



REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JULY 7, 2014

FROM: Planning Services Department

PD-004-14

DATE: June 13, 2014

SUBJECT: Recommendation Report - Proposed Zoning By-law Amendment
& Draft Plan of Subdivision - Sixth Line Corporation Files:
Z.1315.02, 24T-12009 - By-law 2014-080

LOCATION: 41 Dundas Street East,
Concession 1, Part of Lot 15, N.D.S.

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RECOMMENDATION

1. That, in accordance with Section 34 (17) of the *Planning Act*, no further notice is determined to be necessary;
2. That the Zoning By-law Amendment (File Z.1315.02) and Draft Plan of Subdivision (File 24T-12009) submitted by Sixth Line Corporation, as revised, be approved;
3. That the Director of Planning Services be authorized to grant draft approval to the Draft Plan of Subdivision (File 24T-12009) prepared by Freeman Planning Solutions, revised June 2, 2014, in accordance with the conditions included in Appendix 'B' of Staff Report PD-004-14;
4. That once 24T-12009 has been draft plan approved by the Director of Planning Services, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor, or designates;
5. That the Subdivision Agreement be executed in accordance with By-law 2013-057, and
6. That By-law 2014-080 be passed.

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KEY FACTS

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

- This report provides information and analysis about the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Sixth Line Corporation (revised on June 2, 2014) to permit a residential plan of subdivision located on the north side of Dundas Street East, east of Sixth Line.
- The first phase of the Draft Plan of Subdivision (24T-12009) includes a total of 519 residential units, Dundas Urban Core Area, a park, an elementary school site, a stormwater management pond, and NHS lands.
- A public information meeting was held in February 20, 2013, with a statutory public meeting being held on April 29, 2013 which provided an opportunity for public comment.
- The proposal requires allocation from the 2012 Halton Region Allocation Program for 500 single-detached equivalent units (SDEs) which has been secured from Halton Region.
- The proposed zoning conforms with and implements the objectives and policies of the NOESP and its companion documents.
- Staff recommends approval of the applications.

BACKGROUND

Site specific Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted in December, 2012 by Sixth Line Corporation to permit the lands to be developed as a residential plan of subdivision. In an effort to mitigate technical matters raised by Town departments and Conservation Halton, a revised plan of subdivision was submitted in May 2014. The draft plan includes a sliver of Dundas Urban Core block, and half of both a Neighbourhood Park and an elementary school site. The other halves of these blocks are located directly adjacent to the east (by Mattamy Development Corp.) and that subdivision application was approved by Council on May 12, 2014.

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The lands are proposed to be developed for a residential plan of subdivision. The applicant has proposed site specific zones for the Dundas Urban Core (DUC), Neighbourhood Centre and General Urban zones. There are no lands forming part of the Natural Heritage System within the proposed plan.

The following chart provides an overview of the allocation of uses and associated areas:

Draft Plan designation	No. of Units	Unit type	Density (uph)	Area (ha)
Dundas Urban Core	6	Apartment and back-to-back townhouses	25	0.25
Neighbourhood Park				2.30
Elementary School				1.01
Neighbourhood Centre	100	Townhouse	45	1.83
General Urban Area	413	Single-detached	30	14.38
Roads, reserves, open spaces				10.63
Stormwater Management pond				2.20
Natural Heritage System				4.97
Total (Phase 1)	519			37.57

Location

The property is municipally known as 41 Dundas Street East and is located north-east of the intersection of Sixth Line and Dundas Street and encircles the Munn's United Church and a privately-held property adjacent to the church property.

Site Description

The subject property is approximately 38 hectares in size, with 254 metres of frontage along Dundas Street, and 859 metres of frontage along Sixth Line. The property is predominantly vacant and used for agricultural purposes. There is an existing residential dwelling, and two ancillary buildings, on the subject lands. The property is listed on Oakville's Register of Properties of Cultural Heritage Value or Interest (Not Designated). It has potential cultural heritage value due to its history associated with the agricultural development of Trafalgar Township. The dwelling is proposed to be relocated on the site, and refurbished as part of the future development.

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Figure 1: Context Map showing development applications in area

Surrounding Land Uses

The Dundas Street right-of-way marks the southern property boundary and is currently under construction as services are installed and the road is upgraded by Halton Region.

