

# PLANNING JUSTIFICATION REPORT

1020, 1024, 1028, 1032 &  
1042 Sixth Line

In Support of Official Plan  
Amendment & Zoning By-law  
Amendment Applications

1463291 Ontario Inc., Lisa  
Rogers & Taylor Rogers  
1020, 1024, 1028, 1032 &  
1042 Sixth Line  
Town of Oakville  
May 2023



## LIST OF CONTENTS

1 / Introduction .....	1
1.1 / Proposed Official Plan Amendment.....	2
1.2 / Proposed Zoning By-law Amendment.....	2
2 / Process & Engagement.....	3
3 / Site & Context.....	3
3.1 / Site Context.....	3
3.2 / Area Context .....	5
3.3 / Surrounding Destinations .....	5
3.4 / Transit Context.....	5
3.5 / Development History.....	9
4 / The Proposal.....	10
4.1 / The Proposal.....	10
4.2 / Supporting Studies .....	13
5 / Policy Context.....	17
5.1 / Provincial Policy Statement, 2020.....	17
5.2 / A Place to Grow, 2020.....	24
5.3 / Halton Regional Official Plan, 2022.....	27
5.4 / Livable Oakville Plan, 2021.....	34
5.4 / Zoning .....	43
6 / Summary & Conclusion .....	45

## APPENDICES

*Appendix I* / Draft Official Plan Amendment

*Appendix II* / Draft Zoning By-law Amendment

## LIST OF FIGURES

**Figure 1** / Location Map

**Figure 2** / Surrounding Destinations

**Figure 3** / Transit Context

**Figure 4** / Conceptual Site Plan

**Figure 5** / Halton Regional Official Plan, Map 1 – Regional Structure

**Figure 6** / Livable Oakville Plan, Schedule A1 – Urban Structure

**Figure 7** / Livable Oakville Plan, Schedule I – Central Land Use

**Figure 8** / Town of Oakville Zoning By-law 2014 – 014

Planning Justification Report  
1463291 Ontario Inc., Lisa Rogers & Taylor Rogers  
Official Plan Amendment & Zoning By-law Amendment  
1020, 1024, 1028, 1032 & 1042 Sixth Line  
Town of Oakville

---

## 1 / INTRODUCTION

Glen Schnarr & Associates Inc. ('GSAI') has been retained by 1463291 Ontario Inc., Lisa Rogers and Taylor Rogers (the 'Owner') to assist with planning approvals to implement redevelopment of the lands municipally known as 1020, 1024, 1028, 1032 and 1042 Sixth Line, in the Town of Oakville (the 'Subject Lands' or 'Site'). The Subject Lands are a collection of five (5) lots located on the west side of Sixth Line, east of Sixteen Mile Creek, north of the Queen Elizabeth Way ('QEW'). Collectively, the Site is legally described as:

PT LT 16, CON 2 TRAFALGAR; Town of Oakville

PT LT 16, CON 2 TRAFALGAR; Town of Oakville

PT LT 16, CON 2 TRAFALGAR; Town of Oakville

PT LT 16, CON 2 TRAFALGAR; Town of Oakville

PT LT 16, CON 2 TRAFALGAR; Town of Oakville

The Site is currently improved with five (5) detached dwellings. Access is provided via driveways off of Sunnycrest Lane and Sixth Line.

This Planning Justification Report ('PJR' or 'Report') has been prepared on behalf of the Owner in support of an Official Plan Amendment and Zoning By-law Amendment (the 'Amendments') application to facilitate redevelopment of the Subject Lands. More specifically, the proposed development is to facilitate a medium density residential development that integrates with the surrounding Neighbourhood.

The proposed Amendments have been prepared to implement contextually appropriate development, in an appropriate location, at an appropriate density, than the current local policy permissions allow.

This Report demonstrates that the proposal and corresponding Amendments serve to implement the Provincial policy directions which support compact development in proximity to amenities and services. This Report also outlines the nature of the proposed development and presents a comprehensive assessment and justification for the proposed changes to the Livable Oakville Plan ('Livable Oakville') and Town of Oakville Zoning By-law 2014 – 014 ('By-law 2014 – 014') in relation to the current policy and regulatory framework and existing physical conditions.

## 1.1 / PROPOSED OFFICIAL PLAN AMENDMENT

The Subject Lands are located within an established Neighbourhood of the Town and are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. The Site is also subject to a Low Density Residential Special Policy Area policy overlay. The in-effect Livable Oakville policy permissions reflect current conditions, but not the proposed development. A site-specific Official Plan Amendment ('OPA') is required to implement the proposal.

The proposed OPA seeks to re-designate the Subject Lands to 'Medium Density Residential', refine the limits of the 'Natural Area' designation and implement a site-specific exemption to the Low Density Residential Special Policy Area in order to allow for modified development standards to be enacted. A draft OPA has been prepared and a copy is provided in **Appendix I** of this Report.

This Report presents an analysis of the proposed OPA and demonstrates its consistency and conformity with the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Halton Regional Official Plan (2022) and the Livable Oakville Plan (2021).

## 1.2 / PROPOSED ZONING BY-LAW AMENDMENT

The Subject Lands are subject to the Town of Oakville Zoning By-law 2014 – 014 ('By-law 2014 – 014'), as amended, which currently split zones the Site as 'Natural Area (N)' and 'Residential Low Density 1, Mature Neighbourhoods Overlay (RL1-0)'. The current zoning reflects current conditions, but not the proposed development. A site-specific Zoning By-law Amendment ('ZBA') is required.

The proposed ZBA seeks to rezone a portion of the Site to the 'Residential Medium Density 1 (RM1)' category and implement modified site-specific permissions. More specifically, the ZBA seeks to introduce the following site-specific permissions:

- To rezone the Site from 'N' and 'RL1-0' to 'RM1-XX';
- To permit the existing detached dwelling;
- To permit site-specific building envelope standards; and,
- To permit a site-specific landscaping standard.

A draft ZBA has been prepared and a copy is provided in **Appendix II** of this Report.

This Report presents an analysis of the proposed ZBA and demonstrates its consistency and conformity with the Provincial Policy Statement (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Halton Regional Official Plan (2022) and the Livable Oakville Plan (2021).



## 2 / PROCESS & ENGAGEMENT

The proposed strategy for consulting with the public with respect to the Application will follow the requirements of the *Planning Act*, as amended, for statutory meetings as well as the Town of Oakville's Official Plan Amendment and Zoning By-law Amendment processes. It is anticipated that the Owner, in collaboration with Town Staff, will host the statutory Public Meeting with nearby residents and provide Notices concerning advancements related to the proposed development. This communication program will assist in better informing local stakeholders and manage the implementation of the planning and redevelopment of the Subject Lands.

We note that a Pre-Application Consultation ('PAC') meeting was held in May 2022 to present a preliminary concept for the Subject Lands and to determine submission requirements.

It is noted that prior to formal submission of the Application, the Owner held subsequent conversations with Conservation Halton ('CH') Staff and Town Staff. The feedback received from these conversations have informed the proposed development and its components.

## 3 / SITE & CONTEXT

This Section of the Report provides an analysis of the Subject Lands in relation to the surrounding context.

### 3.1/ SITE CONTEXT

As demonstrated in **Figure 1** on the next page, the Subject Lands are located on the west side of Sixth Line, east of Sixteen Mile Creek and north of the Queen Elizabeth Way ('QEW'). Collectively, the Subject Lands have a total area of approximately 3.36 hectares (8.3 acres), with a frontage of 103.1 metres along Sixth Line and a frontage of 48 metres along Sunnycrest Lane.

The Site has a gentle rolling topography given its location adjacent to Sixteen Mile Creek. Overall, the Site is currently improved with five (5) detached dwellings. Access is provided via driveways off of Sixth Line and Sunnycrest Lane. There are existing sidewalks along Sixth Line.

P:\1033-001\7. Drawings\7.1 GSAI\2022 08 August\PJR Aug 29 22.dwg



**FIGURE 1**  
**SITE CONTEXT PLAN**  
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

LEGEND  
 Subject Lands

  
 SCALE: NTS  
 AUGUST 29, 2022

### 3.2 / AREA CONTEXT

The Subject Lands are located within the Central area of Oakville. Surrounding uses are as follows:

<b>NORTH</b>	Sunnycrest Lane is immediately north. Further north is a residential Neighbourhood predominantly comprised of low-rise dwellings. Sixteen Mile Creek and the Oakville Golf Club are also present.
<b>SOUTH</b>	A utility corridor is immediately south. Further south is the Queen Elizabeth Way ('QEW').
<b>EAST</b>	Sixth Line is immediately east. Further east is a continuation of the residential Neighbourhood predominantly comprised of low-rise dwellings.
<b>WEST</b>	A forested area and Sixteen Mile Creek are immediately west. Further west is Kerr Street, a townhouse development and an established Employment Area comprised of local commercial structures and retail plazas containing multi-tenant commercial structures and extensive surface parking areas.

### 3.3 / SURROUNDING DESTINATIONS

As demonstrated in **Figure 2** on the next page, the Subject Lands are well-served by a multitude of recreational and commercial amenities. There are several greenspaces located within walking distance of the Subject Lands, including the Sixteen Mile Creek, the Sixteen Mile Creek Trail, Munn's Creek, Ridgeview Park, Clear Creek Park, Wildwood Park and Oakdale Park. The Subject Lands are also located in proximity to an extensive retail area along the North Service Road West and Trafalgar Road. Collectively, these retail areas include a diversity of uses and services which support the day-to-day needs of residents.

### 3.4 / TRANSIT CONTEXT

As demonstrated in **Figure 3** on page 7, the Subject Lands are well-served by transit services. A summary of these services is provided below.

#### *LOCAL PUBLIC TRANSIT*

The Subject Lands are serviced by an existing bus route (Route 13) operated by Oakville Transit. Route 13 (Westoak Trails) has an existing bus stop at the intersection of Sixth Line and Leighland Avenue – approximately 176 metres north of the Subject Lands. Route 13 has a service frequency of approximately 30 minutes and operates between Bronte GO Station and Oakville GO Station.



P:\1033-001\7. Drawings\7.1 GSAI\2022 08 August\PJR Aug 29 22.dwg



**FIGURE 2**  
**SURROUNDING DESTINATIONS**  
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

**LEGEND**

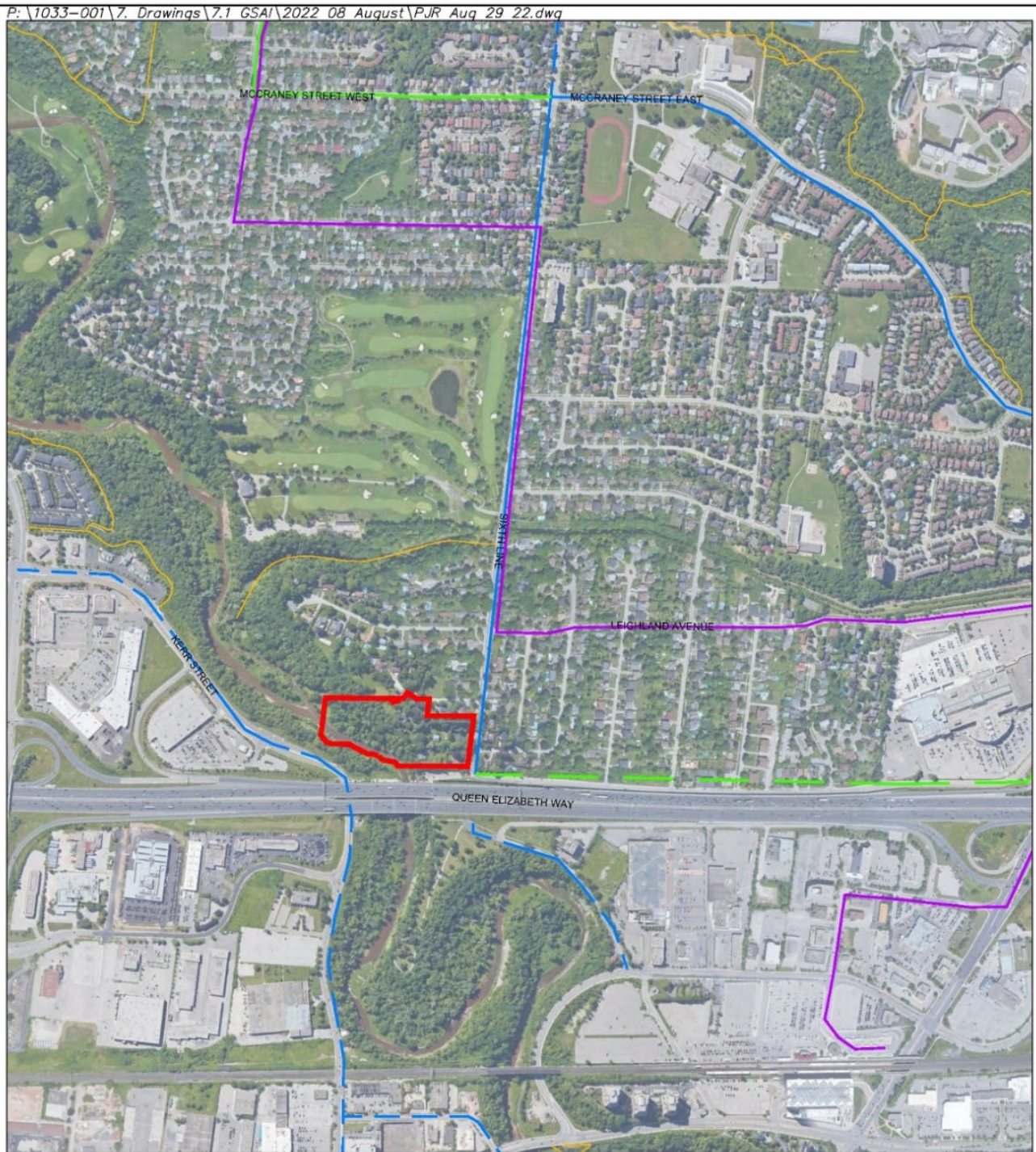
 Subject Lands



SCALE: NTS  
AUGUST 29, 2022



P:\1033-001\7. Drawings\7.1 GSAI\2022\_08 August\PJR Aug 29 22.dwg



**FIGURE 3**  
**TRANSIT PLAN**  
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

**LEGEND**

- ▭ Subject Lands
- Existing Bike Lanes
- - - Proposed Bike Lanes
- Existing Signed Bike Route
- - - Proposed Signed Bike Route
- Oakville Transit Route 13
- Oakville Trail System



SCALE: NTS  
AUGUST 29, 2022

As such, the Subject Lands are within a comfortable walking distance of existing bus transit. Residents are able to easily access street-level transit services and are able to transfer to a variety of routes, providing residents with easy, convenient access to various destinations and areas of Oakville and beyond.

