

December 9, 2020

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

Attention: Leigh Musson, MCIP, RPP
Senior Planner – Planning Services - East District

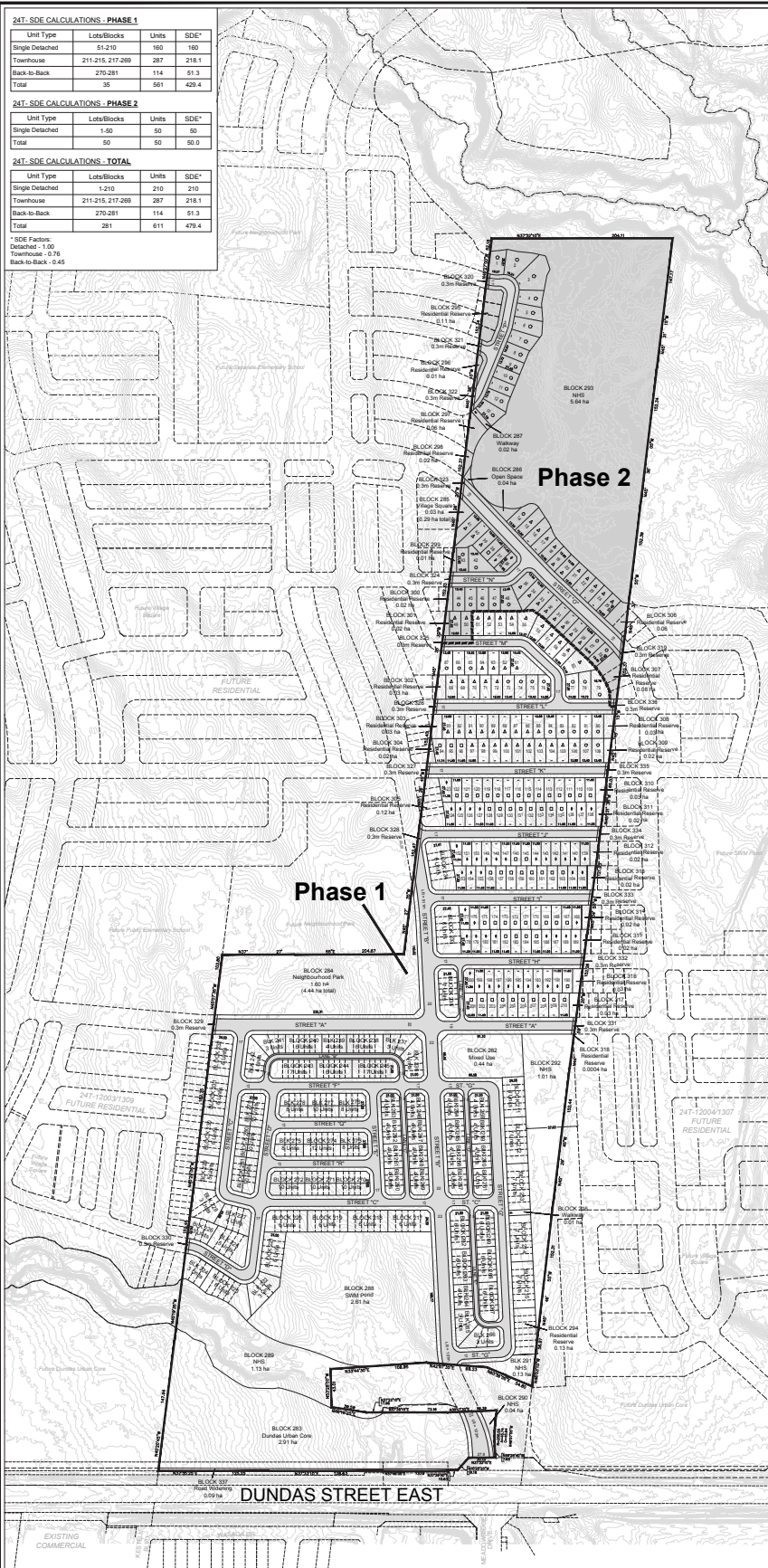
**Re: Planning Justification Report Addendum
Application for Zoning By-Law Amendment & Draft Plan of Subdivision
Argo (Joshua Creek) Developments Ltd.
Part of Lot 8, Concession 1, North of Dundas Street
Related File Nos.: 24T-20002/1308 & Z.1308.03**

Ms. Musson,

Please accept this Addendum to our Planning Justification Report, submitted (December 2019) in support of the Zoning By-law Amendment (ZBA) and Plan of Subdivision applications on the above noted lands. At the time of submission in December 2019, Argo (Joshua Creek) Developments Ltd. had not yet acquired the holdout property at 1297 Dundas Street East, which result in the creation of a gap between its two Dundas Urban Core (DUC) blocks. Argo (Joshua Creek) Developments Ltd. has since purchased the property and has included it within its proposed Plan of Subdivision (*Figure 1- Draft Plan of Subdivision*). Therefore, revised ZBA and Plan of Subdivision applications are required.

