

APPENDIX E
PIM MINUTES



KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

Date May 7, 2021

Kate Cockburn, MCIP, RPP
Senior Planner
Planning Services
Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear: Ms. Cockburn:

**RE: SUMMARY OF PUBLIC INFORMATION MEETING
1280 DUNDAS STREET WEST, OAKVILLE
OUR FILE: 17411 A**

Public Information Meeting:
1280 Dundas Street West, Oakville
Date/Time: April 29, 2021 – 7:00pm

Panelist	Attendee
Vince Adamec – president@svccoakville.com	Councillor Peter Longo
Joe Nanos – Tridel - jnanos@tridel.com	Andrew Ion/Amy Ion - andrew.ion@gmail.com
Catherine L'Estrange - Tridel - clestrange@tridel.com	Julie Taylor
Michael Mestyan – Tridel - MMestyan@tridel.com	Fred Fairs – ffairs@outlook.com
Adam Fineman – Delmanor - AFineman@Delmanor.com	Councillor Allan Elgar
Paul Icke- Icke Brochu - icke@ibarchitects.net	Annie Mishchenko
Howard Nauboris/ Duncan Prescott- Cosburn Nauboris - dprescott@cosburnnauboris.ca ; hnauboris@cosburnnauboris.ca	Diana McGowan
Michael Roy- SLR - mroy@slrconsulting.com	Julia Sjaarda
Ken Chan- LEA - KChan@lea.ca	KC
Andrew Turner- RVA - aturner@rvanderson.com	Kate Healy
Maurice Beausejour- YRH - mbeausejour@yrh.com	Matthew Caine (Whiteoaks)
Oz Kemal – okemal@mhbcpplan.com	Victor Koszrny
Cale Vanderveen – cvanderveen@mhbcpplan.com	Zara Georgis (LEA Consulting)

Questions Posed by Attendees	
Question	Response
<p>Andrew Ion: lives on Falkland Crescent Key Concerns: Radio Tower Impact; Building height.</p> <ol style="list-style-type: none"> 1. Why is a ZBA necessary? 2. Doesn't the Zoning have a height restriction? 3. Concerned about the Radio Tower impact- the school was stopped due to Radio Tower? 4. Why 8 storeys? You can see my house (from Falkland Crescent)- building will tower above the tree lines and all of the features. 5. Do you have any higher quality renders available? These are not to scale and the perspective is incorrect. 	<ol style="list-style-type: none"> 1. (Oz)- Explained OP and ZBL relationship and that one allows seniors housing and one does not. 2. (Oz)- No as its open space so no zoning restricting height. 3. (Oz)- We, and all developments nearby are required to provide RIS- we have provided one which assesses the impact 4. (Joe)- We have tried to minimize the footprint to minimize the impact. We're providing units that are in demand for this community. We've sited the building as close as we could to Dundas, away from the environmental features. Mattamy project has heights including 12-16 storeys- given the location on Dundas with transit and size of the parcel/ separation distances, this is an appropriate height. 5. (Joe)- We can try to get higher quality. These are based on the site plan - you can get a better idea of siting of the building looking at the site plan. As we go through the process, we will develop more detail and get your input. All our buildings have high quality design and materials. Delmanor is a high-quality brand and we will incorporate green features.
<p>Amy Ion - Works in health/environment- is a physicist.</p> <ol style="list-style-type: none"> 1. The RIS report was wishy washy- will we be able to see the peer review report- will you be posting that online for us to see? 	<ol style="list-style-type: none"> 1. (Joe)- Yes when that process is finalized.
<p>Julie Taylor: Key Concerns: Fourth Line opening; Environmental, Height</p> <ol style="list-style-type: none"> 1. Hi, I am satisfied that the 4th line will not be opened up from the point of the cul-de-sac going south, however your language using 'in the cur' might propose opening 4th Line further in the process. Can you comment? 2. Environmental question. Will the trail off of 4th Line to Lion's Valley be reopened on the West Bank? <p>Emailed questions:</p> <ol style="list-style-type: none"> 1. Why does the building need to be so high? 8 stories is lofty. I don't think the hospital is even 	<ol style="list-style-type: none"> 1. (Joe)- Delmanor has no intention of connecting Fourth Line as that is under the City's jurisdiction. 2. (Oz)- That is outside of the scope of this application. The access is not within our lands. Any access which may be closed right now will be under the jurisdiction of the City or Conservation Halton. <ol style="list-style-type: none"> 1. The proposed building is 8 storeys tall, which is in line with other approved

