

PLANNING JUSTIFICATION REPORT

Zoning By-Law Amendment & Plan of Subdivision

Proposed Plan of Subdivision

Joshua Creek Phase 3

Mattamy (Joshua Creek) Limited

Part of Lots 8 & 9, Concession 1, North of Dundas Street

Town of Oakville

May 2020

Prepared for:

Mattamy (Joshua Creek) Limited

Prepared by:

Korsiak Urban Planning

CONTENTS

1.0 INTRODUCTION	2
1.1 PURPOSE OF THE REPORT	2
1.2 SITE DESCRIPTION AND CONTEXT	2
2.0 PROPOSED DEVELOPMENT.....	3
3.0 POLICY FRAMEWORK	4
3.1 PROVINCIAL POLICY STATEMENT	4
3.2 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019).	5
3.3 REGION OF HALTON OFFICIAL PLAN.....	6
3.4 TOWN OF OAKVILLE OFFICIAL PLAN – LIVABLE OAKVILLE	7
3.5 TOWN OF OAKVILLE OFFICIAL PLAN – NORTH OAKVILLE EAST SECONDARY PLAN	7
4.0 PUBLIC INFORMATION MEETING	19
5.0 ZONING.....	20
6.0 PLANNING OPINION	21

LIST OF FIGURES

FIGURE 1: AERIAL PHOTO

FIGURE 2: DRAFT PLAN OF SUBDIVISION

FIGURE 3: REGION OF HALTON OFFICIAL PLAN MAP 1 – REGIONAL STRUCTURE

FIGURE 4: NORTH OAKVILLE EAST LAND USE PLAN

FIGURE 5: NORTH OAKVILLE EAST MASTER PLAN

FIGURE 6: NORTH OAKVILLE NATURAL HERITAGE SYSTEM

FIGURE 7: NORTH OAKVILLE COMMUNITY STRUCTURE

LIST OF APPENDICES

APPENDIX I: APPLICABLE PROVINCIAL POLICIES

APPENDIX II: SCHEDULE 2 – A PLACE TO GROW CONCEPT

APPENDIX III: APPLICABLE REGIONAL POLICIES

APPENDIX IV: DRAFT AMENDING ZONING BY-LAW

1.0 INTRODUCTION

Korsiak Urban Planning has been retained by Mattamy (Joshua Creek) Limited to prepare this Planning Justification Report in support of Zoning By-law Amendment (ZBA) and Plan of Subdivision applications required to permit the proposed Joshua Creek Phase 3 development on the lands legally referred to as Part of Lots 8 & 9, Concession 1, North of Dundas Street. Mattamy (Joshua Creek) Limited has retained the assistance of additional specialized consultants. The following plans and reports have been prepared separately in support of the proposed ZBA and Plan of Subdivision applications:

- Legal Survey – Rady-Pentek & Edward Surveying
- Draft Plan of Subdivision – Korsiak Urban Planning
- Transportation Impact Study – GHD
- Noise Study – Valcoustics Canada Ltd.
- Archaeological Assessment – Archaeological Services Inc.
- Environmental Impact Report – DSEL
- Density Plan – Korsiak Urban Planning
- Transit Facilities Plan – Korsiak Urban Planning

1.1 PURPOSE OF THE REPORT

The purpose of this Planning Justification Report is to outline the nature of the proposed Zoning By-law Amendment and Plan of Subdivision for a community with residential, park and institutional uses. The report evaluates the proposal in the context of the policies of the Provincial Policy Statement, the Provincial Growth Plan, the Region of Halton Official Plan, the Livable Oakville Plan and North Oakville East Secondary Plan (NOESP).

1.2 SITE DESCRIPTION AND CONTEXT

The subject lands are located on the north side of Dundas Street East, between Trafalgar Road and Ninth Line (*Figure 1 – Aerial Photo*). Formerly, the subject lands were agricultural in use and are now currently vacant with no structures. The subject lands are irregular in shape and are 60.5 hectares in size.

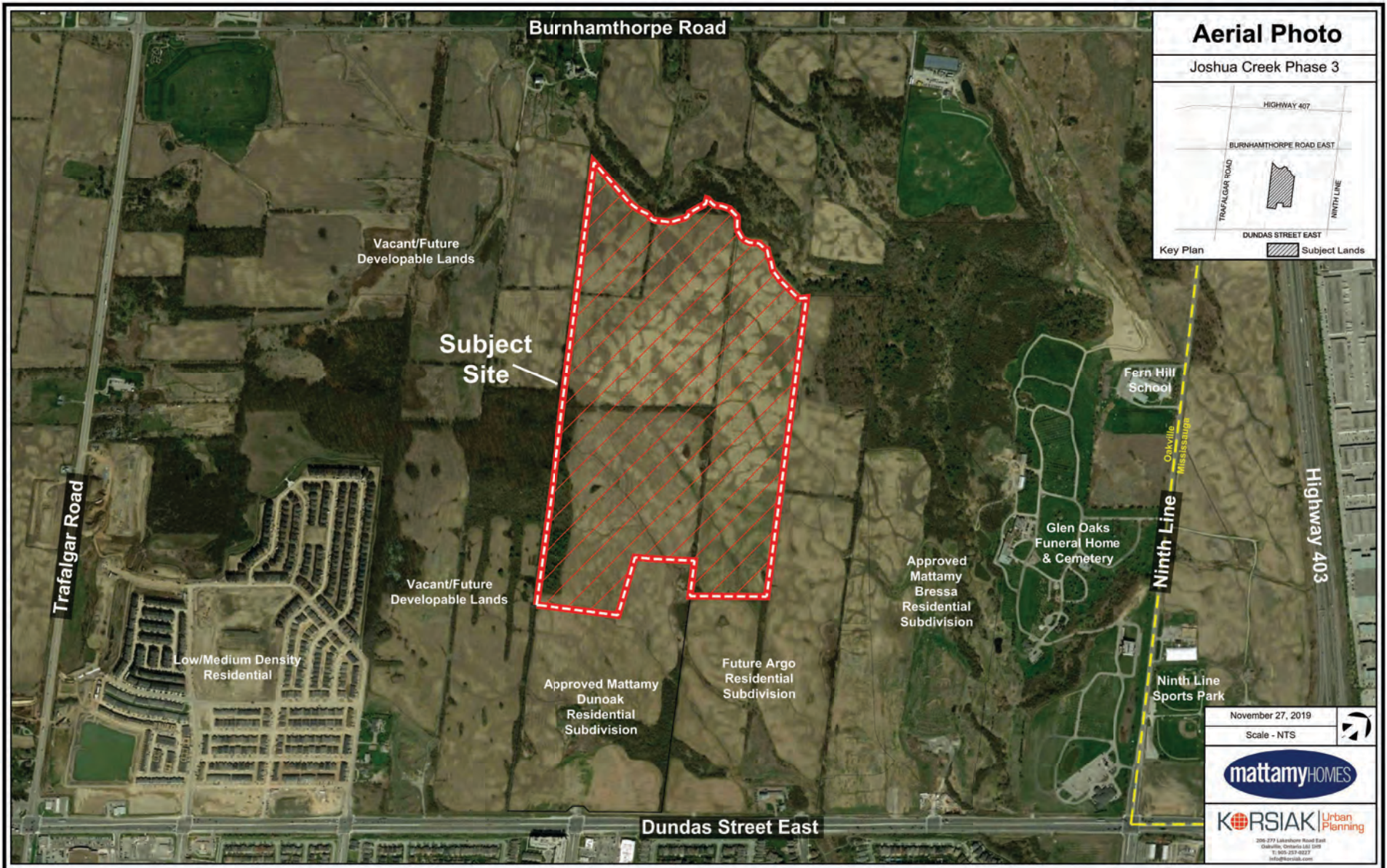


FIGURE 1
AERIAL PHOTO

The subject lands are part of the North Oakville East Secondary Plan (NOESP) and are planned for a range of residential, institutional and open space uses. The lands are bound by Argo Joshua Creek Residential subdivision (24T-20002/1308) to the east, consisting of a range of low/medium density residential, mixed use, park, Natural Heritage System (NHS) and Stormwater Management (SWM) uses. Beyond Argo Joshua Creek is the future Mattamy (Joshua Creek) Phase 4 residential development, followed by the draft approved Mattamy Bressa residential subdivision (24T-12004/1307) consisting of a range of low/medium density residential uses, park, school, SWM and NHS uses. Immediately west of the site are vacant/future developable lands owned by Redoak G&A Inc. and Coscorp Inc., followed by the draft approved Minto Communities (24T-12013/1312) and Shieldbay Developments Inc. (24T-14002/1311) residential subdivisions. Immediately north of the site is the NHS, followed by a future phase of Mattamy Joshua Creek, and Burnhamthorpe Road. The draft approved Mattamy Dunoak residential subdivision (24T-12003/1309) located immediately south of the subject lands and is planned for a range of low/medium density residential uses, school, open space, and contains three SWM ponds. Beyond the Mattamy Dunoak residential subdivision is Dundas Street East.

The 24 – South Common bus route serves the subdivisions to the south, making public transit a feasible option for both local and regional commuters.

2.0 PROPOSED DEVELOPMENT

Mattamy (Joshua Creek) Limited is proposing to develop the subject lands with residential, park and institutional uses consistent with the NOESP. The proposed development will consist of 687 detached dwellings, 317 street townhouse units, 15 rear lane townhouse units, 12 live/work units, an elementary school, two village squares and two neighbourhood parks. As illustrated in *Figure 2 – Draft Plan of Subdivision*, access to the development is gained through the subdivisions to the south, which connect to Dundas Street East via two public roads (Street 'A' & Street 'B'). Additional accesses to surrounding residential subdivisions are proposed as per the NOESP.