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 to include 1297 Dundas Street East. This Addendum is intended to supplement, and be read in conjunction with, the original report dated December 2019 prepared for the subject lands. The following studies have also been updated and are enclosed under a separate cover:

- Urban Design Brief
- Draft Plan of Subdivision
- Environmental Implementation Report
- Functional Servicing Report
- NAK Design Strategies
- Korsiak Urban Planning
- Stonybrook Consulting Inc.
- Urbantech Consulting



24T SDE CALCULATIONS - PHASE 1

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	51-210	160	160
Townhouse	211-215, 217-269	287	216.1
Back-to-Back	270-281	114	51.3
Total	35	561	429.4

24T SDE CALCULATIONS - PHASE 2

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-50	50	50
Total	50	50	50.0

24T SDE CALCULATIONS - TOTAL

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-210	210	210
Townhouse	211-215, 217-269	287	216.1
Back-to-Back	270-281	114	51.3
Total	281	611	479.4

* SDE Factor:
 Detached = 1.00
 Townhouse = 0.78
 Back-to-Back = 0.45

DRAFT PLAN OF SUBDIVISION
24T-20002/1308
 Argo (Joshua Creek) Developments Ltd.

PART OF LOT 8
 CONCESSION 1, NORTH OF DUNDAS STREET

GEOGRAPHIC TOWNSHIP OF TRAFALGAR
 NOW IN THE
 TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

OWNERS AUTHORIZATION
 I HEREBY AUTHORIZE KORSIAK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: *[Signature]* DATE: December 19, 2019
 For: J. Mazzone
 Argo (Joshua Creek) Developments Ltd.
 4900 Paladium Way, Suite 105
 Burlington, Ontario, L7R 6W7

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.

SIGNED: *[Signature]* DATE: August 20, 2019
 Ross DeBorja, Ontario Land Surveyor
 R.D. Surveyors Ltd.
 610 GERRARD STREET, WOODBINE, ONTARIO L4B 3A3
 REPREGISED: 76 (H/REG-022)

ADDITIONAL INFORMATION (UNDER SECTION 51 (57) OF THE PLANNING ACT)

Item	Description
A	SHOWN ON PLAN
B	SHOWN ON PLAN
C	SHOWN ON PLAN
D	SHOWN ON PLAN
E	SHOWN ON PLAN
F	SHOWN ON PLAN
G	SHOWN ON PLAN
H	SHOWN ON PLAN
I	SHOWN ON PLAN
J	SHOWN ON PLAN
K	SANITARY AND STORM SEWERS TO BE PROVIDED
L	SHOWN ON PLAN

LAND USE SCHEDULE

Land Use	Lots/Blocks	Block Total	Area (ha)	Units
Single Detached (15.24m)	1-8	8	0.47	8
Single Detached (13.72m)	9-13, 17-19	6	0.36	6
Single Detached (13.40m)	14, 26, 27, 42-43, 65-67, 73-76, 80-84, 107, 108	24	0.93	24
Single Detached (12.80m)	15-25, 28-35, 39-41, 49-64, 68-72, 85-93, 97-106	62	2.34	62
Single Detached (11.60m)	36, 84-88, 109, 122, 128-135, 145, 146, 156-163, 167-175, 182-185, 190, 201-210	60	1.92	60
Single Detached (11.00m)	38, 37, 123, 127, 138-144, 147-155, 164-166, 176-181, 188-189, 191-200	48	1.47	48
Street Townhouses	211-215, 217-234	23	2.68	126
Rear Lane Townhouses	235-269	35	2.55	161
Back-to-Back Townhouses	270-281	12	1.14	114
Mixed Use	282	1	0.44	
Dundas Urban Core (DUC)	283	1	2.91	
Neighbourhood Park	284	1	1.60	
Village Square	285	1	0.03	
Open Space	286	1	0.04	
Walkway (6m)	216, 287	2	0.03	
Street Phone	288	1	2.61	
Natural Heritage System (NHS)	289-293	5	7.95	
Residential Reserve	294-318	25	0.96	
3.2m Reserve	319-336	18	0.00	
Road Widening	337	1	0.29	
7.2m ROW (624m)			0.44	
17m ROW (3.067m)			5.25	
15m ROW (4.11m)			0.79	
22m ROW (8.15m)			1.79	
27.8-22m ROW (54m)			0.14	
Totals		337	33.7	337

Dec 9, 2020 Resubmission B EC
 Dec 20, 2019 Original Submission 7 A SP
 DATE REVISION DWG BY

NOTES:
 - Pavement illustration is diagrammatic
 - Connector or Avenue to Arterial daylight triangle = 15m
 - Connector or Avenue to Connector or Avenue daylight triangle = 7.5m
 - All other daylight triangles = 3.5m

