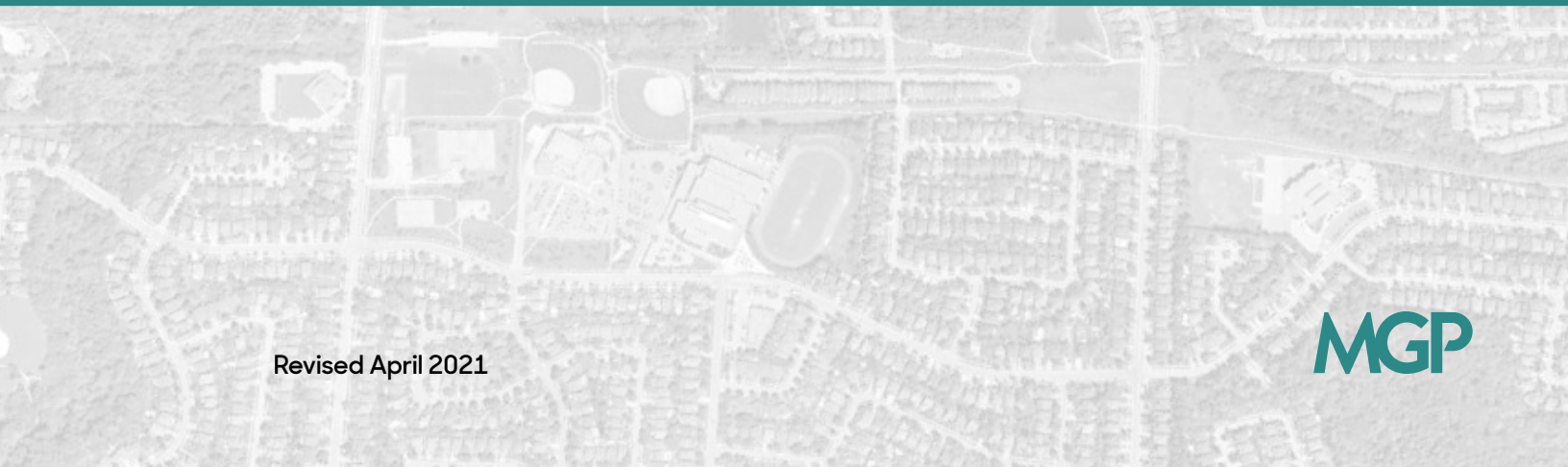




PLANNING OPINION REPORT

Zoning By-law Amendment & Draft Plan of Subdivision
Part of Lot 10, Concession 1, North of Dundas Street
Town of Oakville

Prepared For:
Redoak G & A Inc. and Capoak Inc.



Revised April 2021

MGP

Zoning By-law Amendment & Draft Plan of Subdivision

Planning Opinion Report

**Redoak G & A Inc. and Capoak Inc.
Part of Lot 10, Concession 1
North of Dundas Street**

(Geographic Township of Trafalgar)
Now in the Town of Oakville
Regional Municipality of Halton

Prepared by:

Malone Given Parsons Ltd
140 Renfrew Drive
Suite 201
Markham ON L3R 6B3

Prepared for:

Redoak G & A Inc. and
Capoak Inc.

Revised April 2021

MGP File: 17-2651

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Appendices

Appendix A – Town of Oakville’s Planning Statistics Spreadsheet

Appendix B – Draft Zoning Bylaw Amendment

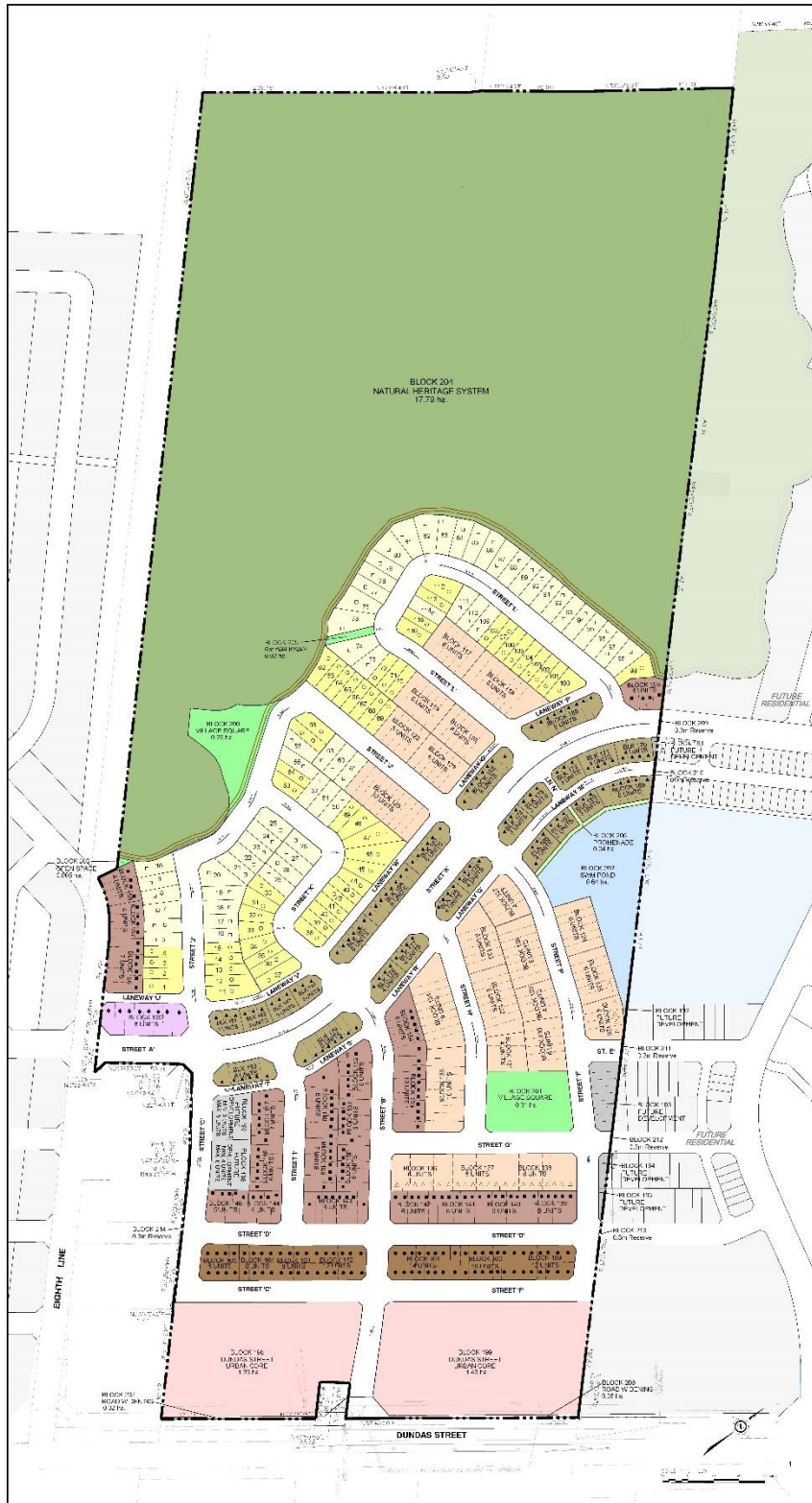
Executive Summary

Redoak G & A Inc. and Capoak Inc. own approximately 40.6 ha of land east of Eighth Line, west of Ninth Line and north of Dundas Street East, in the Town of Oakville. The lands consist of two properties and have approximately 300 metres of frontage on the north side of Dundas Street East. The properties are within the Joshua's Meadows community in the North Oakville East Secondary Plan Area.

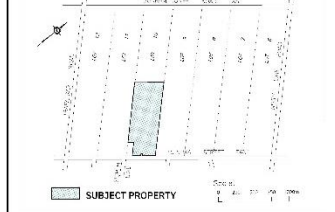
Redoak G & A Inc. and Capoak Inc. are proposing to develop 22.8 ha of their lands with a mix of residential uses consistent with the North Oakville East Secondary Plan. Applications for a Draft Plan of Subdivision and a Zoning By-law Amendment are required to proceed with the proposed development. Additionally, the owners have executed Allocation Agreements with the Region of Halton that provide sufficient allocation to obtain draft plan approval.

The proposed Draft Plan of Subdivision consists of 605 residential units including single detached, freehold street, live/work, rear lane and back-to-back townhouse units and all future development blocks/part lots (or 592 units when part lots are excluded). The plan also includes two village squares, an enhanced gateway into the trail system, a stormwater management facility, promenade/walkways, and a modified grid street pattern. Two development blocks of 2.7 ha within the Dundas Street Urban Core Area are intended for future higher-density and mixed-use development. A concept plan for these blocks is provided, which conforms with the policies of the North Oakville East Secondary Plan and shows 578 condo townhouse and apartment units – subject to the site plan process. Approximately 17.8 ha in the northern half of the site is part of the Natural Heritage System. The proposed development provides for a compact form, with an appropriate range of housing types and densities that support active transportation and the provision of public transit and is consistent with the North Oakville East Secondary Plan.

A review of current provincial, regional and municipal policies outlines that the proposed development is consistent with and conforms to the Provincial Policy Statement 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020, Halton Region Official Plan Office Consolidation 2018, and the North Oakville East Secondary Plan. The proposed Draft Plan of Subdivision meets the criteria of Section 51(24) of the Planning Act, is in the public interest, and represents good planning.



KEY PLAN



SCHEDULE OF LAND USE

Lot/Block	Land Use	Area (m ²)	Area (Acres)
Lots 1-195	Single Detached (11.0m x 20.0m) min. 5.5% Front of 1.1m (2.500) Units	20	3.94
Block 117-118	Street Townhouse (1.1m x 20.0m) min. 5.5% Front of 1.1m (2.500) Units	144	3.31
Block 119-128	Street Townhouse (1.1m x 20.0m) min. 5.5% Front of 1.1m (2.500) Units	122	1.49
Block 129-145	Block in Part (5.7m x 24.0m) Units	78	0.75
Block 146-159	Block in Part (5.7m x 24.0m) Units	112	1.15
Block 160	Rear Lane Site Work (7.5m x 24.665m) min. 5.5% Front of 1.1m (2.500) Units	8	0.17
Block 216-217	Hlt. Development		0.27
Block 218-219	Future Development		0.23
Block 220-221	Quarry Stone - Mixed Use		2.65
Block 202-207	Village Square		0.60
Block 202	Space for Management Facility		0.01
Block 203	Open Space		0.01
Block 204	Natural Heritage System		17.70
Block 205	6.0m Parkway		0.10
Block 206	Recreation		0.04
Block 207-208	Outfall Road Underpass		0.10
Block 209-215	City Business		1.64
Public Roads	11.0m ROW (1.90m) 7.50m ROW (1.29m)		7.21
Total		197	40.81

OWNER'S AUTHORIZATION
 We, Redoak G & A Inc. and Capoak Inc. hereby authorize Malone Given Parsons Ltd. to prepare and submit this Draft Plan of Subdivision to the Town of Oakville.

See Original: March 25, 2021
 Kathryn Szwedko A.S.O.
 NOTE: Town of Oakville consent as authorization provided separately.

SURVEYOR'S CERTIFICATE
 I hereby certify that the boundaries of the lands to be subdivided as shown on this Plan and their relationship to the adjacent lands are accurately and correctly shown.

See Original: Nov 18, 2020
 Ron Quinlan, O.S., O.L.S.P., 22 Rensselaer Road

ADDITIONAL INFORMATION
 AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13 (R.S.O. 1990):
 (A), (B), (C), (D) - As shown on the Draft Plan.
 (E), (F) - As shown on the Draft and Key Plan.
 (G) - Land to be used in accordance with the Schedule of Land Use.
 (H) - Soil is Clay loam.
 (I), (J) - All municipal services to be provided.

NOTE: Contours relate to Canadian Geospatial Data, contour intervals are with 2.0m increments.

**DRAFT PLAN OF SUBDIVISION
 24T-18005**
 Part of Lot 10
 Concession 1
 North of Dundas Street
 (Geographic Township of Trafalgar)
 Town of Oakville
 Regional Municipality of Halton

Prepared For:
**Redoak G & A Inc.
 Capoak Inc.**
 MGP-RE-19-2020
 Date: April 24, 2021

MGP Malone Given Parsons
 MALONE GIVEN PARSONS LTD. 1000 SHEPPARD AVENUE EAST SUITE 100 OAKVILLE, ONTARIO L6H 4R7
 TEL: 905.335.1111 FAX: 905.335.1112

1.0

Introduction

Redoak G & A Inc. and Capoak Inc., own approximately 40.6 ha in the North Oakville East Secondary Plan Area. Redoak G & A Inc. and Capoak Inc. propose to develop their lands into an attractive residential neighbourhood. The development will feature single-detached, townhouse and live/work units, Natural Heritage System, two village squares, an enhanced gateway into the trail system, a stormwater management facility, promenade/walkways and higher-density blocks on the north side of Dundas Street East with the potential for mixed-use development.

1.1 Purpose

Redoak G & A Inc. and Capoak Inc. ('Redoak-Capoak') are submitting applications for a Plan of Subdivision and an amendment to the Town of Oakville Zoning By-law (North Oakville Zoning By-law No 2009-189). This submission is compatible with the surrounding community, consistent with the Town's vision, and addresses comments received to date by Town and Agency staff. Redoak-Capoak have also fulfilled their obligation to the 2020 Region of Halton Allocation Program for this development by executing the 2020 Allocation Agreement with the Region of Halton.