A 4.15 hectare neighbourhood park is proposed in the northern quadrant of the site and is bordered by the proposed 2.4 hectare elementary school site to the south. A 2.84 hectare neighbourhood park is proposed in the southeastern quadrant of the development, which will be combined with the 1.6 hectare neighbourhood park block to the south, to provide a complete 4.44 hectare neighbourhood park. Two village squares are proposed: one 0.40 hectare village square is proposed at the centre of the

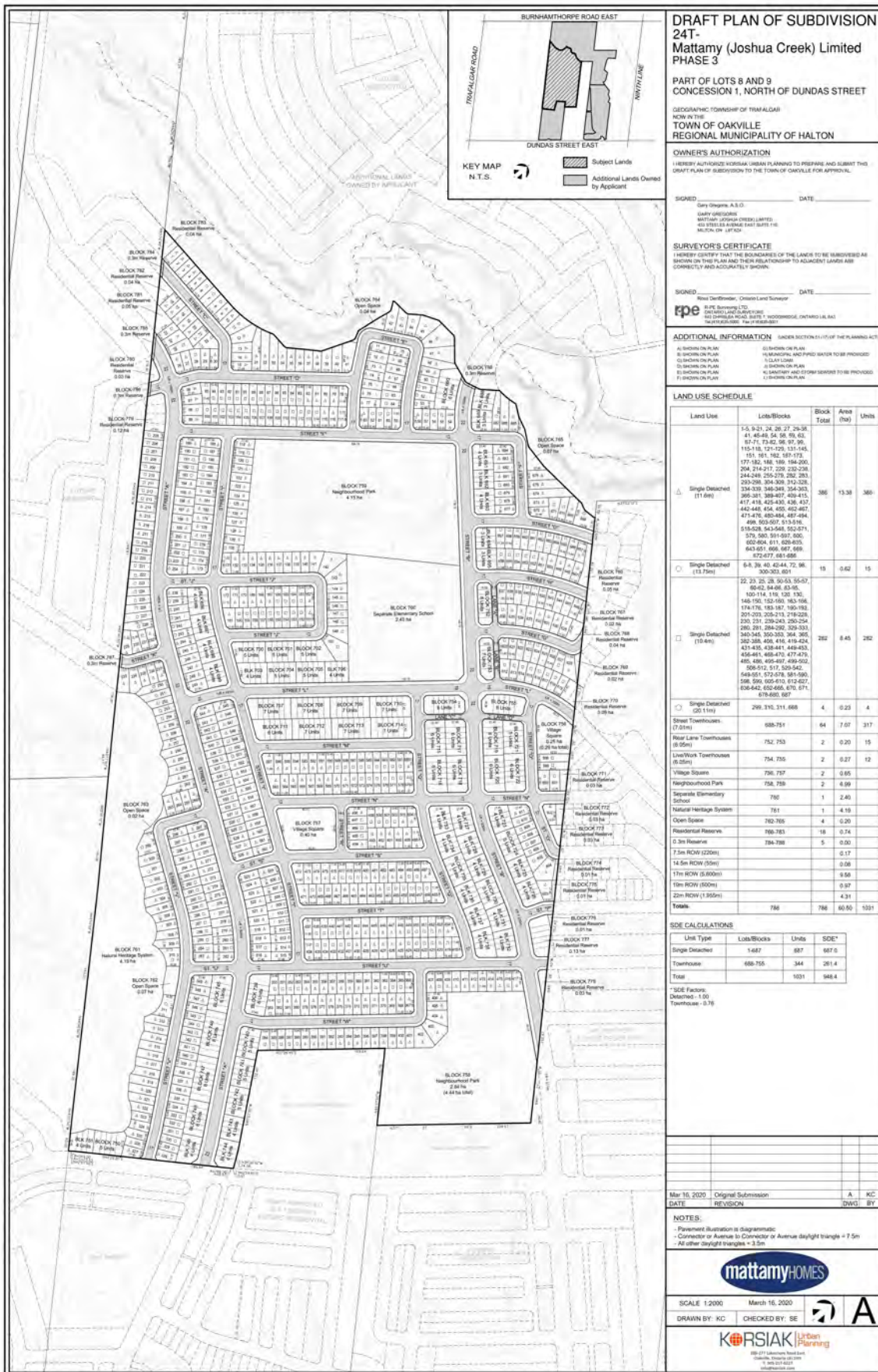


FIGURE 2
DRAFT PLAN OF SUBDIVISION

development and one 0.25 hectare village square is proposed along the eastern border of the development to be combined with the 0.03 ha village square to the east to provide a complete 0.29 hectare village square. The NHS will be protected through the delineation of one 4.19 hectare NHS block along the western border of the development, to be dedicated to the Town of Oakville.

The proposed development largely completes Neighbourhood 6 by facilitating the development of the planned neighbourhood park and elementary school. The elementary school and 12 live/work units are non-residential uses located at the intersection of the Neighbourhood 6 Activity Node that ensure that there are services and amenities to meet the needs of residents within Neighbourhood 6.

As the subject lands are zoned Existing Development, a Zoning By-law Amendment is required to implement the NOESP.

3.0 POLICY FRAMEWORK

3.1 PROVINCIAL POLICY STATEMENT

On February 28, 2020, the Government of Ontario released the Provincial Policy Statement (PPS) 2020, which is part of the government's plan to build healthier, safer and more affordable communities. The PPS 2020 contains new policies across five themes: Increasing Housing Supply and Mix; Protecting the Environment and Public Safety; Reducing Barriers and Costs; Supporting Rural, Northern and Indigenous Communities; and, Supporting Certainty and Economic Growth. The PPS 2020 came into full force and effect on May 1, 2020.

The PPS supports improved land use planning and management to contribute to more effective and efficient land use patterns, thereby enhancing the quality of life for all Ontarians. The PPS contains policies on matters of provincial interest related to land use planning and development. The policies set out in the PPS help to protect resources of provincial interest, public health and safety, and the quality of the natural and built environment.

PPS policies applicable to the proposal are described in *Appendix I*, including: Section 1.1 for 'Development and Land Use Patterns' and 'Settlement Areas'; Section 1.4 for 'Housing'; Section 1.5.1 for 'Public Spaces,

Recreation, Parks, Trails and Open Space’; Section 1.7.1 for ‘Long-Term Economic Prosperity’; Section 1.8.1 for ‘Energy Conservation, Air Quality and Climate Change’, and Section 2.1 for ‘Natural Heritage’.

The proposed development conforms with the Provincial mandate as set out in the Provincial Policy Statement for the following reasons:

- The proposed development provides a mix and range of densities and uses within a residential community;
- The proposal completes cost effective development that minimizes land consumption and servicing costs;
- The proposal provides new development and growth within the Settlement Area;
- The proposed development provides neighbourhood parks, village squares, live/work units, and an elementary school that support the achievement of healthy and active communities;
- The proposal provides a school and live/work units at the Neighbourhood 6 activity node, thereby providing an appropriate mix of uses to help meet the economic and long term needs of the community;
- The proposal makes use of land that is located in a transit supportive location and will promote active transportation; and
- The proposed development recognizes and protects the NHS.

3.2 A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)

A Place to Grow: The Growth Plan for the Greater Golden Horseshoe (2019)(the ‘Growth Plan’) came into full force and effect on May 16, 2019. This plan provides the framework for implementing Ontario’s vision for building stronger, more prosperous communities by better managing growth in the Greater Golden Horseshoe Region to 2041. The Growth Plan establishes a long-term structure for where and how the region will achieve complete communities that are compact, transit supportive, and make effective use of investments in infrastructure and public service facilities. The Growth Plan is structured to increase housing supply, expand economic prosperity and streamline approval processes while protecting important natural heritage features and agricultural lands.

The subject lands are located within the ‘Settlement Area’ and are within the ‘Designated Greenfield Area’ as shown on Schedule 2 – A Place to Grow Concept (*Appendix II*). The Growth Plan policies that apply are further described in *Appendix I*, which includes: Section 1.21 for ‘Guiding Principles’; Section 2.2.1 for ‘Managing Growth’; Section 2.2.6 for ‘Housing’; and Section 2.2.7 for ‘Designated Greenfield Areas’.

The proposed development conforms to the aforementioned policies of the Growth Plan for the Greater Golden Horseshoe for the following reasons:

- The subject property is located within a Settlement Area and Designated Greenfield Area;
- The proposal provides growth in an area with planned future transit service and public service facilities;
- The proposed development helps to achieve the minimum density target within the Region of Halton by providing approximately 59.2 residents per hectare, as calculated using the persons per unit (ppu) assumptions from the Region of Halton 2017 Development Charges Background Study;
- The proposal provides a range of unit types and sizes for different household sizes, ages, and incomes; and
- The proposal is supportive of active transportation and the use of transit services.

3.3 REGION OF HALTON OFFICIAL PLAN

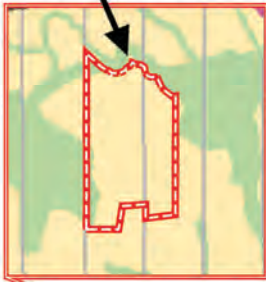
The Region of Halton Official Plan provides direction for how physical development should take place in Halton Region to meet the needs of current and future residents. The Plan outlines a long term vision for Halton’s physical form and community character by setting forth goals and objectives and by providing policies to be followed to achieve an urban structure that will accommodate future growth effectively.

As per Map 1, Regional Structure, the subject lands are designated ‘Urban Area’ and ‘Natural Heritage System’ are within the ‘Designated Greenfield Area’ (*Figure 3*). Within the Halton Region Official Plan are a number of Regional Policies that pertain to this proposal.

The ROP policies applicable to this proposal are further described in *Appendix III*, which include: ‘Halton’s Regional Structure’ (Sections 51, 55); ‘Urban Area Designation’ (Sections 72, 74, 77); ‘Housing’ (Section 84, 86); ‘Natural Heritage System’ and ‘Regional Natural Heritage System’ (Sections 114, 116); ‘Environmental Quality’ (Section 140); and ‘Transportation’ (Sections 171, 172).

**Map 1
Regional Structure**

Subject Site



This map should be viewed and interpreted in conjunction with the text of the Official Plan.

* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 116.1.



June 19, 2018

**FIGURE 3
REGIONAL STRUCTURE**

The proposed development conforms to the aforementioned policies of the Region of Halton Official Plan for the following reasons:

- The proposed development is within the Urban Area where urban services are planned to accommodate future development;
- The proposed development provides an elementary school, neighbourhood parks, live/work units, and village squares, which contribute to the creation of healthy communities;
- The proposed development is supportive of transit (current and future);
- The proposed development recognizes and protects the NHS;
- The proposed development complements and is integrated with planned developments on adjacent lands; and
- The proposed development contributes to the achievement of the Regional density target and housing target by providing a range of townhouse and single detached dwelling types and sizes.

