

PLANNING JUSTIFICATION REPORT

November 2024

Plan of Subdivision & Zoning By-law Amendment

Mattamy (Joshua Creek) Limited

Part of Lots 8 & 9, Concession 1, North of Dundas
Town of Oakville

PREPARED FOR:

Mattamy (Joshua Creek) Limited

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An aerial photograph of a rural landscape. The image shows a mix of green fields, some of which appear to be agricultural, and several large, light-colored, irregularly shaped areas that could be sandpits or cleared land. In the upper right, there is a building with a blue roof, possibly a school or a community center. The overall scene is a typical rural setting with a mix of natural and developed areas.

1.0

Introduction

1.0 INTRODUCTION

Korsiak Urban Planning has been retained by Mattamy (Joshua Creek) Limited to prepare this Planning Justification Report in support of a Draft Plan of Subdivision and Zoning By-law Amendment (ZBA) required to permit the proposed residential development, Part of Lot 9, Concession 1, North of Dundas Street, located on the south side of Burnhamthorpe Road East and west of Ninth Line. Mattamy (Joshua Creek) Limited has retained the assistance of additional specialized consultants. Our opinions rely on the conclusion of the materials prepared by those specialized consultants. A pre-consultation meeting was held on May 22, 2024, where a submission checklist was provided outlining the materials required to support the proposal. The following required plans and reports, as per the North Oakville East Secondary Plan (Section 7.8.3), have been prepared under separate cover in support of the proposed ZBA application:

Environmental Implementation Reports & Functional Servicing Study (EIR/FSS)	<ul style="list-style-type: none">• DSEL
Transportation Impact Study (TIS)	<ul style="list-style-type: none">• GHD
Noise and Vibration Study	<ul style="list-style-type: none">• Valcoustics Canada Ltd.
Phase 3 and 4 Archaeological Assessment	<ul style="list-style-type: none">• Archaeological Services Inc.
Urban Design Brief	<ul style="list-style-type: none">• NAK Design Strategies

1.1 PURPOSE OF THE REPORT

The purpose of this Planning Justification Report is to outline the nature of the proposed Plan of Subdivision and Zoning By-law Amendment (ZBA) for a community of residential and mixed-uses. The report evaluates the proposal in the context of the policies of the Planning Act, Provincial Planning Statement, 2024, the Draft Region of Halton Official Plan, the Livable Oakville Plan, and the North Oakville East Secondary Plan (NOESP).

1.2 SITE DESCRIPTION AND CONTEXT

As shown in Figure 1 – Aerial Photo, the subject lands are located on the south side of Burnhamthorpe Road East and west of Ninth Line. The subject lands are vacant, irregularly shaped, and approximately 63.02 hectares in size, with 33.48 hectares designated as part of the Natural Heritage System (NHS). The subject lands are part of the North Oakville East Secondary Plan (NOESP) and are planned for residential uses. The lands are bound by Burnhamthorpe Road East to the north, and NHS to the east, south, and west.

Southeast is Mattamy’s (Joshua Creek) Phase 3 Subdivision (24T-20007/1307), consisting of 1054 dwellings of various types including single detached homes and townhouses, along with institutional and open space areas. Moreover, the approved Mattamy Bressa Subdivision Phase 2 (24T-12004/1307) consists of a village square, open space, NHS lands, and 218 units of different types including single detached and townhouses. The approved Argo

(Joshua Creek) Residential Subdivision Phase 1 (20M-1270) is also directly south of the subject lands, which is comprised of 609 units of various types including single detached, townhouses, and back-to-backs, as well as other uses – a SWM pond, NHS lands, a village square, a park, open space, and mixed uses. West of the site is Rampen Holdings Inc. residential subdivision (24T-2209/1310 & Z.1310.18), which is planned for 181 new dwelling units consisting of 129 single detached residential lots and 52 townhouses, as well as a village square. East of the site is a driving range and tennis facility.



Figure 1 – Aerial Photo



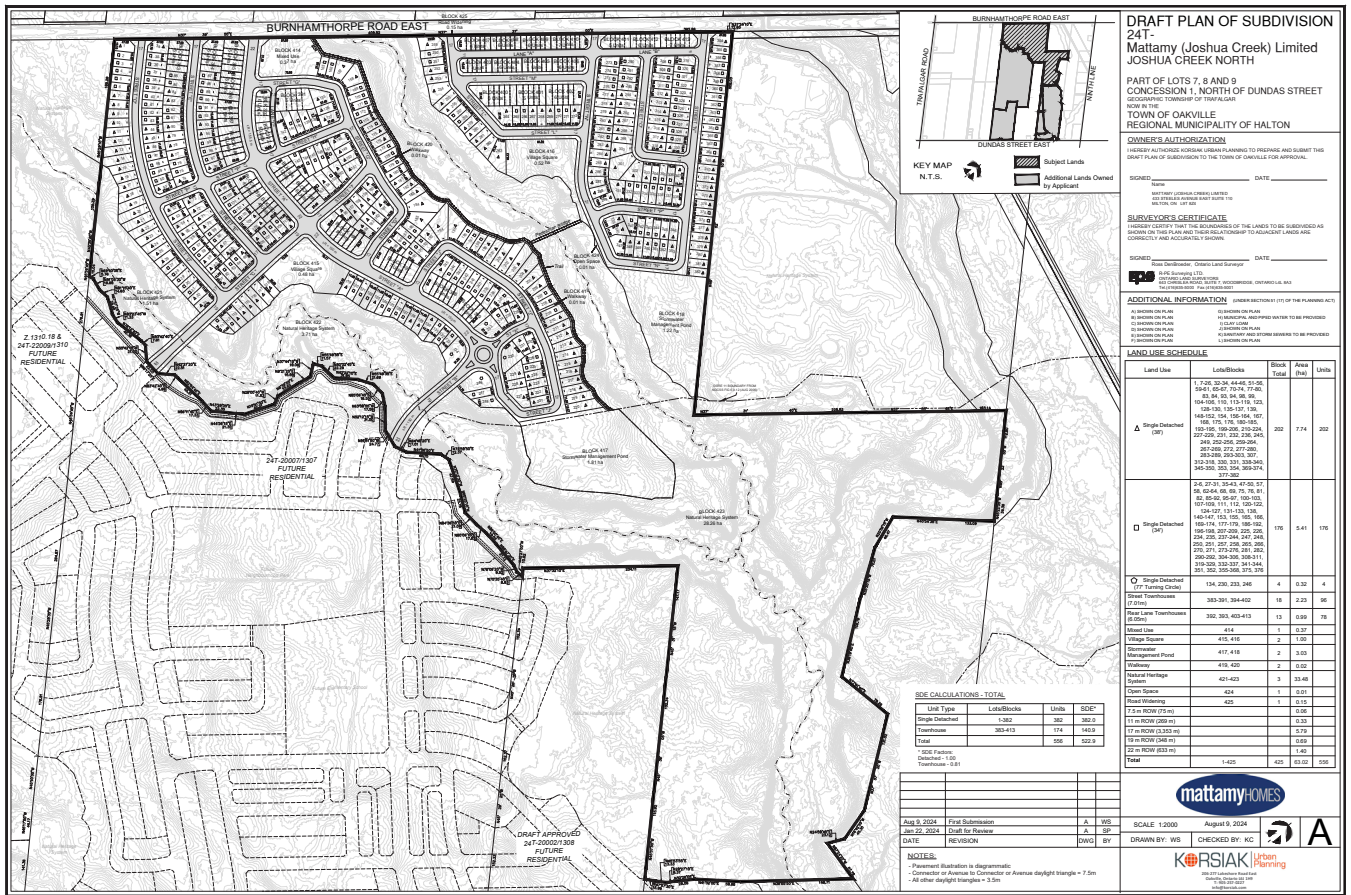
2.0 Proposed Development

2.0 PROPOSED DEVELOPMENT

Mattamy (Joshua Creek) Limited is proposing to develop the 63.02 hectare subject lands with residential, park, and mixed-uses consistent with the NOESP. The Natural Heritage System (NHS) will be protected by delineating three NHS blocks totaling 33.48 hectares. These blocks are located along the western border, in the middle, and encompass the southern portion of the development. The NHS area will be dedicated to the Town of Oakville. The proposed development will consist of 382 detached dwellings, 96 street townhouse units, and 78 rear lane townhouse units – totalling 556 units, one mixed-use block, two village squares and two stormwater management ponds. As illustrated in *Figure 2 – Draft Plan of Subdivision*, access to the development is gained via Burnhamthorpe Road East, via five public roads (Street 'D', 'E', 'A', 'L' & 'N'). Additional accesses to the development are available through neighbouring developments. Two village squares are proposed: one 0.48-hectare village square west of the central NHS block, and another 0.52-hectare village square east of the central NHS block.

