

Delia McPhail

From: Delia McPhail
Sent: Friday, September 27, 2024 4:01 PM
To: 'Ahmad Ali'
Cc: Franca Piazza
Subject: RE: 89 Loyalist Drive - Permitted Use and Zoning Inquiry

Hello Ahmed,

I am the planner processing the Site Specific Zoning By-law Amendment Application (Z.1215.04) that has been submitted for 65-89 Loyalist Trail proposing the addition of *commercial fitness centre* to the list of permitted uses on the site, restricting the size of said use to 50% of the Total Gross Floor Area (GFA), and amending the parking requirement for said use.

The *Planning Act* requires municipalities to make decisions on privately-initiated Zoning By-law Amendments Applications within 90 days of the application being deemed complete; otherwise the applicant may appeal the matter to the Ontario Land Tribunal for a non-decision. In this case, a decision would need to be made by December 26, 2024. I think it would be fair to assume that a decision would be made in early December to avoid the situation of a non-decision.

There are public notice requirements for this application and, because you have expressed an interest in being kept up-to-date, I am cc'ing Franca Piazza, Legislative Coordinator, who takes care of public notices, to include you on the notification list.

I will advise you that the policy framework is such that the planned function of these employment lands should be maintained (i.e., protecting lands for industrial uses), so I'm unsure whether I will be able to support the proposal of additional non-employment uses on this site, as the zoning already permits a range of commercial uses as-of-right. However, my professional opinion is a recommendation and the decision whether to approve or deny the amendment is ultimately up to Town Council. If Council's decision is to deny the amendment, the applicant may appeal Council's decision to the Ontario Land Tribunal.

In terms of next steps, the application will be circulated to staff and the public for their comments shortly. I would encourage you to submit formal comments on the application in the manner to be prescribed in the Notice of Complete Application, which will be issued within the next few weeks.

Feel free to follow up with me in about 4 weeks' time, and I will be able to provide you with an update on the outcome of the review at that point.

Please let me know any other questions.

Thank you,
Delia

Delia McPhail, MCIP, RPP
Planner
Planning & Development

Town of Oakville | 905-845-6601, ext. 3785 | f: 905-338-4414 | www.oakville.ca

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From: Planning Apps <planningapps@oakville.ca>
Sent: Wednesday, September 25, 2024 9:24 AM
To: Delia McPhail <delia.mcphail@oakville.ca>
Subject: 89 Loyalist Drive - Permitted Use and Zoning Inquiry

From: Ahmad Ali [REDACTED]
Sent: Tuesday, September 24, 2024 11:46 AM
To: Planning Apps <planningapps@oakville.ca>
Subject: Fw: [EXTERNAL] 89 Loyalist Drive - Permitted Use and Zoning Inquiry

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Hello,

Would you kindly be able to share any information available regarding the Zoning By-Law amendment application to change the zoning for 89 Loyalist Dr?

Do you have an expected date for a decision?
Any idea of how likely is it to proceed?
How can I follow / stay up to date on this application?

Any information would be helpful

Best,
Ahmad

From: Zoning Requests <zoningrequests@oakville.ca>
Sent: September 24, 2024 11:00 AM
To: 'Ahmad Ali' [REDACTED]
Subject: RE: [EXTERNAL] 89 Loyalist Drive - Permitted Use and Zoning Inquiry

Hi Ahmad,

The property at **89 Loyalist** is zoned **LE sp:45**. The permitted uses in the LE zone can be found in [Section 6 – Permitted Uses](#) under the LE column. Currently a commercial fitness centre is not permitted in the LE zone. However there is an application through the planning department for a Zoning By-Law amendment to include this use in the future.

Should you want information in regards to this application for a Zoning By-Law amendment you will need to contact planning at planningapps@oakville.ca

Regards,

Gonzalo Marco
Zoning Plans Examiner
Building Services
Town of Oakville | 905-845-6601, ext.3177 | www.oakville.ca

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Although effort has been made to ensure that the information contained herein is correct, the Town of Oakville does not accept responsibility for any errors, omissions or inaccuracies. Individuals are encouraged to review the Town's zoning by-law themselves at www.oakville.ca/zoning. Formal confirmation of zoning compliance is only provided through Zoning Certificate of Occupancy or Building Permit issuance, where required.

From: Ahmad Ali [REDACTED]
Sent: September 24, 2024 10:23 AM
To: Zoning Requests <zoningrequests@oakville.ca>
Subject: [EXTERNAL] 89 Loyalist Drive - Permitted Use and Zoning Inquiry

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Hello,

I am currently interested in leasing a space at 89 Loyalist Drive and would appreciate your help understanding the permitted uses for the property I'm considering.

I am looking to establish a racket sport facility (padel tennis, pickleball, etc) at the location. Would you kindly confirm:

- The required zoning for such use?
- If this use would be permitted at this location?
- If not, are there any exemption or adjustment process that I can follow to allow for such use?

