



**Public Information Meeting – Summary of Questions/Comments
65-90 Loyalist Trail, Oakville**

Client	Tafia Development Corporation
Purpose:	Informal Public Meeting
Location:	ZOOM
Date/Time:	August 15 th , 2024 – 7:00 – 9:00 pm

List of Attendees: 32 Attendees (including 2 Councillors, 2 CLS representatives, 1 Client representative, and 1 Town Planner)

1. Councillors
 - Con. Nav Nanda, Ward 7
 - Con. Scott Xie, Ward 7
2. Town of Oakville Staff
 - Kate, Acting Manager, Senior Planner
3. Project Team
 - Tina, Trinistar, Client Representative
 - Nick, CLS, Land Use Planner
 - Aldwin, CLS, Land Use Planner
4. Residents/ Participants
 - C
 - Zeeshan
 - Ashutosh Walia
 - Don Holmes - Oakville Gymnastics
 - Fanny
 - Harika
 - Hillsborrow
 - Ivy
 - Jaseem
 - Jewel
 - JGeorge
 - Krzysztof R.
 - Ly
 - Malak
 - Mariam Chaudhry
 - Naeem
 - Naveen Daram
 - Neil Mistry

- Quraish Yousif
- Quraish's I-Phone
- Raymond Chang
- Reena
- Shalendra Kumar
- Sudhir Naraharisetti
- Vinesh Kaliga
- Vinod

1. Resident Questions:

- a. Loyalist Trail is a narrow road, and the development has access to Loyalist Trail with trucks and trolleys passing by during construction, there are risks to residents, particularly children, in the mornings. There have been common reports of incidents that raise concerns. Take out the road towards the William Halton Parkway and do not use any gate and openings towards the Loyalist Trail would be ideal.

Answer: This application is to amend the zoning by-law to add the commercial fitness center as a new use and will not change existing accesses. The subject lands have no direct access to William Halton Parkway.

- b. What triggers this change, and what additional classifications will be added under this zoning request?

Answer: The proposed change is being proposed by the property owner based on interest from prospective tenants due to the location and proximity to residential areas. The primary objective of this application is to advance a zoning bylaw amendment to add commercial fitness centre uses into the Light Employment zone.

- c. Is a revised traffic study required?

Answer: Yes, a revised version of the traffic study is being completed to address the proposal.

- d. Who permits the establishment of nightclubs and hotels and will they be removed?

Answer: The secondary plan of North Oakville was approved in 2008 which designated Loyalist Trail as Employment. The neighborhood was originally planned for employment however through an OLT decision, the residential lands to the south were redesignated to permit residential. The Zoning Bylaw came into effect in 2009 which zoned the Subject Lands as Light Employment to implement the Official Plan designation. The LE zone is a generic zone found across the Town which permits a range of employment uses including night club and hotel, which in other locations in the Town may be more favorable. The Client will advance the application and may consider

prohibiting the night club and hotel uses. Planning staff will evaluate the application and will present it to Council for their consideration at a future public meeting. Additional public feedback can be provided at this time which will inform a recommendation report to Council, who will issue a decision to approve or refuse. Councilor may also provide separate advice to planning staff if the permitted uses should be further evaluated and seek to edit the policy separate to the application.

- e. Why were residents not notified that this area is transitional?

Answer: The area was planned as a transitional zone in 2008, and Loyalist Trail was considered a sufficient buffer from the residential area to the employment uses at the north side of the Loyalist Trail. It is practice from the Town to require developers to post neighborhood information maps in the sale centre and office or purchase and sale. There is also effort to improve the quality, information, and scope of the map to make sure residents are informed. The property does not have access to the north and there is currently no proper turnaround road which is recognized by the planning staff. There would be no other opportunity for access as the lot only has access to the Loyalist Trail. There may be opportunities in the future for shared access to support vehicle access to the north.

- f. Will there be enough parking for the proposed use?

Answer: An updated traffic impact study is being prepared that will answer to that question and will be submitted to the Town's Engineering to review and provide feedback once application is submitted.

- g. Will residents receive a copy of the final permitted uses?

Answer: When an application is brought forward, a draft zoning bylaw will be adopted if approved by Council and will be added to the municipal record that includes the new permitted uses on site.

- h. Will residents receive notice of application approval?

Answer: Once the application is submitted, the Town has time to review the application and deem it complete. Once it is completed, a notice of completion will be sent out to property owners located within 240m of the 65 Loyalist Trail.

2. Resident Comments Submitted Through Chat:

- a. The idea of adding higher traffic uses like fitness centre, for kids or adults, through loyalist neighbourhood, near the playground and by built schools is not desirable. It increases the risk to our children in our neighbourhood. Children play centre have birthday parties and other events that increase traffic volume and speed of traffic. I've personally found parents rush to get to the birthday party. Same for gyms. I'm not sure how this amendment helps the neighborhood.



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- b. Town want to save the land and want to collect taxes from residents and commercial by using the same street access.

- c. Are there any other plans the builder is looking at to help alleviate the community concerns? Such as separate access to the light employment area? From a business owners perspective, opening a business in a neighbourhood where residents are frustrated with the business area, calling police to report infractions, calling the business area's business owners with concerns. As a business owner, I would be concerned. It would be great if there was something proposed that would resolve this.