

Planning and Development Council Meeting
May 16, 2022

Comments Received Regarding Item 6.3

Public Meeting Report – Town-initiated Official Plan Amendments,
Neyagawa Urban Core Review, File No. 42.15.60, May 16, 2022

May 13, 2022

Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Attention: Lara Nelson, MCIP, RPP
Policy Planner

**Re: Draft Official Plan Amendments 45 and 326 – Neyagawa Urban Core Review
Eno Investments Limited and Ankara Realty Limited
210 and 374 Burnhamthorpe Road West
Town of Oakville**

Dear Ms. Nelson,

On behalf of Eno Investments Limited and Ankara Realty Limited, we are pleased to provide comments on proposed Official Plan Amendments (OPA) 45 and 326 to implement the recommendations of the Neyagawa Urban Core (NUC) Review. Specifically, we **request that 1) the northwest portion of our clients' property (block 353) abutting Burnhamthorpe Road West be added to the Neyagawa Urban Core (NUC) area, and 2) policy 7.6.6.7 in draft OPA 326 relating to parkland dedication be removed.**

Background

The subject lands are located on the south side of Burnhamthorpe Road West/William Halton Parkway, between Neyagawa Boulevard and Sixth Line. On November 12, 2021, Korsiak Urban Planning submitted OPA, Zoning By-law Amendment and Draft Plan of Subdivision applications (24T-21007.1317, OPA.1317.07, Z.1317.07) to the Town of Oakville to permit the development of the site with a mix of residential, commercial, institutional and open space uses (*Attachment 1 – Draft Plan of Subdivision*). Eno Investments Limited and Ankara Realty Limited's proposed OPA seeks to extend the limits of the NUC to cover the future mixed use/apartment and future development blocks on the Draft Plan of Subdivision and increases the maximum permitted height and density of those blocks to 12-storeys and 4.5 FSI, respectively. This OPA is in line with the direction of Town's Neyagawa Urban Core - Background and Preliminary Directions staff report to re-evaluate the boundaries, heights and densities of the NUC to support the Strategic Growth Area and provide justification for the Neyagawa 407 Transitway station.

Proposed NUC Boundary

Draft OPA 45 and 326 do not propose to extend the southeastern limits of the NUC area beyond what is currently in effect. We are requesting that the Town recognize our clients desire to development apartment and mixed-use buildings along the south side of Burnhamthorpe Road West/William Halton Parkway by making the following revisions to the schedules of draft OPA 45 and 326:

- **OPA 45**
 - i) Schedule A1- Urban Structure: Add Block 353 on the proposed Draft Plan of Subdivision (24T-21007.1317) to NUC area (*Attachment 2*)
- **OPA 326**
 - i) Figure NOE1 -Community Structure: Add Block 353 on the proposed Draft Plan of Subdivision (24T-21007.1317) to NUC area (*Attachment 3*)
 - ii) Figure NOE2 – Land Use Plan: Add Block 353 on the proposed Draft Plan of Subdivision (24T-21007.1317) to NUC area (*Attachment 4*).
 - iii) Appendix 7.3 -North Oakville Master Plan: Add Block 353 on the proposed Draft Plan of Subdivision (24T-21007.1317) to NUC area (*Attachment 5*).

The proposed revisions to draft OPA 45 and 326 are consistent with the objectives of the NUC Review staff report and will ensure lands within 800 metres of the conceptual Neyagawa 407 Transitway Station are planned to provide transit supportive heights and densities.

Parkland Dedication

Draft OPA 326 proposes the addition of new policy 7.6.6.7 relating to Parkland Dedication in the Neyagawa Urban Core which states:

7.6.6.7 The Town shall require the conveyance of land to the Town for park or other public recreational purposes as a condition of development, consent or the subdivision of land as per the provisions of the Planning Act.

We are requesting this policy **be removed** as parkland dedication for the entire North Oakville East Secondary Plan Area is provided through the North Oakville Master Parkland Agreement. The Agreement clearly states that:

Regardless of any future charges to the quantity of residential units proposed for lands designated for residential uses or a mix of residential and commercial uses by the Secondary Plan, or any change in the designation of lands proposed for employment or commercial uses to a residential use or mixed residential and commercial use, the Total Parkland Obligation for the Secondary Plan Area shall not be subject to adjustment.

Therefore, **new parkland dedication requirements cannot be contemplated through OPA 326.**

Thank you for the opportunity to provide comments. Please feel free to contact us should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING



Terry Korsiak, MA, RPP

Encl.