The location is classed for Light Employment (LE sp:45) and is ideal for a sports facility. Unfortunately not a lot of spaces offer the same space, ceiling and column clearances, and proximity to the core.

Looking forward to hearing from you. Happy to discuss over the phone if easier.

Best,

Ahmad
[REDACTED]

Delia McPhail

From: Darko Stojic [REDACTED]
Sent: Wednesday, October 23, 2024 12:32 PM
To: Town Clerks
Cc: Davide Baldassarra
Subject: [EXTERNAL] Application for a Proposed Zoning By-law Amendment 65-89 Loyalist Trail
Attachments: 20241022170455.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon,

We are in receipt of Application Note for Proposed zoning by-law amendment / 65-89 Loyalist Trail Z.1215.04 (attached file).

Please be aware that we would like to be notified of decision on this matter.

Best regards,

Darko Stojic | [REDACTED]

Junior Project Management

Properties Division

MELROSE INVESTMENTS INC.

145 REYNOLDS STREET, SUITE 400 | OAKVILLE, ONTARIO | L6J 0A7 | [REDACTED]



www.melroseinvestments.com [REDACTED]

You may withdraw your consent to continue receiving emails at any time by replying to [REDACTED]

Complete Application for a Proposed Zoning By-law Amendment
65-89 Loyalist Trail
Tafia Development Corporation
Z.1215.04, Ward 7



- RB
- AC
- sg
- AM
- DS

ROWHEDGE CONSTRUCTION LIMITED
145 REYNOLDS ST SUITE 400
OAKVILLE ON L6J 0A7

The Town of Oakville has received a complete application by Tafia Development Corporation for a proposed zoning by-law amendment.

The purpose of the zoning by-law amendment is to add Commercial Fitness Centre to the list of permitted uses on the property, to occupy a maximum Gross Floor Area (GFA) of 50% of all buildings and reduce the parking requirements for the site.

The effect of the application would allow for Commercial Fitness Centre uses such as children's indoor playgrounds, gymnastics clubs, and indoor sports areas (e.g., soccer, badminton, pickleball, basketball) within the existing buildings.

The subject land is located on the north side of Loyalist Trail and east of Loyalist Woods Park (opposite Channing Crescent and Eternity Way).

At this time there are no other applications, under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Oakville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at TownClerk@oakville.ca before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

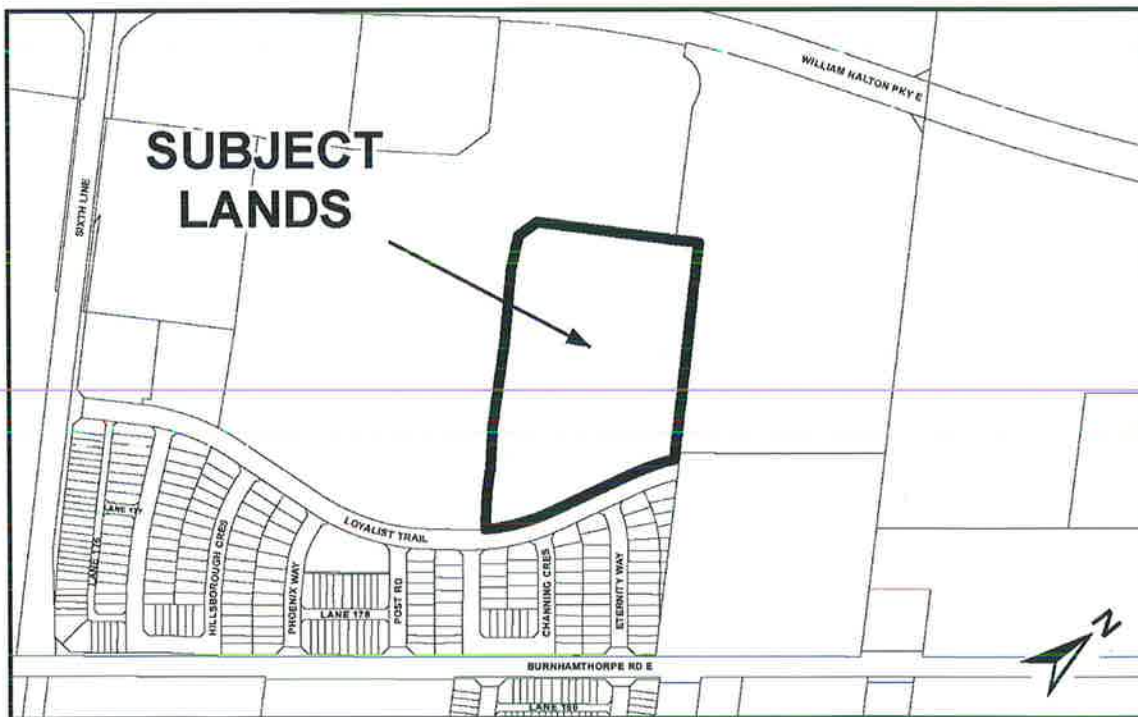
Town of Oakville | 1225 Trafalgar Road, Oakville L6H 0H3 | 905-845-6601 | oakville.ca

If you wish to be notified of the decision of the Town of Oakville on this matter, you must make a written request to the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca.

