

APPENDIX F – DEVELOPER HOSTED PUBLIC INFORMATION MEETING MINUTES

VIRTUAL PUBLIC INFORMATION MEETING PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS FOR 15 LOYALIST TRAIL

TUESDAY OCTOBER 8, 2024 (7:00 pm to 7:45 pm)

Attendees:

- ❖ Adam Cairns – Melrose Investments Inc.
- ❖ Leo Wu – Melrose Investments Inc.
- ❖ Tamara Yoshida – Melrose Investments Inc.
- ❖ Bill Tam – KLM Planning Partners Inc.
- ❖ Nav Nanda - Ward 7 Town and Regional Councillor
- ❖ Scott Xie – Ward 7 Town Councillor
- ❖ Kate Cockburn – Town of Oakville Planning & Development Acting Manager – East District
- ❖ Mariam
- ❖ Ponram Gopal
- ❖ Quraish Yousif
- ❖ LL
- ❖ Fanny
- ❖ Bruce Larmour
- ❖ Ronak Mehta
- ❖ xyRy#AZJ
- ❖ Anthony
- ❖ 647-996-7249
- ❖ 905 330 3986

Presentation by Bill Tam:

- Overview of site context within the Town of Oakville’s Ward 7 located in the Northeast quadrant of Sixth Line and Loyalist Trail.
- Overview of the site conditions (0.65 hectares in size) including describing the lands as currently vacant, generally flat, and lacking significant vegetation. Outlined surrounding existing uses including townhouses and single detached dwellings south of Loyalist Trail, a future fire station immediately west of the Subject Lands beyond which is Sixth Line,

an existing below grade regional reservoir immediately to the north beyond which are lands approved for employment uses, a woodlot immediately to the east beyond which is existing employment uses. Also identified existing commercial uses to the southwest in the form of live-work buildings on either side of Burnhamthorpe Road East.

- Provided brief history of the Subject Lands which was actually a larger block with a plan of subdivision which originally extended to Sixth Line. However, the Town purchased the west half of the larger block leaving the Subject Lands as a small site without exposure on Sixth Line.
- Provided overview of the existing Regional Official Plan 'Urban Area' designation for the Subject Lands and noted the Subject Lands previously had an Employment Area identification overlay which was removed by Regional Official Plan Amendment #48. Similarly, provided overview of the Livable Oakville Plan's designation of 'Employment Areas' currently applicable to the Subject Lands. Furthermore, summarized the 'Employment District' land use policies of the North Oakville East Secondary Plan. Finally, discussed the zoning by-law category 'Service Area – Employment (SA) Zone' in By-law 2009-189 applicable to the Subject Lands.
- Provided overview of the development proposal
 - The applicant proposes to construct 40 stacked house units located within 5 buildings, each building to have a height of 3 storeys in condominium tenure served by private roads. Each unit will have access to a dedicated parking space in a private garage and a dedicated parking space between said private garage and the condominium roads.
 - Advised In addition to the 2 dedicated parking spaces, 3 visitors parking spaces and 6 bicycle parking spaces are provided while stating the zoning department confirmed there were no zoning requirements for visitors parking nor bicycle parking for these types of units in this location.
 - Noted the landscaping used as buffers against the future fire station as well as screening the reservoir and providing shade for a private park as well as contributing to the Loyalist Trail streetscape.
 - Noted the parking areas were all internal to the site and not directly facing the edge of the site thus all external facing facades can be articulated without accommodating garage doors
- Outlined that to implement the proposed development the applicant seeks to apply for the following:
 - An amendment to the Livable Oakville Official Plan to change the designation from 'Employment Areas' to 'Residential Areas' which would permit, among other uses, a

range of housing types including stacked townhouses; noting this is the same designation as applicable to the lands to the south.

- An amendment to the North Oakville East Secondary Plan to change the designation from 'Employment District' to 'Transitional Area' which would permit, among other uses, a range of housing types including stacked townhouses; noting this is the same designation as applicable to the lands to the south.
- An amendment to Town of Oakville Zoning By-law 2009-189 to change the zone category from 'Service Area – Employment (SA) Zone' to 'Neighbourhood Centre (NC) Zone' with site specific exceptions to clarify some definitions as well as to establish development standards for stacked townhouse dwellings; noting this is the same base zone category as applicable to townhouses and live-work buildings south of Loyalist Trail.

