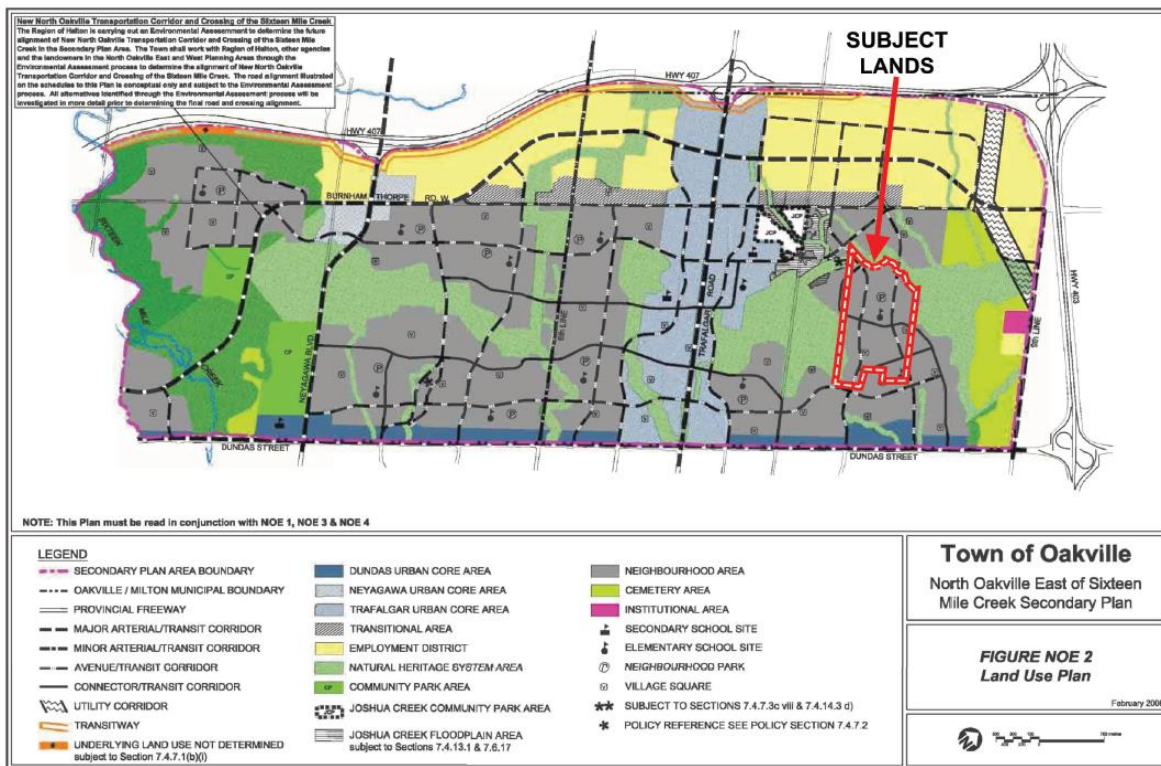


Figure 4a: North Oakville East Secondary Plan - Figure NOE2

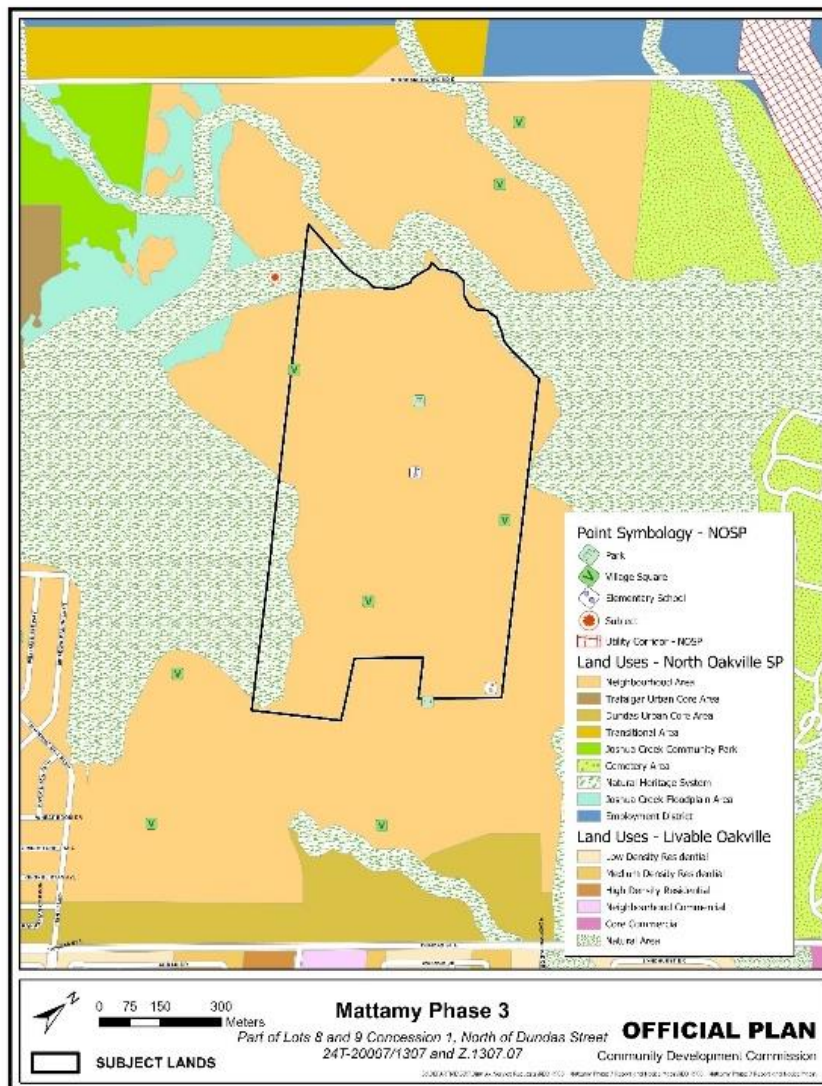


Figure 4b: Extract North Oakville East Secondary Plan - Figure NOE2

OPA 321

In 2018, approved OPA 321 updated the Neighbourhood Centre Area policies to enhance clarity, increase the maximum height and require one mixed-use or non-residential building at neighbourhood activity nodes.

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 neighbourhood residents from a central neighbourhood 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.

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, Neighbourhood Park, Elementary School Site, and Village Square* as shown in the North Oakville Master Plan (Figure 5).



Figure 5: North Oakville Master Plan Excerpt

Section 7.2 Community Vision states “*The community will be well served by an interconnected transit network which will provide residents and employees opportunities for an attractive alternative travel mode within North Oakville, and connections to the rest of the Town, as well as transit facilities which will serve the Region and the Greater Golden Horseshoe*”.

Section 7.2.3.5 – Transportation

- a) To create a system of roads and transportation corridors which promotes the safe, efficient circulation of traffic including transit and non-vehicular traffic.*
- c) To establish a transportation system that complements and supports the existing and future urban structure and land use pattern.*
- d) To promote transit opportunities through community design, including a “transit first” policy to ensure that development including the phasing of development proceeds in a manner which will be supportive of early provision of transit services.*