For more information about this matter, including information about preserving your appeal rights, visit www.oakville.ca and search "Z.1215.04", or contact Delia McPhail, Planner, Planning and Development department at 905-845-6601, ext. 3785 (TTY 905-338-4200) or at delia.mcphail@oakville.ca.

The personal information accompanying your submission is being collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, and may form part of the public record which may be released to the public.

Dated at the Town of Oakville October 16, 2024



Delia McPhail

From: Majed Bar. [REDACTED]
Sent: Thursday, November 14, 2024 1:56 PM
To: Town Clerks
Cc: Delia McPhail; Majed Abukhater
Subject: [EXTERNAL] Zoning By-law Amendment Application - 65-89 Loyalist Trail (Z.1215.04)

M1 Basketball Ltd
1185 Westdale Rd,
Oakville, ON L6L 6P5

[REDACTED]
November 14, 2024

Town Clerk
Town Clerk's Department
1225 Trafalgar Road
Oakville, Ontario L6H 0H3
Email: townclerk@oakville.ca

Re: Zoning By-law Amendment Application - 65-89 Loyalist Trail (Z.1215.04)

Dear Members of the Oakville Town Council,

We are writing to you regarding the Zoning By-law Amendment application submitted by Tafia Development Corp. for 65, 71, 77, 83, and 89 Loyalist Trail (Z.1215.04). I would like to express my strong support for this application, particularly in relation to the proposed establishment of a Shoot 360 franchise at this location. I hope that staff will bring these comments forward at the public meeting and include them in the report to the Planning & Development Council on November 25, 2024, followed by a subsequent Recommendation Report.

The proposed Shoot 360 facility would be the first of its kind in Ontario and the second in Canada, offering advanced basketball training technology in a membership-based environment to the Oakville community. This project is not just about introducing a unique sports and fitness experience; it is also about fostering local economic growth and creating meaningful employment opportunities for Oakville residents.

Community and Employment Benefits:

- **Job Creation for Youth:** We are looking at hiring around 20-25 individuals, including both part-time and full-time roles. These positions will be ideal for high school students, university students, and recent graduates. They will have the opportunity to work as coaches, trainers, and facility management staff, gaining valuable experience while contributing positively to the community.
- **Supporting Education and Athletic Development:** The technology used in Shoot 360 is utilized by NBA players to enhance their shooting and training techniques. For the first time, this cutting-edge technology will be available to the public, offering local athletes a chance to experience the same

high-level training. Additionally, we plan on inviting NBA players to visit the facility to run camps and clinics, providing young athletes with a unique opportunity to learn from professionals. This will make Oakville a focal point for athletic excellence and innovation.

- **Economic Contribution:** We anticipate individuals and teams from across the Greater Toronto Area (GTA) will use the facility. Attracting people will undoubtedly support economic activity for local businesses such as restaurants, shops, and other services in the area. The steady influx of visitors is expected to enhance the vibrancy and economic vitality of Oakville, providing a boost to local businesses.

A Personal Investment in Oakville's Future:

My business partner and I are two entrepreneurs investing our savings into this venture because we truly believe in its potential. We see Shoot 360 as more than just a business; it's an opportunity to create something that our friends, family, and the Oakville community can be proud of. Our goal is to build this facility into a place that embodies our vision for growth, excellence, and community engagement, making a positive and lasting impact in Oakville.

I strongly believe that the introduction of Shoot 360 in Oakville aligns with the town's vision of creating a thriving and inclusive community. It offers a unique opportunity to support youth employment, provide cutting-edge training facilities, and boost the local economy. I am confident that this facility will become a valued asset in Oakville, enhancing our community's reputation as a place that supports innovation and development.

Thank you for considering my comments. I look forward to the positive progress of this project and am happy to provide any further information or support as needed.

Kind regards,

Majed Barhoush & Majed Abukhater
Owners

Delia McPhail

From: Matt Cappuccitti [REDACTED]
Sent: Tuesday, February 4, 2025 10:09 AM
To: Town Clerks
Subject: [EXTERNAL] File Number Z.1215.04

Follow Up Flag: Follow up
Flag Status: Completed

Good morning,

I hope this email finds you well. Is it possible to be notified regarding the official decision on the above noted file?

Thank you in advance,

Matt

Matthew Cappuccitti
Commercial Real Estate Broker

Email: [REDACTED]
Mobile CAD: [REDACTED]
Mobile USA: [REDACTED]

4711 Yonge Street, 2nd Floor, Toronto, ON M2N 6K8
Website: www.mattcappuccitti.exprealty.com