

Special Planning and Development Council Meeting
Tuesday, February 07, 2023

Comments Received Regarding Item 6.3
Official Plan Amendment, Zoning By-law Amendment
and Plan of Subdivision

166 South Service Road Inc.
166 South Service Road
OPA.1614.79, ZBA 1614.79, and 24T-22006/1614

January 14, 2023

Town Clerk - TownClerk@oakville.ca
Tricia Collingwood, Senior Planner - tricia.collingwood@oakville.ca
Town of Oakville,
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Ms. Collingwood:

**RE: COMMENTS ON 166 SOUTH SERVICE ROAD EAST
OPA1614.79, Z.1614.79 AND 24T-22006/1614
CENTRE CITY CAPITAL LIMITED
105, 111, 117 AND 125 CROSS AVENUE
MHBC FILE: Y132A**

We are writing on behalf of our client, Centre City Capital Limited, owners of Trafalgar Village Shopping Centre located at 105, 111, 117 and 125 Cross Avenue. Our client owns and operates Trafalgar Village Mall located in the northwest quadrant of Midtown Oakville. The property represents a reverse "L" stretching from Lyons Court to the west, Cross Avenue to the South and South Service Road to the north.

We have had the opportunity to review the active application by Distrikt Development for three towers towers that are 44 storeys, 50 storeys and 58 storeys in height, inclusive of a six storey podium element. We have a number of concerns relative to the applicant's proposed separation distances from adjacent property lines, location of access points to public roads including South Service Road and future roads, and the plan's lack of regard for the emerging policy framework for Midtown Oakville.

In particular, it is our opinion that a block context plan is needed by the applicant to demonstrate how the proposal will have regard for and fit with the existing and emerging context, having consideration for the above noted issues at a minimum.

We would object to this application being approved in its current form.

Please keep us updated on any communication going forward relative to the evolution of this application and recommendation report.

Thank you.

Yours truly,

MHBC

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Eldon C. Theodore, BES, MUDES, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

cc.: *Jonathan James – Centre City Capital Limited*
Bruce Engell - Weirfoulds

From: [Peter and Marie Bonfield](#)
To: [Town Clerks](#)
Subject: Towers in Town
Date: Saturday, February 4, 2023 2:24:17 PM

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the clerk of the Town of Oakville,

As residents of some 50 years in Old Oakville we are vehemently opposed to the proposed Manhattan-style skyscrapers planned for the nearby Go-Station. Currently Oakville has plans for 25 storey buildings approved and ready-to-go. Now outside and provincial forces are wrecking Oakville-approved plans with these extreme alternatives. The upheavals to down-town living and functioning are an unforeseeable and uncontrollable threat, no matter what attenuating phasing-in plans are devised.

The public input is, at best, limited and very controlled. There is an unreasonable climate of haste created. I question the estimates of future population needs. If true, where are the social needs provisions? Schools, Hospital, noise abatement, sewers, disturbance control for existing residents, access to facilities across town- how are the inherent costs reflected in the developers' requests? Simply transferring all social costs to the Town of Oakville by way of loaded and extreme demands will not and should not be accepted, since these plans are not transparent nor realistic nor feasible in the first place. Whose interests are served here?

Thank You for even this limited opportunity to show our opposition to this outrageous proposal .

Peter and Marie Bonfield
Reynolds St
Oakville ON L6J3M5



OAKVILLE COMMUNITY ASSOCIATION (OCA)

February 1, 2013

In anticipation of the Public Meeting on February 7, 2023, please accept the following written submissions:

2163 AND 2169 SIXTH LINE (Agenda Item 6.1)

Application

The purpose and effect of the application is to redevelop the subject lands for a 9-storey mixed use building on the subject lands on the east of Sixth Line, north of River Oaks Blvd. East.

Submissions

Traffic

The residents in the area including the residents of Knox Heritage Seniors Place have expressed concerns with this Application due to the increased traffic on an already busy Sixth Line.

Issues with the Functional and Stormwater Management Report

Page 9 of the report states "The subject site is located within the West Morrison Creek sub-watershed which has an area of 611 hectares."

The site area is 0.72 hectares as noted in Table E1. While the site represents a small proportion of the total subwatershed area, the incremental cumulative effects of the development on the governing downstream river flood hazard risks have not been assessed.

Page 10 of the report states "The stormwater management design for the site is to meet the criteria of the Town of Oakville and Conservation Halton as follows: Stormwater quantity control is to be provided to control discharge to the predevelopment rate."