The road system is discussed later in this report.

Optional Linkage Preserve Area – Section 7.3.5

Figure NOE 3 – *Natural Heritage Component of Natural Heritage and Open Space System* identifies the north-west corner of the draft plan of subdivision as containing an *Optional Linkage Preserve Area*.

Section 7.3.5 a) ii) states *Optional Linkage Preserve Areas* include areas which are designed to link the Core Preserve Areas together to maintain and enhance their environmental sustainability. They follow natural features whenever possible and are intended to be of sufficient size and character, including buffers, to ensure the functionality and sustainability of the Natural Heritage component of the System. The *Optional Linkage Preserve Areas* were established based on the potential to relocate an adjacent medium constraint stream into the lands designated as *Optional Linkage Preserve Area*.

Section 7.3.5 b) ii) states that “...if the adjacent stream is not relocated into the lands designated “*Optional Linkage Preserve Area*”, and remains in place in a manner which satisfies the requirements to serve a linkage function as set out in Subsection 7.4.7.1 d), then the lands in the *Optional Linkage Preserve Area* designation, without the need for amendment to this Plan, may be developed in accordance with the abutting land use designation.”

Through the review of the EIR/FSS the abutting medium constraint stream will not be relocated into the optional linkage preserve area and will remain in place. As such, the lands identified on NOE 3 as an *Optional Linkage Preserve Area* are proposed for development consistent with the abutting land use designation.