ARGO DEVELOPMENT CORP

SCALE 1:2000 December 9, 2020
 DRAWN BY: EC CHECKED BY: KC

KORSIAK Urban Planning
 28-27 Lakeshore Road East
 Oakville, Ontario L6J 1K5
 905-337-9227
 info@korsiak.com

FIGURE 1
DRAFT PLAN OF SUBDIVISION

1.0 Proposed Development

The December 2019 proposal consisted of 222 single detached dwellings, 131 street townhouses, 101 rear lane townhouses, 146 back-to-back townhouses, one mixed-use block, two DUC blocks, one neighbourhood park, one village square, one Stormwater Management (SWM) pond and Natural Heritage System (NHS) blocks. The proposal has since been revised to include 1297 Dundas Street East and address staff comments received to date. The updated proposal includes 210 single detached dwellings, 126 street townhouses, 161 rear lane townhouses, 114 back-to-back townhouses, as well as one DUC block, now 2.91 hectares in size.

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

- Addition of 1297 Dundas Street East to create one 2.91 hectare DUC block;
- Replacement of street townhouses fronting onto the Neighbourhood Park with rear lane townhouses;
- Reconfiguration of the layout of Street “E” and Lane “D” to remove potential for local traffic to be directed through the lane;
- Addition of a walkway block along NHS, south of Street “C”, to facilitate the creation of a pedestrian crossing into the Mattamy Joshua Creek Phase 4 lands; and
- Removal of one walkway block.

Land Use	# of Units	Area (ha)
Detached Residential	210	7.48
Townhouse	126	2.68
Rear Lane Townhouse	161	2.55
Back to Back Townhouse	114	1.14
Mixed-Use	TBD	0.44
Dundas Urban Core	TBD	2.91
Neighbourhood Park	n/a	1.60
Village Square	n/a	0.03
Open Space	n/a	0.04
Walkway	n/a	0.03
NHS	n/a	7.95
SWM Pond	n/a	2.61
Residential Reserve	n/a	0.96
Road Widening	n/a	0.09
0.3m Reserve	n/a	0.00
7.5m ROW (624m)	n/a	0.48
17.0m ROW (3,067m)	n/a	5.25
19.0m ROW (411m)	n/a	0.79
22.0m ROW (815m)	n/a	1.79
27.8m ROW (54m)	n/a	0.14
Total	611 units	38.96 ha

2.0 Provincial Policy Statement (PPS) 2020

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

Within the PPS 2020 are a number of new Provincial Policies that pertain to this proposal, including:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land

Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

The revised proposal conforms to Section 1.1.1 of the PPS by providing a cost effective development with a mix of residential, commercial and open space uses. By including 1297 Dundas Street East in the Plan of Subdivision, the development completes the DUC block, thereby ensuring the development of an integrated transit supportive block along Dundas Street East, an identified future Higher Order Transit Corridor.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) *permitting and facilitating:*
 - i. *all housing options to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - ii. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*

- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations;*
and

The addition of 1297 Dundas Street East allows the development to provide an increased number of transit supportive dwelling units along Dundas Street East, thereby adding to the range and mix of dwelling types in the Plan of Subdivision. The revised proposal continues to be compact in form and efficiently uses land, infrastructure and public service facilities. Further, Argo (Joshua Creek) Developments Ltd. has acquired a sufficient amount of allocation to service phase 1 of their development.