#### ***REGIONAL TRANSIT***

The Oakville GO Station, located approximately 680 metres southeast of the Subject Lands, is on the Lakeshore West GO Transit Line (Route 18) with service to Downtown Toronto and Niagara Falls. Route 18, operated by Metrolinx, has a service frequency of 30 minutes during the off-peak periods and a service frequency of 15 minutes during the peak periods, daily.

We highlight that the area surrounding the Oakville GO Station, referred to as Midtown Oakville, is designated as a Major Transit Station Area ('MTSA'). As such, the tallest and highest density development is to be directed to occur within the MTSA. Based on the above, the Subject Lands are within walking distance of an MTSA and are also well connected by existing regional transit networks. This is further enhanced by the local public transit networks that facilitate residents to easily transfer to a variety of areas and destinations.

#### ***ROAD NETWORK***

Sixth Line is classified as a 'Minor Collector' with an ultimate Right-of-Way ('ROW') width of by the in-effect Livable Oakville Plan (Schedule C, Transportation Plan), while Sunny Crest Lane is considered to be a 'Local Road'. The current approximate widths of Sixth Line and Sunny Crest Lane are 19.3 metres and 9.5 metres, respectively.

#### ***CYCLING***

Sixth Line is identified as having existing bike lanes (Schedule D, Active Transportation Plan). Additional buffered bike lanes and signed bike lanes are present in the surrounding area. Collectively, these bike lanes, combined with trails along the Sixteen Mile Creek, connect the Subject Lands to the surrounding active transportation network.

### 3.5 / DEVELOPMENT HISTORY

In 2016, Official Plan Amendment and Zoning By-law Amendment applications (collectively, the 'Applications') were filed on behalf of the Owner to facilitate redevelopment of the Subject Lands. Overall, the Owner sought planning approvals to facilitate redevelopment of the Subject Lands for a medium density residential development comprised of 81, 3-storey townhouse units, organized in seven (7) development blocks. Of these, six (6) units were to be provided as back-to-back units, while the remaining 75 units were to be provided as street-oriented and rear lane townhouse units. The existing detached dwellings located on the lands municipally addressed as 1024 and 1042 Sixth Line were to remain. Additionally, development was to occur in proximity to the on-site Sixteen Mile Creek woodland and valleyland feature. In order to provide for the long-term protection and health of Sixteen Mile Creek, a naturalized buffer was to be provided. Landscape and public realm enhancements were also to be provided. Access was to be provided via a new private road network, extending from Sunny Crest Lane and Sixth Line.

We understand that following a comprehensive review of the Applications, Town Staff concluded that the proposed development was not appropriate for the Site. In April 2017, the Application was refused by Town Council. Subsequently, the Owner appealed Council's refusal of the Application. In August 2019, the Local Planning Appeal Tribunal ('LPAT') issued a Decision which found the Concept Plan to be inappropriate. The Decision did however recognize the merit of contextually appropriate intensification occurring on the Subject Lands and permitted the Owner to work collaboratively with Town Staff to refine the proposed development.

In the time since the August 2019 Decision, the Owner undertook efforts to work collaboratively with Town Staff to advance a mutually satisfactory development concept. A revised development concept was presented as a resubmission.

This revised development concept reduced the overall number of townhouse units proposed to 77 units, reconfigured the development blocks to reduce the length of building facades and reduced the proposed density to 50.6 units per hectare. Additional landscaped open spaces and retention of the treed allee were also to be provided.

In March 2021, a second hearing was held. During this hearing, the Tribunal heard evidence on the revised development concept and implementing planning instruments. In a Decision dated August 17, 2021, the Tribunal dismissed the appeals finding that the proposed development represented overdevelopment of the Site.

The feedback received during the hearings has been considered. The proposed development, as presented in Section 4 of this Report, has been planned and designed to implement the feedback received and satisfactorily address Staff concerns.



## 4 / THE PROPOSAL

This Section of the Report provides a summary of the proposed development and the supporting studies.

### 4.1 / THE PROPOSAL

The proposed development is the result of careful planning and design undertaken by the Project Team, including consideration of the Provincial, Regional and local policy frameworks for managing and directing growth, the evolving physical landscape of Oakville and the Site's previous development history and past Tribunal Decisions.

The proposed development contemplates a compact, medium density residential development comprised of eight (8) development blocks (Blocks 'A', 'B', 'C', 'D', 'E', 'F', 'G' and 'H') organized around a private road network, landscaped open spaces and public realm enhancements (see **Figure 4** on the next page). Additionally, the existing detached dwelling on the lands municipally addressed as 1042 Sixth Line, which has cultural heritage significance, is to be retained. The remaining four (4) detached dwellings that currently exist are to be demolished. Overall, the proposed development contemplates a density that is significantly reduced from the previous concept presented to the Tribunal in 2021.

Block 'A' is situated in the southeastern quadrant of the Site and is to be comprised of twelve (12), 3-storey rear lane townhouse dwellings. Each dwelling is to have a private integrated garage on the ground level, accessed from a shared rear lane. Additionally, each dwelling is to have a rear deck above the private garage area, directly visible and accessible from the living space.

Block 'B' is situated in the southcentral quadrant of the Site, west of Block 'A'. It is to be comprised of eleven (11), 3-storey rear lane townhouse dwellings. Each dwelling is to have an integrated private garage area and a rear deck above.

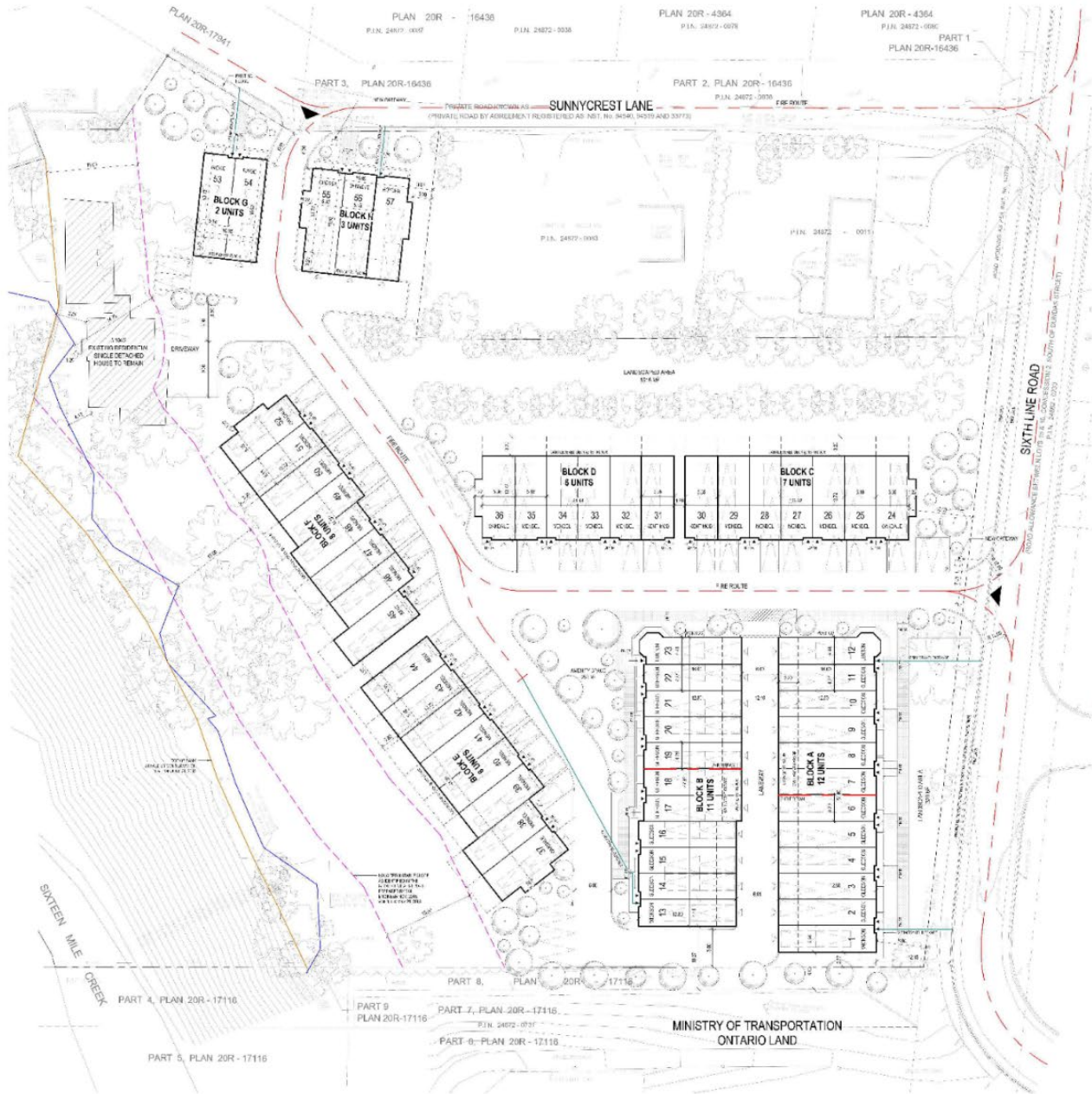
Block 'C' is situated in the northeastern quadrant of the Site, north of Blocks 'A' and 'B'. It is to be comprised of seven (7), 3-storey street-oriented townhouse dwellings. Each dwelling is to have a direct pedestrian connection to the private road network and an integrated private garage area.

Block 'D' is situated in the northern quadrant of the Site, west of Block 'C'. It is to be comprised of six (6), 3-storey street-oriented townhouse dwellings. Each dwelling is to have a direct pedestrian connection to the private road network and an integrated private garage area.

Block 'E' is situated in the southwestern quadrant of the Site, west of Block 'B'. It is to be comprised of eight (8), 3-storey street-oriented townhouse dwellings. Each dwelling unit is to feature an integrated private garage area and is positioned in proximity to Sixteen Mile Creek. We note that each dwelling has been positioned to maintain a 15 metre buffer distance from the long-term stable slope limit.

Block 'F' is situated in the western quadrant of the Site, north of Block 'E'. It is to be comprised of eight (8), 3-storey street-oriented townhouse dwellings. Each dwelling unit is to feature an integrated private garage area and is positioned in a manner that maintains a 15 metre buffer distance from the long-term stable slope limit.

P:\1033-001\7. Drawings\7.1 GSAI\2022 08 August\PJR Aug 29 22.dwg



**FIGURE 4**  
**CONCEPTUAL SITE PLAN**  
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON



SCALE: NTS  
AUGUST 29, 2022

Block 'G' is situated in the northwestern quadrant of the Site, west of Block 'H' and the private road network connection with Sunny Crest Lane. Block 'G' is to be comprised of two (2), rear-lane townhouse dwellings. Each dwelling is to have integrated private garage areas and direct pedestrian connections to Sunny Crest Lane.

Block 'H' is situated in northwestern quadrant of the Site, east of the proposed private road network connection with Sunny Crest Lane. It is to be comprised of three (3) rear-lane townhouse dwellings. Two dwellings are to be 3-storeys, while the remaining dwelling is to be 2-storeys in height. Each dwelling is to have an integrated private garage area, accessed via the private road network. Direct pedestrian connections are to be provided to the public realm along Sunny Crest Lane.

Overall, the proposed development has positioned development blocks in a manner that provides for appropriate transition to the surrounding area to be provided, the natural features and landscape attributes of Sixteen Mile Creek to be maintained and maximum direct sunlight on the landscaped open space and amenity areas.

A variety of landscaped open spaces are to be provided. This includes a central landscaped outdoor amenity area, adjacent to Block 'B' and landscaped areas along the property lines. Landscaping and streetscape enhancements are to be provided. This includes streetscape treatments along the Site's frontages so that a high-quality, inviting, pedestrian-oriented environment is provided. A network of pedestrian connections is also to be provided to facilitate safe, comfortable and convenient access across the Site and beyond.