<p>that tall.</p> <ol style="list-style-type: none"> 2. Traffic is a concern in existing residential neighbourhood off Fourth Line. Are there plans to open Fourth Line from Dundas to West Oak Trails? 3. Are there plans for public transit to run on Fourth Line between Dundas and West Oak Trail? 4. Access to Lion's Valley. Are there any plans to have public access and trails off of Fourth Line descending the valley from the West Bank by the Neyagawa bridge? 5. When is the development planned to start and finish? 6. What is the plan to protect as enhance Oakville's trails, outdoor space and natural resources, or is paving every square inch a priority for Oakville? 	<p>buildings along Dundas Street West such as 393 Dundas Street West (east of our lands), a 10 storey condominium building currently under construction west of George Savage Avenue. There is also the development at 1359 Dundas Street West, on the north side of Dundas Street West that was permitted with heights up to 12 storeys and 41 metres (16 storeys and 54 metres upon execution of a Section 37 agreement). The proposed development also supports the intensification of lands near major transit routes, including Dundas Street West.</p> <ol style="list-style-type: none"> 2. There are no plans to open Fourth Line from Dundas to Westoak Trails Boulevard. Vehicles travelling to and from the proposed development will travel north along Fourth Line to access Dundas Street West. 3. As there are no plans to connect the two portions of Fourth Line, no transit service is planned along the street at this time. The proposed development is however within walking distance of three bus routes along Dundas Street West and Proudfoot Trail. 4. There is an existing access to the adjacent valley directly to the east of the proposed development accessed from the cul-de-sac on Fourth Line adjacent to the lands. Any additional accesses proposed further south, closer to the Neyagawa Boulevard bridge across the valley fall outside of the scope of the proposed development. Further information on plans for the valley may be available through the Halton Region Conservation Authority. 5. Exact timing of construction is preliminary at this stage and subject to change depending on timing of development approvals, as well as other factors. It is however expected at this time that construction would begin in 2023, completing construction approximately 32 months later. An exact timeline for construction, as well as mitigation measures
--	---

	<p>to reduce the impact of construction on the surrounding neighbourhood will be determined at a later stage of the approvals process when a Site Plan Approval application is filed with the Town of Oakville, and in consultation with the local councillors and community.</p> <p>6. The proposed development protects and retains the existing natural heritage feature in the central portion of the lands and provides an appropriate buffer from the feature for any development. Additionally, generous setbacks from Fourth Line are proposed as well as several landscaped areas throughout the site to retain a high level of landscaping and open space on the lands. We have attached the landscape concept plan submitted as a part of the application to the Town of Oakville here to illustrate these efforts to retain open space and natural resources on the lands.</p>
<p>Councillor Elgar: Key Concerns: Radio Tower Impact</p> <ol style="list-style-type: none"> 1. Radio Towers- on some other contour maps that we have- it looks like the height limit would be 18 metres. Have you talked with Whiteoaks? 2. Elgar: I appreciate that- the report that Telson Engineering did- they threw in the word 'pacemakers'- I want to make sure everyone is covered with something like that. 3. With respect to the Valley that you don't have control of- the Town are working on reestablishing that. 	<ol style="list-style-type: none"> 1. (Adam)- I met with the chief engineer- we didn't do a deep dive into conversation but we will re-engage with them more through the process. 2. (Adam)- We will ensure that safety will be addressed, and mitigated to make it safe for residents.
<p>Councillor Peter Longo:</p> <ol style="list-style-type: none"> 1. Is there a plan to add more tree canopy to the site? 2. Any other climate change considerations for building materials, energy efficiencies, etc.? There's some work we're doing with Denmark-district energy elsewhere. What are some of the things we can do? 	<ol style="list-style-type: none"> 1. (Joe)- A tree plan will be put together at a later date- we will likely be increasing the tree canopy. 2. (Joe)- At this point there are some features which we're sure about- energy efficient appliances. Stormwater- rainfall catch. Passive solar energy. Locally sourced building materials. Use of responsibly harvested woods. Exterior landscaping for water. Planting of native species. Waste Management system. Green education

