



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: February 3, 2025

FROM: Planning and Development Department

DATE: January 21, 2025

SUBJECT: Recommendation Meeting Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, By-law 2025-010, File No.: Z.1308.05

LOCATION: 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard

WARD: Ward 6 Page 1

RECOMMENDATION:

1. That Zoning By-law Amendment application (File No.: Z.1308.05), submitted by Mattamy (Joshua Creek) Limited, be approved on the basis that the application is consistent with the Provincial Planning Statement, conforms or does not conflict 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 and Development Department dated January 21, 2025.
2. That By-law 2025-010, a by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 and 3014 William Cutmore Boulevard (Mattamy (Joshua Creek) Limited) – Z.1308.05, be passed.
3. That the letter and schedules from Mattamy Homes attached as Appendix “B”, “C”, “D” and “E” reflect the proposed changes to be made and implemented to Site Plan application SP.1308.003/01, or any subsequent applications, on the subject lands.
4. 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.

KEY FACTS:

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

- This report recommends approval of the proposed Zoning By-law Amendment application submitted by Mattamy (Joshua Creek) Limited to remove the Floor Space Index (FSI) requirements on the subject lands.
- The application consists of approximately 2.86 hectares of land with four phases of seven apartment buildings containing approximately 1,147 condominium units and underground parking, being seven or twelve storeys in height.
- The subject lands are designated Dundas Urban Core Area within the North Oakville East Secondary Plan (Figure NOE2).
- The lands are zoned Dundas Urban Core Special Provision 56 (DUC-1 sp: 56) within Zoning By-law 2009-189.
- An applicant-initiated Public Information Meeting (“PIM”) took place on May 14, 2024, and was attended by the applicant, 15 members of the public and Planning Staff.
- A Statutory Public Meeting was held on August 12, 2024; multiple members of the public spoke to the subject application and provided written submissions.
- Staff recommend approval of the Zoning By-law Amendment application as the proposal is consistent with the Provincial Planning Statement, conforms and does not conflict with the general intent and purpose of the Region of Halton Official Plan and North Oakville East Secondary Plan. The proposed development aids in achieving complete communities, including growth and development in an appropriate location, in accordance with the Town’s established Urban Structure.

BACKGROUND:

This report was referred back to staff at the December 9, 2024 Planning and Development Council (PDC) meeting based on the resolution below. It should be noted that the contents of this report did not change from the December agenda, except for the new February 3, 2025 PDC meeting date, January 21, 2025 print date, revised Recommendation and reference to By-law 2025-010, whereas By-law 2024-184 was brought forward in 2024.

1. That the Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, By-law 2024-184, File No.: Z.1308.05 be referred back to staff to discuss the following with the Applicant:
 - a. Increasing the separation distances between proposed buildings and the properties along Aymond Crescent;

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- b. Enhancing landscaping along the northern property line;
 - c. Reducing and/or redistributing the height and floor area of proposed buildings; and
 - d. Reorienting proposed buildings further west and south on the subject lands.
2. That staff report back to the January 20, 2025 Planning and Development Council meeting.

Following the December 9, 2024 PDC meeting, staff met virtually with the applicant on several occasions to review and discuss options in response to the matters listed above. Unfortunately, due to the short timeframe after the PDC meeting, holiday office closure and cut-off for the January 20, 2025 agenda, proposed solutions were not fully created in time and are now being brought forward to the February 3, 2025 PDC meeting for consideration.

Attached as Appendix “B”, “C”, “D” and “E” is a formal response letter from the applicant to the matters identified by Council and additional documents that were prepared, which illustrate proposed changes to the development concept plans. Staff are of the opinion that these items address the request of Council, further to the matters that will be reviewed through the Site Plan application review process.

Application History

The applicant proposes to remove the Floor Space Index (FSI) requirement for the subject lands. FSI means “*the net floor area of all buildings on a lot divided by the lot area*”. The purpose of regulating FSI is to measure the minimum or maximum development potential on the property. This can be accomplished by having wider and shorter buildings, or narrow and taller buildings to achieve the same FSI number.

OPA 321

In September 2018, Halton Region approved OPA 321, which was subsequently approved at the Local Planning Appeal Tribunal (LPAT) (now the Ontario Land Tribunal (OLT)) in July 2019, with modifications. OPA 321 implements the policy directions that focused on areas of concern to be addressed through the North Oakville Secondary Plans Review. As it relates to this proposal, OPA 321 removed the FSI maximums from the land use policy framework of the Dundas Urban Core land use designation, to provide additional flexibility to support intensification within the Dundas Urban Core area.

The Dundas Urban Core blocks are intended to allow the creation of a band of mixed-use, mid-rise development with higher residential densities along Dundas

Street. They would also include retail and service commercial development at the intersections with north/south streets. It is also anticipated that the highest density uses would be encouraged to locate at these intersections.

