

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

Comments Received Regarding Item 6.2
Official Plan Amendment, Zoning By-law Amendment
and Plan of Subdivision

Oakville Argus Cross LP.
217 and 227 Cross Avenue and
571, 581 and 587-595 Argus Road.
OPA 1614.78, ZBA 1614.78, and 24T-22005/1614



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



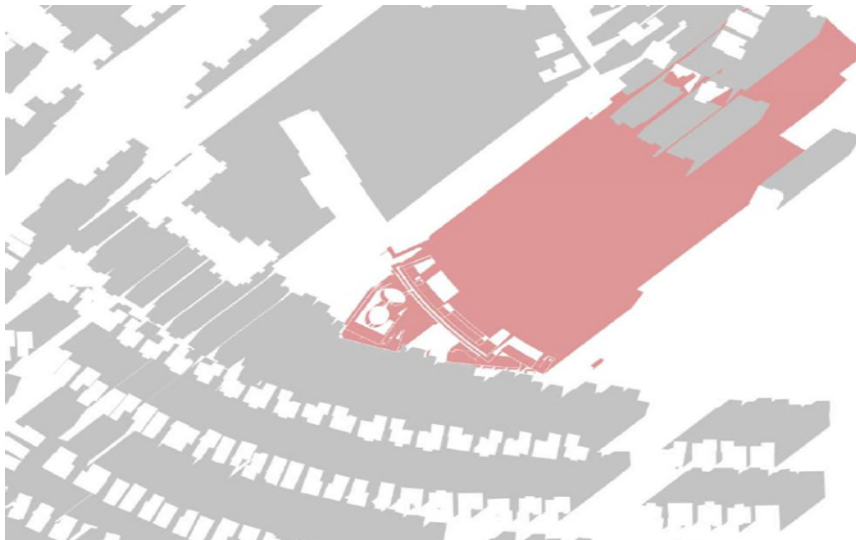
September 21 – 8:05 AM



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

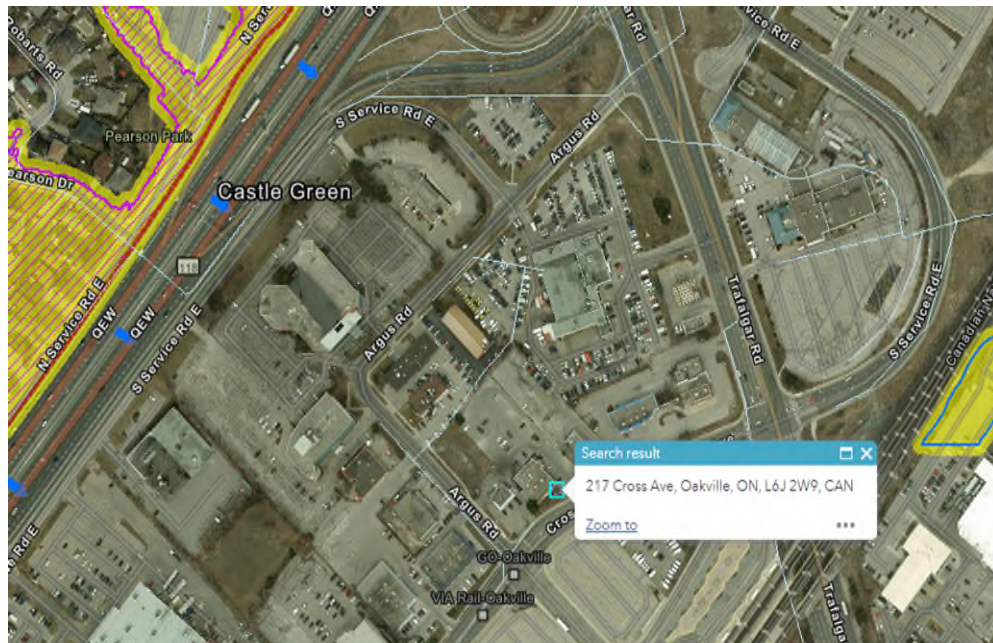
The purpose of the application is to redevelop the property into a mixed-use community comprised of a range of residential unit types, new office and retail uses, and a large open space. The proposed development consists of three towers that are 44, 49 and 58 storeys in height, and approximately 1,748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