West of the subject property, a plan of subdivision is now registered and occupied which leads into a larger subdivision along Sixteen Mile Drive. The Town of Oakville's Sixth Line Environmental Assessment is also underway and this process will propose various options for the urbanisation of the road to accommodate the new development and all modes of transportation. The surrounding land uses are as follows:

North: Agricultural/vacant (development application proposed by Emgo (North Oakville I) Ltd.)

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East: Agricultural/vacant (development application by *404072 Ontario Limited* which is draft approved and zoned for residential purposes)
 South: Dundas Street, beyond which is a heritage cemetery, and a new residential development
 West: Sixth Line, beyond which is a recently constructed residential subdivision

POLICY FRAMEWORK

The applications are subject to the following policy framework: the Provincial Policy Statement (PPS 2005 and 2014), the Growth Plan for the Greater Golden Horseshoe (2006), the Halton Region Official Plan, and the Oakville Official Plan (NOESP) and the North Oakville Zoning By-law.

Provincial Policy Statement

The Provincial Policy Statement is intended to promote a policy led system, which recognizes 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 by promoting a compact development form and the provision of a full range of uses to meet community needs.

The subject application was made in late 2012 at which time, the 2005 PPS was in effect. The application was originally reviewed in this context.

On February 24, 2014, the Ministry of Municipal Affairs and Housing issued a new PPS 2014 under Section 3 of the *Planning Act* which came into effect on April 30, 2014. Planning staff has reviewed the new PPS and is presenting a report to Council on the July 7, 2014 Planning & Development Council agenda.

The subject application is consistent with the 2014 PPS.

Growth Plan for the Greater Golden Horseshoe

Although the North Oakville East Secondary Plan (NOESP) predates the Growth Plan, appropriate consideration has been given to the Growth Plan policy. The Growth Plan for the Greater Golden Horseshoe came into effect in June, 2006 and generally directs new growth to the built-up areas of the community through intensification. Regarding development in designated greenfield locations, the Growth Plan requires new development to provide a diverse mix of land uses,

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contribute to creating complete communities and provide densities and an urban form that supports walking, cycling and transit services.

The proposal generally conforms to the Growth Plan as it represents a comprehensive draft plan with a mix of land uses and residential densities.

Region of Halton Official Plan

The lands are designated “Urban Area” according to the Region’s Official Plan. Lands within the “Urban Area” are intended for residential and employment growth. The Urban Area is also “planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities”. One of the objectives of the Urban Area (Policy 72(1)) is to “accommodate growth in accordance with the Region’s desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently”.

Regarding ROPA 38 to Halton Region’s Official Plan, the Ontario Municipal Board has issued a series of decisions regarding the partial approval of ROPA 38. Development applications are being reviewed in accordance with the approved policies of ROPA 38. The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of the Regional Plan.

The draft plan received additional allocation as part of the Region’s 2012 program. A total of 500 SDEs have been secured for the development of the subdivision.

Conditions of draft plan approval have been included on behalf of Halton Region.

Town of Oakville Official Plan

The North Oakville East Secondary Plan (NOESP) establishes the detailed planning framework for future urban development between Dundas Street and Highway 407, east of Sixteen Mile Creek. The development of this community is premised on a philosophy which promotes the protection of the natural environment, a diverse mixed-use development, and a modified grid road system that enhances transportation options for transit users, cyclists and pedestrians. The NOESP sets out the requirements for the design of development that addresses streetscaping, building locations, parking and landscaping among other design elements.

The subject lands are located within Neighbourhoods 3 and 8 of the NOESP (Figure NOE1). The limits of Neighbourhood 3 coincide with the extension of North Park

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Boulevard. The area of the draft plan of subdivision within Neighbourhood 8 is not anticipated to be developed until such times as the Phasing policies for the NOESP are met. A holding provision has been included in the Zoning By-law to address this matter.

Figure NOE2 (Land Use) of the NOESP designates the subject property as Dundas Urban Core Area (DUC), Neighbourhood Area and Natural Heritage System Area. There are also Neighbourhood Park and elementary school site identifiers.

Figure NOE3 (Natural Heritage and Open Space System) classifies the West Morrison Creek as a Medium Constraint Stream with a "Linkage Preserve Area" overlay. The Figure also identifies a location where a stormwater management pond could encroach into the Natural Heritage System, near the Dundas Street crossing. The identified Linkage Preserve Area on the subject lands is intended to be protected for hydrological and ecological reasons. As well, the stormwater management facility is permitted only where provisions have been made for the establishment of wooded nodes within the Linkage Preserve Area. Further discussion on this matter is found below under the sub-heading "*Environmental Impact Report / Functional Servicing Study*".

