



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: July 8, 2024

FROM: Planning Services Department

DATE: June 25, 2024

SUBJECT: Recommendation Report – Draft Plan of Subdivision and Zoning
By-law Amendment – Rampen Holdings Inc. – 1086
Burnhamthorpe Road East, File Nos.: 24T-22009/1310, Z.1310.18
– By-law 2024-090

LOCATION: 1086 Burnhamthorpe Road East

WARD: Ward 6 Page 1

RECOMMENDATION:

1. That revised Draft Plan of Subdivision and Zoning By-law Amendment applications (File Nos. 24T-22009/1310 and Z.1310.18), submitted by Rampen Holdings Inc., 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 June 25, 2024.
2. That By-law 2024-090, an amendment to Zoning By-law 2009-189, be passed.
3. That the Director of Planning and Development is authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-22009/1310) submitted by Rampen Holdings Inc., prepared by Robert Russell Planning Consultants, dated June 4, 2024, subject to the conditions contained in Appendix “A.”
4. That once 24T-22009/1310 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates.

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5. That the Subdivision Agreement be executed in accordance with By-law 2023-021.
 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 Rampen Holdings Inc.
- The applications consist of approximately 15.46 hectares of land with 136 detached dwellings, 52 townhouse units, a village square and natural heritage system.
- The subject lands are designated Neighbourhood Area, Village Square and Natural Heritage System Area within the North Oakville East Secondary Plan (Figure NOE2).
- The lands are zoned Future Development Special Provision 16 (FD 16) within Zoning By-law 2009-189.
- An applicant-initiated Public Information Meeting ("PIM") took place on September 12, 2022, and was attended only by the applicant and Planning Staff.
- A Statutory Public Meeting was held on June 26, 2023; 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 June 26, 2023. 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 136 detached dwellings, 52 townhouse units, a village square, public streets, walkways, and an extension of the natural heritage system. It should be noted that the Joshua Creek Cultural Heritage Art Centre located on the northern portion of the subject land is not part of the proposed development.

The effect of the proposed By-law 2024-090 is to rezone the lands from Future Development Special Provision 16 (FD 16) to Future Development (FD), site-specific General Urban (GU sp:101, GU sp:131), site-specific Suburban (S sp:128), Park (P) and Natural Heritage System (NHS).

The current applications were submitted and deemed complete on November 17, 2022. The applicant-initiated Public Information Meeting (“PIM”) took place on September 12, 2022, and was attended only by the applicant and Planning Staff.

Proposal

The applicant submitted a Draft Plan of Subdivision (Figure 1) and Zoning By-law Amendment application to permit the development of the 15.46 hectare parcel into:

- 188 residential units;
- multiple blocks to be consolidated with adjoining blocks to create additional residential units;
- one block to be consolidated with an adjoining block to create a village square; and
- conveyance of natural heritage system lands.

The Draft Plan of Subdivision proposes to create blocks containing a range of uses as described below:

Draft Plan Feature	Units (#)	Area (ha)
Detached Dwellings (11.60 m)	78*	2.94
Detached Dwellings (9.8 m)	54	1.35
Street Townhouses	52	0.98
Part Blocks (Blocks 141-147)	4	0.50
Future Development (Block 148)	TBD	2.91
Walkways (Block 149-150)		0.02
Future Road Allowance (Block 151)		0.03
Temporary Turning Circle (Block 152)		0.04
Core 10 NHS (Block 153)		3.50
Linkage Preserve Area (Block 155)		0.07
Village Square (**Block 156)		0.17
Streets (A – I)		2.95
TOTAL	188*	15.46

*Lot 18 will be removed and remain Future Development (FD), while a new lot will be added through detailed drawing of the M-Plan.

**Block 156, when combined with the adjoining Village Square block on the Mattamy Phase 3 lands, will create a 0.33 ha Village Square.

The housing types proposed are outlined in the table below:

Proposed Unit Type	Units (#)
Detached Dwellings	136
Townhouses	52
TOTAL	188

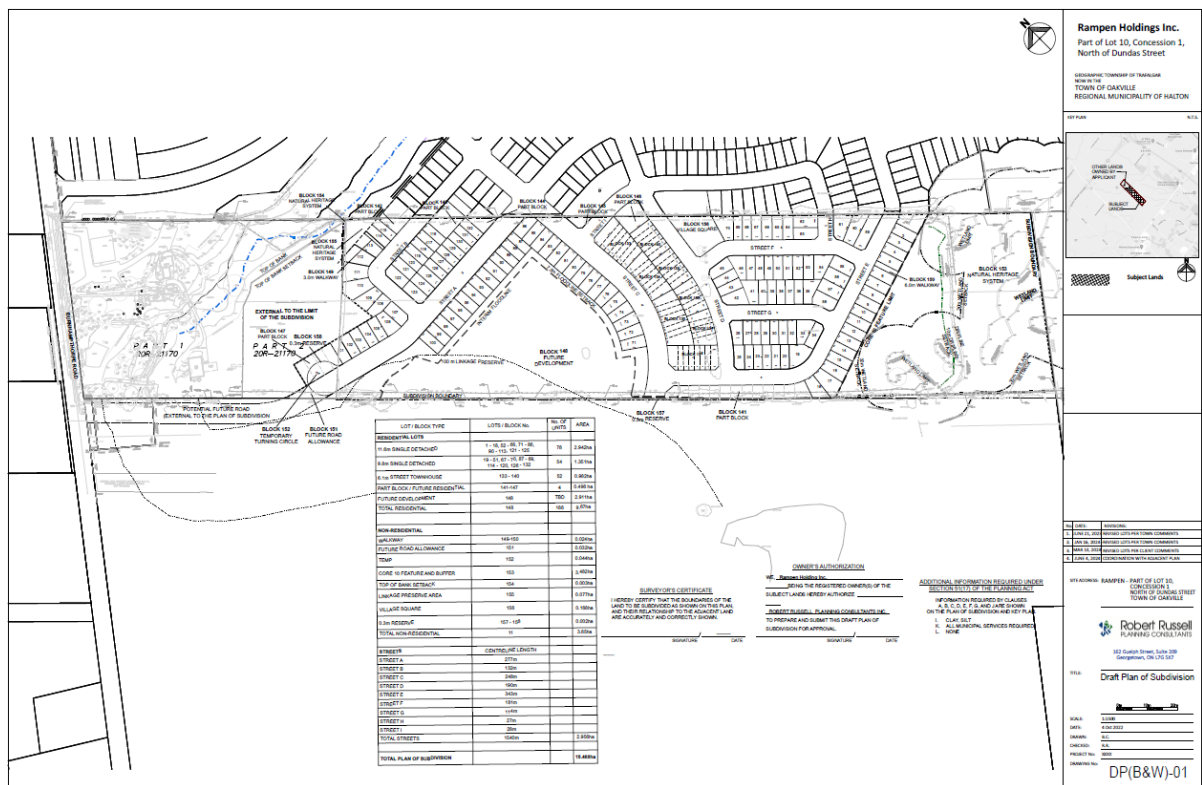


Figure 1: Proposed Draft Plan of Subdivision

The subject development will assist in achieving a complete community in this location with the extension of roads and servicing from the Mattamy Joshua Creek Phase 3 lands and the completion of a village square (Figure 2).

