

AUGUST 12, 2024

STATUTORY PUBLIC MEETING

PROPOSED ZONING BY-LAW AMENDMENT

1415 DUNDAS ST. E. AND 3004, 3006, 3008, 3010 & 3014 WILLIAM CUTMORE BLVD.

FILE NO. Z.1308.05

PART OF LOTS 7 & 8, CONCESSION 1, NDS

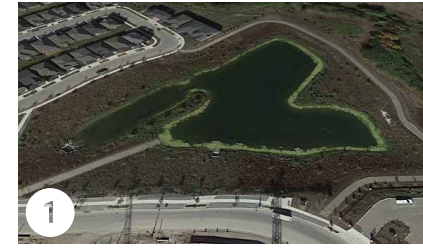
WARD 6

TOWN OF OAKVILLE

If there is anyone watching the live stream of this meeting on oakville.ca and you wish to speak to this item please call **905-815-6095** and we will connect you to the meeting. You will be called upon to speak following the registered delegations.



- (1) Stormwater Management Pond
- (2) Pump Station
- (3) Mattamy GTA Low-Rise Development
- (4) Village Square
- (5) NHS



TOTAL FLOOR AREAS

BUILDING 1	14,308 m ²
BUILDING 2	13,390 m ²
BUILDING 3	10,858 m ²
BUILDING 4	9,866 m ²
BUILDING 5	11,713 m ²
BUILDING 6	11,198 m ²
TOTAL	71,333 m²

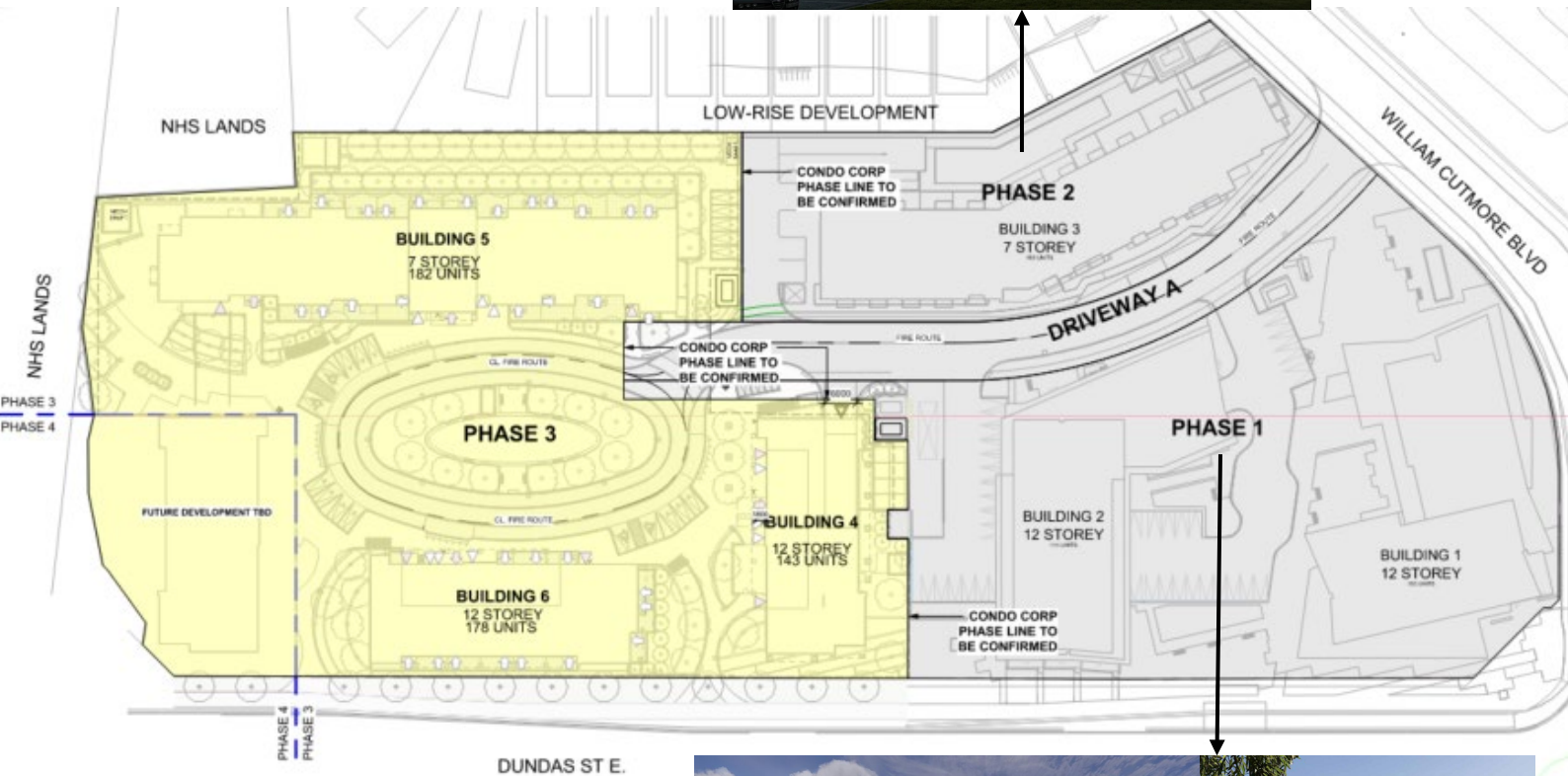
FLOOR SPACE INDEX (FSI)