3.4 TOWN OF OAKVILLE OFFICIAL PLAN – LIVABLE OAKVILLE

The Livable Oakville Plan sets out how lands shall be used and how growth should occur through to 2031. As the subject lands are located with the NOESP, they are not subject to the policies of the Livable Oakville Plan

3.5 TOWN OF OAKVILLE OFFICIAL PLAN – NORTH OAKVILLE EAST SECONDARY PLAN

The site is located within the NOESP. The NOESP includes detailed policies establishing general development objectives to guide the future development of the area. The Plan also establishes a detailed planning framework for the future urban development of the NOESP Area.

On June 11, 2018, Town Council adopted Official Plan Amendment No. 321 (OPA 321), being an amendment to bring the Town’s NOESP into conformity with new Provincial and Regional policy. It was subsequently approved by the Region on September 21, 2018, with modifications. Certain Regional modifications to OPA 321 were appealed to LPAT and were resolved by the Tribunal through the inclusion of a site specific policy on July 2, 2019. Therefore OPA 321 is now in full force and effect and its policy changes are referenced in this report.

As per the NOESP land Use Plan (*Figure 4*), the subject lands are designated ‘Neighbourhood Area’ and ‘Natural Heritage System Area’. The North Oakville Master Plan (*Figure 5*) provides general locations for land uses with the NOESP and identifies the subject lands as ‘Neighbourhood Centre Area’, ‘General Urban Area’, ‘Suburban Area’, ‘Natural Heritage System’, ‘Elementary School’, ‘Neighbourhood Park’, ‘Village Square’ and ‘Neighbourhood Activity Node’.

General relevant policies include:

7.2.3 General Development Objectives

7.2.3.1 Environment and Open Space

- a) To establish as a first priority of the Town, a natural heritage and open space system, within the context of an urban setting, the majority of which is in public ownership;*
- b) To create a sustainable natural heritage and open space system which provides a balance between active and passive recreational needs and links to the existing open space system within the Town;*
- c) To identify, protect and preserve natural heritage features within the natural heritage component of the natural heritage and open space system and ensure that their use respects their functional role as natural areas within the ecosystem; and*
- d) To incorporate measures intended to achieve the goals of environmental protection and enhancement including energy conservation, greenhouse gas reduction, and increased utilization of public transit.*

As per the Environmental Impact Report (EIR) submitted in support of this development application, a small portion of the Core Preserve Area is identified along the western boundary of the development and a Low Constraint Stream Corridor (Tributary of Joshua Creek) traverses through the southern half of the property. Areas that contain Low Constraint Stream Corridors will be developed, however their function in the watershed will be maintained in accordance with the North Oakville Creeks Subwatershed Study. The Core Preserve Area will be further protected through the delineation of an NHS block with appropriate buffers to ensure its functional role is preserved. The proposed NHS blocks will connect to adjacent NHS lands to provide continuous connections between key features and their ecological functions.

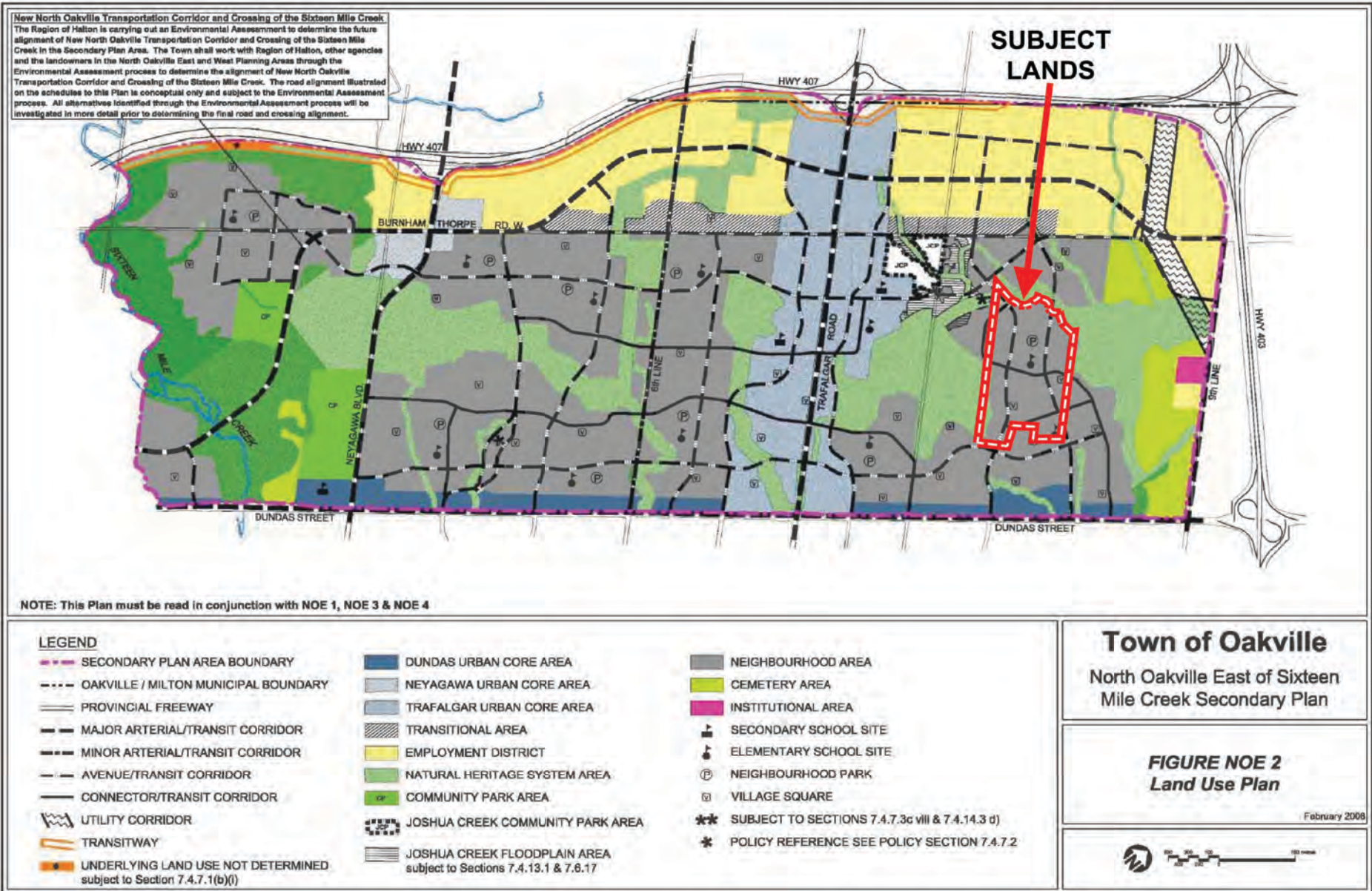


FIGURE 4
NORTH OAKVILLE EAST LAND USE PLAN

SUBJECT LANDS

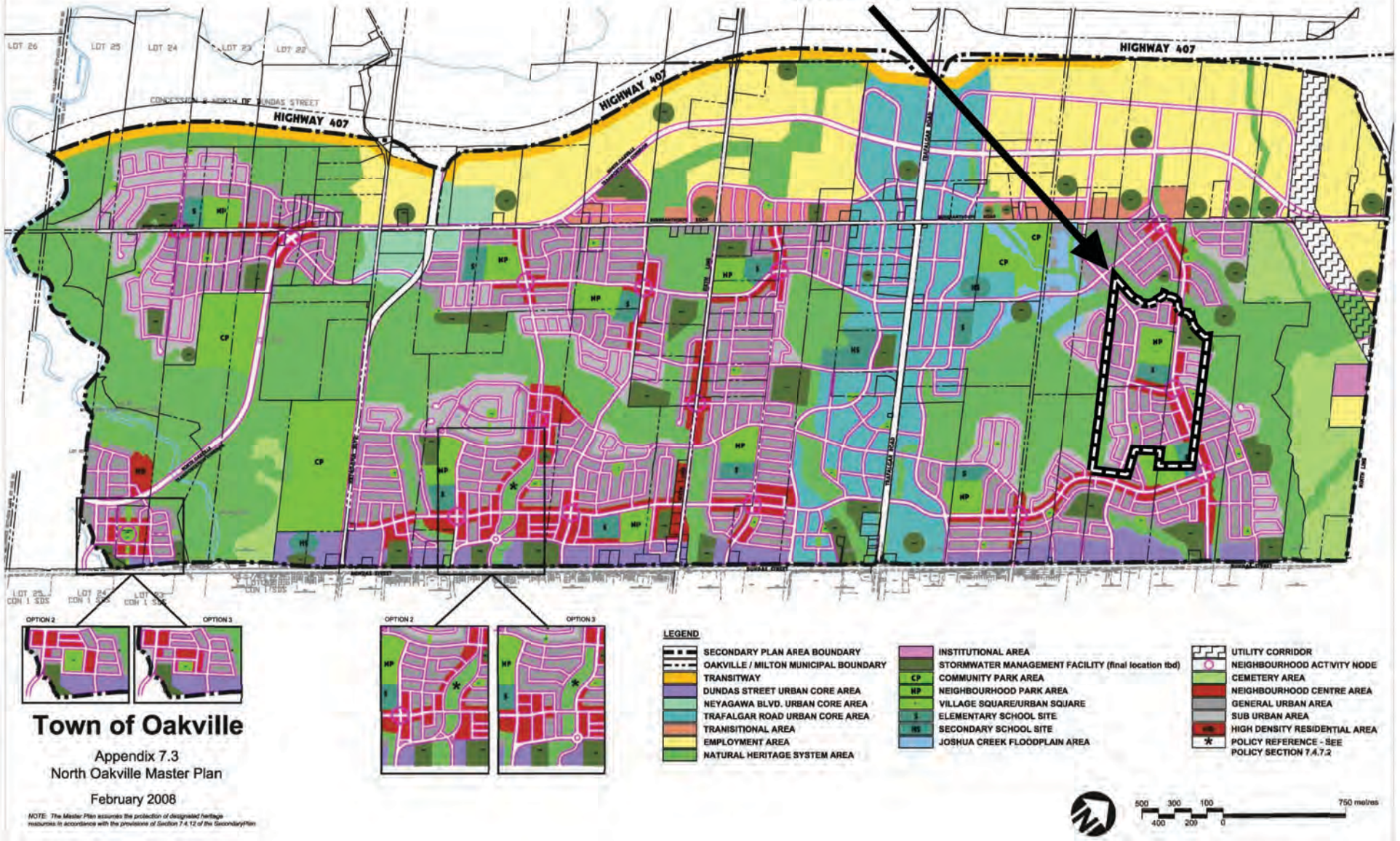


FIGURE 5
NORTH OAKVILLE EAST MASTER PLAN

7.2.3.2 Residential

- a) To create residential communities which compliment the existing built form elements that are intended to remain within the community, and incorporate the best community planning and urban design practices available while protecting, enhancing and integrating the area’s natural heritage component of the natural heritage and open space system;*
- b) To establish overall development densities that equal or exceed the density established by the Halton Urban Structure Plan and which are commensurate with the type and frequency of transit service planned for the area;*
- d) To minimize travel time, traffic, greenhouse gases, servicing costs and energy costs through a variety of mechanisms, and particularly by providing an efficient land use arrangement and a mix of housing forms and tenures;*
- e) To encourage a closer relationship between the workplace and home through land use planning decisions.*
- f) To create varied and distinguishable residential neighbourhoods which provide a strong, identifiable sense of place for the residents; and*
- g) To provide for a variety of residential densities and unit types throughout the planning area, responding to the varied needs of the future population, while directing the highest densities and intensity of use to the Trafalgar Road Corridor in support of a broad range of services including high frequency transit, shopping, personal services and community facilities.*