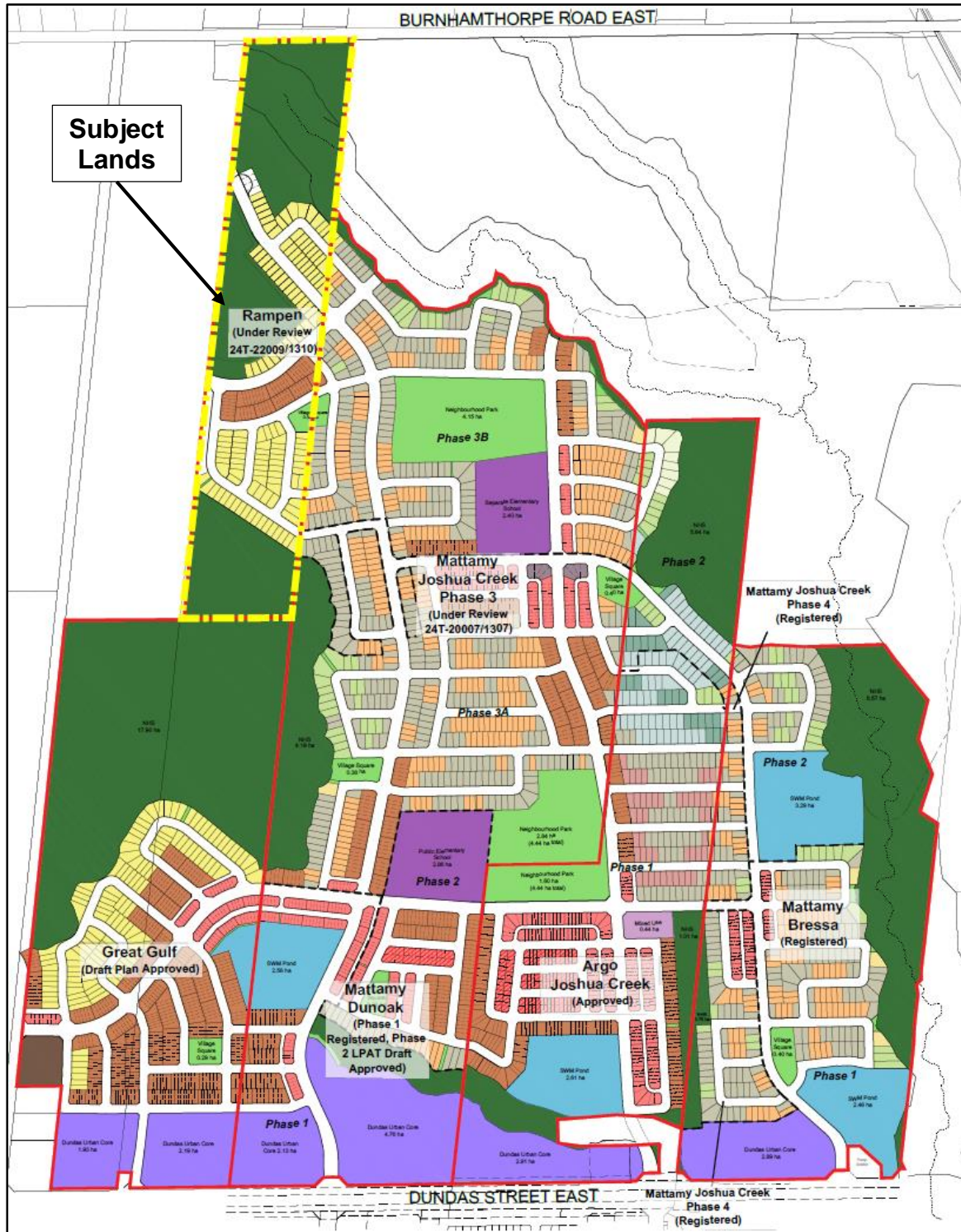


Figure 2: Context Plan

Location & 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 municipal address is 1086 Burnhamthorpe Road East.

