



REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: NOVEMBER 28, 2016

FROM: Planning Services Department

16-423

DATE: November 7, 2016

SUBJECT: Recommendation Report - Proposed Zoning By-law Amendment & Draft Plan of Subdivision - Lower Fourth Development Limited & Pendent Development Limited Files Z. 1317.04 and 24T-15003/1317 - By-law 2016-114

LOCATION: Part of Lots 17, 18 & 19, Concession 1, NDS

WARD: 5

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RECOMMENDATION:

1. That the Zoning By-law Amendment (File Z 1317.04) and Draft Plan of Subdivision (File 24T-15003/1317) submitted by Lower Fourth Development Limited and Pendent Development Limited, as revised, be approved;
2. That, in accordance with Section 34 (17) of the *Planning Act*, no further notice is determined to be necessary;
3. That notice of Council's decision reflects that the comments from the public have been appropriately addressed as described in staff report;
4. That the Director of Planning Services be authorized to grant draft approval to the Draft Plan of Subdivision (File 24T-15003/1317) prepared by Korsiak & Company, revised May 16, 2016 in accordance with the conditions included in Appendix A of Staff Report 16-423;
5. That once 24T-15003/1317 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;
6. That the Subdivision Agreement be executed in accordance with By-law 2013-057; and
7. That By-law 2016-114 be passed.

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KEY FACTS:

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

- The applications were deemed complete on June 4, 2015 and revised May 16, 2016.
- This report provides information and analysis about the Zoning By-law Amendment and Draft Plan of Subdivision applications to permit the development of Preserve Phase 3 for blocks of residential, mixed use, stormwater management ponds open space and village square uses and dedication of the NHS. The Draft Plan of Subdivision includes a total of 855 residential units, a village square and two stormwater management ponds.
- A Public Information Meeting (PIM) was held on July 2, 2015, with a statutory public meeting being held on September 8, 2015, satisfying the legislative requirements of the *Planning Act* and providing an opportunity for public comment.
- The proposal has sufficient municipal servicing allocation (662 SDE's Single Detached Equivalent) through the 2012 Regional Allocation Program.
- The proposed zoning conforms with and implements the objectives and policies of the NOESP.
- Staff recommends approval of the applications, as amended.

BACKGROUND:

Previous Applications

The subject applications represent the third phase of development within the overall development of the subject site. Previous Zoning By-law Amendments and Draft Plan of Subdivision applications were submitted by Lower Fourth Developments Limited and Pendent Developments Limited for Phase 1 and Phase 2 (Figure 1). These applications were draft plan approved by Council in 2012 and 2014, respectively. The development of Phase 1 consisted of 893 residential units, a neighbourhood park, school site, two village squares, stormwater management pond and urban core block and was registered in 2013. The development of Phase 2 consisted of 783 residential units, commercial, park, and school site and open space uses and was registered in 2015.

Original Proposal

The applicant seeks approval of a Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of Phase 3 for blocks of residential, mixed use, stormwater management ponds, open space and village square uses, as shown in Appendix D. Initially, the original submission proposed residential built form including detached dwellings, townhouses and live-work units providing a total of 591 units, as shown in Table 1.

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Planning Staff were not satisfied that the original proposal fully met the intent of the policies of the North Oakville East Secondary Plan, and encouraged the applicant to revisit the following:

- Increase proposed density of 26.6 units per net hectare over the minimum permitted density of 30 units per net hectare throughout draft plan with a further emphasis on increased density within lands designated as Neighbourhood Centre and Neighbourhood Activity Node.
- The original draft plan proposed 91% of development to consist of detached dwellings. In order to increase both density and mix of housing, increase proportion of townhouses and include blocks for apartment units.
- Centralize the Neighbourhood Centre designated areas along Carding Mill Trail and re-establish Neighbourhood Centre land use boundary as shown in Master Plan.
- Provide midrise built form on either side of the identified Neighbourhood Activity Node located at the northeast and northwest corners of North Park Boulevard and Carding Mill Trail.
- Provide opportunity for a viable Neighbourhood Activity Node within the Neighbourhood Centre by including mixed use buildings that could support retail, commercial, and community uses.
- Provide additional physical and visual access to the Natural Heritage System.

Since November 2015, the applicant has worked cooperatively with staff to improve the draft plan to ensure that the proposal satisfied the principles of the NOESP. The applicant revised the draft plan and accompanying Zoning By-law Amendment in May 2016, as reflected in Table 1, which provides a comparison of the main features of both the original and revised draft plans.

The proposed street network of the revised draft plan remains unchanged outside of the Neighbourhood Centre Area fronting Carding Mill Trail. The proposed street network extends the existing street network developed within registered plans for Phases 1 and 2 north of North Park Drive. The proposal also includes the partial extension of Carding Mill Trail. There are no plans to develop lands north of the NHS at this time since those lands are in Phase 2 of the NOESP.