The proposed development will contribute to the neighbourhood by providing a range and mix of unit types to suit families of different ages, incomes and sizes. Furthermore, the proposed residential mix and design will provide visual variety, thereby creating a stronger sense of place and unique community character. The live/work units and elementary school proposed at the Neighbourhood 6 Activity Node, located central to the proposed development, encourage closer relationships between the workplace and home. The densities and modified grid network proposed support various forms of transportation.

7.2.3.4 Urban Design

- a) To provide integrated community design that coordinates land use, the natural heritage and open space system, the street network, and built form to reinforce the community vision;*
- b) To integrate important views and vistas of the natural heritage and open space system within community design;*

- c) *To create an urban fabric characterized by a connected street system that is responsive to the natural heritage and open space system and existing land uses;*
- d) *To promote building design variety that promotes an active, safe pedestrian realm within the streetscape;*
- e) *To design street sections that promote a sense of scale and provide for pedestrian comfort;*
- g) *To encourage mixed use development along strategic corridors and at neighborhood centres;*
- i) *To integrate community and institutional uses at landmark locations; and*
- j) *To promote a variety of housing with diverse architecture.*

The design of the development enhances views into the NHS and creates a connected street network that responds to the NHS features and other open space areas. Buildings within the proposed development will be diverse in architectural style to provide visual variety in the streetscape and follows a modified grid network to promote a safe and active pedestrian realm.

7.2.3.5 Transportation

- a) *To create a system of roads and transportation corridors which promotes the safe, efficient circulation of traffic including transit and non-vehicular traffic.*
- b) *To establish an efficient and linked, safe pedestrian movement system (cycleways and walkways) along with an appropriate distribution of land uses so that residents do not need to rely on the automobile to meet the recreational, shopping, and commuter needs of daily life;*
- d) *To promote transit opportunities through community design, including a ‘transit first’ policy to ensure that development including the phasing of development, proceeds in a manner which will be supportive of the early provision of transit service;*
- f) *To plan residential development and its road network so that residents are predominantly within a 400 metre walking distance of transit services;*
- g) *To promote both local and higher order transit opportunities through land use arrangements, building orientation and streetscape design.*

The arrangement and layout of the proposed development is compact in form and follows a modified grid street network to minimize travel time, reduce greenhouse gas emissions, and support various forms of transportation. Five potential transit stops have been identified and are dispersed evenly throughout the

development along Street 'A' and Street 'B', thereby proposing that residents are predominantly within a 400 metre radius of transit services.

7.4.7 Natural Heritage Component of the Natural Heritage and Open Space System

7.4.7.1 Natural Heritage Designations

[...] *The Natural Heritage System Area designation is comprised of the following key areas:*

a) Core Preserve Areas

- i) The Core Preserve Area designation on Figure NOE3 includes key natural features or groupings of key natural features, together with required buffers and adjacent lands intended to protect the function of those features and ensure the long term sustainability of the Natural Heritage component of the System within the urban context.*

c) High Constraint Stream Corridor Areas

High Constraint Stream Corridor Areas as designated on Figure NOE3 include certain watercourses with associated riparian lands, including buffers measured from stable top-of-bank and meander belts. These areas are located primarily inside Core and Linkage Preserve Areas, but are also found outside such areas. They must be protected in their existing locations for hydrological and ecological reasons in accordance with the directions established in the North Oakville Creeks Subwatershed Study.

d) Medium Constraint Stream Corridor Areas

Medium Constraint Stream Corridor Areas, as designated on Figure NOE3, include certain watercourses and adjacent riparian lands, including buffers measured from stable top-of-bank or meander belts[...]They must be protected for hydrological and ecological reasons.

7.4.7.3 Permitted Uses, Buildings and Structures

- a) The only permitted uses in the Natural Heritage System Area designation shall be legally existing uses, buildings and structures, and fish, wildlife and conservation management. Development or land disturbances shall generally be prohibited.*

A small portion of the subject lands have been identified as Core Preserve Area and include a Low-Constraint Stream Corridor as per Figure NOE3 – North Oakville East Natural Heritage System (*Figure 6*). Lands identified as Core Preserve Area will remain undeveloped and protected through their identification as NHS blocks. Areas that contain Low Constraint Stream Corridors will be developed, however their function in the watershed will be maintained in accordance with the North Oakville Creeks Subwatershed

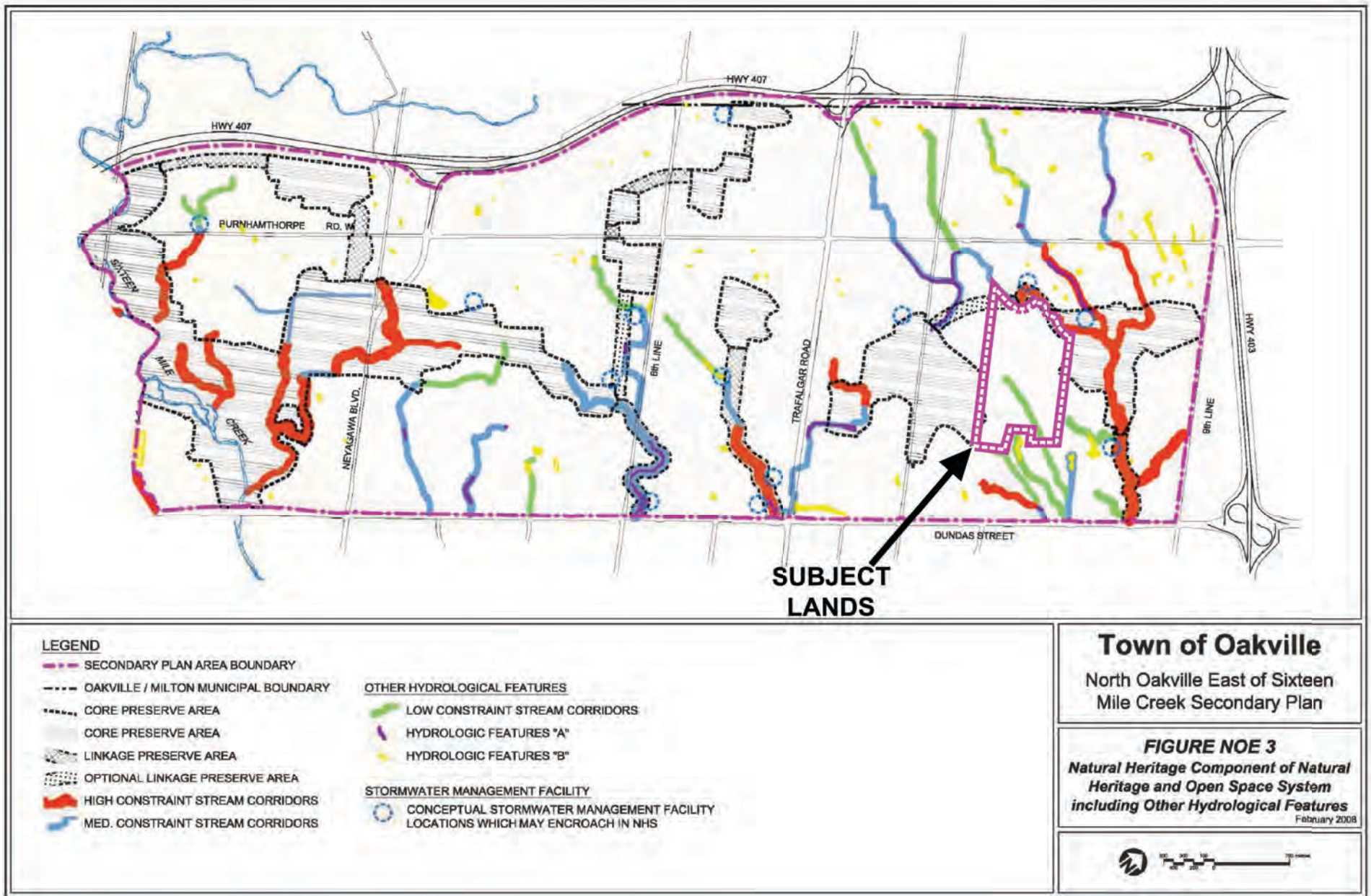


FIGURE 6
NORTH OAKVILLE EAST NATURAL HERITAGE SYSTEM

Study. Further details regarding the protection of these environmental features is provided in the EIR submitted in support of this development application.

