

October 17, 2022

Our Project: OL.OA

VIA EMAIL

Tricia Collingwood
Senior Planner
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Dear Tricia,

Re: Distrikt Application 217-227 Cross Avenue and 571-595 Argus Road (Files: OPA 1614.78, Z.1614.78 and 24T-22005/1614) in Relation to Oak Lane Park Investments Site (570 Trafalgar Road)

As you know, SGL Planning & Design Inc. represents Oak-Lane Park Investments Inc., the owner of lands located at 570 Trafalgar Road, east of the Distrikt Lands. We understand that Distrikt Developments has submitted applications for an Official Plan Amendment, Zoning By-law Amendment, and Plan of Subdivision (Files: OPA 1614.78, Z.1614.78 and 24T-22005/1614) for lands located at 217-227 Cross Avenue and 571-595 Argus Road (referred herein as the “Subject Site”). We have had the opportunity to review the applicant’s supporting documents dated June 2022 and have the following concerns as it applies to our client’s lands.

The development proposes to convey 2,391 square metres of land to the Town of Oakville (the ‘Town’) for the realignment of Cross Avenue to the south and the construction of a new 19-metre wide local road to the east. However, their proposed local road does not equally straddle the property line with Oak-Lane Park Investments but rather the centreline is off-set a metre onto our clients property, which means Oak Lane Park Investments will have to convey more land than the subject site for the future road. In opinion, the proposed local road should be centred on the property line.

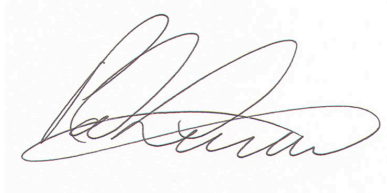
The applicant’s parking and loading dock is proposed to be accessed from the future 19-metre local road. Our client does not have any immediate plans to redevelop and wishes to continue its current operation for the foreseeable future. As such, it is not clear how the applicant intends to access their proposed parking and loading dock in the absence of the dedication of our client’s half of the proposed road.

Although the Planning Rationale Report prepared by Bousfields Inc. dated May 2022 states the development is intended to be phased and occur over the long-term and be coordinated with the provision of infrastructure, no phasing plan is provided. Our behalf of our client, we would like to review the phasing plan to ensure that there are no impacts on our client's business operations during construction.

Thank you for the opportunity to provide comments. We look forward to continued discussions with you on this matter. Please also consider this letter as a request to be kept informed of any decisions throughout this process.

Yours very truly,

SGL PLANNING & DESIGN INC.

A handwritten signature in black ink, appearing to read 'Paul Lowes', is written over a light blue rectangular background.

Paul Lowes, MES, MCIP, RPP
Principal

c.c. Oak-Lane Park Investments Inc.
Stephen Waque