



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, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Eno Investments Limited/Ankara Realty Limited, 210 and 374 Burnhamthorpe Road West, File No. Z.1317.07, 24T-21007/1317, By-laws 2024-170 and 2024-172

**LOCATION:** 210 and 374 Burnhamthorpe Road West

**WARD:** Ward 7

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#### RECOMMENDATION:

1. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Eno Investments Limited/Ankara Realty Limited., (File No.: Z.1317.07, 24T-21007/1317), as revised, be approved on the basis that the application is consistent with the 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 2024-170, a by-law to adopt and Official Plan Amendment to the 1984 Oakville Official Plan (North Oakville East Secondary Plan) as it applies to 210 and 374 Burnhamthorpe Road West (Eno Investments Limited and Ankara Realty Limited), be passed.
3. That By-law 2024-172, an amendment to Zoning By-law 2009-189, as amended, be passed;
4. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-21007/1317) prepared by Korsiak Urban Planning dated November 1, 2024, subject to

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the conditions contained in Appendix “D” of the staff report prepared by Planning Services Department dated November 26, 2024.

5. That once 24T-21007/1317 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.
6. 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;
7. That the urban design requirements in Appendix “E” of the report from the Planning Services Department dated November 26, 2024, be endorsed, and that the proposed development for Blocks 346, 347 and 348 be designed in accordance with the design requirements in Appendix “E”.

## **KEY FACTS:**

The following are key points for consideration with respect to this report:

- This report recommends approval of an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Eno Investments Limited / Ankara Realty Limited.
- The proposal reflects the development of approximately 38.71 hectares of land for 594 dwelling units, 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 presently designated *Neighbourhood Area* and *Natural Heritage System Area* with overlays for the Neighbourhood Park 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 and this report also considers the draft OPA presented to Council at the November 25, 2024 Planning and Development Council meeting.
- An applicant-initiated Public Information Meeting took place on September 8, 2021.
- The Statutory Public Meeting was held on March 7, 2022. No members of the public spoke and no written comments were received.
- The Official Plan Amendment, as revised, recommended for approval are attached as Appendix “B” along with proposed Zoning By-law Amendment, as revised, attached as Appendix “C”.

- Draft plan conditions recommended for approval based on agency comments are attached as Appendix “D” to this report.

## **BACKGROUND:**

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

The statutory public meeting was hosted by Council on March 7, 2022. No members of the public attended. No written comments were received.

The Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application deemed complete on November 19, 2021.

## **Proposal**

The application relates to the redevelopment of approximately 38.71 hectares of land as follows (see Figure 1):

- 594 units comprising of 287 detached dwellings, 307 townhouse dwellings in street and lane-based formats together with two blocks for mixed use development (Block 346/347) and one apartment block (Block 348);
- A natural heritage system block associated with the East Sixteen Mile Creek (Block 354);
- a stormwater management pond (Block 353);
- a neighbourhood park (Block 351);
- a school block (Block 352) which will be added to the proposed school block on the westerly abutting draft plan submitted by Sherborne Lodge; and
- the public road network.

Access to the site will be from William Halton Parkway, Burnhamthorpe Road West and the extensions of Carding Mill Trail (Street A) and Settlers Road West (Street B).

The applicant’s Official Plan Amendment proposes the redesignation of a portion of the site (Blocks 346, 347 and 348) from *Neighbourhood Area* to *Neyagawa Urban Core Area* with site specific policy amendments related to an increase in maximum height (from 8 storeys to 12 storeys), increase the floor space index from 2.5 to 4.6 and removal of the units per hectare density requirement.

The Zoning By-law Amendment requests to rezone the lands from *Future Development (FD)* to *Neyagawa Urban Core (NUC)*, *General Urban (GU)*, *Suburban*



<b>Draft Plan Feature</b>	<b>Number of Units</b>	<b>Area (ha)</b>
Detached Dwellings	287	9.39
Multiple-attached Dwellings	307	6.12
Future Mixed-Use Block/Apartment		2.59
Future Development		1.12
Walkway		0.03
Neighbourhood Park		4.34
Elementary School		0.28
SWM Facility		2.28
NHS		3.35
Residential Reserves		0.15
Road Widening		0.22
0.3 m reserves		-
Roads		8.84
<b>TOTAL</b>	<b>594</b>	<b>38.71</b>

The proposed housing types are as follows:

<b>Proposed Unit Type</b>	<b>Total</b>
Detached Dwellings (9.15 m)	130
Detached Dwellings (11.16 m)	143
Detached Dwellings (13.75 m)	14
Street based Townhouses	216
Lane based townhouses	71
Live Rent townhouses	20
3 blocks of mixed use and apartments	TBD
<b>TOTAL</b>	<b>594</b>

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

The subject land is located on the south side of Burnhamthorpe Road West and William Halton Parkway, east of Neyagawa Boulevard.

