



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: December 9, 2024

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**FROM:** Planning and Development Department

**DATE:** November 26, 2024

**SUBJECT:** Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Sherborne Lodge Developments Limited, 382 Burnhamthorpe Road West, File No. Z.1319.10, 24T-21008/1319, By-law 2024-166

**LOCATION:** Southeast corner of Burnhamthorpe Road West and Neyagawa Boulevard

**WARD:** Ward 7 Page 1

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#### RECOMMENDATION:

1. That the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Sherborne Lodge Developments Limited., (File No.: Z.1319.10, 24T-21008/1319), as revised, be approved on the basis that the application is consistent with the 2024 Provincial Planning 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 November 26, 2024;
2. That By-law 2024-166, 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-21008/1319) prepared by Bousfields Inc. dated October 23, 2024, subject to the conditions contained in Appendix "C" of the staff report prepared by Planning Services Department dated November 24, 2024.
4. That once 24T-21008/1319 has been draft approved by the Director of Planning and Development, the Town enter into a Subdivision Agreement to

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the satisfaction of the CAO and Town Solicitor or designates.

5. 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;
6. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.
7. That the urban design requirements in Appendix "D" of the report from the Planning Services Department dated November 26, 2024, be endorsed, and that the proposed development of Blocks 96 and 97 be designed in accordance with the design requirements in Appendix "D".

### **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 application submitted by Sherborne Lodge Developments Limited.
- The proposal reflects the development of approximately 24 hectares of land for 513 dwellings, an elementary school block, a park block, a natural heritage system block, a portion of a stormwater management pond and the public road network.
- The subject lands are designated *Neighbourhood Area*, *Neyagawa Urban Core Area* and *Natural Heritage System Area* with overlays for a Village Square and Elementary School within the North Oakville East Secondary Plan (Figure NOE2), and zoned *Future Development (FD)* within Zoning By-law 2009-189.
- The lands are also subject to the Neyagawa Urban Core Area review with associated draft OPA presented to Council at the November 25, 2024 Planning and Development Council meeting.
- An applicant-led Public Information Meeting took place on September 8, 2021.
- The Statutory Public Meeting was held on March 7, 2022. No public members spoke at the meeting but several written comments were received.
- Staff recommends approval of a Zoning By-law Amendment as attached in Appendix "B".
- Draft plan conditions have been recommended to address the conditions of approval based on agency comments are attached as Appendix "C" to this report.

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## **BACKGROUND:**

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision application.

The Zoning By-law Amendment and Draft Plan of Subdivision application was deemed complete on December 15, 2021.

The statutory public meeting was hosted by Council on March 7, 2022. No members of the public attended but written comments were received which are addressed in this report.

### **Proposal**

The application relates to the redevelopment of approximately 24 hectares of land as follows:

- 513 units in total comprising of 70 detached dwellings, 147 townhouse dwellings in an on-street, dual-frontage and back-to-back format and 296 apartment units (Block 96);
- one commercial block (Block 97) initially. In the future, the block is proposed to redevelop into a mixed use block.
- one natural heritage system block associated with the East Sixteen Mile Creek (Core 5 woodlot – Block 100);
- a stormwater management pond (Block 99);
- a Village Square park block (Block 102);
- a school block (Block 98) which will be added to the proposed school block on the easterly abutting draft plan submitted by Eno Investments Limited/Ankara Realty Limited; and,
- the public road network.

Access to the site will be from William Halton Parkway and the extension of Settlers Road from the east, to continue to the west side of Neyagawa Boulevard.

The applicant's Zoning By-law Amendment proposes to rezone the lands from Future Development (FD) to Neyagawa Urban Core (NUC), General Urban (GU), Suburban (S), Park (P), Institutional (I), Natural Heritage System (NHS) and Stormwater Management Facility (SMF) zones with site specific regulations.

The revised draft plan excerpt, Figure 1 below and contained within Appendix "A", illustrates the proposed development for the site.

