



December 22, 2021

Our File: 1072-002

Attention: Homeowner or Occupant

**Public Open House for proposed Development Application
Part of Block 220 on Plan 20M-840
Nautical Blvd., Lakeshore Woods, Oakville
PRE-REGISTRATION REQUIRED**

Our firm has been retained by Menkes Lakeshore Woods Inc., to assist in the submission of a draft plan of subdivision application for the property located on the south side of Nautical Boulevard and west of Alison Crescent in the Lakeshore Woods Community.

Menkes Lakeshore Woods Inc. will be seeking permission to develop a subdivision consisting of 37 single detached dwellings and a new 17.0 m public right of way. The proposal has been designed in full accordance with the existing RL6 – SP. 296 zoning regulations and Official Plan policies and there are no land use approvals required. The proposal is consistent with the existing lotting patterns and street configuration of the adjacent streets. It is anticipated that the application will be submitted in the first quarter of 2022.

The intent of this letter is to notify abutting property owners and occupants of an upcoming Applicant-Initiated Open House. The meeting will provide an opportunity to review the proposed development plan for the property and to voice your thoughts on the proposed application before it is presented to the Town at a formal Public Open House. Your commentary will be used to inform the applicant of any neighbourhood concerns.

We look forward to hearing your input at this public meeting. The details of the Open House are below.

When: Thursday, January 13th, 2022 (Begins at 6:30 pm)
Where: Virtual Meeting, Pre-Registration will be required.

If you would like to attend the virtual meeting, please pre-register by emailing the following email address BreannaSB@g Sai.ca with your name and the location of your property and we will send you the digital link to join the Public Open House. Should you have any questions or concerns, please do not hesitate to contact the undersigned at (905) 568-8888 ext. 268.

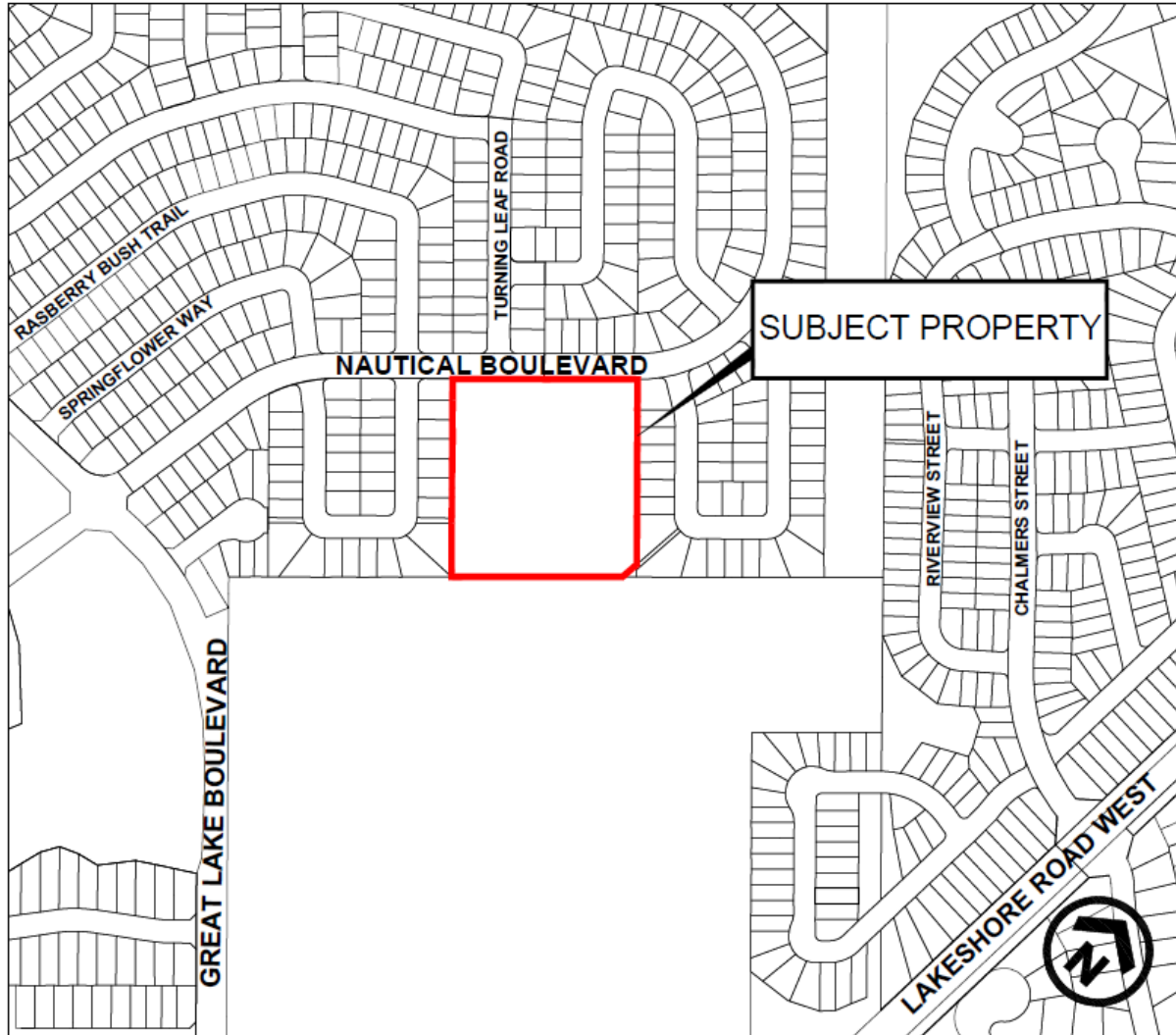
Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