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 and west are proposed for residential and mixed development. The development application for the lands to the west of the site (Sherborne Lodge) is also on the agenda for tonight's meeting.

The segment of Burnhamthorpe Road West from Sixth Line to the new William Halton Parkway is a town-owned roadway since January 1, 2024.

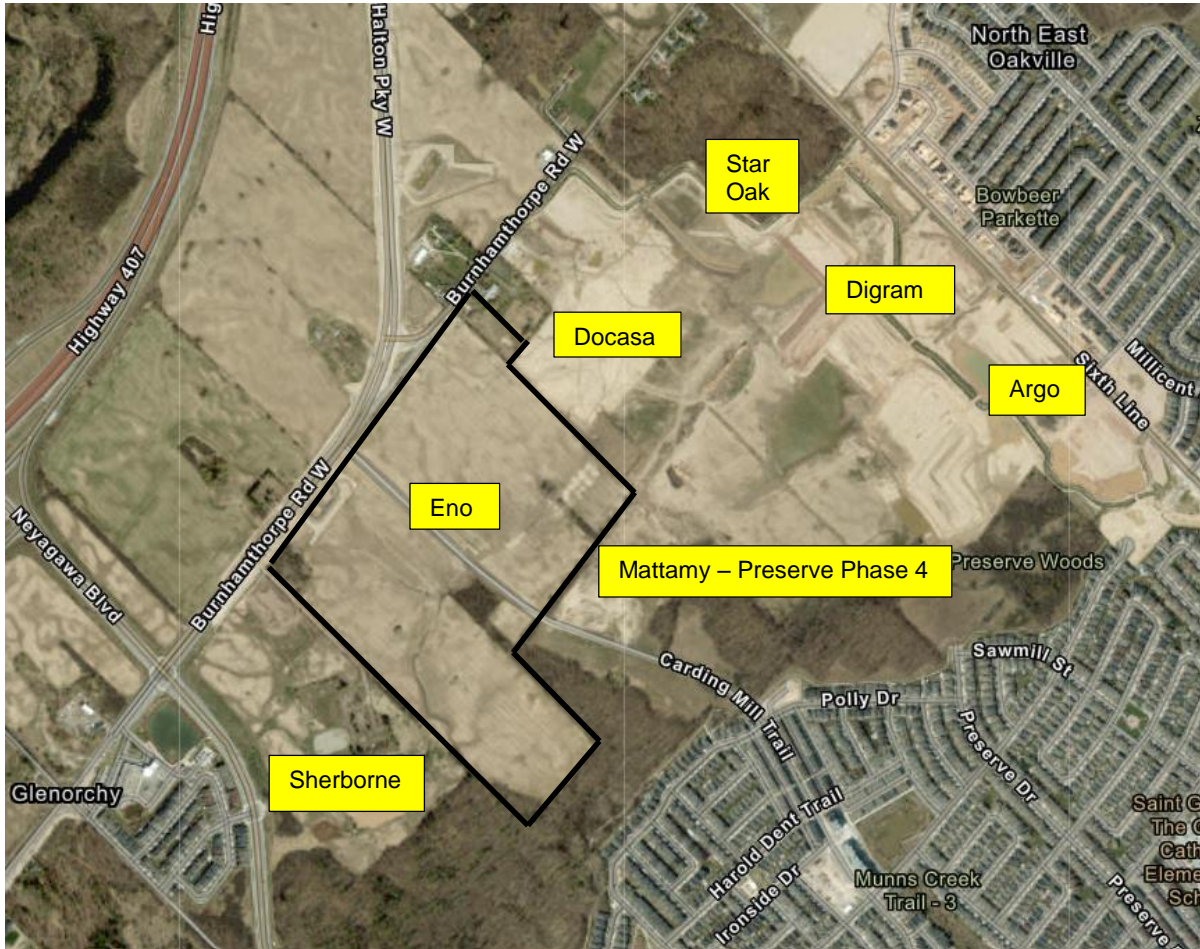


Figure 2: Air Photo NTS

## **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.

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 identified 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 a 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 in a letter date November 14, 2024 that the region has no objection to the development and provided conditions for draft approval and request holding provisions be included in any zoning by-law amendment.

The subject lands are designated 'Urban Area' and 'Regional Natural Heritage System' in the Halton Region Plan. The lands are within the 'Designated Greenfield Area'. 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 ROP identifies the intersection of Neyagawa Boulevard and Burnhamthorpe Road West as a 'Primary Regional Node', which functions as a Strategic Growth Area derived from a Local Urban Structure that has a role in the accommodation of mixed-use intensification and supports the Region's transit network, meriting its identification as a component of the Regional Urban Structure hierarchy.

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

The proposal conforms to the Region of Halton Official Plan that is 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 taller



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*. This is also reflected in Section 3, Urban Structure, of the *Livable Oakville Plan*.