1.6 Infrastructure and Public Service Facilities

1.6.8.3 [...] New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

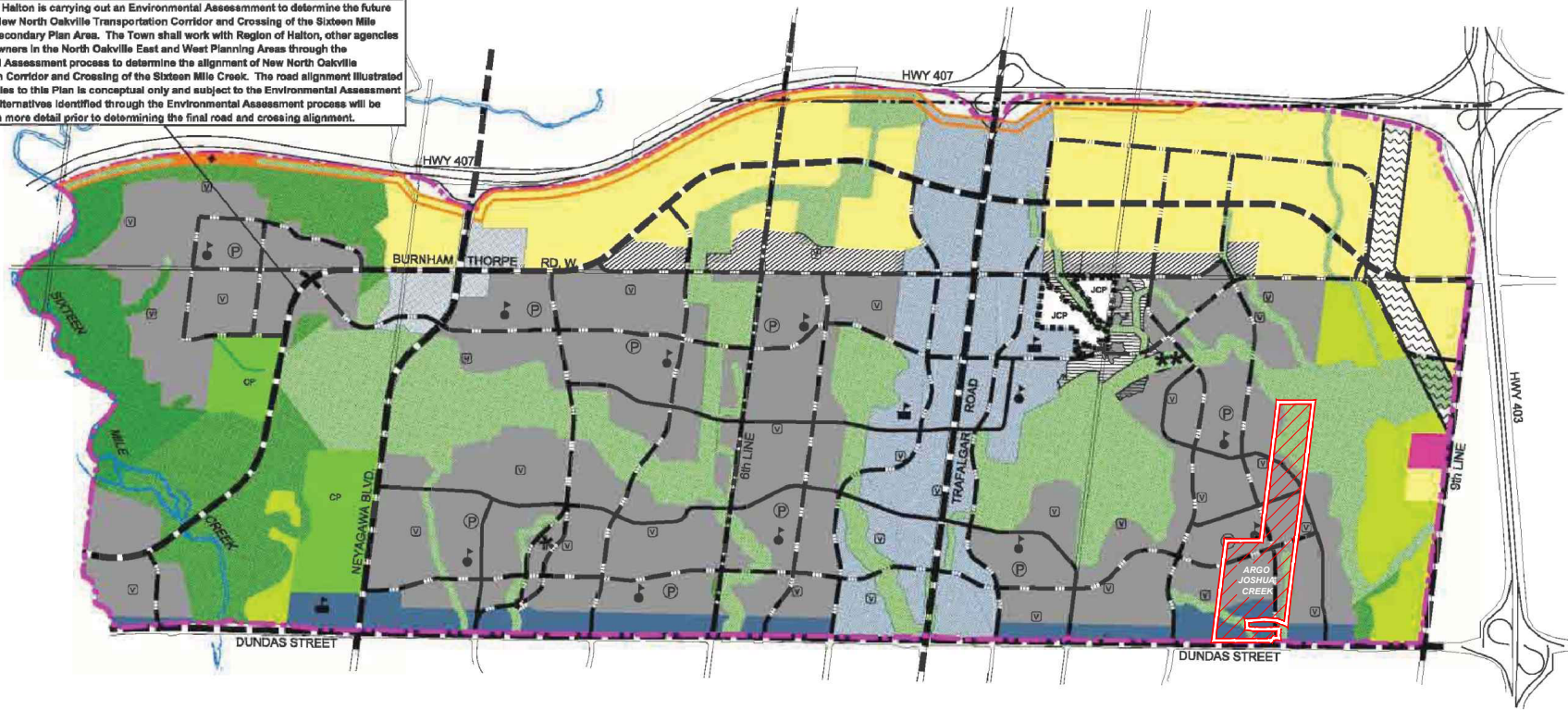
The revised proposal completes the DUC block to provide higher densities along Dundas Street East to support existing and proposed transit services, including the anticipated Dundas Street Bus Rapid Transit.

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 ‘Dundas Urban Core Area’, ‘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, which adds 1297 Dundas Street East to the Plan of Subdivision, continues to conform to the intent of the NOESP.

General relevant policies include:

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



NOTE: This Plan must be read in conjunction with NOE 1, NOE 3 & NOE 4

LEGEND

- | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> --- SECONDARY PLAN AREA BOUNDARY --- OAKVILLE / MILTON MUNICIPAL BOUNDARY == PROVINCIAL FREEWAY == MAJOR ARTERIAL/TRANSIT CORRIDOR == MINOR ARTERIAL/TRANSIT CORRIDOR --- AVENUE/TRANSIT CORRIDOR --- CONNECTOR/TRANSIT CORRIDOR Utility Corridor Transitway Underlying Land Use Not Determined subject to Section 7.4.7.1(b)(i) | <ul style="list-style-type: none"> DUNDAS URBAN CORE AREA NEYAGAWA URBAN CORE AREA TRAFALGAR URBAN CORE AREA TRANSITIONAL AREA EMPLOYMENT DISTRICT NATURAL HERITAGE SYSTEM AREA COMMUNITY PARK AREA JOSHUA CREEK COMMUNITY PARK AREA JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17 | <ul style="list-style-type: none"> NEIGHBOURHOOD AREA CEMETERY AREA INSTITUTIONAL AREA SECONDARY SCHOOL SITE ELEMENTARY SCHOOL SITE NEIGHBOURHOOD PARK VILLAGE SQUARE SUBJECT TO SECTIONS 7.4.7.3c viii & 7.4.14.3 d POLICY REFERENCE SEE POLICY SECTION 7.4.7.2 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

