

Planning and Development Council Meeting
September 6, 2022

Comments Received Regarding Item 6.1

Public Meeting and Recommendation Report, Official Plan Amendments, Sixth Oak Inc., 103 Burnhamthorpe Road West, File No.: OPA.1216.01, By-laws 2022-065 and 2022-066

Comments Received Regarding Item 7.4

Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Star Oak Developments Limited, 90 Burnhamthorpe Road West, File No. Z.1316.10, 24T-21002/1316, By-law 2022-096

Comments Received Regarding Item 7.5

Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, Docasa Group Ltd., Part Lots 17, Con 1 NDS, File No.: Z.1317.06, 24T-21004/1317, By-law 2022-100

Ernest Appelbe Blvd.
Oakville L6H 0N8
6 September 2022

Planning and Development Council
Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville L6H 0H3

Ref.: Public Meeting, 6 September 2022:

As a concerned resident of Ward 7, the following items are brought to the attention of the above Council:

I. Proposed zoning by-law amendments and notice of application for approval of plan of sub-division of 90 Burnhamthorpe Road West, Star Oak Development Ltd.

1. Traffic flow

Sixth Line is currently being widened to two-lanes on both sides. Will this be sufficient to meet the needs of the above developments? If not, can existing roadworks plans be amended to anticipate these developments and reduce future inconvenience to existing residents?

2. Estimated occupancy dates

What are the estimated dates for when residential units in the above developments will be ready to occupy?

3. Impact assessment on the existing Ward 7 elementary schools infrastructure

It is assumed residential units in the above developments will be ready to be occupied from 2024 onwards. This may add a minimum of 133 children in the ward (Note 1), of which given the young-family profile (Note 1) many are likely to be at elementary school level.

However, all three existing elementary schools are already of a reasonable size (Note 2). Taking the example of the newest school, David Williams PS: At April 2019 Halton District School Board (HDSB) meeting, the school was already expected to face a shortfall of places in 2019 (Note 3) and it currently has upto 24 portables as per parent data. Has an impact assessment of enlarged school cohorts on the existing Ward 7 schools infrastructure (before new schools become ready for use) been considered within the re-zoning application?

II. Proposed zoning by-law amendments and notice of application for approval of plan of sub-division of 103 Burnhamthorpe Road West

1. Proportion of land allocated to proposed secondary school

Given the shortfalls anticipated in 2019 (Note 3), and the enormous expansion of portables (Note 4) can the Planning Services department advise what census data or estimates of secondary school cohort size has been used to ensure adequate space is available for proper classrooms and portables kept to a minimum?

II. Proposed zoning by-law amendments and notice of application for approval of plan of sub-division of 160 Burnhamthorpe Road West, Docasa Group Ltd.

1. Traffic flow

Sixth Line is currently being widened to two-lanes on both sides. Will this be sufficient to meet the needs of the above developments? If not, can existing roadworks plans be amended to anticipate these developments and reduce future inconvenience to existing residents?

2. Estimated occupancy dates

What are the estimated dates for when residential units in the above developments will be ready to occupy?

3. Impact assessment on the existing Ward 7 elementary schools infrastructure

It is assumed residential units in the above developments will be ready to be occupied from 2024 onwards. This may add a minimum of 293 children in the ward (Note 1), of which given the young-family profile (Note 1) many are likely to be at elementary school level.

However, all three existing elementary schools are already of a reasonable size (Note 2). Taking the example of the newest school, David Williams PS: At April 2019 Halton District School Board (HDSB) meeting, the school was already expected to face a shortfall of places in 2019 (Note 3) and it currently has upto 24 portables as per parent data. Has an impact assessment of enlarged school cohorts on the existing Ward 7 schools infrastructure (before new schools become ready for use) been considered within the re-zoning application?

I look forward to the Council's response.

Yours sincerely,

Bonita Das Bhatla

Note 1: Data obtained on 6 September 2022 from <https://www.realtor.ca/real-estate/24825349/3224-post-rd-oakville-rural-oakville#view=stats>

The screenshot shows a realtor.ca page with the following content:

- Navigation tabs: Highlights, Neighbourhood, Statistics (selected), Calculators.
- Section: Demographics
- Text: "The following demographic information is based on the dissemination area as defined by Statistics Canada. A dissemination area contains, on average, approximately 200 - 400 households and is often referred to as a small neighbourhood. Data has been provided by a 3rd party supplier based on census data from Statistics Canada."
- Map: A map of the area around Oakville, Ontario, with a red pin indicating the location.
- Table of Statistics:

Population size	Median age	Average Household Size
7,591	32.3	3.3
Average Household Income	Households with Children (%)	Households without Children (%)
\$199,525	68	32
Number of Households	Not in the Labour Force (%)	
2,275	28	

Below the table is a dropdown menu for "Population by Age Group".