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Table 1 – Comparison of Original and Revised Draft Plan Features

Draft Plan Feature	Original Proposal	Revised Proposal
Single Detached units	539	424
Townhouse units	41	209
Live Work units	11	6
Apartment units	0	212 min - 262 max
Total units	591	855 min - 895 max
Net Density	26.6 upnh	38.9 upnh min
NHS dedicated	0 ha	7.21 ha
Number of units in Neighbourhood Centre Area	195	431
Number of pedestrian access points to NHS	2	5
Ground floor Commercial Area	664 sq m (7,150 sq ft)	1059 sq m (11,400 sq ft)

The revised street network within the Neighbourhood Centre Area improves the alignment of east-west roads and contains fewer road connections to Carding Mill Trail, providing a stronger built form edge and pedestrian friendly environment. The draft plan also includes two stormwater management ponds, 2.28 ha and 1.59 ha in size. The stormwater management pond originally located at the north east corner of North Park Boulevard and Carding Mill Trail has been shifted east. Further, blocks on the north west corner of North Park Boulevard and Carding Mill Trail have been consolidated in the revised draft plan, to allow for a mixed use block on either side of the intersection that is identified as a Neighbourhood Activity Node. A block at the northeast corner of Carding Mill Trail and Polly Drive adjacent to the NHS has been provided for apartment units. Townhouse units front on either side of Carding Mill Trail and the revised draft plan includes blocks for additional townhouse units on the east side of Carding Mill Trail, north of the stormwater management pond. The location of the 0.3 ha village square remains unchanged, and is proposed to be located centrally within the draft plan.

Table 2 provides an overview of the number of units and allocation of land uses and sizes:

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Table 2 – Revised Draft Plan Features

Draft Plan Feature	Number of Units	Net Density (upnh)	Area (Ha)
Neighbourhood Centre	431	83.3	5.17
General Urban	312	28.5	10.94
Sub Urban	112	19.2	5.83
Village Square	-	-	0.30
Open Space	-	-	0.07
SWM pond	-	-	3.87
Residential Reserve	-	-	0.02
Roads	-	-	9.63
NHS	-	-	7.21
Walkway	-	-	0.05
Servicing Block	-	-	0.08
Town Trail	-	-	0.02
TOTAL	867	38.9	43.19

Location

The subject lands are located immediately to the north and northwest of the previous phases of development, which are generally located east of Neyagawa Boulevard and north of Dundas Street (Figure 1). The legal description of the lands is Part of Lots 17, 18 and 19, Concession 1, N.D.S.

Site Description

The subject lands are approximately 36 hectares in total site area and are currently vacant (Figure 1).

Surrounding Land Uses

The surrounding land uses are as follows:

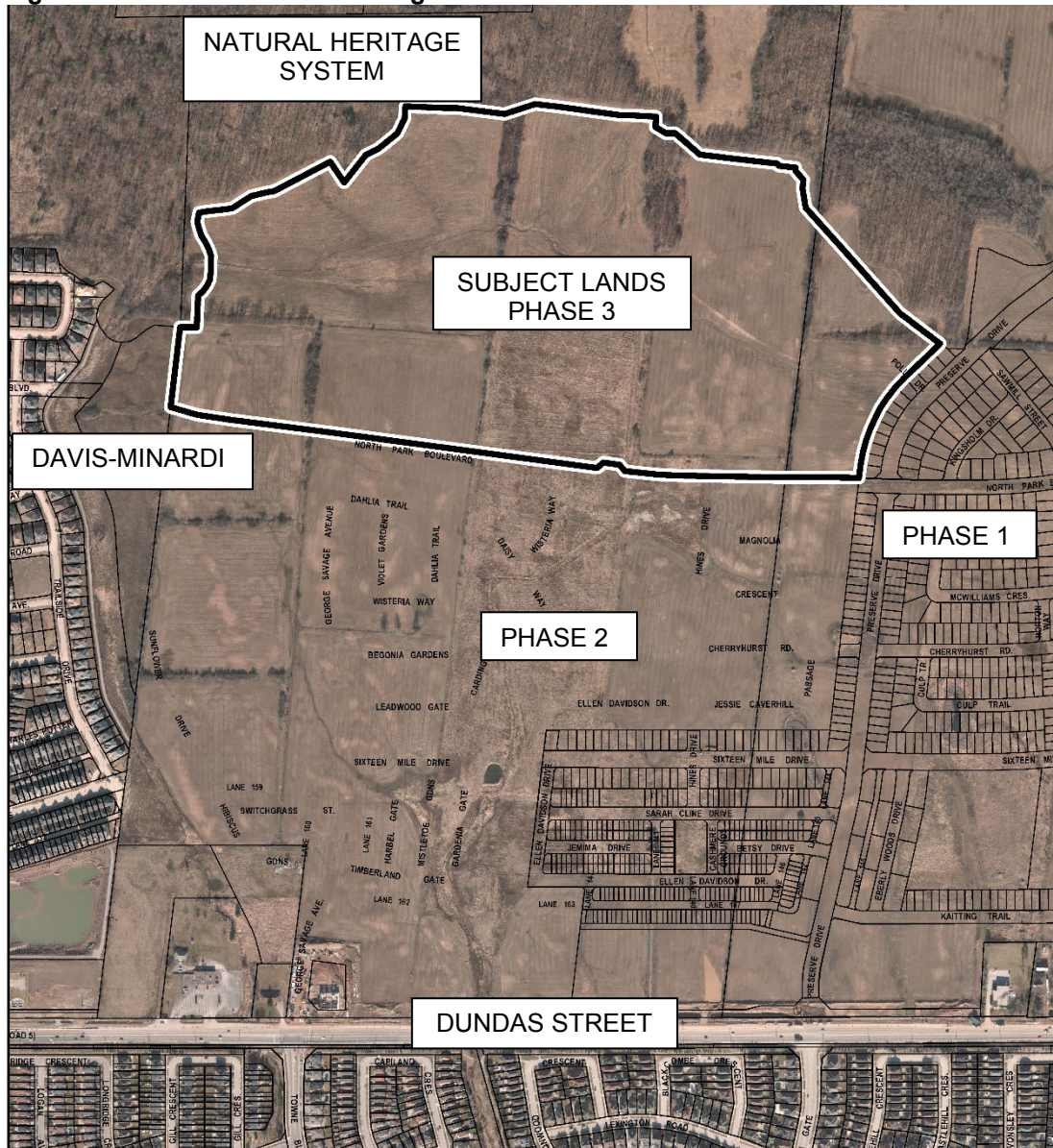
- South: Lands within a registered plan of subdivision that is under construction and partially occupied. (Lower Fourth/Pendent Phase 2)
- West: Lands within a registered plan of subdivision and occupied (Davis-Minardi)
- North: Lands that form part of the Natural Heritage System (Core 5)
- East: Lands within a registered plan of subdivision and occupied (Lower Fourth/Pendent Phase 1)

