



Planning Report

Draft Plan of Subdivision and Re-Zoning Application
Brock Street East
Uxbridge, Ontario

Evendale Developments Ltd.

GHD | 65 Sunray Street Whitby Ontario L1N 8Y3 Canada
11148765 | Report No 1 | November 2017



Table of Contents

1.	Introduction.....	1
2.	Site Context and Development Proposal	2
2.1	Subject Lands and Context.....	2
2.2	Development Concept	2
3.	Development Approvals	7
3.1	Current Development Approval Applications	7
3.2	Subsequent Planning Act Approvals	7
4.	Planning Policy Conformity	10
4.1	Uxbridge Official Plan	10
4.1.1	Brock Street Mixed Use Area	10
4.1.2	Gateways.....	13
4.1.3	Trail System.....	13
4.1.4	Summary Statement Uxbridge Official Plan Conformity.....	13
4.2	Durham Regional Official Plan.....	13
4.3	Provincial Policy Statement, 2014	14
4.4	Growth Plan for the Greater Golden Horseshoe, 2017	14
4.5	Greenbelt Plan, 2017	17
5.	Technical Studies	18
5.1	Traffic Impact Study	18
5.2	Commercial Needs Assessment.....	18
5.3	Functional Servicing and Stormwater Management Report.....	19
5.3.1	Sanitary Sewers.....	19
5.3.2	Water Supply	19
5.3.3	Stormwater Management	19
6.	Conclusion.....	20

Figure Index

Figure 1	Location Plan.....	4
Figure 2	Presentation Plan: Proposed Brock Street Development	5
Figure 3	Proposed Draft Plan	8
Figure 4	Proposed Common Element Plan	9
Figure 5	Uxbridge Official Plan: Schedule “A”	11
Figure 6	Uxbridge Official Plan: Schedule “B”	15
Figure 7	Durham Region Official Plan: Schedule “A” – Map “A2”	16



1. Introduction

Evendale Developments Ltd. has made applications for Draft Plan of Subdivision Approval and a Zoning By-law Amendment for 4.99 hectares on the north side of Brock Street East at the limit of the urban area of Uxbridge within the Township of Uxbridge.

The proposed development will complete the planned road network and “fill in” the pattern of urban development in the north-east quadrant of the Uxbridge Urban Area.

This report describes the development proposal and the Planning Act approvals required for it to proceed. It also explains how those approvals implement the vision for this area as set out in the land use policies and designation of the Uxbridge Official Plan. Furthermore, it describes how the planning applications conform to Regional and Provincial land use policy. The report also summarizes the conclusions of technical studies that support the form and density of development proposed for the subject property.



2. Site Context and Development Proposal

2.1 Subject Lands and Context

The location of the subject property is shown on **Figure 1**. It consists of 4.99 hectares (12.3 acres) on the north side of Brock Street at the eastern limit of the Uxbridge Urban Area. It is the final parcel of greenfield land on the north side of Brock Street to be developed.

To the north is the existing Barton Farm development consisting of linked homes and Herrema Fields. To the west are existing single detached houses fronting Low Boulevard and a hydro transformer station fronting Brock Street. To the south across Brock Street from the subject property are under-developed properties with the potential for significant re-development. To the east, east of the urban boundary, are farm properties in the rural area of Uxbridge Township.

Brock Street is under the jurisdiction of the Region of Durham and is also known as Regional Highway 47. It has a Type B Arterial Road classification in the Official Plans and is one of the two main accesses into the Uxbridge Urban Area from the east.

Currently, Donland Lane connects Herrema Boulevard to Low Boulevard and Brock Street by-passing the subject property. The Municipality intends to connect Herrema Boulevard through the subject property to intersect Brock Street opposite Nelkydd Lane. This will create a continuous road network from the Barton Farm development to Reach Street (another Type B Arterial) effectively linking the neighbourhoods in the east end of the Uxbridge Urban Area. The intersection of Herrema/Nelkydd and Brock Street will be signalized.

With the extension of Herrema Boulevard through the subject property, Low Boulevard will be extended eastward to 'T' into Herrema Boulevard and Donland Lane will be closed. In accordance with the Township of Uxbridge agreement with the previous owner of the subject property, the closed portion of the Donland Lane road allowance will be exchanged with the current owner for the new road allowances required for the extensions of Herrema Boulevard and Low Boulevard.

2.2 Development Concept

The new road pattern described above will create three parcels for development purposes. The development proposed for each parcel is shown on the Concept Plan (**Figure 2**) attached described below.

1. North of Low Boulevard and west of Herrema Boulevard are proposed eight semi-detached or linked housing units. The zoning for this development was approved and passed in 2007. The lots for these units will be created once Low Boulevard is extended and lands within the subject property are combined with portions of the closed Donland Lane.
2. South of Low Boulevard and west of Herrema Boulevard is a 0.31 ha (0.8 acre) Future Development Block. It will be merged with the portion of Donland Lane, which is adjacent to the west. Until the entire future development area is in private ownership, it cannot be subject to a comprehensive development application. Consideration of development on the combined future development parcel will not occur until Donland Lane is closed and replaced with Herrema



Boulevard. However, when it does occur, a 4.5 metre-wide easement along the west limit of the current road allowance will have to be maintained to house the existing hydro line in this location.

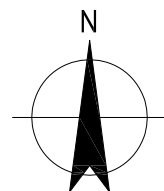
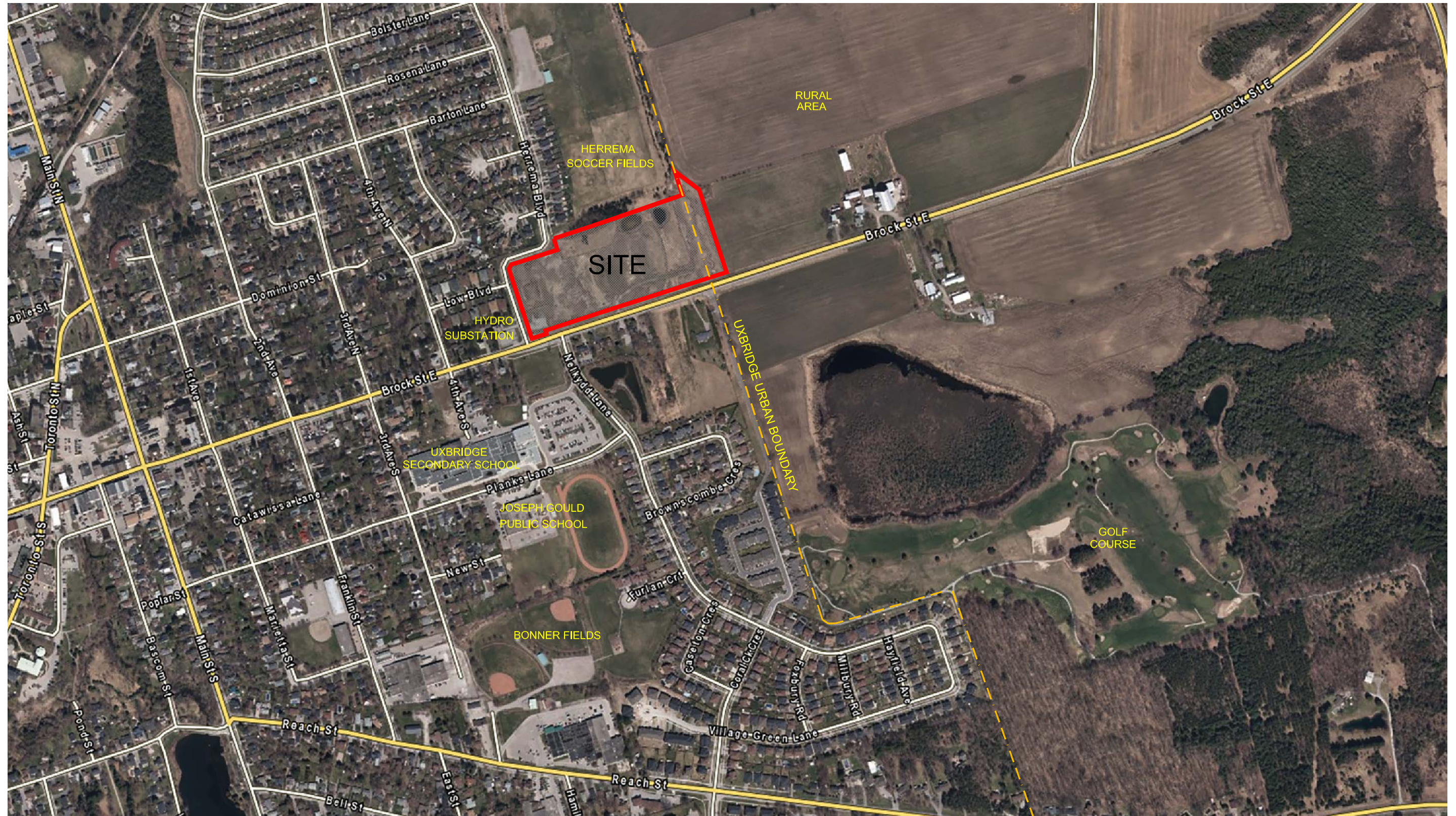
3. West of Herrema Boulevard to the urban boundary are 4.08 hectares that are proposed to consist of three blocks as illustrated on **Figure 2**. Along the west side of the property is a 45 metre-wide open space block connecting Brock Street to Herrema Fields. This block contains the realignment of a tributary of the Uxbridge Brook, which flows northward along the east side of Herrema Fields. This realignment was constructed under approvals received from the Township and the Lake Simcoe Region Conservation Authority pursuant to the previous development application on this property. The new creek alignment will become functional upon the installation of new storm sewers and culverts along and under Brock Street when it is reconstructed together with the development of the subject property.