Malone Given Parsons Ltd. was retained by Redoak-Capoak to assist in obtaining the necessary planning approvals to allow the development of their lands located in the Joshua's Meadows Community in North Oakville. Approximately 22.8 ha of the lands are to be subdivided for residential use, with the remainder being open space to be conveyed into public ownership. The purpose of this Planning Justification Report is to outline the nature of the proposed development and to evaluate the proposal in the context of all provincial, regional and municipal policies. This Planning Justification Report is required as part of the submission for the Plan of Subdivision and Zoning By-law Amendment applications.

1.2 Redoak-Capoak Lands

The Subject Lands are located east of Eighth Line, west of Ninth Line and north of Dundas Street East, within the Town of Oakville. The site consists of two parcels with a total area of 40.6 ha, with approximately 300 metres of frontage along the north side of Dundas Street East. A portion of the site is currently used for crop production. Table 1.1 shows the legal description of the lands.

Table 1.1 Legal Description

Owner	Legal Description	PIN	Area (ha)
Capoak Inc.	PT LT 10, CON 1 TRAF, NDS, BEING PT 1 20R4830 EXCEPT PT 6 HR892156 AND PART 1 ON PLAN 20R-21503 TOWN OF OAKVILLE	249301518	19.6
Redoak G & A Inc.	PT LT 10, CON 1 TRAF NDS, AS IN 311334 EXCEPT PT 9 HR892156 TOWN OF OAKVILLE	249300160	21.0

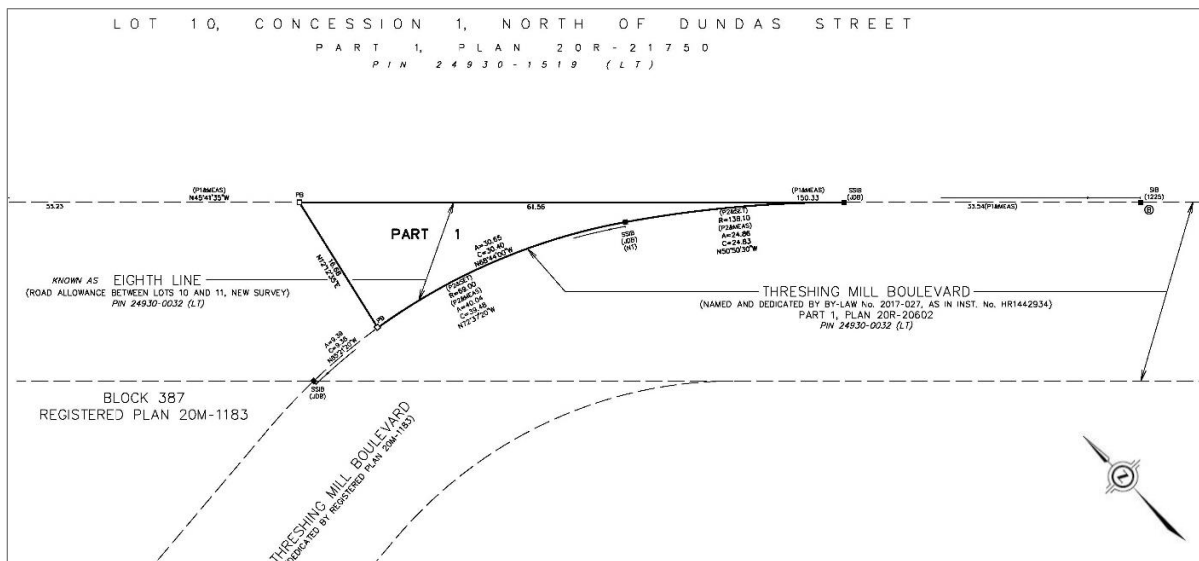
1.2.1 Additional Lands

The Subject Lands also include a portion of the Unopened Road Allowance for Eighth Line. The Town of Oakville has identified that these lands are not needed as a continuation of Eighth Line, as Threshing Mill Boulevard curves and continues to the north-west. The majority of the unopened road allowance will be used for natural heritage protection/public trail purposes, and a portion of these lands have been added to the Subject Lands. Table 1.2 shows the legal description of these added lands and Figure 1.1 shows an excerpt of the R-Plan (Plan 20R-21908).

Table 1.2 Additional Lands Legal Description

Owner	Legal Description	PIN	Area (ha)
Corporation of the Town of Oakville	PART 1 OF 20R-21908, PART OF ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CON 1, NDS, TOWN OF OAKVILLE	Part of PIN 24930-0032 (LT)	0.0275

Figure 1.1 Lands within Unopened ROW - R-Plan Excerpt



Source: Plan 20R-21908

2.0

Property Context

The Redoak-Capoak Lands are in an area of Oakville that is transitioning from rural and agricultural uses to urban uses. The following section describes the lands, and the surrounding land uses.

2.1 Site Characteristics

The Redoak-Capoak Lands are generally rectangular with a small “cut-out” on the south-western corner and have approximately 300 metres of frontage on Dundas Street East. Dundas Street East is a Major Arterial road and a Higher Order Transit Corridor under the jurisdiction of Halton Region.

The Subject Lands are comprised of agricultural fields and natural features. The existing farm fields are accessed from an entrance off Dundas Street East. The topography is generally flat, with a gentle rise from Dundas Street East to the north lot line boundary. The north-east corner of the site contains a portion of a large woodlot.

2.2 Surrounding Land Uses

The Redoak-Capoak Lands are in an area which is in transition from rural and agricultural uses to urban uses. The site is bounded on the west by the extension of Eighth Line north of Dundas Street East and residential developments. Dundas Street East and a mix of residential and commercial uses are located to the south. Future residential development is planned to the east, and existing rural and agricultural uses exist to the north. The residential developments to the west are constructed and occupied; they were draft approved for a total of 1,689 units consisting of single and semi-detached lots, townhouses, apartments and mixed-use. A development at the north-east corner of Dundas Street East and Eighth Line is proposed for two condominium apartment buildings, ranging from 4 to 8 storeys. Future residential is also proposed on the agricultural lands to the east, which proposes 595 units, comprised of single detached, street and back-to-back townhouses. The surrounding uses are shown in Figure 2.1.

Figure 2.1 Subject Lands and Surrounding Land Uses



Source: Malone Given Parsons Ltd., Air Photo- Google Earth 2018

3.0

The Proposed Development

The proposed development for the Redoak-Capoak Lands consists of 605 single detached, townhouse and live/work units (including future development blocks/part lots), two future higher-density blocks on the north side of Dundas Street East, two village squares, an enhanced gateway into the trail system, promenade/walkways and a portion of a stormwater management facility.

3.1 The Proposed Development

Redoak G & A Inc. and Capoak Inc. are proposing to develop their lands with a mix of residential and open space use consistent with the North Oakville Master Plan. The development proposes a well-planned subdivision located within the Joshua's Meadows community in the North Oakville East Secondary Plan (NOESP). The NOESP is a comprehensively studied and planned area, which establishes the detailed planning framework for development occurring north of Dundas Street and south of Highway 407. The proposed land uses, densities and overall development plan are in accordance with, and implements the NOESP.

3.2 Draft Plan of Subdivision

Figure 3.1 is the proposed Draft Plan of Subdivision and Table 3.1 provides the land use mix and units for the Draft Plan of Subdivision. Appendix A contains the Town of Oakville's planning statistics spreadsheet for the proposed subdivision.

Table 3.1 Land Use Mix

Land Use	Units	Area (ha)	% of Total Area
Residential		14.4	35%
<i>Singles, Towns, Live/work</i>	581	11.2	28%
<i>Dundas Urban Core*</i>	TBD	2.7	7%
<i>Future Residential (Blocks 196-197)</i>	Max 11	0.2	1%
<i>Future Residential (part lots)</i>	13	0.3	1%
Parks		0.6	1%
SWM		0.6	2%
Vista and Walkways		0.1	0%
Natural Heritage System		17.8	44%
Public Roads		7.1	18%
Total	605	40.6	100%

*Dundas Urban Core layout and units subject to site plan process

3.2.1 Residential Uses

The proposed residential uses consist of single detached homes and various townhomes including street, live/work, rear-access and back-to-back units. Two Dundas Urban Core blocks which front Dundas Street East will be subject to future development applications.

Excluding the future Dundas Urban Core (DUC) development blocks, a total of 605 single detached and townhouse units are proposed, including all future residential blocks and part lots; 116 single detached and 489 townhouse units, including 8 live/work units. The single detached lots range from 8.5m to 11.0m minimum frontages. The townhouse units range from 5.5m to 6.4m minimum lot frontages, except the live/work units which have 7.5m lot frontage.

The townhouses comprise 80% of the total units proposed, while the remaining 20% consists of the single detached lots. Generally, the higher-density units (townhouses) are situated on the southern half of the developable area, closer to Dundas Street East with a gradation to the lower density single detached lots adjacent to the natural heritage system.

As shown on the Draft Plan of Subdivision, the proposed development includes two blocks within the Dundas Urban Core Area, which have a combined area of 2.7 ha. The intent for these development blocks is future higher-density and mixed-use developments. The development and uses of these blocks will be determined through the site plan application process.

A row of back-to-back townhomes are proposed between the Dundas Urban Core blocks and the remaining residential lands. This strip of medium density residential will provide transition between the ground-related housing within the community to the higher-density and mixed-use development that will be proposed along Dundas Street.

A block of live/work townhouse units are proposed at the northeast corner of Eighth Line and Street 'A'. This intersection is identified as a Neighbourhood Activity Node (NAN) within the North Oakville East Master Plan, which are intended to be focal points of a neighbourhood and serve as a central "meeting place" for residents. The NAN and proposed live/work units are further discussed in Section 4.5.3 of this report.

Since the last submission, and as outlined in Section 1.2.1, a portion of Town owned lands have been incorporated into the draft plan. The original subdivision plan bordered the unopened Eighth Line right-of-way to the west. North of Street 'A', Eighth Line becomes Threshing Mill Boulevard which curves to the west into the existing subdivision. By curving the road, this unopened ROW is not expected to be opened based on the North Oakville East Master Plan and will be maintained as part of the Natural Heritage System. A small triangle of land within the Town's unopened ROW, adjacent to Threshing Mill Boulevard, is now included in the draft plan as residential use.

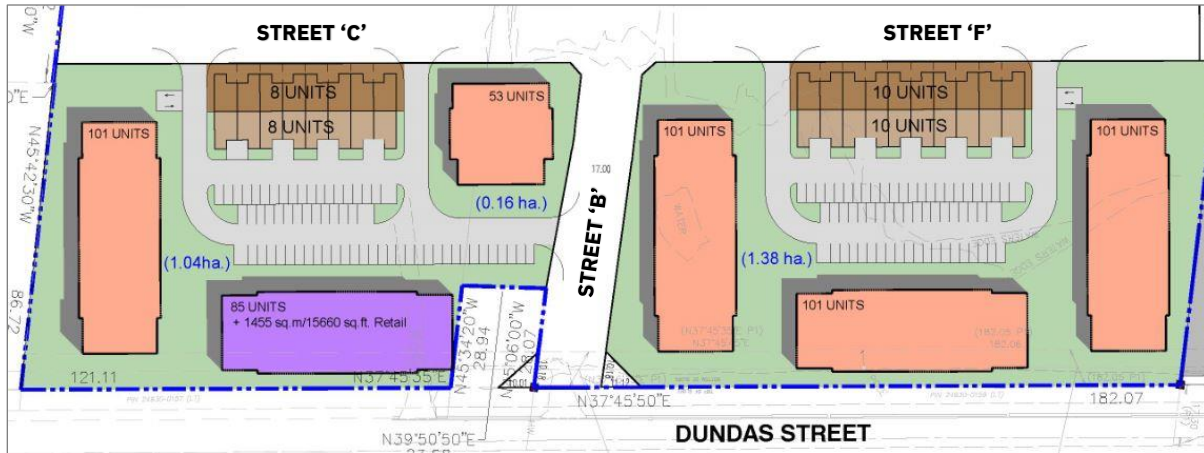
3.2.2 Dundas Urban Core Concept Plan

A concept plan has been prepared for the DUC blocks which illustrates higher-density residential and mixed-uses within the blocks. This plan has been prepared to illustrate the conceptual building layout and density that can be achieved, in conformity with the DUC designation of the North Oakville East Secondary Plan. The detailed development of these blocks (i.e. height, mix of uses) will be determined through a future site plan process.

The concept plan shows six condominium apartment/mixed-use buildings framing Dundas Street and the proposed Street 'B' in a manner that creates urban form along Dundas Street. Back to back townhouses are shown tucked in behind the apartment buildings and transition the built form to the townhouses to the north. Both underground and surface parking is proposed, with the surface parking located behind the apartments, away from major sidewalks.

The Dundas Urban Core permits a full range of office, commercial, retail, service, and medium and high-density residential uses. Mixed-use and single use buildings are permitted. The permitted density for Dundas Urban Core ranges from 0.5 to 2.5 Floor Space Index (FSI). This concept plan has been provided to demonstrate how the Dundas Urban Core blocks can be developed to conform to the NOESP. Details for the DUC blocks, including height and mix of uses, will be determined through the site plan application process.

Figure 3.2 Dundas Urban Core Concept Plan



Source: Redoak G & A Inc. and Capoak Inc.