A total of fifty-seven (57) dwelling units of varying size and configurations are to be provided. The mixture of townhouse-style units will provide greater housing choice for households of varying size, income levels and lifestyle preferences.

152 shared parking spaces are to be provided, via a combination of integrated private garage areas, private driveways and surface parking areas. Access is provided via a new private road network, with a connection from Sunny Crest Lane. Additionally, the private road network is to provide access for the existing detached dwelling being retained.

The proposed development has been designed to integrate with the surrounding community and provide an appropriate transition. This includes consideration being given to the existing and proposed built form in the surrounding area, the historic attributes of the existing dwelling to be retained and the landscape qualities provided by Sixteen Mile Creek. The proposal has, to the greatest extent possible, provided an appropriate and desirable interface with and transition to the surrounding area.

The components of the proposed development are identified in **Table 1** on the next page.



**Table 1 / Summary of Proposed Development Statistics**

DEVELOPMENT CHARACTERISTIC	DESCRIPTION
Total Site Area	3.36 hectares (8.3 acres)
Net Developable Area	1.25 hectares (309 acres)
Landscaped Area	6,220.08 square metres
Proposed No. of Units	57
Proposed Density	46 units per hectare
Proposed Building Height	
<i>Block 'A'</i>	3 storeys (12.34 metres)
<i>Block 'B'</i>	3 storeys (12.34 metres)
<i>Block 'C'</i>	3 storeys (12.34 metres)
<i>Block 'D'</i>	3 storeys (12.34 metres)
<i>Block 'E'</i>	3 storeys (12.34 metres)
<i>Block 'F'</i>	3 storeys (12.34 metres)
<i>Block 'G'</i>	3 storeys (12.34 metres)
<i>Block 'H'</i>	2 - 3 storeys (9.5 - 12.34 metres)
Proposed Parking Spaces	152 spaces
<i>Proposed Visitor Spaces</i>	10 spaces

**4.2.1 / ARBORIST REPORT**

An Arborist Report ('Report') has been prepared by Kuntz Forestry Consulting Inc. and is provided under separate cover. The Report was undertaken to inventory each tree on the Subject Lands and assess the potential impact to trees as a result of the proposed development.

Overall, the Report inventoried the location, condition and specie of each tree located both on and within six (6) metres of the Subject Lands. It was determined that there are 223 trees and 16 tree groupings situated on the Subject Lands or within six (6) metres. Based on an assessment of the proposed development, a total of 107 trees and 9 tree groupings are recommended for removal and a further 116 trees and 7 tree groupings are to be preserved. Finally, the Report recommends that 386 replacement plantings be provided.

**4.2.2 / CHARACTER IMPACT ANALYSIS**

A Character Impact Analysis ('Analysis') has been prepared by GSAI and is provided under separate cover. The Analysis was undertaken to analyze and assess the compatibility of the proposal with the existing, established neighbourhood character.

Overall, the Analysis found that the proposed development does not conflict with those characteristics and attributes that collectively contribute to the surrounding community's established character.

**4.2 / SUPPORTING STUDIES**

In order to ensure the proposed development fully addresses all policy and technical requirements, a number of required supporting studies have been completed. Each are summarized below.

#### *4.2.2 / ENVIRONMENTAL IMPACT STUDY*

An Environmental Impact Study ('EIS') has been prepared by Aquafor Beech Limited and is provided under separate cover in support of this proposal. The EIS was undertaken to assess the potential impact of the proposed development on the biological and physical characteristics and functions of the Subject Lands.

Overall, the EIS found that the Subject Lands does not contain Provincially significant features. The Site was found to abut Sixteen Mile Creek, a significant woodland feature. It also contains a variety of species.

Based on an analysis of Sixteen Mile Creek and the proposal, the following conclusions were made:

- The proposed development does not contemplate development or site alteration within the woodland feature;
- Overall, the proposed development will not result in any negative impacts to the natural feature or its ecological functions; and,
- The proposed 15 metre Minimum Vegetative Protection Zone ('MVPZ') from the staked, stable limit of Sixteen Mile Creek is of sufficient width to protect the feature and its ecological functions.

In summary, the EIS found that the proposed development is appropriate and complies with the in-effect environmental policies, guidelines and objectives of the Provincial Policy Statement ('PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Halton Regional Official Plan, the Livable Oakville Plan and the Conservation Halton ('CH')'s Planning and Regulatory Guidelines.

#### *4.2.3 / FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT*

A Functional Servicing and Stormwater Management ('FS – SWM') Report has been prepared by Johnson Sustronk Weinstein + Associates and is provided under separate cover in support of this proposal. The FS – SWM Report was undertaken to analyze and assess the existing servicing infrastructure and capacities in order to identify a proposed servicing scheme for the proposed development.

Overall, the FS – SWM Report found that municipal services (water and wastewater) are available and capable of accommodating the proposed development, subject to upgrading.

Section 6.5.1 of the Report identifies that an underground storage tank is recommended to accommodate on-site storage. The FS – SWM Report concludes that the proposed development is appropriate from a functional servicing and stormwater management perspective.

#### *4.2.4 / GEOTECHNICAL INVESTIGATION*

A Geotechnical Investigation ('Investigation') has been prepared by Soil Engineers Ltd. and is provided under separate cover in support of this proposal. The Investigation was undertaken to analyze and establish a stable top-of-bank limit from Sixteen Mile Creek. It was also undertaken to analyze and assess the subsurface soil conditions on the Subject Lands in order to provide recommendations with respect to the design and construction of the proposed development.

Section 6.8 of the Investigation provides a comprehensive assessment of the proposal and the stable top-of-bank limit of Sixteen Mile Creek. The Investigation identifies that the limit was identified in collaboration with Agency and Town Staff and is appropriate to provide long-term protection of Sixteen Mile Creek.

A total of eight (8) boreholes were sampled at various locations. Based on an analysis of the boreholes, it was determined that the Site's subsurface soil conditions are varied, generally comprised of topsoil, topsoil fill, earth fill, silty sand till, silty clay till and bedrock. Groundwater was also found.

Based on the analysis of the boreholes and existing conditions, Section 6 provides recommendations with respect to the design and construction of the proposed development.

#### ***4.2.5 / HERITAGE IMPACT ASSESSMENT***

A Heritage Impact Assessment ('HIA' or 'Assessment') has been prepared by MacNaughton Hermsen Britton Clarkson Limited ('MHBC') and is provided under separate cover in support of this proposal. The Assessment was undertaken to analyze and assess potential impacts to the cultural heritage resource on the Subject Lands and heritage resources located within 250 metres of the Subject Lands. Overall, it was determined that the proposed development will have modest impacts to the existing entry features and cultural heritage attributes of the lands addressed as 1042 Sixth Line. As further discussed in Section 9 of the HIA, a series of recommendations are provided to

accommodate the proposed development as contemplated.

#### ***4.2.6 / PHASE ONE ENVIRONMENTAL SITE ASSESSMENT***

A Phase 1 Environmental Site Assessment ('ESA') has been prepared by S2S Environmental Inc. and is provided under separate cover in support of this proposal. The ESA was undertaken to identify Potentially Contaminating Activities ('PCAs') that may be present on the Site as well as determine whether there are any Areas of Potential Environmental Concern ('APECs') due to the presence of PCAs on the Site or within 250 metres.

Based on aerial photographs, historical records, interviews and existing conditions, a total of five (5) PCAs were identified as a result of the area's development history. The Subject Lands were found to have been used for agricultural and residential purposes. The existing dwellings structures were found to have been introduced between 1960 and the mid-1970s.

Given the combination of uses on the Subject Lands and in the immediate surrounding area, a total of five (5) APECs were identified.

Based on the presence of both PACs and APECs, a Phase 2 ESA is recommended.



#### *4.2.7 / TRANSPORTATION RELIANCE LETTER*

A Transportation Reliance Letter ('Letter') has been prepared by Nextrans and is provided under separate cover in support of this proposal. The Letter was undertaken to assess the traffic impacts of the proposed development on the nearby road network, assess the site circulation patterns and assess the proposed parking standard and, if required, provide recommendations for enhancement to the road network in order to accommodate the proposed development.

Overall, the Letter found that under existing conditions, all intersections within the study area would have suitable capacity and would operate at an acceptable level of service. As a result of both the proposed development and future growth in background traffic, the Letter found that no improvements are required.

Section 4.2 of the Letter provides an analysis of the site circulation pattern. Overall, it was found that the proposed site design is appropriate and is expected to operate with acceptable levels of service.

Finally, Section 5 of the Letter provides a parking supply analysis, a bicycle parking supply analysis and waste management assessment in support of the proposed development. Overall, it was found that the proposed parking and bicycle parking space standards comply with the in-effect minimum Zoning By-law standards and that the proposed waste management strategy is appropriate.

#### *4.2.8 / URBAN DESIGN BRIEF*

An Urban Design Brief ('UDB' or 'Brief') has been prepared and is provided under separate cover in support of this proposal. The UDB was undertaken to assess how the proposed development complies with the Town of Oakville urban design principals and policies. More specifically, the Brief examines the proposed development in relation to the design directions contained in the Livable Oakville Plan and the Livable by Design Manual.

Overall, the Brief found that the proposed development represents a high-quality built form and is consistent with the Town's urban design goals and objectives for residential developments.

## 5 / POLICY CONTEXT

This Section of the Report provides an overview and analysis of the relevant Provincial, Regional and local policies and regulations that apply to the Subject Lands. This Section also provides a rationale for how the proposed development and proposed Amendments align with and serve to better implement the in-effect policy and regulatory framework.

### 5.1 / PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement ('PPS'), 2020 was issued under Section 3 of the *Planning Act*, as amended, and updated on May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development with the goal of enhancing the quality of life for all Ontarians. The *Planning Act*, as amended, requires that decisions affecting a planning matter be 'consistent with' the policies of the PPS.

Overall, the PPS provides Provincial policy direction related to Building Strong Healthy Communities (Section 1.0), the Wise Use and Management of Resources (Section 2.0) and Protecting Public Health and Safety (Section 3.0). When considered together, the PPS strongly encourages developments that provide for long-term prosperity, environmental health and social well-being, while also making the best use of available land, infrastructure and resources as well as facilitating economic growth.

An analysis of the applicable PPS policies that apply to the Subject Lands and how the proposed development, together with the corresponding Amendments, are consistent with these is provided below.

#### *1.0 / Building Strong Healthy Communities*

Section 1 of the PPS establishes the Provincial policy framework on how growth and development is to be managed. Accordingly, the policies outline the need for efficient land use and development patterns so that strong, livable, healthy and resilient communities that protect the environment and public health are attained. This is to be achieved by directing growth and development to appropriate locations. The following policies apply to redevelopment of the Subject Lands.

- '1.1.1. Healthy, liveable and safe communities are sustained by:*
- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long-term;*
  - b) accommodating an appropriate and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional ... recreation, park and open space and other uses to meet long-term needs;*
  - c) avoiding development and land use patterns which may cause environmental or public health or safety concerns;*

- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land use planning, growth management, 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;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate.'*

- by introducing 57 new residential dwelling units of varying size and configurations in an area well-served by surrounding uses and transit networks;
- by introducing development forms that will integrate with the surrounding environment, will serve to implement the development vision established by local policies;
- by introducing a development form that supports public health and safety through active public frontages and public landscaped open spaces;
- by making better, higher use of land and existing infrastructure networks; and,
- by incorporating contextually appropriate sustainable design strategies, including additional plantings and landscaped open spaces in order to respond to a changing climate and to promote biodiversity.

The Subject Lands are located within a Settlement Area, as defined by the PPS, and are on full municipal services. The proposal supports the Provincial objectives for healthy, liveable and safe communities in the following ways:

- by proposing medium density development on lands that are currently underutilized given the current use as detached dwellings on large lots;
- by locating residential uses within the Town of Oakville, on a site designated for redevelopment and intensification by both the Halton Regional Official Plan and the Livable Oakville Plan;

### ***1.1.3 Settlement Areas***

As stated above and in accordance with the PPS, the Subject Lands are located within a Settlement Area. As such, the following policies apply.

*'1.1.3.1. Settlement areas shall be the focus of growth and development.'*

*'1.1.3.2. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion;*



- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*

*Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.'*

*'1.1.3.4. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.'*

The Subject Lands are located within a Settlement Area. As such, the proposed development has been planned and designed to facilitate a high-quality, compact built form that makes efficient use of land, infrastructure and public service facilities. It will provide for development that provides for residential intensification at an appropriate location, at an appropriate density, to support the achievement of Oakville as a complete community and surrounding active transportation networks.

Additionally, the retention and protection of Sixteen Mile Creek and the provision of various landscaped areas will advance climate change goals. Finally, as further described in the accompanying Functional Servicing and Stormwater Management Report ('FS – SWM Report'), the proposal can be accommodated by municipal infrastructure networks.

### **1.5 Public Spaces, Recreation, Parks, Trails & Open Space**

*'1.5.1. Healthy, active communities should be promoted by:*

- a) *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;*
- b) *planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and where practical, water-based resources'*

The proposed development has been carefully planned and designed to provide for a series of landscape and public realm enhancements. This includes the provision of an outdoor amenity area, landscaped open spaces, a prominent sidewalk zone along the Site's Sixth Line frontage and a naturalized buffer along Sixteen Mile Creek.