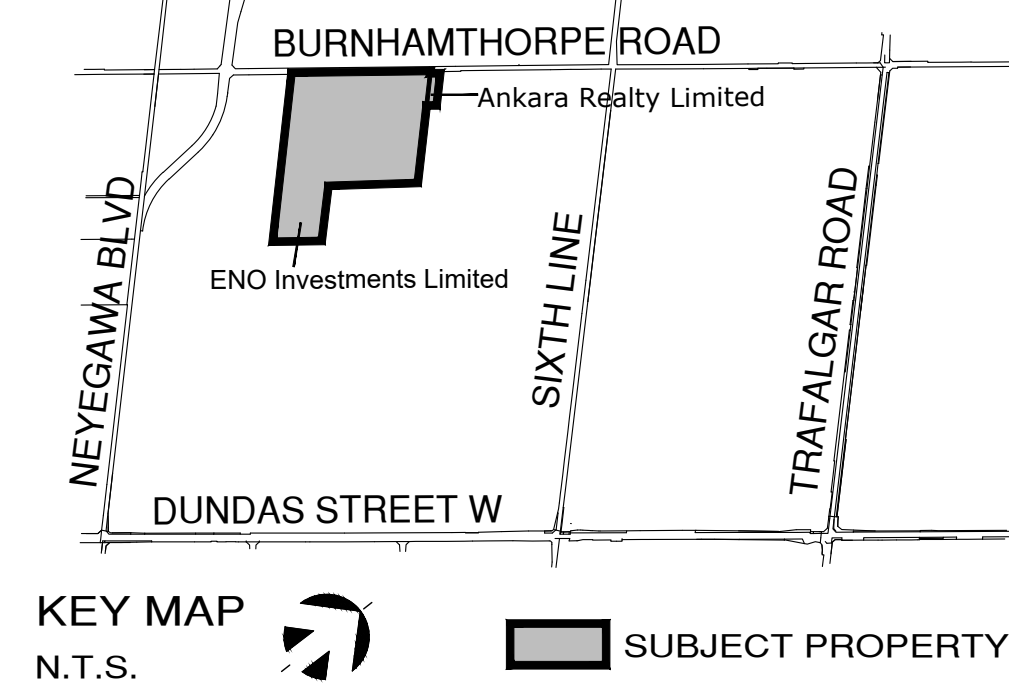
Alison Bucking, BES, RPP

Copy: Gabe Charles, Town of Oakville

Kirk Biggar, Town of Oakville

Jason Sheldon, Eno Investments Limited and Ankara Realty Limited

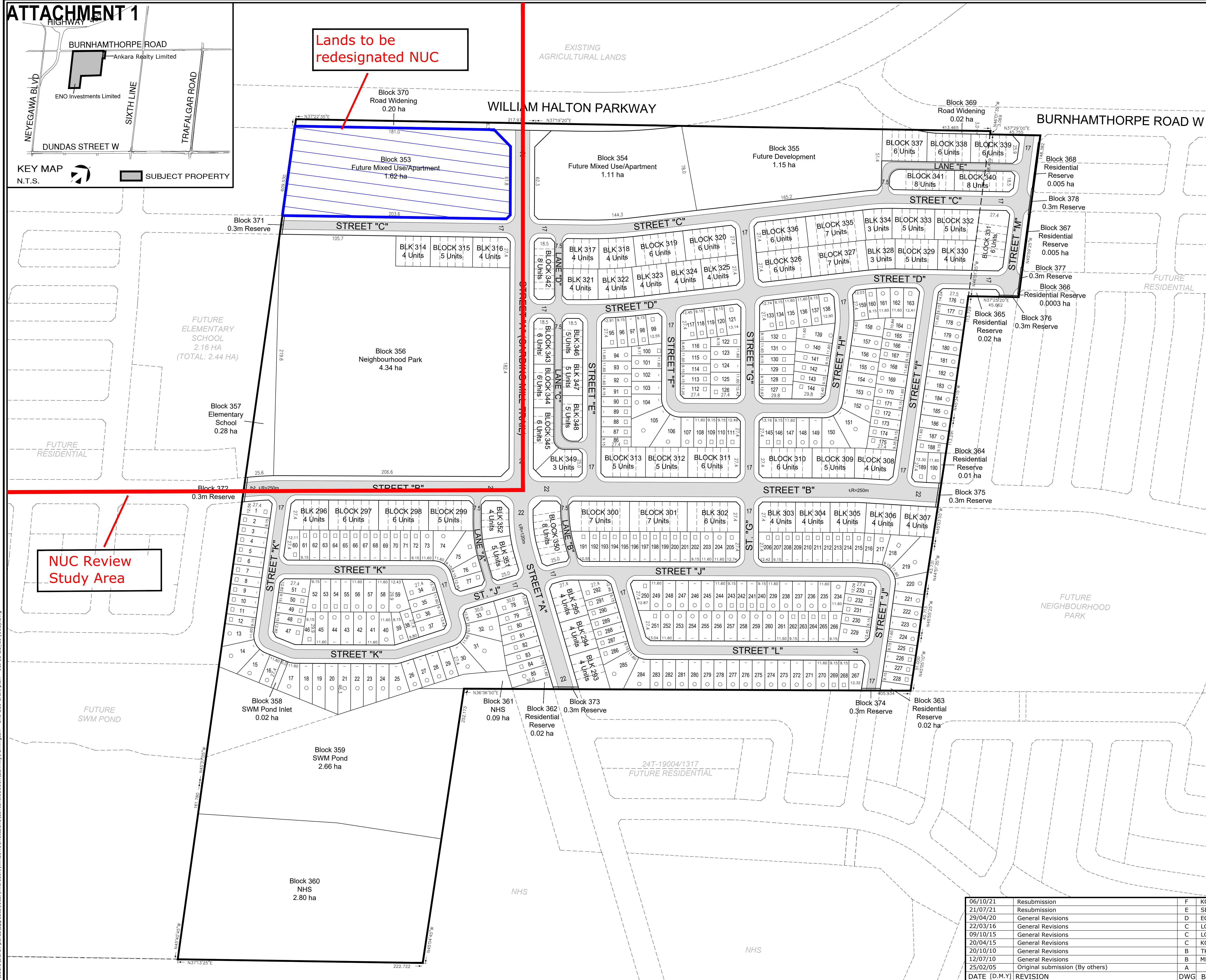
ATTACHMENT 1



Lands to be redesignated NUC

NUC Review Study Area

c:\users\clack\perez\appdata\local\microsoft\windows\inetcache\content_outlook\2chrf\j\yemington_emo_210_draft_plan - oct.13.21.ec (002).dwg



DRAFT PLAN OF SUBDIVISION FILE 24T-
 PART OF LOTS 17, 18 and 19
 CONCESSION 1, N.D.S.
 (GEOGRAPHIC TOWNSHIP OF TRAFALGAR, COUNTY OF HALTON)
 NOW IN THE
TOWN OF OAKVILLE
 REGIONAL MUNICIPALITY OF HALTON

OWNER'S AUTHORIZATION
 I HEREBY AUTHORIZE KORSIK URBAN PLANNING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.
 SIGNED: DATE: September 10, 2021
 Christopher Bratty, ASO
 ENO INVESTMENTS LIMITED & ANKARA REALTY LIMITED
 7501 KEELE STREET, SUITE 100
 VAUGHAN, ONTARIO L4K 1Y2

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE CORRECTLY AND ACCURATELY SHOWN.
 SIGNED: DATE: September 14, 2021
 Dan Dzaldiv, Ontario Land Surveyor
 SCHAEFFER DZALDIV BENNETT LTD.
 ONTARIO LAND SURVEYORS
 64 JARDIN DRIVE, UNIT 1, CONCORD, ONTARIO L4K 3P3
 Tel. (416)987-0101 Fax (905)761-0119

ADDITIONAL INFORMATION (UNDER SECTION 51 (17) OF THE PLANNING ACT)
 A) SHOWN ON PLAN G) SHOWN ON PLAN