3.2.3 Proposed Density

Based on the persons per household used in the Town’s Development Charge Background Study, it is estimated that the total population within this subdivision, upon full build-out, could be approximately 2,662 residents. The proposed Draft Plan of Subdivision will achieve a density of 84 residents per hectare, excluding the Dundas Urban Core blocks. Based on the DUC Concept Plan, the DUC blocks have a gross density of 282 residents per hectare, potentially bringing the overall density for the Redoak-Capoak Lands to 112 residents per ha. This exceeds the minimum densities of both the 2019 Growth Plan and Halton Region’s Official Plan. The development pattern provides diversified housing stock and establishes a density that will help make the community transit supportive. Furthermore, it offers this level of density while protecting the Natural Heritage System within the site. The development’s integration with the surrounding NHS promotes active uses, creating a healthy and sustainable community.

The density analysis is shown in Table 3.2 and does *not* include commercial or home employment calculations for expected jobs. The minimum density is achieved solely by projecting the number of residents. Any business within the live/work townhouse units as well as potential commercial/retail space in the future Dundas Urban Core blocks would create employment and further increase the projected density. The proposed Plan of Subdivision will assist the Town of Oakville in meeting the Growth Plan’s and Region’s density target.

Table 3.2 Projected Population and Gross Density

Unit Type	Units	Persons Per Unit ⁽¹⁾	Population	Gross Area(ha) ⁽²⁾	Residents Per ha
Single Detached	116	3.61	419	20.3	84.1
Townhouses (incl. future res and part lots)	489	2.63	1,286		
Subtotal	605		1,705		
Future Dundas Urban Core (Apartments)	542	1.59	862	3.4	282.4
Future Dundas Urban Core (Back to Back Towns)	36	2.63	95		
Total	1,183		2,662	23.7	112.3

⁽¹⁾ PPU's as per Town of Oakville Development Charge Background Study, March 7, 2018

⁽²⁾ Total area minus major open space. Includes half of adjacent rights-of-way.

3.2.4 Residential Density

The development plan proposes a total of 605 residential units, exclusive of the future Dundas Urban Core blocks. The 605 units will be developed on approximately 11.6 ha of land (residential lot area, excluding all other areas) which is equal to a density of 52 units per hectare across the site. There are several residential designations applicable to the subject lands, each with permitted density ranges. A detailed description of the residential density and its conformity to the designations of the North Oakville East Secondary Plan is provided in section 4.5.1 of this report.

3.2.5 Public Uses

The development includes two Parks (“Village Squares”), an enhanced gateway into the major trail system, pedestrian walkways, a portion of a stormwater management facility and promenade.

One Village Square is located north of the east-west collector road (Street ‘A’), adjacent to the natural heritage system. This Village Square will be easily accessible for the population north of the collector road and will provide an opportunity for the community to passively interact with and enjoy the abutting Natural Heritage System. A second Village Square is located south of Street ‘A’ and is central to the townhouse units.

Redoak G & A Inc. and Capoak Inc. have executed an Added Party Agreement to the North Oakville Master Parkland Agreement. This agreement generally sets out the total parkland obligation for the lands within the North Oakville East Secondary Plan (NOESP). The agreement reflects the requirements for parkland, village squares and walkways. The Redoak-Capoak development is subject to the requirements of the North Oakville Master Parkland Agreement.

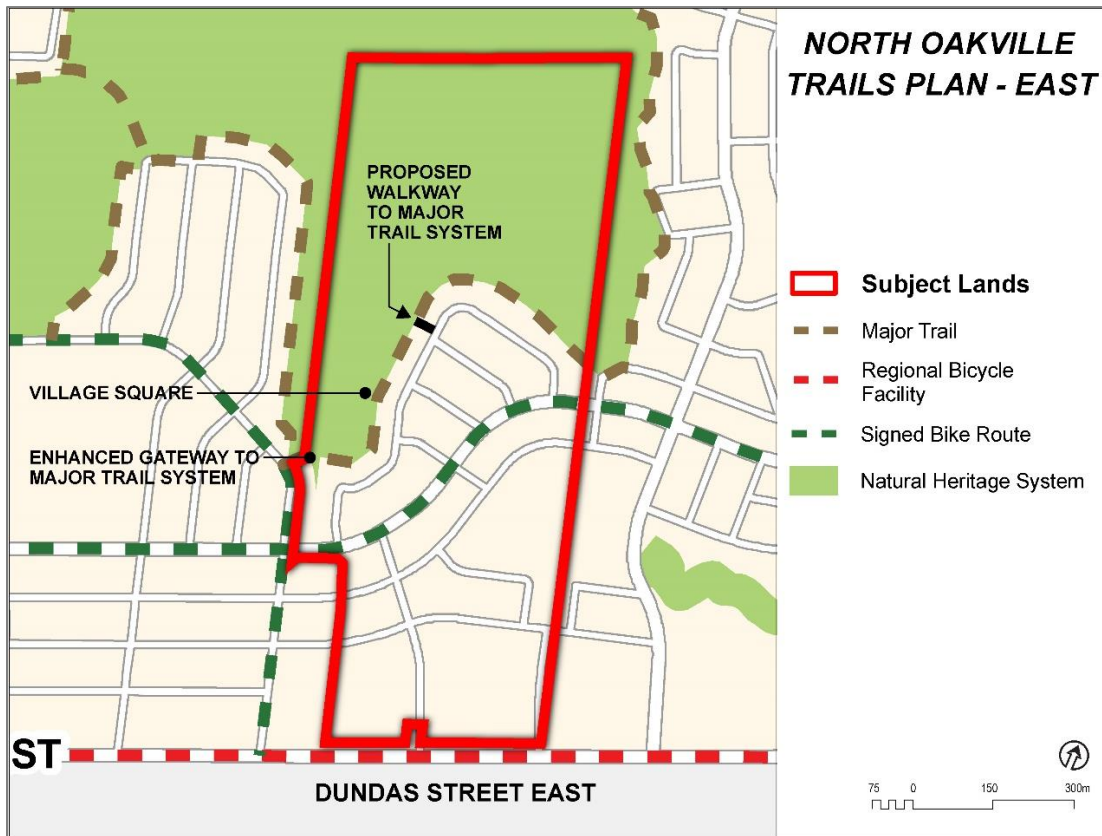
Multiple connections to the Major Trail, as identified within the North Oakville Trails Plan – East (see Figure 3.3), will be created by the proposed development. This includes a 6.0m pedestrian walkway between lots at the north end of the development adjacent to the natural heritage system, the

northern Village Square, and an enhanced gateway located at the north end of Eighth Line/Threshing Mill Boulevard.

The proposed gateway to the Major Trail System from the north end of Eighth Line/Threshing Mill Boulevard will be located within an open space block. In addition to the trail itself, the additional space in this block could serve as a community gathering space and facilitate the installation of attractive features such as a trailhead sign, public seating, trail map and community board, and a shade structure. This location is desirable for the proposed enhanced gateway as it connects the Major Trail System between the proposed plan and the existing subdivision to the west, and has a clear sightline to the south that creates visual interest to draw pedestrians and cyclists north from the Neighbourhood Activity Node at Eighth Line/Street 'A' and into the trail system. It will encourage active use for pedestrians and cyclists travelling through and between the neighbouring communities.

Within the subdivision, a 3.0m pedestrian promenade is located along the northern edge of the stormwater management pond. This will provide additional pedestrian connections with both the development to the east and the east-west collector road (Street A), as well as create a walking path for residents to enjoy the open space and greenery of the stormwater management pond. Access to this promenade is provided through Street F and the rear-access townhouse laneway connection to Street A.

Figure 3.3 Proposed Trail Connection



Source: North Oakville Trails Plan, May 2013

3.2.6 Stormwater Management and Natural Heritage

A block for a portion of a stormwater management facility is located mid-point, on the east boundary of the Subject Lands. The stormwater management facility lies partially on the Subject Lands and partially on the adjacent proposed development lands to the east. The stormwater management facility will be designed and constructed to satisfy North Oakville Creek's Subwatershed Study stormwater management goals, objectives and targets.

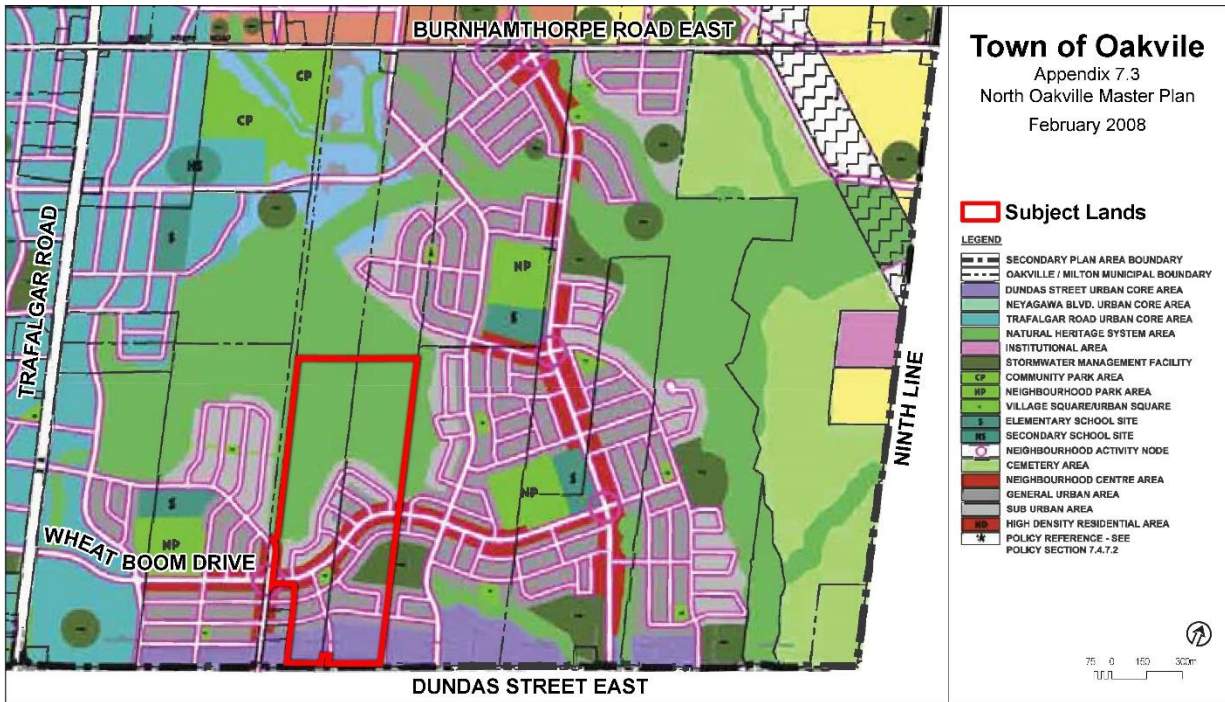
Approximately 17.8 ha in the northern portion of the Subject Lands has been conserved as part of the Natural Heritage System. This area is designated Natural Heritage System (NHS) Area on Figure NOE 2 – Land Use Plan of the NOESP. As noted above, residents will be provided access to the Natural Heritage System through the Village Square, a 6.0m pedestrian walkway, and through an enhanced gateway at the north end of Eighth Line/Threshing Mill Boulevard.

3.2.7 Road Network

The proposed road network is generally consistent with the North Oakville Master Plan and provides the larger-scale connections to the transportation system envisioned by the Town. See Figure 3.4 (NOESP Master Plan). The local connections in the road network differ slightly from the Master Plan, which is to be expected as the Master Plan provides the high-level concept with the anticipation for updates based on detailed studies. However, the proposed development provides adequate vehicular and pedestrian connections through the system of streets, sidewalks, walkways and promenades. Additional north/south pedestrian connections may be considered as part of the future site plan applications for the Dundas Urban Core blocks.

The proposed road network has been evaluated in the submitted Traffic Impact Study. The detailed road network and classification of road hierarchy proposed in the Redoak-Capoak Plan is shown in Figure 3.5 and described below.

Figure 3.4 NOESP Road Network



Source: NOESP Master Plan

Street 'A' will extend Wheat Boom Drive, which connects to Trafalgar Road in the west. To the east, Street 'A' travels through the adjacent future subdivision to connect to a proposed north-south collector road that links Dundas Street to Burnhamthorpe Road. Street 'A' will have a 22.0m right-of-way (ROW) and include a signed bike route.

Street 'B' is proposed to connect Street 'A' with Dundas Street to the south, at the midpoint between the Dundas Urban Core blocks. Street 'B' will have a 17.0m ROW.

The internal street pattern of the development proposes a modified grid pattern, allowing for internal vehicular circulation and a well-connected pedestrian network. All local roads will have a 17.0m ROW, except for the laneways that provide access to the rear lane townhouse units which have a ROW of 7.5-11.0m. Several of the local roads connect to the adjacent subdivisions.

Appropriate 0.3m reserve blocks have been incorporated at the stubs of the internal roads for future connections to the abutting developments.

Figure 3.5 Road Hierarchy



Source: Redoak G & A Inc. and Capoak Inc.

3.2.8 Allocation

Redoak G & A Inc. and Capoak Inc. had secured 17 Single Detached Equivalent (SDE) units of allocation under the 2012 Allocation Program via a fully executed Allocation Agreement between Redoak G & A Inc. and the Region of Halton in January 2019 (Regional legal file #2018-255).