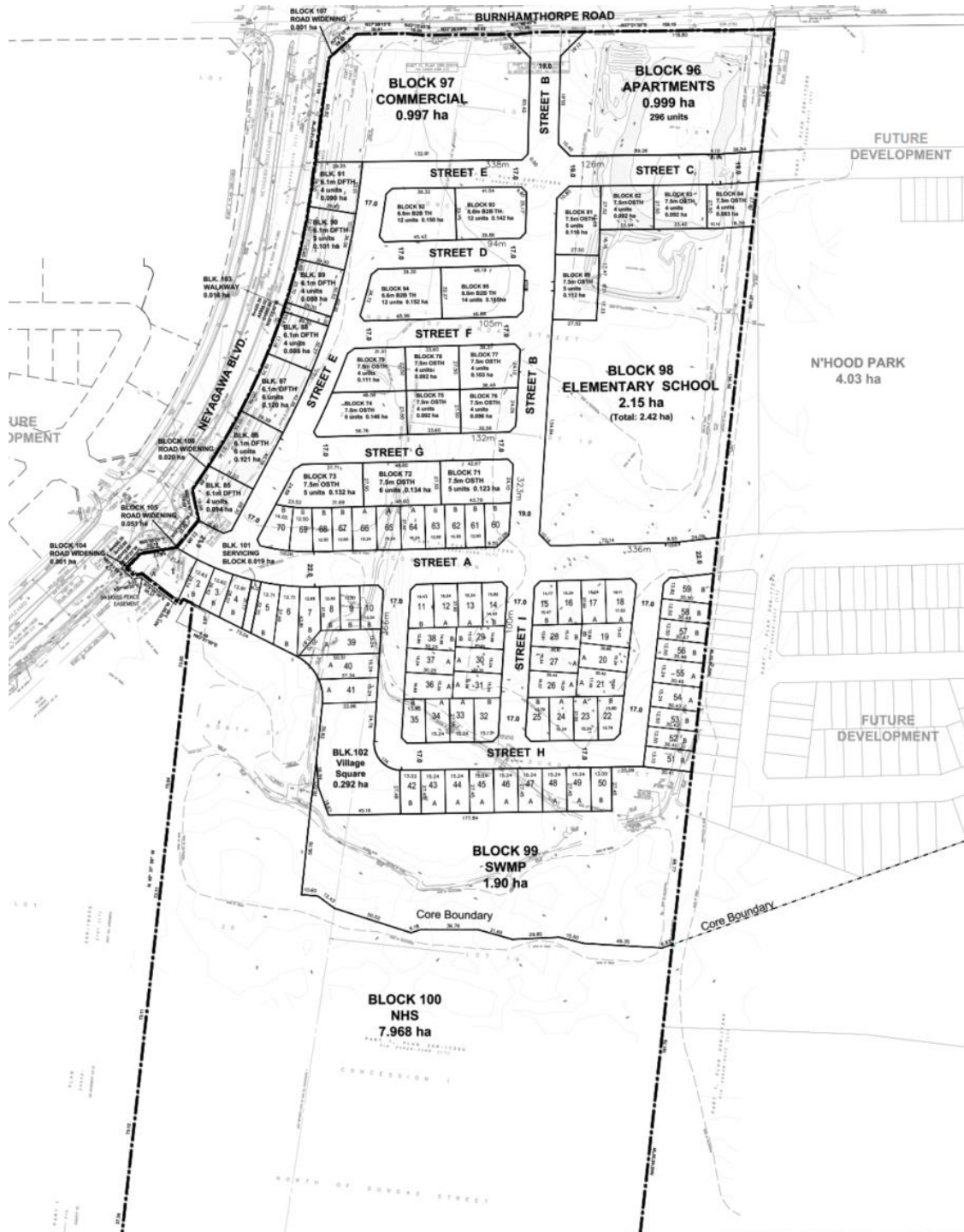


Figure 1 – Proposed Draft Plan

The draft plan of subdivision dated October 23, 2024 proposes the following:

<b>Draft Plan Feature</b>	<b>Number of Units</b>	<b>Area (ha)</b>
Detached Dwellings	70	3.011
Multiple-attached Dwellings	147	2.838
Apartments	296	0.999
Commercial/Future Mixed Use Block	TBD	0.997
School		2.150
SWM Facility		1.900
NHS		7.968
Servicing Block		0.019
Village Square		0.292
Walkway		0.018
Road Widening		0.027
Roads		3.577
<b>TOTAL</b>	<b>513</b>	<b>23.795</b>

The proposed housing types are as follows:

<b>Proposed Unit Type</b>	<b>Total</b>
Detached Dwellings (15.24m)	33
Detached Dwellings (12.5m)	37
On-street townhouse (7.5m)	64
Double Frontage townhouses (6.1m)	33
Back to Back townhouses (6.6m)	50
Apartments (Block 96)	296
<b>TOTAL</b>	<b>513</b>

**Location / Site Description / Surrounding Land Uses** (Figure 2 below)

The subject land is located on the southeast corner of William Halton Parkway (formerly Burnhamthorpe Road West) and Neyagawa Boulevard. Both are regional arterial roads.

These lands are remnant agricultural lands with a portion that is wooded (Core 5 as identified by the North Oakville Creeks Subwatershed Study).

The property is contained within the East Sixteen Mile Creek subcatchment area.

Lands to the east are proposed for residential and mixed use development. The development application for the lands to the east of the site (ENO) is on the Planning and Development December 9, 2024 agenda.

Residential dwellings and King's Christian Collegiate school are immediately to the west of Neyagawa Boulevard.

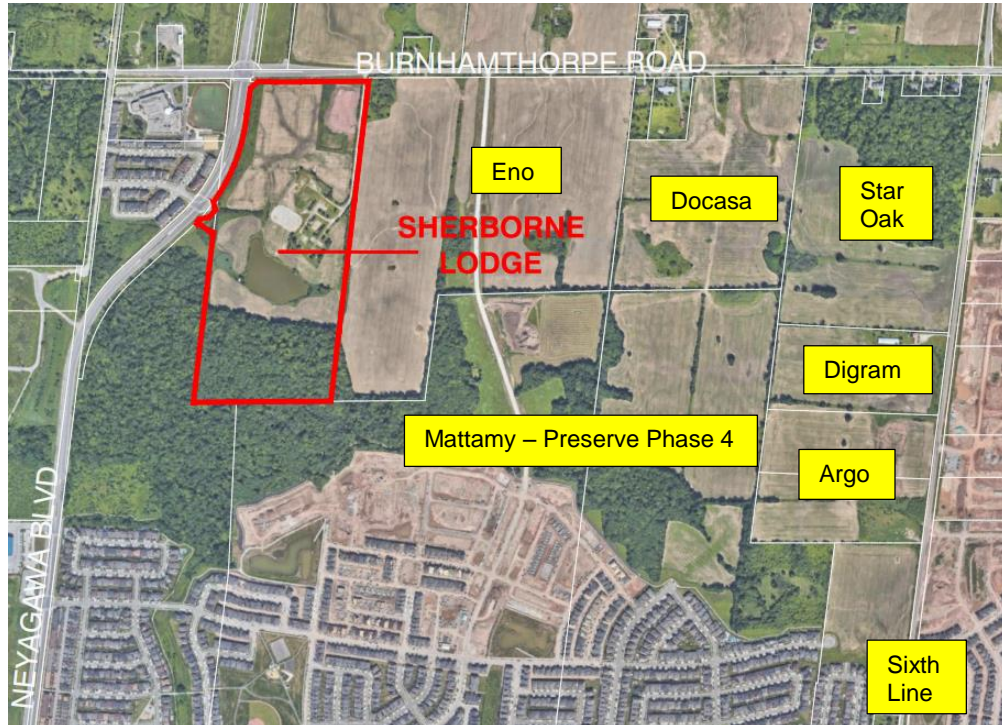


Figure 2: Air Photo NTS

## **PLANNING POLICY & ANALYSIS:**

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

- Provincial Planning Statement (2024)
- Halton Region Official Plan
- North Oakville East Secondary Plan (NOESS)
- Zoning By-law 2009-189, as amended

### **Provincial Planning Statement (2024)**

The Provincial Planning Statement (2024) ('PPS') which came into effect October 20, 2024 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 use of land and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification.