#### 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 and Natural Heritage System Area*, on Figure NOE2 of the NOESP and as illustrated on Figure 3 below. 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.

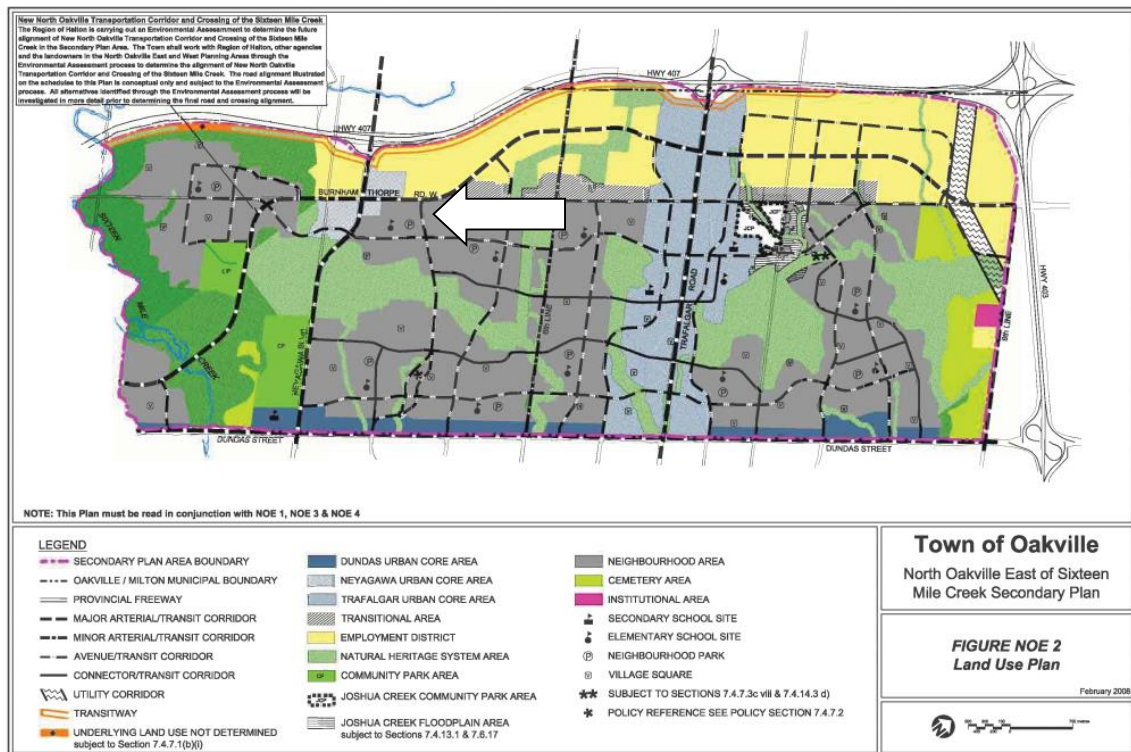


Figure 3 – North Oakville East Secondary Plan - Figure NOE2

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

The Neyagawa Urban Core (NUC) Review is a study being undertaken 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 appropriate) as proposed would allow the Neyagawa Urban Core Area to 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. The proposed Official Plan and Zoning By-law Amendments consider the boundaries of the town's draft Neyagawa Urban Core Area OPAs as presented at the November 25, 2024 Planning and Development Council meeting.

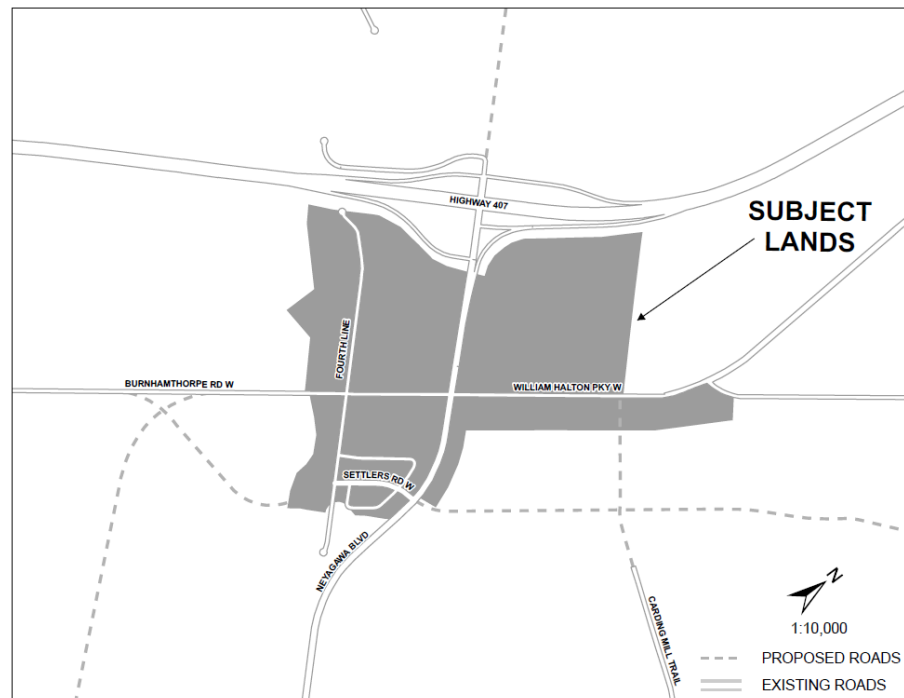


Figure 4 – 2024 Neyagawa Urban Core Area (presented to Council November 25, 2024)

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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 NOECS, 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 recommended 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 to 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 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 the ENO application 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.