 B) SHOWN ON PLAN H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
 C) SHOWN ON PLAN I) CLAY LOAM
 D) SHOWN ON PLAN J) SHOWN ON PLAN
 E) SHOWN ON PLAN K) SANITARY AND STORM SEWERS TO BE PROVIDED
 F) SHOWN ON PLAN L) SHOWN ON PLAN

LAND USE SCHEDULE (UNDER SECTION 51 (17) OF THE PLANNING ACT)

Land Use	Lots/Blocks	Lot/Block Total	Area (ha)	Units
Single Detached (9.15m)	1-12, 32-34, 36-39, 46-55, 60-72, 75-84, 86-91, 95-100, 109-114, 116-122, 126-130, 132-134, 137, 138, 141-146, 159, 160, 163-167, 171-177, 188, 189, 191-202, 205-218, 225-233, 240-243, 250, 251, 262-269, 286-292	165	4.78	165
Single Detached (11.6m)	13-31, 35, 40-45, 56-59, 73, 74, 85, 92-94, 101-108, 115, 123-125, 131, 135, 136, 139, 140, 147-158, 161, 162, 168-170, 178-187, 190, 203, 204, 219-224, 234-239, 244-249, 252-261, 270-285	127	4.72	127
Street Townhouses (7.01m)	293-336	44	4.69	214
Lane Based Townhouses (6.05m)	337-348	12	1.08	75
Live/Rent Townhouses (6.10m)	349-352	4	0.40	20
Future Mixed Use/Apartment	353, 354	2	2.73	
Future Development	355	1	1.15	
Neighbourhood Park	356	1	4.34	
Elementary School	357	1	0.28	
SWM Pond Inlet	358	1	0.02	
SWM Pond	359	1	2.66	
Natural Heritage System (NHS)	360, 361	2	2.89	
Residential Reserve	362-368	7	0.08	
Road Widening	369, 370	2	0.22	
0.3m Reserve	371-378	8	0.00	
7.5m ROW (455 m)			0.36	
17m ROW (3,381 m)			5.80	
22m ROW (1,125 m)			2.51	
Total	378	378	38.71	601