The second block consists of 2.9 hectares (0.7 acres) at the north-east corner of Herrema Boulevard and Brock Street. It is a mixed-use block that would contain two retail-service commercial units of 190 m² to 280 m² of floorspace on the ground floor and five rental apartment units on the second floor. The commercial component is intended to provide convenience type goods and services for the residents of the local neighbourhoods. It will be readily accessible by non-motorized transportation. It will also be convenient for stop-by vehicular trips by the residents as they travel to and from their homes to work, school and other activities.

The mixed use block will have one dedicated vehicular access from Herrema Boulevard and parking available at a rate of 5.5 spaces/100 m² of commercial floorspace and two spaces per residential unit.

The final block consists of 3.06 hectares (7.6 acres) with extensive frontage on both Brock Street and Herrema Boulevard. Pedestrian and vehicular access will be provided from both Herrema Boulevard and Brock Street to 94 condominium townhouses in the block. The resulting density is 31.6 units per hectare or 12.4 units per acre. This density is relatively low for a condominium townhouse project. The reasons for this lower density are:

1. Two outside parking spaces are provided for all units. This results in deeper front yards (11.4 m) than typical (6 m).
2. The units are 7.0 m and 7.2 m in width. These are much wider than typical condominium townhouse units (5.5 m to 6 m wide). This also results in wider front yards.
3. The condominium roads are 7.3 m wide and include a 1.5 m sidewalk on one side. Combined with the deeper front yards, there is a significant separation between the front doors of units that face each other. In this instance, that distance is over 31 metres. In typical condominium townhouse projects, the distance from front door to front door is usually around 20 metres.
4. Visitor parking is provided at a rate of 0.4 spaces per unit compared to the typical 0.25 spaces per unit.



EVANDALE PROPERTIES
 BROCK STREET, UXBRIDGE
 LOCATION PLAN

Job Number | 11148765
 Revision | A
 Date | NOV 2017

Figure 1



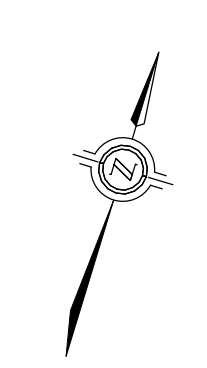
FIGURE 2

PROPOSED BROCK STREET DEVELOPMENT

MOOREFIELD PROPERTIES LTD.
TOWNSHIP OF UXBRIDGE

PRESENTATION PLAN

NOVEMBER 30, 2017
1:500



04_PROJECT FILE: P2017-00000000 - Book of Landscape Presentation (2017) Presentation plan.rvt



There are two basic forms of condominium townhouse units proposed as follows:

1. Along the public road frontages of Brock Street and Herrema Boulevard, the units are 7.2 m wide and three storeys in height with their front doors facing the public road. Each unit has a double car garage in the rear with a double driveway providing two outside parking spots. The outdoor amenity area for these units will be provided on a 6 m wide deck over the garage.
2. The units that front onto the internal condominium street will be 7 m wide and two storeys in height. The front doors will face the private street with the garage accessed from the private street. The driveways will be 11.4 m long providing for two outside parking spaces per unit.

Most of the landscaped open space will be located on individual freehold lots within the condominium resulting in a minimal amount of landscaped open space to be maintained by the condominium corporation. Not including the private deck-top outdoor amenity space, the landscaped open space is over 38 percent of the Medium Density Block.



3. Development Approvals

3.1 Current Development Approval Applications

The current development applications before the Township of Uxbridge and Region of Durham are a Draft Plan of Subdivision over the entire 4.99 parcel, a Zoning By-law Amendment on the lands east of Herrema Boulevard and a Draft Plan of Common Elements Condominium over the 3.06 hectare Medium Density Block. The Draft Plan of Subdivision will create the road extensions of Herrema Boulevard and Low Boulevard. This will permit the implementation of the previously approved exchange of these road allowances for existing Donland Lane. It will also result in the dedication of the open space block along the east side of the plan to the Township.

