

APPENDIX F



Thursday April 28th, 2023

PUBLIC INFORMATION MEETING REVIEW

Purpose:	349 Davis Road Informal Public Information Session	
Location:	Oakville Public Library – Central Branch Zoom	
Date and Time:	Thursday March 2 nd , 2023 (6:00 PM – 7:30 PM)	
Participants:	Jonabelle Ceremuga, CLS Liam Morgan, CLS John Corbett, CLS Harry Aasman, CLS Scott Corbett, CLS	Councillor Janet Haslett-Theall, Town of Oakville Councillor David Gittings, Town of Oakville Carolyn McMinn, Member of Public Elizabeth Chalmers, Member of Public Jayne Huddleston, Member of Public Joanne, Member of Public Anyac, Member of Public David, Member of Public Fred, Member of Public

Introduction

On Thursday March 2nd, 2023, between 6:00pm and 7:30pm Corbett Land Strategies (CLS) conducted a Public Information Meeting (PIM) in regard to the submitted applications for an Official Plan Amendment and Zoning By-law Amendment for lands referred to hereinafter as 349 Davis Road, Oakville ('Subject Lands'). This meeting was provided in a hybrid format where residents could either attend in-person at the Oakville Public Library – Central Branch or through Zoom. The meeting was attended by a total of ten (10) members of the public and the respected councillors of Ward Three (3).

Proposed Development Overview

The PIM was presented by Jonabelle Ceremuga, who is a Senior Associate Development Planner at CLS. Ms. Ceremuga provided an extensive and detailed overview of the proposed mixed-use high-rise development on the Subject Lands. She highlighted the purpose of the submitted proposed applications, which is to seek approval to facilitate the development of a 58-storey mixed-use building that entails a mix of office, retail, and residential space.

The overall presentation provided relevant information on the proposed development on the subject lands, which includes:

1. Location and Property Description
2. Brief description of the existing surrounding land uses in the area
3. The growth directions of the Province and Town of Oakville planned for Midtown Oakville.
4. Proposed Mixed-Use Development
5. Proposed Road Network Adaptation
6. Midtown Oakville Existing Development Applications

7. Next Steps

Main Points of Concern

Upon concluding the presentation, attendees were offered the opportunity to bring forth their comments/concerns on the proposed mixed-use high-rise development.

Proposed Road Network:

One of the main points of concern brought forth was regarding the proposed road network adaptation presented by CLS. The proposed mixed-use high-rise development does not conform to the road realignment in the approved EA. In order to facilitate the 58-storey high-rise development, the proposed QEW off-ramp underpass must be realigned in order to not impede the proposed development. This brings attention to Councillor Haslett-Theall specifically with the potential traffic congestion along Trafalgar Road if the underpass is not built.

CLS noted that the traffic analysis conducted by Crozier, the projected traffic volumes do not justify the cost and implementation of this improvement. According to the traffic analysis, the MOCEA traffic projected on the underpass off-ramp would instead use either the “Buttonhook” QEW EB off-ramp onto Cross Avenue planned as part of the MOCEA, located just west of Royal Windsor Drive or to the existing QEW EB off-ramp to Trafalgar Road. On the absence of the off-ramp, it is projected that approximately 80% of the traffic would divert to the QEW buttonhook EB off-ramp to Cross Avenue, while 20% of the traffic would divert to the QEW EB off-ramp at Trafalgar Road.

Most of the traffic projected on the underpass off-ramp would have been destined for the Midtown Oakville located south-east of Trafalgar Road/ QEW, and the buttonhook off-ramp is expected to be the more convenient route compared to the Trafalgar Road QEW EB off-ramp under future traffic volumes.

In addition to the transportation concerns noted above, several attendees also were concerned about the proposed road realignment and were of the belief that it would perpetuate traffic congestion in the area. CLS noted that the proposed road realignment would ensure traffic congestion between Trafalgar Road and Eighth Line is addressed, while also promoting a pedestrian-oriented, walkable street along Davis Road.

General Comments and Questions

Attendees also brought forth several general comments and questions regarding the proposed development. Some of those include the following:

1. What type of amenity space is expected to be included in the proposed development? Will the amenity space be open to the public for them to access?
 - There has been no determination on the types of amenities that will be provided in the development, and the amenity space will likely only be accessible for tenants, as is the case with many condo and apartment buildings.
2. Is there enough parking on site?
 - The proposed development **exceeds** the parking requirements set out by the City of Oakville.
3. Will the proposed development provide affordable residential apartment units?

- The proposed development is meant to be a condo development; however, CLS will seek to satisfy any demands of the Region and/or Town related to affordable housing.
4. What are the unit types and mixes of the proposed development?
- This is provided in a separate document for residents to review.

Conclusion

Moving forward, CLS will begin compiling all necessary reports and finalizing the submission of a development application for 349 Davis Road. This application will be submitted for review by City of Oakville and Region of Halton staff to allow for them to provide CLS with any comments or revisions required to allow for the application to be approved. Additional public meetings at later dates will also be conducted to ensure that residents are continuously provided the opportunity to learn more about the proposed development and express their opinions/concerns at various stages of the planning process.

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