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The PPS (2024) 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 (2024).

### **Halton Region Official Plan**

Due to recent Provincial legislation, as of July 1, 2024, the Halton Region's role in land use planning and development matters has changed. The Regional Official Plan is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) between the Halton municipalities and Conservation Authorities was prepared that recognizes that the local municipality as the primary authority on matters of land use planning and development. The MOU also defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

As outlined in the MOU, the Region now only provides review and comments on a scope of interests that include:

- Water and Wastewater Infrastructure;
- Regional Transportation Systems including stormwater management infrastructure and acoustic mitigation on Regional rights-of-way;
- Waste Collection;
- Affordable and Assisted Housing;
- Responsibilities associated with a specific mandate prescribed by legislation (e.g. source water protection, public health); and
- Other Regional services that have a land component.

As it relates to the foregoing, Halton Region advised Town staff that they have no objection to the proposal subject to recommended conditions of draft plan approval and the inclusion of holding provisions in the proposed zoning bylaw related to obtaining additional servicing allocation.

The subject lands are designated 'Urban Area' and 'Regional Natural Heritage System' in the Halton Region Official Plan. Lands within the "Urban Area" are intended for residential and employment growth. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

The lands are outside of the "Built Boundary" and within the Designated Greenfield Area. The intersection of Burnhamthorpe Road and Neyagawa Boulevard is identified as a 'Primary Regional Node' within the hierarchy of Strategic Growth Areas per Regional Official Plan.

The Regional Natural Heritage System shall be conveyed to the Town as part of the overall North Oakville Natural Heritage System.

The application conforms to the Region of Halton Official Plan that is now implemented by the Town of Oakville.

### **North Oakville Overview**

The North Oakville area consists of land located between Dundas Street to the south and Highway 407 to the north, from Ninth Line in the east to Tremaine Road in the west. In 1987, these lands were set for growth through the Halton Urban Structure Plan (HUSP), which assessed growth potential and infrastructure needs across Halton's municipalities, including Oakville. HUSP identified North Oakville as an area for urban expansion, recognizing the connection between growth and infrastructure.

Following the HUSP recommended regional structure, Oakville conducted a detailed land-use planning process in the 1990s and 2000s. This involved public consultations, technical studies, and policy development, culminating in the creation of the North Oakville East Secondary Plan (NOESP) and the North Oakville West Secondary Plan (NOWSP), both approved by the Ontario Municipal Board (now the Ontario Land Tribunal) in 2008 and 2009, respectively. These plans focus on sustainability, promoting a mix of land uses, protecting the natural environment, and implementing a modified grid road system to improve transit that enhances transportation options for transit and pedestrians.

The vision for North Oakville is to create a compact, pedestrian-friendly urban community with diverse housing options, from large-lot detached homes to high-rise apartment buildings aimed to originally accommodate 55,000 people and 35,000 jobs.

The North Oakville East Secondary Plan and the North Oakville West Secondary Plan outline several key components:

- A Natural Heritage System
- Urban Core Areas, the densest parts of the plan, located along Dundas Street, Trafalgar Road, the intersection of Neyagawa Boulevard and Burnhamthorpe Road West and the intersection of Dundas Street West and Bronte Road in Palermo
- Neighbourhood Areas featuring low to medium-density housing
- Employment Districts along the south side of Highway 407
- Parks, schools, and Neighbourhood Activity Nodes
- A grid-based road system for enhanced connectivity



## **North Oakville East Secondary Plan – NOESP (OPA 272)**

### Urban Structure

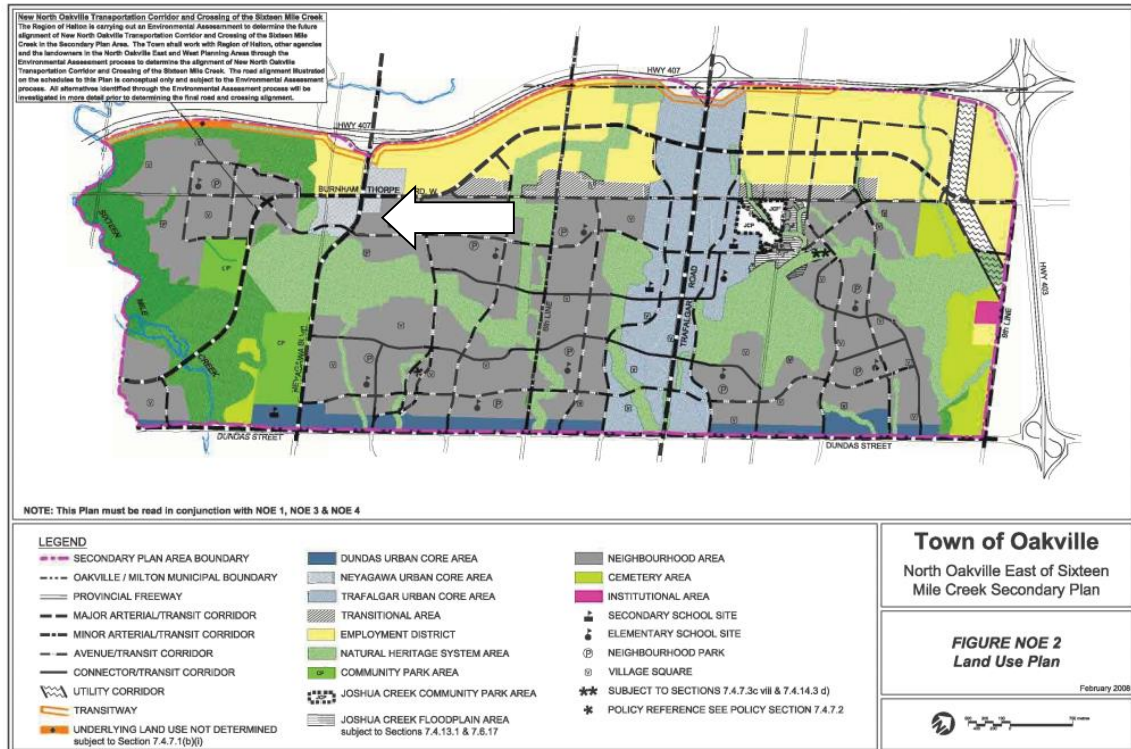
Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Residential Areas, Node and Corridors, and Natural Heritage System*. In addition, the intersection of Neyagawa Boulevard and Burnhamthorpe Road West is identified as a *Nodes and Corridor for Further Study*.