FIGURE NOE 2
Land Use Plan

February 2008



FIGURE 2
NORTH OAKVILLE EAST LAND USE PLAN

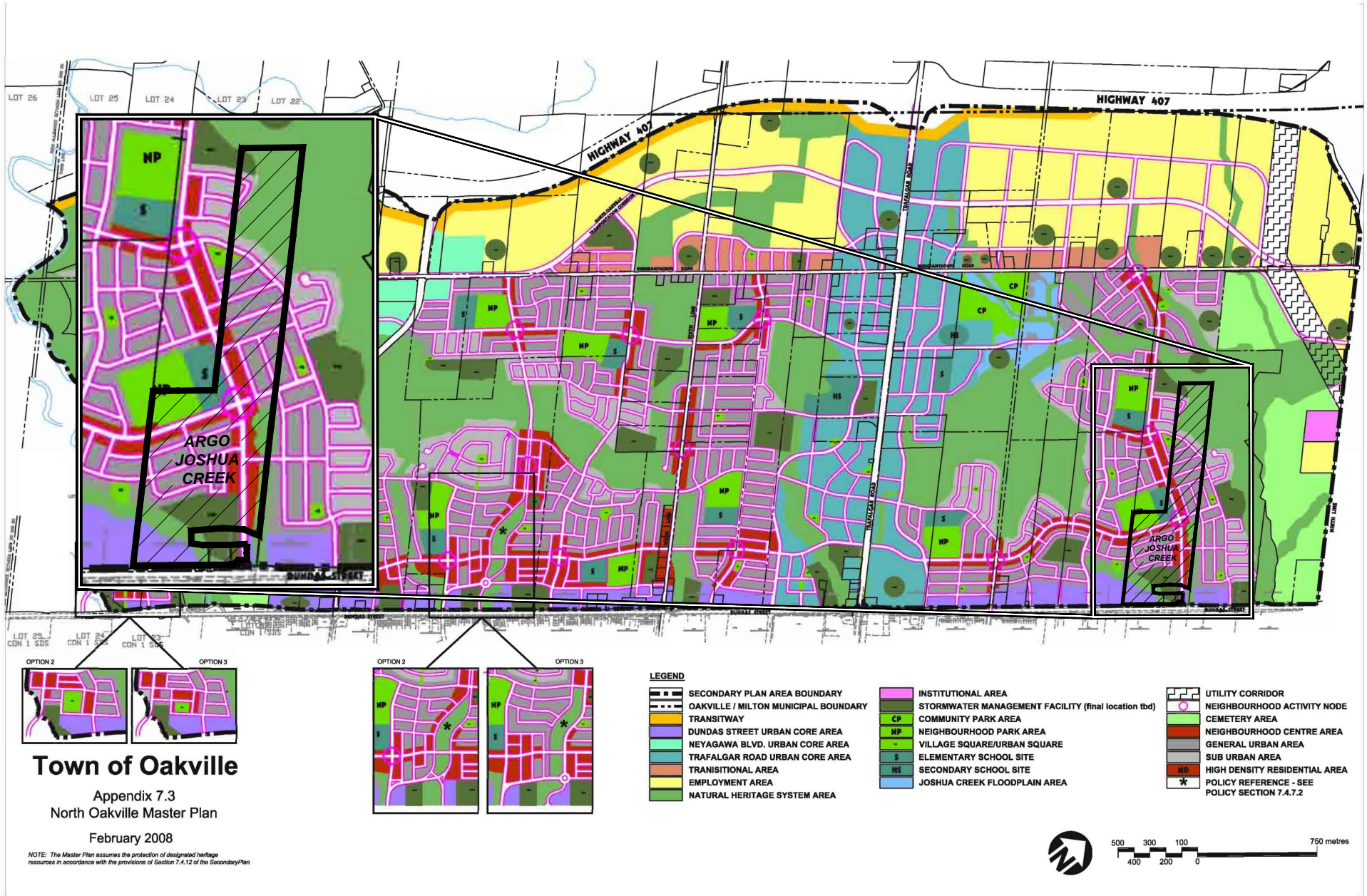


FIGURE 3
NORTH OAKVILLE EAST MASTER PLAN

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, while directing the highest densities and intensity of use to the Trafalgar Road Corridor in support of a broad range of services including high frequency transit, shopping, personal services and community facilities.*

The revised proposal adds to the range and mix of unit types within Neighbourhoods 5 and 6 to suit families of different sizes, ages and incomes. By completing the DUC block, the proposal will provide a greater number of medium and high density dwelling units along Dundas Street East to better support planned higher order transit services. Further, the DUC block now connects to Street “B”, thereby providing increased connectivity to the entire community to minimize travel time and traffic.

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 revised proposal is integrated into the overall community design, responds to the NHS and will be designed to enhance views into the NHS. Buildings within the DUC block will be diverse in architectural

style to provide a visual variety along the Dundas Street streetscape and shall be designed to promote an active and safe pedestrian realm.

7.6.5 Dundas Urban Core Area

7.6.5.1 Purpose

The Dundas Urban Core Area designation on Figure NOE2 is intended to allow the creation of a band of mixed use development at medium and high densities with a clustering of retail and service commercial development and/or high density buildings at the intersections with north/south streets.