The Neighbourhood Activity Node through the NOECS is re-located to the intersection of William Halton Parkway and Carding Mill Trail as shown on Figure 5 below.

Figure 5.10

Location of Commercial Uses in NO-E (Proposed Directions)

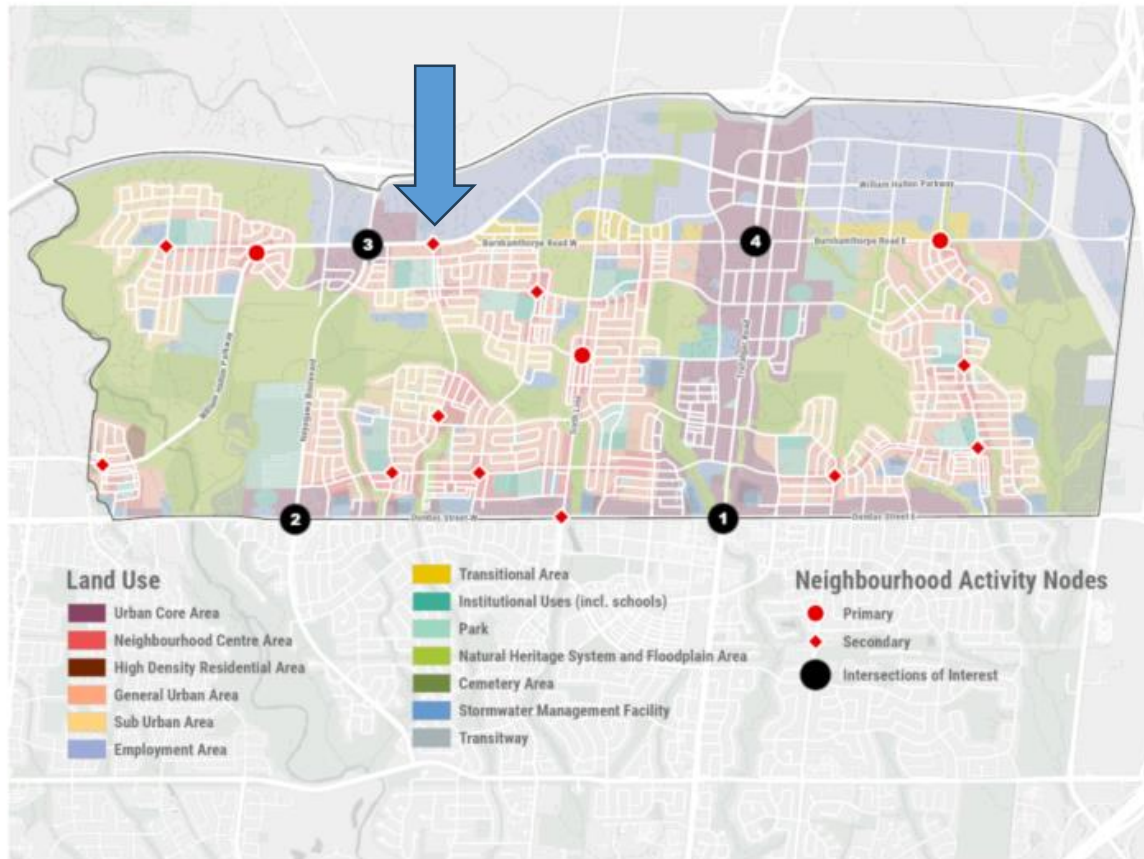


Figure 5 – Excerpt from NOECS identifying Neighbourhood Activity Nodes

### **Proposed Official Plan Amendments (NOESP)**

Staff are recommending the following amendment to the North Oakville East Secondary Plan.

#### **OPA 334 - NOESP**

Amend the Figures NOE1 and NOE2 of the North Oakville East Secondary Plan as follows:

- Figure NOE1, Community Structure: introduces the *Urban Core Area* designation onto a portion of the site and to relocates the Neighbourhood Central Activity Node north to William Halton Parkway and Carding Mill Trail intersection location.