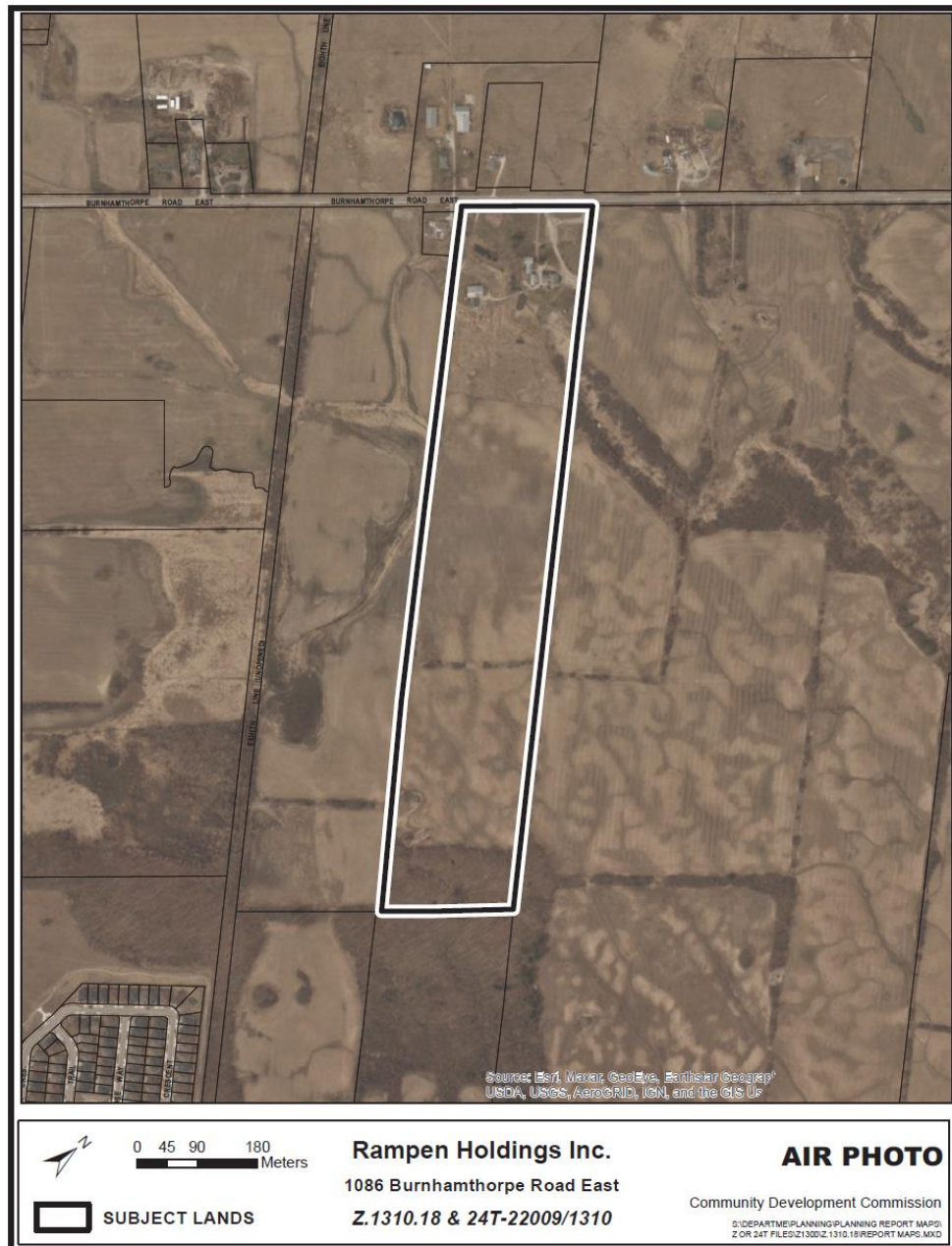


Figure 3: Air Photo

Site Description

The subject lands are located north of the Redoak/Capoak (Great Gulf) and Dunoak subdivisions. Vehicular access to the subdivision will be coordinated through the abutting Mattamy Joshua Creek Phase 3 subdivision to the east. The subject lands are generally flat and are used for agricultural purposes, with the northern portion of the lands containing the Joshua Creek Cultural Heritage Art Centre and grounds.

Approximately 3.55 ha of the 15.46 ha property will be conveyed to the Town as Natural Heritage System.

Surrounding Land Uses

Generally, the surrounding land uses are as follows:

South: Redoak/Capoak (Great Gulf) Draft Approved Plan of Subdivision (24T-20009/1310) consisting of detached dwellings and townhouse units, Dundas Urban Core blocks, natural heritage system and a stormwater management pond. The natural heritage system was conveyed to the Town in 2023 as part of their first registration.

East: Mattamy Joshua Creek Phase 3 Draft Approved Plan of Subdivision (24T-20007/1307) consisting of detached dwellings and townhouse units, a neighbourhood park, an elementary school block, as well as a partial village square that will be developed in conjunction with the village square on the subject lands. Mattamy is actively working toward the registration of its first phase.

North: Joshua Creek Cultural Heritage Art Centre, Burnhamthorpe Road East and agricultural lands designated for employment uses.

West: Agricultural and natural heritage system lands.

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- North Oakville 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 Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the PPS (2020).

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

A Place to Grow

A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020), 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 Draft Plan of Subdivision and Zoning By-law Amendment 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.

2020/2023 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 in a designated greenfield area and are subject to the 2020/2023 Regional Allocation Programs (Law file number 2020-205).

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 May 15, 2024, Halton Region advised Town Staff that they have no objection to the proposed development, subject to the recommended Conditions of Draft Plan Approval, and the inclusion of “H” Holding Provisions in the Zoning By-law to address access to servicing infrastructure and 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, Village Square, Joshua Creek Floodplain Area, Natural Heritage System Area, Avenue/Transit Corridor* and *Connector Transit Corridor* in Figure NOE2, Land Use Plan (Figures 4a and 4b).