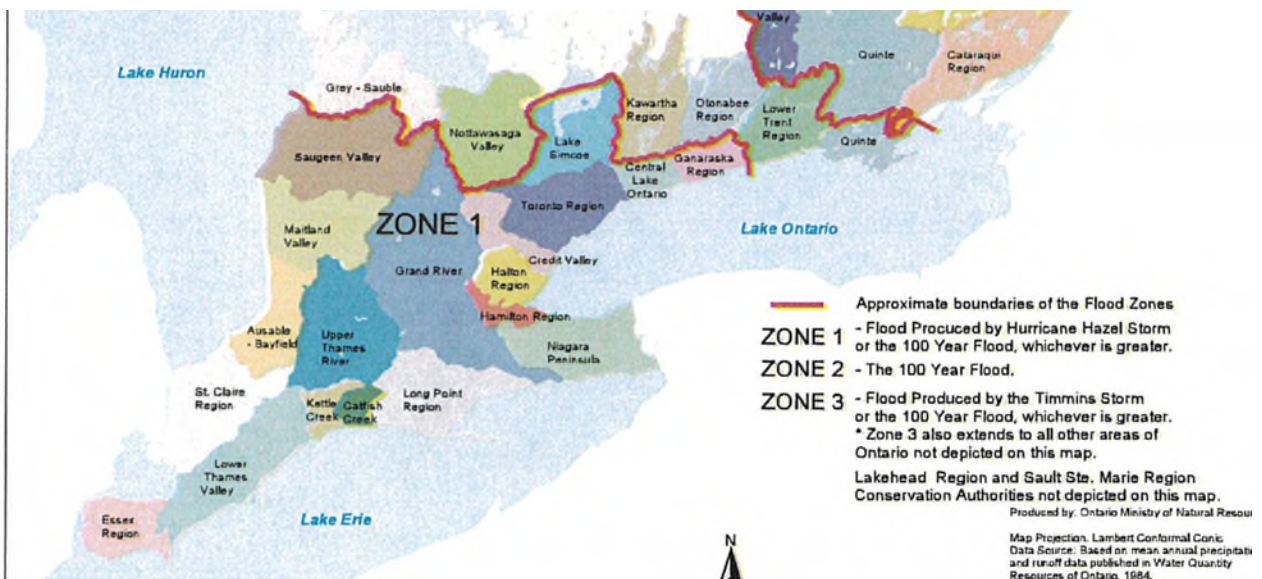
The quantity control management approach considers only peak flow rates and does not consider the duration of the controlled flow rates, nor the impacts of increased runoff

volume on flood risks. On a cumulative basis, volume effects can result in higher downstream flood risks even when peak flow rates are controlled on a site-by-site basis.

Page 10 of the report states:

“5.1 Quantity Control - Stormwater quantity control is typically implemented to minimize the potential for downstream flooding, stream bank erosion and overflows of infrastructure.”

The stormwater management strategy assesses only up to the 100-year event. No assessment of requirements to control the governing Regional Storm (Hurricane Hazel) has been undertaken as required pursuant to Ontario Policy. See the below map which confirms that Halton is in Zone 1 and therefore the governing storm is Hurricane Hazel Storm or the 100-year storm, whichever is greater.



The impact of the proposed increase in imperviousness of the Sixth Line site, from 71% to 77% impervious land cover, on the Regional Storm has not been assessed.

Not assessing the Regional Storm impacts is a gap in the analysis as it governs downstream risks. The West Morrison Creek system discharges into the Morrison-Wedgewood Diversion Channel. The regulatory flood hazard limits downstream of 2163 and 2169 Sixth Line are governed by Regional Storm conditions as shown in the 2020 report Flood Risk Mapping and Spill Quantification – Morrison- Wedgewood Diversion Channel Volume II: Hydraulic Modelling, specifically for West Morrison Creek on Figure 7 Map Sheet 2 and Figure 7 Map Sheet 3, and for the diversion channel on Figure 5 Map Sheet 2 and Figure 5 Map Sheet 3 (map sheets are included at the end of this memo). The downstream 100-year flood levels are lower than Regional Storm flood levels as shown on these maps. Therefore, the effects on the development on the most

critical design storm and its governing flood levels have not been assessed in the Functional Servicing and Stormwater Management Report.

Shadow Impact Study

A review of the Shadow Impact Study dated April 22, 2022, depicts a significant impact on the surrounding areas as reflected in the examples below:



April 21 – 7:26 AM



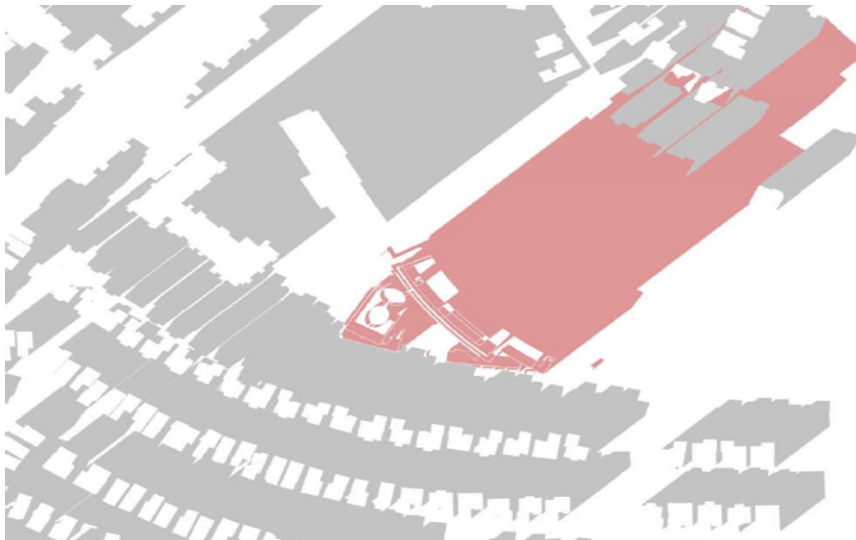
September 21 – 8:05 AM



September 21 – 6:05 PM



December 21 – 8:48 AM



December 21 – 3:38 PM

217 TO 227 CROSS AVENUE AND 571 TO 595 ARGUS ROAD (Agenda Item 6.2)

Application

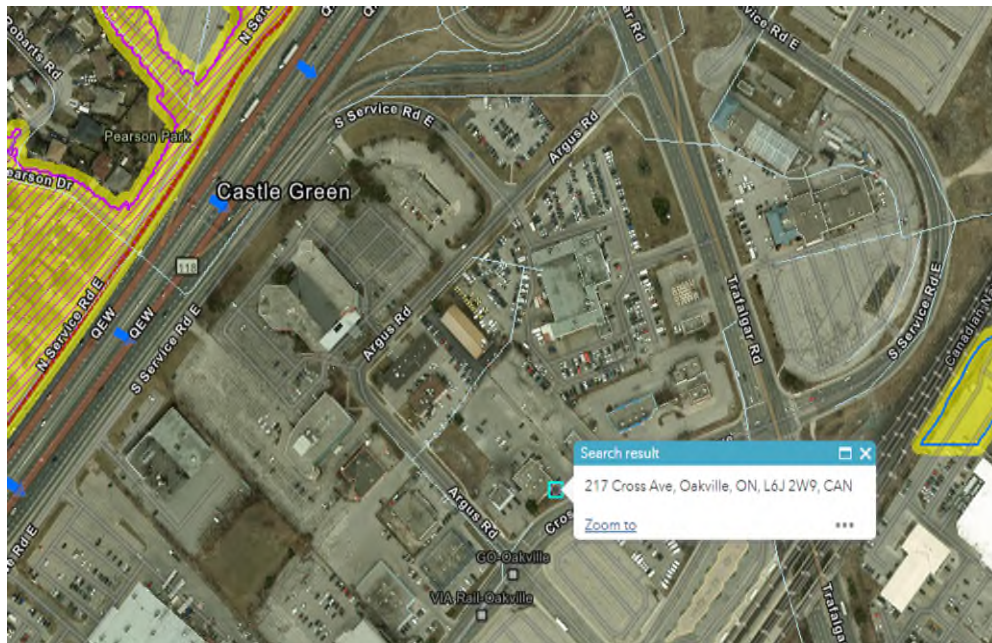
The purpose of the application is to redevelop the property into a mixed-use community comprised of a range of residential unit types, new office and retail uses, and a large open space. The proposed development consists of three towers that are 44, 49 and 58 storeys in height, and approximately 1,748 residential units.

Submissions

Spill Zone Mapping

These three towers are directly in the path of the spill zone (blue arrows) from the Diversion Channel according to the current floodplain mapping of Conservation Halton.

The major issue is that the mapping to show the path of the spilt stormwater south of the QEW has not been completed and therefore the risk of flooding in the event of a large storm for this proposed development is unknown.



Traffic

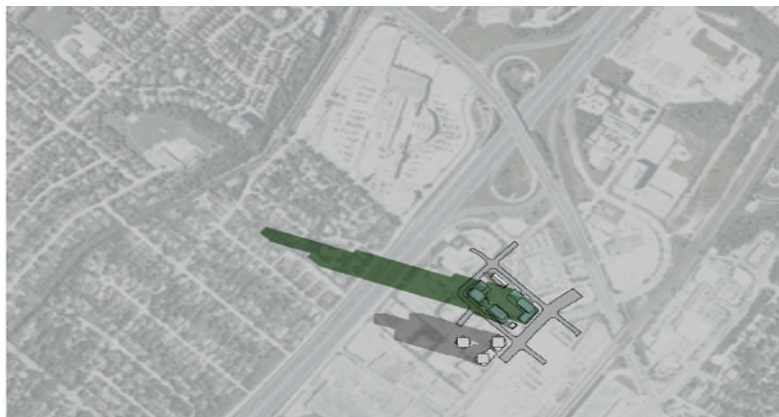
The additional traffic in this area related to this application is outlined in the traffic study dated May 2022. The study states, “The proposed development will generate approximately 512 new vehicle trips during the weekday AM peak hour and 414 new vehicle trips during the weekday PM peak hour.”

In addition, this study acknowledges that, "...deficiencies currently exist at specific locations primarily along the Trafalgar Road corridor with the study area. They can be expected to persist with anticipated growth in traffic, independent of the development."

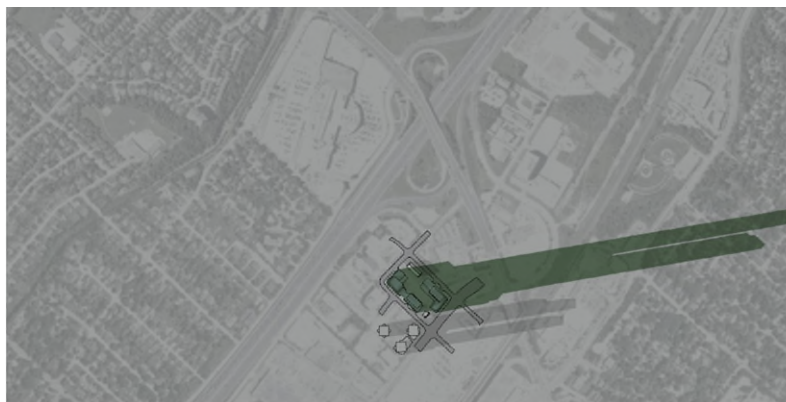
The traffic deficiencies mentioned along the Trafalgar Road corridor together with the additional traffic that will be experienced from this development plus the additional traffic in the same area from the 166 South Service Road East application (three towers that are 44, 50 and 58 storeys in height, and approximately 1,606 residential units), the 157 Cross Avenue application (26 storey and 12 storey mixed use residential development with retail and office uses), the 271 Cornwall Road and 486 Trafalgar Road application (2 mixed use buildings consisting of 14 and 19 storeys) and the proposed 17 storey residential building at 627 Lyons Lane will result in a gridlock traffic in this area

Shadow Impact Study

A review of the Shadow Impact Study dated April 25, 2022, depicts a significant impact on the surrounding areas as reflected in the examples below:



March 21st - 9:18 am



September 21st - 6:18 pm



December 21st - 9:18 am

166 SOUTH SERVICE ROAD EAST (Agenda Item 6.3)

Application

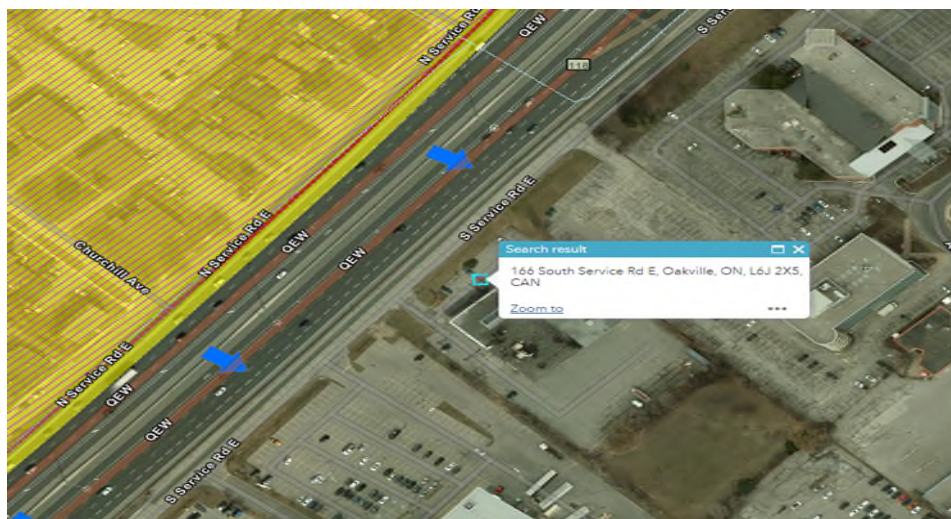
The purpose of the application is to redevelop the property into a mixed-use community comprised of a range of residential unit types, new office and retail uses, and a large open space. The proposed development consists of three towers that are 44, 50 and 58 storeys in height, and approximately 1,606 residential units.

Submissions

Spill Zone Mapping

These three towers are directly in the path of the spill zone (blue arrows) from the Diversion Channel according to the current floodplain mapping of Conservation Halton.

The major issue is that the mapping to show the path of the spilt stormwater south of the QEW has not been completed, and therefore the risk of flooding in the event of a large storm for this development is unknown.



Traffic

The Transportation Impact Study dated June 2022 confirms that “the proposed development will generate approximately 447 new vehicle trips during the weekday AM peak hour and 433 new vehicle trips during the weekday PM peak hour,”

In addition, the Study acknowledges “...that deficiencies currently exist at specific locations primarily along the Trafalgar Road corridor with the study area. They can be expected to persist in the future with anticipated growth in traffic, independent of the development.”

The traffic deficiencies mentioned along the Trafalgar Road corridor together with the additional traffic that will be experienced from this development plus the additional traffic in the same area from the 217 to 227 Cross Avenue and 571 to 595 Argus Road (3 towers 44, 49 and 58 storeys in height, and approximately 1,748 residential units), the 157 Cross Avenue application (26 storey and 12 storey mixed use residential development with retail and office uses), the 271 Cornwall Road and 486 Trafalgar Road application (2 mixed use buildings consisting of 14 and 19 storeys) and the proposed 17 storey residential building at 627 Lyons Lane will result in a gridlock traffic in this area.

Shadow Impact Study

There does not appear to be a shadow impact study for this application, and one should be completed due to the expected impact it will have on the QEW and the surrounding residential neighbourhoods.

Respectfully Submitted

Michael Reid

Michael Reid
Director
Oakville Community Association

February 7, 2023



Planning and Development Council Meeting

166 South Service Road East
(Official Plan Amendment, Rezoning and Draft Plan
of Subdivision Applications)

Town of Oakville

If there is anyone watching the live stream of this meeting on oakville.ca and you wish to speak to this item, please call **905-815-6095** and we will connect you to the meeting. You will be called upon to speak following the registered delegations.