Unit Type	Lots/Blocks	Units	SDE*
Single Detached	1-292	292	292.0
Townhouse	293-336	214	162.6
Lane-Based Townhouse	337-352	95	72.2
Total		601	526.8

* SDE Factors:
 Detached - 1.00
 Street Townhouse - 0.76
 Lane-Based Townhouse - 0.76

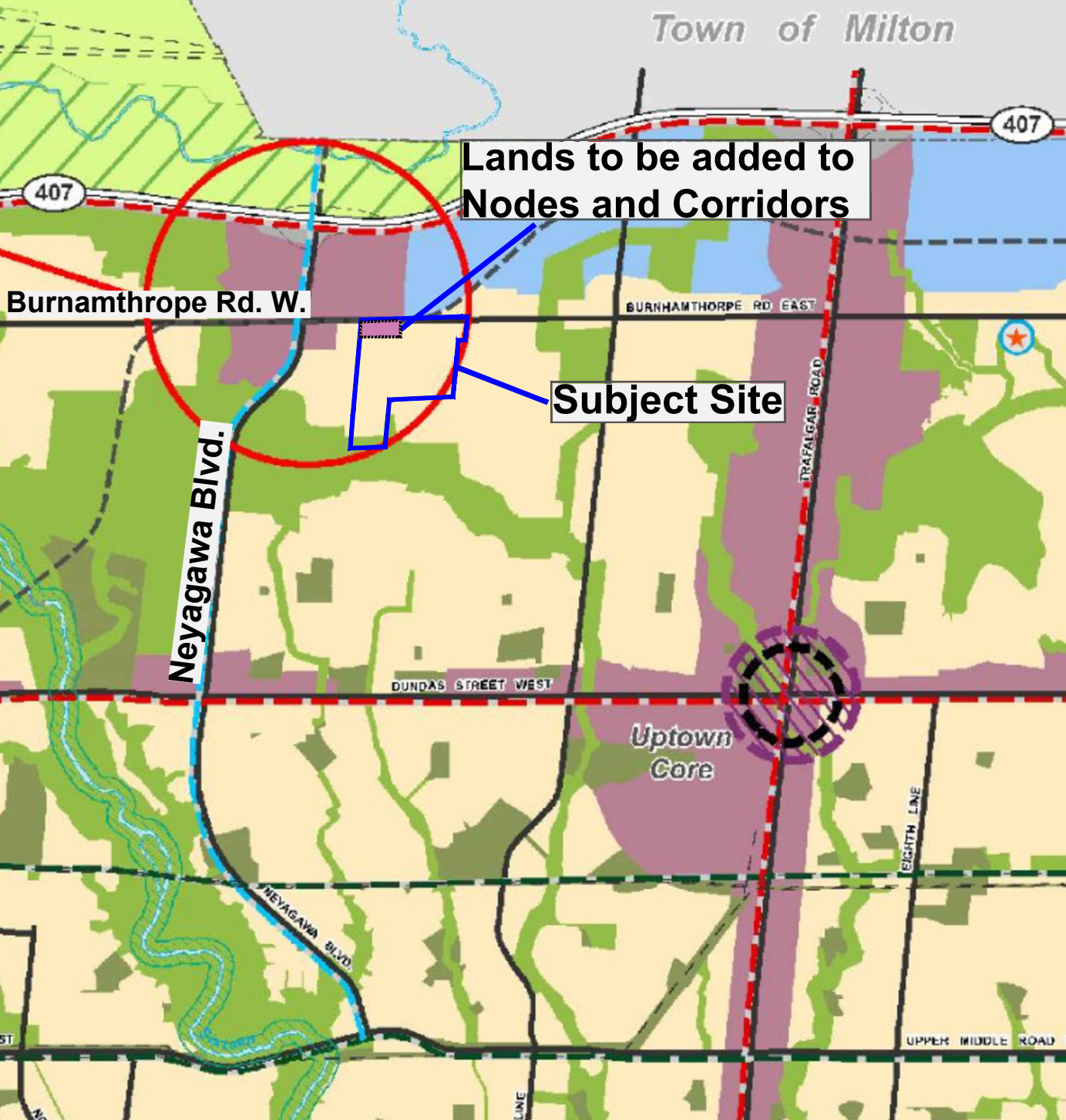
NOTES:
 - Pavement illustration is diagrammatic
 - Local to Local or Local to Connector or Avenue daylight triangle = 3.5 m
 - Connector or Avenue to Connector or Avenue daylight triangle = 7.5 m
 - Connector or Avenue to Arterial daylight triangle = 15 m

SCALE 1:1500 October 6, 2021
 DRAWN BY: KC CHECKED BY: SE

DATE [D.M.Y]	REVISION	DWG	BY
06/10/21	Resubmission	F	KC
21/07/21	Resubmission	E	SE
29/04/20	General Revisions	D	EC
22/03/16	General Revisions	C	LC
09/10/15	General Revisions	C	LC
20/04/15	General Revisions	C	KC
20/10/10	General Revisions	B	TK
12/07/10	General Revisions	B	MP
25/02/05	Original submission (By others)	A	