David Capper, MCIP, RPP
Associate

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.g Sai.ca



LOCATION OF SUBJECT PROPERTY



193 Nautical Boulevard

Block 220, Plan 20M 840

PUBLIC MEETING

TOWN OF OAKVILLE/REGIONAL MUNICIPALITY OF HALTON

January 13th, 2022



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Introductions

David Capper, MCIP, RPP – Planner, Glen Schnarr & Associates

Councillor Beth Robertson – Ward 1 Town Councillor

Councillor Sean O'Meara – Ward 1 Regional Councillor

Jude Tersigni – VP, Planning & Development, Menkes Developments Ltd.

Nicole Guadagnoli – Manager, Planning & Development, Menkes Developments Ltd.

Breanna Sobers-Barrett – Administrative Coordinator, Glen Schnarr & Associates

Agenda

1. Introductions
2. Purpose of Meeting
3. Background
4. Future Planning Application Process
5. Proposed Development Layout
6. Conceptual Renderings
7. Construction Timing
8. Q & A

INTRODUCTIONS

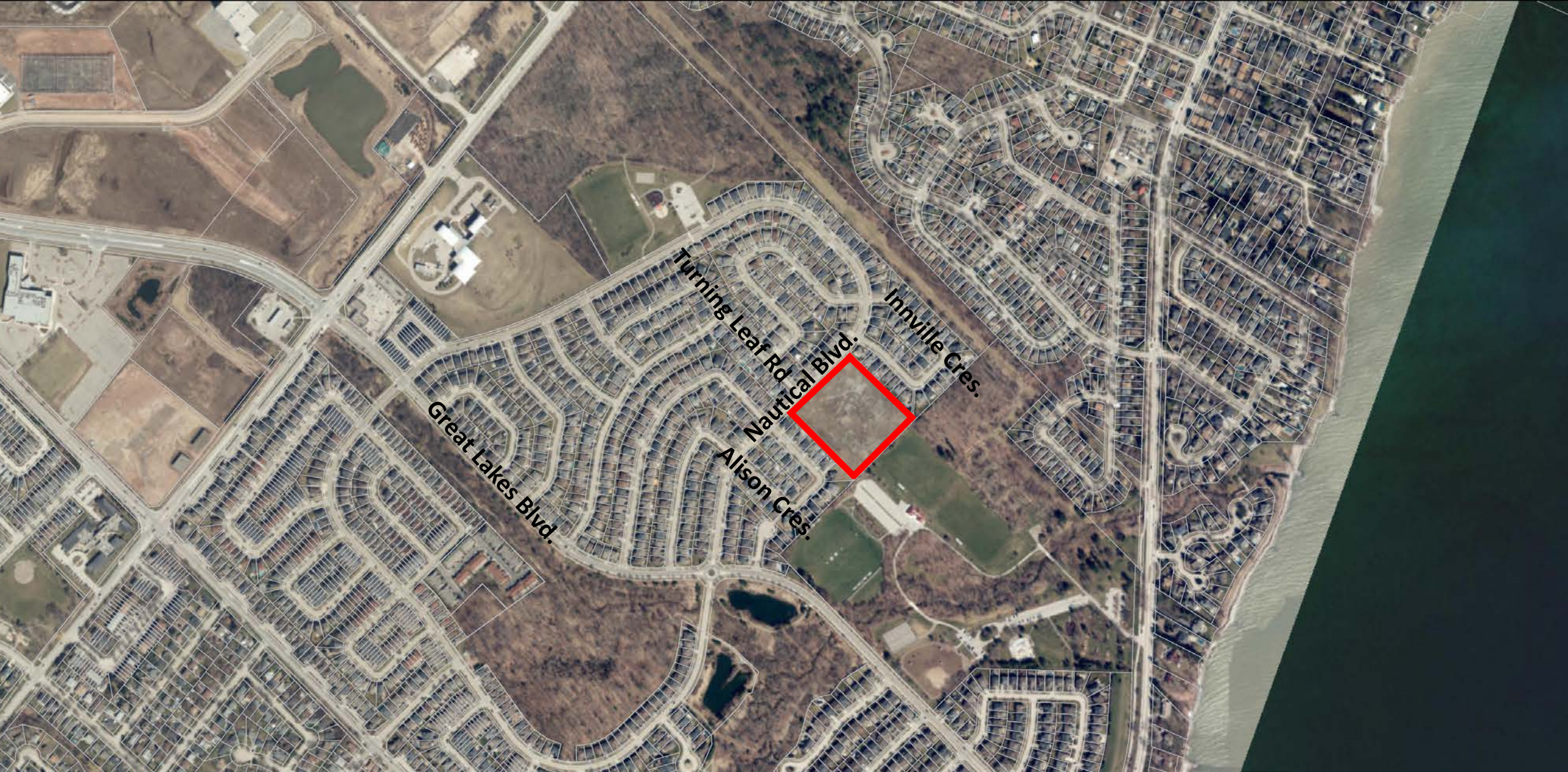
193 Nautical Boulevard; Block 220, Plan 20M-840