166 South Service Road East

QUEEN ELIZABETH WAY

SOUTH SERVICE RD E



SUBJECT SITE

Oakville GO Station



CROSS AVE

ARGUS RD

TRAFALGAR RD

DAVIS RD








LYONS LN

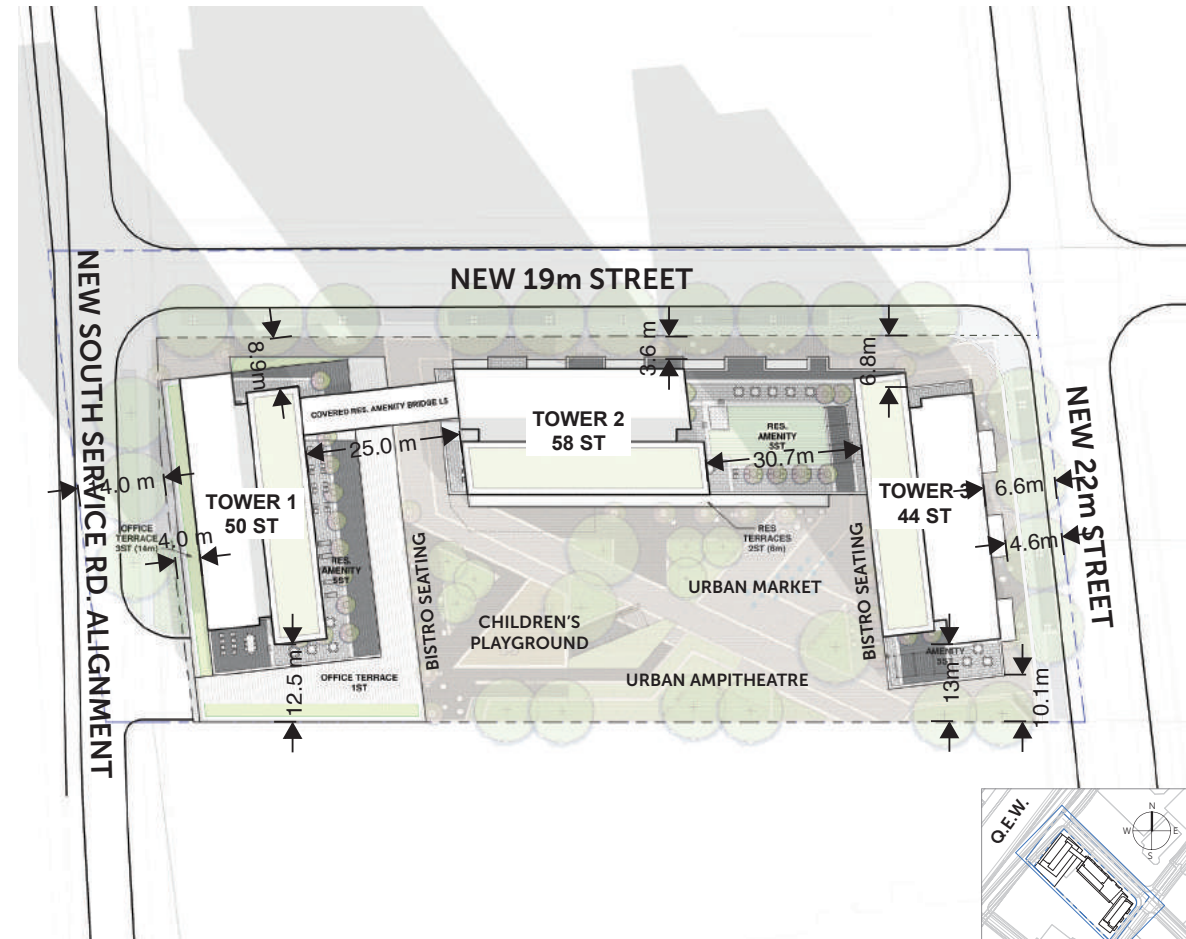
SOUTH SERVICE RD E

Proposed Development

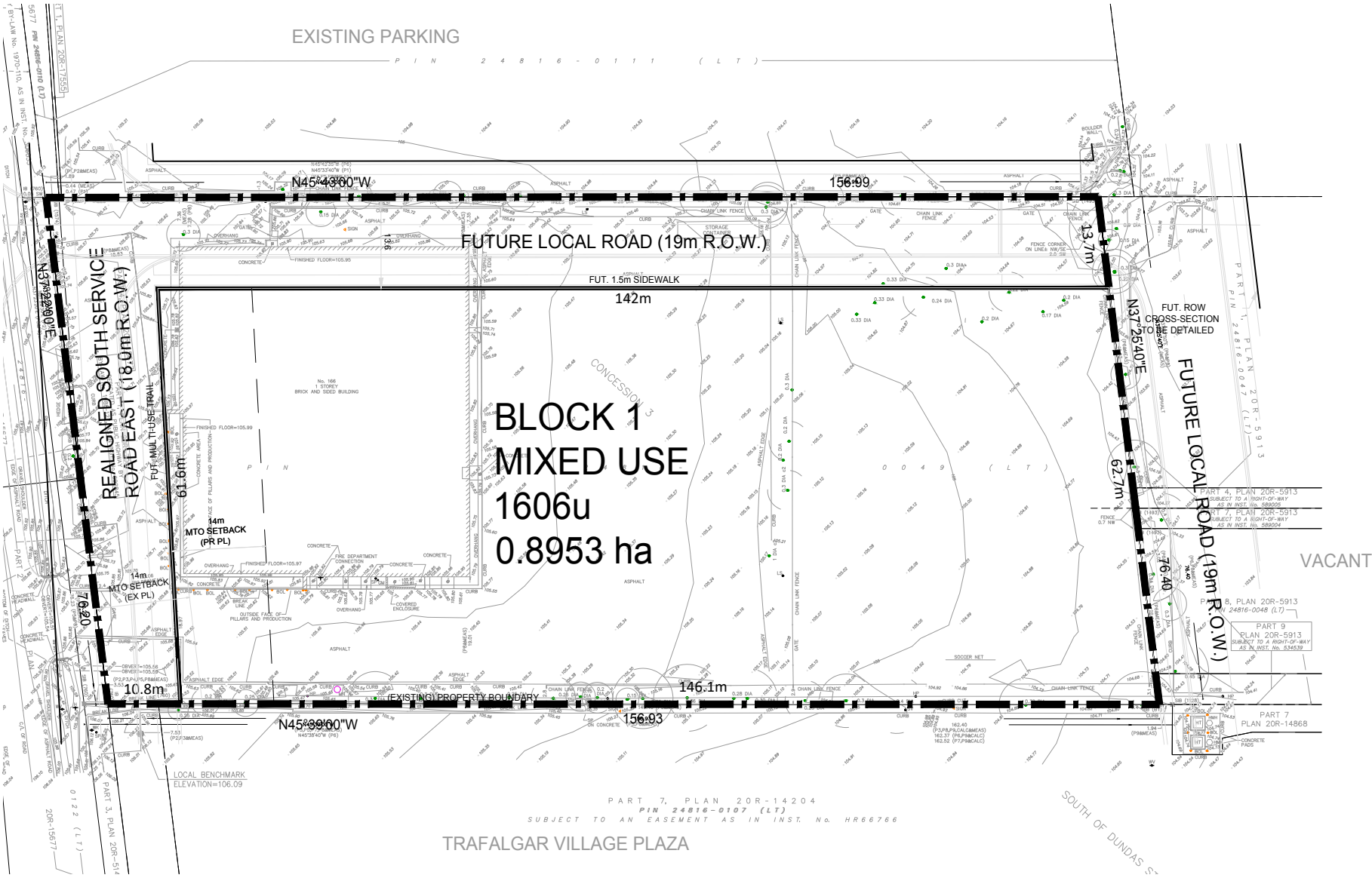
Proposal Statistics

Gross Floor Area/
Net Floor Area

	Total	106,442 square metres
	Retail	2,013 square metres
	Office	3,872 square metres
	Residential	100,556 square metres
