

November 20, 2013

**PLANNING BRIEF  
SHIELDBAY DEVELOPMENTS INC.  
NORTH OAKVILLE**

**BACKGROUND**

The attached draft plan #9544-2a-26dp dated September 17<sup>th</sup>, 2013 (Figure 1), is a modification of a plan originally filed in February 2005. It was assigned file numbers 24T-05005 and Z-1311.02 by the Town.

This modification is comprised of 44.191ha, with 520 residential units, a Park, Village Square, School, Dundas Urban Core and NHS.

**THE APPLICATION**

This plan is in Neighbourhood 4 and is bounded by Dundas Street to the south, Minto lands to the west (file no. 24T-12013) the Natural Heritage System to the north and Capibianco lands to the east. (Figure 2)

The revisions from the original 2005 application include;

- Overall revisions to reflect OPA 272 for North Oakville East;
- Coordination with the Minto draft plan to the west;
- Finalization of the development limits associated with the NHS in the north part of the plan;
- Changes to reflect the exact location for existing Postridge Drive to the south; and
- Revise boundary to exclude the widening of Dundas Street taken by the Region.
- Removal of the adjacent Tribaden Lands from this application.

The designations from OP 272 include Neighbourhood Area, (further refined by the Master Plan as General Urban, Sub-Urban, Neighbourhood Centre), Dundas Street Urban Core, Neighbourhood Park, Elementary School Site, Village Square

and Natural Heritage System. See Figure 3 showing the designations in colour superimposed on our draft plan. The statistical breakdown and resulting densities of the various components is shown on Figure 4 the Planning Statistics Spreadsheet. For more details on unit sizes please refer to the draft plan Figure 1.

In the central portion of this plan abutting the Avenue Transit Corridor, and kitty-corner to the park, is a block of rear lane townhouses which will be dual-zoned to allow the potential for at grade commercial and office uses, in addition to residential uses. North of the park is the majority of an Elementary School Site, the remainder of which is on the Minto lands to the west.

The details of the ultimate use of the two Dundas Street Urban Core blocks just north of Dundas will evolve over time in compliance with the provisions of OPA 272.