The relocation of the Activity Node will provide for commercial uses on two of the four corners and provides for increased opportunities for larger amounts of commercial space together with the flexibility to accommodate diverse types of tenants, as opposed to the present location at Carding Mill Trail and Street B. Only one corner is required for commercial space currently, with the potential for a small amount of commercial floor area. The relocated activity node still meets the intent of being part of the neighbourhood, within a 7 – 8 minute walk. The relocation would be consistent with the review undertaken as part of the North Oakville East Commercial Study.

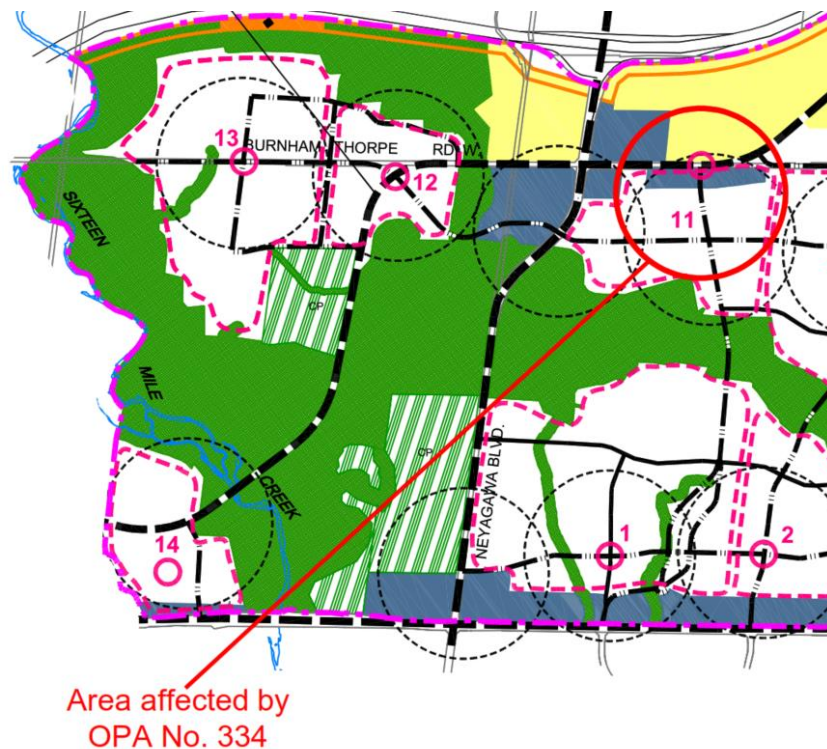


Figure 6 – Proposed Community Structure (NOESP)

- Figure NOE2, Land Use Plan: re-designate for a portion of the site from *Neighbourhood Area* to *Neyagawa Urban Core Area*



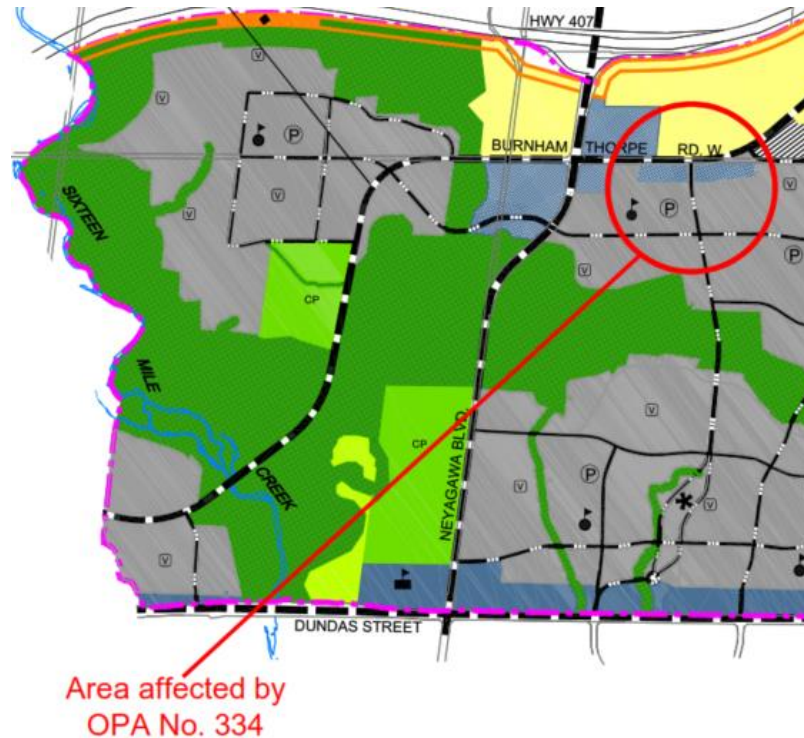


Figure 7 – Proposed Land Use Plan (NOESP)

- Amending existing NOESP policies related to the proposed NUC area

Presently, development is limited to 3 storeys as it is contained within the *Neighbourhood Area* designation. The *Neyagawa Urban Core Area* designation, as presently written, reflects an eight storey height limit. Within the draft OPA for the Neyagawa Urban Core Area presented to Council on May 16, 2022, the proposed height is 12 storeys. This has been continued in the emerging policies as proposed in the OPA reviewed by Council at the November 25, 2024 Planning and Development Council meeting.