TOTAL AREA	+/-28,586 m ²
TOTAL FLOOR AREA	71,333 m ²
TOTAL FSI	2.4954

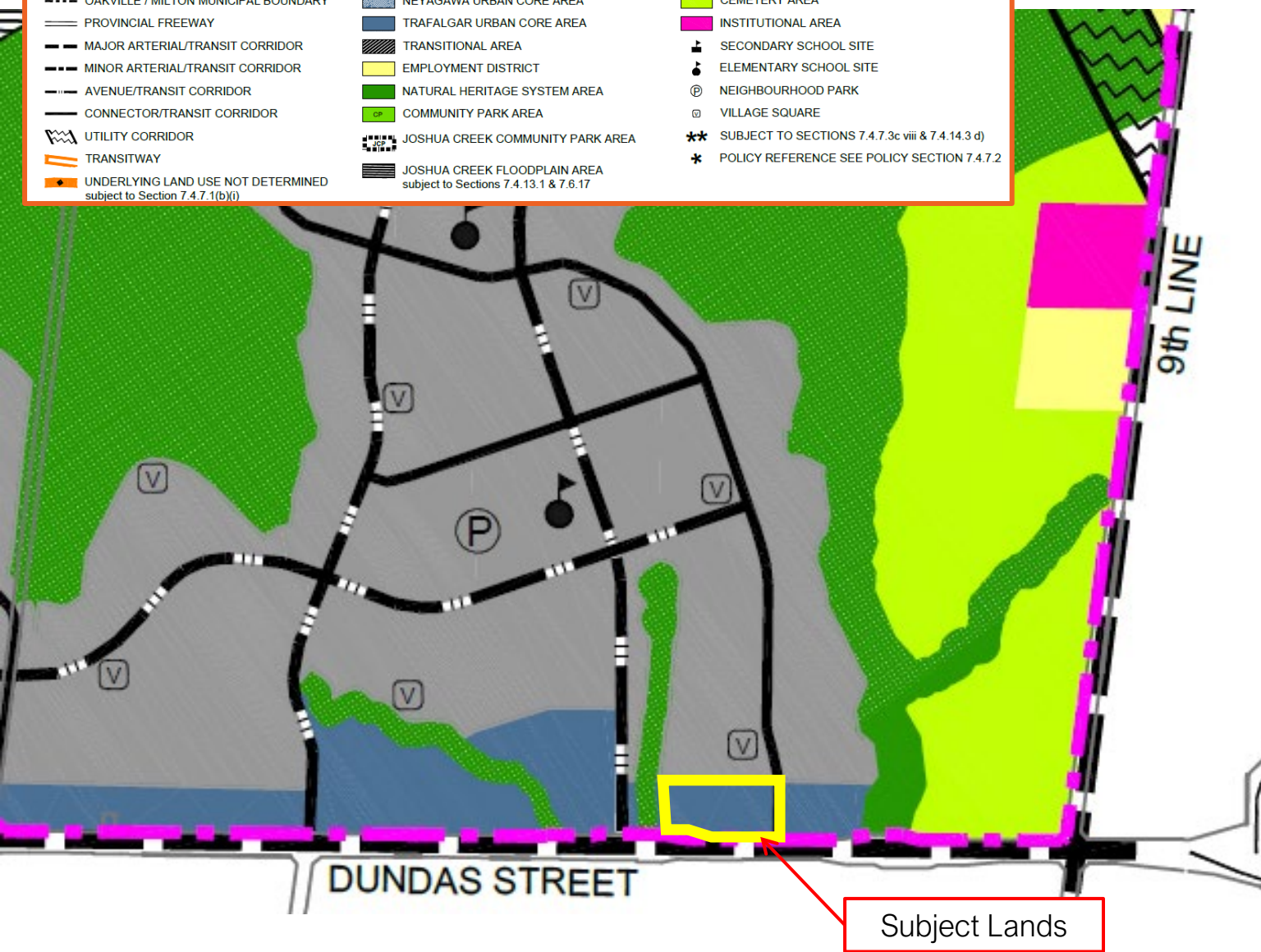


CONCEPT PLAN

- Part of the Mattamy Joshua Creek Subdivision that extends north.
- Zoning approval received in 2021 for the entire subdivision, including the DUC block.
- Phase 1 of the DUC Block (constructed): Full Site Plan Approval, two 12-storey condominiums with a total of 328 units.
- Phase 2 (under excavation): Conditional Site Plan Approval, one 7-storey condominium with 163 units.
- Phase 3 (Site Plan Application under review): two 12-storey condominiums and one 7-storey condominium with a total of 503 units.
- Phase 4: Future Site Plan.



LEGEND					
	SECONDARY PLAN AREA BOUNDARY		DUNDAS URBAN CORE AREA		NEIGHBOURHOOD AREA
	OAKVILLE / MILTON MUNICIPAL BOUNDARY		NEYAGAWA URBAN CORE AREA		CEMETERY AREA
	PROVINCIAL FREEWAY		TRAFALGAR URBAN CORE AREA		INSTITUTIONAL AREA
	MAJOR ARTERIAL/TRANSIT CORRIDOR		TRANSITIONAL AREA		SECONDARY SCHOOL SITE
	MINOR ARTERIAL/TRANSIT CORRIDOR		EMPLOYMENT DISTRICT		ELEMENTARY SCHOOL SITE
	AVENUE/TRANSIT CORRIDOR		NATURAL HERITAGE SYSTEM AREA		NEIGHBOURHOOD PARK
	CONNECTOR/TRANSIT CORRIDOR		COMMUNITY PARK AREA		VILLAGE SQUARE
	UTILITY CORRIDOR		JOSHUA CREEK COMMUNITY PARK AREA		SUBJECT TO SECTIONS 7.4.7.3c viii & 7.4.14.3 d)
	TRANSITWAY		JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17		POLICY REFERENCE SEE POLICY SECTION 7.4.7.2
	UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)				



OFFICIAL PLAN (EXISTING)