The Transportation Plan (Figure NOE4) identifies the extension of Sixteen Mile Drive and Post Road as an "Avenue". Sixteen Mile Drive is also a Secondary Transit Corridor while Post Road would accommodate a transit level of Community Service. The extension of North Park Drive is identified as a "Connector", also with Community Service.

Table 1 of the NOESP provides a ratio for the expected distribution of residential land uses throughout the various neighbourhoods. Neighbourhoods 3 and 8 include the following requirements:

Neighbourhood Land Use Category Requirements			
Neighbourhood	Neighbourhood Centre Area	General Urban Area	Sub-urban Area
3	10%	90%	0%
8	15%	63%	22%
Proposed	17.7%	82%	0%

The "Proposed" category in the foregoing chart is based on an evaluation of the subject lands developed in conjunction with the Draft Plan of Subdivision to the east.

The North Oakville Master Plan (Appendix 7.3 in the NOESP) graphically illustrates the potential design for the North Oakville East Planning area (see Appendix 'A'). Development applications are reviewed in the context of the Master Plan in order to

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evaluate consistency. Variations from the Master Plan may be considered so long as the general intent and direction of the Master Plan is maintained.

The Master Plan provides for a compact, walkable community, with the highest residential densities located close to Dundas Street and Trafalgar Road – both of which are designated as a Busway Corridor and will be served by higher order transit. The small area of land identified as the Dundas Urban Core block is intended to be designed in conjunction with the larger DUC block to the east, and single hold-out property directly fronting Dundas Street. With a larger block size, it is staff's intent to work with the owners to create a broader range of built form, residential densities and include commercial and retail land uses which will support the new residential community.

Through discussions with the Town's Parks & Open Space Department on the adjacent Draft Plan of Subdivision (*Mattamy's 404072 Ontario Ltd.*), it was determined that the required Village Square was not necessary due to the proposed central location of the proposed Neighbourhood Park which is within a 5 minute walk (400m) for the majority of future residents of the subject neighbourhood. The proposed park straddles the common boundary between the two subdivision plans and was increased in size slightly to account for the removal of the Village Square to ensure no net loss of parkland. The larger park size also provides greater flexibility for its ultimate design and use.

A number of Implementation Guidelines were approved by Council in November 2009 in accordance with Section 7.10.1 of the Secondary Plan. These Guidelines relate to such matters as Urban Design, Transit, Sustainability, and Cycling Facilities, among others. The proposal has been reviewed in the context of these documents and described in more detail below.

Minutes of Settlement and Various Agreements

A Master Parkland Agreement was established as part of the final resolution of the NOESP. The agreement generally sets out the total parkland obligation for the development of the land north of Dundas Street, comprising 64.5 hectares of eligible parkland. The agreement reflects the requirements for Community Parks, Neighbourhood Parks, Village Squares and walkways.

The Trustee representing the signatories shall be responsible for the over-dedication / under-dedication generated by any proposed development. Compensation for the over / under dedication shall be resolved by the landowner's agreement to which the Town is not a party.

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As per this agreement, the subject proposal is required to convey its portion of the Neighbourhood Park for Neighbourhood 3, and a related condition has been included in the draft plan approval conditions.

North Oakville Zoning By-law (By-law 2009-189)

The North Oakville Zoning By-law sets the new zoning standards with the establishment of 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 property is zoned Existing Development (ED), and like most lands within North Oakville, a Zoning By-law Amendment is necessary to implement the proposal.

Detail regarding the site specific provisions in the proposed Zoning By-law may be found below under the heading “**Proposed Zoning By-law Amendment**”. The new zones to be used are consistent with the recently-approved subdivision to the east. A new site-specific has only been created for a block of land adjacent to Sixth Line intended for potential retail purposes.

PLANNING ANALYSIS

North Oakville East Secondary Plan

The subject property is located within Neighbourhoods 3 and 8 which are intended to consist primarily of residential, school and park uses. The locations of higher density residential uses are encouraged along Dundas Street.

The primary elements of the draft plan meet the intent of the Secondary Plan, and the layout of the subdivision is generally consistent with the Master Plan. The amount of Neighbourhood Centre and General Urban area falls within the NOESP's required density range. As well, the proposed development incorporates residential densities that are higher than the minimum land use designation requirement and overall, the proposal is consistent with the NOESP.

