



December 5, 2024

**RE: Public Information Meeting Report
Proposed ZBA for Mixed Use Development
3000 Sixth Line & 21 Dundas Street West
Our File: 21178B**

Public Information Meeting Details

An applicant-led Public Information Meeting ('PIM') was held on December 4, 2024 from 7:00pm to 8:00pm virtually using Zoom Webinar. As Canada Post were on-strike leading up to the meeting date, notices could not be mailed out as is standard practice. In accordance with alternative notice procedure confirmed by Town staff on November 15, 2024, notices were delivered by hand by MHBC staff on November 19, 2024 to all addresses within 240 metres of the Subject Lands. The notice circulated is attached as **Appendix 1** to this report.

The PIM was attended by the consulting team, applicant, local ward councillors, town staff, and members of the public. A total of 10 registrations were received, including 6 members of the public. The Attendee Report is attached as **Appendix 2** to this report.

The meeting format included a presentation by the consulting team, followed by a period of Q&A in which members of the public could submit their questions, and responses were provided by the consulting team. The presentation ran from approximately 7:00pm to 7:20pm, and the formal question and answer period followed for the remainder of the meeting.

Proposed Development

The proposed development was described in detail during the PIM. The presentation shared during the PIM is attached as **Appendix 3**.

The Subject Lands are proposed to be developed in three phases as part of an overall plan for the site. Phases 1 and 2 comprise the 'Interim Site Plan', while the addition of Phase 3 comprises the 'Ultimate Site Plan'.

The Interim Site Plan proposes three mid-rise residential buildings fronting onto Dundas Street West, with Buildings A and B having a height of 8 storeys and Building C having a height of 9 storeys. Building A is proposed in an 'L' configuration wrapping the westerly property line and Dundas Street West and contains the parking and loading entrance for both Buildings A and B off of the internal drive aisle and turning circle. Building B is centrally located along the Dundas Street West frontage

and shares underground parking and loading access with Building A. Building C wraps the corner of Dundas Street West and Sixth Line, with parking and loading access proposed off of the internal drive aisle. Two blocks of three-storey townhouses are also proposed along the north side of the internal drive aisle backing onto Kaitting Pond. The northeast corner of the site is to contain a one-storey retail building with surface parking and has been designed to appropriately interface with the adjacent Kaitting Trail and Sixth Line frontages, with vehicular access from the internal drive aisle and connectivity with the remainder of the site. The Interim Site Plan provides for a total of 542 residential units, 38,266.12 square metres of residential GFA, and 1,393 square metres of retail GFA.

The Ultimate Site Plan provides for an additional 8-storey mixed-use residential (Building D) located along the Sixth Line frontage to replace the single-storey commercial building. An additional two blocks of three-storey townhouses are also proposed to back onto the east side of Kaitting Pond. Parking and loading access for Building D are proposed from the internal drive aisle like with the other buildings. The Ultimate Site Plan provides for a total of 693 residential units, and 50,096 square metres of residential GFA. A total of 791 parking spaces are proposed within three underground parking structures.

Summary of Comments Received

The below is a complete list of all questions received at the PIM, and a summary of the responses provided:

1. *"What about traffic congestion? Dundas is already busy and there are two other residential buildings near by."*
 - a. One of the key requirements is a Transportation Impact Study to understand existing and future traffic issues. This study will look at developments in the area, such as considering both current and future conditions, to determine what optimizations are needed.
2. *"What was the anticipated timeline again for each phase?"*
 - a. The first phase involves prioritizing the activation of the retail, which will go first. The rest of the development will proceed over several years, with Step 1 being the construction of the retail.
3. *"What is the projected traffic patterns?"*
 - a. No detailed data available to share for this meeting, however the traffic patterns inform the analysis within the Transportation Impact Study.
4. *"When do you anticipate the first phase will begin construction?"*
 - a. The first phase involves prioritizing the activation of the retail, which will go first. The rest of the development will proceed over several years, with Step 1 being the construction of the retail.
5. *"I understand the breaks in the intended design faces but I am concerned over the 8 and 9 storey heights. I feel like it will appear as a looming wall over the homes immediately across Dundas – Where I have lived for nearly 28 years. Other buildings in the area on Dundas seem*

to be around 6 storeys. Is there a way to limit the height to 6 stories to avoid the "walling in" effect."

- a. When considering density, we look at a number of factors. This area is an intensification corridor where there's a strong push to provide for more intense development. The Town of Oakville permits buildings of 8-12 storeys for this area within the Official Plan. We also recognize the current housing crisis, and need to provide for more housing. We also look at the abutting right-of-way width and take that into consideration to appropriately frame the street. Along Dundas there is a range of existing and proposed buildings at varying heights.

6. *"Sixth line has the capacity?"*

- a. With the recent upgrades in place by the Town, we believe there is capacity for this development on Sixth Line.

7. *"Where is the loading area for the commercial site?"*

- a. The loading area is located on the west side of the retail. Trucks will turn onto Kaitting Trail to access it.

8. *"How many trucks do you anticipate using Kaitting Trail per day?"*

- a. We're not sure yet, but likely a couple of trucks per day and they will not be operating during peak hours. This question can be better answered by Shoppers with future Site Plan applications.

9. *"There are already 2 Shoppers Drug Marts nearby, a Superstore, Walmart and Longos, why would we need another pharmacy? Not to mention Shoppers is one of the most expensive stores around."*

- a. As the area grows, we want to provide more retail options. The more Dundas continues to develop, the more need there is to serve that population. Shoppers is the current retail envisioned for this site.

10. *"In the future, the plan would be to replace the Shoppers with residential, or build on top?"*

- a. The short term plan is to develop the stand-alone retail. In the long term the single-use retail would be removed and a new mixed-use building with ground floor retail would take its place.

11. *"I noticed the Butler Condo just west of the site appears stalled. Would you have info on the reason for that?"*

- a. We do not have any further information as that's not subject to this application. We encourage you to contact Town staff for further information on other proposals.

12. *"When do you plan to start building section (building) A?"*

- a. At this point, the priority is to activate the retail building. Much of the other processes are tied to the Zoning process and a series of future Site Plan Approval processes.

13. *"The development will overshadow Dundas-facing units and will have an impact on the scenery and daylight, feeling very closed in. Would this not affect the value and quality of life for owners of these units?"*

- a. Through the formal Zoning Application process a shadow study will be submitted. They aren't available at this time, but given the proposed height of 8-9 storeys, width of the abutting right of way, and building orientation south of Kaitting pond there should be minimal impacts. Shadows would be cast north towards the pond and not towards residential on the south side of Dundas.

14. *"Has a functional servicing study been done?"*

- a. Yes, this will be submitted with the formal Zoning application. Any necessary upgrades to infrastructure to service the proposal will be implemented prior to the start of construction.

15. *"Why is the Shoppers being built, only to be torn down and built into something else? Won't that create a lot of disturbances?"*

- a. In the short term, the intent is to activate the retail space. There is no timeline for when we would redevelop the retail area. This shows that there is an opportunity to redevelop the land, with a short-term and long-term vision for the Town.

Conclusion

The comments and feedback received through the PIM will be reviewed alongside comments received from Town and agency staff through the formal application process. Additional details and opportunity for further public feedback will be provided through the Zoning By-law Amendment application.

Yours truly,

MHBC



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Associate