ATTACHMENT 2

SCHEDULE A1 URBAN STRUCTURE



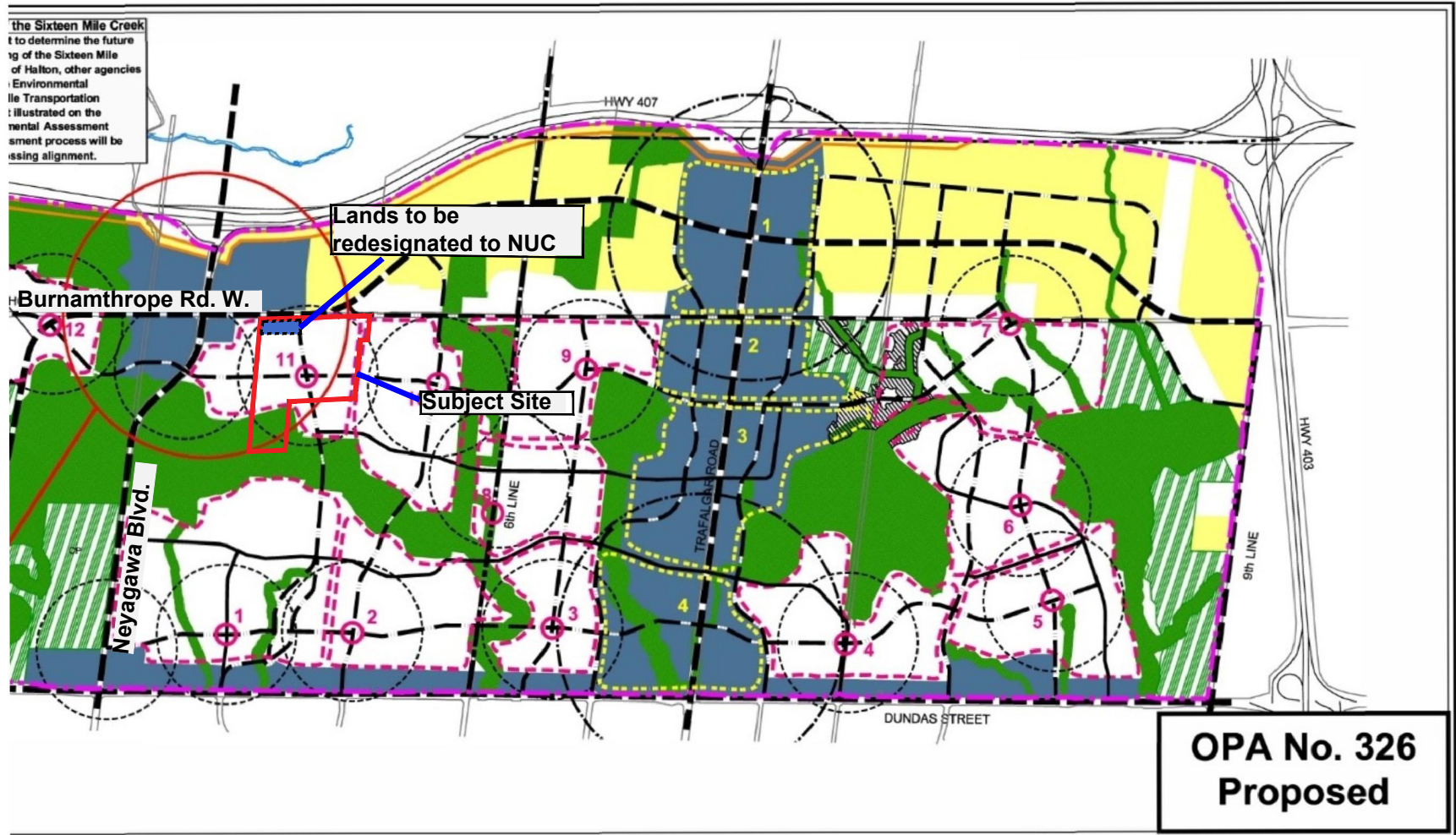
LEGEND¹

- PARKWAY BELT
- GREENBELT
- GREENBELT - URBAN RIVER VALLEY
- NATURAL HERITAGE SYSTEM
- PARKS, OPEN SPACE & CEMETERIES
- WATERFRONT OPEN SPACE
- NODES AND CORRIDORS
- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- RESIDENTIAL AREAS
- MAIN STREET AREA
- EMPLOYMENT MIXED USE CORRIDOR
- REGIONAL TRANSIT NODE
- PROPOSED REGIONAL TRANSIT NODE
- NODES AND CORRIDORS² FOR FURTHER STUDY
- MAJOR TRANSPORTATION CORRIDOR³
- PROPOSED MAJOR TRANSPORTATION CORRIDOR
- REGIONAL TRANSIT PRIORITY CORRIDOR
- MOBILITY LINK
- MAJOR ACTIVE TRANSPORTATION CONNECTIONS
- SCENIC CORRIDOR
- UTILITY CORRIDOR
- PROVINCIAL PRIORITY TRANSIT CORRIDOR
- MAJOR TRANSIT STATION
- ★ HERITAGE CONSERVATION DISTRICTS/⁴ CULTURAL HERITAGE LANDSCAPES