<p>Fred Fairs (written) Key Concerns: Building code; Environmental protection- trees/woodland</p> <ol style="list-style-type: none"> 1. Cale advised that the building is 30.5 meters high. This includes a high main floor. Does the building code allow for one entrance and exit on a building of this size? Or do you have to have another exit somewhere? 2. Just south of the properties there is woodland- we hope that this will stay relatively untouched. 3. Many of the trees have been tagged- what's that for? 4. We need senior homes and senior care. <p>Additional comments after the presentation – (via email May 4, 2021):</p> <ol style="list-style-type: none"> 5. Many are concerned about the height of the main building and the resulting impact on their property. 6. I would like to better understand how the pond/swamp was determined not natural. It is in a low area and is a collection area for rain water. 	<p>program.</p> <ol style="list-style-type: none"> 1. (Joe)- Building designed by architect considering the building code and fire route. It can function with one access point. There is space for fire trucks to maneuver in and out of driveway. But project is under review so City will confirm if one entrance/exit is acceptable. 2. (Joe)- They will, and we will actually be providing buffers. 3. (Joe)- Our arborist would have tagged the trees as part of their assessment. We will be replacing those trees at least 1 for 1. 5. Size of the senior home is representative of the need for these types of uses in this general area. Our application is being reviewed by Town staff. The closest residential property is over 100 metres away. 6. The environmental features were staked and verified by our environmental consultant.
<p>Ali Oner Gunoven</p> <p>1- Traffic opening to 4th line. Access to fourth line to West Oak? I know it states no plans as of right now. What does that mean? We are going not proposing to open it? Or we will see how it goes?</p> <p>What is "right now" entail? What can you provide to address the concerns of opening 4th line to traffic?</p> <p>2- Have there been a traffic impact study completed for this proposal? Assuming the access will be the existing intersection at St Vladimir church entrance. Will 1 indirect artery be sufficient for the amount of high occupancy residency proposed?</p> <p>3- Is there a model or a study completed on the effects of High density, High Noise and High distribution that will affect the natural habitat of rich animal and horticultural nature of the Lion Valley?</p> <p>4-Is there a commercial component to this residence?</p>	<ol style="list-style-type: none"> 1. The proposed development will not be connecting the two portions of Fourth Line. This does not preclude the Town of Oakville completing the connection at a later time; however this would not occur as a result of the proposed development. 2. A traffic impact study was prepared as a part of the application to the Town of Oakville. The development proposes a new access onto Fourth Line east of the existing access to the St. Volodymyr's Cultural Centre. Vehicles will use the signalized intersection at Fourth Line and Dundas Street West to travel to and from the development. This access was deemed to have sufficient excess vehicle capacity to support the development. 3. A noise feasibility study was prepared as a

<p>Are you proposing commercial entities like grocery, convenience and other type of services as a part of this plan? Are there dwellings built just for commercial purposes. (I realize the whole project is commercial in nature as it is a paid service residency) The question is around other than the Delmanor business, are there additional commercial lots planned?</p> <p>5- What are the proposed green initiatives that are resulting from this project? Is Delmanor planning to offset the Carbon footprint that Removal of current green space, construction impacts, and high density residential building?</p>	<p>part of the application to the Town of Oakville. The project is not expected to generate significant amount of noise, and mitigating measures are proposed to ensure that the development is adequately protected from adjacent road noise generated by Dundas Street West.</p> <p>The development is not expected to impact the Lions Valley in a significant manner as it is well set back from the valley edge and retains in full the existing wooded area running approximately through the centre of the lands.</p> <p>4. The proposed seniors' residence will provide a full continuum of care, ranging from independent living suites to assisted living and memory care services. This is generally considered a residential use and no commercial uses are proposed as a part of the development. The proposed seniors' residence will provide a full continuum of care, ranging from independent living suites to assisted living and memory care services. This is generally considered a residential use and no commercial uses are proposed as a part of the development.</p> <p>5. The existing woodlot on the lands is proposed to be retained as a part of the development. The development also features a wide variety of landscaped areas on the lands, and is proposed to meet all provincial requirements for building efficiency standards.</p>
--	---

I believe this summarizes the questions received and our responses from the PIM.

Please let me know if you need anything further or have any questions.

Yours Truly,

MHBC



Oz Kemal, BES, MCIP, RPP