7.6.5.2 Permitted Uses, Buildings and Structures

- a) *The permitted uses shall be the full range of office, commercial, including retail and service commercial, health and medical, institutional and medium and high density residential uses.*

7.6.5.3 Land Use Policies

- a) *Development will be visually connected by establishing a coherent streetscape along Dundas Street through a number of design features and mechanisms, identified in the applicable urban design guidelines, including provisions for landscaping, signage, street furniture and other features in the public right of way, and guidelines for the siting and massing of adjacent buildings. Development will also be physically connected by road, transit, pedestrian and bicycle linkages.*
- b) *A mix of uses shall be permitted at the following heights and densities:*
- *Minimum density - FSI of 0.5, with the exception of service station sites and as set out in Subsection c);*
 - *Maximum density - FSI of 2.5*
 - *Medium Density Residential Density – Notwithstanding the foregoing, where medium density residential uses are permitted such development shall have a minimum density of 25 units per net hectare and a maximum density of 75 units per net hectare. However, development at less than 30 units per net hectare will be limited to areas between the nodes;*
 - *Minimum height*
 - *5 metres for a commercial building,*
 - *3 storeys for other development within nodes,*
 - *2 storeys for other development; and,*

- *Maximum height - 8 storeys.*

Lands within the DUC Block will be planned for medium and high density residential development. Previously, Argo (Joshua Creek) Developments Ltd. had not yet acquired the holdout property at 1297 Dundas Street East, which result in the creation of a gap between its two Dundas Urban Core (DUC) blocks. The revised proposal includes 1297 Dundas Street East to facilitate the creation of one large 2.91 hectare DUC block that accommodates an increased number of transit supportive dwelling units. The revision ensures that the entire DUC block is connected to the Plan of Subdivision via road, transit, pedestrian and bicycle linkages. A concept plan (*Figure 4*) for the DUC block has been prepared but the exact design will be determined as part of a future Site Plan Application. The proposed development will comply with the minimum and maximum density requirements and will pursue a Section 37 Agreement to increase the maximum permitted building height to 12-storeys.

The revised proposal continues to conform to the aforementioned policies of the NOESP for the following reasons:

- The revised proposal provides an urban form and densities that support the viability of existing and future planned transit services, including the anticipated Dundas Street Bus Rapid Transit;
- The revised proposal is integrated into the overall community design, responds to the NHS and will be designed to enhance views into the NHS;
- The addition of 1297 Dundas Street East facilitates the creation of an improved and well-connected DUC Block that is visually and physically connected to the entire development;
- The revised proposal continues to conform of the policies of the Dundas Urban Core Area; and
- The revised proposal is generally consistent with the North Oakville East Master Plan.

4.0 Zoning

The revised proposal increases the size of the Plan of Subdivision through the addition of 1297 Dundas Street East and therefore a revision to the requested ZBA is required. The revision would amend the proposed site specific DUC sp:** zone to include 1297 Dundas Street East and allow the maximum height to be increased to 12-storeys upon the execution of a Section 37 agreement. The draft Amending Zoning By-law is appended to this letter as *Appendix A*.

UNIT SUMMARY

	Unit Size	Unit Count	Unit Mix
Condo Aparments	75.3sqm GFA	905	98%
Townhouses	6.1 x 26.0	6	1%
Townhouses Back To Back	6.4 x 13.5	16	2%
TOTAL		927	100%