7.5 Community Design Strategy

7.5.4 General Design Directions

- a) *All development, particularly in the Urban Core Areas, Neighborhood Centre and General Urban Areas, shall be designed to be compact, pedestrian and transit friendly in form. Mixed use development will be encouraged;*
- e) *Public safety, views and accessibility, both physically and visually, to the Natural Heritage component of the Natural Heritage and Open Space System, as well as to parks, schools and other natural and civic features, will be important consideration in community design. This will be accomplished through a range of different approaches including, but not limited to, the use of single loaded roads, crescent roads, combining public open space with other public or institutional facilities (e.g. school/park campuses, easements, stormwater ponds adjacent to the Natural Heritage component of the System) and the location of high density residential and employment buildings[...];*
- f) *Parks, neighbourhood activity nodes, and other civic areas will serve as central “meeting places” for residents, particularly within neighbourhoods and subneighbourhoods; and*
- g) *Building densities and land uses designed to support the use of transit and the level of transit service proposed for specific areas shall be located within walking distances of transit stops and lines.*

7.5.10 Safe Community Design

- b) *provides for opportunities for visual overlook and ease of public access to adjacent streets, parks and other public areas;*
- c) *results in clear, unobstructed views of parks, school grounds, and open spaces from adjacent streets; and,*
- e) *results in the selection and siting of landscape elements in a manner which maintains views for safety and surveillance;*

7.5.12 Neighbourhoods

- a) *Each neighbourhood will include at its centre, approximately a five minute walk from most areas of the neighbourhood, a neighbourhood activity node which would include a transit stop and other public facilities which serve the neighbourhood such as central mail boxes or mail pickup*

facilities. In addition, convenience commercial facilities or similar uses will be encouraged to locate at the neighbourhood activity node;

- b) Neighbourhoods shall be primarily residential in character, but will include mixed use development including commercial, institutional, live-work and civic facilities; and,*
- c) Within neighbourhoods, a range of lot sizes, building types, architectural styles and price levels shall be provided to accommodate diverse ages and incomes;*

The proposed development has been designed to be consistent with the ‘Community Design Strategies’ as it provides a compact built form, transit supportive densities, community gathering spaces and visual variety in architectural design. Per *Figure 7- Community Structure*, the Neighbourhood 6 Activity Node is located at the intersection of Street ‘B’ and Street ‘L’. A future elementary school (public facility) is proposed at the northwest quadrant of the intersection and will provide educational uses and ancillary uses, including before and after school care, potential childcare services, evening programs, polling stations, community gathering spaces and sports fields. Live/work units are proposed at the southeast and southwest quadrant of the intersection and will provide commercial uses to support the needs of future residents.

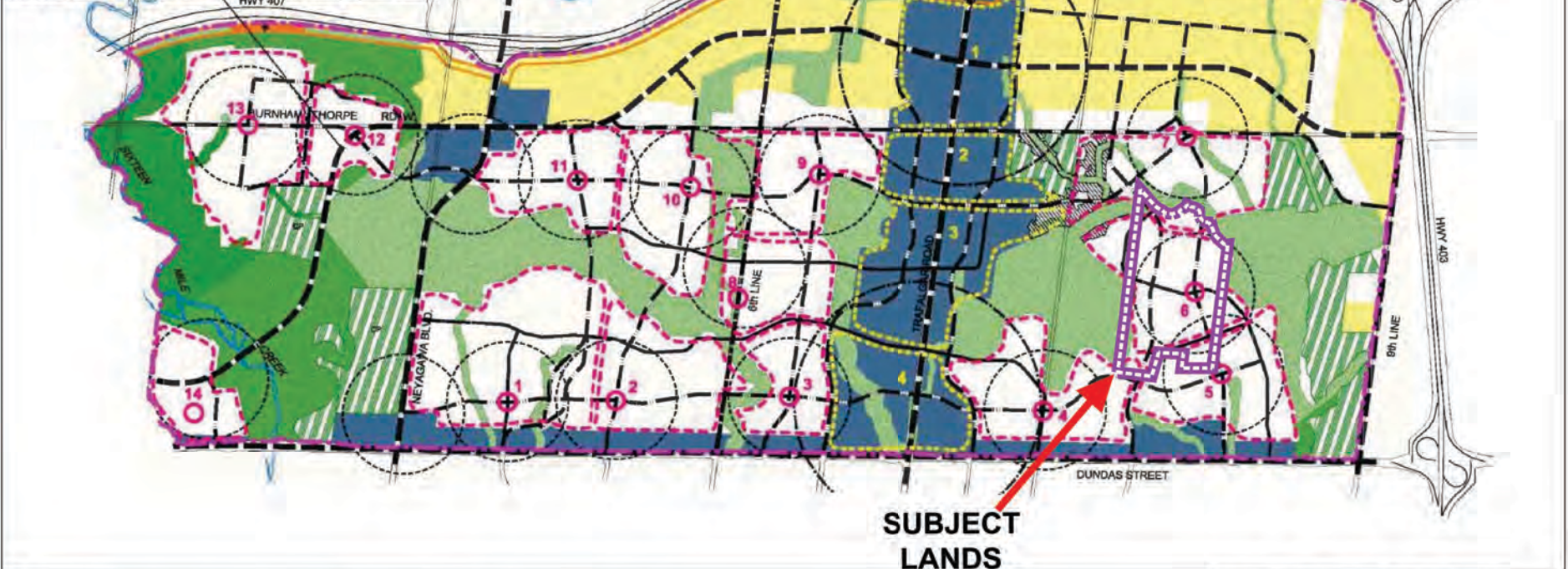
7.6 Land Use Strategy

7.6.7 Neighbourhood Area

7.6.7.1 Neighbourhood Centre Area

- b) Permitted Uses, Buildings and Structures*
 - *The permitted uses shall be medium density residential, mixed use and small scale convenience retail, personal service, restaurants and business activity, as well as public and institutional uses including village squares. Business activity may include a range or small scale uses including offices, medical clinic, workshops for artisans and artists studios.*
 - *Permitted uses shall be primarily located in mixed use or medium density residential buildings. Both mixed use, single use buildings shall be permitted and this may include convenience commercial buildings in accordance with the provisions in Subsection c) below.*
 - *Notwithstanding the above, a minimum of one mixed-use or non-residential building, in accordance with the provisions in Section 7.6.7.1.c) is required at the intersection of each neighbourhood activity node identified on Figure NOE 1.*

New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek
 The Region of Halton is carrying out an Environmental Assessment to determine the future alignment of New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek in the Secondary Plan Area. The Town shall work with Region of Halton, other agencies and the landowners in the North Oakville East and West Planning Areas through the Environmental Assessment process to determine the alignment of New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek. The road alignment illustrated on the schedules to this Plan is conceptual only and subject to the Environmental Assessment process. All alternatives identified through the Environmental Assessment process will be investigated in more detail prior to determining the final road and crossing alignment.



LEGEND	
	SECONDARY PLAN AREA BOUNDARY
	OAKVILLE / MILTON MUNICIPAL BOUNDARY
	PROVINCIAL FREEWAY
	MAJOR ARTERIAL/TRANSIT CORRIDOR
	MINOR ARTERIAL/TRANSIT CORRIDOR
	AVENUE/TRANSIT CORRIDOR
	CONNECTOR/TRANSIT CORRIDOR
	TRANSITWAY
	UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)
	FIVE MINUTE PEDESTRIAN SHED
	TEN MINUTE PEDESTRIAN SHED
	NEIGHBOURHOOD CENTRAL ACTIVITY NODE
	RESIDENTIAL NEIGHBOURHOOD BOUNDARIES
	TRAFALGAR URBAN CORE SUB-AREAS
	URBAN CORE AREA
	EMPLOYMENT DISTRICT
	NATURAL HERITAGE COMPONENT OF NATURAL HERITAGE AND OPEN SPACE SYSTEM
	OPEN SPACE COMPONENT OF NATURAL HERITAGE AND OPEN SPACE SYSTEM
	JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17

Town of Oakville
 North Oakville East of Sixteen Mile Creek Secondary Plan

FIGURE NOE 1
Community Structure

February 2008

FIGURE 7
NORTH OAKVILLE EAST COMMUNITY STRUCTURE

c) Land Use Policies

- *Mixed-use development will be focused at neighbourhood activity nodes, identified on Figure NOE 1, which will include a transit stop and other public facilities which serve the neighbourhood such as central mail boxes, or mail pickup facilities. In addition, convenience commercial facilities or similar uses will be encouraged to locate in these areas.*
- *A mix of uses shall be permitted at the following heights and densities:*
 - i. Minimum density - FSI of 0.5 for mixed use;*
 - ii. Maximum density - FSI of 2 for mixed use;*
 - iii. Minimum density - 35 units per net hectare for residential;*
 - iv. Maximum density - 150 units per net hectare for residential;*
 - v. Minimum height - 2 storeys; and Maximum height - 6 storeys.*

The proposed development complies with the policies of the Neighbourhood Centre Area as it proposes 15 rear lane townhouse units, 12 live/work units, and 225 street townhouses, all of which are permitted uses in the Neighbourhood Centre Area. The proposed rear lane and street townhouse dwellings will provide a net density of 46 units per hectare, thereby complying with the minimum and maximum density regulations. An elementary school is proposed at the northwest corner of the activity node and 12 live/work units are proposed at the southeast corner, thereby complying with *Section 7.6.7.1.b)* that one mixed use or non-residential building is required at the intersection of each activity node. The elementary school is a non-residential use, and will provide public facilities to serve the neighbourhood including before and after school care, potential child care services, evening programs, polling stations, community gathering spaces and sports fields. The live/work units are mixed-use buildings that will provide ancillary commercial uses. Therefore, the intent of the Activity Node will be met as the future elementary school and 12 live/work units will provide services and amenities for future residents of Neighbourhood 6.

7.6.7.2 General Urban Area

- b) The permitted uses shall be low and medium density residential uses and home occupation and home business uses.*
- c) Land Use Policies*
 - *A mix of housing types shall be permitted at the following heights and densities:*
 - i. Minimum density - 25 units per net hectare;*

- ii. *Maximum density - 75 units per net hectare; and,*
- iii. *Maximum height - 3 storeys.*

The proposed development complies with the policies of the General Urban Area as it proposes 92 street townhouses and 522 single detached dwellings, which are permitted uses in the General Urban Area. The proposed single detached dwellings will be two storeys in height and the townhouses will be a maximum of three storeys in height. Together, they will provide a density of 32.3 units per hectare and therefore comply with the minimum and maximum height and density regulations.