### Land Uses

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 is designated *Neighbourhood Area, Neyagawa Urban Core Area and Natural Heritage System Area*, on Figure NOE2 of the NOESP and as illustrated on Figure 3 below. The village square and school symbols are also shown.

The arrow, on Figure 3, identifies the location of the subject lands in relation to the entire North Oakville East Secondary Plan.



## Neyagawa Urban Core Area (NUC) Review and Official Plan Amendments

The Neyagawa Urban Core (NUC) Review is a study undertaken by staff as part of the town’s ongoing official plan review process to, among other matters, support implementation of the town-wide urban structure.

The NUC Review was initiated in fall of 2021. A Background and Preliminary Directions report was received by Council on October 4, 2021. Town staff undertook research and analyses to identify a Strategic Growth Area boundary and develop policies aimed at creating a mixed use, complete community supportive of higher order transit, providing for a range and mix of housing choices and a diverse job base including, commercial and office employment.

The initial statutory public meeting took place on May 16, 2022 where Draft Official Plan Amendments, OPA 326 and OPA 45 (the “Draft OPAs”) were received by Council. Comments from Council and the public were received.

Staff continued the review process and at the November 25, 2024 Planning and Development/Council meeting, presented revised drafts of the two Official Plan Amendments. The proposed policies were prepared for the purpose of updating

direction to ensure that the appropriate permissions and guidance are in place to support development of the NUC as envisioned and to conform with town, regional and provincial direction for managing growth and land use.

Policy updates to existing NOESP and Livable Oakville as proposed would allow the Neyagawa Urban Core Area develop over time. They will:

- contribute to the town-wide urban structure;
- contain a mix and range of uses and built form;
- achieve a complete community with housing and employment opportunities;
- provide appropriate direction for transportation, parking, parkland, natural and cultural heritage, urban design and the public realm;
- result in a density supportive of higher-order transit and the planned 407 Transitway; and,
- represent a compact development form that is responsive to the climate emergency.

The Strategic Growth Area /OPA boundaries have evolved since May 2022 to that as shown on Figure 4 below. Staff's proposed Zoning By-law Amendment reflects the new boundaries of the town's draft OPAs as presented at the November 25, 2024 Planning and Development meeting.

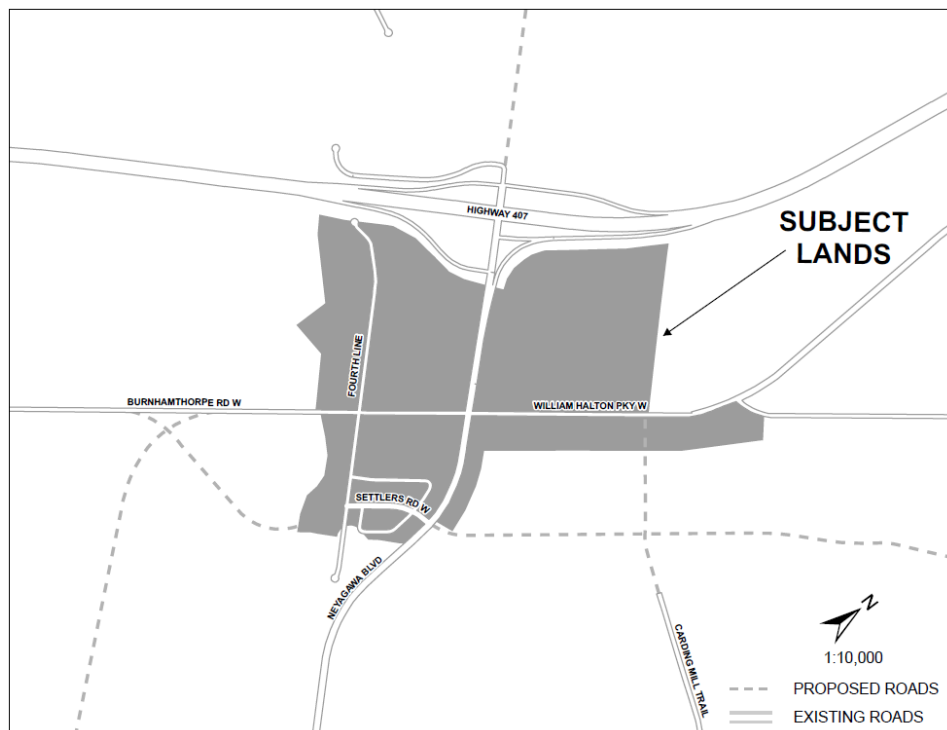


Figure 4 – 2024 Neyagawa Urban Core Area (presented to Council November 25, 2024)

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## **North Oakville East Commercial Study**

The NOECS Report includes a “Summary of Warranted Space by Location” which provides a rough order-of-magnitude indication as to how the total space warranted could be allocated across different geographic contexts. These values have assisted with generating the proposed minimum commercial requirements within the OPA.

As a result of the NEOCS, staff has shifted their approach to commercial uses in the Neyagawa Urban Core. In 2022, the proposed OPA required all commercial uses to be located on the ground floor of a mixed use building and all parking to be located within a structure. The NOECS Report recommends not requiring commercial on the ground floor in all areas and to build in flexibility related to parking as interim conditions. The proposed OPA now allows flexibility of the format of commercial uses.

The NOECS report states that “Interim design principles and parking requirements could allow greater flexibility for the initial phases of commercial development in North Oakville East, while not compromising on components that are integral to the achievement of a pedestrian-friendly and vibrant place in the long-term”. Staff is of the opinion that the proposed OPA supports the delivery of commercial uses in the NUC which are vital for the creation of a complete community.