On the right side, there is contact information for ROYAL LEPAGE REAL ESTATE SERVICES LTD. Brokerage, 231 OAK PARK BLVD #220, OAKVILLE, Ontario L6H7S8, with phone numbers 905-257-3633 and 905-257-3550.

At the bottom, there is a footer with a "Dismiss" button and text: "By using our site, you agree to our Terms of Use and Privacy Policy."

Star Oak Developments Ltd. Proposes 196 residential units (68 detached dwellings, 128 townhouses). This suggests 133 households with children.

Docasa Group application proposes 431 residential units (123 detached dwellings, 56 semi-detached dwellings, 104 townhouses and 148 units in two mid-rise buildings) and a school block. This suggests 293 households with children.

This suggests 426 new households in Ward 7 with children.

Note 2: Data obtained from schools' website on 6 September 2022 for JK – 08:

Total: 2,420 students

David Williams PS: 980 students

Odenwai PS: 769 students

St. Gregory the Great CE: 671 students

Note 3: Information obtained on 6 September 2022 from:

<https://www.hdsb.ca/schools/Pages/School%20Boundary%20Reviews/Past%20Boundary%20Reviews/2018OakvilleNE2ps.aspx>

<ul style="list-style-type: none"> Irma Coulson Public School (Milton SE #7 ps) Boundary Review Martin Street PS Boundary Review Martin Street Public School Rebuild and Temporary Accommodation Milton SW #1 hs Boundary Review Milton To Be Determined Boundary Review North Burlington Elementary Boundary Review North Oakville East Secondary Plan (NOESP) Student Redirection Oakville NE #2 ps Boundary Review Oakville T.B.D. Area Boundary Review Oodenawi Public 	<p>Boundary Review Committee Meeting #2</p> <p>Date: November 15, 2018 Time: 7:00 - 9:00pm Location: Oodenawi Public School - library</p> <p>Boundary Review Committee Meeting #3</p> <p>Date: November 29, 2018 Time: 7:00 - 9:00pm Location: Oodenawi Public School - library</p> <p>Boundary Review Committee Meeting #4</p> <p>Date: December 13, 2018 Time: 7:00 - 9:00pm Location: Oodenawi Public School - library</p> <p>Boundary Review Public Meeting</p> <p>Date: January 10, 2019 Time: 7:00 - 9:00pm Location: White Oaks Secondary School</p> <p>Boundary Review Committee Meeting #5</p>	<ul style="list-style-type: none"> Scenario 8 Scenario 8 close up PowerPoint Meeting Notes Grade Breakdowns (Scenarios 0-8) List and Map of North Oakville Development Student Population by Geographical Area Map Bus Data <hr/> <ul style="list-style-type: none"> Scenario 9-11 Scenario 9 & 11 close up PowerPoint Sibling Map Meeting Notes Grade Breakdowns (Scenarios 9-11) <hr/> <ul style="list-style-type: none"> Scenario 11a, 12, 13, 14 PowerPoint Meeting Notes Grade Breakdowns (Scenarios 11a-14) <hr/> <ul style="list-style-type: none"> Scenario 11a, 14a, 14b, 15 Detailed Notes and Maps of the Four Scenarios PowerPoint Grade Breakdowns 11a, 14a, 14b, 15 <hr/> <ul style="list-style-type: none"> PowerPoint
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BRC Scenario 11a

