

**Appendix “F”:
Applicant’s Hosted Public Information Meeting Minutes**

Appendix II: Summary of Public Information Meeting (PIM) held on May 14, 2024

Purpose: A public information meeting held prior to a planning application for rezoning to remove the Floor Space Index (FSI) limits, to align with the existing Official Plan, per OPA 321.

Distribution: The notice was mailed out to a list provided by the Town with over 275 addresses. A radius of 240m surrounding the property was used, which is 2x times the amount required. Notice was also posted on the Town’s website.

Format: The PIM was held virtually, with 1 hour allotted. A presentation was made by the applicant’s planner, followed by a Question-and-Answer (Q&A) period.

Attendees: Approximately 15 individuals participated, including the Town’s Councillor. Due to virtual format, there was no sign-in required. Some attendees did not choose to provide/share their contact details.

Summary of Comments: Comments raised at the PIM were related to any development, increased growth and densification, traffic congestion, and safety concerns.

- The purpose of the meeting is not clear. Is it to seek input from homeowners around the subject lands?
- What does the removal of the FSI entail? Does it increase the height, or the size of buildings and density? More units per condo? Will the 7-storey height increase without notice?
- What does conditional approval regarding phase 2 entail? (Holding Provision)
- What is the future development plan west of phases 1 and 2?
- Traffic congestion is already an issue on Dundas St E. There should be plans to alleviate traffic on William Cutmore Blvd and Dundas St (e.g. provide another access point).
- Concerns raised about current construction activities such as dust, fumes, noise, traffic, lack of vegetation. Will more vegetation be planted?
- Concerns raised around safety as more buildings pose a fire hazard. Fire trucks blocking single roads and entrances/exits to streets (previous fire in the area).
- Concern regarding depreciation of home values.
- Homeowners felt blind-sighted. They were not informed about the additional phases, or were told it would be a parking lot.
- Initial understanding that the Dundas Urban Core would include more stores and restaurants but not additional condos.
- Some residents are opposed to an increase in densification (additional condos).
- There will be hostility, petitions, etc. for any intensification or for any by-law changes.

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Response to Comments: The applicant’s planner and Town Councillor responded to the comments at the meeting.

1. **Purpose and Process:** The purpose of the PIM is to provide information about the application to the public, seek comments and input, and relay those comments to Town staff, Mattamy, Region of Halton, and any other respected experts to review and consider. More details will be given during the Site Plan Application stage with more studies.
2. **Amendment:** The removal of the FSI is to bring the by-law into conformity with the Official Plan. We were requested by the applicant to initiate this process for the subject lands to move forward with the rest of the DUC properties.
3. **Conditional Approval:** Some conditions are placed on site plan approval that need to be met prior to final approval. One such item would be the holding provision (H29) with conditions in the Zoning Bylaw to be met.
4. **Height, massing, intensification:** Proposed buildings conform to permitted heights (i.e., will not be higher) than the approved and in-effect height limits in the Zoning By-law. The removal of the FSI is not necessarily associated with an increase in width or length of buildings. The removal of the FSI will permit future phase to be developed as intended.
5. **Traffic:** Comments will be relayed to Traffic Engineers to consider. This is a master-planned community; the Town and Region will work with regional roads. A second access, such as a right-in/right-out access on Dundas Street is not proposed as part of the Zoning application. Any future access points will be subject to review under future planning application(s). Traffic on Dundas is a broader issue, as it is a major arterial road, planned for Bus Rapid Transit (BRT), currently under construction moving from east to west. Additional transit / bus stops are proposed as part of the overall function of Dundas Street.
6. **Noise, Vegetation, and Fire Hazard:** Through future Site Plan Applications the technical details are reviewed through various approval authorities, such as the Fire Department. Increased vegetation may be considered at Site Plan details as a visual mitigation, but is considered as a noise barrier. The buildings themselves act as noise barriers from Dundas Street traffic / road noise.
7. **Home Values:** The changing market and home values is outside of the scope of planning applications. We are not qualified to speak on home market values.

All comments were reviewed and taken into consideration prior to the application.

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PROPOSED ZONING BY-LAW AMENDMENT

FOR

PART OF LOTS 7 & 8, CONCESSION 1, NDS, TOWN OF OAKVILLE

NOTICE OF PUBLIC INFORMATION MEETING

You are invited to attend a VIRTUAL DROP-IN Public Information Meeting hosted by KORSIK URBAN PLANNING and MATTAMY (JOSHUA CREEK) LTD on:

DATE: TUESDAY MAY 14TH, 2024

TIME: 6:30 PM

LINK TO VIRTUAL MEETING: <https://rb.gy/pynp0v>

The purpose of the Public Information Meeting is to provide an informal opportunity for you to learn more about the future planning application and the review process, ask questions and share your comments with the property owner.

The purpose of the proposed Zoning By-law Amendment is to amend the zoning to remove the Floor Space Index (FSI) requirement for the subject property. *“floor space index” means the floor area of all buildings on a lot divided by the lot area.* Lands subject to this amendment are highlighted in the ‘Development Site’ image below.

OPA 321 was adopted by the Town in June 2018 and modifications from the Region were approved in September of 2018. One of the amendments included removing the density cap (FSI requirement) from the Dundas Urban Core policies, leaving height as the sole governing factor. The proposed building heights conform to the approved by-law.

The limits of the condominium corporations within the subject lands will create new “lot” areas. The majority of these will meet the maximum 2.5 FSI requirement; however, some of the smaller ones will not.

Korsiak Urban Planning will provide a brief presentation at the beginning of the meeting. Town staff will hold the required Statutory Public Meeting with Town Council at a later date. Separate notices of the Statutory Public Meeting will be provided.

DATED this 29th day of April, 2024

Scan to register for
Public Information Meeting



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DEVELOPMENT SITE