The proposed development enhances Neighbourhood 7 by facilitating the delivery of planned village squares and a mixed-use block.

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





3.0

Policy Framework

3.0 POLICY FRAMEWORK

3.1 PROVINCIAL PLANNING STATEMENT, 2024

On August 20th, 2024, the Government of Ontario released the Provincial Planning Statement, 2024 (PPS 2024). The intent of the PPS 2024 is to consolidate and replace both the PPS 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The statement maintains the Province's recent emphasis on building more homes. The PPS 2024 comes into effect on October 20th, 2024, and will apply to all decisions in respect of the exercise of any authority that affects a planning matter made on or after that date.

PPS 2024 focuses on the following key matters:

- Building more housing where it's needed
- Making land available for development
- Creating opportunities for economic development and job creation
- Planning for the appropriate transportation, water, sewer and other infrastructure necessary to accommodate current and future needs
- Protecting the environment and important resources including: farmland, water, archeology, cultural heritage, mineral aggregates and petroleum
- Protecting people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas

PPS policies applicable to the proposal are described in *Appendix I*, including: Section 2.2 for 'Housing', Section 2.3 for 'Settlement Areas and Settlement Area Boundary Expansions', Section 2.9 for 'Energy Conservation, Air Quality and Climate Change', Section 3.6 'Sewage, Water and Stormwater', Section 3.9 'Public Spaces,

Recreation, Parks, Trails and Open Space', Section 4.1 'Natural Heritage', and Section 4.2 'Water'.

The proposed development conforms with the Provincial mandate as set out in the Provincial Planning Statement, 2024 for the following reasons:

- The proposal provides new development and growth within the Settlement Area, providing a mix and range of densities and land uses within a residential community;
- The proposal completes cost effective development that minimizes land consumption and servicing costs;
- The proposal provides a mixed-use block at the Neighbourhood 7 activity node, thereby providing an appropriate mix of uses to help meet the economic and long-term needs of the community;
- The proposal makes use of land that is located in a transit supportive location and will promote active transportation;
- The proposal addresses land use considerations to ensure the efficient management of sewage, water, and stormwater services, thereby supporting both current and future housing needs.
- The proposed development includes waste management systems that are considerate of current and future needs, ensuring efficient waste management.
- The development identifies and maintains water resource systems and their linkages.
- The proposed development provides village

squares that support the achievement of healthy and active communities by fostering social interaction; and

- The proposed development recognizes and protects the natural heritage system (NHS).

3.2 REGION OF HALTON OFFICIAL PLAN

As of July 1, 2024, the Halton Region Official Plan is no longer a Regional Plan. It is now a Local Plan of the four Local Municipalities in Halton. The Plan provides direction for how physical development should take place in Halton Region to meet the needs of current and future residents. The Plan outlines a long-term vision for Halton’s physical form and community character by setting forth goals and objectives and by providing policies to be followed to achieve an urban structure that will accommodate future growth effectively.

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

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

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

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

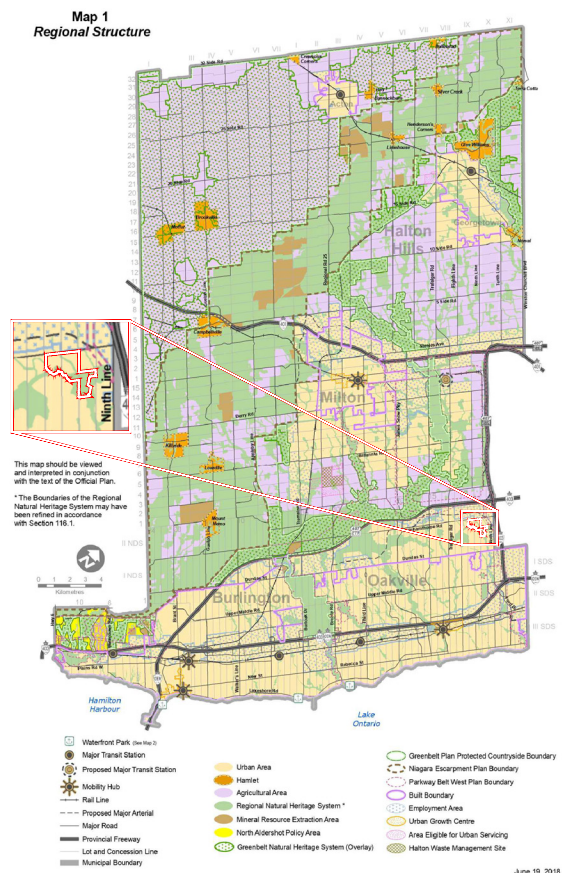


Figure 3 – Map 1 Regional Structure

3.2.1 BILL 185 – CUTTING RED TAPE TO BUILD MORE HOMES ACT

On June 6, 2024, the Government of Ontario enacted Bill 185, known as the *Cutting Red Tape to Build More Homes Act, 2024*. This legislation introduces significant amendments to municipal land use planning and development laws.

Effective July 1, 2024, the Regional Municipalities of Peel, Halton, and York will no longer serve as approval authorities for draft plans of subdivisions, Official Plan Amendments (OPAs), Zoning By-law Amendments (ZBLAs), consents, or minor variances. They will cease to maintain regional official plans and will no longer have approval authority over planning decisions made by their lower-tier municipalities. This change effectively transfers planning responsibilities from these upper-tier municipalities to their respective lower-tier municipalities. The above-noted changes will be implemented for the Regional Municipalities of Simcoe, Durham, Niagara, and Waterloo on dates that will be announced through proclamation.

3.3 TOWN OF OAKVILLE OFFICIAL PLAN – LIVABLE OAKVILLE

The Livable Oakville Plan sets out how lands shall be used and how growth should occur through to 2031.

As the subject lands are located within the North Oakville East Secondary Plan (NOESP), they are not subject to the policies of the Livable Oakville Plan.

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

The site is located within the North Oakville East Secondary Plan (NOESP). The NOESP includes detailed