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Figure 1 – Location & Surrounding Land Uses



POLICY FRAMEWORK

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

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Provincial Policy Statement

The Provincial Policy Statement is intended to promote a policy led system, which recognises 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.

On February 24, 2014, the Ministry of Municipal Affairs and Housing issued a new Provincial Policy Statement (PPS) 2014 under Section 3 of the *Planning Act*. The new PPS replaces the 2005 statement and is effective April 30, 2014.

Growth Plan for the Greater Golden Horseshoe

In 2006, the Growth Plan was approved and provides a framework for implementing the Province's vision for building stronger, prosperous communities by better managing growth. The Plan directs growth to built-up areas through intensification where development proposals can efficiently use existing transportation and servicing infrastructure.

Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. The policies of ROPA 38 to Halton's Official Plan are in force with the exception of site specific and policy specific matters unrelated to this application.

The subject lands are designated "Urban Area" and designates portions of the site Regional Natural Heritage System by the Region's Official Plan. The Urban Area is "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". 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.

Halton Region has provided comments on the proposed draft plan. The draft plan received allocation as part of the 2012 Allocation Program. Based on the most recently revised plan, a total of 662 SDE's will be required to accommodate the

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proposed development. The applicant currently has sufficient allocation to service 100% of the proposed plan.

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

North Oakville East Secondary Plan

The North Oakville East Secondary Plan (NOESP) was approved by the Ontario Municipal Board in 2008 through OPA 272. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan. The development of this community is premised on sustainability, 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.

Figure NOE2 of the NOESP designates the subject property as Neighbourhood Area and Natural Heritage System. Figure NOE2 also identifies a Village Square and the lands are traversed by an Avenue/Transit Corridor.

Table 1 of the NOESP provides a ratio for the distribution of land uses throughout the various neighbourhoods. The subject property is located in Neighbourhoods 1 and 2 which permit a land use distribution as follows:

Neighbourhood Land Use Category Requirements			
Neighbourhood	Neighbourhood Centre Area	General Urban Area	Sub-urban Area
1	26%	47%	27%
2	36%	56%	8%

The North Oakville Master Plan, identified in Appendix 7.3 of the NOESP illustrates the conceptual design for the North Oakville East planning area. The North Oakville Master Plan identifies the subject property as Sub Urban Area, General Urban Area, Village Square, Neighbourhood Centre Area with a Neighbourhood Activity Node and Natural Heritage System. Development applications are reviewed in the context of the Master Plan in order to ensure consistency. Minor variations from the Master Plan may be considered, assuming the general intent and direction of the Master Plan is maintained.

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

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Facilities, among others. The proposal was reviewed in the context of these documents and described in more detail below.

The NOESP sets out the requirements for the design of development within all areas. These policies address streetscaping, building locations, parking and landscaping, among other design elements. Conditions of draft plan approval are included to address and implement these various matters and are included in Appendix A.

Minutes of Settlement and Various Agreements

Both Pendent Developments Limited and Lower Fourth Limited entered into various Minutes of Settlement and Agreements with the Town as part of the final resolution of the NOESP, including a Master Parkland Agreement.

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 requirement for Community Parks, Neighbourhood Parks, Village Squares and walkways. As per this agreement, the subject proposal is required to convey one of the Village Squares for Neighbourhood 1.