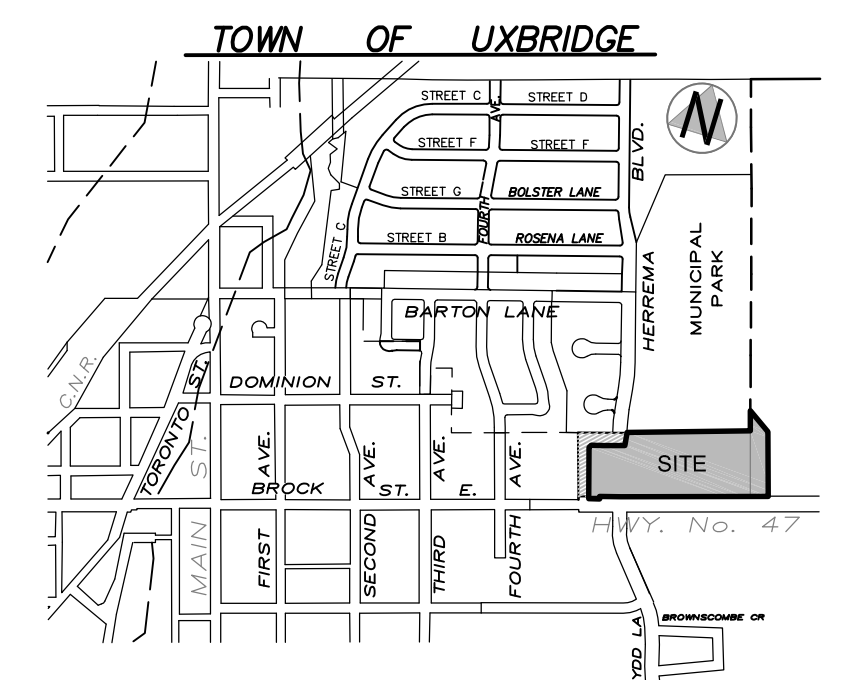
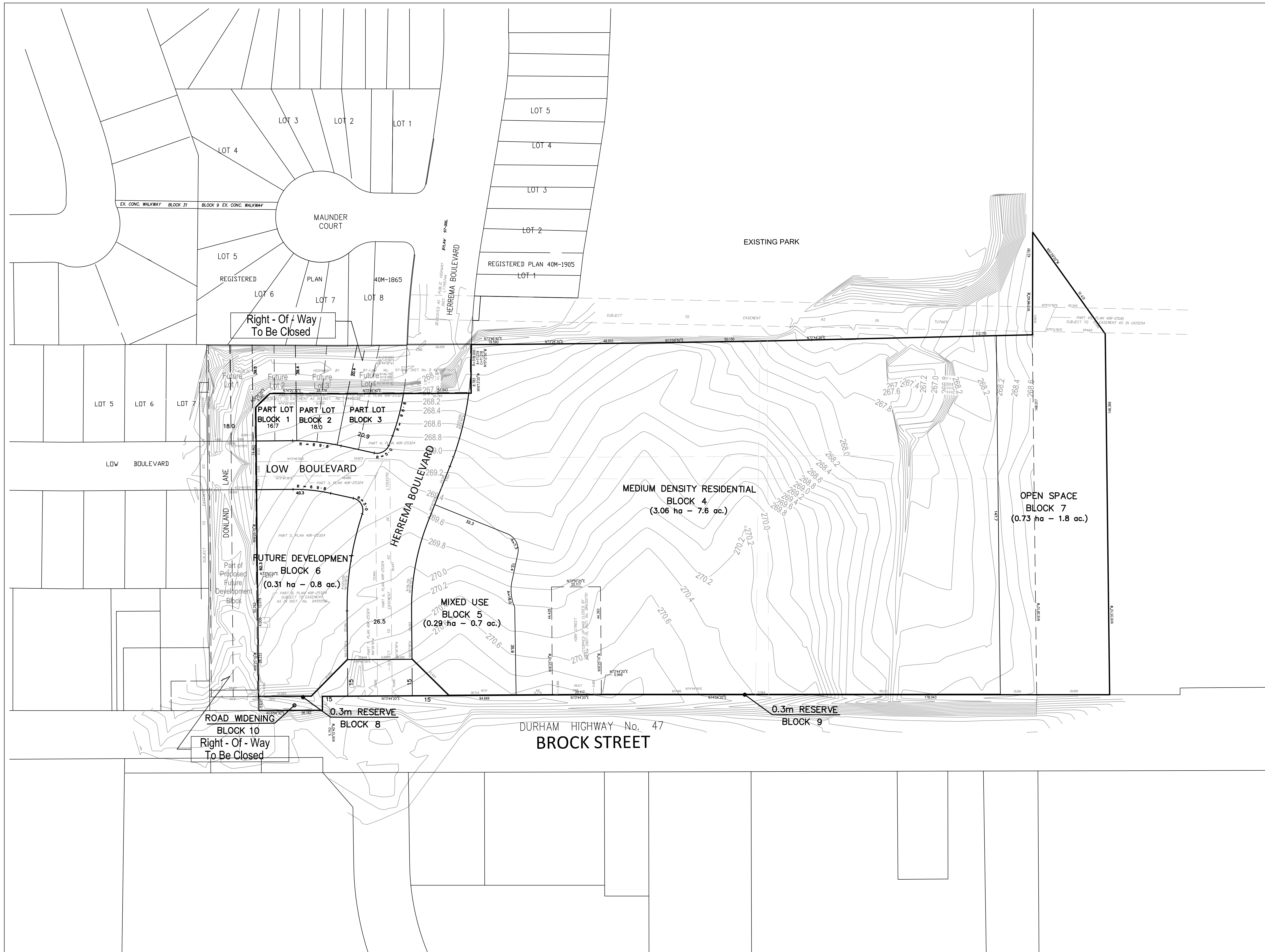
The proposed Draft Plan of Subdivision is attached as **Figure 3**.

With new roads in place, the applicant will be able to build the eight semi-detached/linked units that were previously approved and zoned.

3.2 Subsequent Planning Act Approvals

The Mixed Use Block and Medium Density Residential Block will also require site plan approval from the Township prior to building permits being issued. Once the site plan is approved for the Medium Density Block, the Plan of Common Element Condominium can be implemented to establish the condominium agreement and to permit the transfer of individual townhouse lots to the future homeowners. The proposed Draft Plan of Common Element Condominium is attached as **Figure 4**.

The future development block at the north-west corner of Brock Street and Herrema Boulevard will be the subject of future applications addressing the zoning and land use permissions on the consolidated parcel.



KEY PLAN-Not to Scale

PROPOSED
DRAFT PLAN
 ALL OF LOT 102, PART OF 103 TO 105 (BOTH INCLUSIVE), PART OF CENTRE STREET, PART OF YORK STREET, REGISTERED PLAN H50061 AND PART OF LOT 31, CONCESSION 7
TOWNSHIP OF UXBRIDGE
 REGIONAL MUNICIPALITY OF DURHAM

SCHEDULE OF LAND USES:

LOW DENSITY RESIDENTIAL	BLOCKS	AREA (ha)	
PART LOTS 18.0 +m FRONTAGES - (SEMI-DETACHED DWELLINGS)	1-3		
TOTAL AREA S.F. RESIDENTIAL		0.11 ha	
MEDIUM DENSITY RESIDENTIAL	BLOCKS	UNITS	AREA (ha)
MEDIUM DENSITY BLOCK	4	94	3.06
MIXED USE BLOCK	5	5	0.29
TOTAL # UNITS/ AREA RESIDENTIAL		99	3.35 ha
LAND USE BLOCKS	BLOCKS	AREA (ha)	
FUTURE DEVELOPMENT	6	0.31	
OPEN SPACE	7	0.73	
0.3m RESERVE	8-9	0.01	
ROAD WIDENINGS	10	0.08	
TOTAL AREA		1.13 ha	
ROADS	LENGTH(m)	AREA (ha)	
20.0 m R.O.W.	51.6	0.10	
26.5 m R.O.W.	118.4	0.30	
TOTAL AREA		0.40 ha	
TOTAL AREA OF SUBMISSION		4.99 ha	

FIGURE 3

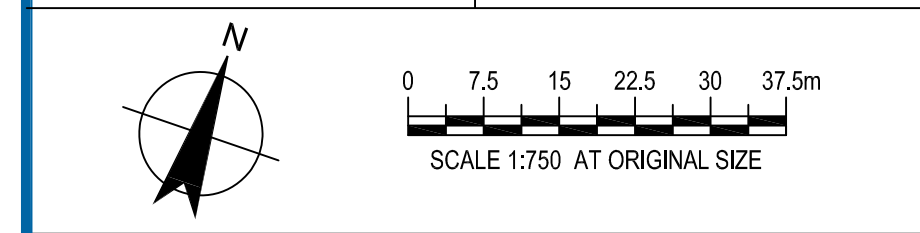
ADDITIONAL INFORMATION UNDER THE PLANNING ACT

Under section 51(17) of The Planning Act
 Information required by clauses A,B,C,D,E,F,G, & J shown on Draft and Key plans.
 H) Piped municipal water supply
 I) Sandy, Clay
 K) All municipal services required
 L) As shown

OWNER'S CERTIFICATE SURVEYOR'S CERTIFICATE

WE, THE REGISTERED OWNERS OF THE SUBJECT LANDS, HEREBY AUTHORIZE GHD TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

EVENDALE DEVELOPMENTS LTD. H. F. GRANDER CO. LTD.
 ONTARIO LAND SURVEYORS
 SIGNED: _____ DATE: _____
 SIGNED: H. F. GRANDER CO. LTD. DATE: _____