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

The North Oakville Zoning By-law sets the zoning standards by establishing general regulations and zones reflecting the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law (By-law 2009-189) on November 23, 2009. The subject property is zoned Future Development (FD) (Figure 6), which allows uses that legally existed when the parent by-law was enacted. The purpose of the FD zone is to allow for the future zoning of the land to

be considered in the context of a new application and the policies within the NOESP. A zoning amendment is required to implement the proposal.

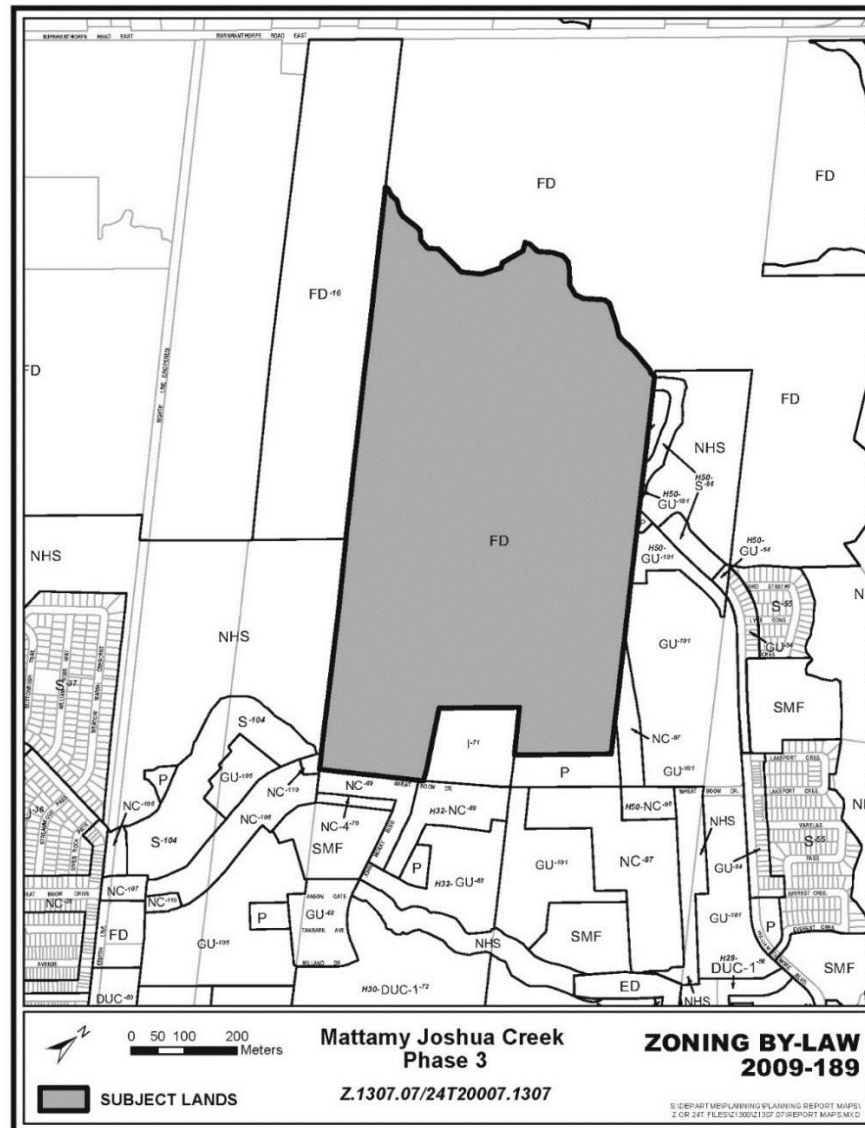


Figure 6: Zoning By-law Map

Proposed Zoning

A draft Zoning By-law has been prepared to rezone the subject lands from *Future Development (FD)* to site specific *General Urban (GU)*, *Sub-Urban (S)*, *Neighbourhood Centre Area (NCA)*, *Park (P)*, *Institutional (I)*, and *Natural Heritage System (NHS)* zones. The effect of the proposed zoning would facilitate the development of the lands for 1,016 residential units, neighbourhood parks, village squares, and elementary school and the conveyance of the natural heritage system, in accordance with NOESP designations and policies.