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

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

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

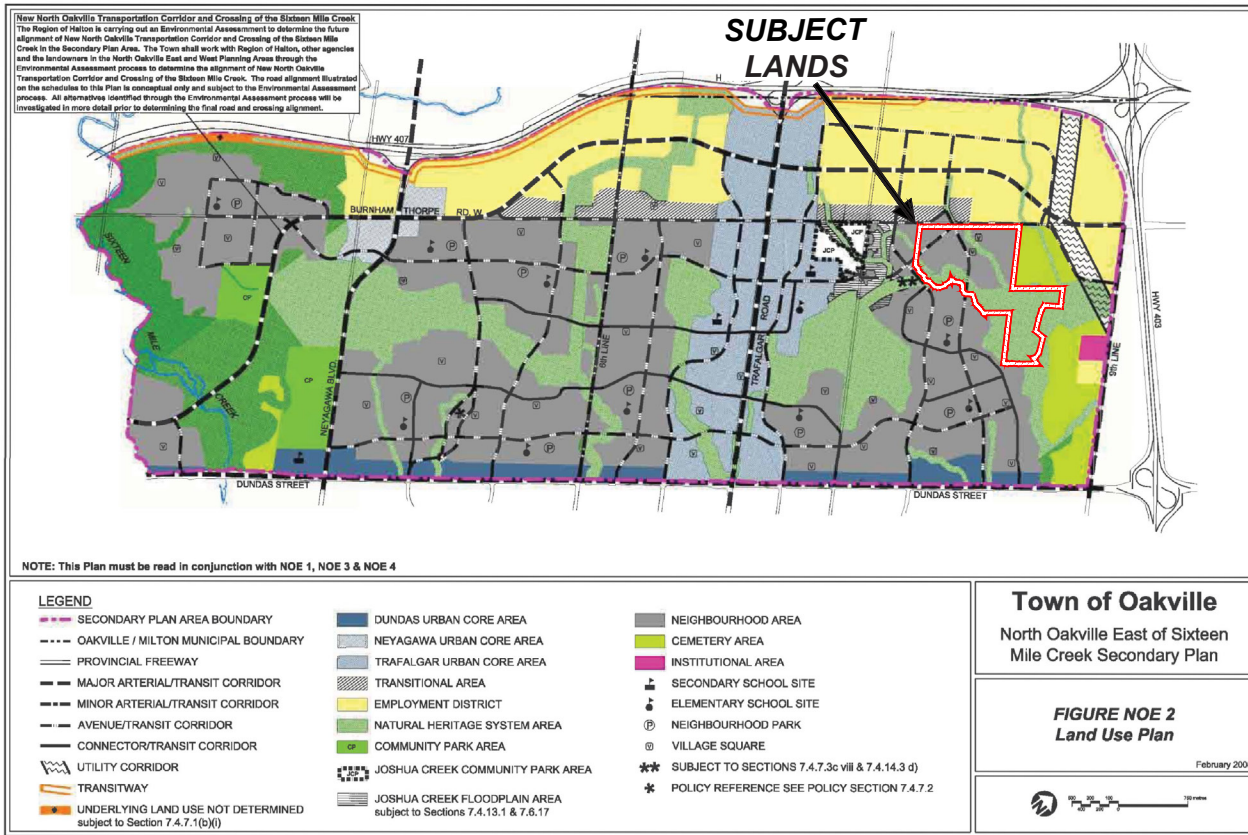


Figure 4 – NOE 2 Land Use Plan

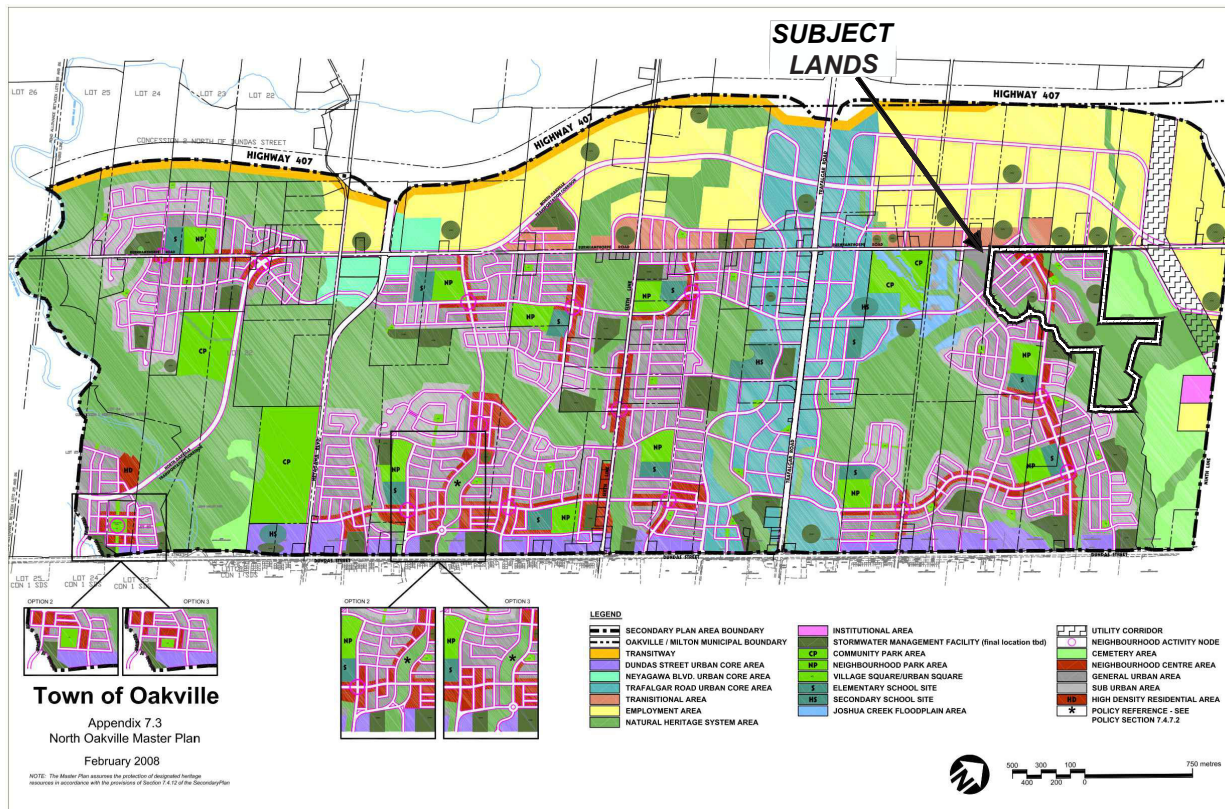


Figure 5 – NOESP Master Plan

General relevant policies include:

7.2.3 General Development Objectives

7.2.3.1 Environment and Open Space

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

As per the Environmental Impact Report (EIR) submitted in support of this development application, a large portion of the Core Preserve Area is identified in the south of the development, while a Linkage Preserve Area and an Optional Linkage Preserve Area is identified on the northwest boundary of the development. Additionally, multiple High Constraint Stream Corridors (Tributary of Joshua Creek) traverse through the property. Areas that contain High Stream Corridors will be protected in place. Also, there are two proposed stormwater management ponds (as per Figure 6, NOE 3 – Natural Heritage System) on either side of one of the High Constraint Stream Corridors. The Core Pre-

serve Area will be further protected through the delineation of an NHS block with appropriate buffers to ensure its functional role is preserved. The proposed NHS blocks will connect to the adjacent NHS lands to provide continuous connections between key features and their ecological functions.