Draft Plan of Subdivision 24T-12004/1307 (Bressa)

The Bressa Draft Plan of Subdivision and corresponding Zoning By-law applications were submitted in 2012 and approved by the LPAT on February 7, 2019. The LPAT approved Zoning By-law, permits apartment buildings with a height range of 20 metres (6 storeys) to a maximum of 29.5 metres (8 storeys) and up to 45 metres (12 storeys) within 50 metres of Dundas Street East, upon execution of a Section 37 Bonusing Agreement.

Following this approval, the subject lands were registered as two blocks over two phases:

- Block 146, 20M-1229 – registered November 24, 2020
- Block 20, 20M-1269 – registered November 15, 2023

The purpose of registering Block 146 in advance of Block 20 was to allow Phases 1 and 2, as described later in this report, to progress in advance of the subsequent phases despite the by-law being written assuming the block would stay whole.

Draft Plan of Subdivision 24T-20006/1307 (Mattamy Joshua Creek)

The Phase 4 Draft Plan of Subdivision and corresponding Zoning By-law applications were submitted in 2000 and received draft plan approval on May 20, 2021, and registered on October 6, 2022. These lands, located directly north of the subject site, included a requirement for a warning clause to inform purchasers and/or tenants of Lots 1-15 and 25-30 that their properties were adjacent to or near lands that may be developed for future residential, commercial, or mixed-use buildings up to 12 storeys in height. The town-approved Neighbourhood Information Map also identified the subject lands for a maximum of 12 storeys.

Proposal

The applicant has applied for a Zoning By-law Amendment to remove the FSI requirement for the subject site from the Zoning By-law 2008-189, in order to implement with the North Oakville East Secondary Plan as modified by Official Plan Amendment 321 (OPA 321). Additionally, the applicant seeks to clarify that the lands subject to the DUC-1 sp:56 zone are to be considered as one block for Zoning purposes to assist with the future condominium tenure of each of the buildings planned for the site.

Location & Site Description

The subject lands are located on the northwest corner of Dundas Street East and William Cutmore Boulevard and are municipally known as 1415 Dundas Street East, and 3004, 3006, 3008, 3010 & 3014 William Cutmore Boulevard, as shown on Figure 1. Currently, these lands are under construction, including buildings 1 and 2 in Phase 1, building 3 in Phase 2, and the private road access from William Cutmore Boulevard.



Figure 1: Air Photo

Surrounding Land Uses

- *North* – detached dwellings.
- *East* – Region of Halton pumping station and municipal stormwater pond.
- *South* – detached dwellings and natural area across Dundas Street East.
- *West* – Natural Heritage System and the registered Argo (Joshua Creek) Subdivision (24T-20002/1308).

PLANNING POLICY & ANALYSIS:

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

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

Provincial Planning Statement

With the introduction of the Provincial Planning Statement (new PPS) 2024, the Ontario government has taken an important step in its plan to have 1.5 million new homes built by 2031. The new PPS came into force on October 20, 2024, on the same day the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe were repealed. In doing so, it set the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The Provincial Planning Statement 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 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 Zoning By-law Amendment is consistent with the PPS (2024).

Halton Region Official Plan (implemented by the Town)

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 Region is no longer responsible for the Regional Official Plan. It is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) among the Halton municipalities and Conservation Authorities was prepared 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 has an interest in supporting the local municipalities by providing 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.

The Regional Official Plan provides goals, objectives and policies to direct physical development and change in Halton. The proposed development is located on lands that are designated as 'Urban Area' and is located within the built boundary of the Halton Region Official Plan (ROP). The policies of Urban Area designation support a range of uses and the development of vibrant and healthy mixed-use communities that afford maximum choices for residence, work, and leisure.

The application conforms to the Region of Halton Official Plan (now implemented by the Town of Oakville), noting that Regional Staff reviewed the application and have no objection to the approval of the proposed Zoning By-law Amendment.

Oakville Official 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 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 outlines 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

The land use designation which applies to the subject lands is *Dundas Urban Core Area* as seen in Figure NOE2, Land Use Plan as shown on Figures 2a and 2b. Section 7.6.5.1 of the NOESP outlines the Purpose of the Dundas Urban Core Area as follows:

The Dundas Urban Core Area designation on Figure NOE2 is intended to allow the creation of a band of mixed use development at medium and high densities with a clustering of retail and service commercial development and/or high density buildings at the intersections with north/south streets.