A condition of approval has been included requiring the landowner to implement the provisions of the various agreements including the North Oakville Master Parkland Agreement. The landowner is a signatory to the North Oakville Cost Sharing Agreement and the North Oakville Master Parkland Agreement and is a party in good standing with both agreements. In addition, a condition has been included requiring that the land use schedule on the draft plan be revised to re-name 'walkways' to 'vistas' in order to ensure that these lands are not eligible for parkland dedication.

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

The North Oakville Zoning By-law establishes 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 on November 23, 2009. The subject property is zoned Existing Development (ED) by Zoning By-law 2009-189.

With the exception of three blocks in the Neighbourhood Centre, the Zoning By-law amendment application proposes to rezone the lands to established zoning categories and Special Provisions currently contained within Zoning By-law 2009-189. Zoning categories include Neighbourhood Centre Performance Zone 4 (NC-4), Neighbourhood Centre (NC - SP 6), Neighbourhood Centre Performance Zone 2 (NC-2 SP: 51 and SP: 52) General Urban (GU – SP 3), Sub-Urban (S-SP 4), Park (P), Open Space (O1), Storm Water Management Facility (SMF) and Natural

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Heritage System (NHS). A copy of the proposed zoning map can be found in the By-law section of the meeting agenda. Detail regarding site specific special provisions for three blocks in the Neighbourhood Centre can be found in below under the heading "Proposed Zoning By-law Amendment".

PLANNING ANALYSIS:

North Oakville East Secondary Plan

The proposed development as revised is consistent with the development objectives of the NOESP and the elements of the draft plan meet the intent of the Master Plan. The structural layout of the draft plan creates a defined neighbourhood focused along the extension of Carding Mill Trail, north of North Park Boulevard. The location and design of the stormwater management ponds and distribution of pedestrian options (sidewalks, trails and vistas) help satisfy the goals of the NOESP which is to create a compact urban form with walkable streets and integration of transit facilities. The modified grid street network provides connectivity to adjacent lands and higher order roads to support the community's transit first philosophy. The inclusion of a Village Square forms part of the community's infrastructure and helps promote the "complete community" objective of the NOESP. Further, the draft plan ensures the protection of the NHS through dedication of a portion of the NHS and implementation of appropriate development setbacks.

Neighbourhood Area Residential Land Uses Designations

The proposed development is generally consistent with the ratio for the distribution of land uses anticipated for Neighbourhoods 1 and 2. In this phase of development, combining the overall land uses percentages required for Neighbourhoods 1 and 2, slightly more land has been provided for General Urban development (56.1% vs. 51.1%), while less land has been provided for Sub Urban development (13.1% vs. 18.3%). An overview of how the proposed draft plan satisfies the land use policies for Neighbourhood Centre, General Urban and Sub-urban land use designations is provided in the paragraphs below.

Neighbourhood Centre

Neighbourhood Centres are to be mixed use areas located centrally within each neighbourhood, within walking distance to most residents. These areas are intended to be predominantly residential in character, containing medium density development and a variety of housing types 2 to 5 storeys in height, along with a range of non-residential uses including convenience and service commercial, civic institutional and live-work functions.

The subject lands are unique in that they support both the largest concentration of lands designated Neighbourhood Centre in North Oakville as well as Neighbourhood Activity Node in proximity to the Core Preserve Area.

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Lands designated Neighbourhood Centre that are located adjacent to the Core Preserve Area are permitted to develop at increased densities of 150-250 units per net hectare and are exempt from requirements for maximum height. Neighbourhood Activity Nodes include transit stops and other public facilities which serve the neighbourhood such as central mailboxes. Convenience commercial facilities or similar uses are encouraged to locate in these areas.

The revised draft plan contains 5.17 ha of Neighbourhood Centre lands located on Carding Mill Trail between North Park Boulevard and the NHS. This portion of the neighbourhood will contain a minimum of 381 units in a combination of townhouse dwellings, stacked townhouse dwellings, live-work units, mixed use buildings, and one mid-rise apartment. Two, mixed use buildings a minimum of four storeys in height are proposed to be located at the north east and north west corners of the intersection at North Park Boulevard and Carding Mill Trail. The proposed scale of these buildings will frame the entrance of the Neighbourhood Centre, while the provision of a transit stop and ground floor area for commercial, retail or community uses at grade and nearby live-work units, will provide opportunities for animation of the Activity Node. A block of land providing increased density adjacent to the NHS has been located at the north east corner of Carding Mill Trail and Polly Drive.

General Urban

Lands designated General Urban are intended to accommodate lower densities than what is found in the Neighbourhood Centre, in the form of low and medium density residential development, up to three storeys in height at a density of 25-75 units per net hectare. The proposed draft plan contains 10.94 ha of General Urban lands distributed directly east and west of the Neighbourhood Centre and fronting North Park Boulevard. The conceptual lotting plan submitted in support of the application shows this portion of the neighbourhood will contain 312 detached dwellings, ranging in lot width from 35 ft. (10.7 m) to 50 ft. (15.2 m), providing a density of 28.5 unit per net hectare.