7.6.7.3 Sub-urban Area

- b) *The permitted uses shall be low density residential uses and home occupation and home business uses.*
- c) *Land Use Policies Residential uses, which shall primarily consist of single, semi-detached and duplex residences, shall be permitted at the following heights and densities:*
 - a. *Minimum density – 15 units per net hectare;*
 - b. *Maximum density – 35 units per net hectare;*

165 single detached dwellings are proposed within the Sub-Urban Area and achieve a density of 28.8 and are thereby permitted under the NOESP

7.6.12 Neighbourhood Park Area

7.6.12.2 Permitted Uses, Buildings and Structures

The main permitted uses shall be the range of active and passive recreation uses appropriate to the neighbourhood scale ranging from sports fields, splash pads, tennis courts, seating areas and nature viewing. Accessory parking areas shall also be permitted.

7.6.12.3 Land Use Policies

- b) *The size and configuration of each park shall be consistent with the policies of the Town and this Plan. Neighbourhood Parks shall generally meet the following criteria:*
 - *Walk to and/or drive to facilities;*
 - *Designed and located to be well served by transit facilities;*
 - *Generally located within neighbourhood boundaries as shown on Figure NOE1; and,*

- *Approximately 4.25 ha in size with a minimum of 2 major sports fields, but may range from 4.0 ha. to 4.5 ha.*

Two neighbourhood parks are proposed in the Neighbourhood Park Area. The 4.15 hectare neighbourhood park is located at the southwest corner of the intersection of Street 'F' and Street 'B'. The 2.84 hectare neighbourhood park is a partial park block, at the southeast corner of the development, that will connect to an adjacent 1.6 hectare park block within the Argo Joshua Creek development, to provide a complete 4.44 hectare neighbourhood park. Both neighbourhood parks are located along Street 'B', an identified minor arterial/transit service and community service corridor, that will provide direct connections to local roads and Dundas Street.

7.6.13 Village Square Area

7.6.13.2 Permitted Uses, Buildings and Structures

The main permitted uses shall include a range of active and passive recreation uses from gazebos, seating areas, and nature viewing to junior playgrounds and areas for unorganized recreational and leisure activities.

7.6.13.3 Land Use Policies

- a) Approximately 30 Village Squares will be provided in North Oakville East, and where they are in public ownership, Urban Squares in the Trafalgar Urban Core Area, with the total number related to the ultimate size of individual facilities. The exact location and configuration of Village Squares on Figure NOE2 will be established during the preparation of plans of subdivision or other development plans. The Town shall carry out a Parks Facilities Distribution Plan as set out in Section 7.7.4.2 to determine the function and facilities which will be developed for each Village Square. Where a Village Square is not developed on all or a portion of a particular site, uses permitted in the underlying land use designation on Figure NOE2 shall be permitted.

Two village square blocks are proposed and are consistent with the conceptual Village Square Area locations identified by the NOESP Master Plan (*Figure 5*). The design and proposed use of the village square blocks will be decided in consultation with Town Staff during the detailed design stage.

7.6.14 Elementary and School Sites

7.6.14.1 Purpose

The Elementary and Secondary School Site designation on Figure NOE2 is a conceptual designation intended to recognize general potential locations for publicly funded elementary and secondary schools.

7.6.14.2 Permitted Uses, Buildings and Structures

The main permitted uses shall be schools, and other public and institutional uses including day care centres, as well as community and neighbourhood parks.

7.6.14.3 Land Use Policies

c) Whenever possible, schools shall be located adjacent to Community or Neighbourhood Park sites.

As per the NOESP Master Plan (Figure 5), two elementary school sites are identified on the subject lands. As these designations are conceptual in nature, one elementary school site has been proposed on the subject lands with the other elementary school provided in the approved Mattamy Dunoak Subdivision, adjacent to the conceptual designation location identified by the NOESP Master Plan (Figure 5). The elementary school site in the proposed development is located adjacent to a neighbourhood park and a potential transit stop location (identified at the intersection of Street 'B' and Street 'L').

7.9.2 Growth Management Strategy - Phasing

d) Residential Development Phases

Development of neighbourhoods as designated on Figure NOE1 shall proceed in three phases as follows:

- i) Phase NOE1 - Neighbourhoods 1, 2, 3, 4, 5 and 14*
- ii) Phase NOE2 - Neighbourhoods 6, 7, 8, 9, 10 and 11 with priority being given to development in Neighbourhoods 6 and 8.*
- iii) Phase NOE 3 - Neighbourhoods 12 and 13*

e) Phasing Requirements

Prior to the commencement of development of each residential phase:

- i) Any financial and other requirements of the Town and the Regional Municipality of Halton, pursuant to all applicable legislation, shall be satisfied; and,*

- ii) a minimum of 75% of the gross developable area in the previous phase shall be within registered plans of subdivision or sites which are zoned to permit the development contemplated by this plan.*

At the time of writing this report, approximately 70 percent of the gross developable lands in the Phase NOE1 'Neighbourhood Areas' are within registered plans of subdivision and it is anticipated that the 75 percent threshold will be met by the end of 2020. Therefore, development of the subject lands may commence as the prescribed phasing policies of the NOESP will be satisfied.

The proposed development conforms to the aforementioned policies of the NOESP for the following reasons:

- The proposed development contributes to the completion of Neighbourhood 6 by facilitating the construction of a neighbourhood park and Elementary School;
- The proposed development provides one elementary school and 12 live/work units at the intersection Neighbourhood 6 Activity Node thereby providing the community with a non-residential/mixed use at the intersection of an activity node that provides institutional, commercial and ancillary uses to help meet the needs of future residents.
- The proposed uses and residential densities are consistent with the NOESP;
- The proposed development conforms to the policies of the Elementary and School Sites designation by providing a 2.40 hectare elementary school block that is located adjacent to a neighbourhood park and potential transit stop;
- The proposed development conforms to the policies of the Neighbourhood Park Area by providing a 4.2 and 2.8 hectare neighbourhood park, which are both located adjacent to school sites;
- The proposed development achieves the objectives of the Neighbourhood Centre Area by providing 15 rear lane townhouse units, 12 live/work units, and 225 street townhouses that achieve the minimum and maximum density targets;
- The proposed development achieves the objectives of the General Urban Area by providing 92 street townhouses and 522 single detached dwellings that achieve the minimum and maximum density targets;
- The proposed development achieves the objectives of the Suburban Area by providing 165 single detached dwellings on larger lot sizes which achieve the minimum and maximum density targets;

- The proposed development achieves the objectives of the Natural Heritage System designation by leaving the area undeveloped, protecting the lands with appropriate buffers and incorporating appropriate vistas and walkways to provide passive and active recreation; and,
- The proposal is consistent with the North Oakville East Master Plan.

4.0 PUBLIC INFORMATION MEETING

A Public Information Meeting for the subject lands was held on February 11, 2020 from 7:15 to 8:15 pm in the Southridge Room at the Iroquois Ridge Community Centre. The Public Information Meeting was attended by one member of the public and the Ward 6 Regional Councillor Tom Adams. Comments raised by attendees included:

- **A lack of grid network road connectivity:** One attendee expressed that the intent of the North Oakville East Secondary Plan was to facilitate a complete grid network and felt that there was lost opportunity on some of the smaller local roads to facilitate a more grid like road network. They would like to see more direct connections through some of the smaller streets.
- **A lack of retail/commercial uses proposed in the Neighbourhood Centre Area:** One attendee expressed concern that the proposal did not provide any commercial uses. They stated that there should be an opportunity for commercial/ancillary uses like daycares and restaurants to complement the school block and overall neighbourhood. They feared that if there were no specific spaces identified for daycares, there would be a lot of home run daycares that would disrupt adjacent homeowners in the morning and afternoon.
- **How the Natural Heritage System (NHS) would be treated in the development and how the trail networks would be proposed:** One attendee wanted to ensure that these spaces were appropriately protected and that there was opportunity for residents to enjoy these natural features through trails.
- **When the units would be available for sale and what was approved in adjacent phases:** One attendee was interested in when units within the proposed development would be made available for sale and what was proposed in the adjacent phases.

Consideration has been given to these concerns and responses have been consolidated into four groupings: Road Network, Natural Heritage System, Commercial/Ancillary Uses, and Sale.

Road Network

One attendee commented that there was an opportunity to provide a more direct grid network by increasing the connectivity of the north-south road (Street 'N') directly east of Street 'A'. Therefore, we

have revised the plan to adjust the block layouts to provide a more direct north-south road, that achieves a more complete grid network.

Natural Heritage System

The NHS features within the proposed development will be protected in a delineated block to be dedicated to the Town of Oakville. The development has been designed to propose lower impact residential uses on lands directly bordering the NHS and a major trail system is proposed along the NHS to allow residents to enjoy direct views into these areas.

Commercial/Ancillary Uses

12 live/work units are now proposed, in addition to the elementary school, at the intersection of the Neighbourhood 6 Activity Node. This will provide the community with additional commercial/ancillary uses to help meet the daily needs of future residents.

Sale

There is no market date for these units as it would be dependent on the approval process after the application is submitted.

5.0 ZONING

Existing Zoning

The subject lands are currently zoned Existing Development. As per Section 7.13 of Zoning By-law 2009-189, only uses that legally existed on the date of this By-law came into effect are permitted. The development of new buildings and structures are not permitted. As such, a Zoning By-law amendment is required to permit the proposed development.

Proposed Zoning

The proposal seeks to rezone the subject lands to new site-specific Neighbourhood Centre (NC-2 sp:*), site-specific General Urban (GU sp:**), site-specific Suburban Area (S sp:*** zones), Site Specific Institutional (I sp:****), Park (P) and Natural Heritage System Zones (NHS).

The draft Amending Zoning By-law is appended to this as *Appendix IV*.

6.0 PLANNING OPINION

The proposed Plan of Subdivision and Zoning By-law amendment are justified and represent good planning for the following reasons:

1. The proposal is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, Region of Halton Official Plan, Livable Oakville Plan, and North Oakville East Secondary Plan;
2. The proposal introduces a mix of residential building types including townhouse and single detached dwellings;
3. The proposal will contribute to minimum density numbers identified by the Province, Region, and Town;
4. The proposed mix of land uses are consistent with the land use categories of the North Oakville East Master Plan;
5. The proposed development conforms to the Phasing Plan set out in the North Oakville East Secondary Plan;
6. The proposed development provides a density and road fabric that is supportive of transit use and active transportation;
7. The proposed development will provide a mix and range of unit types and sizes to support families of different sizes, ages and incomes;
8. The Natural Heritage System is protected by the inclusion of buffers and setbacks;
9. The proposed development will facilitate the construction of a neighbourhood park and elementary school, contributing to the completion of Neighbourhood 6;
10. The proposed development provides an elementary school and 12 live/work units at the intersection of the Neighbourhood 6 activity node, thereby providing the community with services and amenities to help meet the daily needs of future residents; and,
11. The proposed development will provide a northward extension of Street 'A' and Street 'B', thereby helping to complete the planned road/transit network.