The following is an overview of the proposed By-law 2023-036:

- establishes regulations for the Sub-Urban (S) zone, specifically related to minimum lot depth, window width, porch depth and rear yard setbacks for lots abutting the NHS.
- establishes regulations for a Neighbourhood Commercial Area (NCA) block, abutting the NHS, specifically related to rear yard setback for the lot adjacent to a walkway, as well as window width, porch depth and rear yard setbacks.
- establishes regulations for the Neighbourhood Commercial Area (NCA) blocks, specifically related to permitted uses, heights, window width, porch depth and rear yard setbacks for lots abutting the NHS.
- Establishes the requirement for live work units at the activity node.

At the request of the Region of Halton, a Holding “H” Provision has been included within By-law 2023-036 that must be lifted prior to the issuance of building permits. The Holding Provision is related to allocation as follows:

- a) “The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program;*
- b) The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements;*
- c) The Owner shall have made all required payments associated with the Allocation Program; and,*
- d) The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.*

TECHNICAL & PUBLIC COMMENTS

The proponent provided technical supporting studies which were 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 accessible on the Town’s website at [Mattamy \(Joshua Creek\) Limited - Phase 3 - Z.1307.07 and 24T-20007/1307 \(oakville.ca\)](https://www.oakville.ca/20007/1307)

- Draft Plan of Subdivision
- Planning Justification Report
- Urban Design Brief
- Transportation Impact Study
- Density Plan
- Pedestrian Circulation & Transit Facility Plan

- Environmental Impact Report/Functional Servicing Study
- Archaeological Assessment
- Noise Study
- Garage Detail/Parking Plan

Resolution of Issues Raised at the Public Meeting

The Statutory Public Meeting hosted by Oakville Council was held on November 25, 2020; no members of the public participated virtually. The following is an overview of the matters that were identified at the public meeting and the analysis and resolution of the issues:

Alignment with the Climate Emergency declared by Council

The applicant has advised that Mattamy Homes is known as an industry leader in sustainability and has participated in various innovation and sustainability solutions by developing better building home envelopes and leveraging smart home technology that provides ongoing and optimized efficiencies. When constructing their homes, they use various techniques and building practices to improve the project's sustainability and reduce climate change impacts. Through their 'Built-In Smart Technology', buildings are designed, constructed and programmed in a manner that reduce energy consumption to save homeowners an average of 23% on their bills. They partner with various companies to offer a Comfort Tech bundle for new homes that provide optimal heating, cooling, humidity control and on-demand hot water that lowers carbon emissions and offers enhanced energy-efficiency. Additionally, all houses are built to Energy Star standards, which is 20% more efficient than the Ontario Building Code and air tightness testing by 3rd party energy advisors, which is not a standard in the industry.

All new homes also include items such as low e-glass windows, low-flow faucets, water-efficient toilets, high-efficiency furnaces, heat recovery ventilators, tankless water heaters, energy-efficient appliances, rough-ins for electric car charge stations and solar power.

North Oakville East Developers Group

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

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

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

The proposed development is an extension of the draft approved plans to the east and south and the NOESP contemplates the proposed uses. It is staff's opinion that the proposal is consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan, the Region of Halton Official Plan and the NOESP.

Protect for the envisioned connectivity of Street "B" to Burnhamthorpe Road

Street "B" on the proposed draft plan of subdivision is shown on Figures NOE 2, NOE 4 as an Avenue/Transit Corridor. Figures NOE2, NOE 4 and the Master Plan anticipate that Street "B" would directly connect Dundas Street East and Burnhamthorpe Road East (Figure 7a - yellow highlight).

Staff acknowledge that the Mattamy lands north of the Natural Heritage System (NHS) are not part of this application at this time, however, they have been shown conceptually in a light gray line what is potentially proposed in the future. Staff were concerned that Street "B" if continued with the current geometrics as shown on the proposed draft plan of subdivision would require a 'left-hand' turn to continue to Burnhamthorpe Road East (Figure 7b - yellow highlight) and as such would not provide a direct connection between Dundas Street East and Burnhamthorpe Road East.



Figure 7a: Expected Road Layout



Figure 7b: Proposed Road Layout

Following the Statutory Public Meeting, Town staff, Mattamy and Conservation Halton further reviewed the future crossing of the NHS, and it was determined that the current alignment provided the shortest distance over the valley, which would result in the least disturbance to the watercourse. Mattamy has agreed to work with Town staff as part of the future application to refine the road layout and possibly introduce a round-about to ensure the appropriate traffic flow.

