

August 6, 2021

Town of Oakville
Planning Services Department
1225 Trafalgar Road
Oakville, ON L6H 0H3

Attention: Leigh Musson, MCIP, RPP
Acting Manager – Planning Services - East District

**Re: Planning Justification Report Addendum
Application for Zoning By-Law Amendment & Draft Plan of Subdivision
Phase 3, Mattamy (Joshua Creek) Limited
Part of Lots 8 & 9, Concession 1, North of Dundas Street
Related File Nos.: 24T-20007/1307 and Z.1307.07**

Ms. Musson,

Please accept this Addendum to our Planning Justification Report, submitted (May 2020) in support of the Zoning By-law Amendment (ZBA) and Plan of Subdivision applications on the above noted lands. The draft plan was revised to address comments received and to make the plan more consistent with the North Oakville East Master Plan.

Korsiak Urban Planning has been retained to assess the planning rationale of the proposed revisions to the proposed Zoning By-law Amendment and Plan of Subdivision. This Addendum is intended to supplement, and be read in conjunction with, the original report dated May 2020 prepared for the subject lands. The following studies are enclosed under a separate cover:

- Phase I Environmental Site Assessment
- Noise Assessment
- Technical Memo – Eastern NHS Crossing
- DS Consultants Ltd.
- Valcoustics Canada Ltd.
- GHD

1.0 Proposed Development

The May 2020 proposal consisted of 687 single detached dwellings, 317 street townhouses, 15 rear lane townhouses, 12 live/work units, an elementary school, two village squares and two neighbourhood parks. The proposal has since been revised to address staff comments received to date. The updated proposal includes 734 single detached dwellings, 185 street townhouses, 121 rear lane townhouses, and 8 live/work units.

The Draft Plan of Subdivision has been updated with the following changes:

- Expansion of draft plan boundary to include portion of northern Natural Heritage System (NHS) and trail system;
- Street D extension through Coscorp property to the west, and east to provide a second crossing of the NHS, per the Master Plan;
- Addition of walkway blocks to access both neighbourhood parks;
- Enlargement of east Village Square per discussions on Argo’s Joshua Creek draft plan;
- Addition of Village Square shared with Coscorp to the west;
- Relocation of southwest Village Square adjacent to NHS;
- Addition of rear-lane townhouses along Streets B and L, and fronting Dunoak’s east-west road at the south end of the plan;
- Addition of two Servicing Blocks to the NHS along the west lotting;
- Addition of a west street connection to Street B to align with the Master Plan; and
- Addition of phasing information.

Land Use	# of Units	Area (ha)
Detached Residential	734	23.91
Townhouse	185	4.14
Rear Lane Townhouse	121	2.55
Live/Work Townhouse	8	0.22
Neighbourhood Park	n/a	6.99
Village Square	n/a	0.78
Open Space	n/a	0.08
Walkway	n/a	0.02
NHS	n/a	5.09
Servicing Block	n/a	0.04
Residential Reserve	36	0.62
0.3m Reserve	n/a	0.00
7.5m ROW (559m)	n/a	0.47
17.0m ROW (5,611m)	n/a	9.63
19.0m ROW (417m)	n/a	0.81
22.0m ROW (2,105m)	n/a	4.65
Total	1060 units	61.43 ha

3.0 North Oakville East Secondary Plan

As described in our original report, the site is located within the North Oakville East Secondary Plan (NOESP) area and is designated ‘Neighbourhood Area’, ‘Natural Heritage System Area’, ‘Elementary School Site’, and ‘Neighbourhood Park’ (*Figure 2- NOESP Land Use Plan*). The North Oakville Master Plan (*Figure 3*), gives general locations for uses within the designated ‘Neighbourhood Area’ and divides the site into ‘Neighbourhood Centre Area’, ‘General Urban Area’, ‘Suburban Area’, ‘Village Square/Urban Square’, and ‘Neighbourhood Activity Node’ categories. This Addendum will evaluate how the revised proposal continues to conform to the intent of the NOESP.