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URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Purpose of Meeting

- Open House to receive input from area residents on a proposed development application.
- Non-Mandated meeting with no decisions being made and no recommendations to consider.
- Input received can be used to inform development proposal as it progresses.
- Goal is to provide as much information as possible and provide follow up for any unanswered questions.
- Please be respectful of all participants and speakers as there is likely great diversity in opinions and thoughts on the proposed development.



AERIAL PLAN

193 Nautical Boulevard; Block 220, Plan 20M-840



SUBJECT LANDS



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

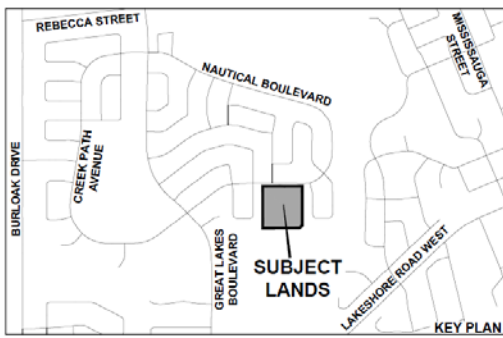


Background

- Subject Property was previously identified as a candidate school site through original Lakeshore Woods development (early 2000's).
- Halton District School Board acquired property from developer in 2013.
- Long Term Accommodation Plan 2018/2019 identified that school site was no longer required by the Board and could be declared surplus
- Oakville SW #1 PS (ERA 11) declared surplus to Boards needs in May 2019. Ministry authorized property for sale.
- Halton District School Board marketed property for sale on open market. Sold the property to Menkes Lakeshore Woods Inc. on November 30, 2021.

Future Planning Process

- Draft Plan of Subdivision application to be submitted to Town of Oakville.
- Town deems application complete and circulates for technical review.
- Planning & Development Council receives information report regarding development proposal.
- Staff considers input received through technical review and public consultation. Applicant has an opportunity to address commentary received through revisions to proposal.
- Recommendation report prepared and presented to Planning & Development Council. Report includes conditions of approval required to be fulfilled by applicant
- Planning & Development Council makes decision on proposed Draft Plan.



**DRAFT PLAN OF SUBDIVISION
MENKES LAKESHORE WOODS INC.**

FILE # 24T-_____

PART OF BLOCK 220,
REGISTERED PLAN No. 20M-840,
TOWN OF OAKVILLE,
REGIONAL MUNICIPALITY OF HALTON

OWNERS CERTIFICATE

I HEREBY AUTHORIZE GLEN SCHNARR & ASSOCIATES INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF OAKVILLE FOR APPROVAL.

SIGNED: _____ DATE: _____
A.S.O.
MENKES LAKESHORE WOODS INC.

SURVEYORS 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: _____
PATRICK WOOLLEY, O.L.S.
MTE ONTARIO LAND SURVEYORS LTD.