Sub-urban

Lands designated Sub-urban are intended to be the least dense residential land use designation, containing buildings with a maximum height of three stories at a density of 15-35 units per hectare. The proposed draft plan contains 5.83 ha of Sub-Urban lands distributed between the NHS and lands designated General Urban. The conceptual lotting plan submitted in support of the application shows this portion of the neighbourhood will contain 112

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detached dwellings, ranging in lot width from 38 ft. (11.6 m) to 50 ft. (15.2 m), providing a density of 19.2 units per hectare.

Urban Design

North Oakville East Urban Design and Open Space Guidelines were approved by Council on November 9, 2009 and are intended to implement the Community Design Strategy outlined in Section 7.5 of the NOESP. The document provides design direction for the overall design and layout of the proposed subdivision, and also includes general recommendations with respect to the built form, 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 proposed concept for the draft plan establishes and emphasizes elements that will help create a pedestrian friendly, transit-oriented community with a mix of uses, a variety of housing types and densities while preserving and enhancing the NHS. The draft plan achieves the following goals to implement the policies of the NOESP and North Oakville East Urban Design and Open Space Guidelines:

Provide access and visibility to open space

Open space features incorporated into the draft plan include a centrally located Village Square, an open space block at the terminus of 'Steet D', a trail network through the NHS, pedestrian connections to the NHS and two naturalized stormwater management ponds that incorporate pathways. Collectively, these features contribute to enhanced livability by providing access and visibility to open space within a 5 minute walk (400 metre radius) of dwellings located in Phase 3.

Create a sustainable transportation network

The proposed density of the draft plan and intensified mix of land uses proposed within the Neighbourhood Centre oriented along Carding Mill Trail has been designed to support the use of transit and contribute to the overall objective to reduce reliance on vehicle trips in North Oakville.

Create a compact walkable mixed-use development

The layout of the proposed draft plan provides a walkable development where open spaces and amenities within the Neighbourhood Centre will be

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within a 5 minute walk of most of the dwellings located in Phase 3. Further, the Urban Design brief provides a framework for ensuring the implementation of pedestrian scaled streets through consideration of design elements such as building scale, building placement, façade treatments, garage locations, street trees and furnishings as well as road profiles.

Encourage a variety of housing types

The proposed Zoning By-law amendment ensures that a variety of housing types will be provided within Phase 3, including detached dwellings with lot widths ranging from 35 ft (10.7 m) to 50 ft (15.2 m), a variety of townhouse types, live-work units and apartment units in low rise mixed use buildings and in a midrise apartment. The variation in housing types, styles and densities will help contribute to a unique character for the neighbourhood.

Provide logical connections with adjacent existing and future communities

The proposed draft plan road network and accompanying Zoning By-law amendment have been coordinated to ensure Phase 3 lands will function as a logical extension of neighbouring phases of development, with detached dwellings primarily defining the interface on all three sides of the development.

Staff has met with builder to discuss built form of grade related development that is not subject to Site Plan Approval. A condition of approval is included in Appendix A, requiring the owner to submit floor plans and elevations of these units for review, prior to sales and marketing, in order to demonstrate that the plans are in accordance with the Urban Design Brief.

Environmental Impact Report/Functional Servicing Study, Natural Heritage System (NHS) and Trail Network

The EIR/FSS identifies and characterizes the natural heritage features and functions and recommends measures to mitigate any potential impacts of the proposed phase of development and associated servicing requirements on the NHS within the Shannon's Creek and Munn's Creek subcatchment areas. It also identifies servicing requirements related to roads, water supply, storm drainage, stormwater management sanitary sewage and site grading. The EIR/FSS also ensures that the requirements of the North Oakville Creeks Subwatershed Study (NOCSS) and Secondary Plan and are reflected in planning approvals.

An Environmental Implementation Report and Functional Servicing Study has been prepared in consultation with Town and Conservation Authority staff and defines the limit of development from the Core Preservation lands and the hydrological function of a Low Constraint Stream Corridor.

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In accordance with the policies of the NOESP and requirements of the approved Minutes of Settlement, the draft plan proposes the conveyance of 7.21 ha of NHS lands (Core 5) to the Town. The remaining balance of NHS lands located north of the subject property will be conveyed to the Town at such time as the southern boundary of development for the lands north of the NHS have been finalized and draft plan approval is issued for these lands. There are no plans to develop lands north of the NHS at this time since those lands are in Phase 2 of the NOESP.

The policies of the NOESP permit trails to be located within the NHS, if located in a manner that minimizes any impact on the natural environment. Trails planning and proposed trail locations within the NOESP area are established through the North Oakville East Trails Plan and these locations are also consistent with the NOESP Transportation Plan (Figure NOE4).

The trail system proposed through the draft plan will connect trails approved as part of the Preserve Phase 1 subdivision to the east and Preserve Phase 2 and Davis-Minardi subdivisions to the west. Information showing the location of the proposed trail sections and further detail with respect to potential natural heritage implications of each trail section is provided in the EIR/FSS. The majority of the trail is planned as a multi-use trail 2.1-2.4 m in width. The analysis of each trail section proposed in Phase 3 demonstrates that the trail can be located as proposed with minimal impact to the NHS features and no impacts to the overall function of the NHS will occur.