Removal of floor space index and residential densities (units per hectare) is consistent with emerging OP policies emanating from the NUC area review. The emerging Neyagawa Urban Core Area draft OPA presented to Council on November 25, 2024 reflects a minimum density of 160 residential and jobs combined per hectare.

It should be noted that the Master Plan is not part of the operative sections of the North Oakville East Secondary Plan, and as such, is not being amended.

The recommended OPA is found in Appendix “B” to this report. The approval of the OPA conforms to the staff proposed Neyagawa Urban Core Area OPAs (presented

on November 25, 2024) and provides further support to the creation of a transit supportive community. In addition, it provides support for the delivery of the 407 transitway station as originally envisioned by the NOESP and the Province.

### **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 8 below. The *Future Development (FD)* zone only allows uses that legally existed on the date of the parent by-law came into effect.

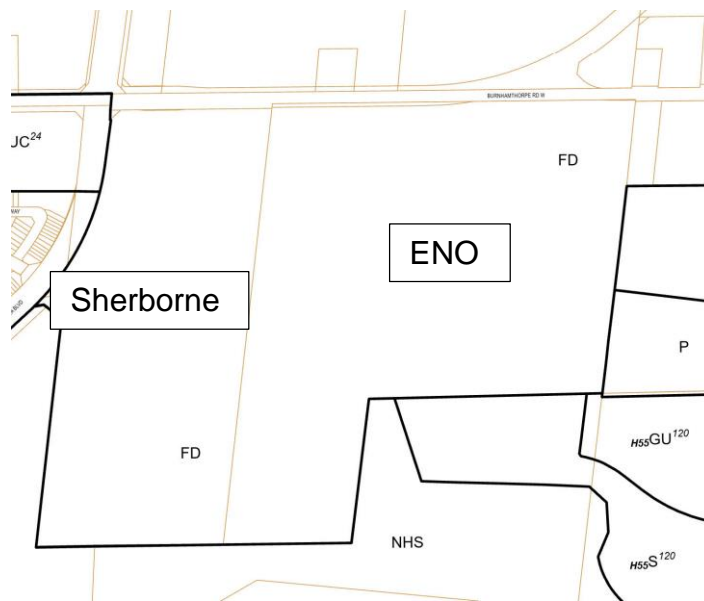


Figure 8 – Zoning By-law Excerpt

The Zoning By-law Amendment proposes to rezone the lands from Future Development to uses that will implement those in the proposed plan of Subdivision. Those zones include the *Neyagawa Urban Core (NUC)*, *Neighbourhood Centre (NC)*, *General Urban (GU)*, *Sub-urban (S)*, *Institutional (I)*, *Park (P)*, *Stormwater Management Facility (SMF)* and *Natural Heritage System (NHS)* with Special Provisions and a Holding provision related to servicing allocation for the proposed NUC blocks.

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## **Proposed Zoning By-law Amendment**

The Zoning By-law Amendment (By-law 2024-166), as revised, 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)*. It also reflects the emerging policies as contained within the Neyagawa Urban Core Area OPA policies presented to Council on November 25, 2024 and sets out the following regulations:

- NC, GU and S zones - 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. Additional regulations are proposed related to the landscape component for the lane based townhouses immediately west of Street M. Also specific regulations are proposed related to two unique lots (lots 14 and 15 on Street K).
- establish regulations for Blocks 346 and 347 related to no maximum floor space index, maximum height of 12 storeys, minimum number of units, height of first storey for mixed use buildings, minimum non-residential floor area for both blocks.
- Similarly establish regulations for Block 348 related to no minimum or maximum floor space index, minimum number of units and maximum height.
- introduce a Holding Provision related to the outstanding residential servicing allocation for Blocks 346, 347, 348 and 358 on the draft plan of subdivision.

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

### **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 William Halton Parkway, and trails through the NHS and around the proposed stormwater management pond). In

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addition to trails and transit, the applicant will convey 8.6% 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 Provincial Planning Statement, 2024

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.

Consistency with the Livable Oakville Plan, including the Urban Structure, North Oakville East Secondary Plan and North Oakville Master 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 result of the review is appropriately addressed in this development

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

Consistency with the Burnhamthorpe Road Character Study

Units in Blocks 332, 333 and Block 357 shall front onto Burnhamthorpe Road West. A road widening is required and is shown as Block 362. Burnhamthorpe Road West has been conveyed to the town. The detailed design of the planned road reconstruction has recently been initiated.

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### East Sixteen Mile Creek EIR/FSS

Coordination has occurred between the applicant, Halton Region, Conservation Halton and the town. Of note, subject to the draft plan conditions, the identification/protection of Core 5 (the NHS) and intrusion of the stormwater management pond into the NHS (subject to a NOESP Minutes of Settlement) have been resolved.