7.2.3.2 Residential

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

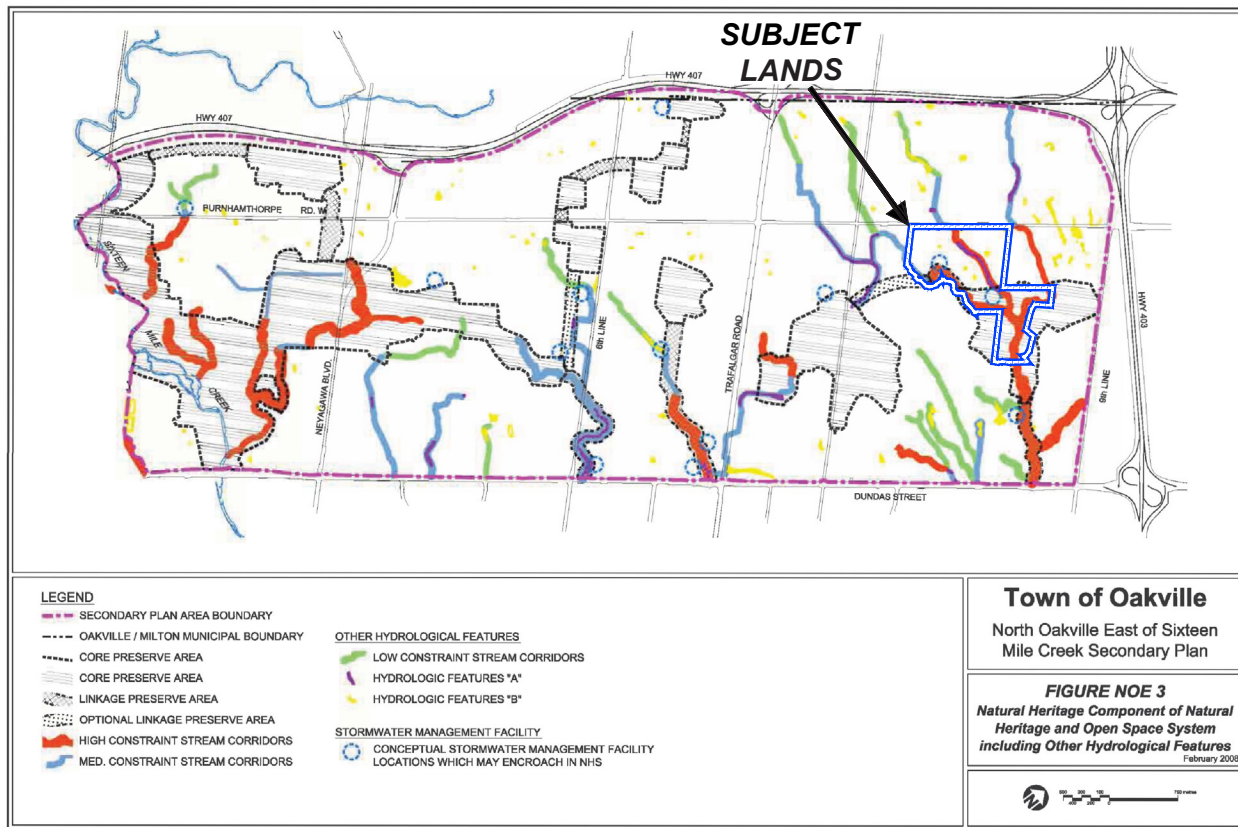


Figure 6 – NOE 3 Natural Heritage System

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

The proposed development features a compact layout with a modified grid street network to minimize travel time, reduce greenhouse gas emissions, and support diverse transportation options. This design enhances walkability, making it easy for residents to access amenities and public spaces. Located on Burnhamthorpe Road East, a designated Secondary Transit Corridor under NOE4 Transportation Plan (Figure 7), the development aligns with the corridor’s goals of connecting to primary corridors and community services.

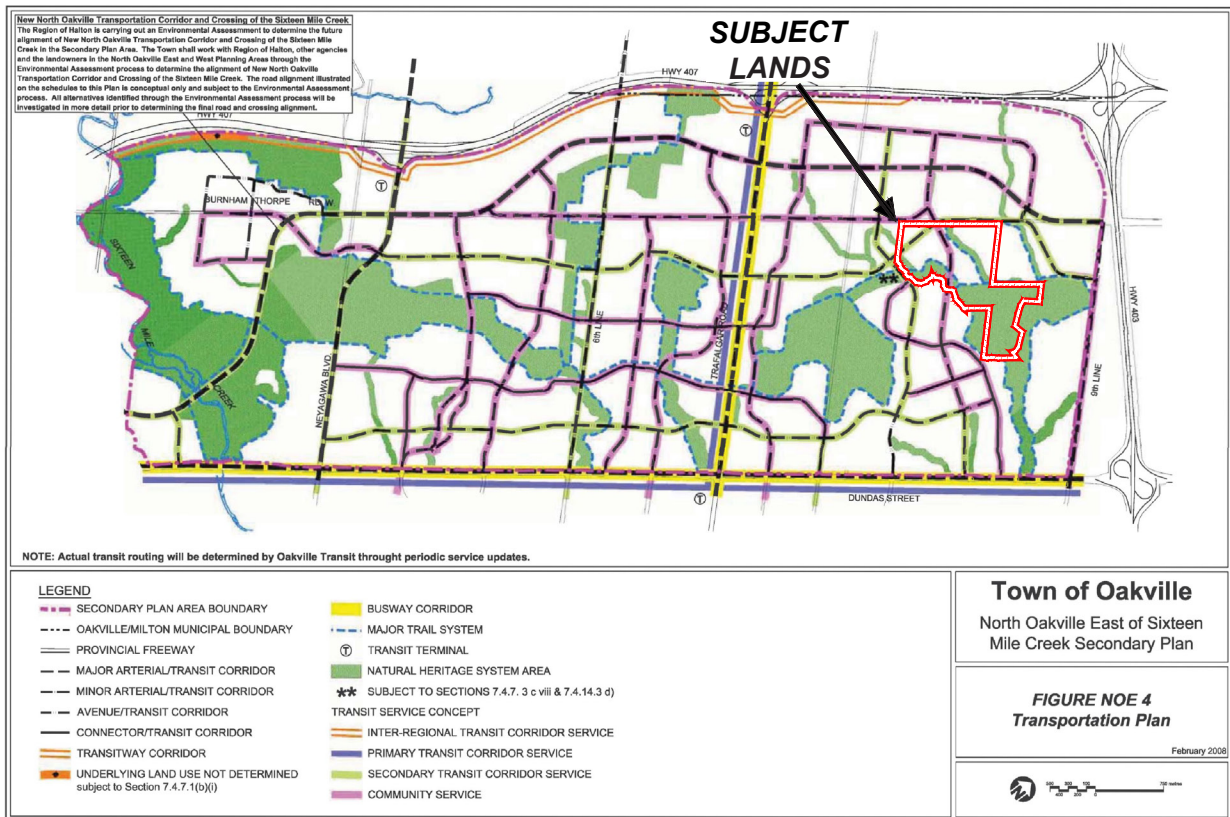


Figure 7 – NOE 4 Transportation Plan

7.2.3.4 Urban Design

- a) To provide integrated community design that coordinates land use, the natural heritage and open space system, the street network, and built form to reinforce the community vision;
- b) To integrate important views and vistas of the natural heritage and open space system within community design;
- c) To create an urban fabric characterized by a connected street system that is responsive to the natural heritage and open space system and existing land uses;
- d) To promote building design variety that promotes an active, safe pedestrian realm within the streetscape;
- e) To design street sections that promote a

sense of scale and provide for pedestrian comfort;

- g) To encourage mixed use development along strategic corridors and at neighborhood centres;
- h) To create retail and service commercial development that has a strong relationship to streetscapes and major pedestrian ways;
- i) To integrate community and institutional uses at landmark locations; and
- j) To promote a variety of housing with diverse architecture.

The development enhances views into the Natural Heritage System (NHS) and features a connected street network that aligns with its natural and open space elements. It integrates key design principles such as

coordinating land use with the NHS, incorporating villages squares, and creating a cohesive urban fabric. The design promotes architectural variety for an active streetscape, ensures pedestrian comfort, and encourages mixed-use development along key corridors. Commercial spaces will engage with streetscapes, and community uses will be strategically placed, with diverse housing options adding to the neighborhood's vibrancy.

7.2.3.5 Transportation

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

The arrangement and layout of the proposed development is compact in form and follows a modified grid street network to minimize travel time, reduce greenhouse gas emissions, and support various forms of transportation. This design enhances walkability, making it easy and pleasant for residents to access amenities and public spaces. The proposed development aims to contribute to a more sustainable urban environment.

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

1.1.1.1 Natural Heritage Designations

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

a) Core Preserve Areas

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

b) Linkage Preserve Areas and Optional Linkage Preserve Areas

The Linkage Preserve Area and Optional Linkage Preserve Area designations on Figure NOE3 include areas which are designed to link the Core Preserve Areas together to maintain and enhance their environmental sustainability. They follow natural features whenever possible and are intended to be of sufficient size and character to ensure the functionality and sustainability of

the Natural Heritage component of the System. High Constraint Stream Corridor Areas

c) *High Constraint Stream Corridor Areas*

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

d) *Medium Constraint Stream Corridor Areas*

Medium Constraint Stream Corridor Areas, as designated on Figure NOE3, include certain watercourses and adjacent riparian lands, including buffers measured from the stable top-of-bank or meander belts. These areas are located primarily inside Core and Linkage Preserve Areas, but are also found outside such areas. They must be protected for hydrological and ecological reasons. These watercourses may be deepened and/or relocated and consolidated with other watercourses provided that the watercourse feature, as well as the function of the watercourse, is maintained in accordance with the directions established in the North Oakville Creeks Subwatershed Study and Federal, Provincial and Conservation Authority regulations, and

natural channel design is used [...];

7.4.7.3 *Permitted Uses, Buildings and Structures*

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

A large, southern portion of the subject lands have been identified as Core Preserve Area. On the north-west boundary of the development, there is a Linkage Preserve Area and Optional Linkage Preserve Area that connects the Core Preserve Area to other NHS lands. Multiple High Constraint Stream Corridors (Tributary of Joshua Creek) and one Medium Constraint Stream Corridor traverse the property as per Figure NOE3 – North Oakville East Natural Heritage System (Figure 6). Areas that contain High Constraint Stream Corridors will be protected in place. Lands identified as Core Preserve Area will remain undeveloped and protected through their identification as NHS blocks. Further details regarding the protection of these environmental features are provided in the EIR submitted in support of the development application.