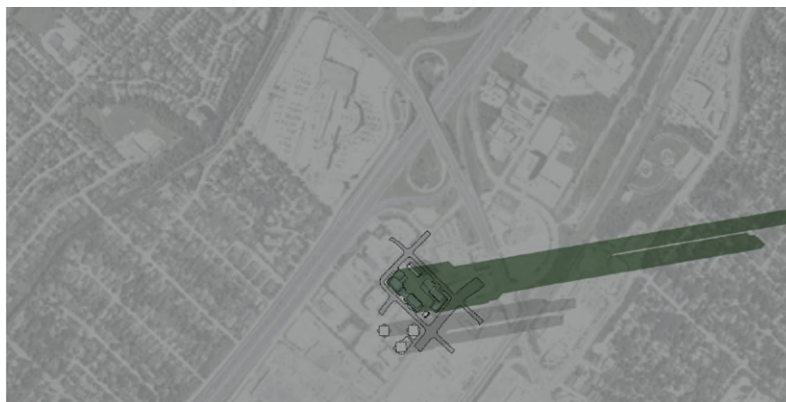
The traffic deficiencies mentioned along the Trafalgar Road corridor together with the additional traffic that will be experienced from this development plus the additional traffic in the same area from the 166 South Service Road East application (three towers that are 44, 50 and 58 storeys in height, 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

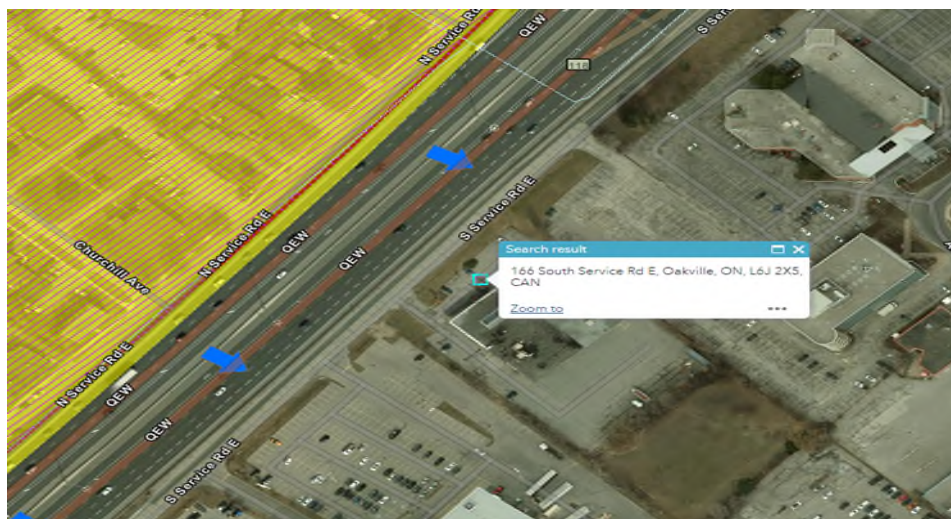
The purpose of the application is to redevelop the property into a mixed-use community comprised of a range of residential unit types, new office and retail uses, and a large open space. The proposed development consists of three towers that are 44, 50 and 58 storeys in height, and approximately 1,606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