NOTE 1: This Schedule does not represent land use designations

NOTE 2: In addition, the south side of Dundas is recognized as having the potential for intensification subject further study to more precisely delineate the extent of such areas

ATTACHMENT 3



the Sixteen Mile Creek
to determine the future
of the Sixteen Mile
of Halton, other agencies
Environmental
le Transportation
illustrated on the
mental Assessment
ment process will be
ssing alignment.

Lands to be
redesignated to NUC

Burnnamthrope Rd. W.

Subject Site

Neyagawa Blvd.

HWY 407

HWY 403

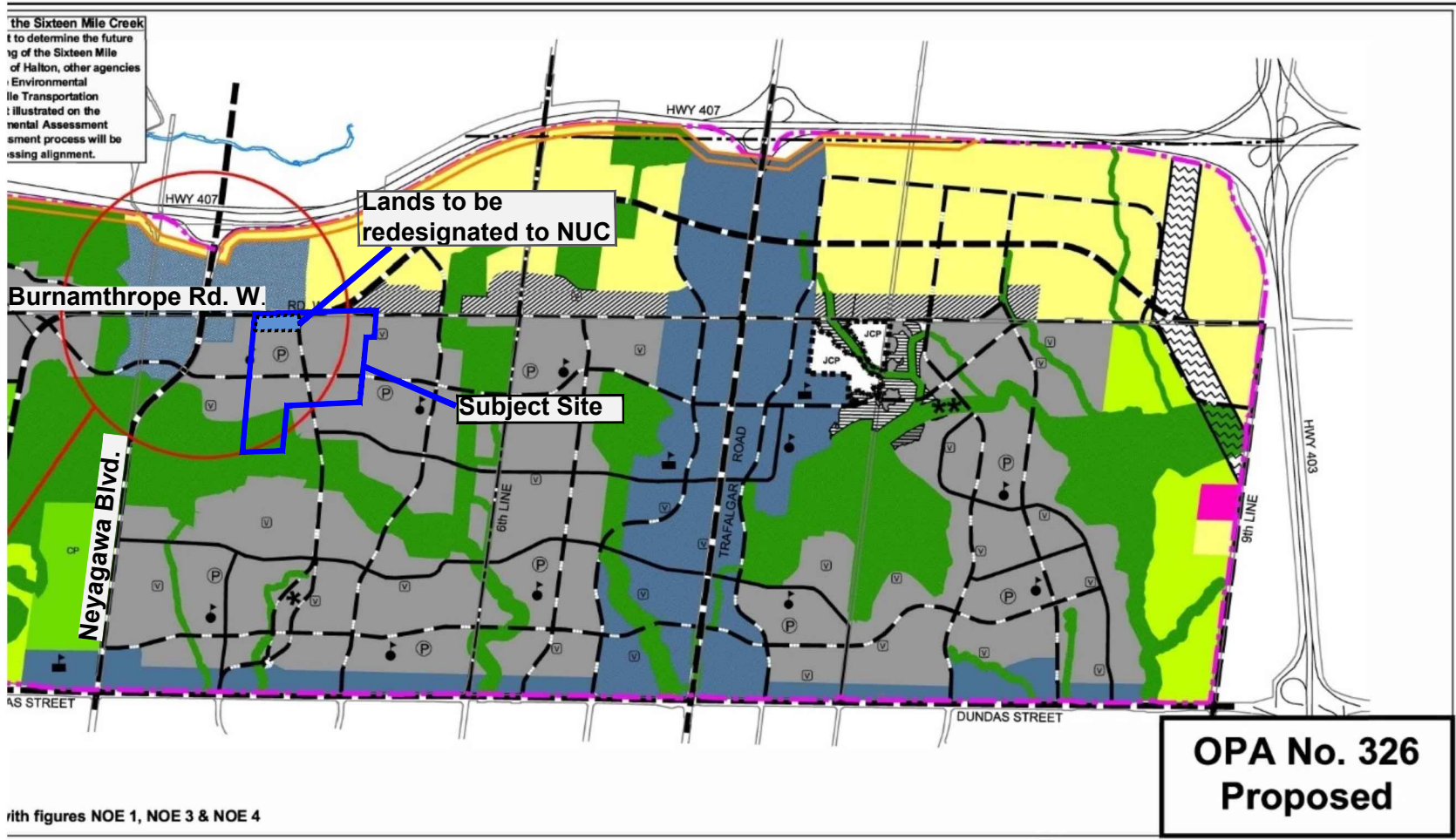
TEMPAL GAR ROAD

DUNDAS STREET

- RY
- NDARY
- FIVE MINUTE PEDESTRIAN SHED
- - - - - TEN MINUTE PEDESTRIAN SHED
- NEIGHBOURHOOD CENTRAL ACTIVITY NODE



ATTACHMENT 4



the Sixteen Mile Creek
to determine the future
of the Sixteen Mile
of Halton, other agencies
Environmental
Transportation
illustrated on the
Assessment process will be
alignment.