7.4.8 Other Hydrological Features – Natural Heritage Component of the Natural Heritage and Open Space System

- a) *The other hydrological features identified on Figure NOE3 include Hydrologic Features “A” and “B” and watercourses, with associated riparian lands, and setbacks from top-of-bank and meander belts, located outside the Core and Linkage Preserve and the High and Medium Constraint Stream Corridor Areas.*
- b) *These features require protection for hydrolog-*

ical reasons, and their protection will also have ecological benefits. The features shall be managed in accordance with directions established in the North Oakville Creeks Subwatershed Study. In particular:

- ii) *“Hydrologic Features “A” as designated on Figure NOE3 form part of High Constraint and Medium Constraint Stream Corridor Areas and serve a key hydrological purpose. If a Medium Constraint Stream Corridor Area in which a Hydrologic Feature “A” is located is to be moved or rehabilitated, it is intended that the Hydrologic Feature “A” will be reconstructed in the re-located or rehabilitated stream corridor such that the form and function of the Hydrologic Feature “A” is retained or enhanced. The reconstruction of the Hydrologic Feature “A” shall be carefully considered through a detailed hydrological and hydrogeological assessment as part of the Environmental Implementation Report. This assessment will also include an evaluation of any ecological benefits of the Feature*
- iii) *“Hydrologic Features “B” may be re-located and consolidated with other wet features, wetlands or stormwater management ponds, provided the hydrologic function of the feature is maintained.*

The subject lands encompass Hydrological Features “A” and Hydrological Features “B,” as depicted in Figure NOE3 – Natural Heritage Component of the Natural Heritage and Open Space System, including Other Hydrological Features (Figure 6).

7.5 Community Design Strategy

7.5.4 General Design Directions

- a) *All development, particularly in the Urban Core Areas, Neighborhood Centre and General Urban Areas, shall be designed to be compact, pedestrian and transit friendly in form. Mixed use development will be encouraged;*
- c) *Development shall be based on a modified grid road system with interconnected networks of roads designed to disperse and reduce the length of vehicular trips and support the early integration and sustained viability of transit service. For local roads not shown on Figure NOE4, the modified grid road system will respond to topography and the Natural Heritage System component of the Natural Heritage and Open Space System. Cul-de-sacs will generally be permitted only when warranted by natural site conditions*
- d) *The Natural Heritage component of the Natural Heritage and Open Space System forms a central feature of the Planning Area and the development form should reflect this fact. In addition, an associated comprehensive, interconnected system of trails will be developed which will generally reflect the major trail system on Figure NOE4.*
- e) *Public safety, views and accessibility, both physically and visually, to the Natural Heritage component of the Natural Heritage and Open Space System, as well as to parks, schools and other natural and civic features, will be important consideration in community design. This will be accomplished through a range of different approaches including, but not limited to, the use of single load-*

ed roads, crescent roads, combining public open space with other public or institutional facilities (e.g. school/park campuses, easements, stormwater ponds adjacent to the Natural Heritage component of the System) and the location of high density residential and employment buildings [...];

- f) *Parks, neighbourhood activity nodes, and other civic areas will serve as central “meeting places” for residents, particularly within neighbourhoods and subneighbourhoods; and*
- g) *Building densities and land uses designed to support the use of transit and the level of transit service proposed for specific areas shall be located within walking distances of transit stops and lines.*

7.5.10 Safe Community Design

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

7.5.12 Neighbourhoods

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

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

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

The proposed development aligns with the ‘Community Design Strategies’ by featuring a compact form, transit-supportive densities, mixed uses, and varied architecture. Per *Figure 8 – Community Structure*, the Neighbourhood 7 Activity Node is located at the intersection of Burnhamthorpe Road East, Street “A”, and Street “G”. The proposal will offer clear views and easy access to village squares and key areas such as the Neighbourhood Activity Node. The design incorporates a modified grid road system, a comprehensive trail network, and strategic placement of public spaces to enhance transit and pedestrian accessibility.

7.6 Land Use Strategy

7.6.7 Neighbourhood Area

7.6.7.1 Neighbourhood Centre Area

- b) *Permitted Uses, Buildings and Structures*
 - *The permitted uses shall be medium density residential, mixed use and small scale convenience retail, personal service, restaurants and business activity, as well as public and institutional uses including village squares.*

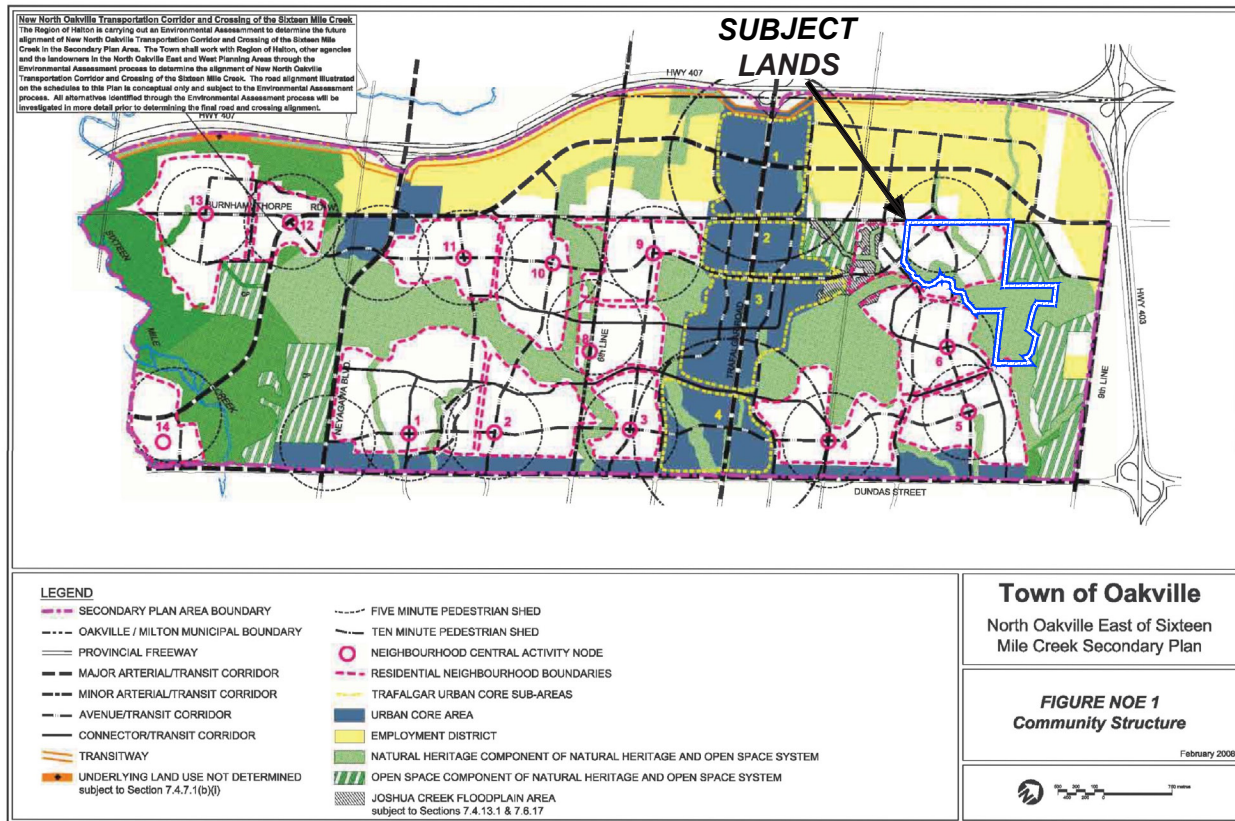


Figure 8 – NOE1 Community Structure

Business activity may include a range or small scale uses including offices, medical clinic, workshops for artisans and artists studios.