Respectfully submitted,

KORSIAK URBAN PLANNING

CRatelle

Constance Ratelle, MPlan, RPP

APPENDIX I: PROVINCIAL POLICIES APPLICABLE TO THE PROPOSAL

PROVINCIAL POLICY STATEMENT (PPS)

The following sections and policies of the PPS are applicable to this proposal:

Section 1.1.1 states:

- 1.1.1 *Healthy, liveable and safe communities are sustained by:*
- b) *accommodating an appropriate affordable 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 (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
 - 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;*

The proposed development conforms to Section 1.1.1 of the PPS by providing a mix of residential, institutional, commercial, and open space uses that promotes cost effective and efficient development patterns to facilitate the creation of a complete community.

Policies in the ‘Settlement Areas’ section state:

- 1.1.3.1 *Settlement areas shall be the focus of growth and development.*
- 1.1.3.2 *Land use patterns 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;*
 - e) *support active transportation;*
 - f) *are transit-supportive, where transit is planned, exists or may be developed;*
- 1.1.3.6 *New Development taking place in designated growth areas should occur adjacent to the*

existing built-up area and shall have a compact built form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed development conforms to the ‘Settlement Areas’ policies as the development is within a defined Settlement Area that follows the phasing plan set out by the Town of Oakville and in conjunction with the Mattamy Dunoak and Argo Joshua Creek residential subdivisions, is a logical continuation of the existing Built-Up Area to the south. Furthermore, the proposed development establishes a mix of uses, is compact in form, and introduces institutional and park uses within walking distance of the proposed development. The development has been designed to connect to and promote the use of existing and proposed active transportation routes and transit services, including the anticipated Dundas Street Bus Rapid Transit (BRT).

Policies in the ‘Housing’ section state:

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*
- b) Permitting and facilitating:

 - 1. All forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;**
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
 - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and*

The proposed development adds to the range and mix of housing types to help meet the social, economic, health and well being requirements of current and future residents. The proposed development is the fourth phase of the Mattamy Joshua Creek residential subdivision. The entire Mattamy Joshua Creek residential subdivision provides a range of commercial, institutional, and open space uses to meet the

long terms needs of the community. In addition, the development has been designed to connect to proposed active transportation routes and support the planned transit routes for the community, including the anticipated Dundas Street Bus Rapid Transit (BRT).

Policies in the ‘Public Spaces, Recreation, Parks, Trails and Open Space’ section state:

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;*
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.*

The proposed development conforms to the policies of the ‘Public Spaces, Recreation, Parks, Trails and Open Space’ section as it provides two neighbourhood parks and two village squares for future residents to enjoy. The proposed development recognizes and protects the NHS through the creation of NHS blocks with appropriate buffers and neighbouring land uses such as the multi-use trail.

Policies in the ‘Long-Term Economic Prosperity’ section state:

1.7.1. Long term economic prosperity should be supported by:

- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;*
- c) Optimizing the long-term availability and use of land, resource, infrastructure and public service facilities;*
- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

The proposed development supports planning authorities’ achievement of these objectives as it is designed to make efficient use of land, thereby optimizing the long-term availability of land, resources and infrastructure. Additionally, the character of the community will be further defined through good quality urban design, a mix of housing options, and the conservation and enhancement of the NHS features.

Policies in the ‘*Energy Conservation, Air Quality and Climate Change*’ section state:

- 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 and a structure of nodes and corridors;*
 - b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;*

The proposed development is consistent with these policies as it proposes a compact built form with a variety of land uses including residential, commercial, park and institutional. Furthermore, the high connectivity of the proposed modified grid road pattern promotes active transportation and the use of transit.

Policies in the ‘*Natural Heritage*’ section state:

- 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.*

The proposed development is consistent with the ‘*Natural Heritage*’ policies as it protects the NHS lands within the development and maintains the diversity and connectivity of natural features in the area.

The proposed development is consistent with the Provincial mandate as set out in the Provincial Policy Statement for the following reasons:

- The proposed development provides a mix and range of densities and uses within a residential community;
- The proposal completes cost effective development that minimizes land consumption and servicing costs;
- The proposal provides new development and growth within the Settlement Area;
- The proposed development provides neighbourhood parks, village squares, live/work units, and an elementary school that support the achievement of healthy and active communities;
- The proposal provides a school and live/work units at the Neighbourhood 6 activity node, thereby providing an appropriate mix of uses to help meet the economic and long term needs of the community;
- The proposal makes use of land that is located in a transit supportive location and will promote active transportation; and
- The proposed development recognizes and protects the NHS.

A PLACE TO GROW: GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2019)

The subject lands are located within the ‘Settlement Area’ and are within the ‘Designated Greenfield Area’ as shown on Schedule 2-A Place to Grow Concept (*Appendix II*). Within the Growth Plan the following sections and policies are applicable to this proposal:

1.2.1 Guiding Principles

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime.*
- *Prioritize intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.*
- *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.*
- *Protect and enhance natural heritage, hydrologic, and landform systems, features, and functions.*

The proposed development achieves the Guiding Principles of the Growth Plan as it is designed to support and accommodate both active transportation and transit services through a modified grid network that provides transit supportive densities to facilitate easy access to several services and amenities. The proposal adds to the mix of housing options in the area to serve various sizes, incomes, and ages of households. Further, the proposal integrates public services by facilitating the construction of two neighbourhood parks, two village squares, live/work units, and an elementary school.

2.2.1 Managing Growth

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:*
 - 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:*
 - ii. *strategic growth areas;*
 - iii. *locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. *areas with existing or planned public service facilities.*

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, including second units and affordable housing, 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;*
 - ii. *public service facilities, co-located and integrated in community hubs;*
 - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*

- e) *provide for a more compact built form and a vibrant public realm, including public open spaces.*

The proposed development directs growth to a Settlement Area with planned public services facilities, and municipal water and wastewater systems. The overall design of the development will provide a mix and range of uses and expands convenient access to services, facilities, and transit to support the achievement of a complete community.

2.2.6 Housing

- 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 includes townhouse dwellings and various sizes of single detached lots to provide a mix of unit sizes and dwelling types that can accommodate a range of household ages, sizes, and incomes.

2.2.7 Designated Greenfield Areas

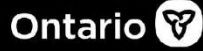
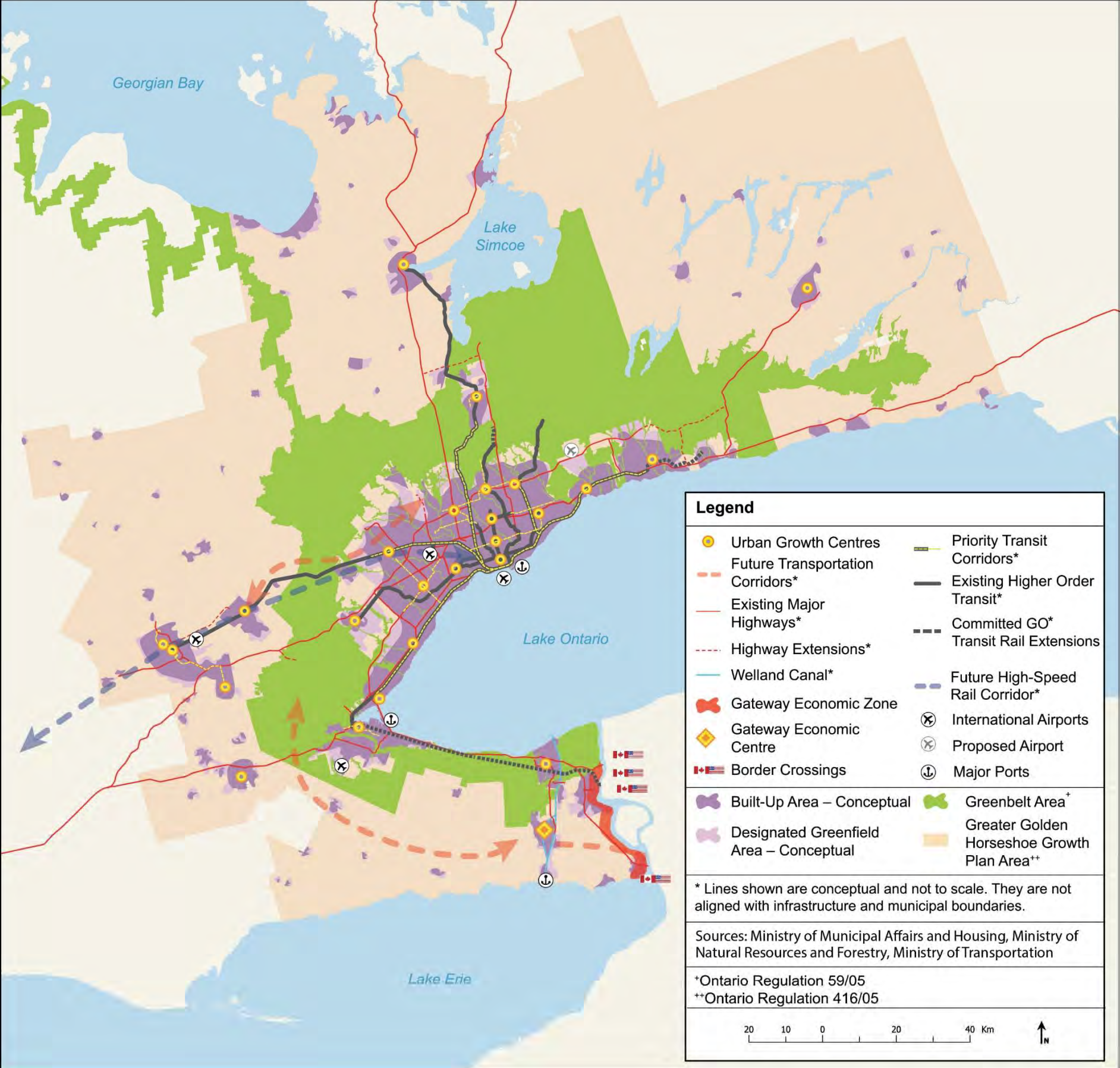
- 1. *New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - a) *supports the achievement of complete communities;*
 - b) *supports active transportation; and*
 - c) *encourages the integration and sustained viability of transit services.*
- 2. *The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
 - a) *The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare.*

As previously stated, the compact design of the proposed development ensures that services and amenities are easily accessible via active transportation options and transit. Furthermore, the proposed

development helps to achieve the minimum density target by providing 59.2 residents per hectare, as estimated using the persons per unit assumptions from the Region of Halton 2017 Development Charges Background Study.