The structural layout of the draft plan helps create a defined neighbourhood with a centrally located elementary school and neighbourhood park. The modified grid street network through the main Neighbourhood Centre area provides connectivity to adjacent lands and higher order roads and bolsters the transit-first philosophy. As well, the Neighbourhood Centre designation along Sixth Line has been sized to allow for a range of potential land uses and densities.

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With respect to the DUC block, the final design of the block has not yet been established, but because of the higher density and height permissions, it is expected that development will be serviced by internal private roads. The subsequent site plan (and potential condominium) process will be used to ensure the final design integrates well with the rest of the subdivision, and meets technical requirements.

Land Use

The proposed development incorporates the land use mix required by the NOESP. The draft plan establishes a legible neighbourhood scale focussed along the future extension of Post Road, where the proposed Neighbourhood Centre zone permits live-work opportunities and housing forms including townhouse, semi-detached and singled-detached.

The design of the stormwater management pond allows for the integration of passive pedestrian trail options that also help meet the goals of the NOESP which is to create a compact urban form with walkable streets and trails, with a high integration of transit facilities. As well, the heritage house is intended to be re-located to a block adjacent and north of the stormwater management pond,

The park and school locations are located within walking distance for the majority of future residents of the subject subdivision. The school block has been located at the intersection of North Park Boulevard and the future Post Road such that it, and the neighbourhood park, become central elements of the neighbourhood and can be easily accessed from adjacent transit routes. As part of the registration process for this subdivision, it is Staff's intent to work with the applicant, and the adjacent landowner, to deliver the community facilities and transit routes upon the first phase of development. Conditions of draft approval are included to help achieve this.

The draft plan design also ensures the protection of the Natural Heritage System through the preservation and enhancement of the West Morrison creek system, including appropriate setbacks and buffers. The road network parallels the creek block to minimize the number of crossings and culverts. There is, however, a crossing by Sixteen Mile Drive which is anticipated by the NOESP.

Commercial Land Uses

A block of land has been set aside (blocks 13-15, and 53) for future mixed-use or retail purposes. This block fronts Sixth Line, is within the Neighbourhood Centre area, and is accessed from a rear lane. A holding provision has been incorporated into the site-specific zoning to allow it the opportunity to develop for commercial purposes – either stand-alone or as part of a mixed-use project, in accordance with

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the NOESP objectives. If, following a three year period post registration of the plan, the commercial option does not proceed, the block may convert to a stand-alone residential development. Either option is available through the site-specific Neighbourhood Centre zoning.

Additional review of the Dundas Urban Core block will occur through the subsequent site plan process. The intent of this review is to ensure the hold-out property located in the south-east area of the subdivision can be incorporated into future development opportunities with the subject lands and subdivision to the east

Heritage Matters

There is an existing house on the property which is listed on the Town's *Register of Properties of Cultural Heritage Value or Interest (Not Designated)*. The applicant has been working with Town staff to ensure the future preservation and relocation of this historical resource. The house is anticipated to be moved to a prominent location within the draft plan limits, near to its current location and orientation. The move is necessitated by the planned location of the stormwater management pond at Dundas Street and the future Post Road extension. The preferred location for the house is at the southerly limit of the adjacent residential block, just north of the stormwater management pond. The corresponding Neighbourhood Centre (NC-7) zoning would permit a variety of potential uses for the house, including retail land uses. Further review on this matter is anticipated through the subsequent heritage easement agreement, and is echoed in a condition of draft plan approval.

Community Facilities

The elementary school block and neighbourhood block are identified slightly east of their location illustrated in the NOESP and the Master Plan. While only half of these blocks are provided in the subject application, the balance of the blocks is coming along with the adjacent subdivision to the east as part of 404072 Ontario Limited's applications which were approved by Council on May 16, 2014.

A draft plan condition is recommended that will require the park and school blocks to be delivered concurrently, notwithstanding that the draft plan approvals may not occur at the same time. The rationale for this condition is to ensure the development of the park, and availability of the school block, is not complicated by time delays, or piecemeal development. This requirement has been imposed on the adjacent draft Plan of Subdivision such that regardless of which plan proceeds to registration first, the whole of the community facilities are delivered within the first phase of development.

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Transit & Transportation

Another community facility is transit infrastructure. Since the NOESP is premised on a transit-first philosophy, it is Staff's intent to ensure transit can be delivered once residents move to the area. To accommodate this, it is important to ensure future transit routes are made available as part of the first phase of development. It is anticipated that should transit service be warranted early in the development, the extension of 16 Mile Drive, North Park Boulevard and Post Road can facilitate viable transit routes, as detailed in the NOESP. A condition of draft approval has been incorporated to address this matter.