- *Permitted uses shall be primarily located in mixed use or medium density residential buildings. Both mixed use, single use buildings shall be permitted and this may include convenience commercial buildings in accordance with the provisions in Subsection c) below.*
- *Notwithstanding the above, a minimum of one mixed-use or non-residential building, in accordance with the provisions in Section 7.6.7.1.c) is required at the intersection of each neighbourhood activity node identified on Figure NOE 1.*

c) Land Use Policies

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

- iv. *Maximum density - 150 units per net hectare for residential;*
- v. *Minimum height - 2 storeys; and Maximum height - 6 storeys.*

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

The proposed development aligns with the policies of the Neighbourhood Centre Area by introducing 79 street townhouses, 11 rear lane townhouses, and a mixed-use block, all of which are permitted within this designation. The net density is 38.1 units per hectare (uph). The mixed-use block is proposed at the Neighbourhood Activity Node situated within the Neighbourhood Centre Area designation, thereby complying with *Section 7.6.7.1.b)* that one mixed use or non-residential building is required at the intersection of each activity node. Therefore, the intent of the Activity Node will be met as the mixed-use block will provide services and amenities for future residents of Neighbourhood 7.

7.6.7.2 General Urban Area

b) Permitted Uses, Buildings and Structures

- *The permitted uses shall be low and medium density residential uses and home occupation and home business uses.*
- *Permitted uses shall be located in low or medium density residential buildings.*

c) Land Use Policies

- *A mix of housing types shall be permitted at the following heights and densities:*
 - i. *Minimum density - 25 units per net hectare;*

The proposed development complies with the policies of the General Urban Area as it proposes 345 single detached dwellings, 17 street townhouses, and 67 rear lane townhouses within the the General Urban Area designation. The proposed single detached dwellings will be two storeys in height and the townhouses will be a maximum of three storeys in height. Together, they will provide a density of 32.0 units per hectare and therefore comply with the minimum and maximum height and density regulations.

7.6.7.3 Sub-urban Area

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

The proposed development complies with the policies of the Sub-urban Area as it proposes 37 single detached dwellings within the designation, achieving a density of 27.8, which complies with the NOESP guidelines. These dwellings will be two stories tall.

7.6.13 Village Square Area

7.6.13.2 Permitted Uses, Buildings and Structures

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

7.6.13.3 Land Use Policies

- a) Approximately 30 Village Squares will be provided in North Oakville East, and where they are in public ownership, Urban Squares in the Trafalgar Urban Core Area, with the total number related to the ultimate size of individual facilities. The exact location and configuration of Village Squares on Figure NOE2 will be established during the preparation of plans of subdivision or other development plans. The Town shall carry out a Parks Facilities Distribution Plan as set out in Section 7.7.4.2 to determine the function and facilities which will be developed for each Village Square. Where a Village Square is not developed on all or a portion of a particular site, uses permitted in the underlying land use designation on Figure NOE2 shall be permitted.
- b) Village Squares shall generally meet the following criteria:
- Walk to facilities;
 - Approximately 0.3 hectares in size with a tot lot and other passive recreational facilities, but may be larger or smaller depending on the location and facilities accommodated, but will have a maximum area of 0.5 ha, except for one larger Village Square that will be provided in Neighbourhood 14 which will be no more than 1.0 hectare in area.

Two village square blocks are proposed and are consistent with the conceptual Village Square Area locations identified by the NOESP Master Plan (Figure 5). One

0.48-hectare village square west of the central NHS block, and another 0.52-hectare village square east of the central NHS block. The design and proposed use of the village square blocks will be decided in consultation with Town Staff during the detailed design stage.

7.9.2 Growth Management Strategy - Phasing

d) Residential Development Phases

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

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

e) Phasing Requirements

Prior to the commencement of development of each residential phase:

- Any financial and other requirements of the Town and the Regional Municipality of Halton, pursuant to all applicable legislation, shall be satisfied; and,*
- a minimum of 75% of the gross developable area in the previous phase shall be within registered plans of subdivision or sites which are zoned to permit the development contemplated by this plan.*

At the time of writing this report, approximately 86 percent of the gross developable lands in the Phase

NOE1 have registered plans of subdivision. Moreover, development within Phase NOE2 is underway. Therefore, development of the subject lands may commence as the prescribed phasing policies of the NOESP will be satisfied.

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

- The proposed development contributes to the completion of Neighbourhood 7 by facilitating the construction of a mixed-use block situated at the Neighbourhood 7 Activity Node, thereby providing the community with a non-residential use and adhering to the “Neighbourhoods” policies laid out in the NOESP;
- The proposed development satisfies the village square requirements as described;
- The proposed uses and residential densities are consistent with the NOESP;
- The proposed development aligns with the objectives of the Neighbourhood Centre Area by offering 79 street townhouses and 11 rear lane townhouses, meeting both the minimum and maximum density targets within the designation;
- The proposed development meets the objectives of the General Urban Area by including 17 street townhouses, 67 rear lane townhouses, and 345 single detached dwellings, all of which satisfy the minimum and maximum density targets within the designation;
- The proposed development achieves the objectives of the Suburban Area by providing 37 single detached dwellings which achieve the minimum and maximum density targets within the designation;
- The proposed development achieves the objectives of the Natural Heritage System designation by leaving the designated NHS undeveloped, protecting the lands with appropriate buffers and incorporating appropriate vistas and walkways to provide passive and active recreation; and,
- The proposal is generally consistent with the North Oakville East Master Plan.

3.5 TOWN OF OAKVILLE – BURNHAMTHORPE ROAD CHARACTER STUDY & MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT, DECEMBER 2014

The North Oakville East Secondary Plan establishes a new vision for Burnhamthorpe Road as an urban corridor. Defined in the Secondary Plan and Master Plan as a Character Road, Burnhamthorpe Road is set to transition into a vibrant and pedestrian-friendly street as development evolves along the corridor. The completion of William Halton Parkway has facilitated the transfer of sections of Burnhamthorpe Road from Halton Region to the Town of Oakville. This new parkway accommodates east-west travel, taking over the regional road role previously held by Burnhamthorpe Road. To align with its new function, Burnhamthorpe Road will undergo improvements starting in 2024, with the design guided by the findings of the Burnhamthorpe Road Character Study, finalized in 2014.

The proposed development includes six intersections, which follow the recommendations in the Burnhamthorpe Road Character Study rather than the NOESP, enhancing connectivity and supporting the pedestrian-friendly vision for Burnhamthorpe Road.