Questions and comments:

- Bill Tam advised 3 email comments were received prior to the meeting:
 - Concern was raised about the proposed development not fitting in with the good neighbourhood character of the nearby residential dwellings and that the preference would be for the Subject Lands to be a commercial plaza with offices, clinics, and retail.
 - Bill Tam advised the current size of the Subject Lands is not suitable for commercial uses which is exacerbated by the lack of exposure along Sixth Line therefore a different use would be preferable.
 - With respect to compatibility with the character of the dwellings to the south, Bill Tam noted the maximum height of the proposed dwellings will be 3 storeys which are generally in keeping with the 2 to 3 storey character of the existing dwellings.
 - Bill Tam further noted the proposed development will be separated from the existing dwellings by Loyalist Trail.
 - Bill Tam also noted there is existing commercial uses available in the live-work buildings on both sides of Burnhamthorpe Road East.
 - When will the application submission materials be available on the Town's Webpage?
 - Kate Cockburn advised the submission materials will be posted on the Town's website once the submission has been made and formally declared to be complete. Subsequent notice will also be mailed out to land owners within 240 metres of the Subject Lands

- Will each of the units have 2 dedicated parking spaces and will 0.25 visitors' parking spaces per unit be provided?
 - Bill Tam advised each dwelling unit will indeed have 2 dedicated parking spaces - 1 within a private garage and 1 on the appurtenant driveway between said garage and the private condominium road.
 - Bill Tam advised during the pre-consultation meeting held between the applicant and Town Staff the zoning department confirmed there was no zoning requirement for visitor parking spaces for this type of dwelling unit.
 - Bill Tam noted notwithstanding the lack of zoning requirement for visitors; parking spaces, the proposed development does indeed illustrate 3 such spaces.

- Brain was concerned about the lack of landscaping provided due to the parking shown on the proposed concept; indicated the density should be lowered to allow more green space and/or more guest parking.
 - Bill Tam noted there was landscaping provided along the periphery of the site in the front, rear and side yards as well as noting the yard directly abutting the public realm (Loyalist Trail) was the same or more than is required for the dwellings south of Loyalist. Furthermore, it was noted landscaping is provided within a private park shown on the concept and each unit will have a balcony for amenity space.

- Brian also noted the abutting Natural Heritage System should not to be touched
 - Bill Tam confirmed the Natural Heritage System will not be touched by the proposed development concept.

- A speaker identified himself as directly residing across Loyalist Trail indicated a concern about privacy in his back yard if there will be windows in the proposed dwellings facing Loyalist Trail, especially if the proposed dwellings will be 3 storeys in height. Other concerns raised were regarding density, the blockage of views into the NHS, as well as possible overflow of traffic onto nearby streets.
 - Bill Tam noted the situation of windows looking into the rear yards is not uncommon in urban settings and gave the example of buildings overlooking into rear yards when buildings are built on blocks which are perpendicular to each other such as at 'T' intersections.

- Seeing no further speakers, Adam Cairns asked for a summary of the next steps.
 - Bill Tam re-iterated this is still in the early stages of the development process and the next step is to review the comments received and provide minutes of the

meeting to Town staff. Furthermore, Bill Tam advised the expected submission date will be in late October after which the Town will review the submission materials to determine if the application is complete and if deemed complete the town will schedule a public meeting. Following the public meeting, the Town will produce a recommendation report based on staff analysis and comments by Council and the public after which Council will make a decision.

- Kate Cockburn advised once the application has been deemed complete, the Town generally has 120 days to process the proposed amendments to the official plans and zoning by-law though the process may take longer as the Town works through issues with the applicant
- The Councillor Nanda advised she and Councillor Xie will be discussing the proposed development further with Town staff in greater depth.
- The Councillor Xie advised he is hoping the issues raised can be addressed.