General relevant policies include:

7.2.3.2 Residential

- 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;*
- f) To create varied and distinguishable residential neighbourhoods which provide a strong, identifiable sense of place for the residents;*
- 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 [...].*

The revised proposal continues to exceed the minimum density and add to the range and mix of unit types within Neighbourhood 6 to suit families of different sizes, ages and incomes. The Street D extension west and across the NHS will contribute to the transportation network, to reduce travel time.

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;*
- j) *To promote a variety of housing with diverse architecture.*

The replacement of traditional townhouses with rear-lane townhouses along Streets B and L improves the pedestrian realm with opportunities for continuous sidewalks, and promotes on-street parking which will have a traffic calming effect.

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.*

An additional connection west from Street B has been made per the Master Plan to improve the modified grid network. Per staff comments, an additional two bus stops are proposed at Street U intersections with Streets A and B. Further, a second road crossing of the NHS is proposed per the Master Plan with the extension of Street D east and west.

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 continues 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. Eight 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. Further, walkways have been added to access each Neighbourhood Park, promoting safe active transportation. The southwest Village Square has been moved adjacent to the NHS to reduce public road frontage and enhance enjoyment of the NHS.

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.*

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 continues to comply with the policies of the Neighbourhood Centre Area as it proposes 121 rear lane townhouse units, 8 live/work units, and 145 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 53.9 units per hectare (up from 46 uph previously), thereby complying with the minimum and maximum density regulations. An elementary school is proposed at the northwest corner of the activity node and 8 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 8 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 40 street townhouses and 535 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 31.1 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;*

181 single detached dwellings are proposed within the Sub-Urban Area and achieve a density of 28.1 and are thereby permitted under the NOESP.

As mentioned in the enclosed comment-response matrix, when calculating density over the Joshua Creek area, the differences between the Suburban and General Urban categories are more pronounced. A Composite Density Plan is enclosed.

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.

One Village Square, and two partial 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. The southwest Village Square has been relocated to adjacent to the NHS per staff comments, and the Coscorp Village Square has been relocated onto the shared property line.

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, the registration of Bressa Phase 2 and Dunoak Phase 1 are expected to bring the total gross developable lands in the Phase NOE1 'Neighbourhood Areas' are within registered plans of subdivision to 72%. It is anticipated that the 75 percent threshold will be met by the end of 2021. Therefore, development of the subject lands may commence as the prescribed phasing policies of the NOESP will soon be satisfied.

The proposed development continues to conform 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 8 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, and new walkway access to each;
- The proposed development achieves the objectives of the Neighbourhood Centre Area by providing 121 rear lane townhouse units (up from 15 previously), 8 live/work units, and 145 street townhouses that achieve the minimum and maximum density targets;
- The proposed development achieves the objectives of the General Urban Area by providing 40 street townhouses and 535 single detached dwellings that achieve the minimum and maximum density targets;
- The proposed development achieves the objectives of the Suburban Area by providing 181 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 revised proposal adds a second crossing of the NHS and an additional west connection to Street B to be more consistent with the North Oakville East Master Plan.

4.0 Zoning

The revised draft Amending Zoning By-law is enclosed under separate cover.

5.0 Planning Opinion

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

- The proposal continues to be 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;
- The proposal introduces a mix of residential building types including live/works, rear-lane and street townhouses, and single detached dwellings on different lot sizes, to support families of different sizes, ages and incomes;
- The proposal will contribute to minimum densities identified by the Province, Region, and Town;
- The proposed mix of land uses are consistent with the land use categories of the North Oakville East Master Plan;
- The proposed development continues to conform to the Phasing Plan set out in the North Oakville East Secondary Plan;
- The proposed development provides a density and road fabric that is supportive of transit use and active transportation, including additional street connections and walkways;
- The Natural Heritage System is protected by the inclusion of buffers and setbacks;
- The proposed development will facilitate the construction of a neighbourhood park and elementary school, contributing to the completion of Neighbourhood 6;
- The proposed development provides an elementary school and 8 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,
- 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



Constance Ratelle, MPlan, RPP

Copy: Jason Mosdell, Mattamy (Joshua Creek) Limited