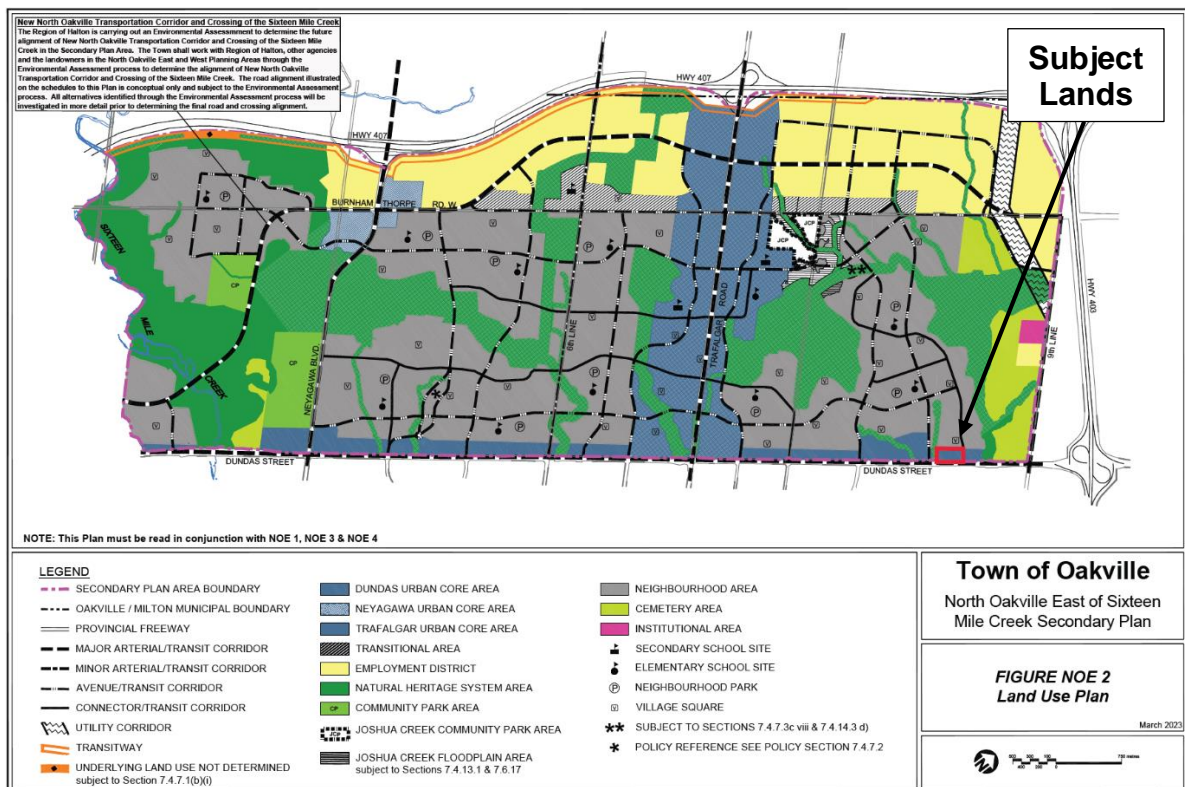


Figure 2a: Figure NOE2

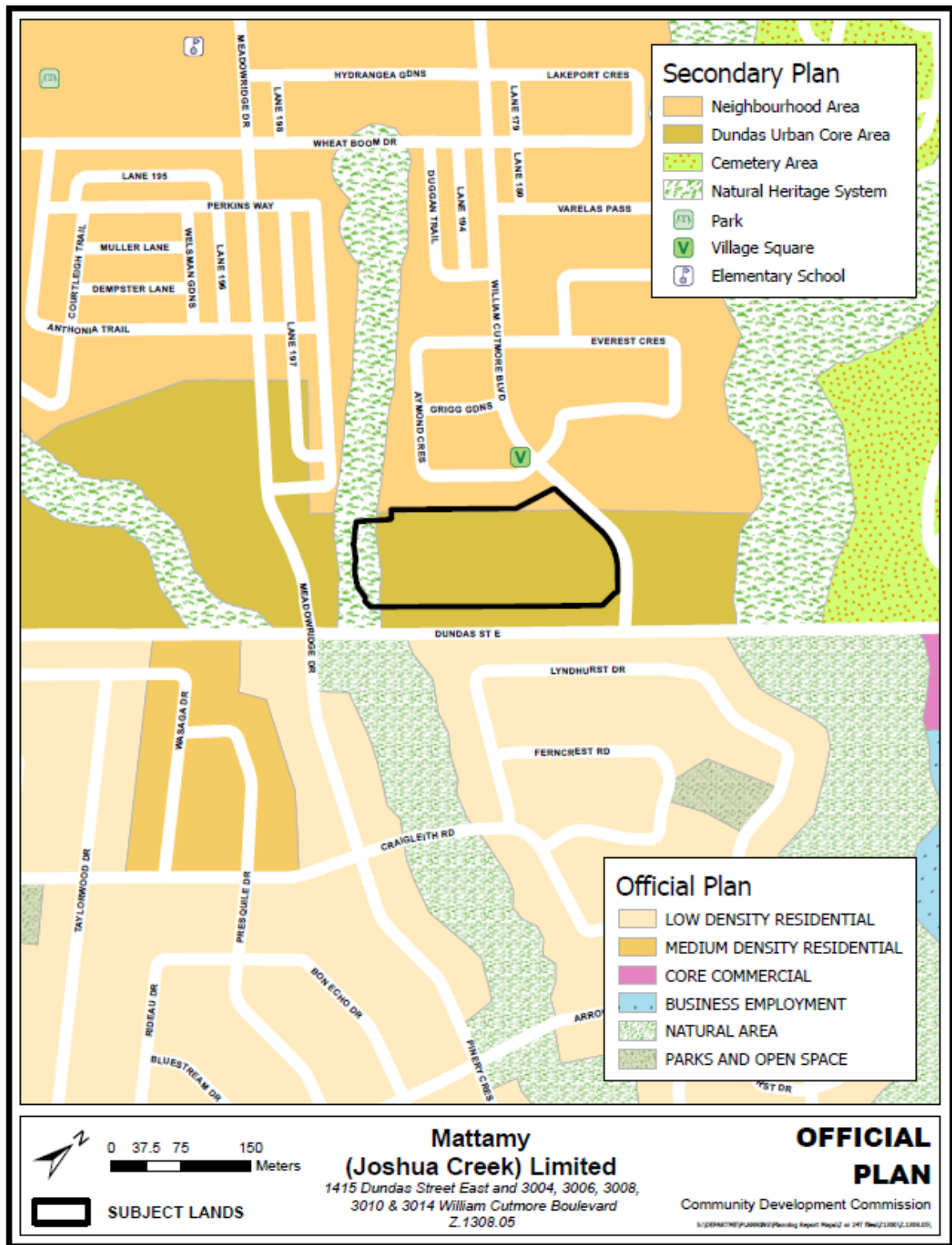


Figure 2b: North Oakville East Secondary Plan Excerpt

Zoning By-law

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 lands are zoned Dundas Urban Core Special Provision 56 (DUC-1 sp: 56) as shown on Figure 3.

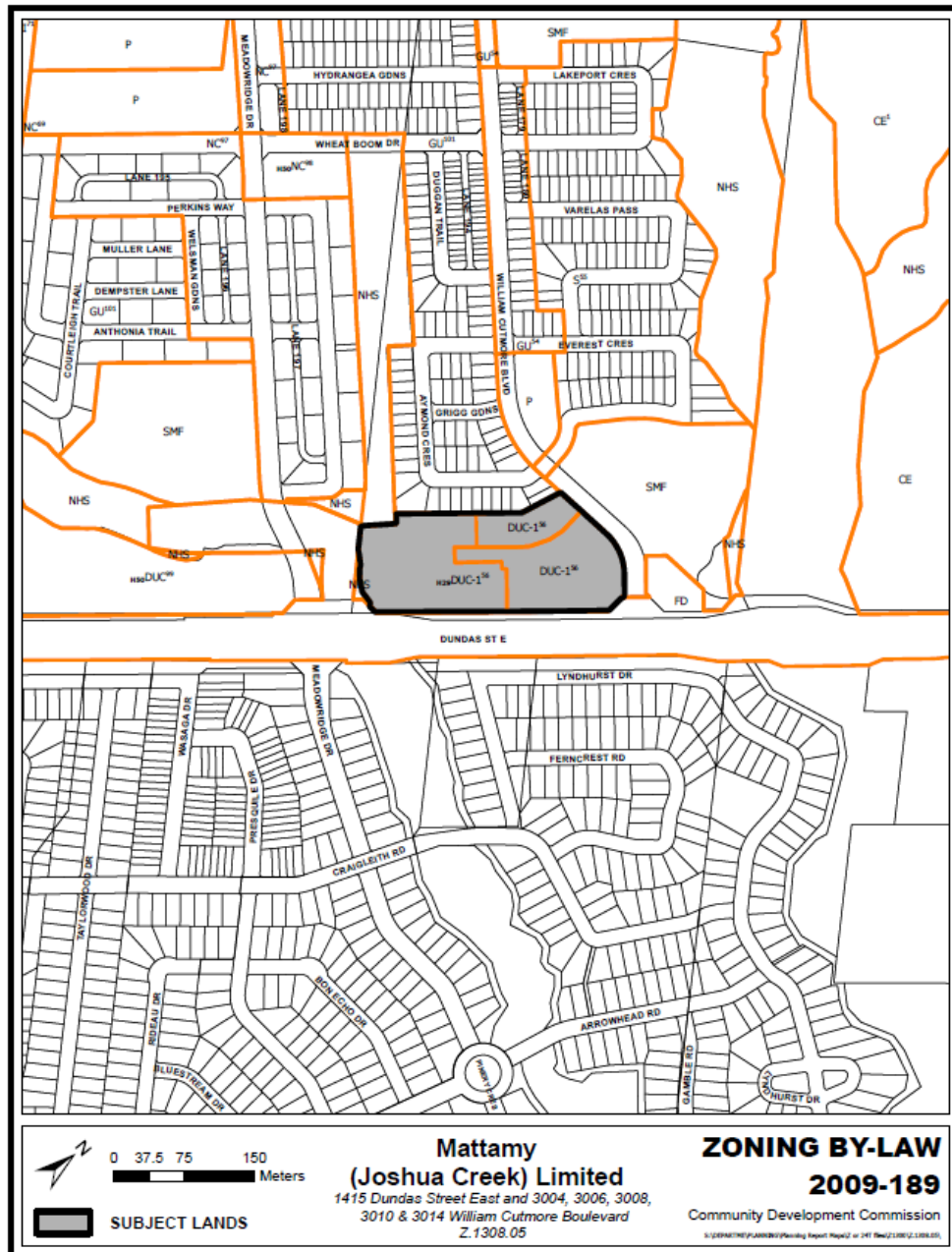


Figure 3: Zoning By-law Map Excerpt

The effect of the application is to remove the conflict between the existing, in-effect DUC-1 sp: 56 Zoning provisions which regulate building height and the maximum permitted FSI in the DUC-1 Zone. Since the FSI cap was removed from the North East Oakville Secondary Plan (NOESP) through OPA 321, the proposed Zoning ensures future development will conform with the direction set forth in the NOESP. Additionally, it ensures that the lands subject to Special Provision 56 are treated as one block for Zoning purposes as seen below in the proposed additional Special Provisions to Section 8.56.2:

| | |
|----|---|
| 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 <i>lot</i> for the purposes of the By-law. |