Protect for the envisioned East-West connection from Burnhamthorpe Road across the Town

Figures NOE 2, NOE 4 and the Master Plan anticipate a major east-west connection across the Town as shown in yellow highlight on Figures 8a and 8b.

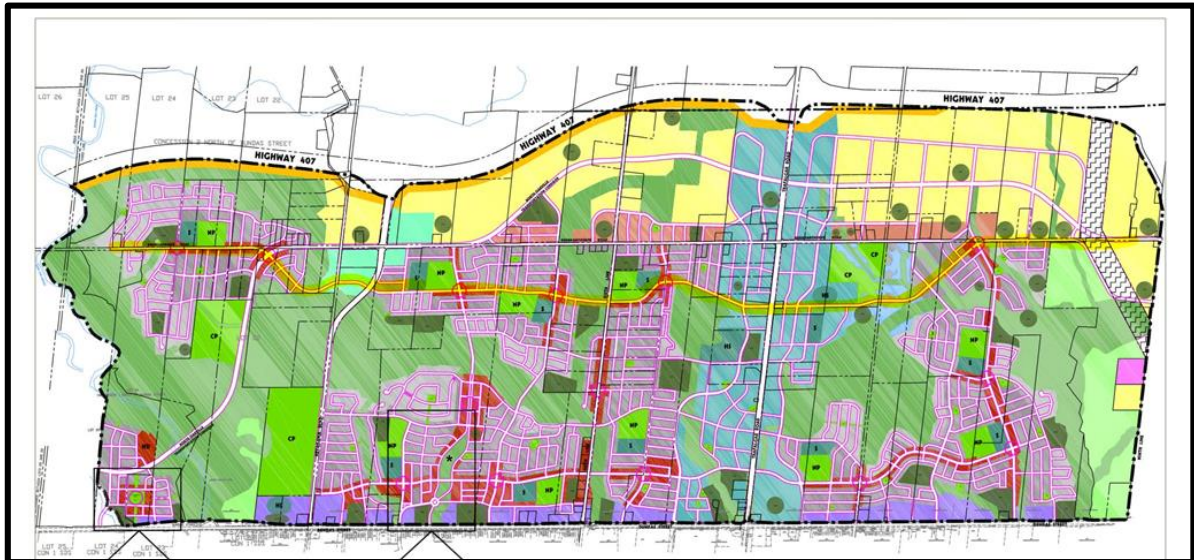


Figure 8a: Major East-West road (yellow highlight)



Figure 8b: Major East-West road Extract (Yellow Highlight)

The lands to the west of the proposed subdivision contain a heritage landscape designated under the *Ontario Heritage Act* associated with the Joshua Creek Heritage Art Centre. Roads are not permitted within the heritage landscape, and as such, the east-west road is required to “swing” farther south, which would impact the north-east corner of the draft plan of subdivision.

The original application did not anticipate the east-west road (Figure 9a), however following the Statutory Public Meeting the applicant revised the subdivision plan which would protect for this connection (Figure 9b).



Figure 9a: Original Proposal



Figure 9b: Revised Proposal

Although the east-west road has shifted more southerly than what is shown on the Master Plan, the NOESP includes policies that allow for modifications to the road layout provided the general intent and direction of the Master Plan is maintained (Section 7.5.2).

Staff is satisfied that the revised road layout protects for a future east-west connection across the Town.

Investigate the appropriateness of the configuration of the proposed Street A (John McKay Boulevard)

Figures NOE 2, NOE 4 and the Master Plan anticipate John McKay Boulevard to connect from Dundas Street East to Burnhamthorpe Road. John McKay Boulevard originates within the registered Dunoak plan and is proposed to be extended as part of this subdivision plan and is further proposed to be extended as part of the Rampen/Coscorp to the west. Ultimately, the road will connect to Burnhamthorpe. Staff have no concerns with the current alignment of John McKay Boulevard within this draft plan of subdivision.

Neighbourhood Park and Village Squares

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

Consistent with the NOESP Master Parkland Agreement, developers shall provide a total of 64.5 hectares of parkland, 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 formalized through the Master Parkland Agreement and are 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 Mattamy (Phase 3) subdivision provides for land to accommodate Neighbourhood Park 10 (NP10) shown as Block 774. 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. In addition, this subdivision contains a portion of Neighbourhood Park 5 (NP5) shown as Block 775, which combined with the corresponding block on Argo (Joshua Creek), will provide for a 4.44 ha Neighbourhood Park. NP5 is anticipated to include two major soccer fields and three tennis courts.
- 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.