	Total Units	1,606 units
	Amenity Space	Indoor: 1,649 square meters Outdoor: 4,572 square metres
	Vehicular Parking	1,119 spaces



Draft Plan of Subdivision



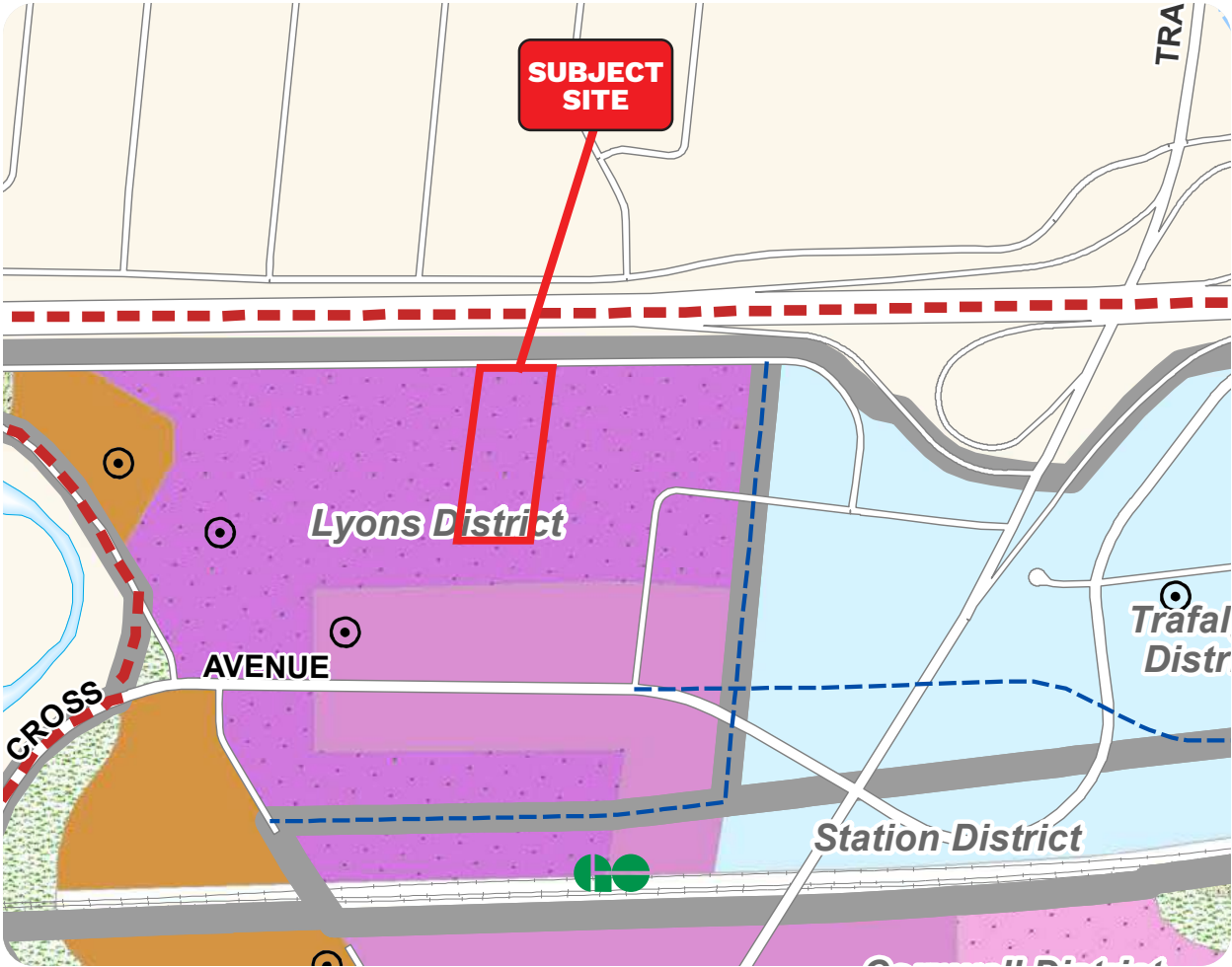
PART 7, PLAN 20R-14204
PIN 24816-0107 (LT)
SUBJECT TO AN EASEMENT AS IN INST. No. HR66766
TRAFALGAR VILLAGE PLAZA















SOUTH OF DUNDAS ST

Town of Oakville Official Plan Land Use Schedule L1

The land use designations provide for:

- Vibrant, mixed-use, transit-supportive
- Some of Town’s tallest buildings
- Opportunity for increased height subject to the provision of community benefits
- Improve road circulation/connections for transit, pedestrians, cyclists and vehicles



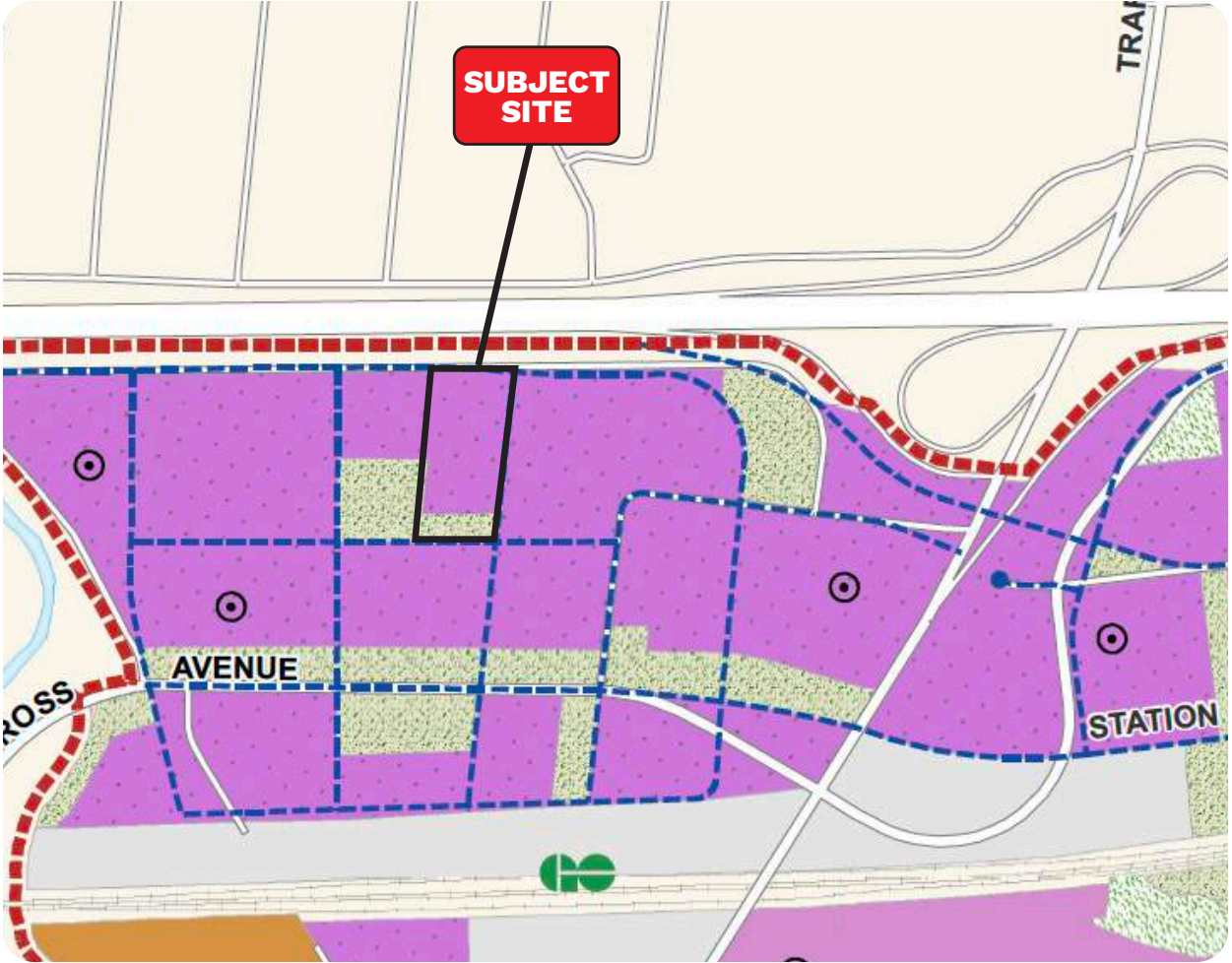
 URBAN GROWTH AREA/ GROWTH AREA BOUNDARY	 PARKS AND OPEN SPACE
 HIGH DENSITY RESIDENTIAL	 UTILITY
 COMMUNITY COMMERCIAL	 DISTRICT BOUNDARIES
 URBAN CENTRE	 FUTURE ROADS
 URBAN CORE	 FUTURE CUL-DE-SAC
 OFFICE EMPLOYMENT	 RAILWAY
 NATURAL AREA	 MAJOR TRANSIT STATION