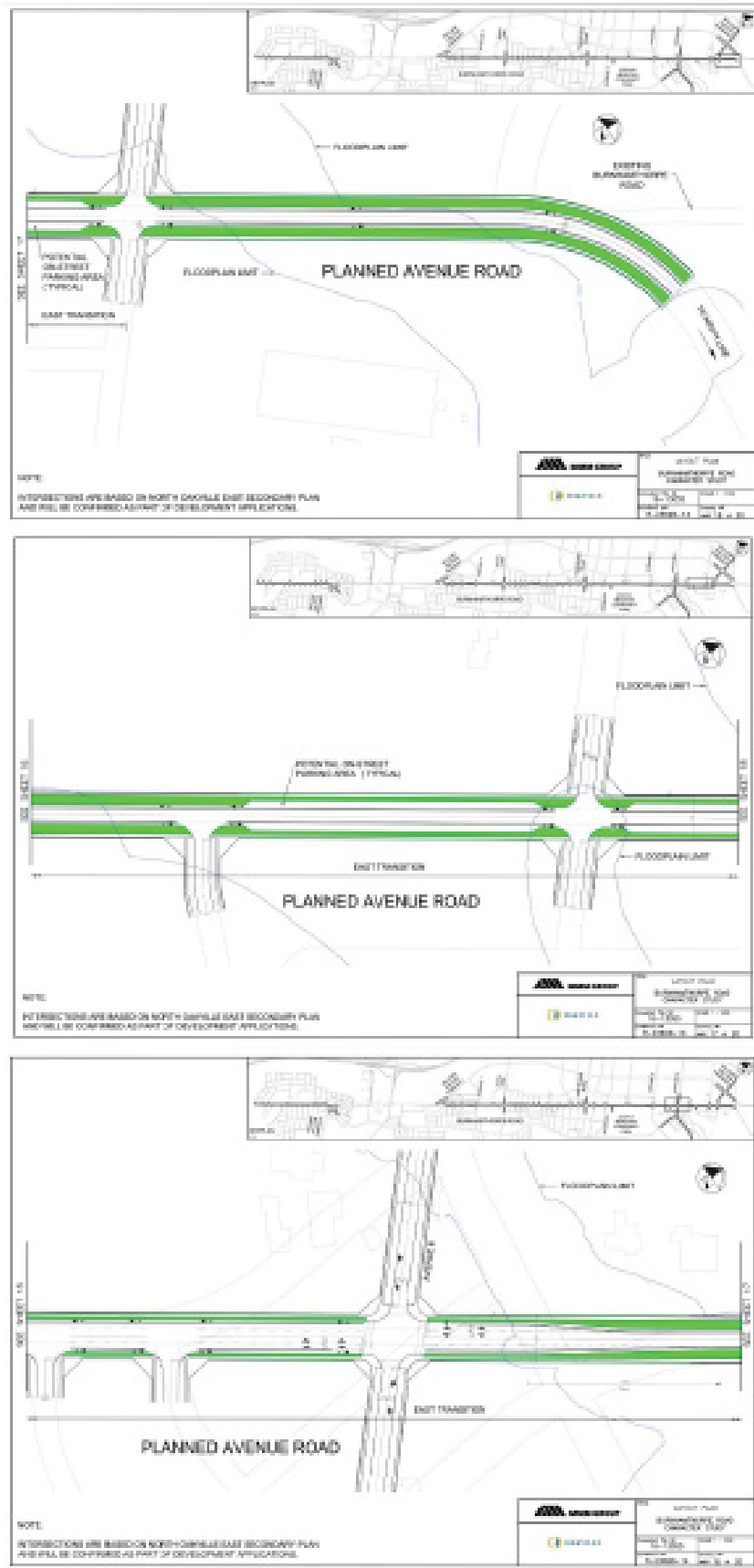



Figure 9 – Burnhamthorpe Road Character Study



4.0

Public Information Meeting

4.0 PUBLIC INFORMATION MEETING

A Public Information Meeting for the subject lands was held virtually via Microsoft Teams on August 19th from 7:00 pm to 8:00 pm. The meeting was attended by three members of the public and two Town staff. The only comment raised by an attendee was:

- **When the units would be constructed:** One attendee was interested in when units within the proposed development would be constructed.

The response to this inquiry is: As Mattamy continues to develop Joshua Creek northward, construction is expected to begin within the next 3 to 4 years, pending draft approval sometime next year.



5.0 Zoning

5.0 ZONING

Existing Zoning

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

Proposed Zoning

The proposal seeks to rezone the subject lands to site-specific Neighbourhood Centre (NC sp: *), site-specific Neighbourhood Centre (NC sp: **), site-specific General Urban (GU sp: ***), site-specific Sub Urban Area (S sp: ****), Natural Heritage System (NHS), Park (P), and Stormwater Management Pond (SWM).

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



6.0 Planning Opinion

6.0 PLANNING OPINION

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

1. The proposal is consistent with the Provincial Planning Statement, 2024 and conforms to the Region of Halton Official Plan, Livable Oakville Plan, and North Oakville East Secondary Plan;
2. The proposal introduces a mix of residential building types including townhouse, single detached dwellings, and residential units within a mixed-use building;
3. The proposal will contribute to minimum density numbers identified by the Region and Town;
4. The proposed mix of land uses are consistent with the land use categories of the North Oakville East Master Plan;
5. The proposed development conforms to the Phasing Plan set out in the North Oakville East Secondary Plan;
6. The proposed development provides a density and road fabric that is supportive of transit use and active transportation;
7. The proposed development will provide a mix and range of unit types and sizes to support families of different sizes, ages and incomes;
8. The Natural Heritage System is protected for the long-term by the inclusion of buffers and setbacks;
9. The proposed development will provide two village squares to enhance community interaction and offer open spaces for leisure and social activities; and
10. The proposed development will facilitate the development of a mixed-use block at the Neighbourhood Activity Node, contributing to the completion of Neighbourhood 7, thereby providing the community with services and amenities to help meet the daily needs of future residents.

Respectfully submitted,

KORSIAK URBAN PLANNING

PREPARED BY:



ERIKA LINDSAY, H.B.A, MSCPL

REVIEWED BY:



CONSTANCE RATELLE, MPLAN, RPP

APPENDICES

APPENDIX I: PROVINCIAL POLICIES APPLICABLE TO THE PROPOSAL

PROVINCIAL PLANNING STATEMENT (PPS), 2024

The following sections and policies of the PPS 2024 are applicable to this proposal:

Policies outlined in Section 2.2, ‘Housing’ include:

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
 - c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

The proposed development offers a diverse range of housing options, including single-detached homes, townhouses, and residential units within a mixed-use building. This variety is designed to address the social, economic, and health needs of both current and future residents. The development features a comprehensive mix of commercial, residential, and open space uses to support the community’s long-term needs. Additionally, it is strategically designed to integrate with planned active transportation routes and future transit options, such as the anticipated Dundas Street Bus Rapid Transit (BRT).

Policies outlined in Section 2.3, ‘Settlement Areas and Settlement Area Boundary Expansions,’ include:

2.3.1 General Policies for Settlement Areas

2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a. efficiently use land and resources;
 - c. support active transportation;
 - d. are transit-supportive, as appropriate.

The proposed development is situated within a settlement area and incorporates land use patterns that are designed to efficiently utilize land and resources. It accommodates both active transportation and transit services through a modified grid network that is supportive of community transit service to facilitate easy access to services and amenities

Policies outlined in Section 2.9, ‘Energy Conservation, Air Quality and Climate Change,’ include:

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - a) support the achievement of compact, transit-supportive, and complete communities;
 - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;

The proposed development promotes compact, transit-supportive, and complete communities. It incorporates the integration of two stormwater management

ponds and a grid system designed to enhance transit efficiency. Additionally, the compact design fosters active transportation.

Policies outlined in Section 3.6, 'Sewage, Water and Stormwater,' include:

1. Planning for sewage and water services shall:
 - a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;
2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.
8. Planning for stormwater management shall:
 - a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
 - b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;

- d) mitigate risks to human health, safety, property and the environment;
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

The proposed development utilizes municipal water services and incorporates two stormwater management ponds. These features ensure effective water management and support the infrastructure needs of the project. The development's design aligns with best practices for managing water resources and infrastructure.

Policies outlined in Section 3.9, 'Public Spaces, Recreations, Parks, Trails and Open Space,' include:

1. Healthy, active, and inclusive communities should be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate active transportation and community connectivity;
 - b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

The proposed development includes two village squares and is designed to provide views of the natural heritage system and access to multi-use trails. This setup supports healthy, active communities by offering safe public spaces and facilities that cater to people of all ages and abilities, and promotes community connectivity.