In addition to the two Neighbourhood Parks, two Village Squares within the subject lands and proposed, and one Village Square to be shared with the Coscorp/Rampen lands to the west. The proposed draft plan provides for all of the required park and village square blocks at the required size in accordance with NOESP.

Park and multi-use trail construction

The North Oakville Landowners Group, through the North Oakville Minutes of Settlement, are required to provide the land and construct the park space and multi-

use trails that are identified in NOESP and the North Oakville Trails Plan. The Town does not assume responsibility for these facilities until they are inspected and deemed constructed to Town standards.

Location of the Activity Node that is identified within the Master Plan

The applicant has provided for two live-work town-house blocks at the intersection of Streets “B” and “L”, in accordance with the NOESP Neighbourhood Centre policies for a mixed use/non-residential building. The proposed zoning by-law has been prepared to ensure at-grade commercial uses are provided.

Confirmation from the Region that the applicant has secured sufficient allocation to allow the full build-out of the subdivision.

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 March 3, 2023, 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

Environmental Implementation Report and Function Servicing Study

The Joshua’s Creek Tributaries EIR/FSS covered approximately 187 ha of land which consists of the Bressa Development Phase 1 and Phase 2, Dunoak, Redoak/Capoak, Argo (Joshua Creek), and Rampen Holdings as well as the 61.43 ha of lands associated with this draft plan of subdivision. As part of this application the applicant provided the *Mattamy Phase 3 EIR/FSS addendum #3 to the Final Joshua’s Creek Tributaries EIR/FSS*. The purpose of the addendum was to support the current draft plan of subdivision and specifically to review the crossings of the NHS, NHS delineation, streams, species at risk, grading, drainage, stormwater management, storm ponds, trails etc. *Mattamy Phase 3 EIR/FSS addendum #3 to the Final Joshua’s Creek Tributaries EIR/FSS* was reviewed by the Town, Conservation Halton and the Region, and 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 in Appendix A to ensure that various matters, including the items listed above, are satisfactorily addressed through detailed design.

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

Southeast of the subject lands is the Argo (Joshua Creek) Draft Plan of Subdivision application consisting of detached dwellings, townhouse units and natural heritage system. To the south of the subject lands is the Dunoak draft approved Plan of Subdivision consisting of detached dwellings, townhouse units, a school, stormwater management facility and Dundas Urban Core Block. To the east is the Bressa Draft Plan of Subdivision, and consists of detached dwelling and townhouse units as well as a park block, village square and Dundas Urban Core Block.

The proposed development is consistent with the surrounding approved developments. 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 before marketing or selling on any units. The applicant must also select a control architect who shall ensure all development exempt from Site Plan Approval process, proceeds per the Town-approved Urban Design Brief.

Vehicular access to this subdivision will be from the abutting developments and Dundas Street East.

On-Street Parking to maximize visitor parking

The applicant provided an on-street parking plan that identifies the possible locations for on-street parking. The analysis proposes 561 on-street parking spaces within the limits of the subdivision. The on-street parking spaces are in addition to parking on driveways and within garages.

The applicant has not requested any modifications to the minimum parking stall regulations. The standard parking regulations require a minimum 3 metre width for a parking space in a private garage and allows one step to encroach into the length of a parking space.

Confirmation of appropriate road and lane widths to ensure the functionality

Transportation staff has evaluated the proposed draft subdivision plan and advised that the proposed road and lane widths meet Town standards and TAC Geometric Design Standards.

Consideration of the need for additional rear lane townhouse units along Streets “B” and “L” to reduce the number of driveways and maximize additional on-street parking opportunities.

To maximize the amount of on-street parking along Street “B”, staff requested the applicant modify the draft plan of subdivision by reducing on-street townhouse units

along Street “B” and replacing them with rear lane townhouses. The applicant revised the plan as requested which added an additional 35 on-street parking spaces on Street “B”.

HCDSB involvement in the planning process

Staff confirm that the HCDSB has been involved in reviewing this application and included the proposed number of units in its long-term forecasting for the provision of future elementary schools. The HCDSB has advised that the school is anticipated to be open for the 2030-2031 school year.