Overall, the landscaped areas have been planned and designed to provide safe, comfortable and convenient access for residents, visitors and the public to enjoy. As demonstrated in the accompanying on the accompanying Conceptual Site Plan, the landscaped areas have been strategically located to facilitate space for the use and enjoyment of residents and visitors and to foster social interaction. Furthermore, the proposed development is to provide for a network of pedestrian pathways that offer safe, comfortable and convenient access across the Site and beyond. Finally, active streetscapes are to be provided along the Site's Sixth Line frontage. This will enable direct pedestrian connections to the front doors of units and other public realm enhancements to be provided. It will also facilitate

connections with the active transportation network in the surrounding area.

Overall, the Site has been planned and designed to implement vibrant and inviting, pedestrian-oriented streetscapes, capable of accommodating pedestrian activity and the daily needs of residents, visitors and community members.

**1.6.6. Sewage, Water & Stormwater**

*'1.6.6.1. Planning for sewage and water services shall:*

- a) *accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:*
  - 1. *municipal sewage services and municipal water services.'*

*'1.6.6.2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of services.'*

As further demonstrated in the accompanying FS – SWM Report, the proposed development will make better use of existing municipal infrastructure services. Furthermore, the proposal can be serviced by the existing municipal sewage and water systems.

*'1.6.6.7. Planning for stormwater management shall:*

- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long-term;*
- b) *minimize, or where possible, prevent increases in contaminant loads;*
- c) *minimize erosion and changes in water balance and prepare for the impacts of a changing climate through the effective*

*management of stormwater, including the use of green infrastructure;*

- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces; and*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency and low impact development.'*

As demonstrated in the accompanying FS-SWM Report and the accompanying Urban Design Brief, the proposed development has incorporated a range of sustainable development strategies, including retention of the on-site natural features, the provision of additional plantings and providing for landscape enhancements. Further opportunities for enhanced stormwater management will be explored during the detailed design stage.

### *1.6.7. Transportation Systems*

*'1.6.7.2 Efficient use should be made of existing and planned infrastructure...'*

*'1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.'*

As described above and as shown in Figure 3, the Subject Lands are well-served by transit services and active transportation networks. More specifically, there are existing street-level transit services in the surrounding area. There is also an existing bus stop for Oakville Transit Route 13 (Westoak Trails) within walking distance. Furthermore, there is an existing network of sidewalks along the Site's Sixth Line frontage and within the surrounding area, providing safe, easy, convenient access for residents and visitors. Finally, the Site is situated adjacent to and in proximity to active transportation networks.

Based on the above, the proposal will support current and future transit ridership and the use of active transportation, including bike lanes along Sixth Line, and enable residents and visitors alike to walk to destinations.

### *1.8. Energy Conservation, Air Quality & Climate Change*

*'1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:*

- a) promote compact form ...;*
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where it exists or is to be development, or designing these to facilitate the establishment of transit in the future;*
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;*
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure.'*

As stated above, the Subject Lands are well-served by transit services and active transportation networks. Furthermore, the proposal will facilitate a compact, residential development, at an appropriate location and an appropriate density. Based on the Site's locational characteristics, the proposed development will support compact development in proximity to transit, active transportation and energy conservation objectives. As further discussed in the accompanying Urban Design Brief, the proposal contemplates a variety of sustainable



design features in efforts to maximize conservation efforts.

## *2.0 / Wise Use & Management of Resources*

Section 2 of the PPS establishes the Provincial policy framework on natural and cultural heritage resources are to be managed. Accordingly, the policies outline the need for natural areas and resources to be protected and retained for the long-term. This is to be achieved by directing growth and development to appropriate locations. The following policies apply to redevelopment of the Subject Lands.

*'2.1.1. Natural features and areas shall be protected for the long term.'*

*'2.1.2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.'*

*'2.1.3. Natural heritage systems shall be identified in Ecoregions 6E & 7E, recognizing that natural heritage systems will vary in size and form in settlement areas...'*

*'2.1.5. Development and site alteration shall not be permitted in:*

- b) significant woodlands in Ecoregions 6E and 7E...;*
- d) significant wildlife habitat; unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.'*

*'2.1.8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there are no negative impacts on the natural features or on their ecological functions.'*

In accordance with the PPS, the Subject Lands are identified as being located within Ecoregion 6E and 7E. Furthermore, the Site contains Sixteen Mile Creek – a woodland feature that is situated in the western quadrant of the Site. As demonstrated in the accompanying Environmental Impact Study ('EIS'), Sixteen Mile Creek is a component of the Regional and local Natural Heritage Systems ('NHS') and contains significant habitat for a variety of species. Based on this, the proposal supports the Provincial objectives for natural heritage by situating development outside of the staked limits of the natural features and by implementing buffers of a sufficient width to provide for the long-term protection of the on-site features. The EIS concludes that the proposed development will not negatively impact the diversity, connectivity, or ecological integrity of the features.

*'2.6.1. Significant built heritage resources and significant cultural heritage landscapes shall be conserved.'*

*'2.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.'*

As further described in the accompanying Heritage Impact Assessment, the Subject Lands contain a designated cultural heritage landscape resource. As such, the dwelling on the lands municipally known as 1042 Sixth Line is to remain in situ and has been appropriately integrated into the proposed development. Overall, the HIA found that the proposal provides sufficient protection for the cultural heritage landscape attributes and can proceed as contemplated.

As further described in Section 5.4 of this Report, the Livable Oakville Plan ('Livable Oakville') outlines the land use designations and policies applicable to the Subject Lands. Livable Oakville, as amended, does not provide policy permissions that enable redevelopment of the Subject Lands to make better use of available land, resources and infrastructure. The corresponding Official Plan Amendment and Zoning By-law Amendment ('Amendments') seek to introduce site-specific permissions which will facilitate a high-quality, medium-density, compact, transit-supportive development that is permitted by Provincial policy and the Halton Regional Official Plan.

#### *4.0 / Implementation & Interpretation*

Section 4 of the PPS contains policy directions meant to guide how land use planning and development decisions are made. More specifically, this Section of the PPS contains policy directions which state how the PPS is to be applied in order to ensure that decisions affecting a planning matter are 'consistent with' the PPS.

*'4.6. The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.*

*Official plans shall identify provincial interest and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.*

*In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.'*

#### *SUMMARY / CONFORMITY STATEMENT*

The Provincial Policy Statement ('PPS'), 2020 outlines a series of guiding policies meant to direct land use planning and development across Ontario. As such, the PPS focuses on ensuring growth and development is directed to appropriate locations, with an emphasis on development occurring in areas well-served by transit and infrastructure while not adversely affecting protection of the natural environment.

The above analysis demonstrates that the proposed development conforms to the PPS by facilitating development, at an appropriate location, that will make better use of existing land, resources and infrastructure. It will also support retention and protection of natural features and heritage resources, as well as energy conservation and addressing impacts from a changing climate. It is our opinion that the proposal and corresponding Amendments are consistent with the policies of the PPS.

## 5.2 / A PLACE TO GROW, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe ('A Place to Grow') was prepared and approved under the *Places to Grow Act, 2005* and updated on August 28, 2020. A Place to Grow builds on the policy foundations of the PPS, 2020 in order to respond to key challenges faced in the Greater Golden Horseshoe ('GGH') region. As such, it establishes a long-term framework for managing growth and development across the GGH up to the year 2051.

Overall, A Place to Grow encourages the efficient use of land through the development of complete communities that are compact, transit supportive and provide a range of housing opportunities. An analysis of the policies applicable to the proposed development and how they have been addressed is provided below.

### *Section 2/ Where and How to Grow*

Section 2 of A Place to Grow establishes the policy framework for how forecasted growth is to be managed. Overall, growth is to be directed to settlement areas which can support the achievement of complete communities. Limited growth is also expected to occur within rural areas. The following policies apply to redevelopment of the Subject Lands.

*'2.2.1.2. Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) the vast majority of growth will be directed to settlement areas that:
  - i. have a delineated built boundary;*
  - ii. have existing or planned municipal water and wastewater systems; and*
  - iii. can support the achievement of complete communities;:**
- c) within settlement areas, growth will be focused in:
  - i. delineated built-up areas;*
  - ii. strategic growth areas;*
  - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned.'**

In accordance with Schedule 2 of A Place to Grow, the Subject Lands are located within the delineated Built-Up Area of the Town of Oakville. Built-Up Area lands are areas where growth and development is forecasted to occur. Redevelopment of the Subject Lands, as contemplated, is supported as the proposal will provide for reinvestment of the Site and will facilitate development that is in an appropriate location, is serviced by existing municipal water and wastewater infrastructure, is serviced by transit services and will support the achievement of Oakville as a complete community.



*'2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:*

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities and incomes;*
- c) provide a diverse range and mix of housing options... to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:
 
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
  - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails and other recreational facilities;**
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and*
- g) integrate green infrastructure and appropriate low impact development.'*

The proposed development supports the achievement of complete communities by providing for a compact development that includes a range and mixture of residential built forms, located in proximity to transit, services and amenities to meet daily needs.

Additionally, the proposal will provide for 57 new residential dwelling units of varying size and configurations in order to provide housing choice for households of varying size, incomes, life stages and lifestyle preferences. The provision of new townhouse-style dwelling units will further support the range and mix of housing options available in the community, while also supporting greater housing opportunities and facilitating the ability for residents to remain in their community.

Finally, the proposed development contemplates a high-quality, compact built form that will foster a vibrant public realm through architectural and urban design elements as well as active street frontages. A series of landscaped open spaces and a network of pedestrian pathways are to be provided, further enhancing the pedestrian experience and access to publicly-accessible open spaces.

*'2.2.6.2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:*

- a) planning to accommodate forecasted growth to the horizon of this Plan;*
- b) planning to achieve the minimum intensification and density targets in this Plan;*

- c) *considering the range and mix of housing options and densities of the existing housing stock; and*
- d) *planning to diversify their overall housing stock across the municipality.'*

*'2.2.6.3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.'*

The proposed development will contribute to achieving complete communities by facilitating a compact development on underutilized lands in close proximity to transit networks, active transportation infrastructure and nearby amenities that support daily living. Furthermore, the proposal will provide for a range of townhouse-style dwelling units of varying configurations that will contribute to housing diversification and offer greater housing choice for current and future community residents. The proposed mix of units will support housing choice for households of differing sizes, income levels and life stages.

#### *SUMMARY / CONFORMITY STATEMENT*

A Place to Grow, 2020 guides land use planning and development across Ontario. The above analysis demonstrates that the proposed development conforms to and serves to further implement the policies of A Place to Grow by facilitating contextually appropriate redevelopment on lands that are served by transit and active transportation networks. It will also provide for a range of residential dwelling units which are well-served by existing community services, parks and local businesses. Furthermore, the proposal and corresponding Amendments will provide for better utilization of land, resources and infrastructure in a manner that advances complete community objectives. It is our opinion that the proposal and corresponding Amendments serve to implement the applicable policies of A Place to Grow.

### 5.3 / HALTON REGIONAL OFFICIAL PLAN, 2022

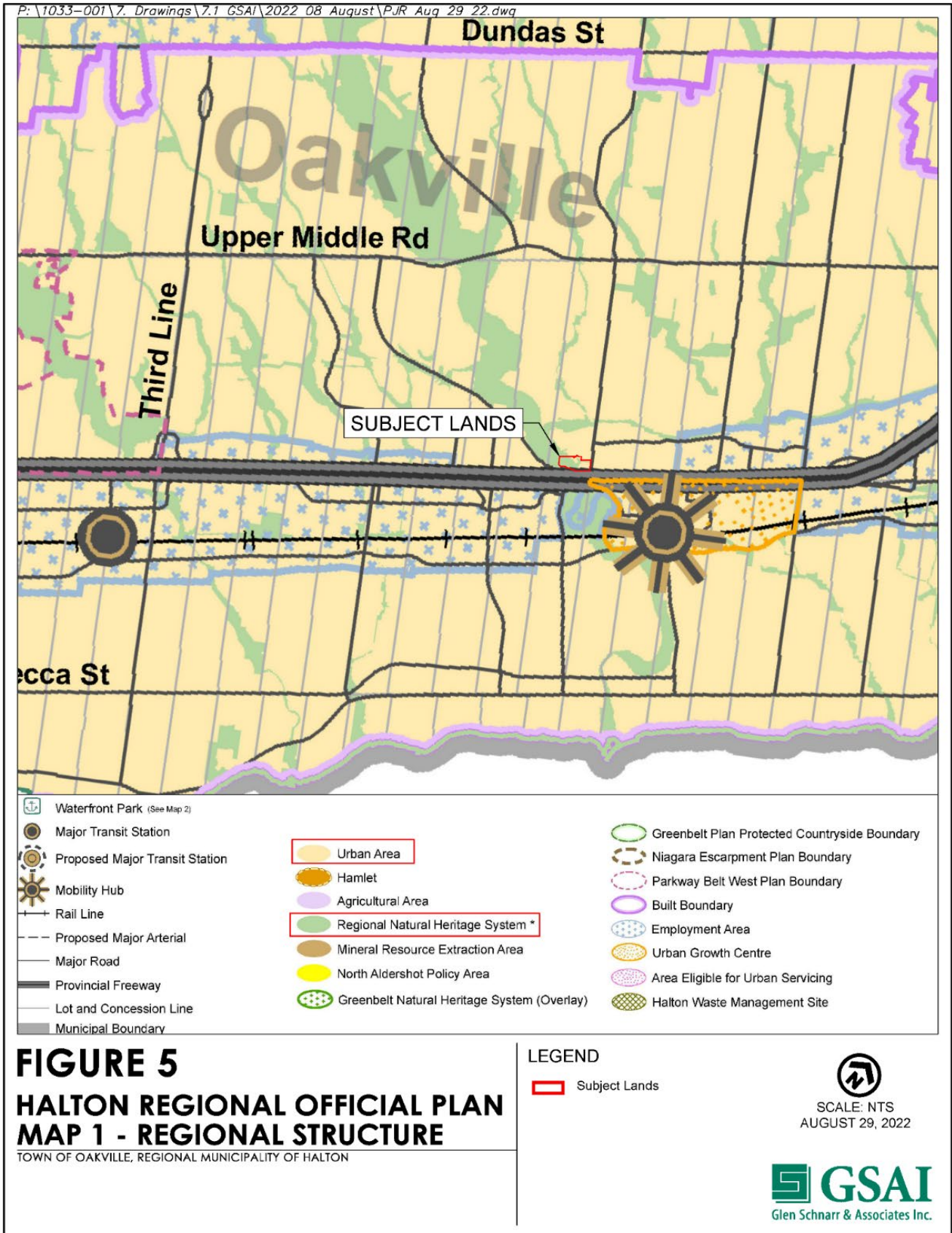
The Halton Regional Official Plan ('ROP'), as amended, serves as Halton's long-term guiding document for how land use planning and growth is to be managed across the four (4) member municipalities (Town of Oakville, City of Burlington, Town of Milton and Town of Halton Hills).