ADDITIONAL INFORMATION

(UNDER SECTION 51(17) OF THE PLANNING ACT) INFORMATION REQUIRED BY CLAUSES A,B,C,D,E,F,G,J & L ARE SHOWN ON THE DRAFT AND KEY PLANS.

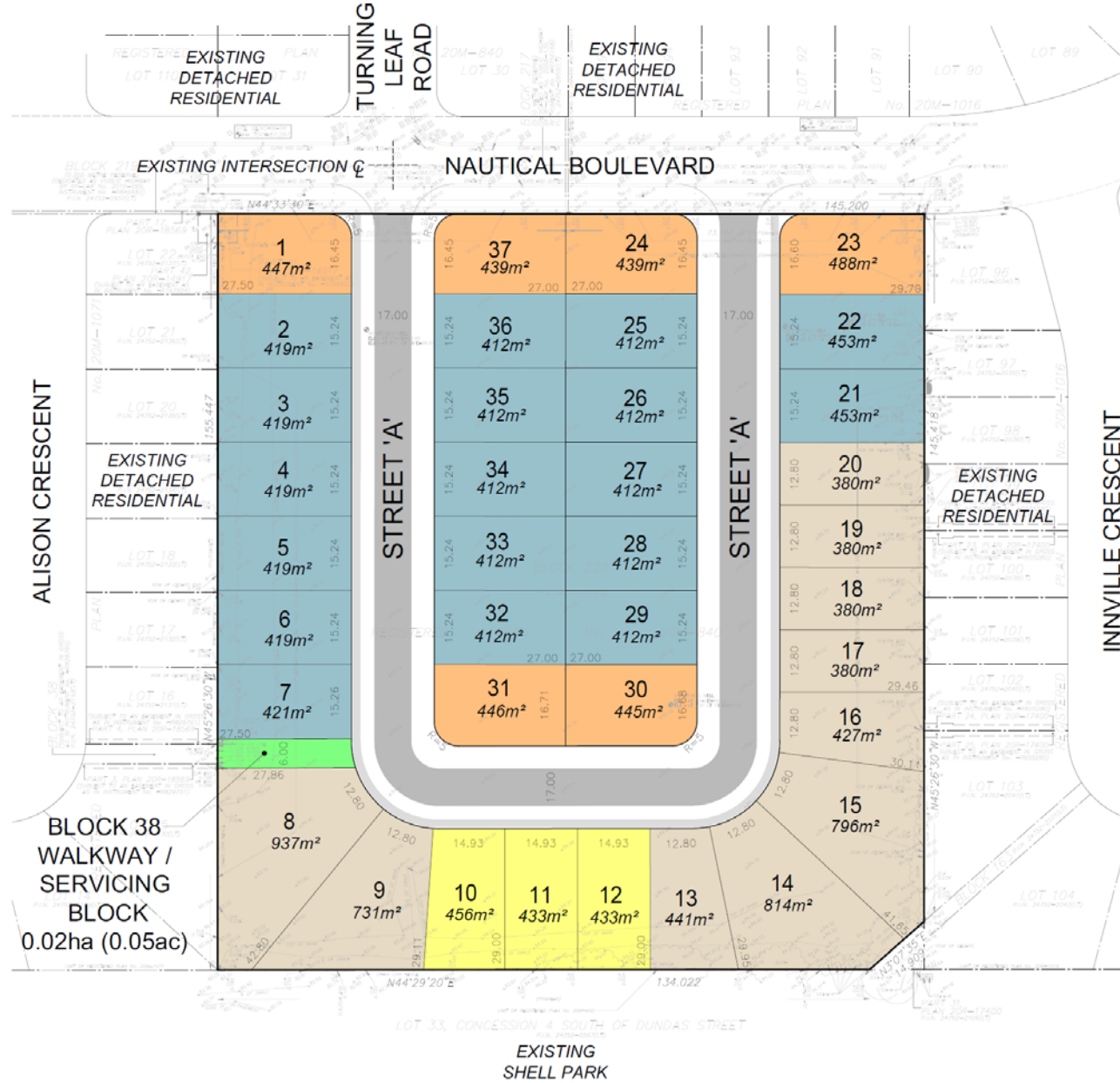
- H) MUNICIPAL AND PIPED WATER TO BE PROVIDED
- I) SANDY LOAM AND CLAY LOAM
- K) SANITARY AND STORM SEWERS TO BE PROVIDED