Although the maximum permitted FSI in Section 7.2.2 of the by-law is 2.5, it should be noted that the LPAT approved section 8.56.2 – Zone Regulation permits minimum and maximum building heights as follows:

| 8.56.2 Zone Regulations | | |
|----------------------------------|--|----------------------|
| The following regulations apply: | | |
| a) | <i>Apartments, mixed use buildings, and commercial buildings</i> shall be the only permitted <i>building types</i> within 50 metres of Dundas Street East. | |
| b) | Minimum <i>building height</i> for an <i>apartment</i> or a <i>mixed use building</i> within 50 metres of Dundas Street East. | 6 storeys and 20 m |
| c) | Maximum <i>building height</i> for an <i>apartment</i> or a <i>mixed use building</i> within 50 metres of Dundas Street East. | 8 storeys and 29.5 m |
| d) | Maximum <i>building height</i> for an <i>apartment</i> or a <i>mixed use building</i> within 50 metres of Dundas Street East (upon execution of a Section 37 Agreement). | 12 storeys and 45 m |

As seen in the DUC-1 sp: 56 Zone Regulations above, buildings within 50 m of Dundas Street East are permitted additional building height from 8 to 12 storeys, subject to a Bonusing Agreement. This will allow the developer to obtain additional height, in exchange for the Town receiving funds that can be put towards community benefits. It should be noted that the standard DUC-1 regulations permit building height ranging from 2 to 8 storeys, as per Section 7.2.4. – Height of the by-law.

Furthermore, buildings beyond the 50 m limit (i.e. buildings 3 and 5 abutting the existing low-rise homes) are not permitted additional height. While this application is proposing to remove the FSI requirement on the subject lands, it will not change the proposed building heights currently permitted and contemplated by the developer.

TECHNICAL & PUBLIC COMMENTS:

The proponent provided technical supporting studies which were circulated to various public agencies and internal town departments. A full circulation and assessment of the application was undertaken to ensure that all technical matters have been satisfactorily addressed.

The following studies and supporting documentation are accessible on the Town's website at: [Mattamy \(Joshua Creek\) Limited - Bressa DUC - Z.1308.05](#)

- Survey
- Aerial Map
- Concept Plan
- Draft Plan of Subdivision
- Draft Zoning By-law Amendment
- Planning Justification Letter
- Condominium Phasing Plan
- Construction Mitigation Plan Memo
- Environmental Conditions Letter

Resolution of Issues Raised at the Public Meeting

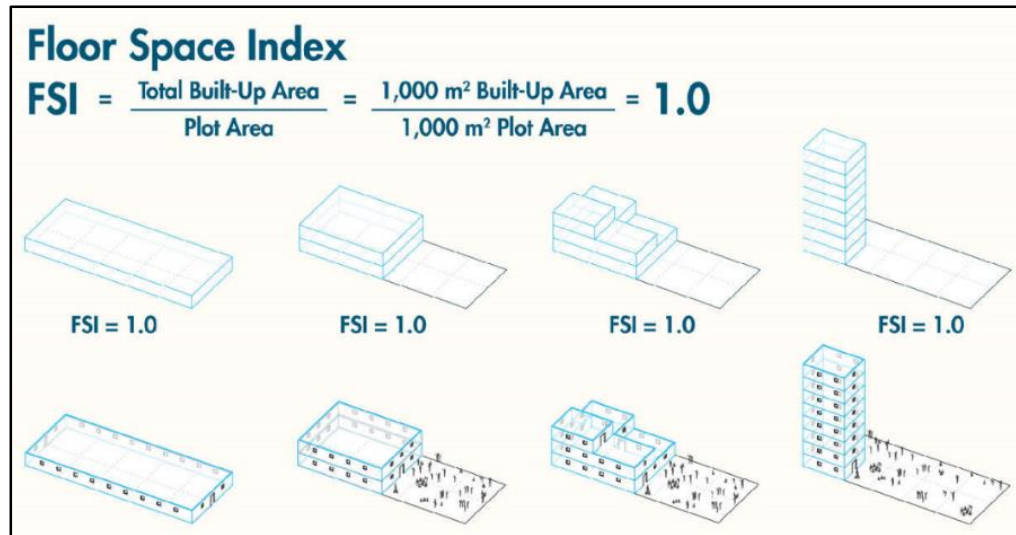
The Statutory Public Meeting hosted by Town Council was held on August 12, 2024; multiple members of the public spoke to the subject application and provided written submissions. The following is an overview of the matters that were identified at the public meeting, the analysis and resolution of the issues:

Provide a detailed history of the approvals granted for the site

- 1) Draft Plan of Subdivision (24T-12004/1307) & Zoning By-law Amendment (Z.1308.04) applications were approved by the Local Planning Appeal Tribunal on February 7, 2019.
- 2) Site Plan (SP.1307.002/02) application for Phase 1 was approved on October 26, 2022. The corresponding Draft Plan of Standard Condominium (24CDM-24006.1308) was Draft Approved with conditions on October 18, 2024.
- 3) Site Plan (SP.1308.002/01) application for Phase 2 is pending Final Approval.
- 4) Site Plan (SP.1308.003/01) application for Phase 3 is currently under review.

Provide a clear explanation of Floor Space Index (FSI)

The Zoning By-law 2009-189 defines Floor Space Index as: “means the *floor area* of all *buildings* on a *lot* divided by the *lot area*”. Although FSI is the result of two variables in the form of a ratio, the same numeric value can result in varying building shapes, sizes and forms as seen in the example below:



For the purposes of this application, the FSI is calculated as follows:

- Total floor area for buildings 1-7 = 81,222 square metres
- Total lot area for phases 1-4 = 28,583 square metres
 - $81,222 \div 28,583 = 2.84$, whereas **2.5** is permitted
- **Phase 1:** Two 12-storey buildings with 327 units
 - FSI = 2.5 (complies)
- **Phase 2:** One 7-storey building with 163 units
 - FSI = 1.4 (complies)
- **Phase 3:** One 7-storey and two 12-storey buildings with 503 units
 - FSI = 2.4 (complies)
- **Phase 4:** One 12-storey building with 154 units
 - FSI = 5.8 (does not comply)

Assess the impacts of removing FSI maximum and consolidating the lots, on the number of units or square footage that may be built

Removal of the FSI requirement for the subject lands in accordance with OPA 321 will implement the proposed development with the permitted storeys as per the NOESP (minimum 6 and maximum 12). As calculated above, the overall development of the subject lands is slightly over the permitted FSI at 2.8, whereas 2.5 is permitted. Compliance with the required FSI would result in less units as a result of reducing the building floor areas, which would be contrary to the objectives of the Dundas Urban Core Area land use designation.

The FSI of each phase is listed above. As shown on Figure 4, each phase of the development is illustrated based on the proposed Condominium Corporation phase lines:

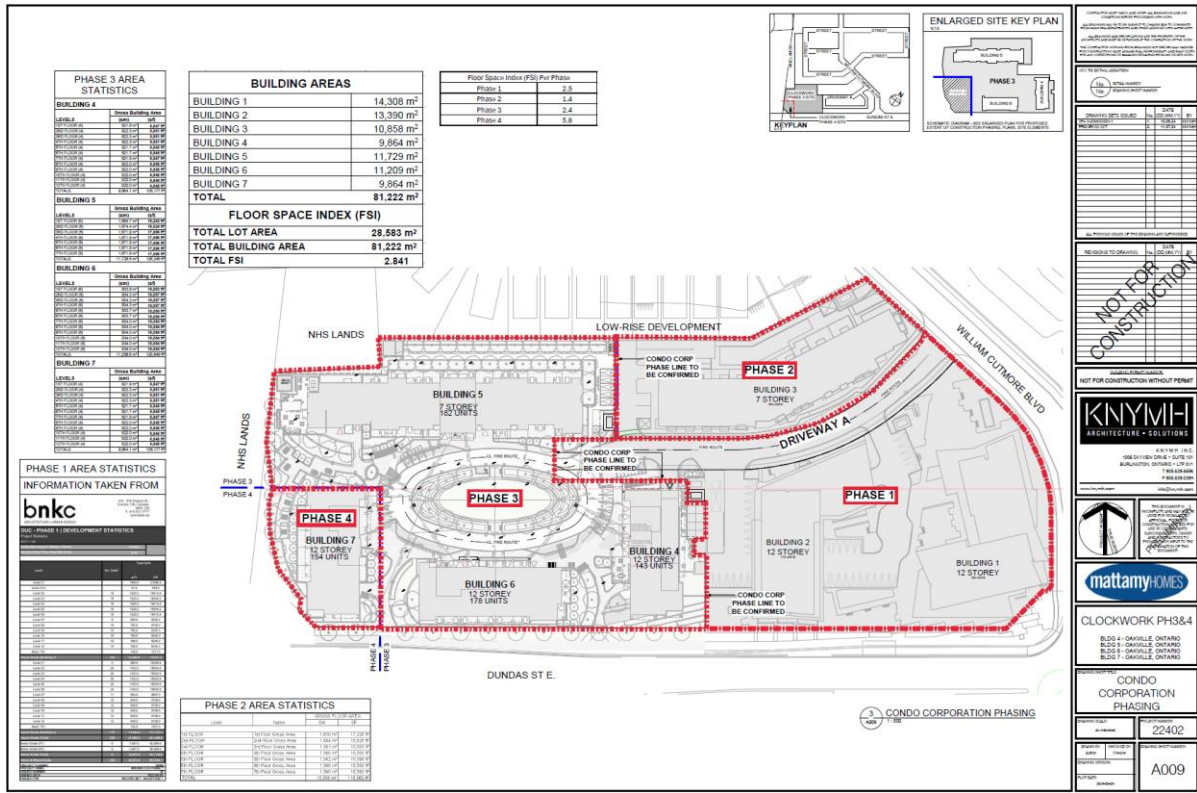


Figure 4: Condo Corporation Phasing Plan

Provide an overview of the proposed buildings, including an overview of the zoning regulations (e.g. setbacks to the buildings and heights)

Further to the breakdown of building heights above, below is an excerpt of the Zoning By-law 2009-189 as it relates to setbacks as shown in Figure 5.

| 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.

Figure 5: Zoning By-law 2009-189 Dundas Urban Core (DUC) Zone Regulations Excerpt

Suggest mitigation measures to address privacy concerns for the homes located to the north of the site

As shown in Figure 6 below, buildings 3 and 5 have been sited to provide varying setbacks between 10.1 m to 14.6 m where 7.0 m is required. This includes private amenity space, landscaping and vegetative screening from the lands to the north, which creates a rear yard to rear yard interface in terms of spatial separation between buildings.



Figure 6: Building 3 and 5 Landscape Section Drawings

Address strategies to mitigate construction-related nuisances such as dust, noise, vibration, and construction traffic

The subject lands are required to comply with the Town’s Site Plan Control By-law 2022-093 as per Section 41 of the *Planning Act*. Site Plan Agreements are entered into with the developer, which includes Construction Mitigation Plans. The Terms of Reference can be found in the following link: [Construction Management Plan](#). Each phase of the development is subject to its own Site Plan Agreement, which includes its own set of securities to be provided to the Town. This requires Mattamy to construct the proposed development in accordance with the approved plans, drawings, and reports as per the individual Final Site Plan Approvals.

Discuss traffic concerns particularly related to entry points at William Cutmore Boulevard and potential queuing issues at Dundas Street East

As per the most recent traffic report (May 2024), in the near term, all queues at the intersection of Dundas Street East and William Cutmore Boulevard are expected to be accommodated within the available storage length provided.

In the Future Horizon year (2031), outside the morning peak period, queuing at the intersection of Dundas Street East and William Cutmore Boulevard will be contained within the available storage lengths. During the morning peak, the 95th percentile queues for the both the eastbound through movement and the southbound left movement will exceed the available storage capacity. When this occurs, drivers may experience some delays at this intersection.

The traffic analysis show that queuing is not expected to impact the site access. The longest expected queue length occurs in the morning peak period, and would extend approximately 89 m. It is approximately 130 m from the intersection of Dundas Street East and William Cutmore Boulevard to the site access.

Evaluate whether additional access points are necessary for the site

Based on the most recent traffic report (May 2024), it is concluded that the functional design for the proposed site access at William Cutmore Boulevard is expected to operate efficiently with no capacity issues or concerns. Therefore, a secondary access is not required for this site.

Provide an overview of parks, schools and trails in the surrounding area

As seen in the Composite Plan as shown on Figure 7, the closest park to the subject lands is the Everest Parkette to the north, with two larger Neighbourhood Parks being developed as part of the Mattamy Joshua Creek subdivision adjacent to elementary school sites. Trails generally abut the rear of private properties, which separate them from the Natural Heritage System in accordance with the Town of Oakville North Oakville Trails Plan as shown in Figure 8.