Overall, the ROP outlines strategies for managing growth and development across Halton up to the year 2051 in accordance with a Regional Structure (Map 1). Map 1 split designates the Subject Lands as 'Urban Area' and 'Regional Natural Heritage System' (see **Figure 5** on the right).

'Urban Area' is a high-level designation intended to accommodate the majority of growth in a manner that supports the ROP's Urban Area goals. As a Site within the Urban Area, the Subject Lands are an appropriate and desirable location for growth to occur.

For the purpose of this Report, the ROP, as approved by the Minister on November 4, 2022, was reviewed and assessed. The following is a summary of the in-effect Regional policies applicable to the proposed development. The following analysis also demonstrates how the proposed Official Plan Amendment serves to better realize the Subject Lands' development potential and works to implement the ROP.

P:\1033-001\7. Drawings\7.1 GSAI\2022 08 August\PJR Aug 29 22.dwg





For the purpose of this Report, the ROP, as amended by the Minister's November 4, 2022 Notice of Decision, was reviewed and assessed. The following is a summary of the in-effect Regional policies applicable to the proposed development. The following analysis also demonstrates how the proposed Official Plan Amendment serves to better realize the Subject Lands' development potential and works to implement the ROP.

***Part II / Basic Position***

Part II of the ROP establishes the Regional policy framework on growth and development is to be managed. Accordingly, the policies outline the need for growth and development to be consistent with the Regional Structure. This is to be achieved by directing growth and development to appropriate locations. The following policies apply.

*'50.2. The Regional Structure implements Halton's planning vision of its future landscape as described in Section 27 by organizing land uses into the following broad categories:*

- (1) Settlement Areas, consisting of the Urban Area and its Regional Urban Structure as shown on Map 1H...*
- (3) Natural Heritage System, consisting of the Regional Natural Heritage System and the Greenbelt Natural Heritage System'*

*'51. The Regional Structure consists of the following mutually exclusive land use designations:*

- (1) Urban Area, where urban services are provided to accommodate concentrations of existing and future development,*
- (3) Regional Natural Heritage System, a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological functions within Halton,':*

*'51.3. Within the Urban Area designation as shown on Map 1, this Plan defines a Regional Urban Structure consisting of the following:*

- (3) The Built-Up Area as shown on Map 1H and the Designated Greenfield Area...'*

*'55.1. The Regional Structure also sets out targets for intensifying development within the Built-Up Area, and development density in the Designated Greenfield Areas as contained in Table 2.'*

The Subject Lands are located within the Urban Area of Halton and are further located within the Built-Up Area of the Urban Structure. As such, the Subject Lands are an appropriate and desirable location for growth to occur as Urban Area lands are where future development is to be directed.

Furthermore, the proposal as contemplated will contribute to achievement of Built-Up Area intensification targets. Specifically, Table 2 of the ROP states that at least 13,500 new housing units are to be added to the Built-Up Area between 2015 and 2031.

The proposed development will facilitate 57 new medium density dwelling units to be developed on lands within the Built-Up Area, thereby supporting the above-noted Regional intensification policy objectives.

### Urban Area

'72. *The goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity.'*

'72.1 *The objectives of the Urban Area are:*

- (1) *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.*
- (2) *To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobility, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.*
- (3) *To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.*

- (4) *To ensure that growth takes place commensurately both within and outside the Built Boundary.*
- (7) *To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long-distance commuting and to increase the modal share for transit and active transportation.*
- (9) *To facilitate and promote intensification and increased densities.'*

The Subject Lands are located within the Urban Area component of the Regional Structure. As such, the proposed development conforms to the above-noted Urban Area policy objectives by providing for a high-quality, compact built form that makes efficient use of land, infrastructure and public service facilities. It will provide for development that provides for residential intensification at an appropriate location, at an appropriate density, to support the achievement of Oakville as a complete community and surrounding active transportation networks.

### Housing

'84. *The goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.'*

'86. *It is the policy of the Region to:*

- (6) *Adopt the following housing targets:*
  - a. *that at least 50 percent of new housing units produced annually in Halton be in the form of townhouses or multi-storey buildings.'*

The proposal supports the above-noted Regional housing policy objectives through the provision of 57 new townhouse-style dwelling units. Furthermore, the proposal supports housing choice for households of varying size, incomes and lifestyle preferences, while also enabling residents to remain in their communities.

### Urban Services

'87. *The goal for urban services is to ensure the adequate provision of an economic level of urban services to achieve Regional development objectives while conscious of the need to protect the environment.'*

'88. *The objectives for urban services are:*

- (1) *To provide satisfactory level of urban services in the Urban Area to meet existing and future requirements.'*

'89. *It is the policy of the Region to:*

- (1) *Provide urban services only within the Urban Area...*
- (3) *Require that approvals for all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan..'*

As further demonstrated in the accompanying FS – SWM Report, the proposed development will make better use of existing municipal infrastructure services. Furthermore, the proposal can be serviced by the existing urban services (water and wastewater).

### Natural Heritage System

'113. *The Natural Heritage System consists of the Greenbelt Natural Heritage System and the Regional Natural Heritage System.'*

'114.1 *The objectives of the Natural Heritage System are:*

- (1) *To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated Cultural Heritage Resources;*
- (2) *To maintain and enhance the landscape quality and open space character of Escarpment features;*
- (3) *To provide a buffer to prominent Escarpment features*
- (4) *To direct developments to locations outside hazard lands;*
- (5) *To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton*
- (6) *To protect or enhance Key Features...*
- (9) *To contribute to a continuous natural open space system to provide visual separation of communities and to protect continuous corridors and inter-connections between the Key Features and their ecological functions.*
- (12) *To preserve native species and communities that are rare, threatened or endangered based on regional, provincial or national scales of assessment.*
- (17) *To preserve the aesthetic character of natural features.'*

*'115.3. The Regional Natural Heritage System is a systems approach to protecting and enhancing natural features and functions and is scientifically structured on the basis of the following components:*

- (1) Key Features, which include:
 
  - a. significant habitat of endangered and threatened species;*
  - d. significant woodlands;**
- (4) buffers.'*

We note that Sixteen Mile Creek is identified as being a 'significant woodland' feature. An accompanying Environmental Impact Statement ('EIS') was prepared which states that the proposed 15 metre buffer from the staked stable top of bank limit of the Sixteen Mile Creek feature is of sufficient width to ensure the long-term protection and ecological function of the feature.

#### Cultural Heritage Resources

*'167. It is the policy of the Region to:*

- (1) Maintain, in conjunction with the Local Municipalities, local historical organizations, and municipal heritage committees a list of documented Cultural Heritage Resources in Halton.*
- (3) Require that development proposals on adjacent lands to protected Cultural Heritage Resources:
 
  - a. study and consider the preservation, relocation and/or adaptive re-use of historic buildings and structures based on both social and economic costs and benefits;**

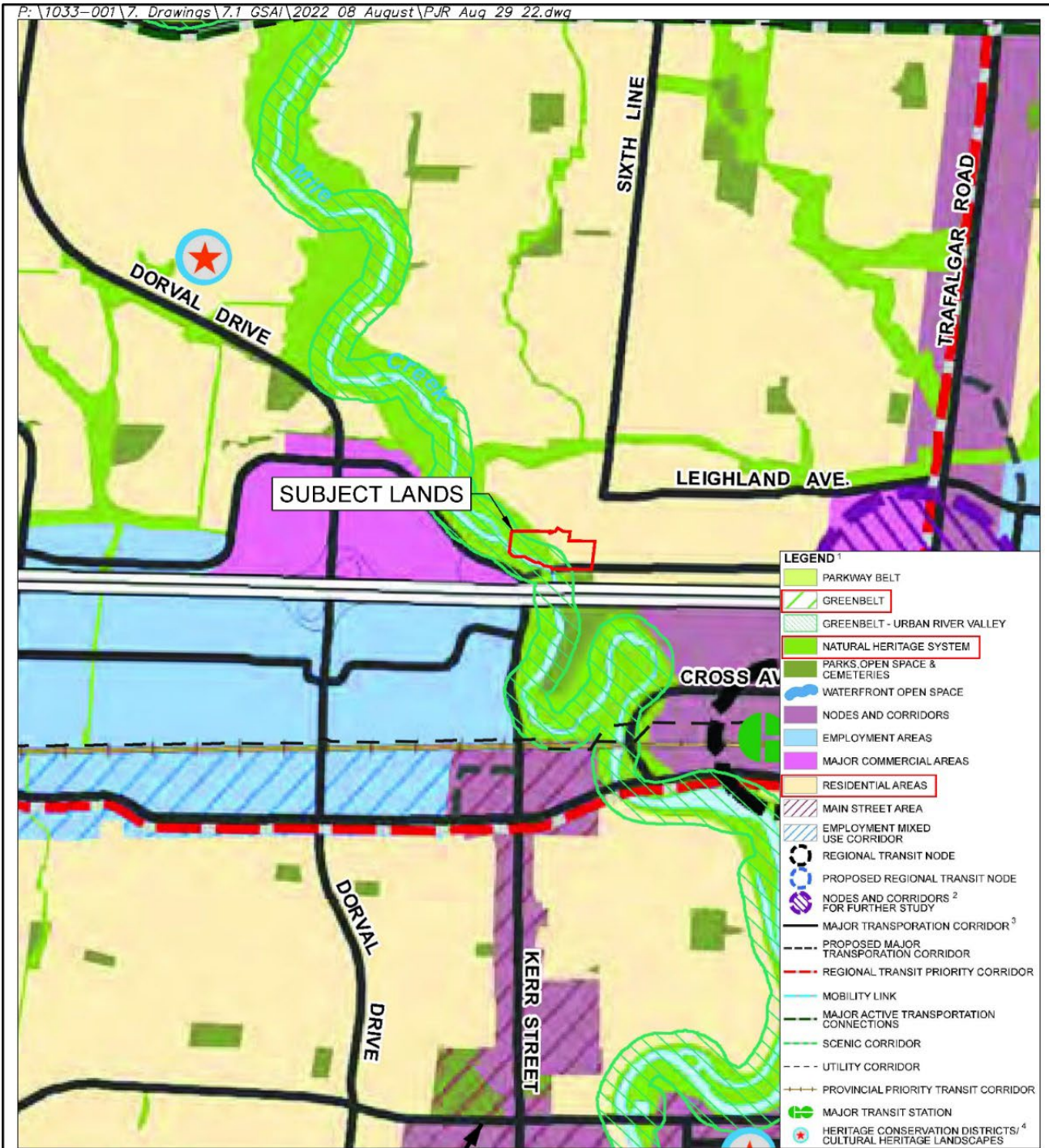
- b. incorporate in any reconstruction or alterations, design features that are in harmony with the area's character and existing buildings in mass, height, setback and architectural details'*

As further demonstrated in the accompanying Heritage Impact Assessment, the Subject Lands contain a designated cultural heritage landscape. The proposal contemplates retention of the dwelling and aspects of the existing dwelling's entry features to sensitively integrate cultural heritage landscape attributes. Overall, the HIA concludes that the proposed development will provide for sufficient protection and landscape-related recommendations are provided.

#### SUMMARY / CONFORMITY STATEMENT

The Halton Regional Official Plan ('ROP') guides land use planning and development across Halton. The above analysis demonstrates that the proposed development conforms to the policies and objectives of the ROP, as amended, by providing for a high-quality, compact development that facilitates intensification at an appropriate location, at an appropriate density. Furthermore, the proposed development will result in a built form that is compatible with the surrounding community, appropriately integrates a heritage resource and provides for the long-term protection of the adjacent natural feature. In our opinion, the proposed development and corresponding Amendments are in conformity with the applicable policies and objectives of the Halton Regional Official Plan.