Urban Design

The North Oakville East Urban Design and Open Space Guidelines were approved by Council on November 9, 2009. The document provides design direction for the overall design and layout of the proposed subdivision, but also includes general recommendations with respect to the built form, treatment of heritage resources, landscape requirements, and the relationship of development to open space and other land uses.

An Urban Design Brief was submitted with the application which describes the design strategy and illustrates the design solutions for the proposed development. The Brief evaluates the proposal based upon the guiding design principles outlined in the North Oakville East Urban Design and Open Space Guidelines document, with a focus on achieving sustainable design and community integration.

The premise of the proposed development is that of an urban community which is compact, walkable and transit-oriented. The layout of the subdivision is based on a modified grid-like street pattern which incorporates a centrally-located Neighbourhood Park and elementary school site which allows easy access for cyclists and pedestrians. Together, these facilities will serve as a community hub and help meet the recreational needs of area residents.

For key lots within the subdivision, such as at view termini, corner locations and where adjacent to public areas, conditions of draft plan approval for architectural control have been included.

Phasing

The subject lands extend from Neighbourhood 3 into Neighbourhood 8 at the northern limit of the subdivision. Although Planning staff is recommending draft approval of the entirety of the subdivision, the lands comprising Neighbourhood 8 will include a holding provision such that development cannot occur until such time

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as the NOESP phasing policies are met. The extension of North Park Boulevard would delineate the extent of the immediate lands available for development, inclusive of the school and park blocks.

The NOESP phasing policies require certain milestones to be met before either lands within Phase 2 may be considered for development, or lands within specific neighbourhoods can be draft approved “out-of-phase”. For example, the lands within Neighbourhoods 8 and 9 may be developed if servicing is available, and at least 25 hectares of lands within the Employment designation and 10 hectares of lands within the Trafalgar Urban Core designation are draft approved.

Regarding the timing of development of the school and park blocks on the draft plan (which are wholly in Neighbourhood 3), a condition of draft plan approval has been included to ensure the registration of the whole of these blocks. This will allow both the School Board and the Town’s Parks and Open Space Department to proceed with planning the delivery of community facilities commensurate with when new residents move to the area.

Along with the early establishment of these facilities, it is staff’s intent to ensure a viable road network which will coincide with better opportunities for potential transit routes through the new neighbourhoods that can connect to not only Dundas Street, but adjacent neighbourhoods outside of the subject lands.

Environmental Impact Report / Functional Servicing Study

An Environmental Impact Report / Functional Servicing Study (EIR/FSS) has been prepared in accordance with the North Oakville Creeks Subwatershed Study (NOCSS). This EIR/FSS covers the majority of the subject site, while a second EIR/FSS addresses the lands in the southeast corner of the site. The subdivision has been designed to ensure stormwater can be conveyed from adjacent lands, and the subject lands, through the subdivision to the stormwater management facility adjacent to Dundas Street and subsequently to the Hays pond south of Dundas Street.

The overall stormwater management strategy, and specifically sizing of the pond, has been co-ordinated with the co-operation of several other development proposals to the west, north and east of the subject lands. Furthermore, the NHS linkage has been designed to ensure the proper ecological function of the channel, as well as providing for the appropriate riparian storage.

The EIR/FSS ensures that the requirements of the NOCSS and Secondary Plan are met and that the site characteristics are understood in sufficient detail to provide the information necessary for processing the subject development application. The

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purpose of the EIR component is to characterise and analyse the natural features and functions within the associated subcatchment area and to determine and address potential issues of a proposed development application, including servicing requirements. The FSS part of the Study identifies servicing requirements related to sanitary, water, stormwater management, site grading and mitigation of any downstream implications.

The NOESP permits the stormwater management pond to encroach into the NHS provided that the encroachment does not compromise riparian storage. As well, the NOESP requires the establishment of a wooded node as part of this stretch of West Morrison creek. This node is expected to encompass an area of approximately 0.1 hectare, as dictated by the Minutes of Settlement, and include plantings along the length of the Linkage Preserve Area.

To ensure the NHS linkage area functions appropriately, some lands previously intended for residential purposes were removed from the table lands and now form part of the linkage. The Draft Plan of Subdivision included in Appendix 'A' illustrates this "notch" adjacent to the northwest corner of the stormwater management pond.

Conditions of draft approval have been included reflecting the approved EIR/FSS and any required revisions and updates.