Lands to be
redesignated to NUC

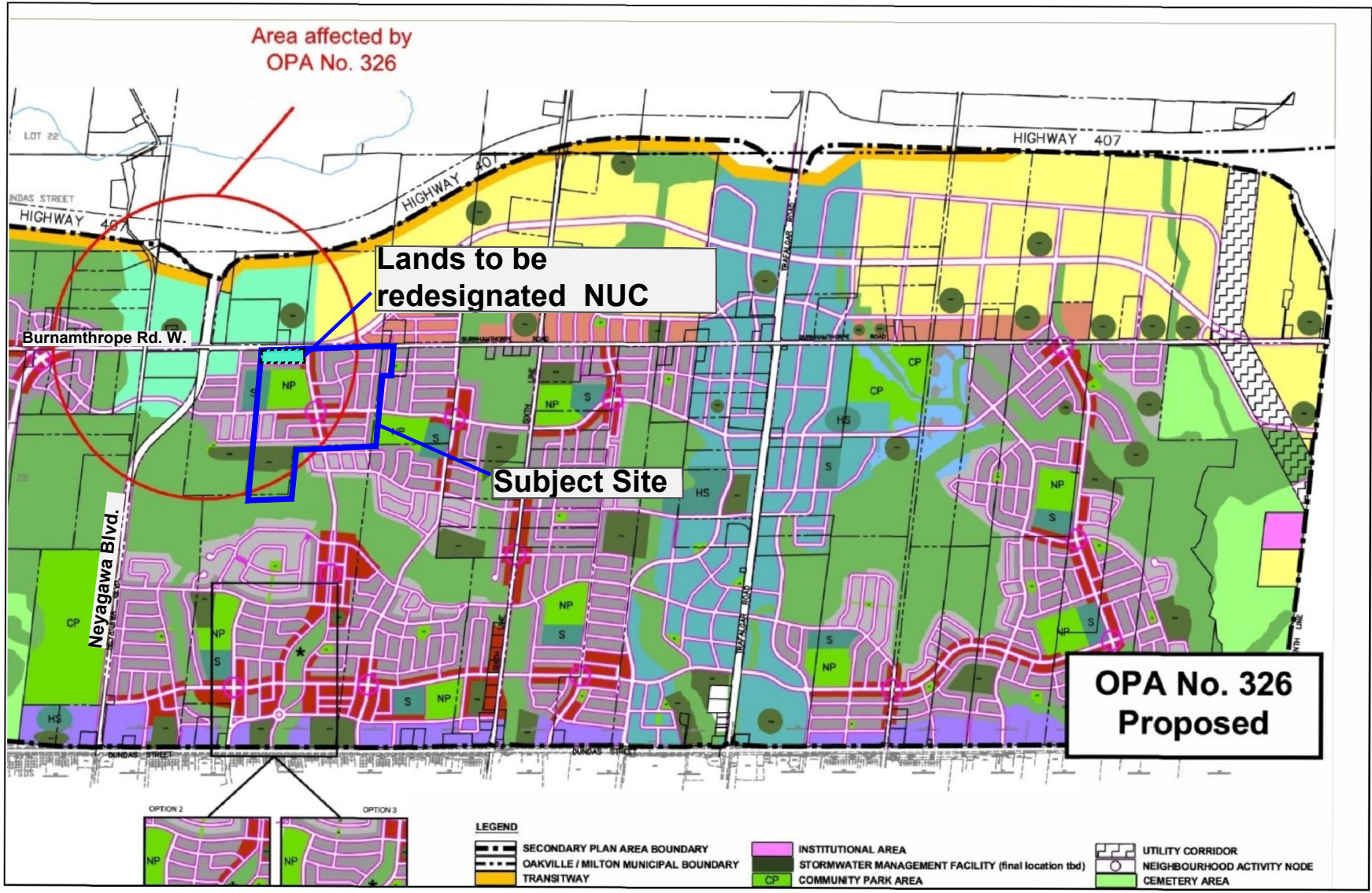
Subject Site

with figures NOE 1, NOE 3 & NOE 4

- | | | |
|--------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| RY |  DUNDAS URBAN CORE AREA |  NEIGHBOURHOOD AREA |
| INDARY |  NEYAGAWA URBAN CORE AREA |  CEMETERY AREA |
| |  TRAFALGAR URBAN CORE AREA |  INSTITUTIONAL AREA |