**FIGURE 6**  
**LIVABLE OAKVILLE PLAN SCHEDULE**  
**A1 - URBAN STRUCTURE**  
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

**LEGEND**  
 Subject Lands

SCALE: NTS  
AUGUST 29, 2022

## 5.4 / LIVABLE OAKVILLE PLAN, 2021

The Livable Oakville Plan ('Livable Oakville'), as amended, was adopted by Town Council in June 2009 and approved by the Region of Halton, with modifications, in November 2009. Livable Oakville was subsequently appealed to the Ontario Municipal Board ('OMB', now Ontario Land Tribunal, 'OLT'), and was partially approved, save and except for those parts deferred or under appeal, in September 2012. Since this time, Livable Oakville has been updated via a series of Tribunal Orders, approvals and Official Plan Amendments ('OPAs').

The in-effect Livable Oakville (August 2021) identifies where and how the Town of Oakville is to grow up to the year 2031 based on an Urban Structure (Schedule A1) comprised of eight (8) components. The Subject Lands are located within the Residential Areas and Natural Heritage System components of the Urban Structure (see **Figure 6** on the next page).

We note that the Town of Oakville is presently completing an Official Plan Review exercise, concurrently with the ongoing Region of Halton MCR initiative, that will culminate in Town-initiated Official Plan Amendments ('OPAs') to ensure Livable Oakville conforms to the 2051 planning horizon of Provincial Plans, incorporates the outcomes of the Halton Regional Official Plan Review initiative, and implements key policy recommendations arising from the completion of recent Town initiatives and more.

The following is an analysis of the applicable in-effect Livable Oakville policies and an evaluation of how the proposed development and corresponding Official Plan Amendment serve to better implement Provincial and Regional policy.

As further discussed below, Livable Oakville policy objectives make reference to compatible development. We note that in accordance with Part F of Livable Oakville, 'compatible' is defined as follows:

*'means the development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact.'*

As discussed below, it is our opinion that the proposed development and corresponding Amendments will facilitate compatible development and can in fact seamlessly coexist with the surrounding community, without causing unacceptable adverse impact.

### *3/ Urban Structure*

Section 3 of Livable Oakville establishes the policy framework for where growth and development is to occur in accordance with the Town's Urban Structure. In accordance with Schedule A1, Urban Structure, the Subject Lands are identified as being located within the Residential Areas and Natural Heritage System components of the Town's Urban Structure. As such, the following policies apply.

- '3.1. Natural Heritage System  
The Natural Heritage System recognizes a linked system of natural areas including natural features, hazard lands, buffers and linkages. It is intended that these natural areas be protected from development and preserved for the long term in order to promote sustainability and contribute to the quality of life in the Town.'*

The Subject Lands have unique locational characteristics, given the Site is at the periphery of a mature Neighbourhood and adjacent to Sixteen Mile Creek. As demonstrated on the accompanying Conceptual Site Plan, the proposal does not contemplate development or site alteration within the natural feature. The provision of a 15 metre buffer from the staked stable top of bank limit of Sixteen Mile Creek will provide for the long-term preservation and health of the feature and its ecological functions.

- '3.9. Residential Areas  
Residential Areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town.'*

*Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the Town is upheld. The character of the Residential Areas will be significantly influenced by their relationship to the Natural Heritage System, parks and open space areas.'*

The proposal has been planned and designed to provide for a contextually appropriate development that integrates with and is compatible to the established character of the surrounding area. This is to be achieved through retention of on-site natural features and a cultural heritage resource, the provision of landscaped open spaces along the public street edge and high-quality, refined built forms that have architectural features that provide for visual consistency with the existing and evolving character of the surrounding community.

### *4/ Managing Growth & Change*

Section 4 of Livable Oakville establishes the policy framework for how growth is to be managed. The following policies apply.

- '4.3. Residential Intensification Outside of the Growth Area  
It is the policy of the Plan that the key focus for development and redevelopment to accommodate intensification will be the locations identified as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages intensification generally throughout the built up area, it also recognizes that some growth and*

*change may occur in these areas provided the character of the areas is preserved and the overall urban structure of the Town is upheld. Intensification outside of the Growth Areas including additional intensification opportunities such as infill, redevelopment and greyfields and brownfield sites, will be considered in the context of this Plan.'*

In accordance with the Town's Urban Structure, the Subject Lands are located within an established Neighbourhood, adjacent to Sixteen Mile Creek and within the Town's Built-Up Area. As such, the Subject Lands are an appropriate and desirable location for contextually appropriate infill development to occur. The proposal will provide for compact development that is in an appropriate location, at an appropriate density to support the achievement of Town intensification objectives, while upholding the Town's Urban Structure hierarchy. As stated above, the proposal has been planned and designed to facilitate high-quality, refined built forms that will provide for development that is compatible with the existing and evolving character of the surrounding area.

### *5/ Cultural Heritage*

Section 5 of Livable Oakville establishes the policy framework for how cultural heritage resources are to be managed and preserved. The following policies apply.

*'5.3.1. The Town shall encourage the conservation of cultural heritage resources identified on the register and their integration into new development proposals through the approval process and other appropriate mechanisms.'*

*'5.3.6. The Town should require a heritage impact assessment where development or redevelopment is proposed:*

*(d) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.'*

*'5.5.1. All options for on-site retention of buildings and structures of cultural heritage significance shall be exhausted before resorting to relocation. ...'*

As further described in the accompanying Heritage Impact Assessment ('HIA'), the proposal contemplates retention of the on-site listed heritage resource. Specifically, the proposed development is to provide for the listed resource at 1042 Sixth Line to remain intact and in-situ, while the balance of the Subject Lands is redeveloped. The HIA concludes that the listed resource is sufficiently protected and the proposed development can proceed as contemplated.

### *9/ Physical Services*

Section 9 of Livable Oakville establishes the policy framework for how services are to be provided and growth is to be managed. The following policies apply.

*'9.1.1. Development of all lands within the urban area shall be based on full urban water and sanitary sewers.'*

As further demonstrated in the accompanying FS – SWM Report, the proposed development will make better use of existing municipal infrastructure services. Furthermore, the proposal can be serviced by the existing urban services (water and wastewater).



### *10 / Sustainability*

Section 10 of Livable Oakville establishes the policy framework for how sustainability is to be achieved and advanced. The following policies apply.

*'10.10.1. Stormwater management techniques shall be used in the design of new developments to control both the quantity and quality of stormwater runoff. ....'*

*'10.10.8. The use of permeable surfaces and soft landscaping shall be encouraged where possible.'*

As demonstrated in the accompanying FS-SWM Report and Urban Design Brief, the proposed development has incorporated a range of stormwater management and sustainable development strategies, including retention of the on-site natural feature, the provision of additional plantings and providing for landscape enhancements. Further opportunities for enhanced stormwater management will be explored during the detailed design stage.

### *11 / Residential*

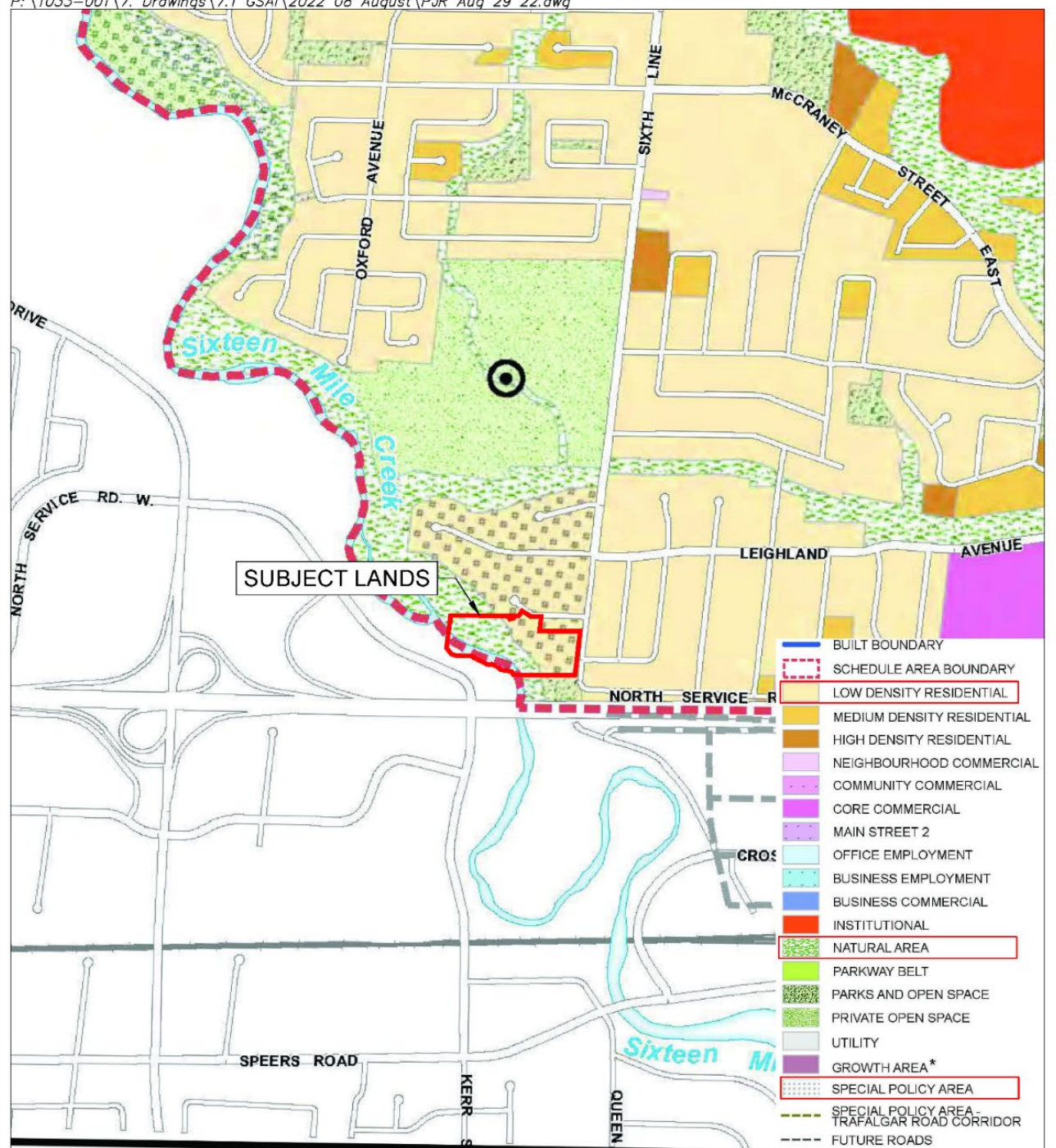
Section 11 of Livable Oakville establishes the policy framework for how growth and development in the Residential Areas is to be managed. This is to be achieved by identifying how lands are to be used based on land use designations. As demonstrated in **Figure 7** on the next page, the Subject Lands are currently split designated 'Low Density Residential' and 'Natural Areas'. In our opinion, the Medium Density Residential designation is the most appropriate and will facilitate the proposed. The following policies apply.

*'11.1.8. Intensification within the stable residential communities shall be provided as follows:*

- c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional development may be appropriate. Intensification of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan.'*

It is our opinion that as a Site that is underutilized and recognized as having intensification potential, the Medium Density Residential designation is the most appropriate designation for the developable area of the Subject Lands. For clarity, the 'Medium Density Residential' designation is contemplated for lands outside of the Sixteen Mile Creek and associated buffer areas. As such, the corresponding Official Plan Amendment seeks to re-designate a segment of the Subject Lands to facilitate residential intensification on that portion of the Site that is sufficiently buffered from Sixteen Mile Creek.

P:\1033-001\7. Drawings\7.1 GSAI\2022 08 August\PJR Aug 29 22.dwg



**FIGURE 7**  
**LIVABLE OAKVILLE PLAN SCHEDULE I - CENTRAL LAND USE**

TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

**LEGEND**

Subject Lands



SCALE: NTS  
AUGUST 29, 2022

*'11.1.9. Development within stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:*

- a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*
- c) Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.*
- e) Roads and / or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.*
- f) Surface parking shall be minimized on the site.*
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy and microclimatic conditions such as shadowing.*
- k) The transportation system should adequately accommodate anticipated traffic volumes.'*

The above-noted policy objectives require developments occurring in the mature residential neighbourhoods to be compatible with and integrate into the surrounding area. The proposed high-quality, refined, 3-storey townhouse built forms represent an appropriate and desirable transition to the surrounding context. Furthermore, the proposed development has sufficient site circulation and site design patterns to accommodate road and municipal infrastructure

requirements. Overall, it is our opinion the proposal and corresponding Amendments will facilitate a high-quality, refined development that is compatible and integrates with the surrounding area.