The EIR/FSS and has been approved by Conservation Halton, the Region of Halton and Town staff. A condition of draft approval requires the submission of a final EIR/FSS to consolidate all three phases of development into one document to the satisfaction of the applicable agencies.

Construction Access

Construction activities associated with developing these lands will require significant resources and materials that would need to traverse through the active and occupied areas of Preserve Phase 1 and 2, unless an alternate temporary construction route is secured.

A condition of draft approval has been included in Appendix A requiring the landowner to work with surrounding landowners to obtain permission to design and construct a temporary construction access route by extending Carding Mill Trail from the northern limit of Phase 3 to Burnhamthorpe or Neyagawa Boulevard. The alignment of this interim construction route through the future NHS lands would follow the road layout as shown in the NOESP Master Plan (see Figure 2 and 3). The interim construction route would be constructed to minimally invasive standards and the design details will require the approval of the Town, Halton Region and Conservation Halton.

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Figure 2 – Excerpt from North Oakville East Secondary Plan

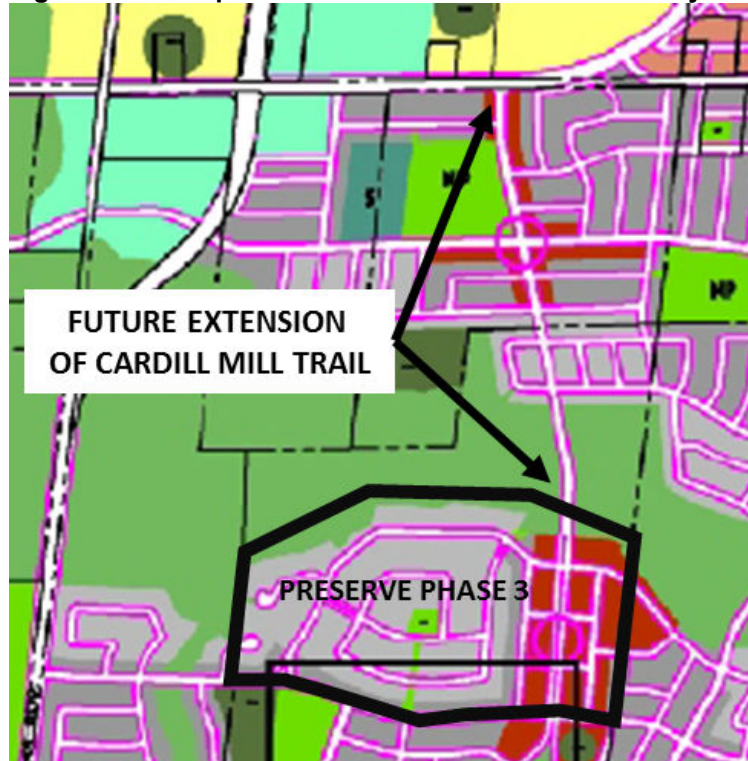
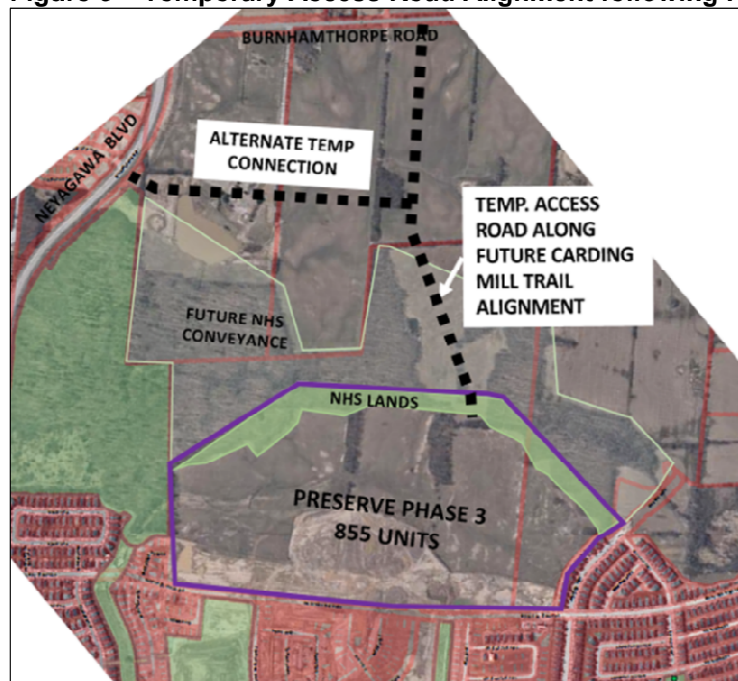


Figure 3 – Temporary Access Road Alignment following Future Carding Mill Trail



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The objective of the interim construction access route is to minimize the impact of construction activities on the residents located in the surrounding residents. Should the landowner be unable to secure permission from surrounding landowners to construct an interim construction route as described, submission and approval of a detailed access management plan will be required in order to mitigate the impacts of construction activities on existing phases of development.