As a result of this commercial review, staff are proposing within the draft OPA to add a new policy 7.6.6.2(g) as follows:

A minimum of 16,710 square metres of retail and commercial uses shall be required within the Neyagawa Urban Core and further provided per quadrant:

- i. A minimum of 9,280 square metres shall be provided in the north east quadrant;
- ii. A minimum of 3250 square metres shall be provided in the north west quadrant; and
- iii. A minimum of 4180 square metres shall be provided in the south east quadrant.

The proposed commercial area and size of development as captured by this application on the immediate corner of Neyagawa Boulevard and William Halton Parkway further supports the proposed NUC policies as presented to Council at the November 25, 2024 Planning and Development Council meeting. It also assists in providing a further structural element to this area and overall NOE community.

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

The North Oakville Zoning By-law (By-law 2009-189) sets zoning standards with the establishment of general regulations and zones so as 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 land identified below is zoned *Future Development (FD)*, as illustrated on Figure 5 below. The *Future Development (FD)* zone only allows uses that legally existed on the date of the parent by-law came into effect.

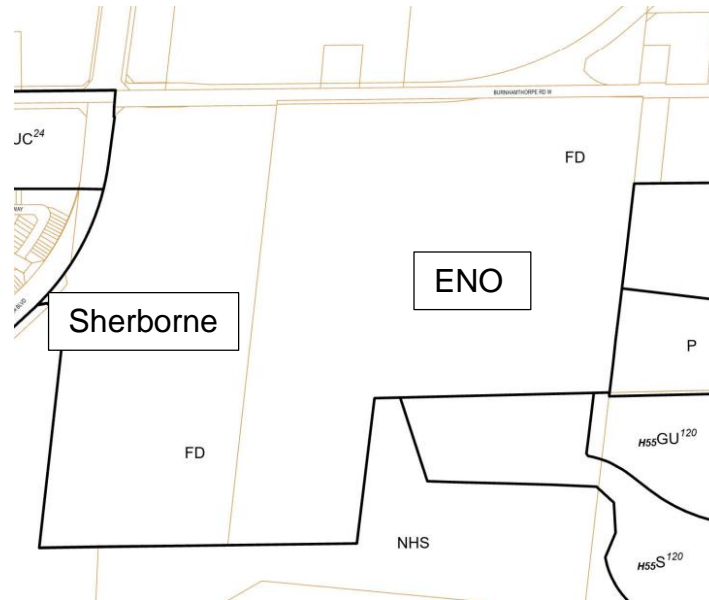


Figure 5 – Zoning By-law Excerpt

The application as submitted proposes to rezone the lands from Future Development (FD) to site specific *Neyagawa Urban Core (NUC)*, *General Urban (GU)*, *Suburban (S)*, *Park (P)*, *Institutional (I)*, *Stormwater Management Facility (SMF)*, with special provisions.

### **Proposed Zoning Bylaw Amendment**

The proposed zoning would facilitate the development of the lands for approximately 513 residential units, parkland, a school, a portion of a stormwater management pond and natural heritage system.

In addition to the map change reflecting the parent zones, the proposed ZBA considers both the existing NOESP and also the emerging policies related to the Neyagawa Urban Core Area review and draft OPA presented to Council on November 25, 2024. The following ZBA as revised, proposes the following:

- Amend the width regulation for encroachments for bay, box and bow windows to 4 metres in Section 4.21 and percentages and vertical plane definition for porches in Section 4.27.

- Amend the 7 metre rear yard setback regulation for the detached dwellings in the General Urban and Suburban zone to 6 metres only for lots with depths of 28 metres or less. Staff consider this acceptable as appropriate separation distances between dwellings are maintained and the future homeowners will have a full backyard that is not encumbered.

In addition, staff are proposing to not permit additional floor area into the minimum 6 metre rear yard. Staff consider this appropriate, as it would maintain an open and unencumbered backyard to each dwelling, now and in the future.

- establish regulations for Block 97, presently shown as commercial but planned to evolve into a mixed use block, such as identification of front lot line, height, yards and minimum commercial space.

The minimum and maximum floor space index regulation shall not apply as this strategic growth area is being viewed from the 160 people and jobs per hectare perspective. The addition of a commercial component to the core area supports the provision of additional commercial space to the North Oakville community.

- establish regulations for Block 96 related to permitted building types, front lot line, minimum number of units and height.
- a Holding Provision related to the additional residential servicing allocation for Blocks 96 and 97 on the draft plan of subdivision.

The proposed Zoning By-law Amendment can be found in Appendix “B”.

## **TECHNICAL & PUBLIC COMMENTS:**

### **Matters Raised at the Public Meeting**

The Statutory Public Meeting was held on March 7, 2022. The following is an overview of the matters that were identified at the public meeting, the analysis and resolution of the issues.

#### Alignment with the Climate Emergency

The proposed subdivision provides opportunities for various active transportation options including walking, cycling, transit usage (along Neyagawa Boulevard, William Halton Parkway), and trail through the NHS and around the proposed stormwater management pond. In addition to trails and transit, the applicant will

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convey 33% of the subdivision for inclusion into the town's Natural Heritage System.

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

The applicant is a member of the group and party to the cost sharing agreement. 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 2024 Provincial Planning Statement (PPS)

As outlined within this report, the proposal is consistent with the 2024 Provincial Planning Statement.

Conformity to the Region of Halton Official Plan

As outlined in the report, the proposal conforms to the Halton Region Official Plan.

Conformity of the proposal with the land use and policies of the North Oakville East Secondary Plan.

As outlined in this report, the proposal conforms to the North Oakville East Secondary Plan. In addition, consideration has also been given to the on-going Neyagawa Urban Core Area review and its emerging OP policies as presented to Council at the November 25, 2024 Planning and Development Council meeting.

Coordination with the on-going Neyagawa Urban Core Area review is necessary to ensure that the results of the review are appropriately addressed in this development.

The proposed development is an extension of the draft plans to the south and east. The uses are contemplated by the NOESP together with that of the draft Neyagawa Urban Core Area OPAs presented at the Planning and Development meeting of November 25, 2024.

The proposal has been coordinated with the in-effect and emerging policies as well as the existing and surrounding context.