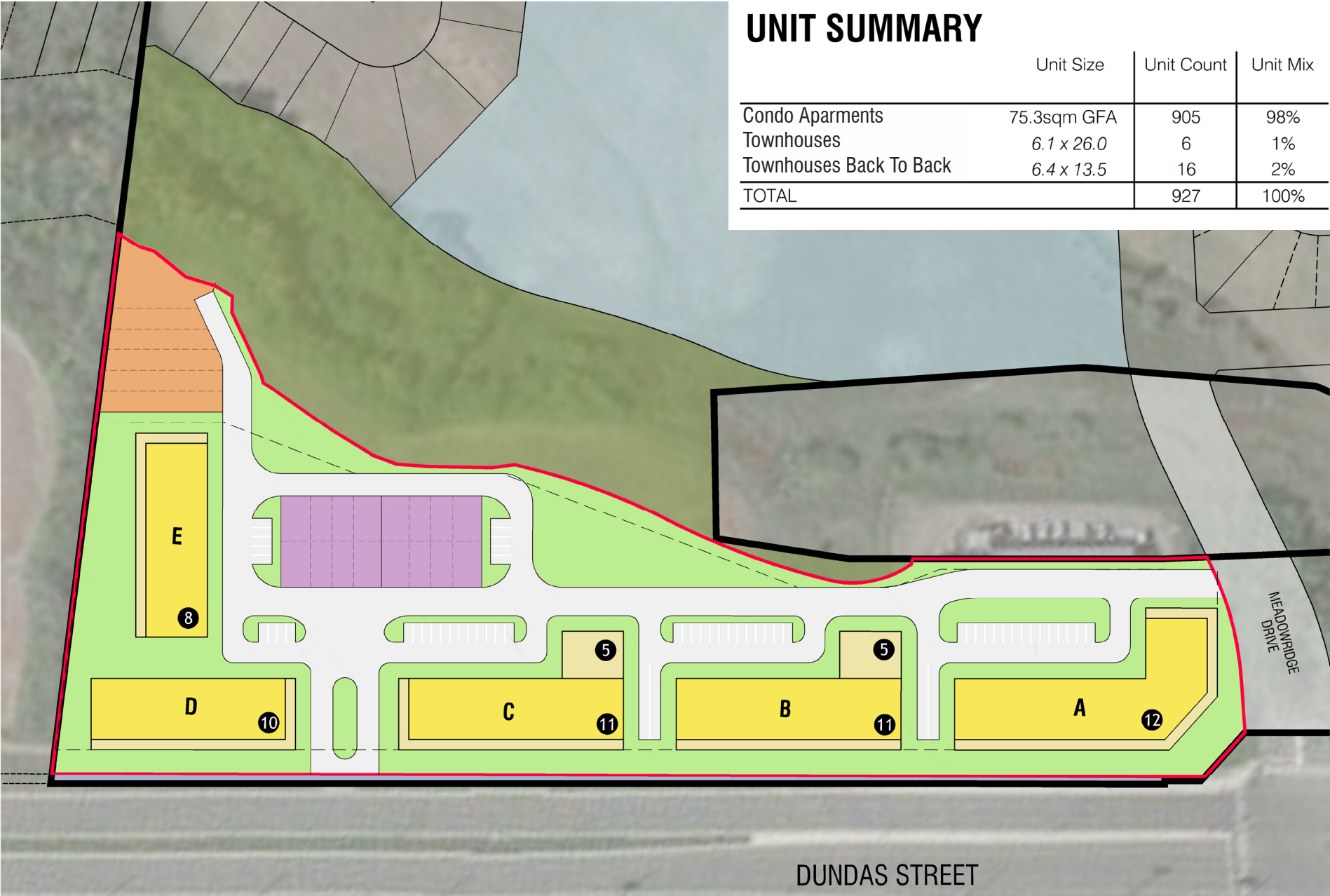


FIGURE 4
DUNDAS URBAN CORE CONCEPT

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 Growth Plan for the Greater Golden Horseshoe, Region of Halton Official Plan, Livable Oakville Plan, and North Oakville East Secondary Plan;
- The revised proposal further contributes to the achievement of the minimum density numbers identified by the Province, Region, and Town and remains consistent with those required in the North Oakville East Secondary Plan;
- The revised proposal continues to be consistent with the land use categories of the North Oakville East Master Plan;
- The revised proposal facilitates the creation of an improved and well-connected DUC Block that is visually and physically connected to the development;
- The revised proposal provides an urban form and densities that support the viability of existing and future planned transit services, including the anticipated Dundas Street Bus Rapid Transit; and,
- The revised proposal continues to provide a mix and range of unit types and sizes to support households of different sizes, ages and incomes.

Respectfully submitted,

KORSIAK URBAN PLANNING



Constance Ratelle, MPlan, RPP
Encl.

Copy: Kevin Singh, Argo (Joshua Creek) Developments Ltd.

DRAFT



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2021-xxx

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 8, Concession 1, North of Dundas Street (formerly Diam)
(Argo (Joshua Creek) Developments Ltd.)

COUNCIL ENACTS AS FOLLOWS:

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

8.*	Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)	Parent Zone: NC-2
Map 12(4)		(2021-XXX)
8.*.1 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		
a)	Maximum <i>height</i> of an <i>apartment</i> or <i>mixed use building</i> .	6 storeys
b)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.	

8.**	Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)		Parent Zone: NC
Map 12(6)			(2021-XXX)
8.**.1 Zone Regulations for All Lands			
The following regulations apply to all <i>buildings</i> :			
a)	Section 4.17.1 i) shall not apply.		
b)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m	
c)	Notwithstanding Section 4.27, for <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps may encroach into the required depth.		
d)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.		
e)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> or a tandem double car <i>private garage</i> , and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .		
f)	Notwithstanding the maximum permitted balcony projection into a required yard in table 4.21 (d), an egress balcony may project 0.75m into a rear yard for a townhouse dwelling unit or single detached dwelling unit lane access with a minimum distance of 0m from the rear lot line.		

8.***	Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)		Parent Zone: GU
Map 12(6)			(2021-xxx)
8.***.1 Zone Regulations for All Lands			

The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	Notwithstanding Section 4.27, for <i>corner lots</i> or lots abutting the Park (P) zone, a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	
e)	Section 4.18.1 shall not apply to a porte-cochère associated with a back-to-back townhouse dwelling.	
f)	Notwithstanding Table 4.21, for single detached dwellings, a covered porch (lanai) is permitted to project 3 metres into the required rear yard.	