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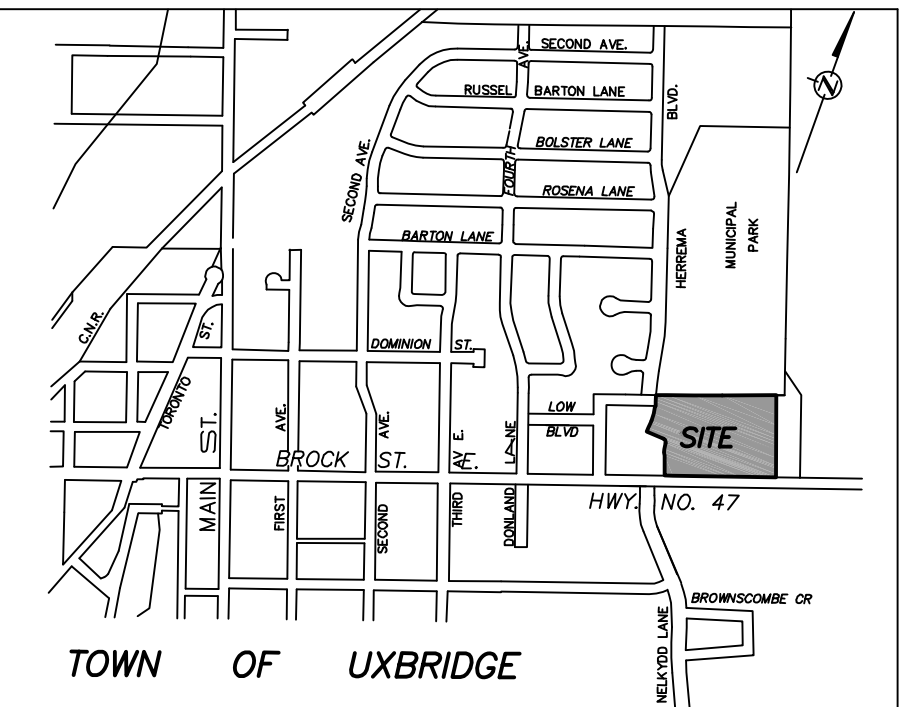
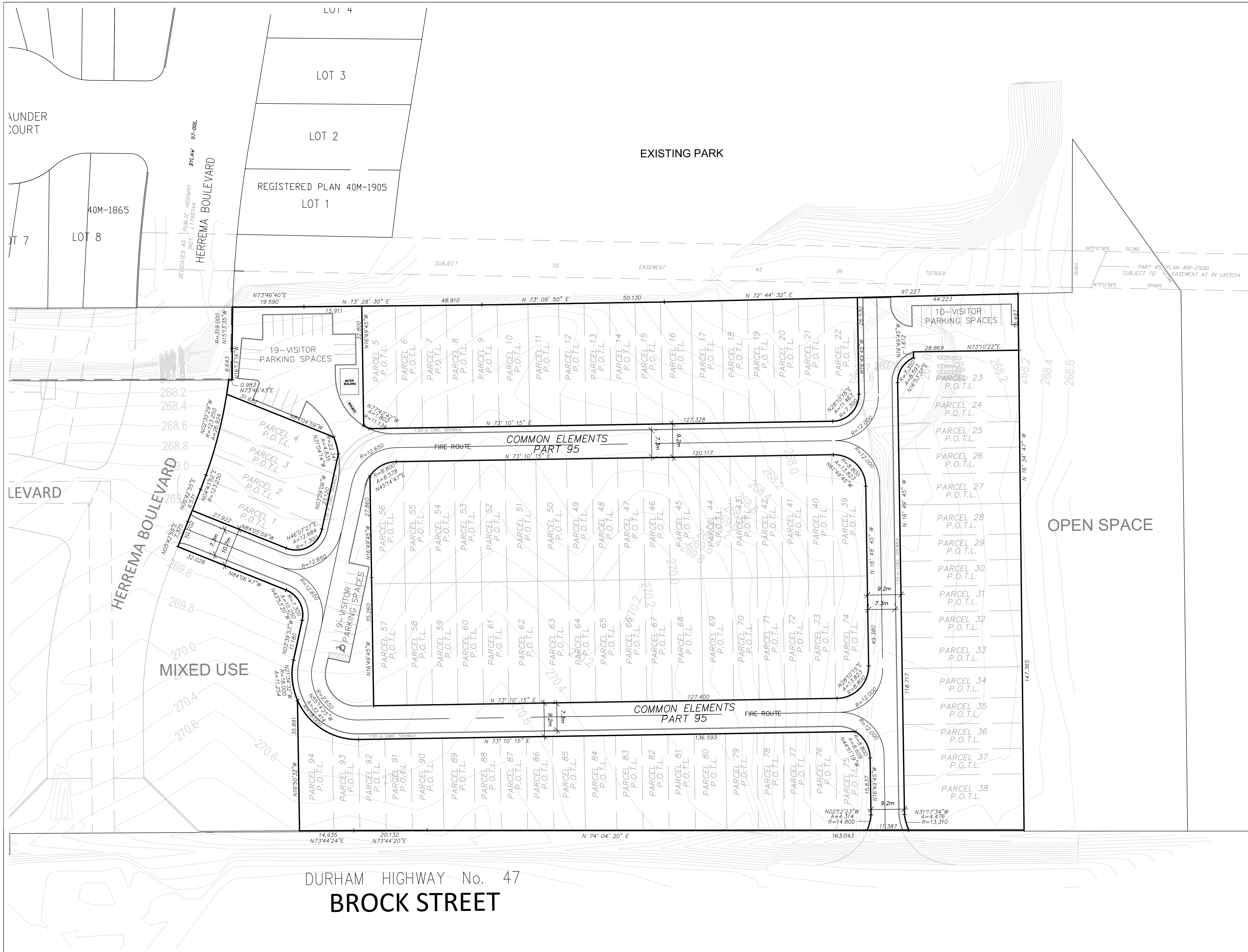
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A	ORIGINAL SUBMISSION	A.G.	B.J.	B.J.	11/17
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director

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Drawn	A.G.	Designer	A.G.
Drafting Check	B.J.	Design Check	B.J.
Approved (Project Director)	B. JORDAN		
Date	NOV. 2017		

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Project	Brock St, Uxbridge
Title	EVENDALE PROPERTIES
Drawing/Project No:	11148765-DP-1
Rev:	A



KEY PLAN-Not to Scale

PROPOSED COMMON ELEMENT PLAN

ALL OF LOT 102, PART OF 103 TO 105 (BOTH INCLUSIVE), PART OF CENTRE STREET, PART OF YORK STREET, REGISTERED PLAN H50061 AND PART OF LOT 31, CONCESSION 7

TOWNSHIP OF UXBRIDGE
REGIONAL MUNICIPALITY OF DURHAM

SCHEDULE OF LAND USES:

NUMBER OF PROPOSED PARCELS OF TIED LAND	= 94
AREA OF PROPOSED PARCELS OF TIED LAND	2.32 ha
P.O.T.L. - Denotes Proposed Parcel Of Tied Land	
COMMON ELEMENT CONDOMINIUM	
Common Facilities and Services (PARCEL 95)	= 0.74 ha
7.3 m Wide Asphalt Paved Laneway Concrete Curbs 1.5m Sidewalks Landscaped Areas Sanitary Sewer/Watermain and Facilities 38 Visitor Parking Spaces Water Meter Room Community Mailbox	
TOTAL AREA OF PLAN OF CONDOMINIUM	3.06 ha

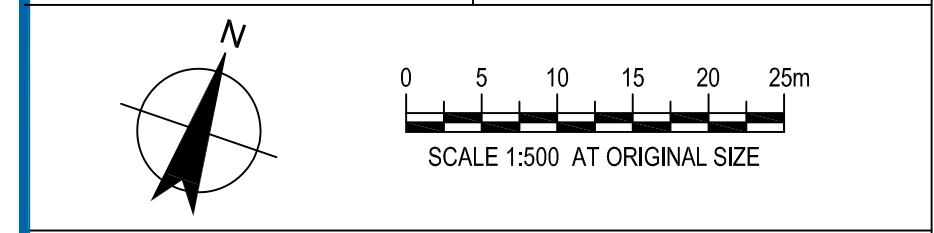
FIGURE 4

ADDITIONAL INFORMATION UNDER THE PLANNING ACT

Under section 51(17) of The Planning Act information required by clauses A,B,C,D,E,F,G & J shown on Draft and Key plans.

H) Piped municipal water supply
I) Sandy, Clay
K) All municipal services required
L) As shown

OWNER'S CERTIFICATE	SURVEYOR'S CERTIFICATE
WE, THE REGISTERED OWNERS OF THE SUBJECT LANDS, HEREBY AUTHORIZE GHD TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.	I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
EVENDALE DEVELOPMENTS LTD	H. F. GRANDER CO. LTD. ONTARIO LAND SURVEYORS
SIGNED: _____ DATE: _____	SIGNED: _____ DATE: _____



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A	ORIGINAL SUBMISSION	A.G.	B.J.	11/17

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date	Original Size	ARCH D
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Drawn	A.G.	Designer	A.G.
Drafting Check	B.J.	Design Check	B.J.
Approved (Project Director)	B. JORDAN		
Date	NOV. 2017		

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Project	Brock St, Uxbridge
Title	EVENDALE CONDOMINIUM
Drawing/Project No:	11148765-CE-1
Rev:	A



4. Planning Policy Conformity

As noted in Section 3, the land use matter before the Township of Uxbridge is the zoning of the lands east of Herrema Boulevard for Mixed Use (Block 5), Medium Density Residential (Block 4) and Open Space (Block 7). The sub-sections that follow describe how the zoning amendments would conform to the planning policies of the Township of Uxbridge, Region of Durham and Province of Ontario.