Justification for the proposed modifications to Zoning By-law 2009-189 ensuring the proposed Zoning By-law amendment appropriately implements the vision of the North Oakville East Secondary Plan.

The proposed zoning appropriately implements the vision of the NOESP. It also considers the Neyagawa Urban Core Area review and the emerging policies associated with the draft OPA presented to Council on November 25, 2024 as discussed above.

Is the identification of the Neyagawa Urban Core Area zone as shown in the proposed Zoning By-law appropriate?

Staff consider the identification of the Neyagawa Urban Core Area zone to be appropriate as it is consistent with the draft OPA presented to Council at the November 25, 2024 Planning and Development Council meeting.

Compatibility and consistency with adjacent Plans of Subdivision

As outlined in this report, the review was coordinated with review of the adjacent plans of subdivision, as well as the broader existing and planned context.

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

The connection was extensively reviewed and will be achieved with the walkway/trail system constructed within the proposed stormwater management pond.

Is the width of Street C appropriate considering the amount of development being proposed on the north side of Street C

Street C is a 19 metre right of way and is the same as that of the westerly Sherborne Lodge subdivision. 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 Settlers Road West has been coordinated with both the easterly and westerly subdivisions. Carding Mill Trail extends from the southerly Lower Fourth Pendent subdivision (already approved) and connects to William Halton Parkway.

Compatibility with Urban Design policies

Urban Design comments have been incorporated into the design before Council. In addition, Appendix “E” which is a condition of council approval provides the applicant with further direction for the development.

Appropriateness of the residential, on-street parking and visitor 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 available on-street parking space.

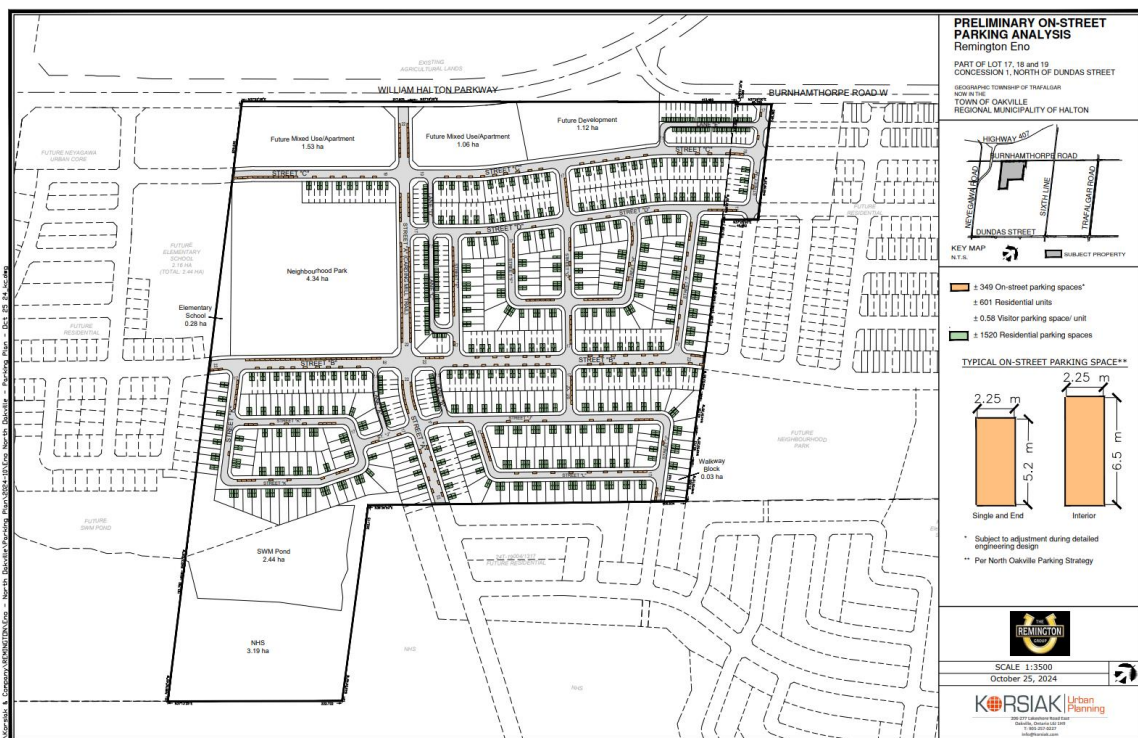


Figure 9 - Preliminary Parking Plan



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.

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 development is a combination of detached dwellings, street townhouses, back to back townhouses and three apartment / mixed use blocks.

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

Is the location of Block 314, 315, and 316 appropriate given the proposed relocation of the activity node? Is direct access to the park instead preferred to be provided at the southwest corner of the proposed activity node?