East Sixteen Mile Creek EIR/FSS

Extensive coordination has occurred between the applicant, Halton Region, Conservation Halton and the town. Identification / protection of Core 5 (the NHS), including PSW 3 immediately southeast of the intersection of Neyagawa Boulevard,

and Street A (future Settlers Road West and to the outlet location for the stormwater management pond) have been implemented as part of the review of this application.

In addition:

1. the subdivision design shall ensure that the drainage ditch along the east side of Neyagawa Boulevard (the outlet for the proposed stormwater management pond) has been appropriately sized to ensure the minimization of impacts to the wooded area associated with Core 5; and,
2. the lands (as shown below in Figure 6), that were originally owned by the town and conveyed to the region as part of the Neyagawa Boulevard road construction project, are to be re-conveyed to the town as part of the regional subdivision agreement process.

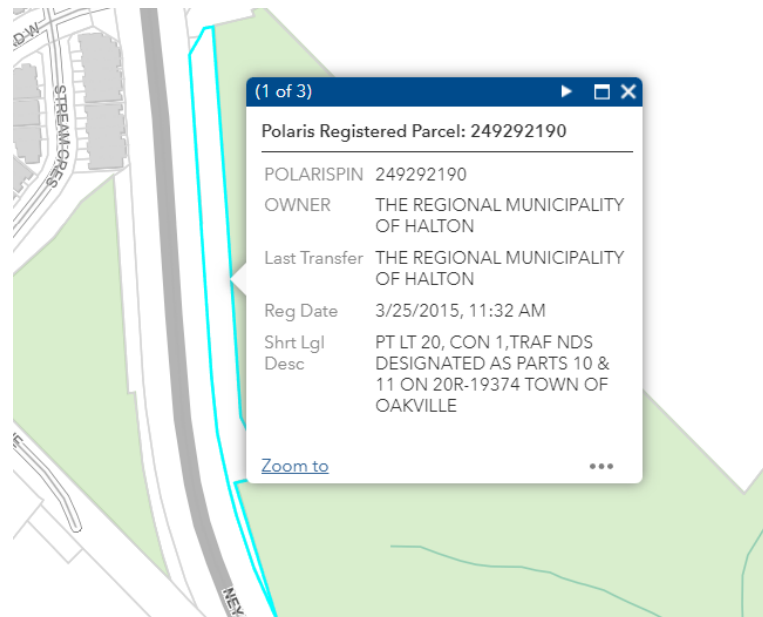


Figure 6 - Regional lands to be conveyed to the town

### Conformity with urban design policies

Urban Design comments have been incorporated into the design before Council. In addition, Appendix "D" which is a condition of council approval provides the applicant with further direction on the development of Blocks 96 and 97.

### Proposed Zoning appropriately implements the vision of the North Oakville East Secondary Plan. Is the identification of the Neyagawa Urban Core Area zone as shown in the proposed zoning bylaw appropriate?

The proposed zoning appropriately implements the vision of the NOESP. It also considers the Neyagawa Urban Core Area review and its emerging policies and the



draft OPAs presented to Council on November 25, 2024 as discussed above, and the broader existing and planned context.

Compatibility and consistency with adjacent Remington/Eno draft plan of subdivision to the east.

The draft plan has been designed in consideration of the abutting ENO subdivision. The Halton Catholic District School Board, Sherborne, Remington/Eno and the town have confirmed the appropriate shape, size, location of the proposed school block (Block 98). Additional lands will be added to this school block from the easterly abutting Remington/Eno subdivision. Additional SWM pond area will be located on the Remington draft plan of subdivision.

Consideration should be given to the connection of Street H in the Sherborne Lodge draft plan to Street K in the adjacent Remington draft plan of subdivision.

The connection will be achieved with the walkway/trail system constructed within the proposed stormwater management pond

Appropriateness of the proposed on-street parking.

The applicant's consultant prepared the following diagram which preliminarily identifies on-street parking, which will then be further refined as part of the detailed engineering process. The intent of the efforts is to maximize and locate as many on-street parking space.