4.1 Uxbridge Official Plan

The most important land use policy document that guides the approval and design of development in this instance is the Uxbridge Official Plan. Policy directions that apply to the subject proposal are contained in a number of sections of the Official Plan, which are addressed in the following sub-sections.

4.1.1 Brock Street Mixed Use Area

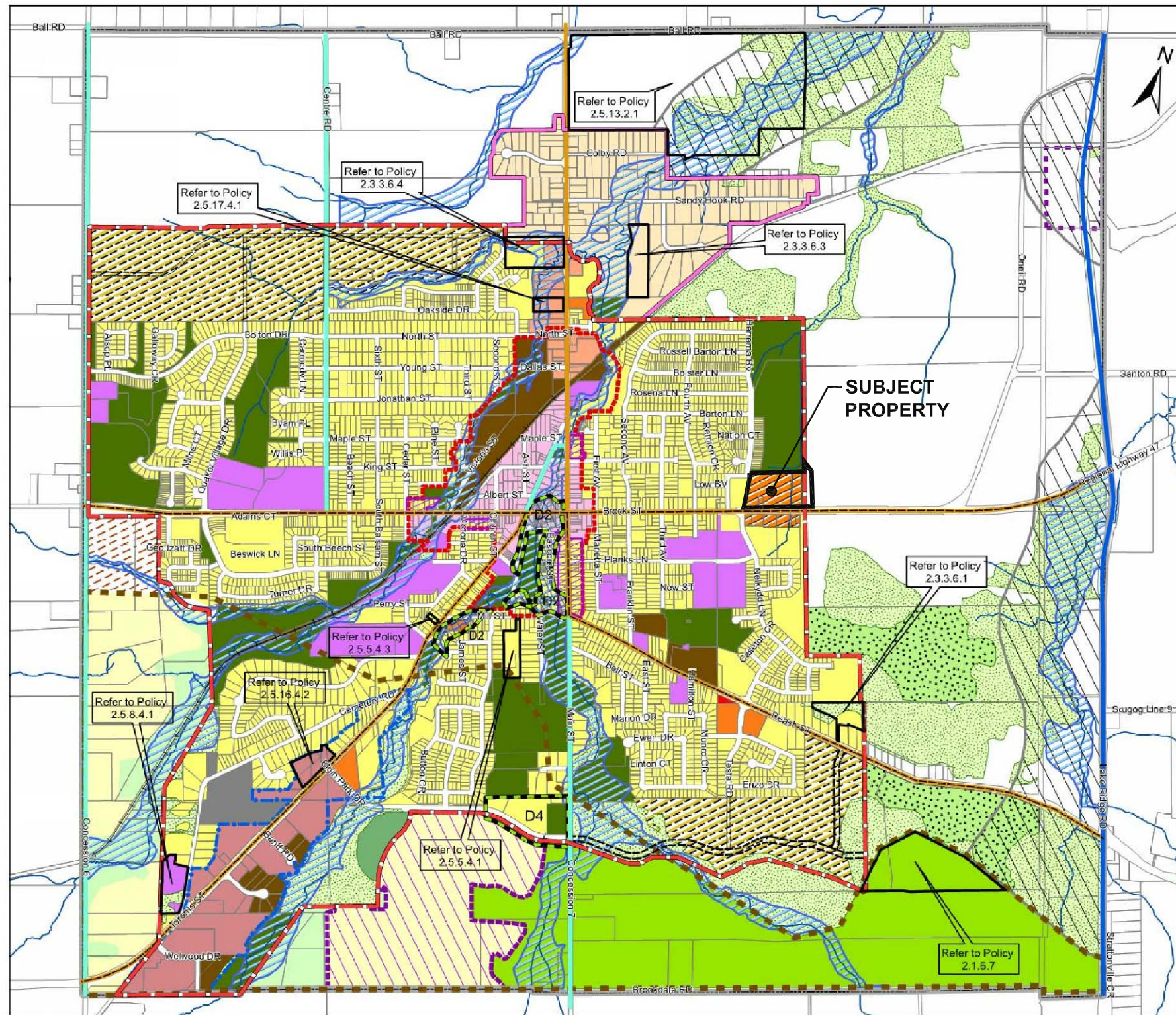
Figure 5 shows the area that is subject to re-zoning within the context of Schedule “A” – Land Use Transportation Plan Uxbridge Urban Area. The subject area is designated “Brock Street Mixed Use Area”, which is governed by Section 2.2.25 of the Uxbridge Official Plan. Under this designation. The permitted buildings and structures on the north side of Brock Street East include both mixed use and single use buildings. The relevant permitted uses include (Section 2.5.25.2):

- i. Retail and service commercial uses with each use having a minimum floor area of 186 sq. metres and a maximum floor area of 929 sq. metres.
- ii. Personal service uses with each use having a minimum floor area of 186 sq. metres and a maximum floor area of 929 sq. metres.
- iii. Medium or higher density residential uses, including dwelling units above at-grade commercial development with a minimum density of 35 units per net hectare and a maximum density of 65 units per net hectare.

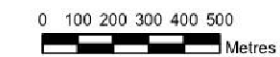
In terms of land use, the development proposal conforms to the Official Plan policies. The Mixed Use Block will provide for residential and commercial uses mixed in one building with the five apartment units on the second floor. The two at-grade commercial units will meet the minimum unit size for a retail, service commercial or personal service use (186 sq. metres) without exceeding the maximum permitted size for such uses (929 sq. metres).

The Medium Density Block provides permitted single-use (i.e. residential) buildings at a density of 30.7 units per hectare. Although this density is below what is required by the Official Plan, the interpretation policies of the Plan (Section 4.2) permit minor deviations from the numerical figures provided such deviations do not alter the intent of the Official Plan. In our opinion, the deviation being sought is appropriate as it results from site design considerations (parking, landscaped open space, etc.) intended to enhance the overall design and utility of the Medium Density Block.

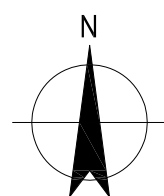
Schedule "A"
Land Use and Transportation Plan
Uxbridge Urban Area
Official Plan of the Township of Uxbridge



- Transportation**
- Type A Arterial
 - Type B Arterial
 - Collector Road
 - Regional Transit Spine
 - Potential Future Collector Road
 - Proposed Local Road
- Natural Heritage**
- Natural Hazard Area
 - Environmental Constraint Area
 - Watercourses & Waterbodies
- Oak Ridges Moraine**
- Oak Ridges Moraine Conservation Plan Area Boundary
 - Countryside Area
 - Natural Linkage Area
 - Natural Core Area
- General Land Use**
- Secondary Plan Area
 - Urban Area Boundary
 - Downtown
 - Main Central Area
 - Mixed Use Area
 - Brock Street Mixed Use Area
 - Recreational Mixed Use Area
 - Corridor Commercial Area
 - Local Commercial Area
 - Residential Area
 - Residential Area Higher Density
 - Future Residential Area
 - Institutional Area
 - Employment Area
 - Park and Open Space Area
 - Major Open Space Areas
 - Private Open Space Area
 - Cemetery Area
 - Hamlet Boundary
 - Hamlet Area
 - Rural Estate Area
 - Prime Agricultural Areas
 - Waste Disposal Area
 - Special Policy Area D2
 - Policy Area 2.1.6.7 Approved Major Recreation Use
 - Mixed Use Special Policy Area
 - Lands Subject to 18(6) of the Moraine Plan
 - Deferral



January 2014



EVANDALE PROPERTIES
 BROCK STREET, UXBRIDGE
 UXBRIDGE OFFICIAL PLAN - SCHEDULE "A"

Job Number | 11148765
 Revision | A
 Date | NOV 2017
Figure 5



Section 2.5.25.4 of the Official Plan provides direction on build form, which will be adhered to as follows:

- Minimum floor space index of 0.5 and maximum floor space index of 2.0.
 - A floor space index of 0.55 is proposed over the two blocks (excluding garages).
- Minimum height of 6 metres comprising of two storeys or a double height building in a single storey and a maximum height of four storeys.
 - Building heights of two and three storeys are proposed on the two blocks.
- A significant portion of the cumulative total of the frontages of Brock Street East and Herrema Boulevard (in the order of 40-50%) should be defined by building edge.
 - A total of 59% of the cumulative frontage is proposed to have a building edge at the minimum set-back.
- Garbage/recycling storage shall be in a wholly enclosed building.
 - The mixed use building will comply to this provision.
- Substantive linkages between buildings to the sidewalks along Herrema Boulevard and Brock Street East and the trail system along the east side of the site.
 - There are sidewalks along the internal roads that connect to the sidewalks on Herrema Boulevard and Brock Street East. The latter sidewalk will connect to the trail system in the open space block at its south end. A pedestrian connection is also available to the open space block at its north end.
- The street frontages of Herrema Boulevard and Brock Street East (as will all of the development) will have high quality façade materials. The street frontages will be animated with front doors, porches and windows on the street all uninterrupted by garages.