Village Square

In accordance with the requirements of the North Oakville East Parks Facilities Distribution Plan (PFDP), a Village Square 0.3 ha in area is proposed to be located centrally within the draft plan.

Village Squares are the smallest parks within the Parkland Hierarchy, which also includes larger scale parks such as Community Parks and Neighborhood Parks, and Urban Squares, which are outdoor courtyards and plazas framed by mixed-use buildings located within the Trafalgar Urban Core Area. Collectively, these facilities are designed to provide a full range of active and passive recreation activities for new communities in North Oakville. The proposed Village Square complements the other park facilities developed as part of previous phases of development within Neighbourhood 1 and Neighbourhood 2, including three Village Squares (Emily Cline Park, Kaitting House Parkette, Horton Way Parkette) and two neighbourhood parks (George Savage Park, Isaac Park).

The conceptual plan for the Village Square is consistent with the intent of the PFDP in terms of location, size, configuration and design. The design includes passive open space, multi-use pathways, play structures, a shade structure and a seating area. Final programming of the Village Square will be coordinated with Town staff at the detailed landscape design stage.

Transportation, Transit and Pedestrian Circulation

A Traffic Impact Study (TIS) was prepared which identifies the street hierarchy, connection with adjacent lands location of transit service. A Pedestrian Circulation Plan was prepared identifying pedestrian facilities throughout Phase 3.

The alignment of North Park Boulevard, Carding Mill Trail and George Savage Avenue were approved as a result of the development of Phase 2. The proposed road system is an extension of this established network. Through the development of Phase 3, both George Savage Avenue and Carding Mill Trail will be extended north, providing north-south connections to Dundas Street and access to North Park Drive, an east-west connection that will eventually connect Neyagawa Boulevard to Sixth Line. A grid-like street network extends from these roads. All of the roads in Phase 3 are local roads with the exception of the extension of Carding Mill Trail

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which is an Avenue/Transit Collector road. No signalized intersections are proposed in this phase of development.

The transit plan for North Oakville has identified transit routes that are intended to serve new development north of Dundas Street. Community transit routes are identified to be provided on Carding Mill Trail and North Park Drive. With the addition of another section of Carding Mill Trail within Phase 3, community transit service can extend from North Park Drive to the NHS, and eventually continue north of the NHS. Five transit stops have been proposed to be located on Carding Mill Trail at intersections matching up with pedestrian routes into local street residential blocks. The proposed transit stop locations provided in Phase 1, 2 and 3 collectively ensure that all units in the subdivision are located within 400 metres walking distance of planned transit service.

Within Phase 3, all streets will have sidewalks on both sides of the road and there are walkways through the village square. There are also trails that access the NHS as well as paths encircling the SWM ponds. Pedestrian system provides for convenient movement through the community and access to transit routes and stops. The North Oakville Trails Plan and Town's Active Transportation Master Plan outline measures to encourage cycling as part of the active transportation plan. No specific bicycle lane designations are identified within the overall subdivision; however, the traffic volumes anticipated on the Avenue and Connector roads will allow the roads to safely accommodate vehicular and cycling traffic.

The Transportation Impact Study and Transit Facilities Plan were circulated to Halton Region and Town Departments. A condition of draft approval has been included requiring the implementation of these documents.

Phasing

The entirety of the subject lands extends from North Park Boulevard to the southerly boundary of the NHS. As the draft plan proceeds towards registration, it is anticipated that the entirety of the draft plan will be registered in one plan with no subsequent registration phases.

Servicing Allocation

The current plan proposes 855 residential units, including the future development of the Neighbourhood Centre blocks flanking Carding Mill Trail. This equates to a total of 662 SDE's (single detached equivalent) units. The applicant currently has sufficient allocation to service the proposed plan, based on the 2012 Allocation Program.

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Proposed Zoning By-law Amendment

With the exception of the implementation of two new special provisions, the proposed Zoning By-law Amendment applies existing zoning regulations and existing special provisions in the North Oakville Zoning By-law (2009-189).

Standard zones being implemented include zoning for Stormwater Management Facilities (SMF), the Village Square (P), Open Space (O1) and NHS. The use of existing special provisions relates to residential zones including General Urban (GU SP:3), Sub-Urban (S SP:4) and Neighbourhood Centre (NC SP:6). These existing special provisions deal with such matters as permitting window projections, providing internal garage parking space dimensions and ensuring driveways do not cover more than 50% of a front yard. Two new Special Provisions are proposed to be introduced in the Neighbourhood Centre and are described in detail below.

Block 50 & 72 – Special Provision 51

Special Provision 51 provides site specific regulations to allow the development of a mixed use neighbourhood centre with an activity node on Blocks 50 and 72 of the draft plan, located on the northeast and northwest corners of North Park Boulevard Carding Mill Trail. The purpose of the Special Provision is to ensure a minimum of 160 units are concentrated within these blocks and to provide guidance on the location of intended uses within the activity node area.