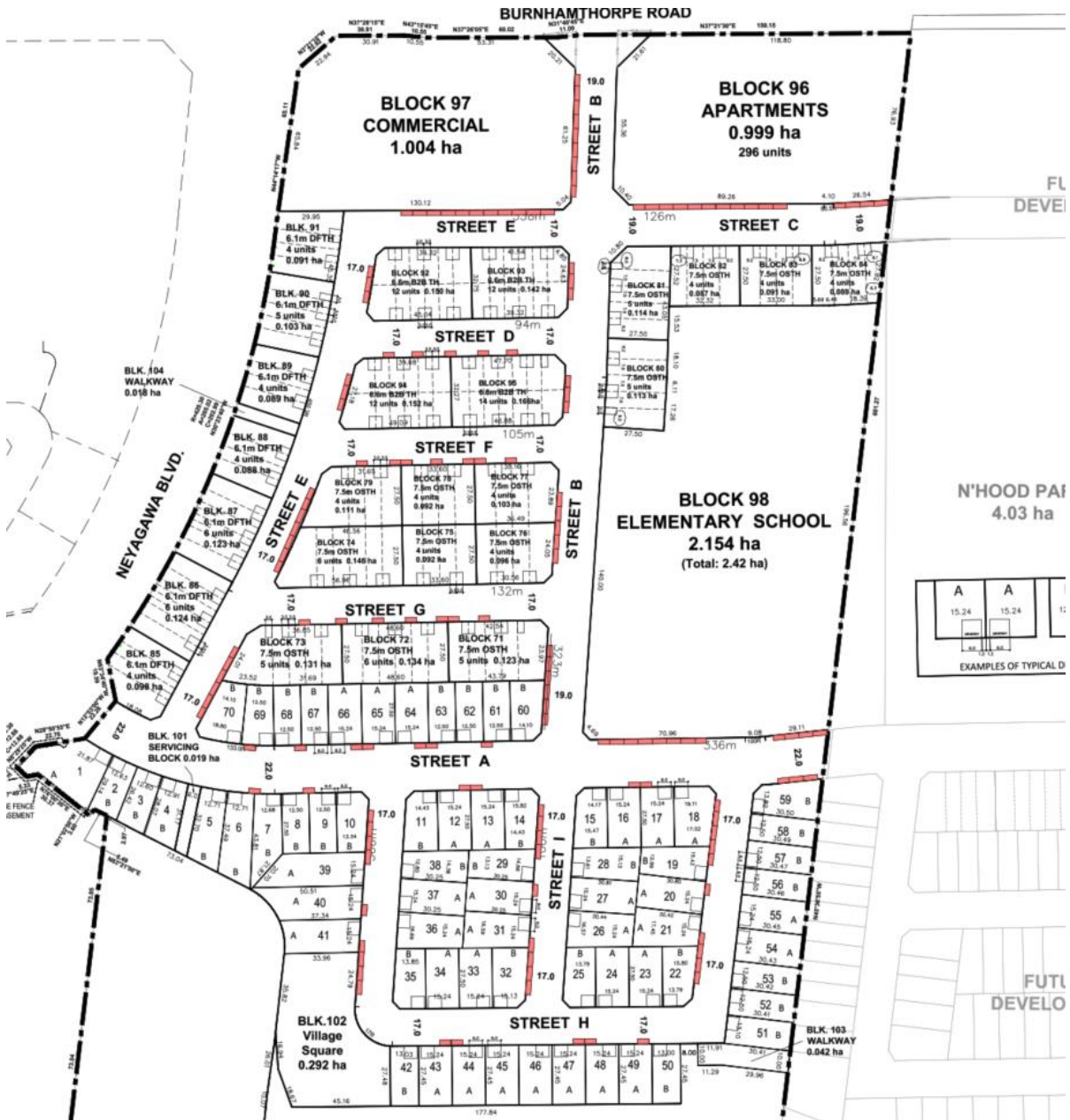


Figure 7 - Preliminary Parking Plan

Do future townhouse driveway locations allow for the planting of boulevard street trees?

While driveway locations are shown preliminarily on the figure above, the detail design stage will further consider not only utilities and transit infrastructure but also boulevard street trees. A minimum 20% tree canopy cover is expected to be achieved.

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Is the width of Street C appropriate considering the amount of development being proposed on the north side of Street C by Sherborne Lodge and the abutting Remington site? Should Street C be increased in size to a 19 metre connector road standard?

The right of way width of Street C and its extension through the easterly ENO subdivision has been considered in relation to the abutting development and has been increased to 19 metre right of way. Transportation staff have reviewed this matter and determined it to be appropriate.

Coordination with Halton Region on access points from the various blocks to future William Halton Parkway and Neyagawa Boulevard should be explored.

Agreed upon subdivision and neighbourhood access points have been addressed. Street A as an example reflects the location for Settler Road West and connects to the west side of Neyagawa Boulevard.

Has the development proposal appropriately identified the size and shape of the school site block site (Block 107)? Presently, there are three frontages to the school block (Streets A, B and C). Coordination is necessary with the Halton Catholic District School Board.

The school block has been redesigned to shift the original lots to upper section of Street B and along Street C. The townhouse is an appropriate built form transition with the proposed apartment to the north. As mentioned, the applicant has worked with the HCDSB to confirm the size shape and location of the school block.

To what degree does the proposed development contribute to the achievement of transit-supportive densities, in particular to support a 407 Transitway station?

The proposed subdivision is a combination of detached dwellings, dual frontage townhouses, street townhouses, back-to-back townhouses, an apartment block and a block that initially will develop as a commercial block, but in the fullness of time is planned to be redeveloped as a mixed-use development. Neyagawa Boulevard, William Halton Parkway and Settlers Road West are, or will be, transit routes.

This development maintains the minimum required density, and is consistent with the town emerging NUC OPA, which is being designed to support transit and in doing so, support the delivery of the 407 transitway station, as originally intended.

Is the size of the proposed commercial block (Block 106) appropriate? What uses are being proposed within the commercial block and how does it relate to the surrounding subdivision and regional roads (Neyagawa Boulevard and future William Halton Parkway, presently Burnhamthorpe Road)?

Block 106, now block 97 is 0.997 hectares in size. It is initially being developed as a commercial plaza. Following the Statutory Public Meeting and further discussions with staff, the applicant prepared the following preliminary concept plan, which illustrates the potential evolution of the development from a commercial plaza to a future mixed use block. The need for additional commercial uses in North Oakville has been raised and is being assessed in the North Oakville East Commercial Study. This block's development supports the need for additional commercial development.

Appendix "D" sets out the towns urban design requirements for this block. The Zoning By-law has been written to allow for the flexibility in the future design of the site.

In the fullness of time, mixed-use buildings are planned while maintaining a ground related commercial component for the site.