217-227 Cross Avenue and 571-595 Argus Road



QUEEN ELIZABETH WAY

SOUTH SERVICE RD E

SUBJECT SITE

ARGUS RD

TRAFALGAR RD

DAVIS RD

CROSS AVE

LYONS LN

Oakville GO Station

SOUTH SERVICE RD E

Proposed Development

Proposal Statistics

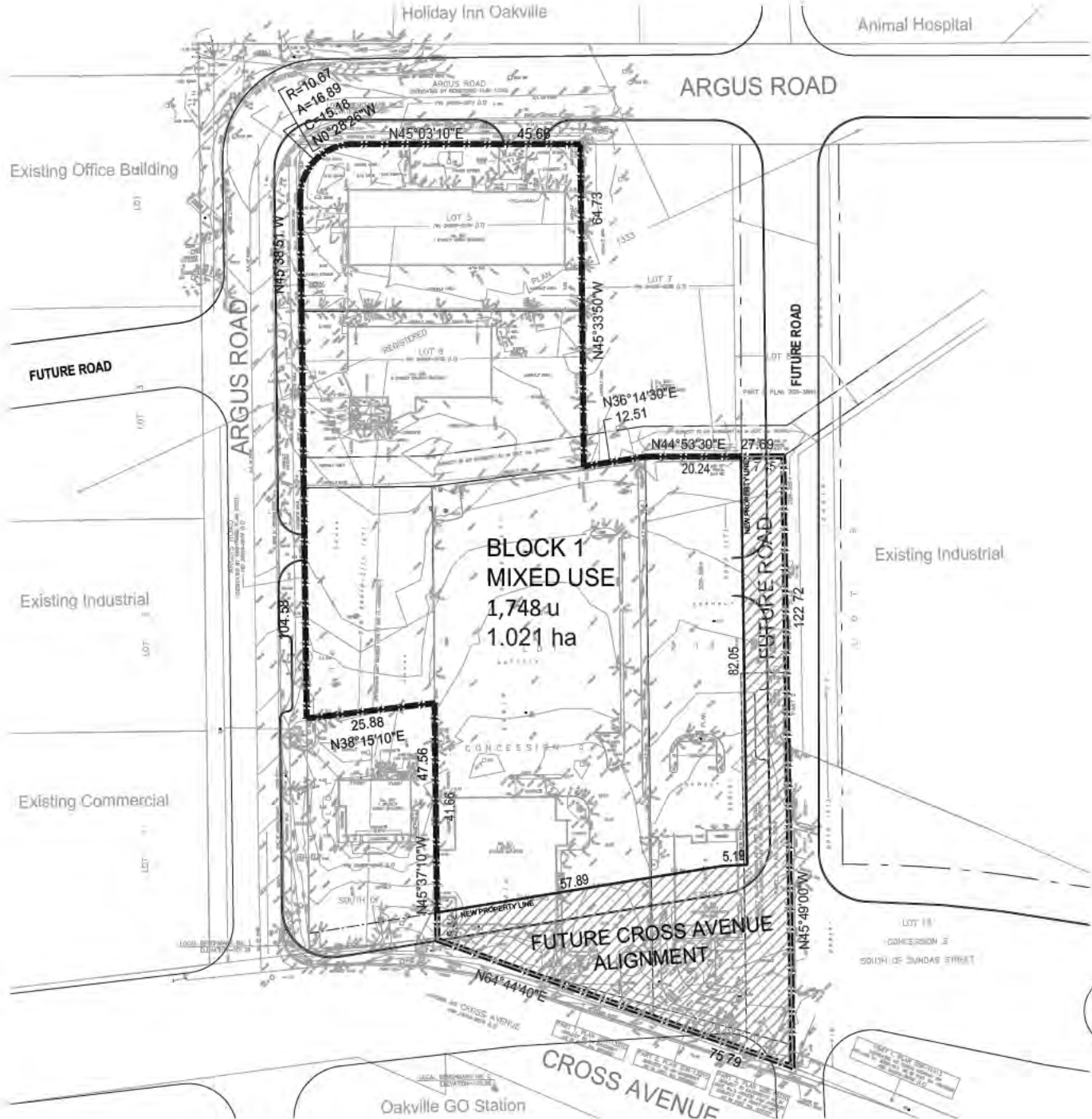
	Gross Floor Area/ Net Floor Area
 Total	120,803 square metres
 Retail	2,816 square metres
 Office	2,269 square metres
 Residential	112,558 square metres
 Total Units	1,748 units
 Amenity Space	Indoor: 3,160 square meters Outdoor: 2,587 square metres
 Vehicular Parking	1,286 spaces