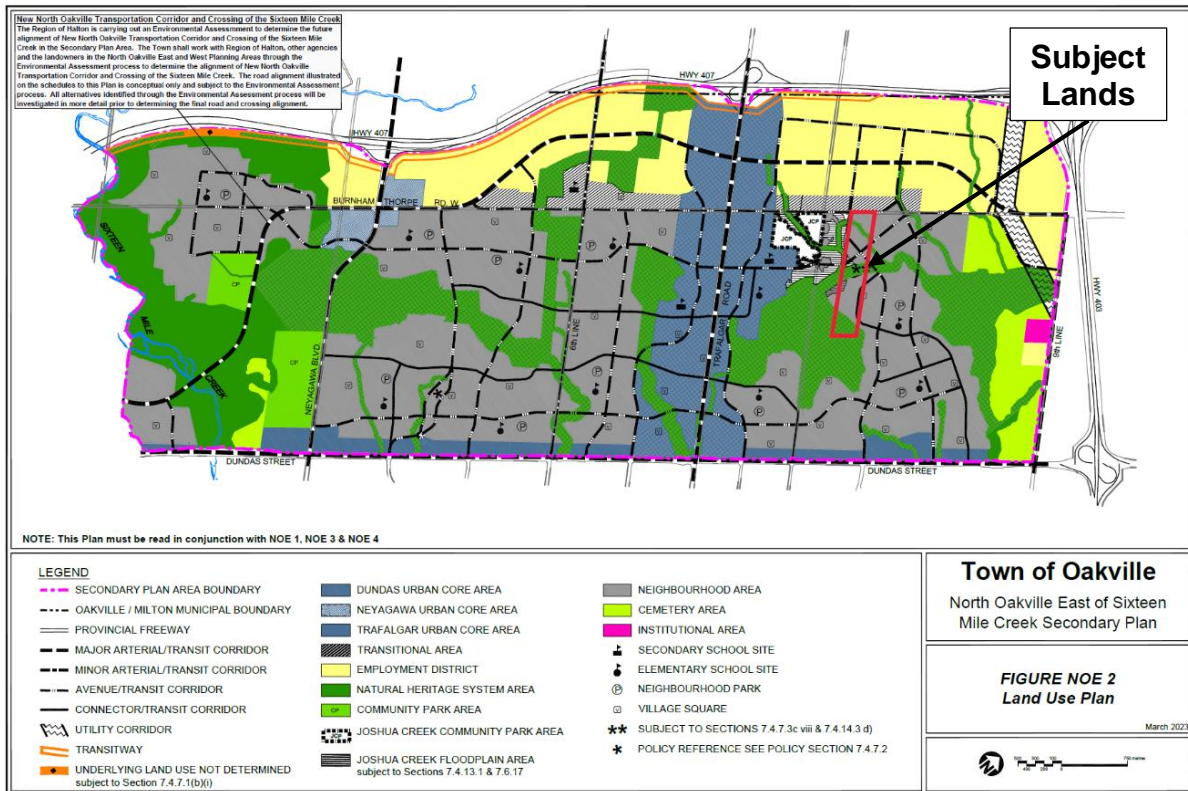


Figure 4a: Figure NOE2

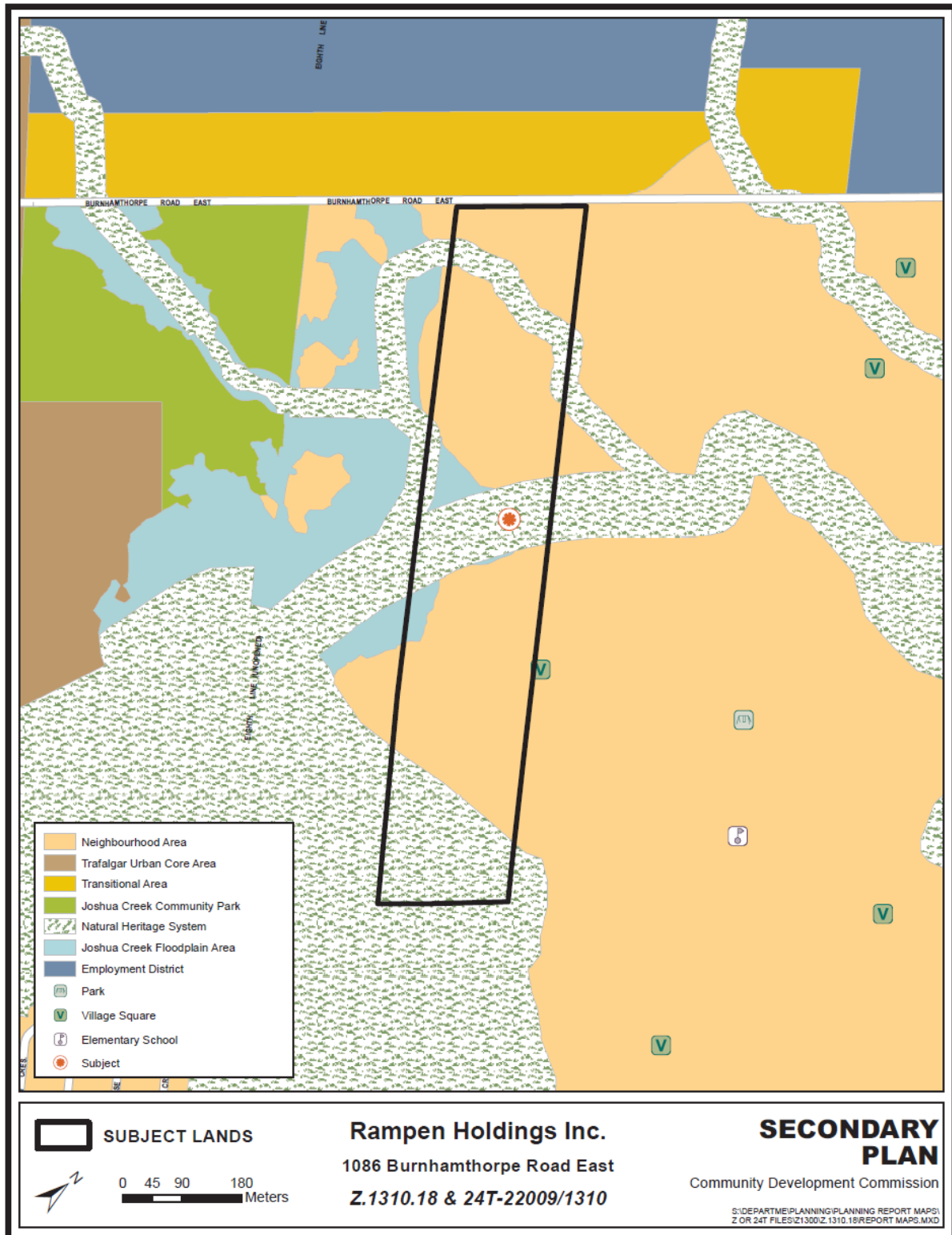


Figure 4b: North Oakville East Secondary Plan Excerpt

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 connection system is discussed later in this report.

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, Joshua Creek Floodplain Area, General Urban Area, Sub Urban Area and Village Square* as shown in the North Oakville Master Plan (Figure 5).