Servicing Allocation

The current plan proposes 519 residential units, including the future development of the DUC block directly adjacent to Dundas Street. This equates to a total of 500 SDEs which has been allocated to the subject lands, as endorsed by Town Council in September 2013, and approved by Halton Region Council in November 2013. With the allocation program being resolved, the Draft Plan of Subdivision can be approved.

Holding provisions are not included for the DUC block since there is sufficient allocation available to immediately service the block.

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment employs existing zone categories found in the North Oakville Zoning By-law (2009-189) with some minor modifications intended to provide greater clarity and some flexibility. The proposed zoning matches that recently approved by Council for the adjacent plan of subdivision to the east. The same *Neighbourhood Centre*, General Urban and *Dundas Urban Core* zones are employed. The DUC block will have specific regulations relating to its

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future development. The standard Park, Institutional and Stormwater Management zoning is also being implemented.

The use of the special provisions relate to the residential zones and such matters as permitting window projections, providing a minimum internal (garage) parking space width and ensuring driveways do not cover more than 50% of a front yard, among others.

A Holding provision is incorporated into the zoning affecting lands north of the extension of North Park Boulevard to ensure the lands are not developed out-of-phase. A second Holding provision addresses the future development of blocks 13-15 and 53 which fronts Sixth Line. This will ensure the lands are preserved for a three year period (following the draft plan's registration) specifically for commercial and retail land uses, or an integration of such uses with residential land use opportunities. A subsequent process could allow the lands to develop for stand-alone residential land use purposes.

Staff has evaluated the proposed development in the context of the NOESP and the Master Plan and supports the proposed Zoning By-law Amendment. The modifications to the subject application being presented to Council are minor compared to that presented at the statutory public meeting; therefore, no further notice for a public meeting is required. The proposed Zoning By-law 2014-080 is part of the July 7, 2014 Planning & Development Council agenda.

Communication Strategy

Conditions of draft plan approval have been established for the purposes of providing additional notification to prospective purchasers regarding Town policies, standards and warning advisories. The objective is to outline potential site specific issues associated with residing in proximity to construction areas, subdivision amenity features, road corridors, public trails systems and interim and permanent transit routes. This also includes providing advance notice to homeowners considering landscaping works on private property and the potential adverse effects on approved lot grading.

A Communication Strategy for the New Communities of Oakville continues to be implemented for new developments. This strategy includes the preparation of an information package for new residents that outlines all of the elements relating to their new community including, but not limited to: sustainability, the NHS, landscaping encroachments matters, the "transit-first" principle, cycling and trails. There is a requirement as part of the draft approval for the developer to provide this information package to new residents.

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CONCLUSION

This proposal helps establish Neighbourhood 3 and deliver much-needed school and park blocks, centrally located within the subdivision. The proposal also conforms to the North Oakville Master Plan. The NOESP has established the goals and objectives for new development north of Dundas Street. Extensive technical review has been undertaken by various agencies and departments on the revised proposal and supporting documents and identified concerns have been addressed.

The proposal provides a development plan which furthers the NOESP community objectives and is supported by Planning staff.

CONSIDERATIONS

(A) PUBLIC

A statutory public meeting was held on April 29, 2013. Members of the public did not comment on the application.

(B) FINANCIAL

The Town's Development Charges (DC) Study and capital forecast sets out growth related capital works eligible for development charge reimbursement. Reimbursement of eligible works associated with the subject proposal shall be limited to the standards for such works contained in the study and will only be paid in the year(s) that the project is funded in an approved capital budget. Capital works associated with walkways and the stormwater management pond including pond landscaping are local costs to the developer in accordance with the DC Study standards and by-law approved by Town Council for lands north of Dundas Street.

Parkland requirements have been addressed as part of the Master Parkland Agreement and North Oakville East Secondary Plan minutes of settlement.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Agencies and Town departments were consulted during the review of these applications.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be the most liveable town in Canada

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Sixth Line Corporation - Files: Z.1315.02, 24T-12009 - By-law 2014-080**

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The application has been evaluated in the context of the Town's Corporate Strategic Goals to ensure the proposed development addresses the principles of responsible land use planning, managing growth and promoting a vibrant and attractive community where people want to live and work.

(E) COMMUNITY SUSTAINABILITY

The development proposal furthers the sustainability principles established within the North Oakville Secondary Plan.

APPENDICES

Appendix 'A' – Maps & Schedules

Appendix 'B' – Conditions of Draft Plan Approval

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