LAND USE SCHEDULE

LAND USE	LOTS / BLOCKS	AREA (ha)	AREA (ac)	UNITS	DENSITY (UPHA)
DETACHED - 12.00m (42')	1-37	0.97	1.41	10	17.54
DETACHED - 14.02m (46')		0.27	0.87	6	22.22
DETACHED - 14.93m (49')		0.13	0.32	3	23.08
DETACHED - 15.24m (50')		0.75	1.85	10	24.00
WALKWAY / SERVICING BLOCK	38	0.02	0.05		
18.0m LOCAL R.O.W. (LENGTH: 295m)		0.51	1.26		
TOTAL	38	2.25	5.56	37	7.14

NOTES

- PAVEMENT & SIDEWALK ILLUSTRATIONS ARE DIAGRAMMATIC ONLY



PROPOSED DRAFT PLAN OF SUBDIVISION

193 Nautical Boulevard; Block 220, Plan 20M-840



PROPOSED DWELLINGS — Conceptual Rendering

193 Nautical Boulevard; Block 220, Plan 20M-840



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PROPOSED STREETScape — Conceptual Rendering

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Construction Timing

- Anticipated approval of Draft Plan of Subdivision Q2/Q3 2022
- Anticipated Pre-grading and Servicing Q3/Q4 2022
- Anticipated dwelling construction Q1 /Q2 2022 through Q1 /Q2 2023
- Anticipated first occupancies Q2/Q3 2023

Discussion and Q & A

THANK YOU

Comments & Questions

David Capper

davidc@gsai.ca



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URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Menkes Chat Log – Public

from Simon Edwards to Everyone

18:54

Is there an opportunity for a path between Street 'A' and Shell Park?

from Matt to Everyone

18:55

will there be bungalow style units considered? or all 2 story units?

from Allison Brand to Everyone

18:55

I strongly support the request for a path to Shell Park!

from Matt to Everyone

18:56

i also strongly support the request for a path

from Sandra Hauck to Everyone

18:56

What is the green strip on the plan?

from Josip Salopek to Everyone

18:56

most homes on the adjacent streets did pay a premium for a school- how will this affect our home values?

from Julia to Everyone

18:56

I also strongly support the request for a path to Shell Park! Thank you!

from Josip Salopek to Everyone

18:56

lot premiums*

from Allison and Erhard Schranz to Everyone

18:57

What is the rationale for so many lot frontage sizes? Why are there smaller lots backing onto Inville Cres?

from Rose to Everyone

18:57

What is the price point of these houses? When will they go on sale?

from Connor to Everyone

18:57

How does the process work for any potential buyers? Timing etc

from Vikki to Everyone

18:57

who do I contact if interested in purchasing

from Konrad to Everyone

18:58

do we get priority in purchasing

from Josip Salopek to Everyone

18:59

the east side of Street A- lot sizes - potentially have 2 homes backing onto 1 home on innville-
this would incringe on sun/shade - why would this not be equalized

from Josip Salopek to Everyone

19:00

there is also a 80ft lot on innville

from Josip Salopek to Everyone

19:02

will the neighbourhood residents recieve as good will- first priority for the homes?

from connor to Everyone

19:03

Will a copy of this deck be distributed to attendees?

from connor to Everyone

19:03

/ please

from Allison and Erhard Schranz to Everyone

19:04

What are the lot depths?

from Josip Salopek to Everyone

19:04

it is every home on innville not just the corner lot that is affected by the 2 home vs the opposite
side of the street

from Allison Brand to Everyone

19:05

Will there be other meetings closer to construction to discuss trucks entering the neighbourhood
and where they will be parking

from Matt Heuft to Everyone

19:06

Strongly support access to Shell Park as well

from Allison Brand to Everyone

19:06

Nautical is a main artery for school bus pick-up

from Glen Schnarr & Associates Inc. to DavidC (privately)

19:06

yup

from Rose to Everyone

19:06

Are the 36 ft lots single or double car garage?

from Loye to Everyone

19:07

Please answer this question- will the neighbourhood residents recieve as good will- first priority
for the homes?

from connor to Everyone

19:08

Please flash contact details on screen

from Josip Salopek to Everyone

19:09

can the deck be shared with us?

from connor to Everyone

19:09

Thanks

from Josip Salopek to Everyone

19:09

Can you review the lot sizes again- hard to view the legend

from Allison and Erhard Schranz to Everyone

19:10

Thank you

from Josip Salopek to Everyone

19:11

thank you for zooming in

from Priya and Kavi to Everyone

19:28

Can you provide dates of next meetings?

from Shelley on behalf of BVRA to Everyone

19:31

Please note the Bronte Village Residents Association will email notification to its members