The applicant submitted an Expression of Interest to the Region of Halton to seek Allocation under the new program in 2020. This request was endorsed by the Town of Oakville and Redoak-Capoak has fulfilled their obligation to the 2020 Region of Halton Allocation Program by executing the 2020 Allocation Agreement with the Region of Halton. A fully executed Allocation Agreement between Redoak G & A Inc. and the Region of Halton for 260 Standard SDE and 58 High Density SDE was completed in June 2020 (Regional legal file #2020-131). Capoak Inc. secured allocation through the 2020 Allocation Program via a fully executed Allocation Agreement between Capoak Inc. and the Region of Halton for 214 Standard SDE and 45 High Density SDE (Regional legal file #2020-130).

Excluding the Dundas Urban Core Blocks, which will be subject to a future site plan application, the secured allocation provides for 100% of the proposed subdivision units. This will provide sufficient allocation to obtain draft plan approval for the Redoak-Capoak lands.

3.3 Zoning By-law Amendment

An amendment to the Town of Oakville Zoning Bylaw 2009-189 is required to permit development of the Draft Plan of Subdivision. The amendment proposes to rezone the lands from “ED – Existing Development Zone” to:

- “DUC-*” – Dundas Urban Core Performance Zone*
- “GU-*” - General Urban Performance Zone*
- “S-*” - Sub-Urban Performance Zone*
- “NC-22” - Neighbourhood Centre Performance Zone-22
- “SMF” - Stormwater Management Facility Zone
- “P” - Park Zone
- “NHS” - Natural Heritage System Zone

The uses and development standards proposed for the Redoak-Capoak Lands conform to OPA 272. The site-specific zoning standards to zones with exceptions are described below.

The lands zoned DUC-* include the future development blocks fronting Dundas Street and the adjacent row of back-to-back townhomes. These lands shall be subject to the following amendments:

In addition to the permitted uses, buildings, and regulations of the Dundas Urban Core (DUC), the following regulations shall apply:

- a) *The uses and buildings in the GU Zone shall be permitted and the regulations of the GU Zone shall apply to those uses and buildings*
- b) *The minimum width of a parking space in a single car private garage shall be 2.9 metres*
- c) *One step may encroach into the length and width of a parking space within a garage at the end of the parking space*
- d) *Section 4.27 shall not apply for inset porches*
- e) *Notwithstanding Section 4.27, a porch shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, not including any vertical plane abutting the main wall of the building or insect screening.*

The lands zoned GU-* include townhouse dwellings and shall be subject to the following amendments:

In addition to the permitted uses, buildings, and regulations of the General Urban Performance (GU) Zone, the following regulations shall apply:

- a) *The minimum width of a parking space in a single car private garage shall be 2.9 metres*
- b) *One step may encroach into the length and width of a parking space within a garage at the end of the parking space*
- c) *Section 4.27 shall not apply for inset porches*
- d) *Notwithstanding Section 4.27, a porch shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, not including any vertical plane abutting the main wall of the building or insect screening.*

The lands zoned S-* include single detached dwellings and shall be subject to the following amendments:

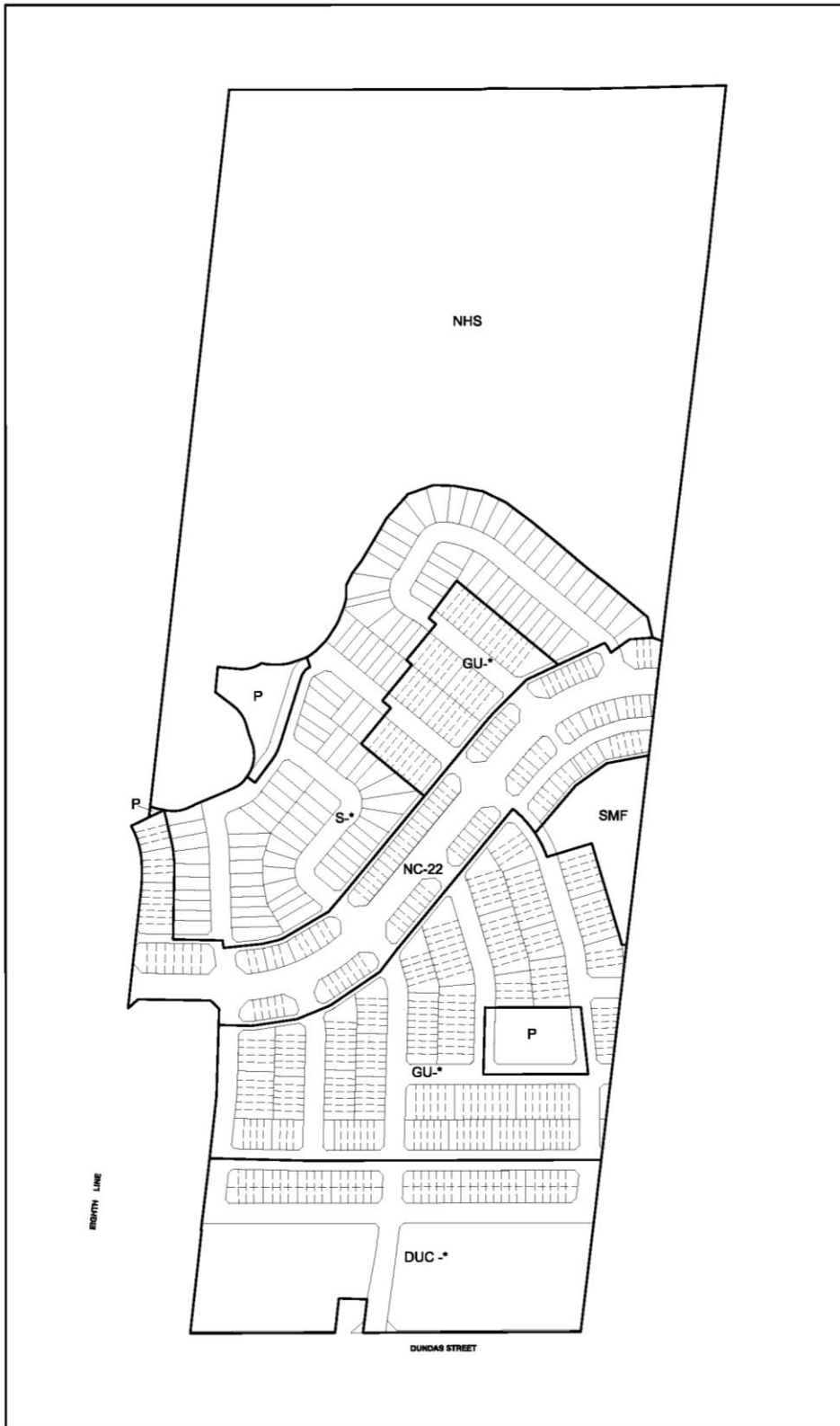
In addition to the permitted uses, buildings and regulations of the Sub-Urban Performance (S) Zone, the following regulations shall apply:

- a) The minimum width of a parking space in a single car private garage shall be 2.9 metres*
- b) One step may encroach into the length and width of a parking space within a garage at the end of the parking space*
- c) Section 4.27 shall not apply for inset porches*
- d) Notwithstanding Section 4.27, a porch shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, not including any vertical plane abutting the main wall of the building or insect screening*
- e) "Lot Frontage" means the horizontal distance between the side lot lines of a lot measured parallel to and 6.0 metres back from the front lot line.*

All other lands without amendments identified above will be subject to the provisions of North Oakville Zoning By-law 2009-189, as amended.

Figure 3.7 is the proposed zoning schedule for the Redoak-Capoak Lands. A draft zoning by-law is included in Appendix B.

Figure 3.6 Proposed Zoning



Source: Redoak G & A Inc. and Capoak Inc.

4.0

Planning Policy and Regulatory Framework

This section is a review of current provincial, regional and local plans and how the proposed development is consistent with the relevant policies of each.

4.1 Provincial Policy Statement 2020

The new Provincial Policy Statement (PPS) is in effect as of May 1, 2020. The PPS provides policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land. All planning decisions “shall be consistent with” the policies of the PPS.

The PPS promotes efficient land use and development patterns as they support sustainability and optimize the use of land, resources, and public investment in infrastructure. According to the PPS, healthy, livable and safe communities are sustained by promoting efficient development and land use patterns, by promoting cost-effective development patterns and standards to minimize land consumption and servicing needs and promoting development that conserves biodiversity (Policy 1.1.1 (a)(e)(h)). Land use patterns within Settlement Areas shall be based on densities, and a mix of land uses which efficiently use land and resources, support active transportation and are transit-supportive (Policy 1.1.3.2(a)(e)(f)).

The PPS promotes healthy, active communities by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity, as well as planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation (Policy 1.5.1(a)(b)). The development of the Redoak-Capoak Lands includes a modified grid pattern which encourages walking in the neighbourhood and the use of active transportation. The location of the Village Squares within the development facilitates social interaction within the community. The pedestrian walkway, northern Village Square and enhanced trail gateway all provide linkages between the proposed development and the Major Trail of the North Oakville Trails Plan – East.

The PPS encourages new development in designated growth areas to occur adjacent to the existing built-up area with a compact form and mix of uses and densities (Policy 1.1.3.6). The Redoak-Capoak Lands are adjacent to the existing built-up area south of Dundas Street. Residential developments are located immediately to the west and are currently under construction or occupied. The lands immediately to the east have been proposed for future residential development. The proposed development constitutes a compact urban form of primarily medium density housing forms.

The PPS also promotes planning for stormwater management which minimizes or prevents increases in contaminant loads, minimize changes in water balance and erosion and promotes best management practices including stormwater attenuation (Policy 1.6.6.7(b)(c)(f)). A stormwater management facility is proposed at approximately mid-point, on the east side of the site. The proposed stormwater management block lies partially on the Subject Lands and partially on the adjacent proposed residential development to the east. The stormwater management facility will be designed and constructed to satisfy North Oakville Creeks Subwatershed Study stormwater management goals, objectives and targets.

The PPS encourages a land-use pattern, density and mix of uses that minimize the length and number of vehicle trips and supports current and future transit and active transportation (Policy 1.6.7.4). The proposed development includes a road pattern which encourages walking and a density that supports transit.

The proposed Draft Plan of Subdivision provides a range of housing types and densities while preserving the Natural Heritage System. The proposed development is consistent with the policies of the PPS.

4.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020

A Place to Grow - Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) came into effect on May 16, 2019 with Amendment 1 (2020) to the Growth Plan taking effect on August 28, 2020. The Growth Plan provides policy guidance to managing growth and development in the Greater Golden Horseshoe. The Growth Plan focuses on the achievement of complete communities that are compact, transit-supportive, and make efficient use of land and infrastructure.

Complete communities can be achieved partly through the implementation of the Growth Plan’s housing policies. The Growth Plan states municipalities will support housing choice through the achievement of the minimum intensification and density targets of the Plan (Policy 2.2.6.2(b)). Development will support complete communities by considering the range and mix of housing options and densities of the existing housing stock and plan to diversify the overall housing stock across the municipality (Policies 2.2.6.2(c) and (d)).

The proposed development will increase the diversification of the existing housing stock in the area through the proposed mix of townhomes, single detached, and future higher-density units. The development pattern efficiently uses the land within the Designated Greenfield Area that is anticipated to accommodate various densities and built form. The proposed residential development represents a logical completion of this neighbourhood and an extension of compatible housing products from the neighbouring subdivision to the west. Additionally, the higher-density units will provide an alternative choice for future residents from an existing market that is dominated by single detached homes. As a result, this will add to the range of housing types and densities while delivering a compact form of development.

The proposed development is within a “Designated Greenfield Area” on Schedule 4-Urban Growth Centres of the Growth Plan. New development in Designated Greenfield Areas will be planned to support complete communities, active transportation, and encourage the integration and sustained

viability of transit services (Policy 2.2.7.1). The creation of complete communities is supported by providing a diverse range and mix of housing and expanding access to transit services, walking trails and active transportation options (Policy 2.2.1.4). The development promotes active uses and enhancement of the public realm through an enhanced gateway to the trail system and adherence to the North Oakville Trails Plan. The development includes transit-supportive densities and built form and is accessible by dedicated on-street cycling routes.

The Growth Plan also supports a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity (Policy 4.2.2.1). The plan includes approximately 18 ha of the Natural Heritage System. New development must demonstrate that there are no negative impacts on key natural heritage features or their functions (Policy 4.2.2.3(a)). Development or land disturbances shall generally be prohibited in the NHS area. Development has not been proposed within the NHS and appropriate buffers have been determined through the Environmental Impact Report (further detailed in Section 4.5 of this report). Furthermore, the development plan will add public parkland with opportunities for pedestrian connections between the park block and Natural Heritage System (Policy 4.2.5.1).

Planning new infrastructure is also integral to ensure new communities manage risks and have options for enhancing resilience to challenges such as climate change (Growth Plan Section 3.1). Comprehensive stormwater management planning, including the use of low impact development (LID), can increase the resiliency of communities. Policy 3.2.7.2(b) states that proposals for plans of subdivision will be supported by a stormwater management plan that incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds. The submitted Redoak/Capoak Addendum #1 to the Joshua's Creek Tributaries EIR/FSS details the potential use of LIDs and the preservation of wetlands to service the proposed development.