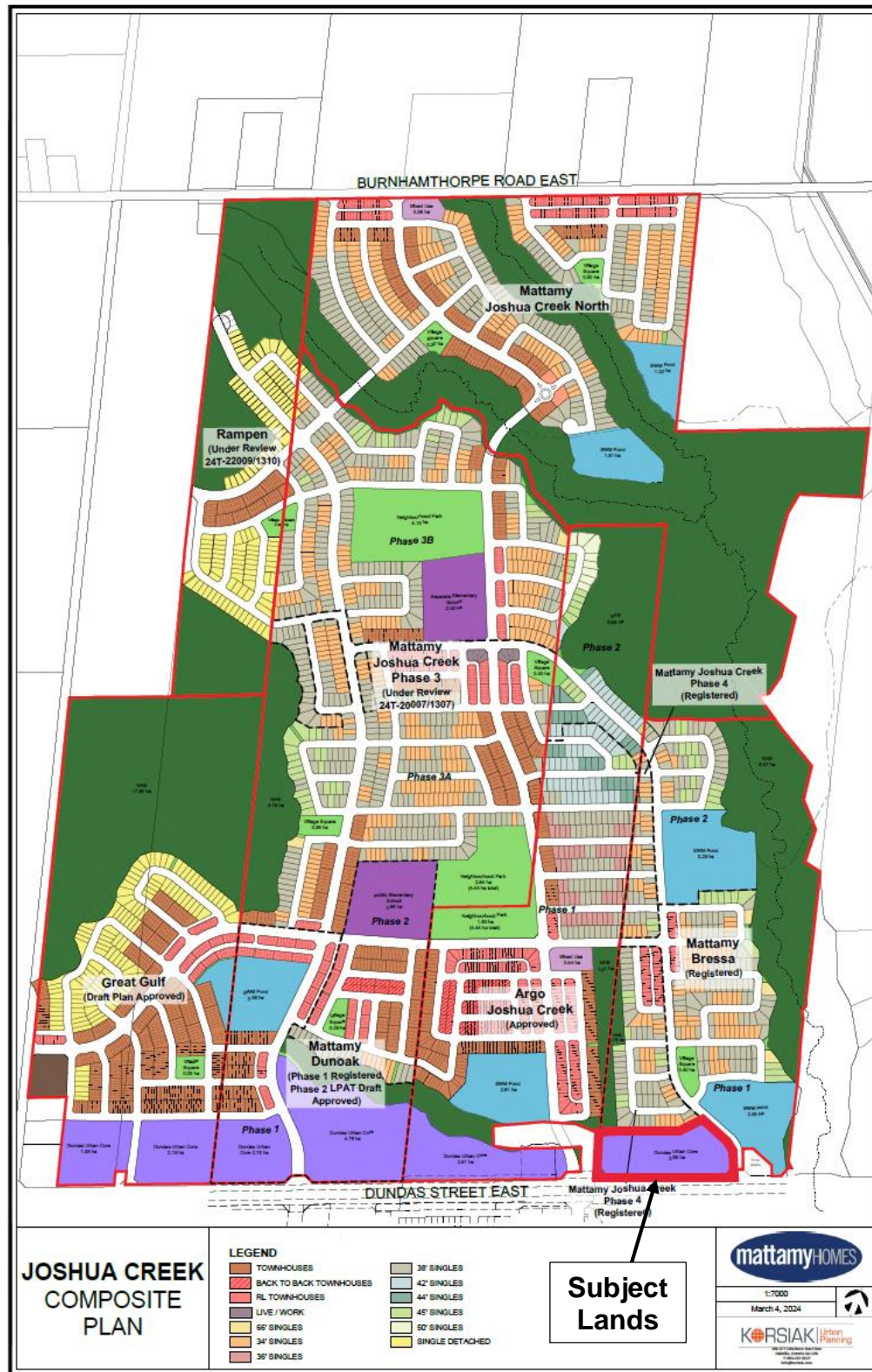


Figure 7: Joshua Creek Composite Plan by Mattamy Homes



Figure 8: Excerpt of the North Oakville Trails Plan - East

Consistency with the PPS and conformity with the Regional Official Plan and North Oakville East Secondary Plan

The subject lands are part of the Bressa Draft Plan of Subdivision and the NOESP contemplates the proposed development. It is Staff's opinion that the proposal is consistent with the Provincial Planning Statement 2024, conforms to the Region of Halton Official Plan and the NOESP.

Alignment with the Climate Emergency

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

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

CONSIDERATIONS:

(A) PUBLIC

The applicant held a Public Information Meeting ("PIM") on May 14, 2024, and was attended by the applicant, 15 members of the public and Planning Staff.

A Statutory Public Meeting was held on August 12, 2024, and notice was mailed to specified properties as per the Town and *Planning Act* requirements. In addition, a sign was placed at the road entrances leading into the subject lands. Resident Associations were notified along with property owners in accordance with the *Planning Act* regulations and Town practices. Comments provided by the public at the Statutory Public Meeting include a response by Staff 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 will apply to this development.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for comment, with no objections received.

(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 Zoning By-law Amendment, which will have the effect of developing 2.86 hectares of land with four phases of seven condominium buildings containing approximately 1,147 units and underground parking. The proposed development 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 Planning Statement (2024) and conforms to the Halton Region Official Plan, has regard for matters of Provincial interest, and represents good planning. Further, the application is consistent with the Town's approved Urban Structure and the principles and overall policy direction of the North Oakville East Secondary Plan. Staff recommends that By-law 2025-010 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.

- The development application implements the vision, development objectives, community design strategy, and land use strategy of the North Oakville East Secondary Plan.
- The proposed Zoning By-law Amendment application is necessary to facilitate future orderly development of the subject lands in accordance with OPA 321, noting that they are regulated under the Town’s Site Plan Control By-law 2022-093 as per Section 41 of the *Planning Act*.
- Comments from Council have been appropriately addressed.

By-law 2025-010 is attached as Appendix “A”.

APPENDICES:

Appendix “A”: By-law 2025-010

Appendix “B”: Mattamy Homes Response Letter

Appendix “C”: Clockwork Site Plan – Proposed Changes as Schedule 1

Appendix “D”: Clockwork Ph 3 Building 5 – Proposed Landscaping as Schedule 2

Appendix “E”: Clockwork Ph 3 Building 5 – Proposed Section Drawing as Schedule 3

Prepared and recommended by:

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