### 11.3 Medium Density Residential

#### *'11.3.1. Permitted Uses*

*The Medium Density Residential land use designation may permit a range of medium density housing types including multiple-attached dwelling units. ...Existing detached and semi-detached dwellings are permitted.'*

#### *'11.3.2. The density range is to be between 30 to 50 dwelling units per site hectare.'*

The proposed development will provide for a mixture of high-quality, grade-related medium density housing forms that will meet the needs of current and future residents. Furthermore, the proposal provides for a residential density of approximately 47 units per net hectare, which is within range of the Medium Density Residential designation. Overall, the proposal represents an appropriate and desirable compact development that advances the Town's Medium Density Residential policy objectives. In our opinion, the proposed development and corresponding Amendments conform to the above-noted Medium Density Residential policy objectives.

**16 / Natural Area**

Section 16 of Livable Oakville establishes the policy framework for how growth and development in the Natural Areas is to be managed. The following policies apply to redevelopment of the Subject Lands.

**'16.1.2.** *Lands designated Natural Area may contain one or more of the following natural features together with required buffers:*

- c) woodlands;
- f) valleylands'

**'16.1.8.** *Woodlands*

- a) *Development or site alteration shall not be permitted within regionally significant woodlands or within the required buffer width, which should be a minimum of 10 metres measured from the drip line of the woodland*
- b) *The final width of the required buffer shall be established through an approved EIS or an approved subwatershed study. ...*
- c) *Unless otherwise directed by the Conservation Authority, development proposed on lands within 120 metres of a significant woodland shall require a satisfactory EIS to demonstrate that there will be no negative impact on the woodland or its ecological function.'*

**'16.1.9.** *Valleylands*

- a) *Valleylands include lands within a defined setback from the limit of the valleyland as identified in subsections b) and c), and all lands within a valley, from stable top-of-bank to stable top-of-bank as determined through a geotechnical study completed to the satisfaction of the Town and Conservation Authority;*
- b) *The valleylands shown on Schedule B, which are subject to the policies of this section are:*
  - i. *The major valleys and tributaries known as:*
    - Sixteen Mile Creek
- c) *Development or site alteration shall not be permitted within the valley or within 15 metres of the stable top-of-bank or major valleys and tributaries....;*
- f) *Unless otherwise directed by the Conservation Authority, all development on lands within 120 metres of a major valley ...must demonstrate through an EIS that erosion and any adverse impacts to water quality, slope stability, wildlife habitat, existing vegetation and drainage shall be minimized and existing valley slopes shall not be disturbed.'*

In accordance with Schedule B, Natural Features & Hazard Lands, the Subject Lands are identified as containing woodland and valleyland features. For clarity, these features are components of the Sixteen Mile Creek valleyland and are present on that portion of the Subject Lands designated 'Natural Area'.



As demonstrated on the accompanying Conceptual Site Plan, the proposal does not contemplate development within the feature.

As further described in the accompanying Environmental Impact Study (EIS), a 15 metre buffer is to be provided from the agreed upon stable top-of-bank limit of Sixteen Mile Creek. This proposed buffer is of sufficient width to provide long-term protection of the natural features and their ecological functions. The EIS concludes that the proposal, including the proposed buffer which is to remain in a naturalized state, is appropriate and will not adversely impact the adjacent Sixteen Mile Creek natural feature.

*'16.1.15. Boundaries and Applications for Redesignation:*

- a) *The specific boundaries of the Natural Area including appropriate buffers of any natural features shall be identified through an EIS, or on a site by site basis at the time of planning application through consultation with the Conservation Authority.*
- b) *An application to redesignate a Natural Area shall include a study to justify why the area does not meet the criteria for identification.'*

The corresponding Official Plan Amendment seeks to modify the existing limits of the 'Natural Area' designation. More specifically, the Amendment seeks to revise the eastern limit of the Natural Area designation to correspond with the staked stable top-of-bank limit of Sixteen Mile Creek. As further described in the accompanying EIS, the proposal as contemplated provides for the long-term health and

protection of Sixteen Mile Creek. This is achieved through retention of Sixteen Mile Creek, the inclusion of a naturalized buffer of sufficient width from the stable top-of-bank limit of the Creek and built forms that are appropriately situated on the Subject Lands. In our opinion, refinement of the Natural Area designation limit is appropriate, will maintain the policy objectives for Natural Areas and will facilitate contextually appropriate and compatible infill development to occur.

*26 / Special Policy Areas*

Section 26 of Livable Oakville establishes the policy framework for how growth and development in specified areas of the Town is to be managed. This is to be achieved through adherence to Special Policy Area policies that apply to locations specified on Schedule A1, Urban Structure. As shown in **Figure 7**, the Subject Lands are subject to a Residential Low Density Special Policy Area. The following policies apply.

*'26.2. Residential Low Density Lands (RL1 / RL1-0 Zones)*

*'26.2.1. The Special Policy Area in Southeast, Central and Southwest Oakville that applies to the Low Density Residential designation is intended to protect the unique character of this area within the Town. Due to the special attributes of the large lots and related homes in this Special Policy Area, intensification shall be limited to development which maintains the integrity of the large lots. Densities in the Special Policy Area shall not exceed 10 units per site hectare notwithstanding the Low Density Residential designation.'*

As described in Section 5.4 of this Report, the Subject Lands are currently zoned 'Low Density Residential, Overlay ('RL1-0'). In order to facilitate the proposal, the corresponding Official Plan Amendment seeks to implement a site-specific exemption to the above-noted Residential Low Density Special Policy Area.

In our opinion, this exemption is appropriate and will facilitate a high-quality, well designed residential development to occur on lands that are underutilized. Given the Subject Lands' location at the periphery of the Neighbourhood, compatible development is appropriate and will not comprise the established character of the surrounding community.

Overall, the proposal represents an appropriate and desirable compact, pedestrian-oriented development at an appropriate location, at an appropriate density, that advances the Town's development and Medium Density Residential policy objectives while also facilitating development that better recognizes the development potential of the Subject Lands.

#### *SUMMARY / CONFORMITY STATEMENT*

The Livable Oakville Plan ('Livable Oakville'), as amended, guides land use planning and development across the Town. The above analysis demonstrates that the proposed development conforms to the development policies and objectives of Livable Oakville as amended, by providing for a high-quality, compact development that facilitates a range and mixture of residential dwellings at an appropriate location and density. The proposal also retains and provides sufficient protection for on-site natural features and directs better utilization of land, resources and infrastructure to facilitate a development that will contribute to Oakville as a complete community. Furthermore, the proposed development will result in a built form that is consistent and compatible with the existing and evolving character of the surrounding community. Therefore, the proposed development and corresponding Official Plan Amendment serve to better implement the applicable policies and objectives for 'Medium Density Residential' and 'Natural Area' lands of the Livable Oakville Plan.

## 5.4 / ZONING

The Town of Oakville Zoning By-law 2014 – 014 ('By-law 2014 – 014') currently split zones the Subject Lands as 'Low Density Residential, Overlay (RL1-0)' and Natural Area ('N') (see **Figure 8** on the next page). Collectively, the current zoning does not permit the proposed development. A site-specific Zoning By-law Amendment ('ZBA') is requested to re-zone the Subject Lands to 'Residential Medium Density 1 (RM1)' with site-specific provisions.

A draft Zoning By-law Amendment with the requested site-specific provisions has been prepared and a copy is provided in **Appendix II** of this Report. More specifically, the ZBA seeks to introduce the following site-specific permissions:

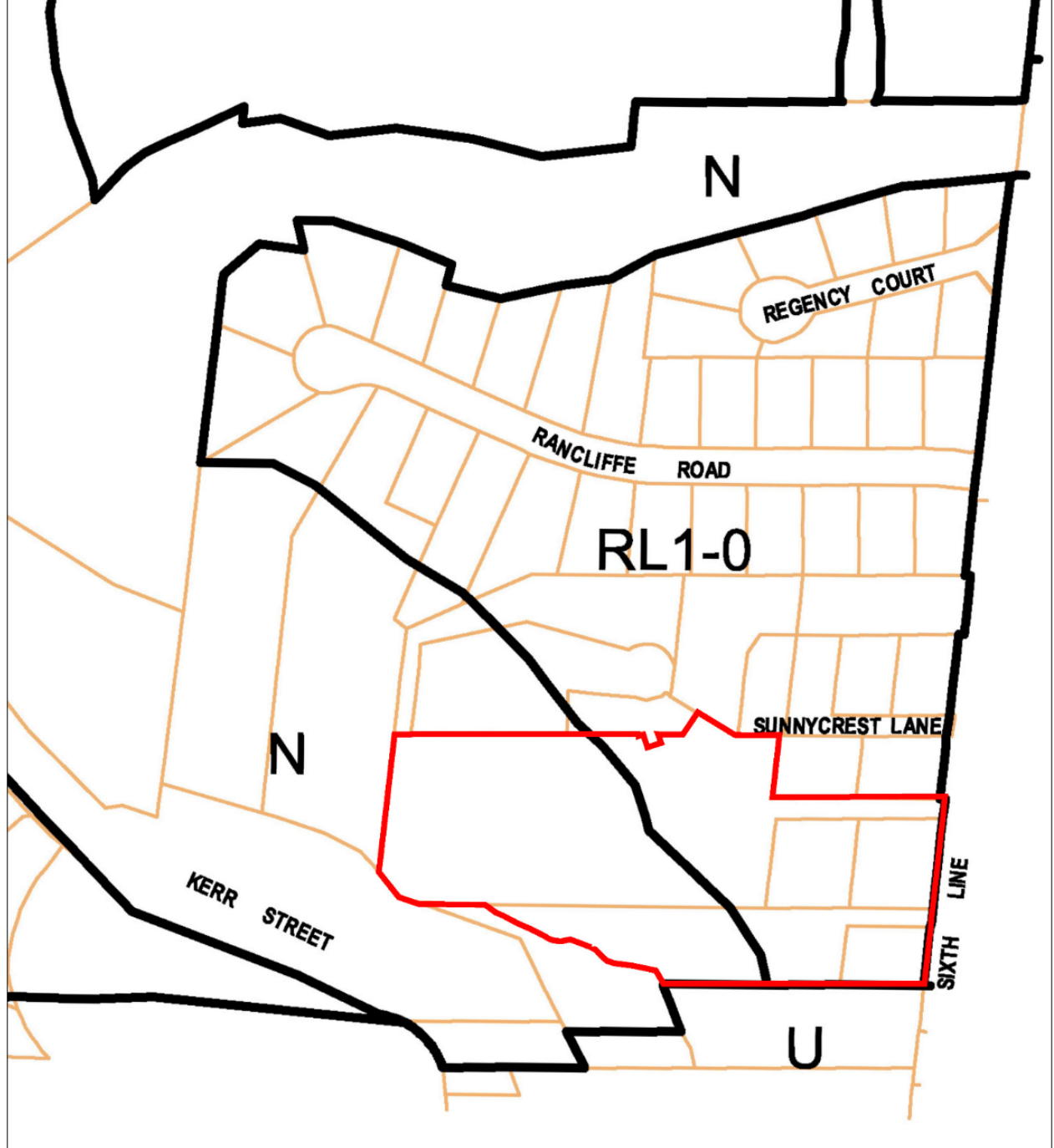
- To permit the existing detached dwelling;
- To permit a site-specific density;
- To permit site-specific building envelope standards; and,
- To permit a site-specific landscaping standard.

**Table 2** on the right summarizes the proposed site-specific exceptions to the RM1 Zone and the rationale for these exceptions.

*Table 2 / Summary of Requested RM1 Exceptions & Rationale*

<i>REQUESTED EXCEPTION</i>	<i>RATIONALE</i>
<i>Modified Use Permissions</i>	To implement the desired range of complimentary uses that are appropriate for a residential development
<i>Modified Building Envelope</i>	To implement the desired built form, while maintaining appropriate compatibility and transition to the surrounding community
<i>Modified Landscaping Standard</i>	In efforts to accommodate the desired built form, retention of the Sixteen Mile Creek natural feature and existing dwelling as well as sustainable building strategies, a site-specific landscaping standard is requested. The requested standard seeks to implement appropriately situated landscape buffers in order to accommodate a safe, comfortable and attractive pedestrian environment that includes streetscaping and landscaped open spaces. The requested standard will also enable the provision of an outdoor amenity area. As demonstrated in the accompanying Urban Design Brief, a variety of landscape enhancements are to be provided. These enhancements, coupled with the requested landscaping standard, will enable a development that is well-designed, appropriate and desirable

P:\1033-001\7. Drawings\7.1 GSAI\2022 08 August\PJR Aug 29 22.dwg



**FIGURE 8**  
**TOWN OF OAKVILLE ZONING**  
**BY-LAW 2014-014**

TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

LEGEND

 Subject Lands



SCALE: NTS  
AUGUST 29, 2022



## 6 / SUMMARY & CONCLUSION

As outlined above, together with the supporting studies, the proposed development and associated Official Plan Amendment and Zoning By-law Amendment ('ZBA', or the 'Amendments'), represent an appropriate development for the Subject Lands that is in keeping with the policies and intent of the Halton Regional Official Plan and Livable Oakville Plan. Furthermore, based on the existing physical context and surrounding neighbourhood, a technical assessment of the proposal as well as an analysis of the proposal within the current policy and regulatory context of the Province, Region and Town, we conclude the following:

1. The proposed Official Plan Amendment and Zoning By-law Amendment represents appropriate development on the Subject Lands given the existing use of the Site and surrounding context;
2. The proposal provides an appropriately designed and compatible redevelopment for the community that will contribute to the provision of new housing options and the achievement of a complete community;
3. The proposed Amendments are consistent with the Provincial Policy Statement, 2020;
4. The proposal conforms to A Place to Grow: A Growth Plan for the Greater Golden Horseshoe, 2020;
5. The proposal conforms to the policy directions of the in-effect Halton Regional Official Plan;
6. The proposal can be adequately serviced by existing municipal services;
7. The proposed development will not create any adverse impacts to the existing uses or the surrounding area; and,
8. The proposal is in keeping with the character and planned context of surrounding Neighbourhood, it retains and provides for the long-term protection of Sixteen Mile Creek, it retains and sensitively integrates a listed heritage resources, and it provides an opportunity for contextually appropriate intensification within the Town's Built-Up Area where intensification is to be directed. Additionally, the proposal upholds the overall Urban Structure set out in the Livable Oakville Plan and further implements the development objectives as identified by the Livable Oakville Plan.