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

ATTACHMENT 5



May 16, 2022

Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Attention: Lara Nelson, MCIP, RPP
Policy Planner

**Re: Draft Official Plan Amendments 45 and 326 – Neyagawa Urban Core Review
Argo Neyagawa Corporation
Part of Lot 20, Concession 2, NDS
Town of Oakville**

Dear Ms. Nelson,

On behalf of Argo Neyagawa Corporation, we are pleased to provide comments on proposed Official Plan Amendments (OPA) 45 and 326 to implement the recommendations of the Neyagawa Urban Core (NUC) Review. Overall, we are supportive of staff's direction to implement a mixed-use community with appropriate densities to support the intent for re-instating the 407 Transitway Station that was previously proposed for this area. However, at this point we have comments and are seeking clarification on several policies that are currently proposed in draft form. Specifically, we would like to comment on the policies relating to permitted uses (7.6.6.2), private roads (7.6.6.3.1) and parkland dedication (7.6.6.7).

Background

The Argo Neyagawa Corporation lands are located at the northwest corner of the intersection of Neyagawa Boulevard and Burnhamthorpe Road West (*Attachment 1 – Aerial Photo*). Within Draft OPA 45 and 326, the subject lands are proposed to be redesignated NUC.

Permitted Uses

Draft OPA 326 proposes the addition of new policy 7.6.6.2 a) relating to permitted uses which states:

*A wide range of retail and service commercial uses, including restaurants, commercial schools, major office, offices, medium and high density residential uses, and related public uses such as urban squares, may be permitted. **Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street (our emphasis).** These uses may also extend to other floors. Places of entertainment, indoor sports facilities, and hotels may*

also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and/or above the ground floor.

Our comments regarding new proposed policy 7.6.6.7 are provided below:

1. Please clarify whether the intent of this policy is to:
 - a. Permit only mixed use buildings with ground floor retail or commercial uses fronting a public street; or
 - b. Permit a range of uses fronting a public street but specifically require that the ground floor commercial/retail uses be provided on the portion of mixed use building directly fronting the public street. For clarity, we are requesting confirmation that other uses (i.e townhouses) could be located along a public street without the need to provide ground floor retail or commercial uses.
2. We are requesting that the Town permit a limited number of compact single detached dwellings (maximum 10% of total number of units) within the NUC. The introduction of a limited number of single detached dwellings will continue to facilitate the creation of a compact transit-supportive mixed use community, adds to the range of housing options available and will contribute to the creation of a complete community. The introduction of a limited number of compact single detached dwellings continues to ensure the achievement of the overall density targets for the NUC while helping to deliver a market based product.

Private Roads

Draft OPA 326 proposes the addition of new policy 7.6.6.3.1.b) relating to private roads in the NUC which states:

7.6.6.3.1.b) Development should occur on public roads. Where it is demonstrated through an approved area design plan that a public road is not warranted, development through plans of condominium on private roads may be permitted, provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.

We are requesting that this policy be removed as requiring development primarily on public roads is counterintuitive of the purpose of the NUC which is to 'create a mixed use, complete community with densities that support higher order transit' . Both public and private roads are permitted within the North

Oakville East Secondary Plan. Private roads facilitate compact development, at higher development densities, which make efficient use of land, and support higher order transit services.

Parkland Dedication

Draft OPA 326 proposes the addition of new policy 7.6.6.7 relating to Parkland Dedication in the NUC which states:

7.6.6.7 The Town shall require the conveyance of land to the Town for park or other public recreational purposes as a condition of development, consent or the subdivision of land as per the provisions of the Planning Act.

We are requesting this policy be removed as parkland dedication for the entire North Oakville East Secondary Plan Area is provided through the North Oakville Master Parkland Agreement. The Agreement clearly states that:

*Regardless of any future charges to the quantity of residential units proposed for lands designated for residential uses or a mix of residential and commercial uses by the Secondary Plan, or **any change in the designation of lands proposed for employment or commercial uses to a residential use or mixed residential and commercial use (our emphasis)**, the Total Parkland Obligation for the Secondary Plan Area shall not be subject to adjustment.*

Therefore, new parkland dedication requirements cannot be contemplated through OPA 326.

Thank you for the opportunity to provide comments. Please feel free to contact us should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING



Terry Korsiak, MA, RPP

Encl.

Copy: Gabe Charles, Town of Oakville

Kirk Biggar, Town of Oakville



Alison Bucking, BES, RPP

Kevin Singh, Argo Neyagawa Corporation
Bart Lopat, Argo Neyagawa Corporation

Attachment 1 - Aerial Photo



Subject
Property

4th Line

Neyagawa Blvd

Burnhamthorpe Rd W

4th Line

King's Christian
Collegiate

Neyagawa Blvd

4th Line

Terrace Way

Settlers Rd W

353

337

4135

4119

4

407

18

4116

4092

4060

4022

501

382

539

538

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