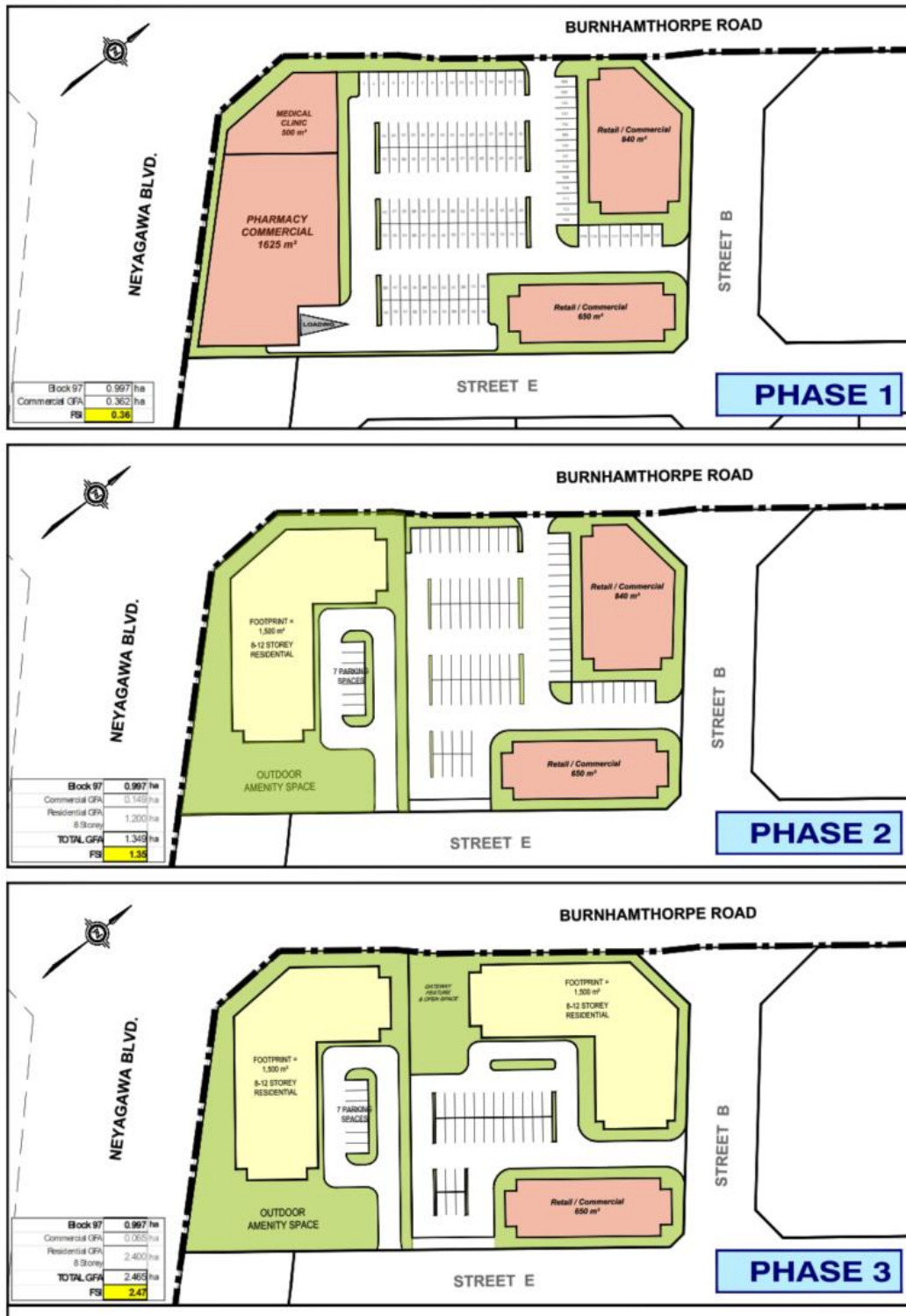


Figure 8 – Preliminary Concept Plan

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Work with the school boards on school parking issues and opportunities to increase parking supply.

Staff will work with the school board as part of the future site planning process to ensure the correct amount of parking in light of the town's zoning by-law and the functionality and operational needs of the site.

Work with the applicant to accelerate timing of the construction of the apartment block.

While the applicant has been made aware of the town's desire to accelerate the apartment block, staff have been advised that the block does not have sufficient servicing allocation. Accordingly, it is unlikely to be built in the short-term. A final total of residential units for this site will be determined by the future site planning process; however, a minimum number of units per block have been included into the proposed Zoning By-Law to ensure a transit-supportive density is achieved.

Consider options to have family-sized units in the apartment block as well as affordability.

The applicant has been made aware of this matter and staff will review it as part of the site plan process.

Provide additional information regarding the reciprocal agreement between the town and the school board for the purpose of park use, parking and other facilities.

The town has a reciprocal agreement with both school boards which allows for the co-ordinated use of park space and school resources.

This co-ordination allows for the optimal use of land by not requiring valuable park space to be used for car parking, but rather for green space. Similarly, it allows the school to reduce its overall land needs by being able to share the active park space.

Is the proposed development designed in a way to be transit supportive?

The proposal is maintaining a minimum overall density for the Neyagawa Urban Core Area of 160 people and job per hectare, as outlined in the PPS. This also implements the town's urban structure and the Halton Region Official Plan. Further, the Ministry of Transportation Transit-Supportive Guidelines provide directions for this application. The development, as revised, is transit-supportive by design. This includes the modified grid street pattern, transit-supportive density, and pathways and connections to support active transportation and convenient connections to planned transit service. This is consistent with one the premises of the NOESP that all public roads are designed to be transit supportive.

**SUBJECT: Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision,  
Sherborne Lodge Developments Limited, 382 Burnhamthorpe Road West, File No.  
Z.1319.10, 24T-21008/1319, By-law 2024-166**

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## **Public Comment Received**

### **Woodland Protection**

The wooded area (Block 100) is being protected and zoned Natural Heritage System.

### **Lack of Parkland west of Fourth Line**

The application before Council only deals with lands east of Neyagawa Boulevard. As part of this development and in accordance with the North Oakville Parks Master Plan, a village square is being proposed for this site south of Street A (Settlers Road West) as Block 102. In addition, and further to the immediate east is a Neighbourhood Park proposed on the Eno lands.

### **Location of Commercial**

Commercial uses, both stand alone and as future mixed use development, are being proposed for Block 97 at the immediate southeast corner of the intersection of Neyagawa Boulevard and William Halton Parkway.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

The applicant held a Public Information Meeting (“PIM”) on September 8, 2021. Two members of the public were in attendance.

A Statutory Public Meeting was held on March 7, 2022, and notice was mailed to all properties described in the staff report. In addition, two signs were erected. Resident Associations were notified along with property owners in accordance with the Planning Act regulations and Town practices. No additional concerns were raised by the public at the Public Meeting. Public comments are addressed in this report.

Notice of the December 9, 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 in accordance with the North Oakville Master Parkland Agreement.



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**(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 “C” 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 the subject lands with a variety of 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 existing and planned adjacent land uses and in keeping with the intent of the land use policies of the North Oakville East Secondary Plan and that of the emerging OP policies related to the Neyagawa Urban Core Review

Staff is satisfied that the proposed development is consistent with the Provincial Planning Statement (2024) 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 “C” and that By-law 2024-166 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 and that of the emerging OP policies of the Neyagawa Urban Core Area.

- 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.

**APPENDICES:**

- Appendix A - Draft Plan of Subdivision
- Appendix B - Bylaw 2024-166
- Appendix C - Conditions of Draft Approval
- Appendix D - Urban Design Requirements

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