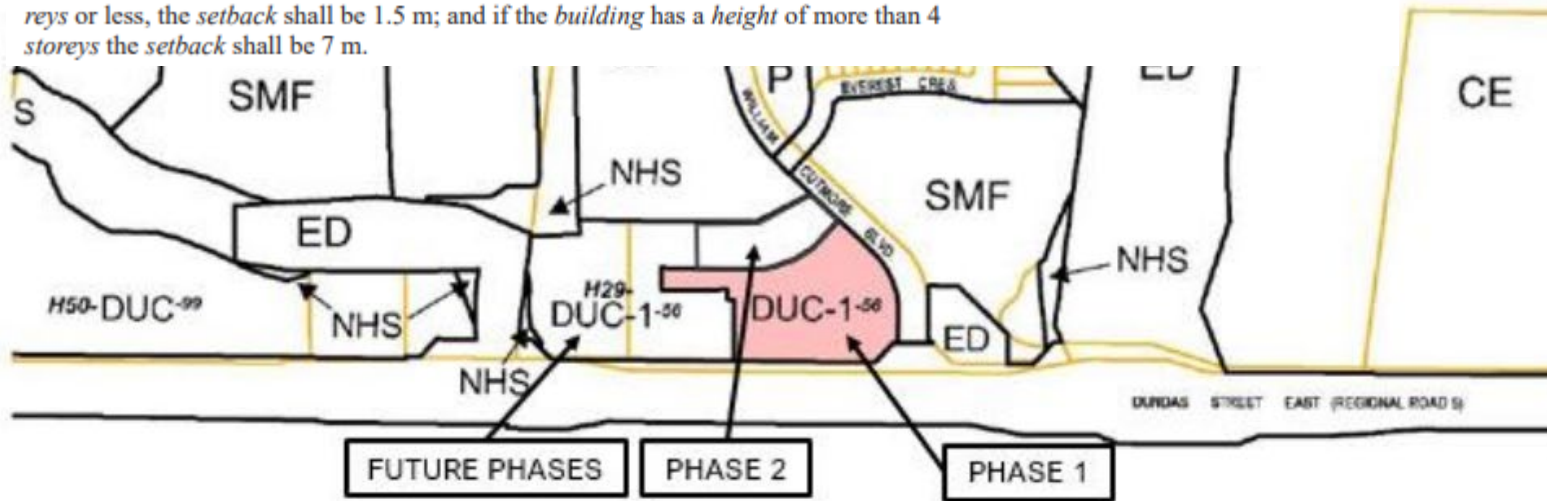
- NOESP designation: Dundas Urban Core Area, permits mid/high-density residential uses, up to 8 storeys, 12 storeys total with Section 37 bonussing agreement.
- Amendment to the North Oakville East Secondary Plan (OPA 321) approved in September of 2018.
- OPA 321 modifications includes the removal of the density cap (FSI requirement) for Dundas Urban Core Area lands.



7.2.2 Building Types Permitted and Related Standards

Building Type	Min. Floor Space Index	Max. Floor Space Index	Min. Front Yard and Flankage A B	Max. Front Yard and Flankage A B	Min. Interior Side Yard Setback C	Minimum Rear Yard Setback D
<ul style="list-style-type: none"> Mixed use building; Apartment; Office building; Hotel; Institutional building; Parking garage; Commercial/residential building 	0.5	2.5	0.0 m	6 m	0.0 m ¹	1 m with rear lane access, unless there is a residential use at grade where the setback shall be 0.75 m 6 m without rear lane access, except abutting lands in the NHS, CE, or P Zones where the setback shall be a minimum of 3 m

¹ Minimum Interior Side Yard Setback – Notwithstanding this requirement, if the side yard abuts lands in the GU or S Zone and the building on the lot has a height of 4 storeys or less, the setback shall be 1.5 m; and if the building has a height of more than 4 storeys the setback shall be 7 m.