Ensure that if the school is not built, the builder does not automatically get to build residential units

The proposed Zoning By-law (2023-036) has zoned the school *I – Institutional*. The Institutional zone does not permit residential uses. Should the school board choose not to proceed with the school in the future, a Zoning By-law Amendment application would be required to allow for residential uses, which would be a public process.

What can be done to notify more residents of these types of applications?

The subject lands (hatched) are part of a larger land holding (grey) (Figure 10). The Public Information Meeting and Statutory Meeting notice was circulated around the larger land holding (grey), which captured 362 residential addresses. In addition, various agencies and resident associations were also circulated. A sign was placed at the road entrances leading into the subdivision.

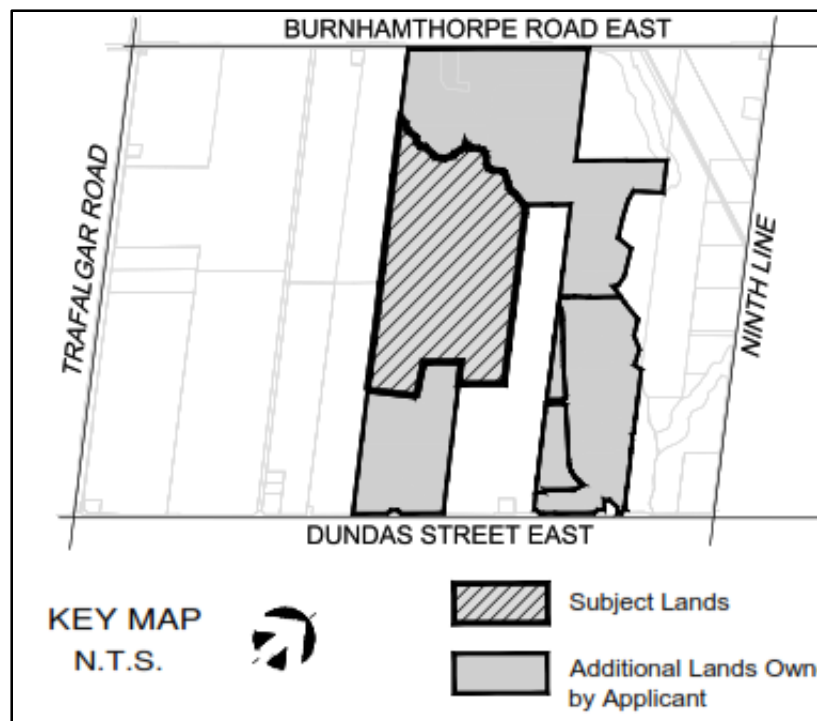


Figure 10: Key Map

CONSIDERATIONS

(A) PUBLIC

The applicant held a public information meeting that took place on February 11, 2020, and was attended by one resident and the Ward 6 Councillors.

A statutory public meeting was held on November 25, 2020, and notice was mailed to all properties described in the staff report. In addition, a sign was placed at the road entrances leading into the subdivision. 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 and no comments have been received since the Public Meeting.

Notice of the May 15, 2023, Planning and Development Council meeting has been provided to those who participated in the process or requested to be notified.

(B) FINANCIAL

Development Charges would apply to this development. Parkland dedication is applicable and may be satisfied following confirmation that the developer is in good standing with the North Oakville East Developers Group and party to the Cost Sharing Agreement.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment.

Draft Plan conditions have been provided in Appendix “A” to this report. Additional review will be required prior to registration of the subdivision.

(D) CORPORATE STRATEGIC GOALS

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

- To be the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed development generally complies with the Town’s sustainability objectives of the Livable Oakville Plan. The proposal was 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 the draft plan of subdivision and zoning by-law amendment which will have the effect of developing approximately 1,016 residential units, two neighbourhood parks, three village squares, a separate elementary school, public street network, and the conveyance of natural heritage system lands. 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 recommends approval of the draft plan of subdivision subject to the conditions in Appendix "A" and that By-law 2023-036 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 2023-036 is attached as Appendix "C".

APPENDICES

Appendix "A": Conditions of Draft Plan Approval

Appendix "B": Applicable Policy Excerpts

Appendix "C": By-law 2023-036

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