One provision of the Official Plan which is not being complied with is Policy 2.5.25.4.1(ii), which reads as follows:

“No retail or service commercial uses shall be permitted in the Brock St. Mixed Use Area Designation on the north side of Brock St., unless they are constructed in conjunction with, or following, the construction of the permitted supermarket;”

The intent of this policy, when the Brock Street Mixed Use Area was added into the Official Plan, was to prevent this large area from being filled with retail and service commercial uses that would otherwise compete with the Downtown commercial area. The permitted supermarket would form the basis of a commercial “draw” to this area and take up a large portion of the development footprint, thus preventing an over-concentration of smaller commercial units that would create unnecessary competition for uses which should be locating in the Downtown.

The proponent does not believe that market demand for a supermarket at this location exists today as it may have when the Brock Street Mixed Use Area was designated. It has submitted market research to substantiate this opinion.

Furthermore, and more importantly, the proposal does not intend to “fill” the designated Mixed Use Area with retail and service commercial uses. The two commercial units proposed are not intended to attract businesses to re-locate from the Downtown. Rather, they will only be providing



convenience uses intended to serve the local neighbourhoods as envisioned by the Brock Street Mixed Use Area designation and policies. It is noted that Policy 2.5.25.4(ii) does not prohibit personal service uses without an accompanying supermarket. However, the proponent would like to have the flexibility of accommodating a retail or service commercial unit as well as personal service uses within the Mixed Use Block.

4.1.2 Gateways

Figure 6 shows the area subject to re-zoning within the context of Schedule “B” – Natural Heritage System and Supportive Uses Uxbridge Urban Area. On this plan a “Gateway” area is indicated on Brock Street at the Urban Boundary. Policies for this designation are found in Section 2.4.4 of the Uxbridge Official Plan. Policy 2.4.4.3 provides direction for New Development in the Gateway Areas. The proposed development conforms to the guidelines enunciated in this policy as follows:

- i. The buildings and structures can and will incorporate architecture and landscaping features which emphasize the uniqueness of the Uxbridge Urban Area. The natural heritage character, in particular, will be emphasised by the creek block, which will be located at the Urban Boundary and dedicated to the Township.
- ii. Parking areas will be located to the rear of all buildings fronting onto Brock Street East, including at the prominent corner of Brock Street East and Herrema Boulevard. Along Herrema Boulevard, the parking areas will be landscaped.

4.1.3 Trail System

Figure 6 identifies a proposed trail within the Open Space Block (Block 7) which will accommodate the realigned Uxbridge Brook tributary on the subject property. Section 2.3.12 of the Uxbridge Official Plan provides policy direction for this facility. As per that policy, the proponent intends to convey Block 7 to the Township such that the lands required for the future trail will be in public ownership.

4.1.4 Summary Statement Uxbridge Official Plan Conformity

Based upon the preceding detailed review of the designations and policies of the Uxbridge Official Plan, we are of the opinion that the applications for Draft Plan of Subdivision and Amendment to the Zoning By-law conform to the policies of the Official Plan and will implement the general intent of the Plan.

4.2 Durham Regional Official Plan

As shown on **Figure 7**, the Durham Regional Official Plan (DROP) designates the subject lands as Living Area within the Uxbridge Urban Area. Such lands are intended to be used predominantly for housing purposes. The Living Area designation also permits limited amounts of retailing of goods and services in appropriate locations. The proposed land uses, therefore, conform to the DROP.

The policies of the DROP (Policy 8B.2.3) indicate that it is the intent of the Plan to achieve a compact urban form, including extensive residential and mixed uses along arterial roads.



The proposed development also meets the intent of the DROP. This is not surprising since it meets the intent of the Uxbridge Official Plan, which implements the DROP.

4.3 Provincial Policy Statement, 2014

The Provincial Policy Statement (“PPS”) is a document issued under the authority of Section 3 of the Planning Act, which establishes the policy foundation for regulating the development and use of land in Ontario. In making decisions affecting planning matters, the Planning Act requires that they be consistent with the PPS.

Under Section 1 of the PPS – Building Strong Healthy Communities, land use is to be managed and directed to achieve resilient development and land use patterns through policies that include:

- Avoiding development and land use patterns that may cause environmental or public health and safety concerns; (1.1.1 c))
- Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs; (1.1.1 e))

Furthermore, Section 1.1.3 of the PPS states that land use patterns with Settlement Areas shall be based on the following:

- Densities and a mix of land uses which:
 - Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

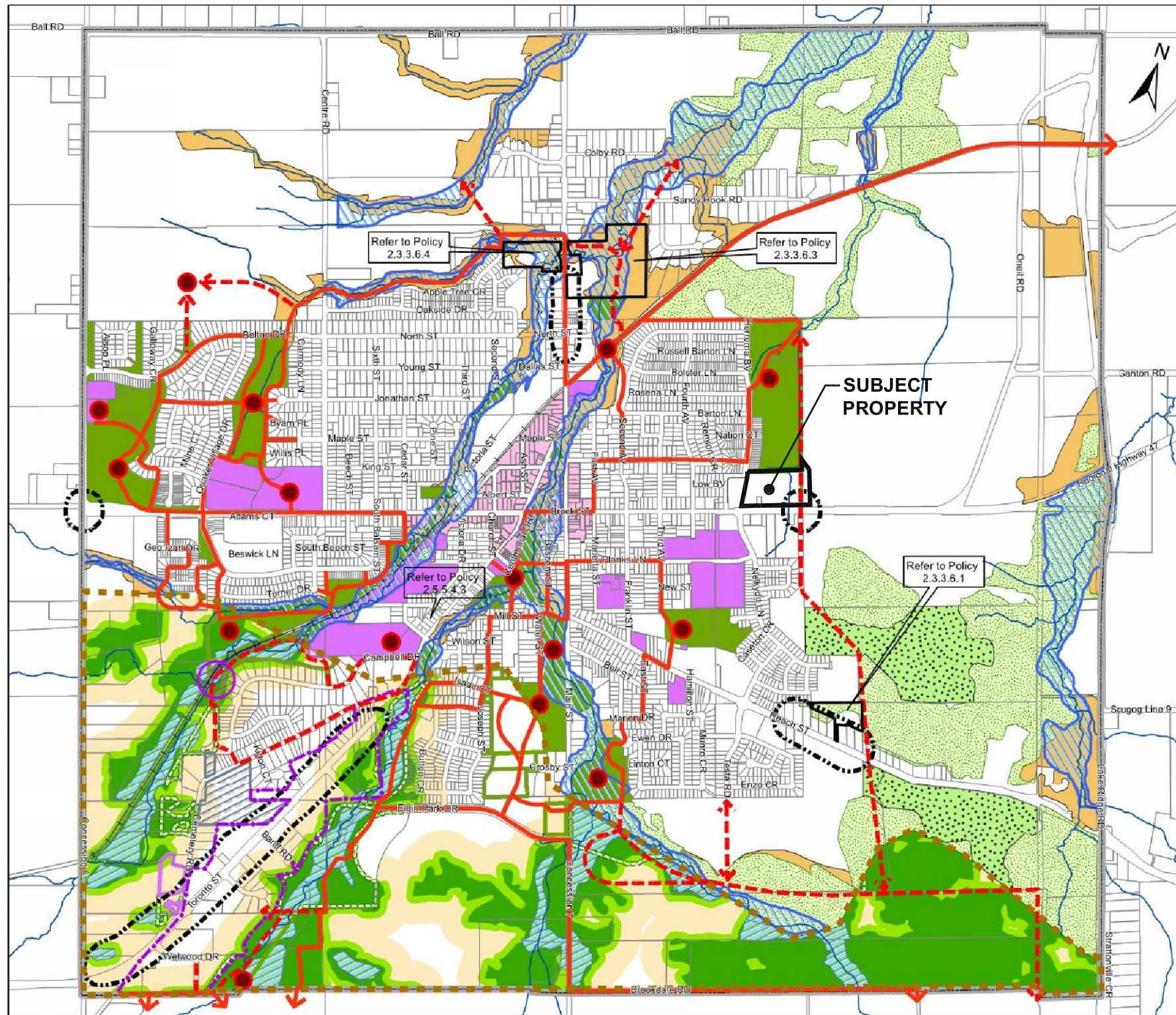
These Provincial planning policy requirements were required to be embodied in the DROP and the Uxbridge Official Plan. The proposed Draft Plan of Subdivision and Zoning By-law Amendment are consistent with the PPS given that they conform to the Uxbridge Official Plan.