The development of the Redoak-Capoak Lands will contribute to developing the Designated Greenfield Area in a way that provides a street pattern and residential densities that support walking, cycling and transit and protects the natural heritage system area, subject to the urban design guidelines. The proposed application conforms to the goals and objectives of the Growth Plan.

4.2.1 Conformity to Density Target

The Growth Plan states that the Designated Greenfield Area in the Region of Halton will be planned to achieve, within the horizon of the Growth Plan, a minimum density target that is not less than 50 residents and jobs combined per hectare (Policy 2.2.7.2.a). Alternatives to the minimum residents and jobs can be set by the councils of upper and single-tier municipalities (Policy 2.2.7.4). The Town of Oakville is within the upper-tier municipality of Halton Region, therefore the Region can identify density target requirements.

Based on the Regional Official Plan, Table 2 to Halton's Regional Structure – 'Intensification and Density Targets' requires that Designated Greenfield Areas within the Town of Oakville achieve an average density that is not less than 46 residents and jobs per gross hectare combined in the developable area (excluding the Regional Natural Heritage System). The minimum density target of 46 residents and jobs combined per gross hectare continues to apply over all lands within the Designated Greenfield Area.

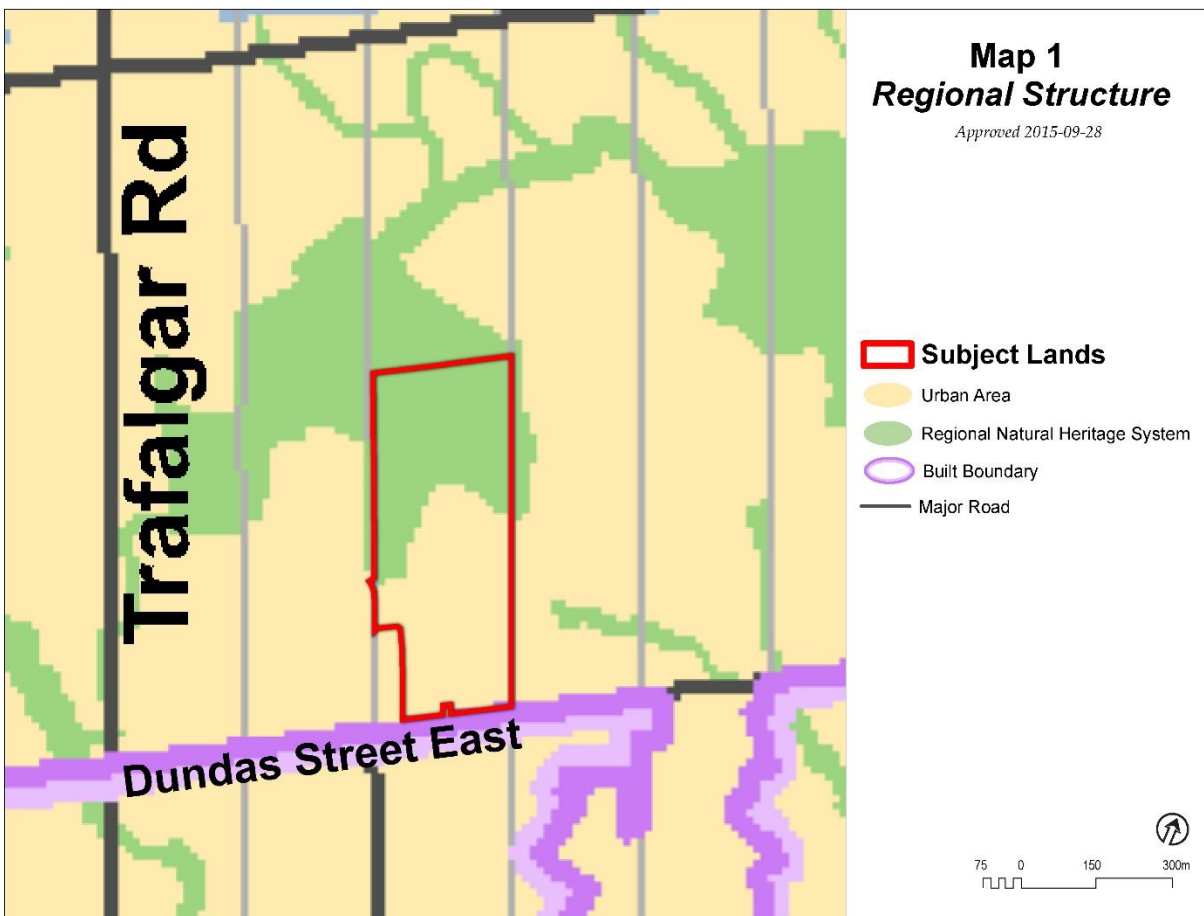
A detailed population and density projection is included in Section 3.2.3 of this report. As stated, upon full buildout, the estimated population could be 2,662 residents. The proposed Draft Plan of Subdivision will achieve a density of 84 residents per hectare, excluding the Dundas Urban Core blocks. Based on the Concept Plan for the Dundas Urban Core blocks, the overall density for the Redoak-Capoak Lands could be 112 residents per ha. The proposed development conforms to the minimum density target of the Growth Plan and the Halton Region Official Plan.

4.3 Halton Region Official Plan

The current version of the Halton Region Official Plan is the Office Consolidation dated June 19, 2018. All modifications, subsequent approvals, and approved amendments to the Halton Region Official Plan are incorporated in this version.

The Subject Lands are designated as 'Urban Area' and 'Regional Natural Heritage System' on Map 1: Regional Structure, as shown in Figure 4.1.

Figure 4.1 Regional Structure



Source: Map 1 - Halton Region Official Plan

One of the objectives of the Urban Area is to support a form of growth that is compact, 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 offers a strong and competitive economy (Section 72(2)). The proposed development will assist the Region in achieving this objective.

The Urban Area will accommodate existing and future urban development and amenities, and the distribution of population and employment for the Region (Sections 74 & 75). The range of permitted uses in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. However, all development is subject to the policies of the Regional Plan (Section 76).

Section 77(2.4) requires development occurring in Designated Greenfield Areas to:

- a) Contribute towards achieving the Region's development density targets;
- b) Contribute towards creating healthy communities;
- c) Create street configurations, densities and an urban form that support walking, cycling and the 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.

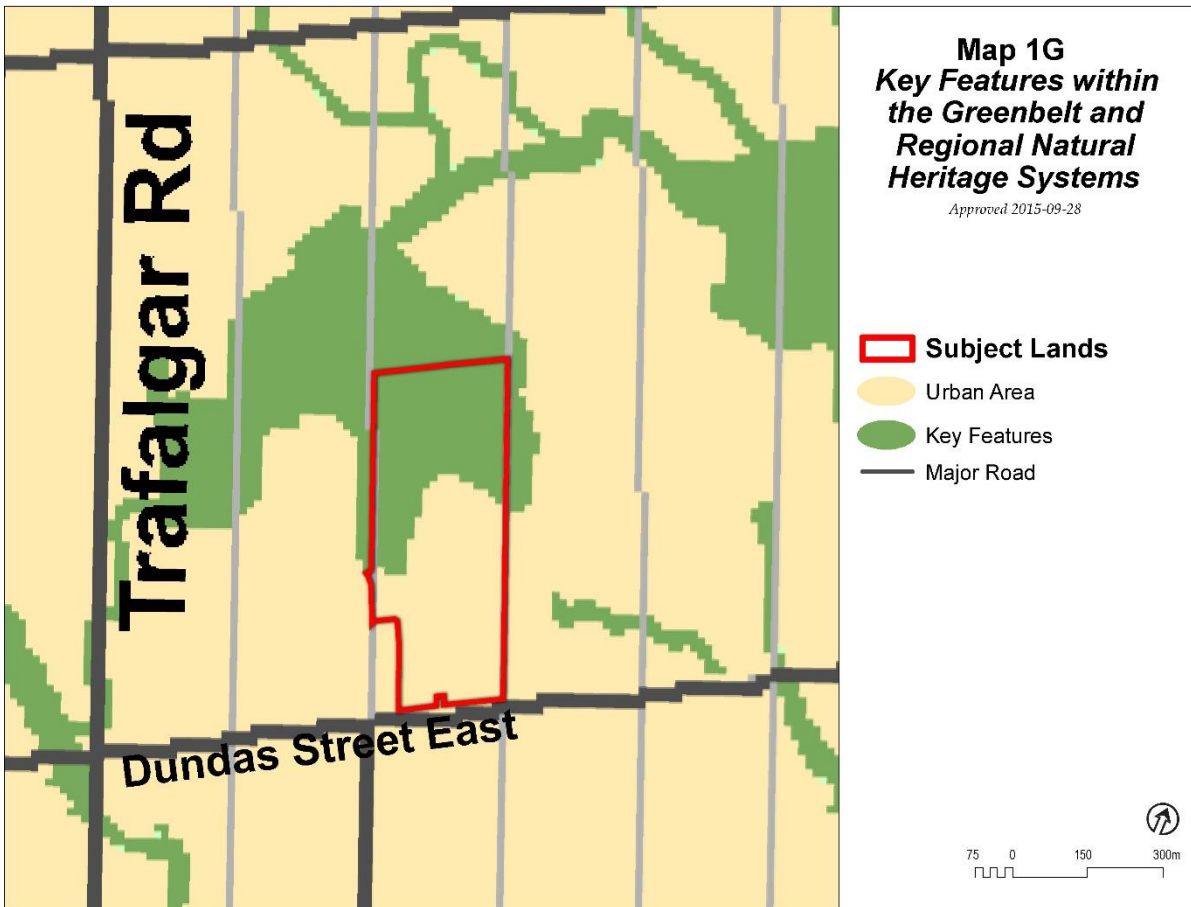
The development conforms to the Region's density target for Designated Greenfield Areas. A detailed analysis of the proposed development's population and density is provided in Section 3.2 of this report.

A portion of the Redoak-Capoak Lands is designated Regional Natural Heritage System. The goal of the Natural Heritage System is to preserve and enhance the biological diversity and ecological functions within Halton Region for future generations (Section 114). The NHS within the subject lands include two wetlands, which ecological functions will be protected.

Section 116.2 speaks to the Regional Natural Heritage System being more specifically delineated and implemented in the Oakville OPA 272. Section 118 requires that Local Official Plans and Zoning By-laws recognize the Regional Natural Heritage System and include policies and maps to implement the policies of the Regional Plan.

The northern portion of the Redoak-Capoak lands is heavily treed and is identified as 'Key Features' within the Regional Natural Heritage Systems on Map 1G. The purpose of the Key Features designation is to assist in the implementation of permitted use policies in the Regional Natural Heritage System and the requirement for Environmental Impact Assessments (EIA's). It is also intended to assist Local Municipalities in delivering detailed implementation policies for the Key Features per the policies of the Greenbelt Plan and the Regional Plan (Section 139.11).

Figure 4.2 Key Features within the Greenbelt and Regional Natural Heritage Systems



Source: Map 1G - Halton Region Official Plan

Overall, the proposed development conforms to the policies of the Regional Official Plan:

- Residential uses are permitted within Urban Areas.
- The development of the Redoak-Capoak Lands will assist Halton Region in achieving its development density targets.
- The proposed development has a compact form with an appropriate range of housing densities that support active transportation and the provision of public transit.
- The proposed development will be serviced with municipal water and sewer.
- The proposed development includes a modified street grid pattern that encourages walking and active transportation which contribute to healthy communities.
- The proposed development includes two high-quality parks in the form of Village Squares located at strategic locations within the development, assisting in maximizing accessibility.
- The proposed development includes a pedestrian walkway, enhanced trail gateway and strategically located Village Square, all of which will provide access through multiple high quality connections into the Major Trail of the North Oakville Trails Plan – East.
- The proposed development protects the Key Features within the Natural Heritage System.

4.4 Town of Oakville Official Plan

The 2006 Town of Oakville Official Plan did not designate lands north of Dundas Street and south of Highway 407 between Ninth Line in the east and Tremaine Road in the west. This area was to be detailed in the North Oakville East and West Secondary Plans. The subject lands are designated by OPA 272 - North Oakville East Secondary Plan (NOESP), and remain as part of the amendment to the 2006 Official Plan.

The 2009 Official Plan ('Livable Oakville Plan') was prepared as part of the Growth Plan for the Greater Golden Horseshoe (2006) conformity exercise as required by the Places to Grow Act, 2005. The North Oakville East and West Secondary Plans are not part of the Livable Oakville Plan, and therefore the NOESP remains in place today and applies to the Redoak-Capoak Lands. The proposed development does not require an amendment to the Town of Oakville Official Plan as it is consistent with the policies of the NOESP, discussed in the following section of this report.

While the policies of the Livable Oakville Plan do not apply to the subject lands, the guiding principles of the plan may be used to determine good planning practices. Section 2.2 of the Livable Oakville Plan describes the Town's guiding principles. Some of the principles include: preserving and creating a livable community by directing the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated; providing choices for mobility by linking people and places with a sustainable transportation network; and achieving sustainability to preserve, enhance and protect the Town's natural features and areas.

The development plan is consistent with the general spirit and intent of the Livable Oakville Plan as it provides various housing forms, achieves the Region's and Growth Plans density targets, promotes active uses, proposes transit-supportive development, and protects the Natural Heritage System within the site.

