

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



## **2274 & 2320 Trafalgar Meeting Report**

**Purpose:** Public Information Meeting  
**Date:** Wednesday, February 26, 2025  
**Time:** 6:30p.m. to 8:00p.m.

**Project No.:** 21264

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### **OVERVIEW**

The following details provide an overview of the Public Information Meeting invitation schedule:

- The mailing list included registered owners within a **240m radius** of 2274 and 2320 Trafalgar Road, local Resident Associations, and agencies in Ward 5
- **483 postcard invitations** were sent by mail on January 31, 2025
- Postcard invitations arrived by February 7, 2025

The invitation is attached as an Appendix.

### **SUMMARY**

There were **19 attendees** at the applicant-led Public Information Meeting for 2274 and 2320 Trafalgar Road. Community members provided a range of feedback.

The discussion focused on the following matters:

- Parking, traffic and road design
- Retail
- Housing
- Infrastructure
- Public Realm
- Timing

This meeting provided an opportunity to inform community members about the upcoming master plan application and continue to build the platform for further engagement throughout the process.

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**PANELISTS**

NAME	TITLE
Mark Meneray	Oakville Municipal Development Corporation (MDC)
Mike Bissett	Bousfields Inc.
Richard Valenzona	Bousfields Inc.
Jocelyn Deeks	Bousfields Inc.
Alex Smiciklas	Bousfields Inc.
Tina Dadgostar	Bousfields Inc.
Sheliza Rajan	Bousfields Inc.
Teresa Morante Arona	Bousfields Inc.
Andy Kroess	Arcadis
Saul Rodriguez	Arcadis
Jerry Fiorini	Arcadis
Neil Gobin	Arcadis

**AGENDA**

- Applicant Presentation
- Facilitated Q&A

**NEXT STEPS**

- 1. Application Submission**
  - a. Submit applications to the Town of Oakville to begin formal review process

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**PRESENTATION**

Speaker	Notes
<b>Alex Smiciklas</b>	Opened the meeting by providing a Land Acknowledgement, conduct expectations for the meeting, and instructions on how to use the Zoom webinar platform. Provided an introduction to the project team on the panel.
<b>Mark Meneray</b>	Introduced Oakville MDC and thanked attendees for tuning in to learn about the proposals and provide preliminary feedback.
<b>Mike Bissett</b>	Provided an overview of the planning process for the upcoming application, background on the site, and relevant policy context.
<b>Richard Valenzona</b>	Provided a walk-through of the proposal statistics and updated master plan elements. A site plan and massing were provided as context during this early phase in the development process.
<b>Jocelyn Deeks</b>	Closed the presentation portion of the evening by thanking the panelists, going over next steps in the process, and reminding everyone about the Zoom Webinar features before starting the facilitated Q&A.

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### FACILITATED DISCUSSION

18 questions and/or comments were shared through the Q&A typed function in Zoom Webinar, in addition to several comments from 3 verbal speakers. These questions and comments are summarized below.

#### Speakers

Participant	Questions & Comments
Councillor Jeff Knoll, Ward 5 Regional and Town Councillor	<p>I wanted to add some value to a couple of the questions that were asked, just from long term experience in dealing with development in North Oakville. The question about an easement came up about this property. Typically, all pipeline easements are public access. You don't find amenities on them, but generally they're available for trails, etc. In fact, the Crosstown Trail that we are so proud of in North Oakville is predominantly pipeline.</p> <p>There was also a question about the nature of the affordable housing. I just want to be clear that there are different types of affordable housing. The region, through the Halton Community Housing Corporation, does buy condominiums and works with developers in many circumstances to create not just market affordable homes (where people can buy at some sort of pegged market affordable rate), but the Community Housing Corporation is also known to buy units or work with whoever the end game developer is to create affordable rental housing for the community. I'll be advocating for this strongly. Typically, we do this, and we have these types of units in many condos across the community. It's not part of this planning process but it would be part of the Oakville MDC's job to determine who the owners and the partners of the buildings are.</p> <p>The last comment is somebody who actually quoted me. This Town Councillor stated that "with mixed use developments in Oakville the main floor businesses are either dentists, barbers, or nail salons." This is kind of my pet peeve. I've been a resident of Oak Park for 25 years and I've also been a Councillor for 24 of those 25 years and have seen a lot of these businesses come and go. A lot of these small retail stores, because of the size, end up as little service businesses. If you look along Oak Park Boulevard, the majority of the businesses are these small kind of service businesses, and when you do get retailers or cafes, they have a hard time. They struggle because they don't have the square footage. So, I've conveyed to the President of the Oakville MDC that the future retail space for this site needs to be of adequate size so that they encourage true retail use for animation on the street.</p>