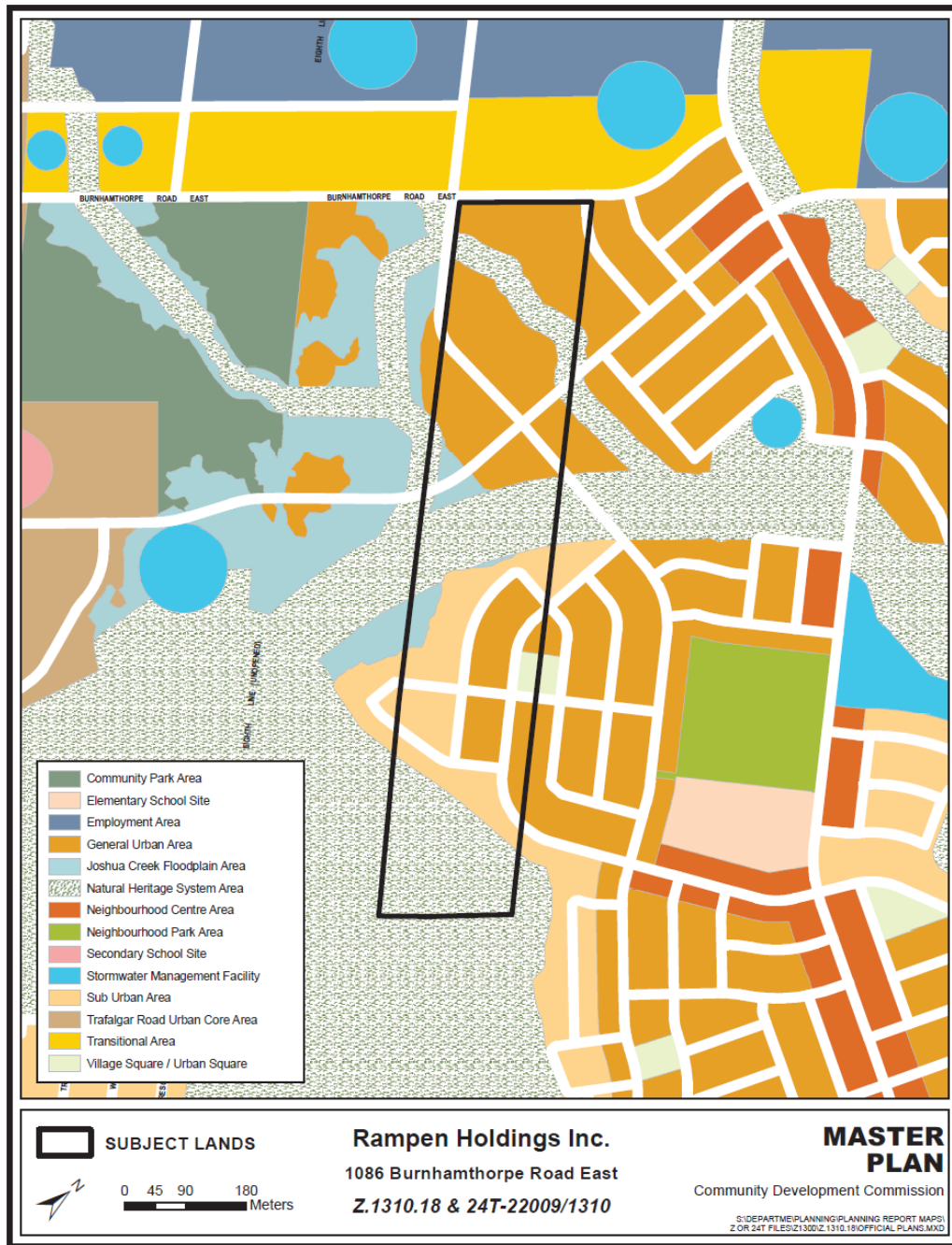


Figure 5: North Oakville Master Plan Excerpt

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*. The *Optional Linkage Preserve Area* will be discussed later within this report.

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 Special Provision 16 (FD 16) (Figure 6), which allows uses that legally existed when the parent by-law was enacted, inclusive of the Joshua Creek Cultural Heritage Art Centre.

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. The submitted Zoning By-law Amendment application (Z.1310.18) is required to implement the proposed development, in conjunction with the proposed Draft Plan of Subdivision.

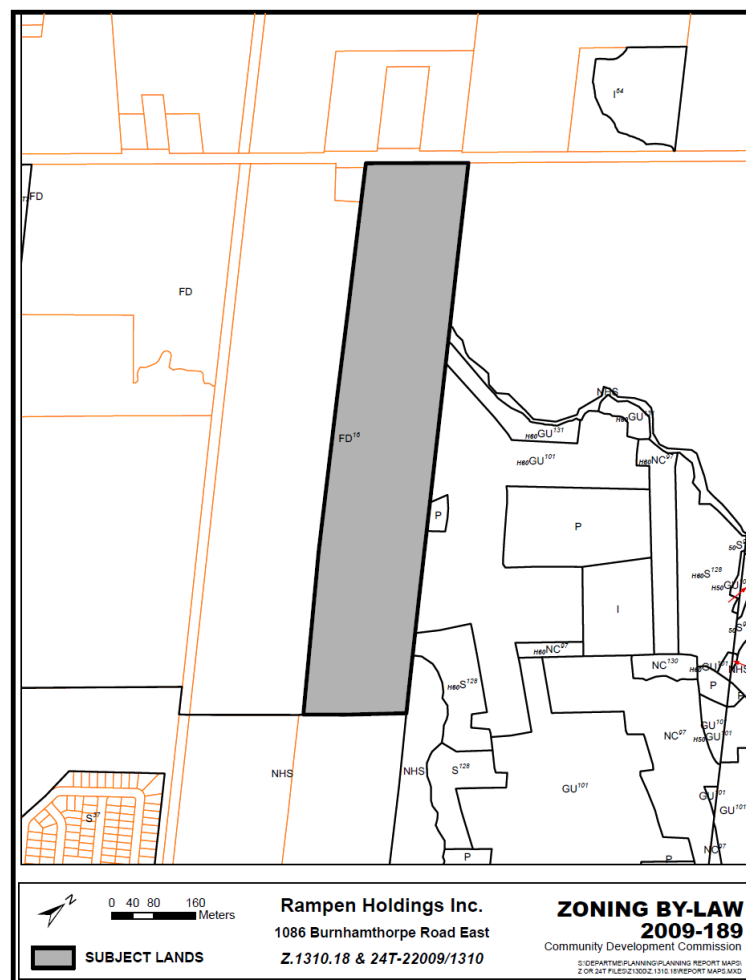


Figure 6: Zoning By-law Map Excerpt

Proposed Zoning

A draft Zoning By-law has been prepared to rezone a portion of the subject lands from *Future Development Special Provision 16 (FD 16)* to *Future Development (FD)*, site specific *General Urban (GU sp:101, GU sp:131)*, site specific *Sub-Urban (S sp:128)*, *Park (P)*, and *Natural Heritage System (NHS)* zones. The effect of the proposed Zoning would facilitate the development of the lands for 188 residential units, a partial village square, 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 2024-090:

- establishes site specific regulations for the Sub-Urban (S sp:128) zone, specifically related to minimum lot depth, window width, porch depth and rear yard setbacks for lots abutting the NHS.
- establishes site specific regulations for the Sub-Urban (GU sp:101) zone, specifically related to minimum lot depth, window width, porch depth and rear yard setbacks for lots abutting the NHS.
- establishes site specific regulations for the Sub-Urban (GU sp:131) zone, specifically related to minimum lot depth, window width, porch depth and rear yard setbacks for lots abutting the NHS.
- a completion of the Park (P) zone.
- a continuation of the Natural Heritage System (NHS) zone.
- a retention of the Future Development (FD) zone for further review and coordination with the abutting lands to the west.
- maintains the Future Development Special Provision 16 zone (FD sp:16) on the Joshua Creek Cultural Heritage Art Centre portion of the lands.