The proposed development conforms to the aforementioned policies of the Growth Plan for the Greater Golden Horseshoe for the following reasons:

- The subject property is located within a Settlement Area and Designated Greenfield Area;
- The proposal provides growth in an area with planned future transit service and public service facilities;
- The proposed development helps to achieve the minimum density target within the Region of Halton;
- The proposal provides a range of unit types and sizes for different household sizes, ages, and incomes; and
- The proposal is supportive of active transportation and the use of transit services.



SCHEDULE 2
A Place to Grow Concept

Note: The information displayed on this map is not to scale, does not accurately reflect approved land-use and planning boundaries, and may be out of date. For more information on precise boundaries, the appropriate municipality should be consulted. For more information on Greenbelt Area boundaries, the Greenbelt Plan should be consulted. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

APPENDIX III: REGIONAL POLICIES APPLICABLE TO THE PROPOSAL

REGION OF HALTON OFFICIAL PLAN

The subject lands are designated ‘Urban Area’ and ‘Regional Natural Heritage System’ on Map 1 – Regional Structure. The following Regional Official Plan policies are applicable to this proposal:

Halton’s Regional Structure

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;*
- a) 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,*

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 proposed development provides growth within an Urban Area where urban services are planned to accommodate future development, while protecting and preserving the NHS features throughout the site, as required.

Urban Area

72. 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 automobile, 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.*
 5. *To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost effective growth, encourages complete communities, and is consistent with the policies of this Plan.*
 6. *To identify an urban structure that supports the development of Intensification Areas.*
 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.*
 10. *To provide an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long term needs.*
74. *The Urban Area consists of areas so designated on Map 1 where urban services are or will be made available to accommodate existing and future urban development and amenities. Within the Urban Area, Employment Areas and Urban Growth Centres are identified on Map 1 as overlays on top of the Urban Area, for which specific policies apply.*
77. *It is the policy of the Region to:*
- 2.4. *Require development occurring in Designated Greenfield Areas to:*
 - a) *contribute towards achieving the development density target of Table 2 and the Regional phasing of Table 2a;*
 - b) *contribute to creating healthy communities;*
 - c) *create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;*
 - d) *provide a diverse mix of land uses, including residential and employment uses to support vibrant neighbourhoods; and*
 - e) *create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation.*

The proposed development contributes to the creation of a healthy community as it is compact in form and makes efficient use of land and services. The proposed road system is supportive of transit and facilitates easy and convenient modes of active transportation.

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 per cent of new housing units produced annually in Halton be in the form of townhouses or multi-storey buildings.

The proposed development will provide approximately 344 townhouse units which will aid in achieving the Regional Housing target. Further, it provides a mix of single detached and townhouse dwelling types and sizes to provide options for differing social, economic and physical needs.

Natural Heritage System

114. The goal of the Natural Heritage System is to increase the certainty that the biological diversity and ecological functions within Halton will be preserved and enhanced for future generations.

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;

9. To contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and inter-connections between the Key features and their ecological functions;

10. To protect significant scenic and heritage resources; and

17. To preserve the aesthetic character of natural features.

116.2 Notwithstanding Section 116.1, within the North Oakville East Secondary Plan Area, the Regional Natural Heritage System will be delineated and implemented in accordance with Town of Oakville Official Plan Amendment No. 272.

The NHS features within the proposed development will be preserved and protected, as required, to ensure their enjoyment by current and future generations. The proposed development has been designed to ensure it provides views into these NHS features and provides continuous connections between key features and their ecological functions on adjacent lands.

Environmental Quality

140. The goal for environmental quality is to achieve a high-quality environment, for this and future generations, that will sustain life, maintain health and improve the quality of living.

The proposed development conforms to the ‘Environmental Quality’ policies of the Region of Halton Official Plan by enhancing the NHS features found on and adjacent to the subject lands. The proposed development has been designed to ensure that only lower impact uses abut the NHS areas and development is sited to provide residents with views of the NHS features in their community.

Transportation

172. The objectives of the Region are:

- 2. To develop a balanced transportation system that:

 - a) reduces dependency on automobile use;*
 - b) includes a safe, convenient, accessible, affordable and efficient public transit system that is competitive with the private automobile; and*
 - c) promotes active transportation.**
- 9.1 To ensure development is designed to support active transportation and public transit.*
- 9.2 To integrate transportation planning, land use planning and investment in infrastructure.*
- 10. To promote land use patterns and densities that foster strong live-work relationships and can be easily and effectively served by public transit and active transportation.*

The proposed development will be designed to accommodate various forms of transportation. All streets will provide sidewalks on one or both sides of the street, thereby encouraging active transportation and pedestrian activity. Two neighbourhood parks, two village squares and future public elementary school are proposed for the development and can be accessed via all forms of transportation.

The proposed development conforms to the aforementioned policies of the Region of Halton Official Plan for the following reasons:

- The proposed development is within the Urban Area where urban services are planned to accommodate future development;
- The proposed development provides an elementary school, neighbourhood parks and village squares, which contribute to the creation of healthy communities;
- The proposed development is supportive of transit (current and future);
- The proposed development recognizes and protects the NHS;
- The proposed development complements planned developments on adjacent lands; and
- The proposed development contributes to the achievement of the Regional density target and housing target by providing a range of townhouse and single detached dwelling types and sizes.

DRAFT



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2020-xxx

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lots 8 & 9, Concession 1, North of Dundas Street (Mattamy (Joshua Creek) Limited)

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(6) of By-law 2009-189, as amended, is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.*, 8.**, 8.*** and 8.****as follows:

8.*	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: NC-2
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2020-XXX)
8.*.1 Zone Regulations		
The following regulations apply to all <i>buildings</i> :		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	

c)	Notwithstanding Section 4.27, for <i>corner lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps may encroach into the required depth.
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .

8.**	Part of Lot 8 & 9, Concession 1, NDS	Parent Zone: GU
Map 12(6)	(Mattamy (Joshua Creek) Limited)	(2020-xxx)
8.**.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Park (P) zone or Natural Heritage System (NHS) zone , a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	
e)	Notwithstanding Table 7.6.2, the minimum <i>rear yard</i> for <i>single detached dwellings</i> with a <i>lot depth</i> of 27.5 m or less.	6.0 m

8.***	Part of Lot 8 & 9, Concession 1, NDS (Mattamy (Joshua Creek) Limited)	Parent Zone: S
Map 12(6)		(2020-xxx)
8.***.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for corner lots or lots abutting the Natural Heritage System (NHS) zone, a porch shall have a minimum depth from the exterior of the building to the outside edge of the porch of 1.5 metres. Required depths shall be provided for a minimum of 40% of the porch. However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	
e)	Notwithstanding the minimum rear setback yard in Section 7.7.2, the minimum rear yard setback for a single detached dwelling street access attached private garage	6.0 m

8.****	Part of Lot 8 & 9, Concession 1, NDS (Mattamy (Joshua Creek) Limited)	Parent Zone: I
Map 12(6)		(2020-xxx)
8.****.1 Additional Permitted Uses		
a)	<i>Day Care</i>	
8.****.2 Zone Provisions		
The following regulations apply:		
a)	Minimum Floor Space Index	0.2

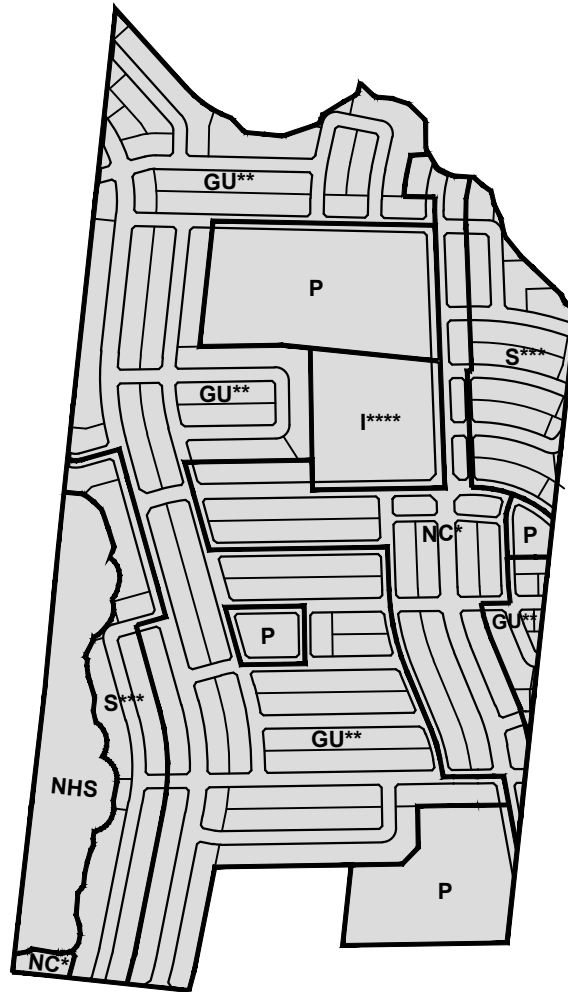
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2020


MAYOR

CLERK

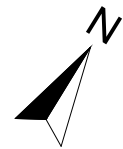
SCHEDULE "A"
To By-Law 2020-***



AMENDMENT TO BY-LAW 2009-189

-  Rezoned from Existing Development (ED) to Neighbourhood Centre (NC sp:*);
- General Urban (GU sp:**);
- Sub Urban (S sp:***);
- Institutional (I sp:****);
- Natural Heritage System (NHS); and
- Park (P)

EXCERPT FROM MAP
12 (6)



1:9000