4.5 North Oakville East Secondary Plan (OPA 272)

The Redoak-Capoak Lands are within the North Oakville East Secondary Plan, which was approved by the Ontario Municipal Board in January 2008. The NOESP provides the planning policy framework for development north of Dundas Street and south of Highway 407. A review of the North Oakville Secondary Plans was initiated in May 2017. The first part of this review was to update policies through official plan amendment. OPA 321 North Oakville East, as modified by Halton Region and the Local Planning Appeal Tribunal, revised policies of the NOESP and is in effect as of July 3, 2019.

The NOESP encourages development that is compact, pedestrian-orientated and includes a mixed range of housing types. The NOESP also sets out a natural heritage and open space system throughout North Oakville that is integral to the fabric of the neighbourhoods.

Section 7.2.3 of the NOESP provides development objectives to guide future urban development within the Planning Area. Key objectives include:

- identify, protect and preserve natural heritage;
- provide a variety of residential densities and unit types, responding to the varied needs of the future population;

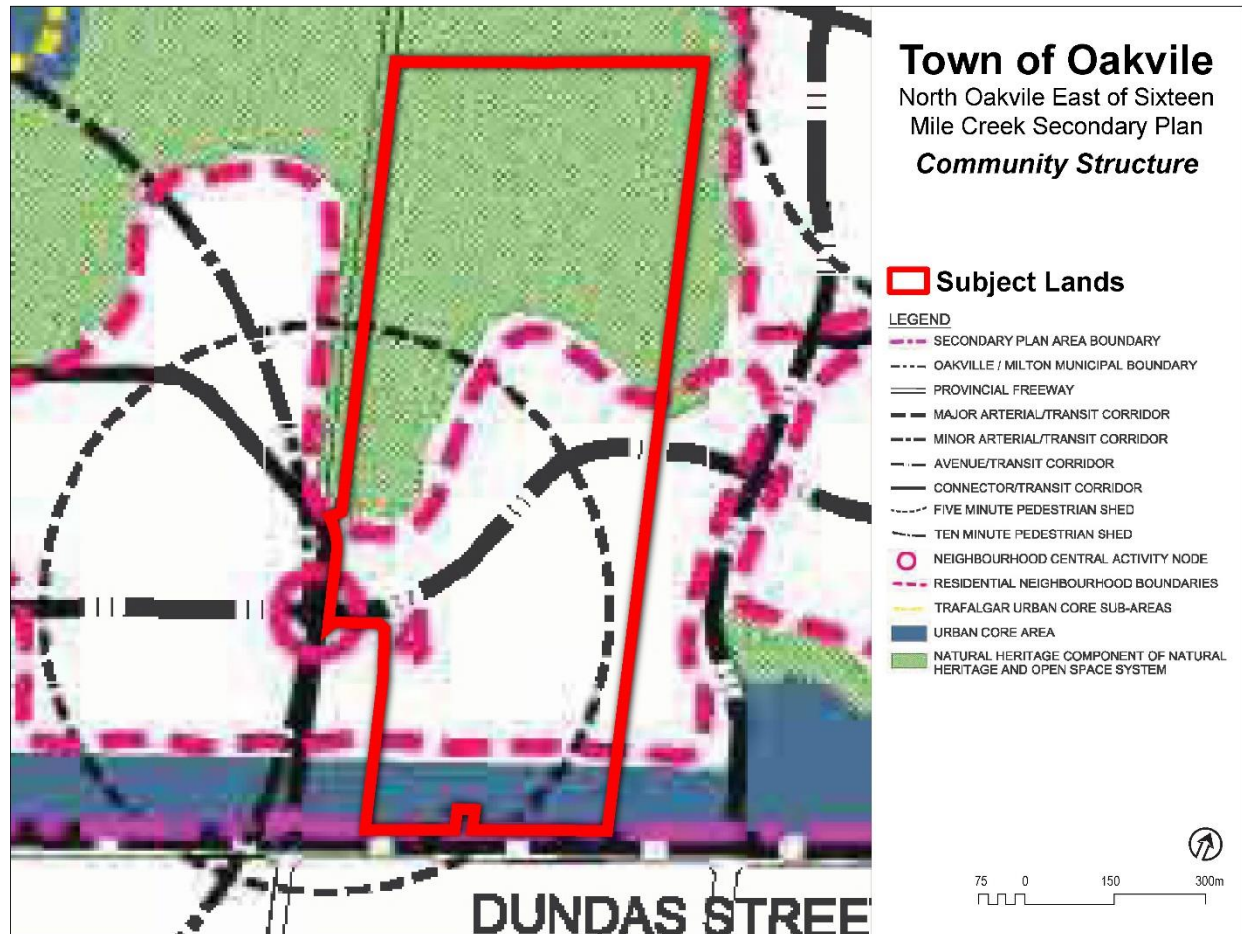
- integrate important views and vistas of the natural heritage and open space system within community design; and
- establish an efficient and linked, safe pedestrian movement system so that residents do not need to rely on the automobile to meet the needs of daily life.

The proposed development is consistent with the development objectives, as it identifies and preserves the natural heritage system while integrating views and vistas. A varied range of densities and housing types are proposed within the development. Future residents will be able to readily access transit facilities, as well as walk to schools, parks and local commercial services.

Figure 4.3 outlines the Subject Lands on Figure NOE 1 - 'Community Structure Plan' to the NOESP. This community structure establishes a range of components which define the general arrangement of land use and activity for the Planning Area. The Redoak-Capoak Lands are identified as 'Residential Neighbourhood Boundary 4', 'Urban Core Area' and 'Natural Heritage Component of Natural Heritage and Open Space System' on the Community Structure Plan. A 'Neighbourhood Activity Node' is partially within the Redoak-Capoak Lands. Neighbourhood Activity Nodes are located near the centre of each neighbourhood, approximately a five-minute walk from most areas in the neighbourhood. Transit stops, and public mailboxes/pickup facilities will be located near these nodes. Additionally, convenience commercial facilities will be encouraged to locate in the vicinity of these nodes.

Figure NOE 1 - 'Community Structure Plan' identifies Street 'A' as an Avenue/Transit Corridor. Avenue/Transit Corridors connect neighbourhoods together and to Urban Core Areas and other major focal points of the community (Section 7.5.5.3). These types of roads will serve intermediate volumes of intra-neighbourhood/district travel, accommodate local transit and distribute traffic to and from Major and Minor Arterial/Transit corridors.

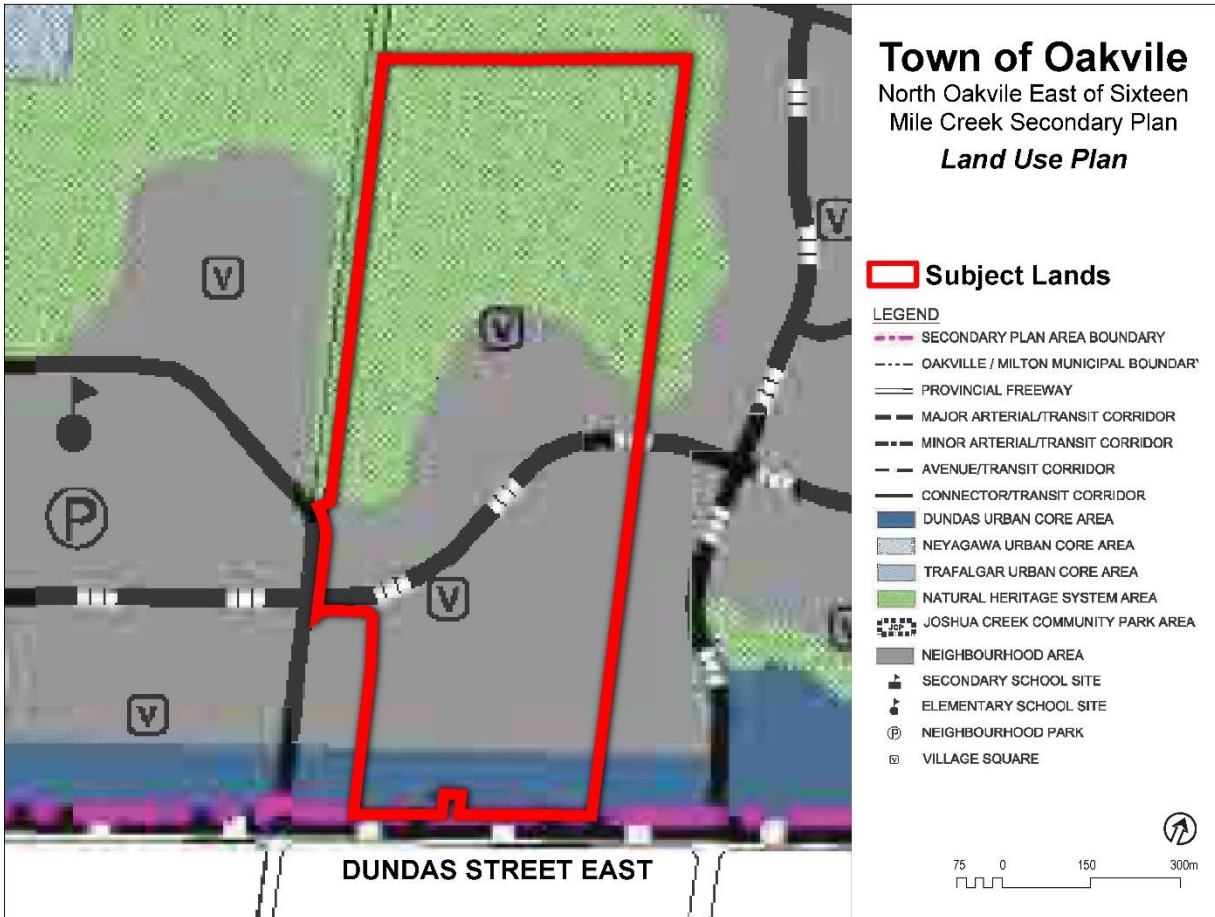
Figure 4.3 NOE 1 - Community Structure



Source: Figure NOE1 - OPA 272

Figure NOE 2 - 'Land Use Plan' to the NOESP identifies land use designations. The Redoak-Capoak Lands are designated 'Neighbourhood Area', 'Dundas Urban Core Area' and 'Natural Heritage System Area'. Two Village Square are also identified on the property as shown on Figure 4.4.

Figure 4.4 NOE2 - Land Use Plan

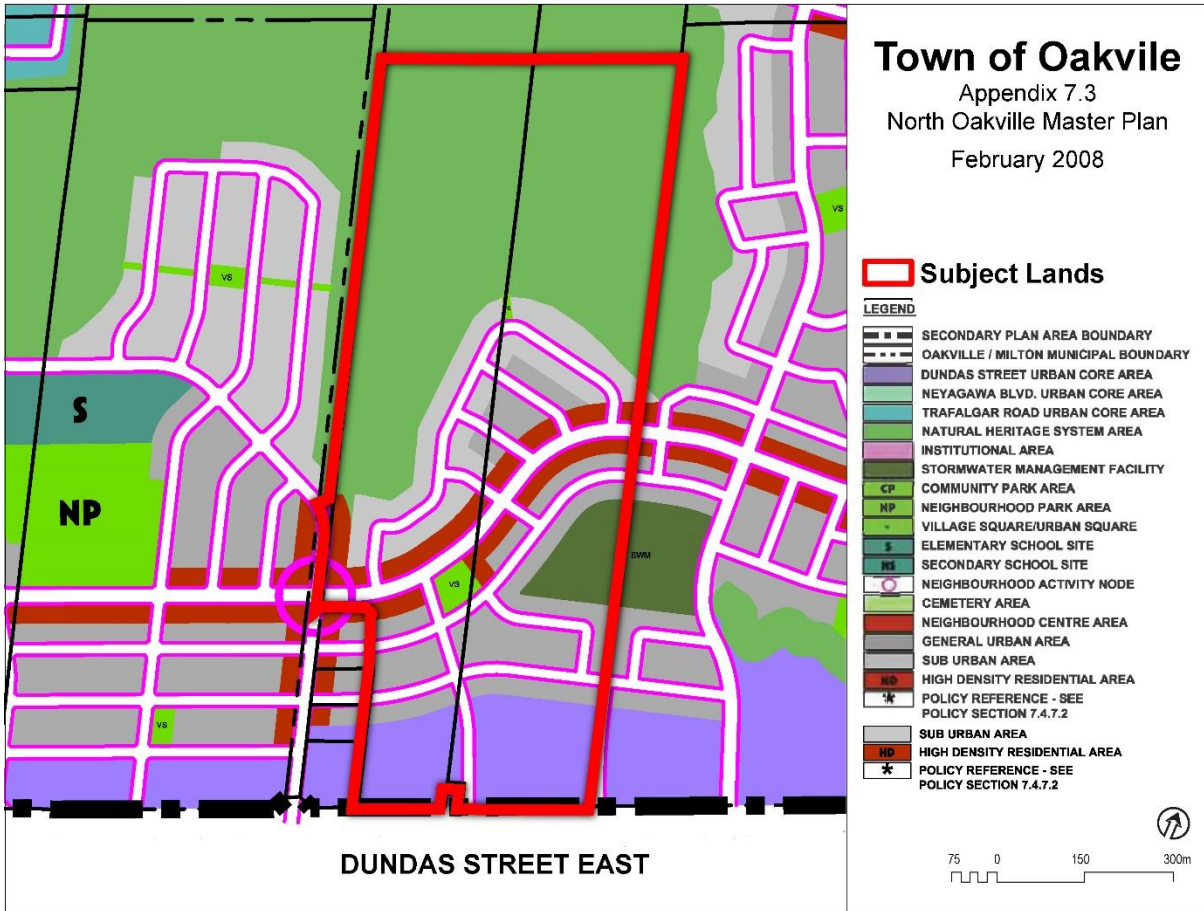


Source: Figure NOE2 - OPA 272

The 'Neighbourhood Area' designation is intended for the development of residential neighbourhoods (Section 7.6.7). Each neighbourhood will be with a mix of development based on the 'Neighbourhood Centre', 'General Urban' and 'Sub-Urban' land use categories, as identified on the North Oakville Master Plan, as shown on Figure 4.5.