4.4 Growth Plan for the Greater Golden Horseshoe, 2017

In 2017, the Province of Ontario released the amended version of Places to Grow – The Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”). The Growth Plan is a framework for managing growth in the Greater Golden Horseshoe, which includes the Durham Region and the Township of Uxbridge and contains policies on where and how the area will grow to the year 2041. The subject property is within a Settlement Area under the Growth Plan where development and growth is to be directed.

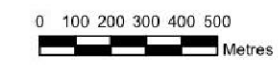
Under the provisions of the Growth Plan, the subject property is outside the built boundary and is, therefore, a Designated Greenfield Area. The proposed development will meet or exceed the minimum density requirement for such areas as set out in the Growth Plan.

The proposed Draft Plan and Zoning By-law Amendment conform to the Growth Plan.

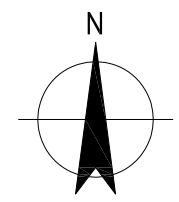


Schedule "B"
 Natural Heritage System
 and Supportive Uses
 Uxbridge Urban Area
 Official Plan of the Township of Uxbridge

- Supporting Uses**
- Secondary Plan Area
 - Main Central Area
 - Private Open Space Area
 - Cemetery Area
 - Institutional Area
 - Park and Open Space Area
 - Gateway Area
 - Land Subject to Section 18(6) of the Moraine Plan
- Natural Heritage**
- Natural Hazard Area
 - Environmental Constraint Area
 - Environmental Potential Area
 - Watercourses & Waterbodies
- Oak Ridges Moraine**
- Oak Ridges Moraine Conservation Plan Area Boundary
 - Wetlands
 - Significant Woodlands
 - Minimum Vegetation Protection Zone
 - Minimum Area of Influence
- Trail System**
- Potential Pedestrian/Bicycle Railroad Crossing
 - Open Space Nodes
 - Existing Trails
 - Proposed Trails



January 2014



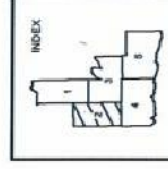
EVANDALE PROPERTIES
 BROCK STREET, UXBRIDGE
 UXBRIDGE OFFICIAL PLAN - SCHEDULE "B"

Job Number | 11148765
 Revision | A
 Date | NOV 2017

Figure 6



**OFFICIAL PLAN OF THE
REGIONAL MUNICIPALITY
OF DURHAM**



**SCHEDULE 'A' - MAP 'A2'
REGIONAL STRUCTURE**

LEGEND

URBAN SYSTEM

- URBAN AREA BOUNDARY
- REGIONAL CENTRE
- * URBAN GROWTH CENTRE
- REGIONAL CORRIDOR
- LIVING AREAS
- EMPLOYMENT AREAS
- S MUNICIPAL SERVICE
- AREAS DEVELOPABLE ON FULL/PARTIAL MUNICIPAL SERVICES
- AREAS DEVELOPABLE ON MUNICIPAL WATER SYSTEMS & PRIVATE WASTE DISPOSAL SYSTEMS
- AREAS DEVELOPABLE ON PRIVATE WELLS & MUNICIPAL SEWER SYSTEMS
- AREAS DEVELOPABLE ON PRIVATE WELLS & PRIVATE WASTE DISPOSAL SYSTEMS
- BUILT BOUNDARY

RURAL SYSTEM

- PRIME AGRICULTURAL AREAS
- RURAL SETTLEMENTS :**
- HAMLET
 - ③ RURAL EMPLOYMENT AREA (SEE TABLE E3 FOR DESCRIPTION)
 - ⑫ COUNTRY RESIDENTIAL SUBDIVISION (SEE TABLE E2 FOR DESCRIPTION)
 - SHORELINE RESIDENTIAL

- △ REGIONAL NODE (SEE SECTION 9C FOR DESCRIPTION)
- ⑫ AGGREGATE RESOURCE EXTRACTION AREA (SEE TABLE E1 FOR DESCRIPTION)

GREENLANDS SYSTEM

- MAJOR OPEN SPACE AREAS
- OAK RIDGES MORAINÉ AREAS
- WATERFRONT AREAS
- OAK RIDGES MORAINÉ BOUNDARY
- ▲ TOURIST ACTIVITY / RECREATIONAL NODE
- ▲ OPEN SPACE LINKAGE
- ▲ WATERFRONT PLACE
- WATERFRONT LINKS

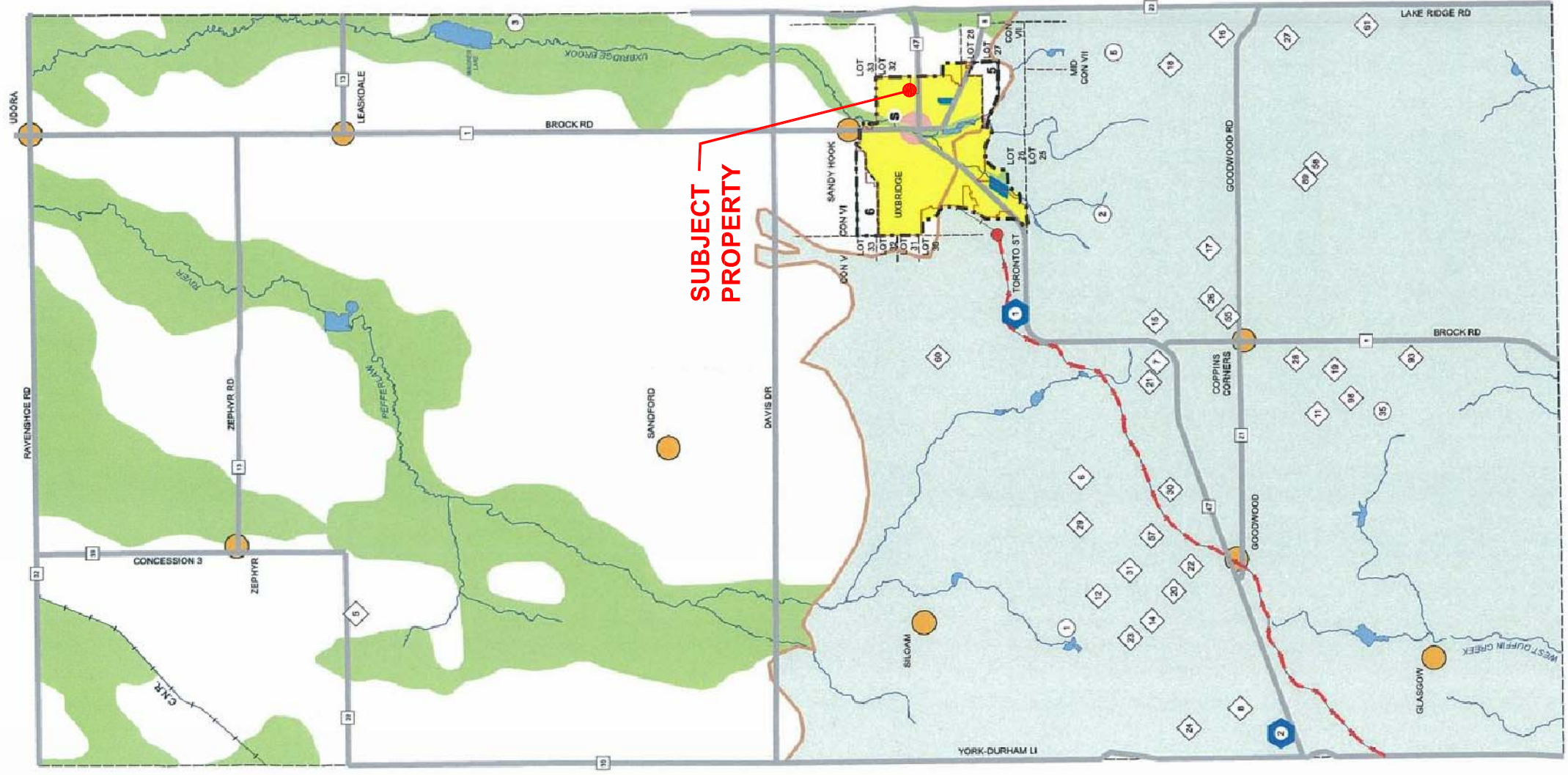
TRANSPORTATION SYSTEM

SEE SCHEDULE C FOR DESIGNATIONS
THE FOLLOWING IS SHOWN SELECTIVELY, FOR EASE OF INTERPRETATION OF OTHER DESIGNATIONS ONLY.