Blocks 314,315 and 316 are now Blocks 309, 310 and 311 on the revised draft plan. The location of the park block has not changed. The locations are consistent with the North Oakville Master Plan. Access to the park is provided from both Street A (Carding Mill Trail) and Street C.

The intent of the Neighbourhood Activity Node is to introduce a non-residential component to the neighbourhood. With the extension of the Neyagawa Urban Core Area to the east from that shown in the NOESP and the applicant's concept plan introducing commercial uses to the area of William Halton Parkway, Carding Mill Trail and Street C, the activity node has been relocated. While the node symbol has shifted approximately 300 metres north, it still maintains a comfortable walking distance to the neighbourhood, incorporates a broader diversity of land uses appropriate for an Activity Node and is appropriate considering the context of the broader planned context of the NUC and neighbourhood.

Work with the applicant on the live-work land use option and its operation; and determine the best land use option.

The applicant is not proposing live-work units. The applicant is looking to build live-rent townhouse units for Blocks 343, 344 and 345. The intent is for the ground floor to be a stand-alone unit with the second and third floors being one unit. The option

then allows for the at-grade unit to either be rented or if not, become additional space for the upper unit. This provides a rental option within the neighbourhood. There are no anticipated parking issues with this arrangement and the Zoning By-law appropriately regulates the number of required spaces.

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.

At present, there is a 60% 1 bedroom, 40% two bedroom split. It should be noted that the present concept for the apartment/mixed use blocks also includes four storey stacked townhouses as seen below.

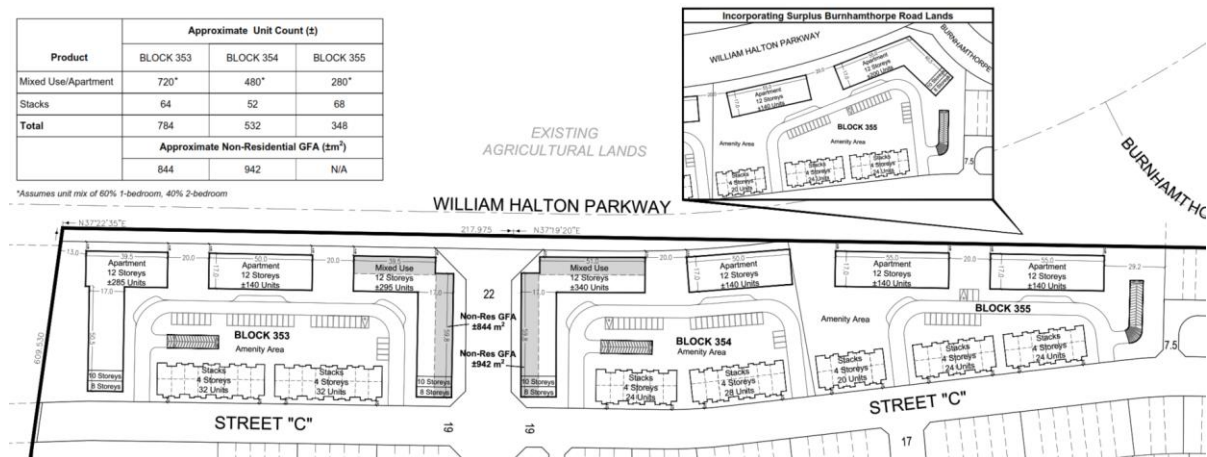


Figure 10 – Preliminary Concept Plan for NUC blocks

Staff have made the applicant aware of this matter and will work with the applicant at the site plan stage to further consider this matter.

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

Staff have applied the Ministry of Transportation Transit-Supportive Guidelines in review of this application and the development is transit-supportive by design. This

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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 the premises of the NOESP that all public roads are designed to be transit supportive.

**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.

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 and will be satisfied given that the developer is in good standing with the North Oakville East Developers Group and party to the Cost Sharing Agreement.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The application was circulated to internal and external departments and agencies for comment. Draft Plan Conditions have been provided in Appendix “D” to this report. Additional review will be required prior to registration of the 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

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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 Official Plan Amendments, Zoning By-law Amendment and Draft Plan of Subdivision, which will have the effect of developing the subject lands with 594 residential units, three blocks for mixed use/apartment development, a neighbourhood park, school block, stormwater management pond, 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 Neyagawa Urban Core area policies.

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 "D" and that By-laws 2024-170 and 2024-172 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 Neyagawa Urban Core Area OP policies.
- 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 – By-law 2024-170 (NOESP)  
Appendix C – By-law 2024-172 (ZBA)  
Appendix D – Conditions of Draft Approval  
Appendix E – Urban Design Requirements

Prepared by:

Robert Thun, MCIP, RPP, Senior Planner, Current Planning, West District, Planning and Development

Recommended by:

Paul Barrette, MCIP, RPP, Manager, West District, West District, Planning and Development

Submitted by:

Gabe Charles, MCIP, RPP, Director, Planning and Development