At the request of the Region of Halton, a Holding “H” Provision has been included within By-law 2024-090 that must be lifted prior to the issuance of building permits. Prior to the lifting of the H, the Owner shall have addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton, which shall provide written confirmation that these matters have been addressed:

- a) That the external local watermains and sanitary sewer extensions that are proposed on the lands and that are required to service this property have been constructed and are operational to the satisfaction of the Region of Halton or that alternative provisions have been made by the Owner for the design and construction of the external watermain and sanitary sewer extensions to the satisfaction of the Region of Halton.
- b) That the Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program.

- c) That the Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements.
- d) That the Owner shall have made all required payments associated with the Allocation Program.
- e) That the Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.

Furthermore, in order to ensure an orderly and logical extension of development of the subject lands, the following has been included within the above Holding “H” Provision as part of By-law 2024-090 that must be lifted prior to the issuance of building permits as follows:

- f) That the proposed Street “K” on the easterly abutting lands (24T-20007/1307) is constructed and registered, providing a connection to the proposed Street “E” on the subject lands (24T-22009/1310).

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:

[Rampen Holdings Inc. - 1086 Burnhamthorpe Road East - Z.1310.18 & 24T-22009/1310 \(oakville.ca\)](https://www.oakville.ca/24T-22009/1310)

- Draft Plan of Subdivision
- Planning Justification Report
- Urban Design Brief
- Transportation Impact Study
- Density Plan
- Environmental Impact Report/Functional Servicing Study
- On-Street Parking Plan
- Archaeological Assessment

Resolution of Issues Raised at the Public Meeting

The Statutory Public Meeting hosted by Town Council was held on June 26, 2023; no members of the public participated virtually. The following is an overview of the matters that were identified at the public meeting, the analysis and resolution of the issues:

Details on the Village Square including the facilities to be provided

As seen in Figure 7, the applicant has submitted a Park Facility Fit Plan for the village square (0.33 ha), of which half is draft approved on the abutting Mattamy Joshua Creek Phase 3 lands to the east. Once the Blocks have been conveyed to the Town, Parks and Open Space Staff will complete a detailed design of the park through a tendering process with the developers. Construction will be awarded to the lowest compliant bidder and the amenities to be installed will be vetted and approved by Town Staff. Financial responsibilities will be outlined in the Subdivision Agreement and be coordinated with the timing of Capital Budget funding.



Figure 7: Conceptual Park Facility Fit Plan

Optional Natural Heritage System linkage

Figure NOE 3 – *Natural Heritage Component of Natural Heritage and Open Space System* (Figure 8), identifies a portion of the Draft Plan of Subdivision as containing an *Optional Linkage Preserve Area*.

Section 7.3.5 a) ii) states that “*Linkage and 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 7.4.7.1 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.*”

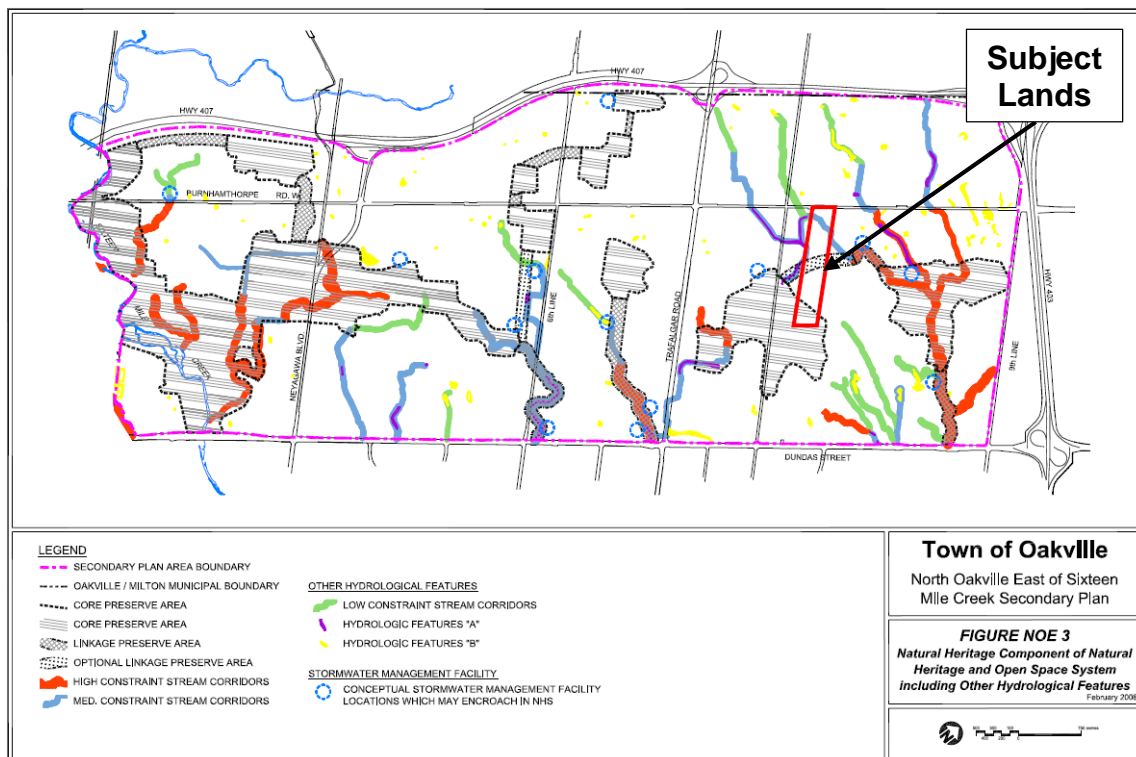


Figure 8: Figure NOE 3

Through the review of the EIR/FSS, the 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.