AMENDMENT TO BY-LAW 2009-189

H29 is removed from the subject lands

EXCERPT FROM MAP
12 (6)

ZONING BY-LAW (EXISTING)

North Oakville Zoning By-law 2009-189

- Dundas Urban Core Performance (DUC-1) Zone 1 Special Provision 56.
- Phases 3 & 4 subject to Holding Provision 29.
- Special Provision 56 (SP 56):
 - Permits additional building types
 - Increased minimum height requirements for apartment/mixed use buildings (min 6 storeys)
 - Increased maximum height permissions with Section 37 Agreement (9-12 storeys)
 - Minimum number of dwelling units
 - Regulations for mixed use buildings
- FSI (min - max): 0.5 - 2.5

56	Mattamy (Joshua Creek) Limited Part of Lot 7 and 8, Concession 1, N.D.S.	Parent Zone: DUC-1
Map 12(6)		(2024-###)
8.56.2 Zone Regulation		
The following regulations apply:		
n)	Minimum and maximum <i>floor space index</i> shall not apply.	
o)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands shall be considered to be one lot for the purposes of this By-law.	

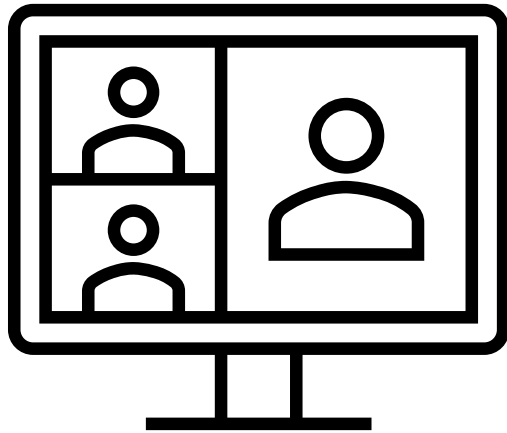
“**floor space index**” means the *floor area* of all *buildings* on a *lot* divided by the *lot area*.

- To remove the **Floor Space Index (FSI)** requirement for the subject property, per OPA 321, leaving height as the governing factor.
- Consider all lands (Blocks 200 & 226 24T-12004/ Block 146, 20M-1229 & Block 20 20M-1269) as one “lot” for the purposes of the Zoning By-Law.



CLIMATE CHANGE

- Consideration of solar orientation with strategic building placement.
- Landscaping includes various plantings of evergreens, hedges, trees, and more to promote environmental sustainability and create a visual connection to the public realm.
- Maximizes soft landscaping for water infiltration.
- Use of boulevard canopy trees to provide additional shade to minimize the urban heat island effect.
- Use of light colour paving to minimize heat absorption.
- Use of energy efficient luminaires and bulbs.
- Geothermal technology.



PUBLIC ENGAGEMENT

- **May 14, 2024:** PIM hosted virtually; 1 hour allotted.
 - Notices mailed to over 275 addresses within 240 m of subject lands.
 - Notice posted on Town's website.
- **Meeting Attendees:** 15 participants
- **Summary of comments/concerns:**
 - What does the removal of the FSI entail?
 - **A:** Proposed buildings conform to permitted heights in the ZBL. Removal of FSI is not associated with increase of the size of buildings; it will permit future phase to be developed as intended.
 - Concerns raised about potential increase of traffic congestion on Dundas St.
 - **A:** Comments are relayed to Traffic Engineers. A second access, such as a right-in/right-out access on Dundas St is not proposed as part of the Zoning application. Any future access points will be subject to review under future planning applications.
 - Will more vegetation be planted as a visual barrier?
 - **A:** Increased vegetation may be considered through site plan review.
 - Concerns of increased fire hazard with more buildings.
 - **A:** Through future Site Plan Applications, the technical details are reviewed through various approval authorities, such as the Fire Department. Fire Route applications will be required.
- **No revisions required to address concerns raised at PIM.**



- Phase 1 approved in 2022;
- Phase 2 conditional approval in 2023;
- NOESP approved 2006 OPA 321 in 2018;
- OPA 321 has removed FSI, leaving height as the governing factor.
- A rezoning is required to implement the OPA 321 policies and consider all lands as one “lot”.

CONCLUSION





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THANK YOU!

Any comments/questions can be sent to Muzaib Riaz, Planner, at muzaib.riaz@oakville.ca

and the Town Clerk at townclerk@oakville.ca.