The Master Plan is intended to illustrate graphically the design of the North Oakville East Planning Area and how the policies and figures of the NOESP are to be implemented. The Master Plan provides the high-level design of the neighbourhoods. Development must be consistent with the Master Plan, however development will generally not be considered inconsistent provided that the Town determines the development conforms to the policies and figures of the Secondary Plan (Policy 7.5.2h). This allows for some modifications to the Master Plan such as the road pattern, location of public facilities, reconfiguring land use categories, etc. by development plans (i.e. plans of subdivision) as long as the Secondary Plan policies and figures are conformed to.

Figure 4.5 Excerpt of North Oakville Master Plan



Source: Appendix 7.3 North Oakville Master Plan, February 2008

The ‘Neighbourhood Centre Area’ is generally located central to each neighbourhood, accommodating a range of medium density residential development, mixed-use, as well as public and institutional uses such as village squares. Limited commercial uses and civic uses should be focused at a neighbourhood activity node in order to be centrally located to serve residents. A minimum density of 35 units per net hectare to a maximum of 150 units per net hectare for residential uses is permitted. Neighbourhood Centre Areas have denser developments than other parts of the community (Section 7.6.7.1).

The ‘General Urban Area’ is intended to accommodate a mix of low and medium density residential uses. The density ranges for the General Urban Area is lower than those found in the Neighbourhood Centre Areas with a minimum density of 25 units per net hectare to a maximum of 75 units per net hectare (Section 7.6.7.2).

The ‘Sub-Urban Area’ is intended for low-density residential uses, consisting primarily of single-detached, semi-detached and duplex dwellings, all with direct access to a public or private street. A minimum density of 15 unit per net hectare to a maximum density of 35 units per net hectare is permitted (Section 7.6.7.3).

The Dundas Urban Core area permits mixed-uses as well as medium and high density residential. The Draft Plan proposes a row of back-to-back townhouses within the northern part of this designation to transition into the community. The remaining lands within the Dundas Urban Core area designation are closer to Dundas Street East and will be developed at higher densities through a future site plan process. Policy 7.6.5.2(e) of the revised NOESP states that townhomes shall not be permitted adjacent to Dundas Street. As stated, the development proposes back to back townhomes in the northern portion of this area with higher densities adjacent to Dundas Street East.

4.5.1 Residential Densities

Figure 4.6 shows the land use designations within the development plan. The proposed development is consistent with the density range for each land use category as prescribed in the North Oakville East Secondary Plan. The permitted and proposed densities are shown in Table 4.1. All designations are based on net density, with the exception of the Dundas Urban Core lands, which is calculated based on gross density (as per the NOESP modified by Halton Region dated September 21, 2018). The net density calculation is consistent with the NOESP definition of *Net Hectare* which states:

Net Hectare shall be calculated based on the area of the lot excluding all other areas. In particular, local, collector and arterial roads, public and private lanes, parks, schools and storm water management ponds and any other area of a plan used for open space purposes including but not limited to valleylands, woodlots, wetlands, buffers and linkages shall be excluded from the calculation of net hectare.

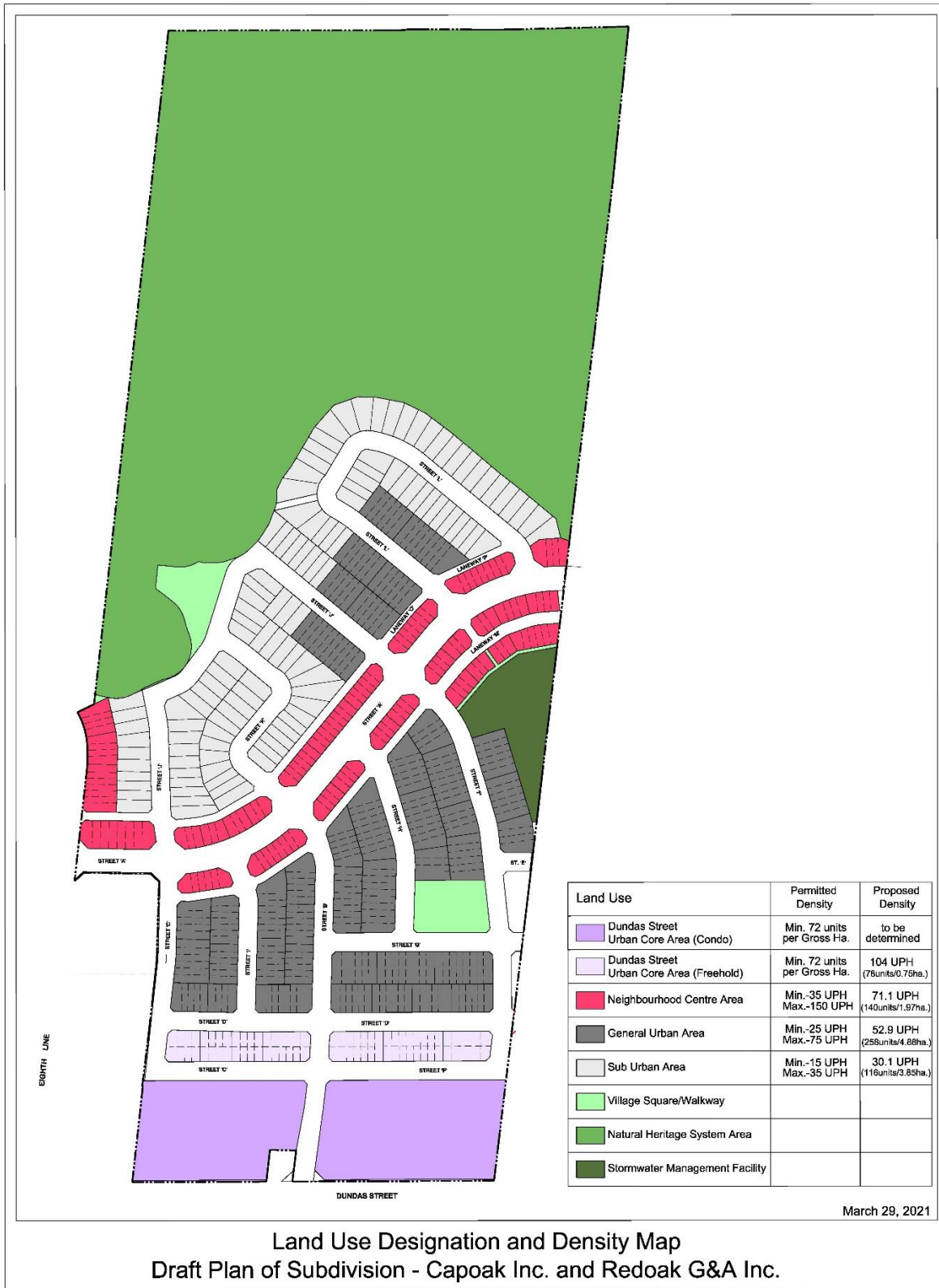
Table 4.1 Density (Units Per Hectare)

Land Use	Units	Area (ha)	Permitted Density ¹	Density
Sub Urban	116	3.85	15 - 35 uph	30.1 uph
General Urban	258	4.88	25 - 75 uph	52.9 uph
Neighbourhood Centre Area	140	1.97	35 - 150 uph	71.1 uph
Dundas Urban Core (excl. Future DUC blocks)	78	0.75	Min 72 uph ²	104.0 uph

⁽¹⁾ Permitted Density from the North Oakville East Secondary Plan.

⁽²⁾ DUC density based on units per gross hectare as per NOESP as modified by Halton Region (Sept 21, 2018)

Figure 4.6 Redoak - Capoak Land Use and Density Map



Source: Redoak G & A Inc. and Capoak Inc.

4.5.2 Land Use Category Requirement

The Community Structure Plan (see Figure 4.3) situates part of the Redoak-Capoak Lands within Neighbourhood 4. These lands are subject to the Neighbourhood Land Use Category Requirements (Table 1 to the NOESP). The proposed Plan of Subdivision will be developed in a manner that is consistent with the distribution of the Neighbourhood Area land use categories identified in the NOESP. It is expected that the land use requirements for Neighbourhood 4 will be satisfied as the balance of the community is developed as there are additional Neighbourhood 4 lands outside of the Subject Lands. Table 4.2 shows the land use category requirements for Neighbourhood 4 and the unit mix within those categories based on the development plan.

Table 4.2 Neighbourhood Area Land Use Category Requirement

Neighbourhood 4	Neighbourhood Centre	General Urban	Sub Urban
Required ⁽¹⁾	15%	57%	28%
Provided	26.6%	51.3%	22.1%

⁽¹⁾ Source: Table 1 - North Oakville East Secondary Plan

4.5.3 Village Squares and Neighbourhood Activity Node

The North Oakville East Secondary Plan identifies two Village Squares on the Subject Lands. Village Squares represent a general location for passive open space areas. These are intended to serve as focal points for portions of a neighbourhood and will have areas ranging from 0.3 to 0.5 hectares. The proposed development has two Village Squares, both approximately 0.3 ha in size. The Village Square located in the northern portion of the Subject Lands is adjacent to the Natural Heritage System along Street ‘J’, and the Village Square located in the southern portion of the Subject Lands has frontage on three sides for increased accessibility. The locations of the Village Squares are generally consistent with the North Oakville East Secondary Plan.

The intersection of Eighth Line and Street ‘A’ is designated as a Neighbourhood Activity Node in Figure NOE1 and Master Plan of the NOESP. The northeast corner of this intersection is within the Redoak-Capoak lands. Neighbourhood Activity Nodes are intended to be focal points of a neighbourhood and serve as a central “meeting place” for residents. These areas permit a range of medium density residential, mixed use and limited commercial and civic uses. Both mixed use and single use buildings are permitted.

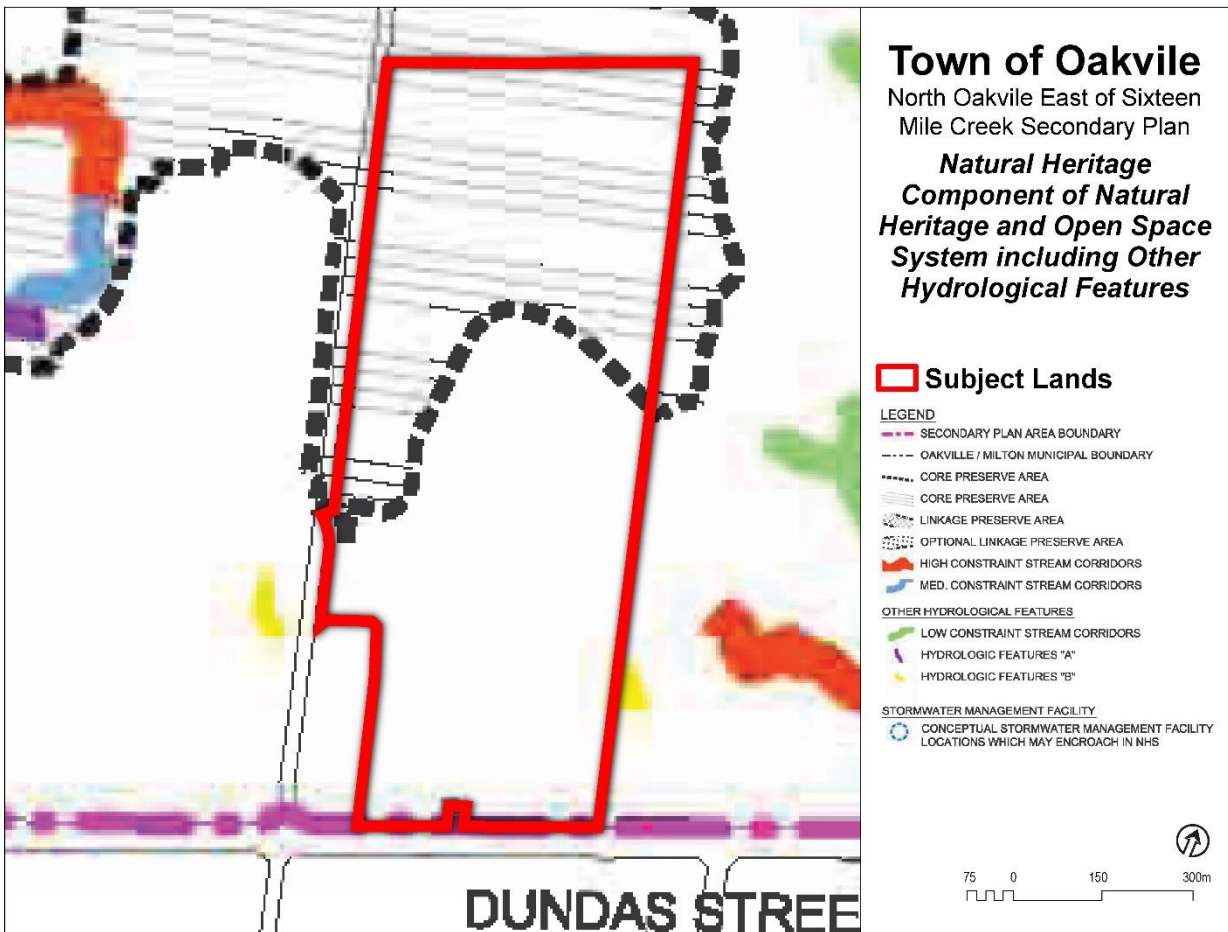
The plan proposes mixed use (live/work units) at the northeast corner of the node which conforms to the NOESP policy requirement for one mixed use or non-residential building at the intersection of each neighbourhood activity node (Policy 7.6.7.1b). The provision of live/work units will allow residents to operate small businesses on the ground floor of the building where they live. The live/work units are central to the existing and proposed neighbourhoods, are within a short walking distance from the surrounding neighbourhood and will act as a meeting place for residents (Policies 7.6.7a and 7.5.4f). The proposed use within the Neighbourhood Activity Node conforms to the policies of the NOESP.