8.****	Part of Lot 8, Concession 1, NDS (formerly Diam) (Argo (Joshua Creek) Developments Ltd.)	Parent Zone: S
Map 12(6)		(2021-xxx)
8.****.1 Zone Regulations for All Lands		
The following regulations apply to all lands identified as subject to this special provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m

b)	Notwithstanding Section 4.27, for <i>corner lots</i> or lots abutting the Natural Heritage System (NHS) zone, a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps may encroach into the required depth.	
c)	Notwithstanding Section 4.27, a <i>porch</i> shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
d)	Notwithstanding Section 5.4.1.2, a <i>parking space</i> in a <i>private garage</i> shall have an unobstructed area with a width of not less than 2.9 metres for a single car <i>private garage</i> and one step may encroach into the width of a <i>parking space</i> within a garage at the side of the <i>parking space</i> .	
e)	Notwithstanding the minimum <i>rear setback yard</i> in Section 7.7.2, the minimum <i>rear yard setback</i> for a <i>single detached dwelling street access attached private garage</i> backing onto the Natural Heritage System	6.0 m
f)	Notwithstanding Table 4.21, for single detached dwellings, a covered porch (lanai) is permitted to project 3 metres into the required rear yard.	

8.****	Part of Lot 8, Concession 1, NDS (formerly Diam)	Parent Zone: DUC
Map 12(6)	(Argo (Joshua Creek) Developments Ltd.)	(2021-xxx)
8.****.1 Additional Permitted Building Types		
The following additional buildings are permitted:		
a)	<i>Townhouse dwelling unit street access private garage</i> , subject to the standards of the Neighbourhood Centre (NC) Zone unless modified by this Special Provision.	
b)	<i>Stacked townhouse dwelling</i> including each <i>dwelling unit</i> having an independent entrance subject to the regulations of the NC Zone unless modified by this Special Provision.	
c)	Temporary sales office	
8.****.2 Zone Regulations for All Lands		

a)	Designated residential visitor <i>parking spaces</i> may be counted toward non-residential <i>parking spaces</i> and may be provided in any combination.
b)	Notwithstanding Section 7.2.4 height, the minimum height for a temporary sales office shall be 1 storey.
c)	Notwithstanding Section 5.7.1, no bicycle parking requirement applies to the temporary sales office use.
d)	Notwithstanding Section 7.2.2, no maximum front yard and flankage yard setback shall apply to the temporary sales office.
e)	Maximum <i>height</i> for an <i>apartment or mixed use building</i> shall be 12 storeys.
f)	Increases of up to 4 storeys beyond the maximum permitted building height is permitted through density bonusing.

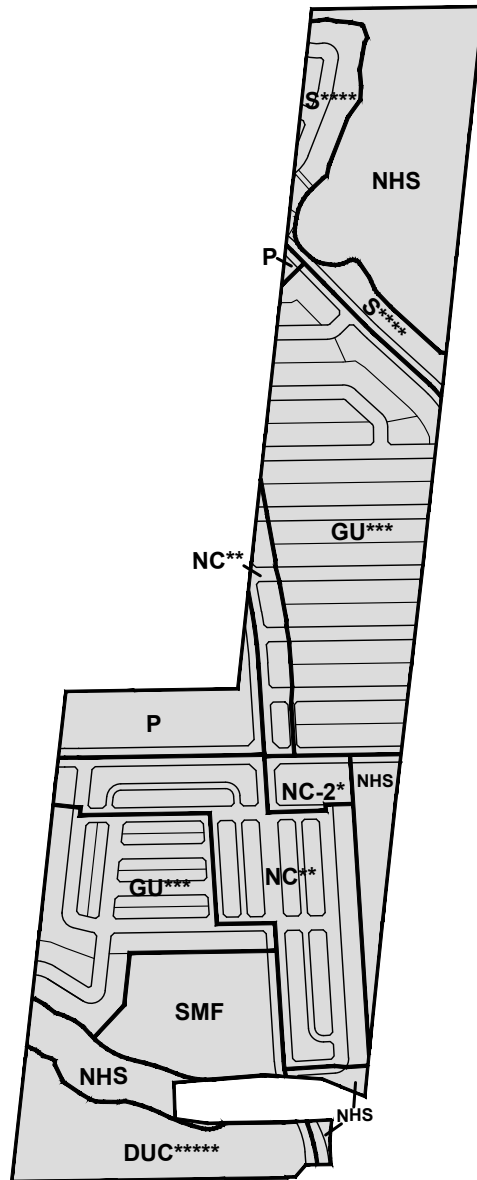
3. This By-law comes into force in accordance with Section 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XXth day of _____, 2021

MAYOR

CLERK

SCHEDULE "A"
To By-Law 2021-***

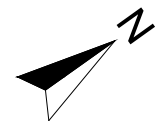


AMENDMENT TO BY-LAW 2009-189



Rezoned from Existing Development (ED) to
Neighbourhood Centre (NC-2 sp.*, NC sp.**);
General Urban (GU sp.***);
Sub-Urban (S sp.****);
Dundas Urban Core (DUC sp.*****);
Natural Heritage System (NHS);
Park (P); and
Storm Water Management Facility (SMF)

EXCERPT FROM MAP
12 (6)



1:9000