Program	OTG	T. Port	T. Cap.	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028			
Oakville NE #2 ps	ENG					607	811	889	970	1057	1142	1224	1302	1335			
	FI	772	12	1048													
	SC-SPED				0	0	0	0	0	0	0	0	0	0			
	Total				607	811	889	970	1057	1142	1224	1302	1335				
Available / Shortage of Pupil Places						165	-39	-117	-198	-285	-370	-452	-530	-563			
Percent Utilization						79%	105%	115%	126%	137%	148%	159%	169%	173%			
Munn's PS	ENG				519	541	557	552	565	571	576	572	560	558	554		
	FI	492	5	607													
	SC-SPED				-27	-49	-65	-60	-73	-79	-84	-80	-68	-66	-62		
	Total				519	541	557	552	565	571	576	572	560	558	554		
Shortage of Pupil Places						-27	-49	-65	-60	-73	-79	-84	-80	-68	-62		
Percent Utilization						105%	110%	113%	112%	115%	116%	117%	116%	114%	113%		
Oodenawi PS	ENG				850	843	650	607	605	619	623	619	624	626	627		
	FI	762	18	1176	295	303	237	201	182	198	199	203	201	195	193		
	SC-SPED				16	16	16	16	16	16	16	16	16	16	16		
	Total				1161	1162	903	824	803	834	838	838	841	837	836		
Shortage of Pupil Places						-399	-400	-141	-62	-41	-72	-76	-79	-75	-74		
Percent Utilization						152%	152%	118%	108%	105%	109%	110%	110%	110%	110%		
Post's Corners	ENG				650	660	669	679	691	704	719	740	753	767	778		
	FI	600	12	876	8	8	8	8	8	8	8	8	8	8	8		
	SC-SPED				658	668	677	687	699	712	727	748	761	775	786		
	Total				658	668	677	687	699	712	727	748	761	775	786		
Shortage of Pupil Places						-58	-68	-77	-87	-99	-112	-127	-148	-161	-175	-186	
Percent Utilization						110%	111%	113%	114%	117%	119%	121%	125%	127%	129%	131%	
River Oaks PS	ENG				815	752	703	658	663	681	716	760	812	846	869		
	FI	636	6	774													
	SC-SPED				-179	-116	-67	-22	-27	-45	-80	-124	-176	-210	-233		
	Total				815	752	703	658	663	681	716	760	812	846	869		
Shortage of Pupil Places						-179	-116	-67	-22	-27	-45	-80	-124	-176	-210	-233	
Percent Utilization						128%	118%	110%	104%	104%	107%	113%	120%	128%	133%	137%	
Sunningdale PS	ENG				513	503	625	677	703	694	704	716	732	750	758		
	FI	613	10	843													
	SC-SPED				513	503	625	677	703	694	704	716	732	750	758		
	Total				513	503	625	677	703	694	704	716	732	750	758		
Available / Shortage of Pupil Places						100	110	-12	-64	-90	-81	-91	-103	-119	-137	-145	
Percent Utilization						84%	82%	102%	110%	115%	113%	115%	117%	119%	122%	124%	
Study Total				3875	63	5324	3666	3626	4072	4209	4323	4461	4619	4776	4930	5069	5138

Scenario 11a → Oakville NE #2 ps is a single track ENG school, 4 projections include younger siblings of grade 8 ENG students moving from Oodenawi PS due to boundary changes in 2020/2 Oakville NE #2 ps (ENG single track school)

- Opens 2020/2021 school year as a JK-7 ENG school; grade 8 ENG students in North Park/Dundas to the south, Burnh
- Munn's PS**
 - FI boundary north of Dundas includes students between Oodenawi PS (ENG and FI dual track school)
 - ENG and FI boundaries changes: Dundas to the south, Nc
 - In 2020/2021, JK-7 ENG students at Oodenawi PS that in River Oaks PS; grade 8 ENG students with younger sibling 8 ENG sibling graduates; all new JK-8 ENG registrations in FI boundary changes to exclude the area south of Dundas;
 - In 2020/2021, grade 7 to 8 FI students at Oodenawi PS if their younger siblings; younger siblings move to Sunningdale PS; no grade 7 to 8 FI sibling will go to Sunningdale PS; all ne
 - In 2020/2021, grade 7 to 8 FI students at Oodenawi PS if Creek, stay at Oodenawi PS with their younger siblings; y PS; grade 2 to 6 FI students with no grade 7 to 8 FI sibling to Sunningdale PS
 - In 2020/2021, grade 7 to 8 FI students at Oodenawi PS if Oodenawi PS with their younger siblings; younger sibling 6 FI students with no grade 7 to 8 FI sibling will go to Sunningdale PS
- Post's Corners PS**
 - No change
- River Oaks PS**
 - ENG boundary north of Dundas changes to include the area Burnhamthorpe between Fourth Line and Neyagawa
 - ENG boundary north of Dundas continues to include stuc
- Sunningdale PS**
 - FI boundary changes to include the area north of Dundas between Neyagawa and Trafalgar
 - FI boundary changes to include the area south of Dunda