Conceptual Artists Rendering

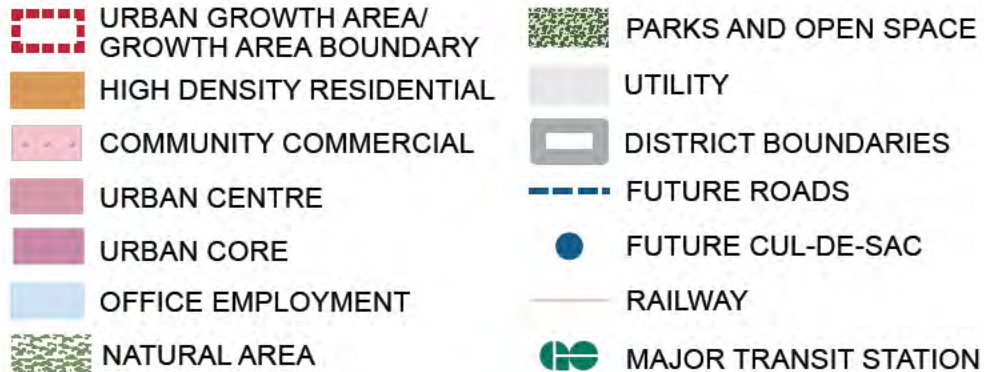
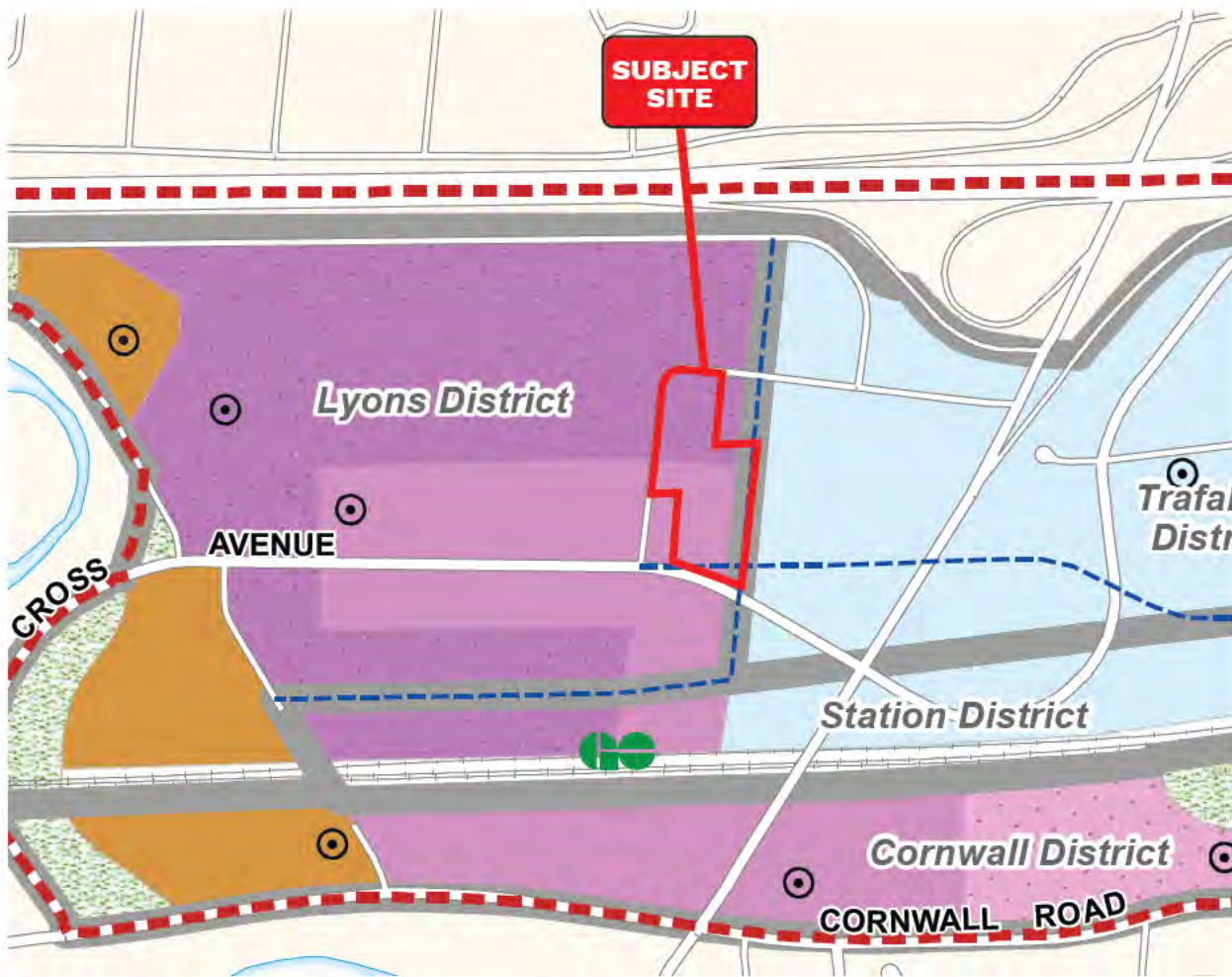
Draft Plan of Subdivision



Town of Oakville Official Plan Land Use Schedule L1

The land use designations provide for:

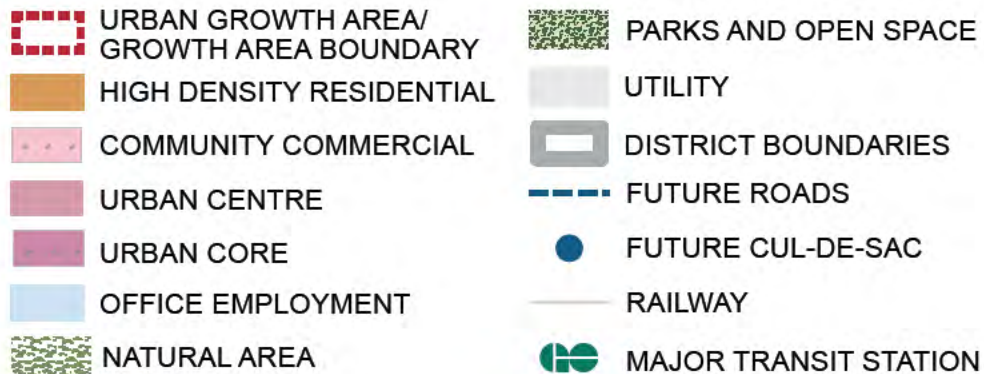
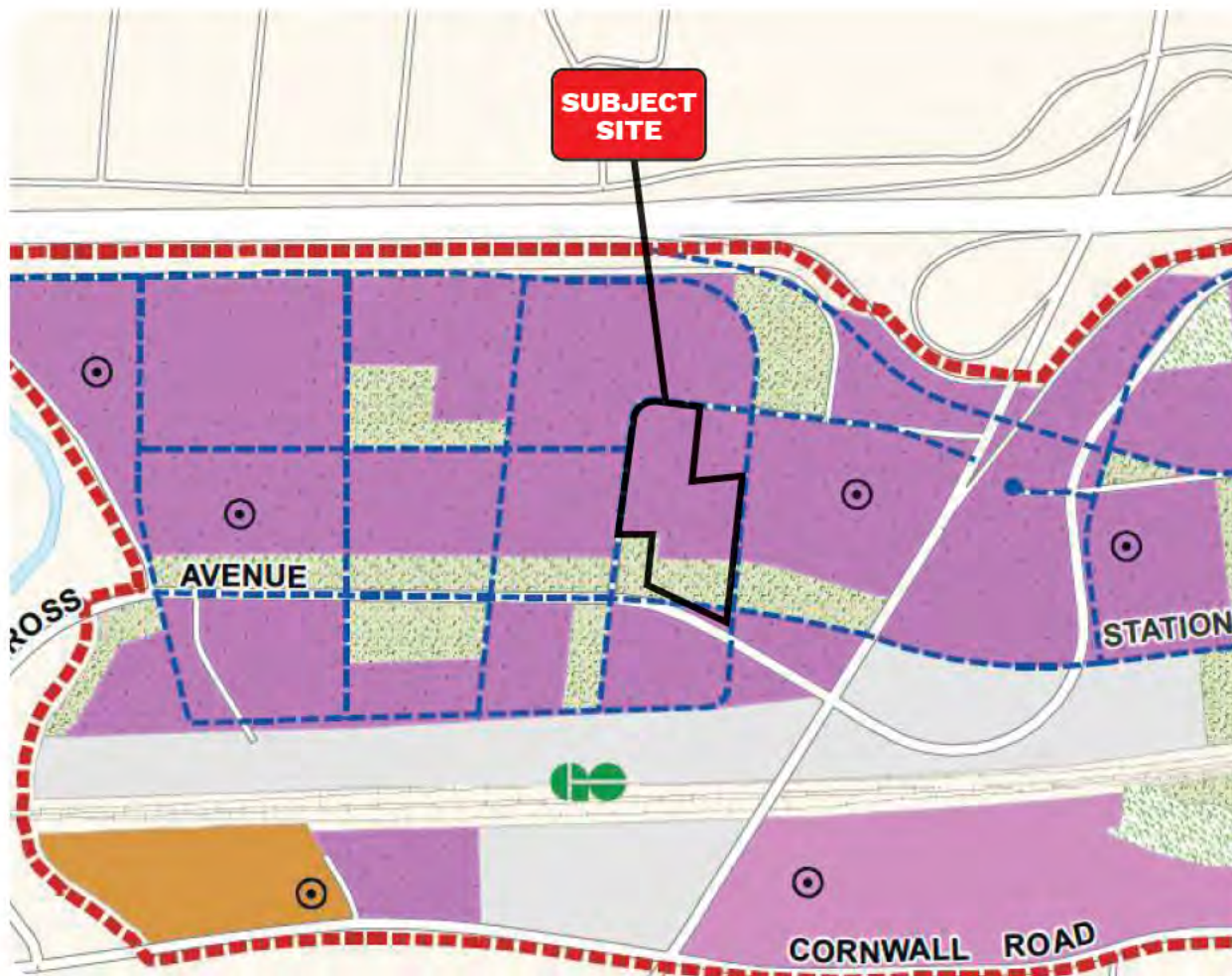
- Vibrant, mixed-use, transit-supportive
- Some of Town's tallest buildings
- Opportunity for increased height subject to the provision of community benefits
- Improve road circulation/connections for transit, pedestrians, cyclists and vehicles