Draft Midtown Secondary Plan

Land Use Schedule L1

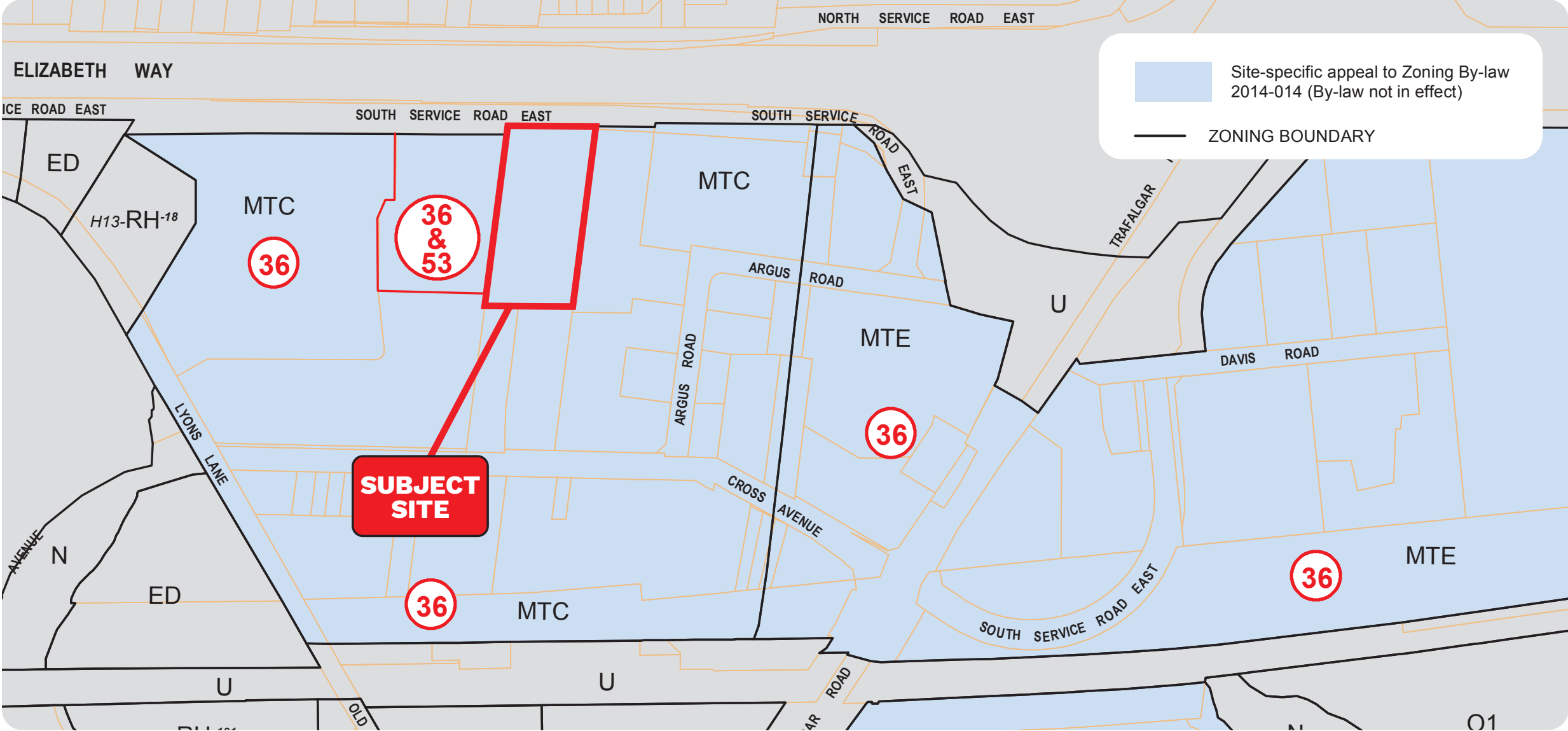
The Urban Core designation provides for:

- Vibrant, mixed-use and transit-supportive destination
- Permits a density between 4.0 to 10.0 FSI, with opportunities for greater density
- Some of Town’s tallest buildings, up to 255 metres in height.
- Improved road circulation/connections for transit, pedestrians, cyclists and vehicles



 URBAN GROWTH AREA/ GROWTH AREA BOUNDARY	 PARKS AND OPEN SPACE
 HIGH DENSITY RESIDENTIAL	 UTILITY
 COMMUNITY COMMERCIAL	 DISTRICT BOUNDARIES
 URBAN CENTRE	 FUTURE ROADS
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 OFFICE EMPLOYMENT	 RAILWAY
 NATURAL AREA	 MAJOR TRANSIT STATION

Zoning



Summary of Joint Public Information Meeting

February 3, 2022 – Virtual Meeting



83 invites were sent



64 Attendees



Community members provided a range of feedback, with a particular focus on the following matters:

1. Community Benefits and Public Infrastructure
2. Traffic and Road Safety
3. Building Heights and Design
4. Housing
5. Public Realm
6. Process and Timeline



Thank you

Any comments/questions can be sent to Tricia Collingwood at

Tricia.Collingwood@oakville.ca and the
Town Clerk at **townclerk@oakville.ca**



September 30, 2022

Ms/Mr. Franca Piazza
Planning Department
Town of Oakville,
Ontario

Dear : Franca Piazza

RE: 166 SOUTH SERVICE ROAD EAST

ROGERS REFERENCE NUMBER: M224954

Rogers Communications (“**Rogers**”) has reviewed the application for the above Condominium and has determined that it intends to provide cable and telecommunications services. Accordingly, we request that municipal approval be granted subject to the following conditions:

- (1) Prior to registration of the plan of Condominium, the Developer/Owner will, at its own cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the Condominium (collectively, the “**Communications Service Providers**”). Immediately following registration of the Plan of Condominium, the Developer/Owner will cause these documents to be registered on title.
- (2) Prior to registration of the plan of Condominium, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the Condominium, as well as the timing and phasing of installation.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;

- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees;
and
- (3) the planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact me at gtaw.newarea@rci.rogers.com

Sincerely,

Anisha George

Coordinator
gtaw.newarea@rci.rogers.com
Rogers Communications Canada Inc.
3573 Wolfedale Rd, Mississauga Ontario

January 14, 2023

Town Clerk - TownClerk@oakville.ca
Tricia Collingwood, Senior Planner - tricia.collingwood@oakville.ca
Town of Oakville,
1225 Trafalgar Road
Oakville, ON L6H 0H3

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