Details about the overall traffic plan, timing, use of a temporary turning circle and future connection to Burnhamthorpe Road East

Although the proposed Draft Plan of Subdivision contains nine streets (A – I), Streets A and C being Avenue/Transit Corridors (see Figure 9 below) at 22 m wide, will provide the primary north-south (Street A) and east-west (Street C) routes through the subdivision for the Town. Both streets are extensions of streets from the Mattamy Joshua Creek Phase 3 Draft Approved Plan of Subdivision (24T-20007/1307), in accordance with the NOESP Master Plan, Figure NOE 2 and Figure NOE 4.

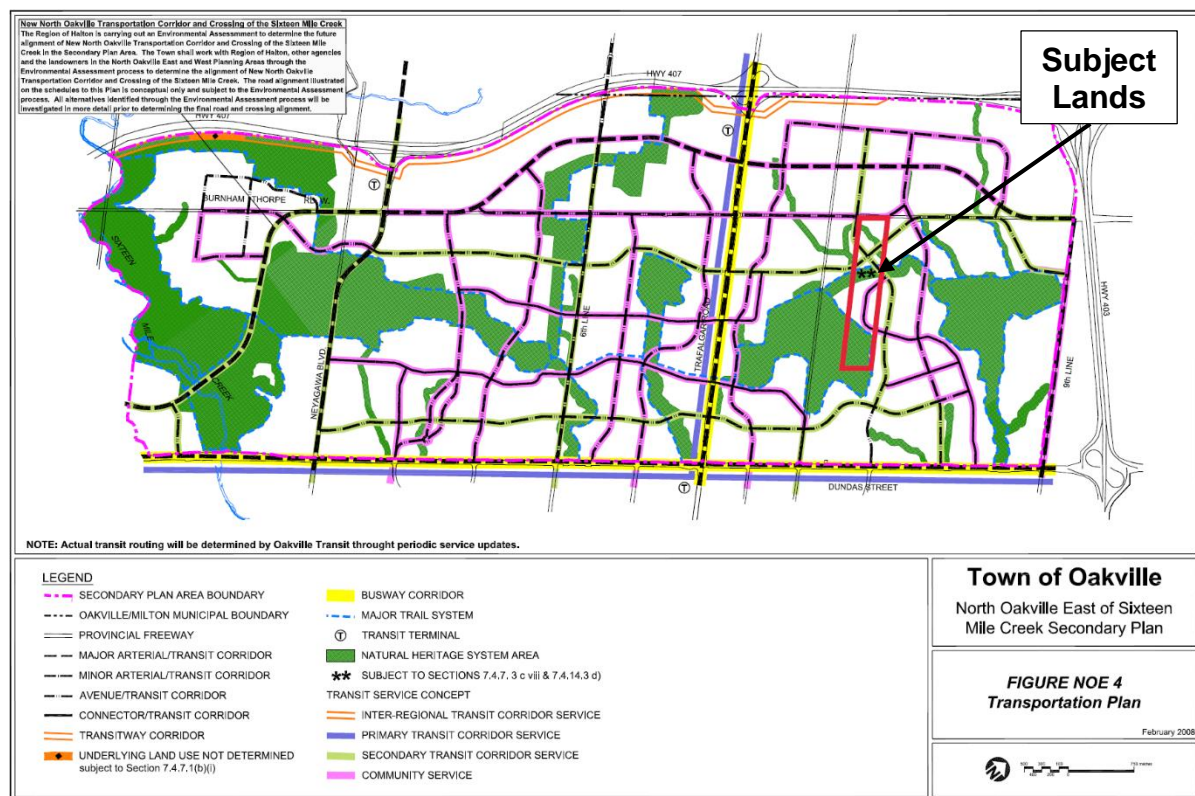


Figure 9: Figure NOE 4

The temporary turning circle (Block 152) shown on the proposed Draft Plan of Subdivision will remain in place with a 0.3 m reserve (Block 158) until such time as the abutting Capobianco lands to the west proceed with development applications. Although Street A is intended to extend northerly to Burnhamthorpe Road East, the

property located at 1054 Burnhamthorpe Road East will need to form part of said development applications in order for the road connection to occur. Staff have advised the representatives for the Capobianco lands to investigate acquiring the property in order to consolidate and plan for it as part of their development applications, but were advised the timing for same is unknown.

Therefore, the temporary turning circle will remain on the Rampen and/or Capobianco lands until such time as Street A can be fully extended to Burnhamthorpe Road East. The four lots proposed within Block 147 will not be eligible for creation or building permits until such time as the road connection is completed.

Details about access/servicing to the subject lands through abutting lands

Through the 2020/2023 Regional Allocation Program and a Holding “H” Provision being included in the draft By-law 2024-090, Building Permits will not be eligible for issuance until the Region’s allocation requirements have been met. Furthermore, there is an additional Holding “H” Provision related to the availability of external local watermains, sanitary sewer extensions and roads for legal frontage on a public road through the Mattamy Joshua Creek Phase 3 Draft Approved Plan of Subdivision (24T-20007/1307) streets, as seen in Figure 10. The timing for the streets to be serviced and paved is approximately summer 2025. It should be noted that there are multiple 0.3 m reserves that shall be dedicated to the Town by Mattamy, in order to control access to the Rampen lands. The Town has included Conditions of Draft Plan Approval for the registration of the Mattamy lands and a Holding Provision as part of By-law 2024-090.