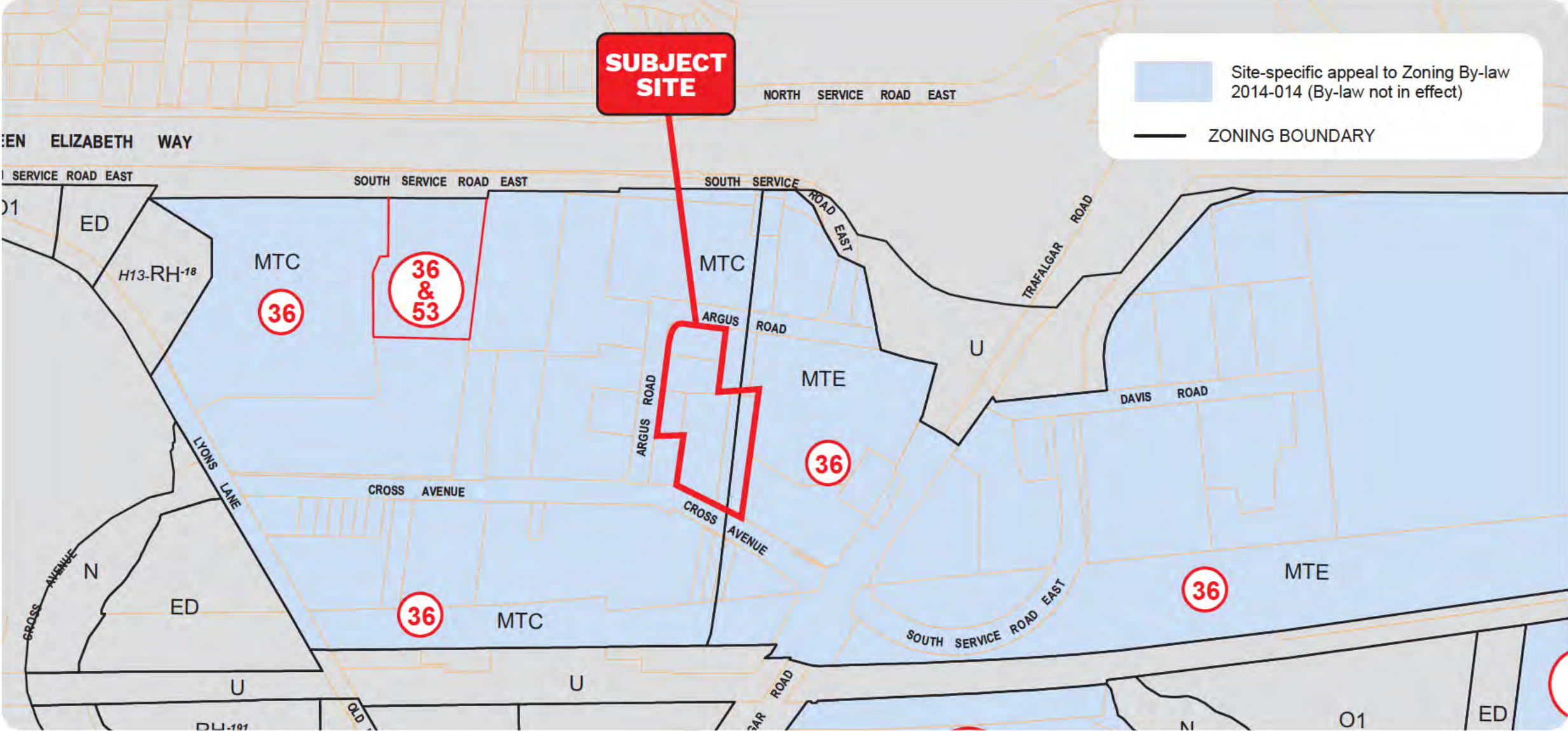
Draft Midtown Secondary Plan Land Use Schedule L1

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



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**