4.5.4 Natural Heritage System

The northern portion of the Redoak-Capoak Lands is within the Natural Heritage System (NHS) designation on Figure NOE 2 (Land Use Plan) of the North Oakville East Secondary Plan. The purpose of the NHS designation is to protect, preserve, and where appropriate, enhance the natural environment, as well as contribute to the enhancement of air and water resources and provide for limited passive recreational needs (Section 7.4.6.2).

Figure NOE 3 to the NOESP (Figure 4.7) identifies natural heritage components and hydrological features of the Natural Heritage and Open Space System. The northern portion is identified as a Core Preserve Area. Core Preserve Areas which include key natural features and their required buffers intend to protect the function of those features. Development or land disturbances shall generally be prohibited in the NHS area. Development has not been proposed within the Core Preserve Area and appropriate buffers have been determined through the Redoak/Capoak Addendum #1 to the Joshua’s Creek Tributaries EIR/FSS prepared by Stoneybrook Consulting Inc, David Schaeffer Engineering Ltd., Bird and Hale Ltd, R.J. Burnside & Associates Ltd, Beacon Environmental, EXP and J.F. Sabourin & Associates Inc.

Figure 4.7 NOE 3 - Natural Heritage Component of Natural Heritage and Open Space



Source: Figure NOE3 - OPA 272

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Conclusion

Based on the planning analysis detailed in the previous sections of this report, it is our opinion that the proposed development is consistent with, conforms to and complies with all Provincial, Regional and Municipal planning documents and constitutes good planning.

It is our professional opinion that the submitted applications represent good planning and should be approved for the following reasons:

- The proposal meets the policy tests of the Provincial Policy Statement and the Growth Plan. The proposed development promotes the accommodation of population growth by building complete communities with street configurations, densities and a compact urban form that are supportive of transit and active transportation in Designated Greenfield Areas.
- The proposal conforms to the policies of the Regional Official Plan. Residential uses are permitted in Urban Areas. The development of the Redoak-Capoak Lands achieves the density targets for the Region and the Town. The development will also protect and enhance the Regional Natural Heritage System.
- The Town's Official Plan designates the Redoak-Capoak Lands Neighbourhood Area, Dundas Urban Core Area and Natural Heritage System Area. The proposed development implements the policies of the Official Plan while maintaining a walkable community and a well-connected street network. The proposed land uses, building heights and land use densities conform to the Official Plan. The NHS protects the core preserve areas per the Natural Heritage System designation.
- The stormwater management plan will be implemented across the development through potential use of low impact development and preservation of NHS features, in accordance with goals, objectives and targets of the North Oakville Creeks Subwatershed Study.
- The proposed development implements the North Oakville Master Plan.
- Redoak G & A Inc. and Capoak Inc. have fulfilled their obligation to the 2020 Region of Halton Allocation Program for this development by executing the 2020 Allocation Agreement with the Region of Halton.
- We have reviewed the requirements of Section 51(24) of the Planning Act and conclude that the proposed development meets the criteria, is in the public interest and represents good planning.

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Appendix A

**Town of Oakville Planning
Statistics Spreadsheet**

Date Received: April 2021
 Application Name: Capoak Inc. and Redoak G & A Inc.
 Application Address: N/A
 Legal Description: PT LT 10, CON 1

File No.: 24T-20009/1310, Z.1310.15
 Planner: Leigh Musson
 Neighbourhood: North Oakville

PROPOSED USES	No. of Residential Units	No. of Lots/Blocks (as labeled on plan)		Area in Hectares	Residential Density (Units per Hectare)	Parking Provided (total # of spaces)	Floor Space (metres squared)
		Lots	Blocks				
GENERAL URBAN							
Detached Dwelling with $\leq 9.75m$ of frontage							
Detached Dwelling with $\geq 9.75m$ of frontage							
Semi-detached Dwellings							
Row, Townhouse (Multiple Attached) Dwellings	246	38	4.66		492		
Other - Future Development	11	2	0.23				
Subtotal	257	0	40	4.89	52.6	492	
SUB-URBAN AREA							
Detached Dwelling with $\leq 9.75m$ of frontage	58	58				232	
Detached Dwelling with $\geq 9.75m$ of frontage	58	58	3.84		174		
Row, Townhouse (Multiple Attached) Dwellings							
Subtotal	116	116	0	3.84	30.2	406	
NEIGHBOURHOOD CENTRE							
Detached Dwelling with $\leq 9.75m$ of frontage							
Detached Dwelling with $\geq 9.75m$ of frontage							
Row, Townhouse (Multiple Attached) Dwellings	133	28	1.8		266		
Retail							
Office							
Other - Rear Lane Live/Work	8	1	0.17		16		
Subtotal	141	29	1.97	71.6	282		
URBAN CORE AND/OR EMPLOYMENT							
Row, Townhouse (Multiple Attached) Dwellings	78	7	0.75		156		
Medium Density Single Detached Dwellings							
Apartments Residential	TBD	2	2.68		TBD		
Retail							
Office							
Employment							
Other - Future Development							
Subtotal	78	9	3.43	156			
OTHER USES							
Community Park							
Neighbourhood Park							
Village Square		2	0.60				
Urban Square							
Natural Heritage System		1	17.79				
Institutional - School							
Road Allowances			7.01				
Storm Management Pond		1	0.64				
Other - Open Space		1	0.01				
Other - Promenade		1	0.04				
Other - 6m Walkway		1	0.02				
Other- Future Development (Part Lots)	13	5	0.27				
Other - Dundas Road Widening		2	0.1				
Other - 0.3m Reserve		6	0.01				
Subtotal		20	26.49				
TOTAL	592	116	98	40.62		1336	
(incl. part lots)	605						

Appendix B

Draft Zoning Bylaw Amendment

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-***

A by-law to amend the Town of Oakville's North Oakville Zoning By-law 2009-189, as amended, to permit the development of lands described as

Part of Lot 10, Con. 1
(Capoak Inc. and Redoak G & A Inc.)
File No.

COUNCIL ENACTS AS FOLLOWS:

1. This by-law applies to the lands north of Dundas Street East, east of Eighth Line, as identified on Schedule "A" to this by-law.
2. Map 12(6) of By-law 2009-189, as amended, is further amended by rezoning the Lands identified on Schedule 'A' from ED to DUC-*, GU-*, S-*, NC-22, P, SMF, and NHS.
3. By-law 2009-189, as amended, is further amended by adding the following sections:

Section 7.2 Dundas Urban Core Performance Zone* (DUC-*)

In addition to the permitted uses, buildings, and regulations of the Dundas Urban Core (DUC), the following regulations shall apply:

- a) The uses and buildings in the GU Zone shall be permitted and the regulations of the GU Zone shall apply to those uses and buildings
- b) The minimum width of a parking space in a single car private garage shall be 2.9 metres
- c) One step may encroach into the length and width of a parking space within a garage at the end of the parking space
- d) Section 4.27 shall not apply for inset porches
- e) Notwithstanding Section 4.27, a porch shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, not including any vertical plane abutting the main wall of the building or insect screening.

Section 7.6 General Urban Performance Zone* (GU-*)

In addition to the permitted uses, buildings, and regulations of the General Urban (GU), the following regulations shall apply:

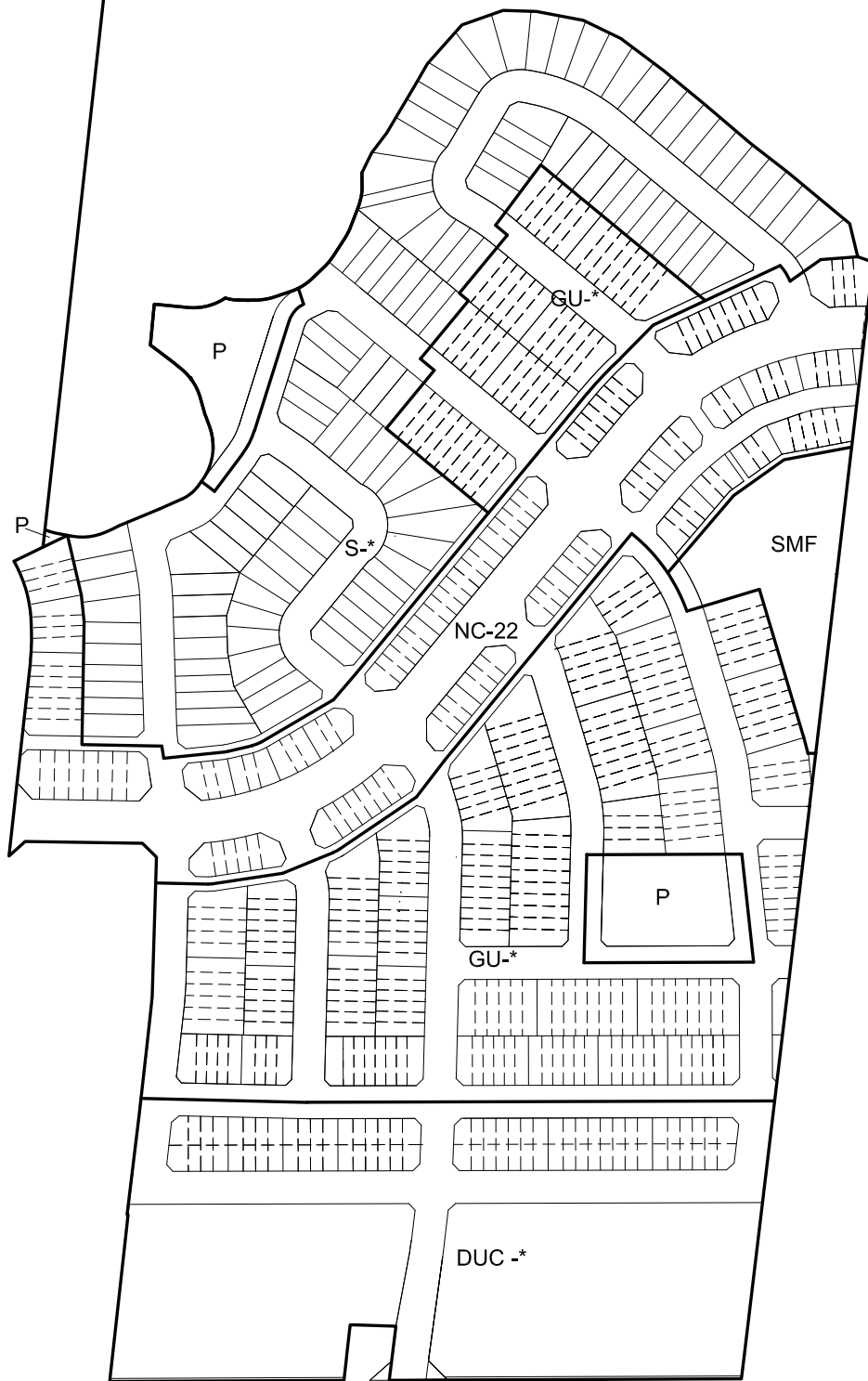
- a) The minimum width of a parking space in a single car private garage shall be 2.9 metres
- b) One step may encroach into the length and width of a parking space within a garage at the end of the parking space
- c) Section 4.27 shall not apply for inset porches
- d) Notwithstanding Section 4.27, a porch shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, not including any vertical plane abutting the main wall of the building or insect screening.

Section 7.7 Sub-Urban Performance Zone* (S-*)

In addition to the permitted uses, buildings, and regulations of the Sub-Urban (S), the following regulations shall apply:

- a) The minimum width of a parking space in a single car private garage shall be 2.9 metres
 - b) One step may encroach into the length and width of a parking space within a garage at the end of the parking space
 - c) Section 4.27 shall not apply for inset porches
 - d) Notwithstanding Section 4.27, a porch shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, not including any vertical plane abutting the main wall of the building or insect screening
 - e) "Lot Frontage" means the horizontal distance between the side lot lines of a lot measured parallel to and 6.0 metres back from the front lot line
4. Where the provisions of this By-law conflict with the provisions of the North Oakville By-law 2009-189, the provisions of this By-law shall take precedence.

NHS



EIGHTH LINE

DUC -*

DUNDAS STREET



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