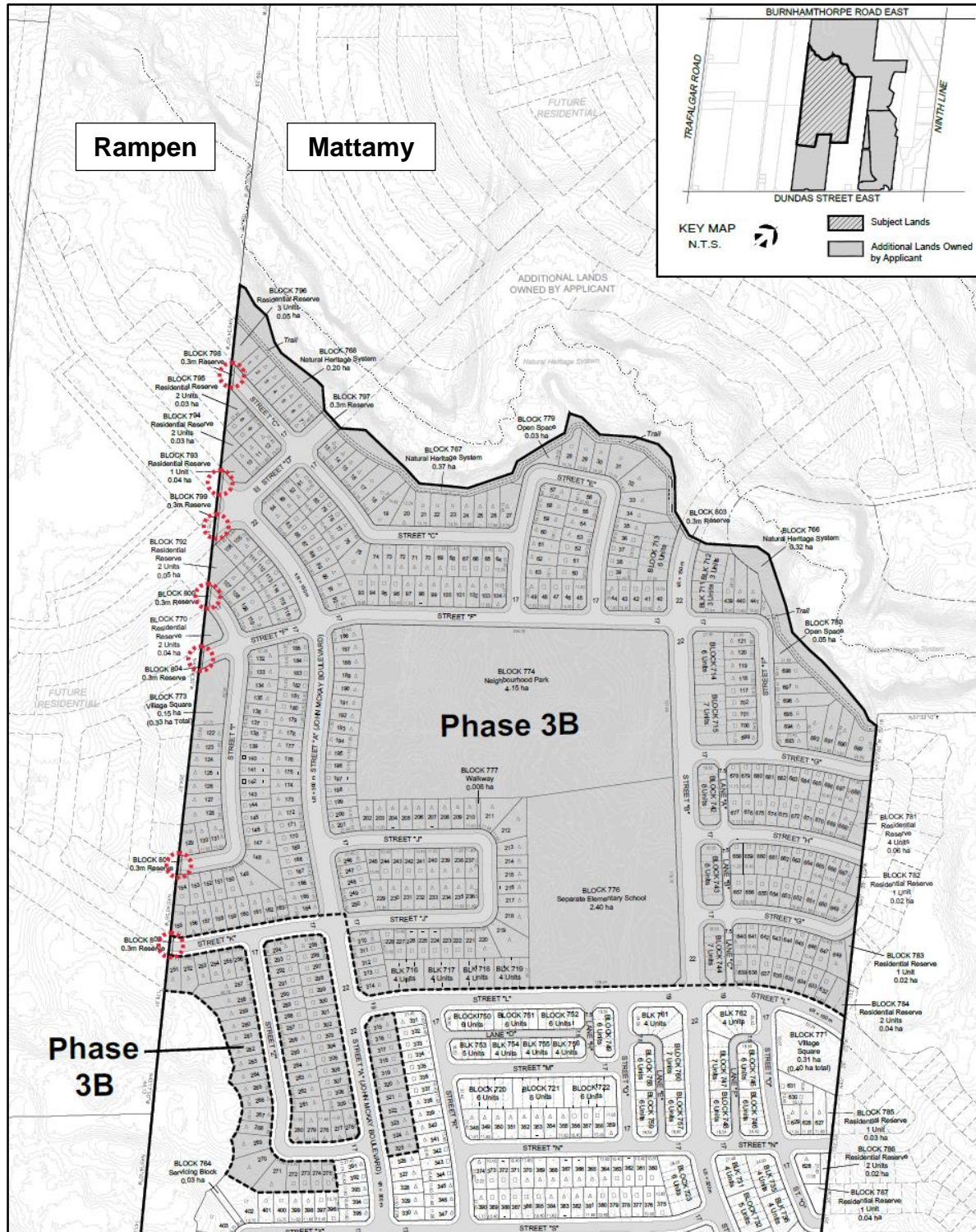


Figure 10: Mattamy (24T-20007/1307) – Street Connections

Alignment with the Climate Emergency

The applicant has advised that the future developer of the lands (Coscorp Inc.) has been building homes for more than two decades throughout the Greater-Toronto-Area. They have leading-edge designs and are committed to creating an inviting neighbourhood achieved through careful planning, strict architectural control and innovative design.

All new homes may include items such as low e-glass and argon filled 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. In addition, customers may choose to upgrade to Energy Star certified and/or lithium battery energy storage systems.

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 Mattamy Joshua Creek Phase 3 Draft Approved Plan of Subdivision to the east 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.

Urban Design – built form, lot sizes, transitions and compatibility, interface with public realms and vehicular access

The proposed development is consistent with the surrounding approved developments, most notably the Mattamy Joshua Creek Phase 3 Draft Approved Plan of Subdivision to the east. 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 Mattamy Joshua Creek Phase 3 Draft Approved Plan of Subdivision to the 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 70 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.

Joshua Creek Heritage Art Centre

As seen in Figure 1, the Joshua Creek Heritage Art Centre is located external to the limit of the subdivision and Part 2 on 20R-21170 is intended to be a buffer future between the proposed development and the cultural heritage landscape. Heritage Planning staff have completed their review of the proposed four lots that would ultimately replace the temporary turning circle. Staff has concluded that due to the topography of the land and the distance between the proposed future lots and the cultural heritage landscape, the impact to the cultural heritage value and heritage attributes of the designated cultural heritage landscape of the Joshua Creek Heritage Art Centre will be minimal.

Staff would note that any future development proposed in the area known as Part 2 on 20R-21170, which was intended to provide a buffer between the designated cultural heritage landscape of the Joshua Creek Heritage Art Centre and future development, would require review at that time to ensure that there are no significant impacts to the cultural heritage value and heritage attributes of the designated cultural heritage landscape of the Joshua Creek Heritage Art Centre.

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 Rampen Holdings Inc. is a party in good standing under both agreements.

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 Mattamy Joshua Creek as well as the

15.46 ha of lands associated with this Draft Plan of Subdivision. As part of this application the applicant provided the *Rampen Holdings Inc. (Coscorp) EIR FSS Addendum #5 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. *Rampen Holdings Inc. (Coscorp) EIR FSS Addendum #5 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.

CONSIDERATIONS:

(A) PUBLIC

The applicant held a Public Information Meeting (“PIM”) on September 12, 2022, and was attended only by the applicant and Planning Staff.

A Statutory Public Meeting was held on June 26, 2023, 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 July 8, 2024, Planning and Development Council meeting has been provided to those who participated in the process or requested to be notified.

(B) FINANCIAL

Development Charges 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) COUNCIL STRATEGIC PRIORITIES

This report addresses Council’s strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(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 188 residential units, a village square, 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 (2020) and the Halton Region Official Plan, has regard for matters of Provincial interest, and represents good planning. Further, the applications are 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 2024-090 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 Conservation Halton and the Region of Halton have been addressed through Conditions of Approval.
- The development applications implement the vision, development objectives, community design strategy, and land use strategy of the North Oakville East Secondary Plan.
- The proposed 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 Draft Plan of Subdivision meets the criteria established in Section 51(24) of the *Planning Act*.
- Comments from Council have been appropriately addressed.

By-law 2024-090 is attached as Appendix “C”.

APPENDICES:

Appendix “A”: Conditions of Draft Plan Approval

Appendix “B”: Applicable Policy Excerpts

Appendix “C”: By-law 2024-090

Prepared by:

Brandon Hassan, MCIP, RPP

Senior Planner, Current Planning

East District

Recommended by:

Leigh Musson, MCIP, RPP

Manager, Current Planning

East District

Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning and Development