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	<p>So, your Councillors are advocating for this in whatever comes along, because it's important to have that animation to build a fulsome community. We kind of dropped the ball during the planning process of Oak Park Boulevard a little bit, because we didn't really hold the developers' feet to the fire as much as we should have in terms of the development of some of that retail. So, the owners of those units have had a difficult time renting them to retail businesses.</p> <p>I will say one more thing about this that is really important, and that is that retail comes with density. One of the problems with the Oak Park community is that the density has been very slow in coming together and the density is needed to drive retail uses. So, a combination of more residential as well as office space usage will drive retail. So, when we get to that critical mass, you'll see some of those stores turning into the types of uses that is more aligned with what the community is looking for, such as bistros and small speciality stores. That is a big focus for Councillor Grant and to make sure that happens, and we will keep reminding the Oakville MDC of our interest in that particular matter.</p> <p>I hope that background is helpful, and I'm available if there's any more feedback that you require from myself.</p>
Councillor Marc Grant, Ward 5 Town Councillor	<p>When we are looking at a market area, we are looking at something like what you see at the ByWard Market in Ottawa. That means a lot of healthy restaurants and businesses in a larger space, that's really what we're pushing for. I agree with Councillor Knoll that it always seems to be dentists and nail salons and barbers instead. We do have two cafes along Oak Park Boulevard, Odoo Cafe and The Blue Cafe that are starting to do well. And if you look north at what people are calling the "zebra buildings" at the transit circle, one of those buildings has three restaurants and a bubble tea place, and they are doing well based on just the business of people living above.</p> <p>So, we're already getting examples within the neighbourhood where you don't have to just be a small service business to be successful. I think the more that we try and promote these spaces and vote with our dollars (such as redirecting from Starbucks to The Blue Café), I think we can start encouraging the types of businesses we want to go to these places, so we finally have those wonderful little areas that we can relax at in the community.</p> <p>Regarding a library, I believe there is one planned for in a new building north a long Trafalgar. That is one of Councillor Knoll's efforts, so I'll let him speak to it, but the plan is for libraries to be in the area again. The build out for this project will be years down the line, and I think we've got a really good start here.</p>



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Councillor Jeff Knoll, Ward 5 Regional and Town Councillor	<p>The retail stores at the bottom of the Oak and Co Condos as well as the Odo Café have been very successful and the commonality they share is the footprint of their units. It's up to the developers to provide marketable retail space that is adequate. If you look at all those retail stores that Cortel allowed for in the base of their building, they're all decent footprints. So, Councillor Grant raised a good point that demonstrates my point; if the development has the floor plate and the facilities that retailers need, then you'll see those retailers come. The Oak and Co Condos certainly have the density, and we are gaining more density in the community. As Councillor Grant said, it's important you vote with your dollars, and even more importantly, that the Oakville MDC make sure that the retail spaces are of adequate size to run these types of businesses.</p> <p>Regarding libraries, yes, there is a library that we're currently negotiating with one of the developers just a little bit further up the street on Trafalgar. I'm pleased to be Chair of the Library Board in Oakville, and that there will be another library branch. There's another library branch coming up on Dundas Street, about a half a kilometer from where this property sits. So, there will be adequate libraries. I'm still not giving up my dream of having a more robust library somewhere in that vicinity as well. We need institutional uses as well, to really build up that community. For right now, the next library branch will be just up Trafalgar at the base of one of the Grand Haven condo buildings.</p>
Avron Seetner	I'm just wondering when construction will begin on this project?

**Written Questions**

Theme	Question or Comment
<b>Parking, Traffic &amp; Road Design</b>	<ul style="list-style-type: none"> <li>• There are a lot of units proposed, would every building have sufficient underground parking?</li> <li>• What provisions will be made to ensure smooth traffic and limit congestion?</li> <li>• There is left turning lane going northbound at Trafalgar Road and Rosegate Way that doesn't go anywhere. There are cars stuck there every day thinking that they were turning on to Oak Park Boulevard. Does this left turning lane need to exist?</li> <li>• My concern with density is if it doesn't come with proper traffic planning, which causes gridlock. Is it possible to see a traffic plan prior to discussing the density for the site?</li> <li>• Are there plans for dedicated transit stop areas along Trafalgar?</li> </ul>
<b>Retail</b>	<ul style="list-style-type: none"> <li>• How much retail space is planned for this project?</li> <li>• The buildings on the south-west side of Dundas and Trafalgar have retail at-grade, but there is not enough street parking to access them.</li> </ul>

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	<ul style="list-style-type: none"> <li>A Town Councillor stated that with "mixed use developments in Oakville the main floor businesses are either dentists, barbers, or nail salons. Always." Is there any way to encourage restaurants, bars, cafes?               <ul style="list-style-type: none"> <li><i>Two additional participants agreed that they would love to see more small retail, restaurants, bars and cafes</i></li> </ul> </li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>It was previously mentioned that there would be more than 100 affordable units; is there a planned number? 100 units out of a couple thousand is not very many.</li> <li>What does affordable mean?</li> <li>What would be the nature of the affordable housing?</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>Is there a school planned for this project?</li> <li>Are there any plans for public buildings such as a community centre or library?</li> </ul>
<b>Public Realm</b>	<ul style="list-style-type: none"> <li>What is the easement in the parkland? Will it be a walkway?</li> </ul>
<b>Timing</b>	<ul style="list-style-type: none"> <li>When does this plan go into effect? Are there options that will be considered? When will the decision be made?</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>Thank you all. Would it be possible to share the presentation if we ask for it over email?</li> </ul>