Accordingly, we conclude that the proposed Amendments are appropriate, represent good planning and implement the Town, Regional and Provincial vision for the Subject Lands.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**



Jim Levac, MCIP, RPP  
Partner



Stephanie Matveeva, MCIP, RPP  
Associate

*APPENDIX I / Draft Official Plan Amendment*

# Official Plan Amendment Number XX to the Town of Oakville's Livable Oakville Plan

## Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number XX to the Livable Oakville Plan.

## Part 1 - Preamble

### A. Subject Land

The Subject Lands are located on the west side of Sixth Line, north of the Queen Elizabeth Way ('QEW'). The land is legally described as Part of Lot 16, Concession 2 Trafalgar, and municipally known as 1020, 1024, 1028, 1032 and 1042 Sixth Line.

### B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify Schedule I, Central Land Use to re-designate the Subject Lands from *Low Density Residential* and *Natural Area* to *Medium Density Residential*, to modify the limits of the *Natural Area* designation and to permit an exemption from the Special Policy Area.

The effect of the proposed Official Plan Amendment would enable Council to permit the development of a residential development.

### C. Background and Basis

- The proposed development seeks to modify the *Natural Area* designation limit to encompass lands occupied by Sixteen Mile Creek and an associated buffer.
- The proposal seeks to re-designate a portion of the Subject Lands from *Low Density Residential* to *Medium Density Residential*.
- The proposal seeks to implement a site-specific exemption to the Residential Low Density Special Area Policy.
- The proposed development is a component to the creation of complete communities.
- The site is located directly on Sixth Line, a Minor Arterial.
- The site is well served by existing services, amenities, transportation and transit systems and infrastructure.

## Part 2 – The Amendment

### A. Map Change

This Official Plan Amendment reflects modifications to Schedule I of Livable Oakville Plan as shown below.

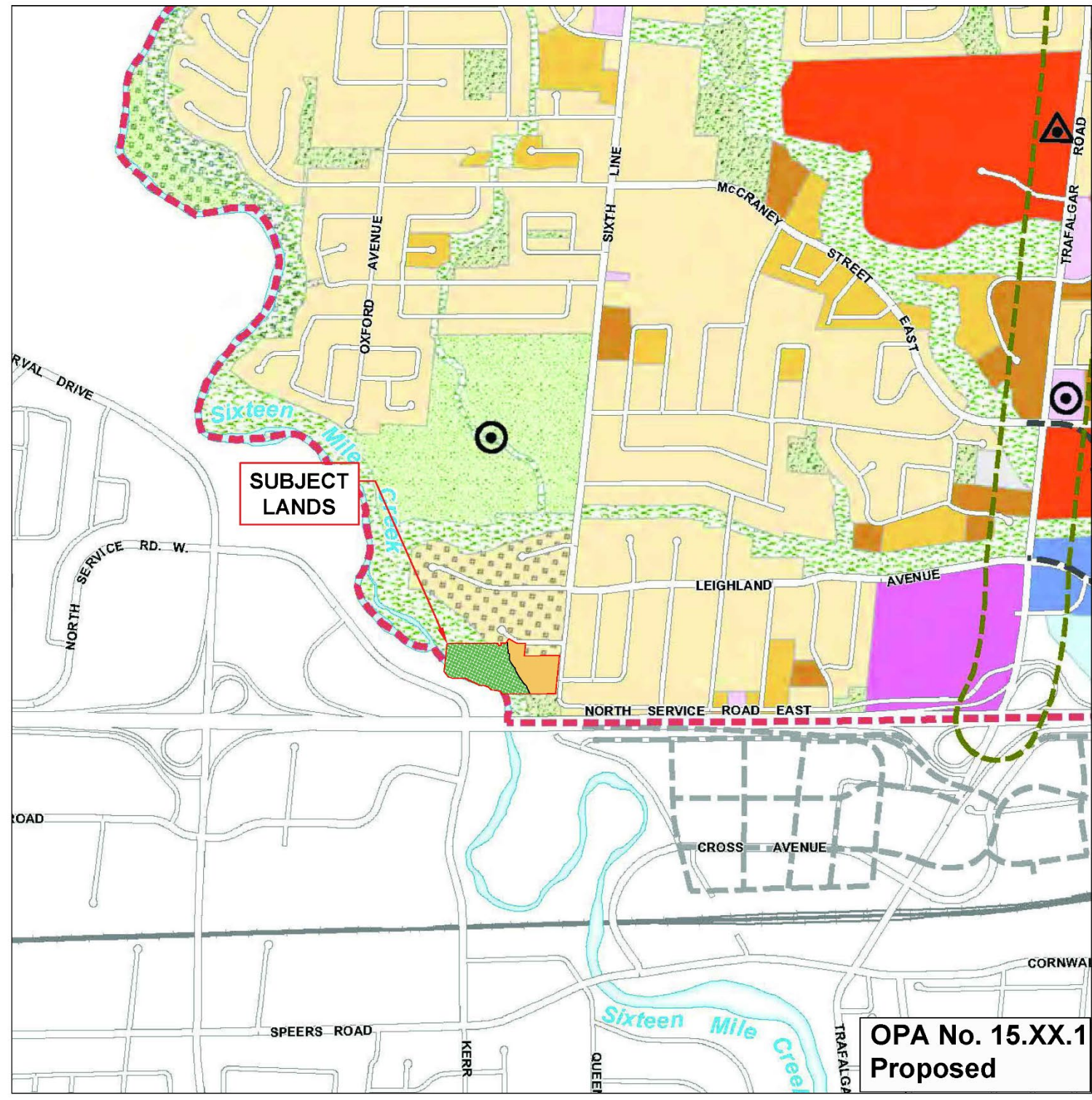
### B. Text Changes

Livable Oakville is hereby amended by adding a new exemption as follows:

27.4.XX. Central Exceptions – Schedule I

On the lands designated Medium Density Residential on the west side of Sixth Line, a maximum density of 47 units per site hectare shall be permitted.





**SUBJECT LANDS**

**OPA No. 15.XX.1  
Proposed**

### SCHEDULE I CENTRAL LAND USE



- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- MAIN STREET 2
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA \*
- SPECIAL POLICY AREA
- SPECIAL POLICY AREA - TRAFALGAR ROAD CORRIDOR
- FUTURE ROADS

\* Refer to Part E, Growth Area Policies  
 Refer to Part E, Exceptions  
 Refer to Part E, Trafalgar Road Corridor



1:22,500  
August 31, 2021

*APPENDIX II / Draft Zoning By-law Amendment*

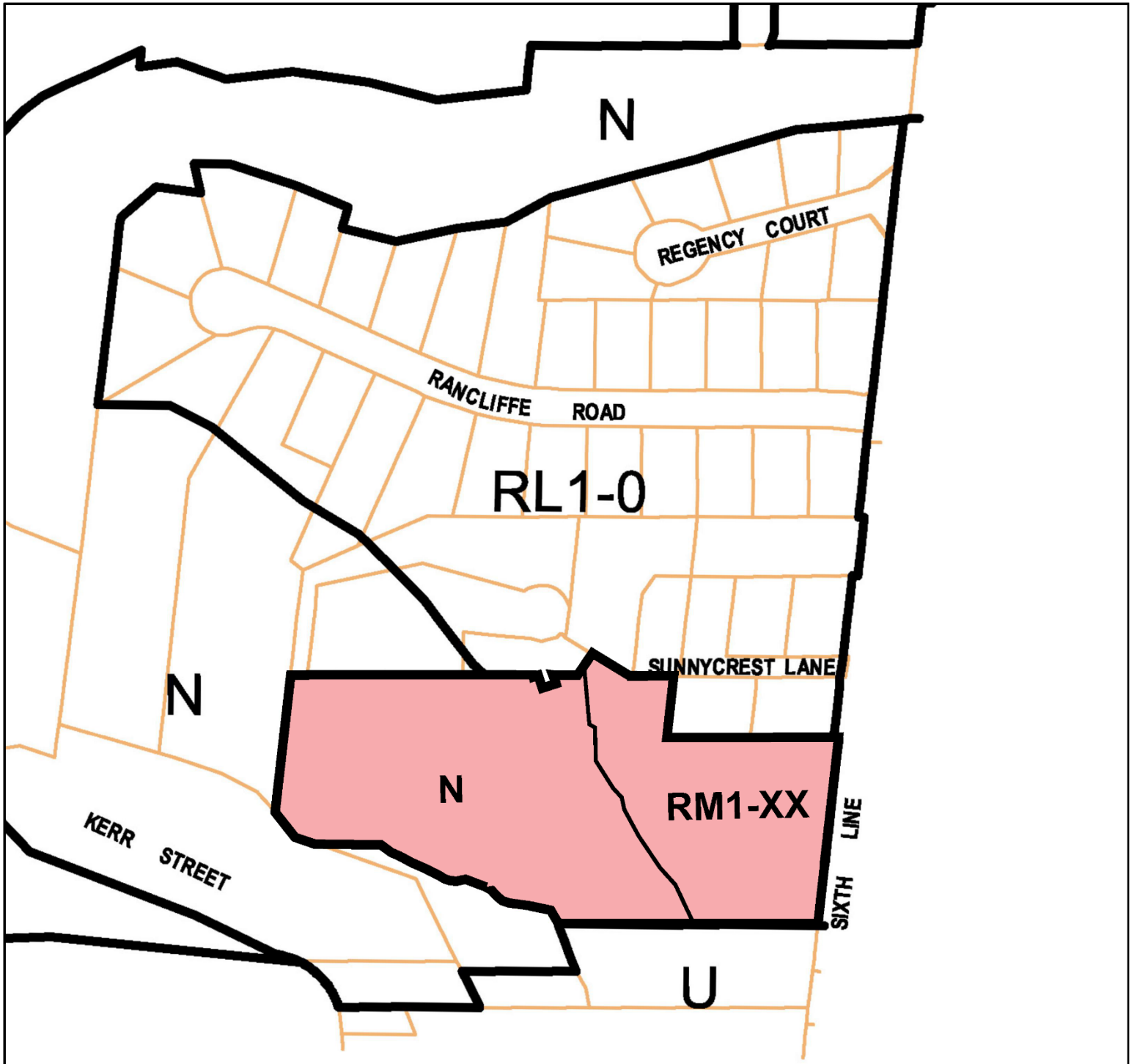
**BY-LAW NUMBER XXXX-XXX**


A by-law to amend the Town of Oakville Zoning By-law 2014 – 014, as amended, to permit the use of lands described as 1020 – 1042 Sixth line

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(14) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 15, Special Provisions, of By-law 2014 – 014, as amended, is hereby further amended by adding a new Special Provision as follows:

XXX	Dunpar Developments 1020 – 1042 Sixth Line	Parent Zone: RM1; N
15.XX.1 Additional Permitted Uses		
Notwithstanding the provisions of the N Zone, residential dwellings that existed on the day of the passing of this By-law shall be permitted		
15.XXX.2 Zone Provisions		
<p>The following regulations apply to the lands zoned RM1-XX:</p> <ul style="list-style-type: none"> <li>a) Maximum lot coverage for all buildings shall not apply;</li> <li>b) A minimum lot area per dwelling shall not apply;</li> <li>c) Minimum lot frontage for all dwellings shall be 4.27 metres;</li> <li>d) Minimum front yards, rear yards, flankage yards and interior side yards shall be provided as shown on Figure 15.XX.1;</li> <li>e) Minimum separation distance between buildings containing dwelling units shall be 1.8 metres;</li> <li>f) Maximum height shall be 12.4 metres;</li> <li>g) There shall be no minimum landscaped area required;</li> <li>h) An above-grade deck shall be permitted to extend 3.6 metres from the main wall of the dwelling.</li> </ul>		
15.XXX.3 Special Site Figures		



 SUBJECT LANDS TO BE REZONED FROM N (NATURAL AREA) & RL1-0 (RESIDENTIAL LOW), TO N (NATURAL AREA) & RM1-XX - (RESIDENTIAL MEDIUM)



1:3000

**LOCATION:**  
1020, 1024, 1028, 1032 AND 1042  
SIXTH LINE,  
TOWN OF OAKVILLE,  
REGION OF HALTON

**THIS IS SCHEDULE 'A'  
TO BY-LAW AMENDMENT \_\_\_\_\_**  
PASSED THE \_\_\_ DAY OF \_\_\_\_\_, 2022.

**SIGNING OFFICERS**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