- EXISTING**
- ARTERIAL ROAD
 - FREEWAY
 - INTERCHANGE
 - GO RAIL
 - GO STATION
- ELUTURE**
- ARTERIAL ROAD
 - FREEWAY
 - INTERCHANGE
 - GO RAIL
 - GO STATION

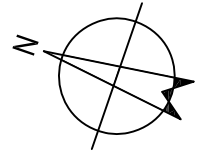
SPECIAL AREAS

- ② SPECIAL STUDY AREA
- ② DEFERRED BY MINISTER OF MUNICIPAL AFFAIRS
- ①A SPECIFIC POLICY AREA
- ①B APPEALED TO O.M.B.
- ①C LANDS APPEALED TO O.M.B. REFER TO POLICY 14.13.7



**SUBJECT
PROPERTY**

NOTES:
1) THIS PLAN IS A PART OF THE OFFICIAL PLAN OF THE REGIONAL MUNICIPALITY OF DURHAM AND MUST BE READ IN CONJUNCTION WITH THE TEXT.
2) THE DESIGNATIONS FOR THE REFERRED AREA REFLECT THE POSITION OF REGIONAL COUNCIL. PLEASE REFER TO POLICY 14.13.
3) OFFICE CONSULTATION: JUNE 28, 2017.
SOURCES:
1) DURHAM REGIONAL BOUNDARY: MINISTRY OF MUNICIPAL AFFAIRS & HOUSING, 2012, 1:100,000.
2) GREENBELT PLAN IS CLOSER PRINTED FOR OUTRIG 300L. REPRODUCED WITH PERMISSION.
3) DELINEATED BUILT BOUNDARY: © GISENBY MINISTER FOR COUNTRYSIDE, 2016. REPRODUCED WITH PERMISSION.



**EVENDALE PROPERTIES
BROCK STREET, UXBRIDGE
DURHAM REGION OFFICIAL PLAN**

Figure 7

Job Number | 11148765
Revision | A
Date | NOV 2017



4.5 Greenbelt Plan, 2017

The Greenbelt Plan is a provincial document identifying where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions of the Greater Golden Horseshoe region. The goals of the Greenbelt Plan is to promote:

- Agricultural Protection
- Environmental Protection
- Culture, Recreation and Tourism
- Support for Strong and Substantial Settlement Areas
- Support for the Provision of a Sustainable Infrastructure System and Natural Resources

The subject lands are within the Towns/Villages boundary of the Greenbelt Plan and are to be developed in accordance with the policies under Section 3.4. The Greenbelt Plan envisions that these settlement areas continue to evolve and grow into complete communities. The development of the subject property, as proposed, is in conformity with the Greenbelt Plan.



5. Technical Studies

There are three technical studies that have been prepared and submitted in support of the planning applications that address issues of land use, density and unit yield. They are the Traffic Impact Study, the Commercial Needs Assessment and the Functional Servicing and Stormwater Management study. The conclusions of these three reports will be addressed in separate sub-sections below. In addition to those reports, a Phase 1 ESA, Archaeological Assessment and Noise Report have also been submitted. These reports conclude that development, in general, is feasible on the subject property.

5.1 Traffic Impact Study

NexTrans Consulting Engineers prepared the Traffic Impact Study for the proposed development. In order to be as thorough as possible, the report included the eight semi-detached units that are already permitted and an allowance for potential traffic from the future development block. The study also projected traffic growth on the area roads to the years 2021 and 2026.

The study concluded that all intersections would operate at an acceptable level of service up to the 2021 time horizon. This included the new intersection of Herrema Boulevard/Nelkydd Lane and Brock Street as a two-way stop controlled (north and south approach) intersection. For the horizon year of 2026, a traffic signal for this intersection was assumed. Under this scenario, the Herrema Boulevard/Nelkydd Lane and Brock Street intersection as well as all other intersections were predicted to operate at an acceptable level of service. Therefore, it is anticipated that over time, as planned by the Region of Durham, this intersection will be signalized. Left and right turn lanes on Brock Street at this intersection are also warranted over time.

5.2 Commercial Needs Assessment

The proponent retained Tate Economic Research Inc. (Tate) to examine the most appropriate form and amount of commercial development on the subject property in light of current market conditions in Uxbridge. Tate found that the previously forecasted need for food store space had been virtually fulfilled by the addition of 20,000 to 30,000 square feet of food store-type floor space in the Walmart Supercentre.

Tate concluded with the following statement:

“It is our professional opinion that the development of the 5,000 square feet of commercial uses on the Evendale Site is appropriate from the perspective of market demand. Uxbridge residents are adequately served by the existing retail commercial structure and a supermarket on the Evendale Site is not required to serve Uxbridge residents.”



5.3 Functional Servicing and Stormwater Management Report

Cole Engineering Group Ltd. (Cole) was retained to prepare a report which demonstrates the feasibility of servicing the proposed development with sanitary sewers, water supply and stormwater drainage facilities. The findings and recommendations of the Cole report are summarized below.

5.3.1 Sanitary Sewers

The sanitary servicing of the proposed development will be provided by the extension of existing sewer within the right-of-ways of Herrema Boulevard and Low Boulevard. There is adequate capacity in the existing sewer.

5.3.2 Water Supply

The anticipated water system pressures within the site will meet the Region of Durham's pressure requirements under normal operations. The minimum system pressure required by the Region of Durham under fire flow condition can be maintained within the proposed development.

Water servicing will be comprised of extending existing watermains located around the subject property.

5.3.3 Stormwater Management

For stormwater quantity control, a combination of on-site underground storage chambers and available existing capacity on the Barton Farm stormwater management pond will be used to achieve the target flow rate during a 100-year storm event.

Quality control measures will consist of three oil-grit separator units (underground) and the use of available capacity in the existing Barton Farm stormwater management pond. This will result in a Total Suspended Solids removal of 81% overall. It is concluded that the proposed development will not adversely affect the stormwater infrastructure downstream.

In addition to water quantity and quality considerations for run-off noted above, Cole also recommends infiltration measures that will maintain or enhance post-development water balance and greatly reduce the phosphorous loading from the subject property in post-development conditions.



6. Conclusion

This report has reviewed the planning policy framework regulating the development of the subject property as it applies to the proposed Draft Plan of Subdivision and zoning by-law amendment applications. The most important of these policies are those contained in the Township of Uxbridge Official Plan for the Brock Street Mixed Use Area. The Uxbridge Official Plan contains detailed policies regarding land use, permitted densities (minimum and maximum), urban design (including gateway policies) and the planned trail system. Our conclusion is that the development proposal is in conformity with the Uxbridge Official Plan and will implement its general goals and intent.

Given that the Uxbridge Official Plan was prepared in conformity with senior government land use policies and is intended to implement same, it is not surprising that we have also concluded that the proposed Draft Plan of Subdivision and zoning by-law amendment:

1. Conform to the Durham Regional Official Plan;
2. Are consistent with the PPS, 2014;
3. Conform to the Growth Plan for the Greater Golden Horseshoe, 2017; and
4. Conform to the Greenbelt Plan, 2017.

The applications are also supported by traffic, market and civil engineering reports that have been submitted with the applications.

Therefore, we are of the opinion that the proposed development constitutes good planning. We suggest that the subject applications be recommended for approval by the Township of Uxbridge and the Region of Durham, as appropriate.

All of Which is Respectfully Submitted,

GHD

A handwritten signature in black ink, appearing to read 'Bryce Jordan', written in a cursive style.

Bryce Jordan, MCIP, RPP