Policies outlined in Section 4.1, 'Natural Heritage,' include:

1. Natural features and areas shall be protected for the long term.
2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The proposed development incorporates and safeguards natural heritage systems, ensuring their protection and long-term preservation. The site includes a Core Preserve Area in the southern portion, with Linkage Preserve Areas that connect it to other natural heritage lands. Additionally, the development features multi-use trails that enhance connectivity throughout the area.

Policies outlined in Section 4.2, 'Water,' include:

1. Planning authorities shall protect, improve or restore the quality and quantity of water by:
 - a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which

can be a foundation for considering cumulative impacts of development;

- c) identifying water resource systems;
- d) maintaining linkages and functions of water resource systems;

The proposed development includes two stormwater management ponds and is designed to protect and enhance natural heritage systems. Multiple High Constraint Stream Corridors and one Medium Constraint Stream Corridor run through the property, which will be developed in a manner that maintains their ecological functions as outlined in the North Oakville Creeks Subwatershed Study. Hydrological Features "A" and "B" are also present. Further details on environmental protection are provided in the Environmental Impact Report submitted with the development application.

APPENDIX II: REGIONAL POLICIES APPLICABLE TO THE PROPOSAL

REGION OF HALTON OFFICIAL PLAN

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

Halton's Regional Structure

51. *The Regional Structure consists of the following mutually exclusive land use designations:*

1. *Urban Area, where urban services are provided to accommodate concentrations of existing and future development;*
3. *Regional Natural Heritage System, a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological functions within Halton,*

55.1. *The Regional Structure also sets out targets for intensifying development within the Built-Up Area, and development density in the Designated Greenfield Areas as contained in Table 2.*

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

Urban Area

72. *The objectives of the Urban Area are:*

1. *To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.*
2. *To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.*
3. *To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.*
4. *To ensure that growth takes place commensurately both within and outside the Built Boundary.*
5. *To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages complete communities, and is consistent with the policies of this Plan.*
6. *To identify an urban structure that supports the development of Intensification Areas.*

7. *To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation.*
9. *To facilitate and promote intensification and increased densities.*
10. *To provide an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long term needs.*

74. *The Urban Area consists of areas so designated on Map 1 where urban services are or will be made available to accommodate existing and future urban development and amenities. Within the Urban Area, Employment Areas and Urban Growth Centres are identified on Map 1 as overlays on top of the Urban Area, for which specific policies apply.*

77. *It is the policy of the Region to:*

2.4. *Require development occurring in Designated Greenfield Areas to:*

- a) *contribute towards achieving the development density target of Table 2 and the Regional phasing of Table 2a;*
- b) *contribute to creating healthy communities;*
- c) *create street configurations, densities, and an urban form that support walking, cycling and the early integration and sustained viability of transit services;*
- d) *provide a diverse mix of land uses, including residential and employment uses to support vibrant*

neighbourhoods; and

- e) *create high quality parks and open spaces with site design standards and urban design guidelines that support opportunities for transit and active transportation.*

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

Housing

84. *The goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.*

86. *It is the policy of the Region to:*

6. *Adopt the following housing targets:*

- a) *that the per cent of new housing units produced annually in Halton in the form of townhouses or multi-storey buildings be at least 65 per cent to 2031 and at least 75 per cent each year thereafter;*

The proposed development includes single-detached homes, townhouses, and residential units in a mixed-use building, offering a diverse range of housing options. This mix supports the Region's housing targets.

Natural Heritage System

114. *The goal of the Natural Heritage System is*

to increase the certainty that the biological diversity and ecological functions within Halton will be preserved and enhanced for future generations.

114.1 The objectives of the Natural Heritage System are:

- 1. To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated Cultural Heritage Resources;*
- 9. To contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and inter-connections between the Key features and their ecological functions;*
- 10. To protect significant scenic and heritage resources; and*
- 17. To preserve the aesthetic character of natural features.*

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

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

Environmental Quality

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

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

Transportation

172. The objectives of the Region are:

- 2. To develop a balanced transportation system that:
 - a) reduces dependency on automobile use;*
 - b) includes a safe, convenient, accessible, affordable and efficient public transit system that is competitive with the private automobile; and*
 - c) promotes active transportation.**

1.1 To ensure development is designed to support active transportation and public transit.

1.2 To integrate transportation planning, land use planning and investment in infrastructure.

10. To promote land use patterns and

densities that foster strong live-work relationships and can be easily and effectively served by public transit and active transportation.

The proposed development will be designed to accommodate various forms of transportation. All streets will provide sidewalks on one or both sides of the street, thereby encouraging active transportation and pedestrian activity.

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

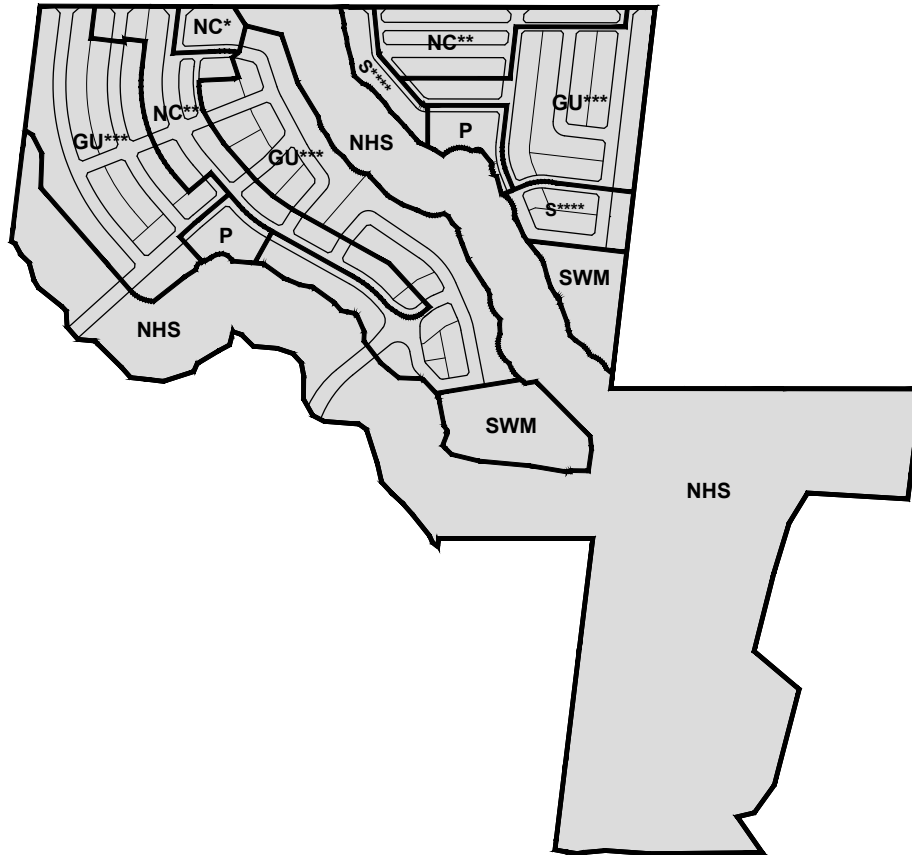
- The proposed development is within the Urban Area where urban services are planned to accommodate future development;
- The proposed development provides a two village squares and a mixed-use block which contribute to the creation of healthy communities;
- The proposed development is supportive of transit (current and future);
- The proposed development recognizes and protects the NHS;
- The proposed development complements planned developments on adjacent lands; and
- The proposed development contributes to the achievement of the Regional density target and housing target by providing a range of housing options.

APPENDIX III: AMENDING ZONING BY-LAW




By-Law Number: 2024-***

SCHEDULE "A" To By-Law 2024-***



AMENDMENT TO BY-LAW 2009-189

-  Rezoned from Future Development (FD) to
- Neighbourhood Centre (NC sp:*);
- Neighbourhood Centre (NC sp:**);
- General Urban (GU sp:***);
- Sub Urban (S sp:****);
- Natural Heritage System (NHS);
- Park (P) and
- Stormwater Management Pond (SWM)

EXCERPT FROM MAP
12 (6)



1:22000