A figure has been included in the body of the Special Provision, assigning three areas (Block 1, Block 2 and Block 3) to direct various land uses. Block 1 encompasses the southern portion of both Block 50 and Block 72, and allows for the development of mixed use buildings, with a minimum 4 storey building height with retail, service commercial or community uses are required at grade. Block 2 is located on the northern portion of Block 50 and allows for the development of a mixed use building, apartment or stacked townhouse dwellings all with a minimum building height of four storeys. Block 3 is located on the north portion of Block 72, and allows for the development of commercial/residential buildings (i.e. live-work units) and lane based townhouse dwellings and stacked townhouse dwellings.

Block 31 - Special Provision 52

Special Provision 52 provides site specific regulations to allow the development of one 12 storey apartment building with increased building setbacks on Block 31 of the draft plan. Block 31 is located adjacent to the NHS at the north east corner of Carding Mill Trail and Polly Drive.

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The NOESP contains land use policies for development within the Neighbourhood Centre designation. In these locations, as of right land use permissions allow for development with a maximum building height of 5 storeys subject to a maximum density of 150 units per net hectare. A land use policy within the NOESP allows the Town to consider increased density of 150 to 250 units per net hectare for lands designated Neighbourhood Centre that are located in proximity to the NHS, should the development be deemed contextually appropriate. In order to implement the increased density contemplated in the NOESP, these lands are not restricted by the maximum building height of five storeys required in other areas of the Neighbourhood Centre.

The proposed special provision requires a minimum of 62 units and maximum of 102 units to be provided, which corresponds to the increased density contemplated in the NOESP of 150 to 250 units per net hectare, based on the proposed lot area of Block 31. As a result of the size and location of the land, minimum density requirements and the proposed building design, a maximum building height of 12 storeys is proposed. Staff are satisfied that the proposed increased density and height are contextually appropriate given the location of the lands which are within the largest concentration of Neighbourhood Centre lands in North Oakville and adjacent to the NHS. Further, the proposed building will incorporate a terraced design with increased setbacks in order to mitigate potential impacts of the building scale on surrounding detached and townhouse dwellings.

In order to achieve an appropriate building scale adjacent to proposed detached dwellings to the east and west (across Carding Mill Trail) and townhouse dwellings to the south (across Polly Drive) the special provision includes increased building setbacks and building stepbacks to implement a terraced 12 storey building with a four storey podium. The angular plane method is a best practice used in the design of tall or midrise buildings to minimize potential impacts of height, massing and shadow on their surroundings. The proposed building setbacks and building stepbacks were developed to ensure no part of the proposed building constructed above the fourth storey will be constructed above a 45 degree angular plane measured from the closest detached dwelling lot line to the east and on the west side of Carding Mill Trail. To ensure building placement that will define the streetscape on public streets, the four storey podium will be subject to minimum and maximum building setbacks adjacent to Carding Mill Trail and Polly Drive. To provide a transitional buffer between the podium and detached dwellings to the east, a regulation requiring a larger, 14 m setback has also been incorporated into the special provision.

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Changes have been made to the proposed Zoning By-law Amendment format since the statutory public meeting, however, these changes have not changed the intent of the by-law. Resolution #3 to this staff report confirms that no further public notice is required. Staff has evaluated the proposed development in the context of the NOESP and the Master Plan and support the proposed Zoning By-law Amendment.

Communication Strategy

Conditions of draft plan approval have been established for the purpose 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 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 encroachment 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.

CONCLUSION

The Draft Plan of Subdivision and Zoning By-law Amendment applications have been reviewed for conformity with Provincial, Regional and Town planning policies.

In accordance with the development objectives of the NOESP and the North Oakville Master Plan, the proposed development will finalize the build-out of Neighbourhoods 1 and 2, providing a centralized mixed use area, supported by a range of residential dwelling types and densities with access and visibility to open space amenities.

Extensive technical review has been undertaken by agencies and departments on the revised proposal and supporting documents. Staff recommend the approval of the Draft Plan of Subdivision and Zoning By-law Amendment, as amended, subject to the conditions contained in Appendix A and B.

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CONSIDERATIONS:

(A) PUBLIC

A Public Information Meeting (PIM) was held on July 2, 2015 and was attended by 3 residents. A public meeting was held September 8, 2015, satisfying the legislative requirements of the *Planning Act*. A summary of public comments and staff response to public comments received prior to the finalization of this report are included in Appendix C.

(B) FINANCIAL

Growth related capital works associated with this phase of development that are eligible for reimbursement, including the trail system and Village Square, are currently reflected in the Town's Development Charge Study and 2020 capital forecast. Reimbursement shall be limited to the standards for such works and will only be paid in the year(s) that the project is funded in an approved capital budget. Capital works associated with the vistas (walkways) and storm-water management ponds are local costs to the developer in accordance with the study and DC by-law requirements for lands north of Dundas Street.

(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:

- enhance our natural environment
- be the most livable town in Canada

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 community where people want to live, work and play.

(E) COMMUNITY SUSTAINABILITY

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

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APPENDICES:

Appendix A - Conditions of Draft Approval

Appendix B - Conditions of Subdivision Agreement

Appendix C - Public Comments Response

Appendix D - Original and Proposed Draft Plan

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