

April 7, 2022

Town of Oakville
Planning Services Department
1225 Trafalgar Road
Oakville, ON L6H 0H3

Attention: Gabe Charles, MCIP, RPP
Acting Director, Planning Services Department

Re: **Public Information Meeting Minutes**
Official Plan Amendment (OPA) Applications
ARGO Trafalgar Corporation
1300, 1316, 1326, 1342, & 1350 Bronte Road
Town of Oakville

Per the pre-consultation application checklist, our client was required to host an informal Public Information Meeting in advance of submitting the Official Plan Amendment application. A joint Public Information Meeting was held with Infrastructure Ontario and GSP Group virtually via a Microsoft Teams meeting on March 30, 2022, from 6:30 to 7:30 pm. Notice of the Public Information Meeting was provided to residents, interested parties, and regulating authorities on March 16, 2022.

The Public Information Meeting was attended by 2 councillors, the Town file planner (Tricia Collingwood), 7 members of the public, and representatives from Infrastructure Ontario and GSP Group. The list of attendees has been attached to this letter as *Appendix A*. A summary of the comments and questions raised by attendees regarding the proposed development included:

1. Isn't this what the Town had planned for this area? Is all the planning work the Town did out the window?

A: Currently the Town of Oakville only permits employment and service commercial uses within the Trafalgar Urban Core -Core Area 1. The proposed Official Plan Amendment would add residential and mixed-use permissions to the site to permit development that is in keeping with the land use permissions of the other Trafalgar Urban Core – Core Areas. Over the last number of years, we're seeing a trend away from stand-alone office business parks (which is currently permitted here). Office developers and tenants want a more mixed use environment with additional amenities and transit.

Our proposed Official Plan Amendment will be submitted to the Town where they will evaluate our proposal and decide whether to approve our application.

2. Concerns with proposing towers adjacent to the school. Has the school been informed of the proposal?

A: No changes are proposed to the maximum permitted heights in the Trafalgar Urban Core Area. The concept plan presented at the Public Information was for illustrative purposes and a separate development application would be required to determine the proposed built form, building heights and road layout. This development application would go through a separate public consultation and review process. Notice of the Public Information Meeting was circulated to residents within a 200 metre radius of the proposal, including the school.

3. **Will these buildings be mixed use? How common is it for people to live next to where they work?**

A: We are proposing mixed-use permissions to be added and based on market research, mixed use buildings are viable in this area and people want to be closer to where they work.

Consideration has been given to these comments and our responses have been provided in the Planning Justification Report.

Please feel free to contact me directly should you have any questions or require any further information.

Sincerely yours,

KORSIAK URBAN PLANNING

Alison Bucking, BES, RPP
Encl.

Copy: Kevin Singh, ARGO Trafalgar Corporation
Bart Lopat, ARGO Trafalgar Corporation