

Appendix B



Mattamy Homes Canada • GTA Urban
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From: Mattamy (Joshua Creek) Ltd

To: Brandon Hassan, B.URPI, MCIP, RPP – Acting Manager, Current Planning, East District, Planning & Development

Date: January 7th, 2025

Subject: Applicant Response to Recommendation Meeting Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, By-law 2024-184, File No.: Z.1308.05

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

Ward: Ward 6

Dear Mr. Hassan,

Following the motion on December 9th, 2024, at the Oakville Town Council meeting regarding the Recommendation Meeting Report for the Zoning By-law Amendment for Mattamy (Joshua Creek) Limited – Bressa DUC (File No. Z.1308.05), Mattamy has met with Town staff to discuss the same. Coming out of those meetings, staff and the applicant have considered options that would address the concerns of Council and are pleased to propose the following amendments to several key aspects of the proposal [which Mattamy will implement should Council approve the request at the February 3rd, 2025 meeting]:

1. **Building 5 Adjustments:** We have thoughtfully reduced the overall length of Building 5 by 6.3 meters, allowing us to redistribute the available floor space more effectively across the development, particularly to Building 6 along Dundas Street. Please see Schedule 1 for revised site plan.
2. **Enhanced Landscaping:** To further enhance the community's green spaces and ensure privacy, we are introducing a variety of tree species, including both coniferous and deciduous trees, along the northern property line. We are also offering to extend these plantings to our low-rise neighbors, should they accept, providing year-round greenery. To address privacy concerns, we are increasing the fence height from 1.8 meters to 2.1 meters, all while complying with by-law requirements. Schedule 2 & 3 also provides visual site lines showing the tree canopy and increased fence height.
3. **Increased Separation Distances:** We have exceeded the minimum required setback of 7 meters by an additional 7.6 meters (total of 14.6 meters), with a proposed separation of 21.4 meters from the existing residential properties. Given Building 5 is considered a mid-rise building at 7 stories, these adjustments surpass the mid-rise and tall buildings setback guidelines as defined in 'Urban Design Direction for Oakville' for mid-rise and tall buildings of 6 to 12 stories and 12+ stories, respectively. The proposed setback ensures a comfortable distance between the proposed development and surrounding homes. Please see Schedule 2 & 3 for detailed setback distances.
4. **Addressing Building 5 Relocation:** We are unable to relocate the siting of Building 5 to the west as this will compromise the community amenity space, as well as the integrated underground parking structure. The reduction in overall building length being proposed will address the building shift, while maintaining the usability of the outdoor amenity for this community.
5. **Building 5 Reorientation Considerations:** Reorienting Building 5 to the south was also carefully considered. However, adhering to the building separation guidelines as defined in 'Urban Design Direction for Oakville' for



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mid-rise and tall buildings of 20 m, any further decrease in the separation between Buildings 5 and 7 would result in impacts to built form, livability, and a smaller amenity space, reducing its overall utility. Furthermore, it would affect the privacy of nearby homeowners by reducing patio depths and landscape buffers, compromise the traffic circle and block important visual sightlines along Driveway A to the Natural Heritage System (NHS).

We value the comments provided by the Councilors at the December 9th, 2024 meeting and believe that the proposed changes above reflect thoughtful adjustments in response to Council's comments that continue to comply with all necessary requirements, achieve a balance between neighborhood context and enhanced design for the community. As noted above, Mattamy is committed to making these adjustments in the event that Council should approve its zoning amendment at the February 3rd, 2025 meeting.

Sincerely yours,

Mattamy (Joshua Creek) Ltd.

A handwritten signature in blue ink, appearing to read "Shane Cooney".

Shane Cooney, MCIP, RPP

SVP Development, Mattamy Homes Canada – GTA Urban