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February 18, 2020

BY EMAIL

Our File No. 104079

Corporation of the Town of Oakville
1225 Trafalgar Road, Oakville, ON L6H 0H3

Attention: Lesley E. Gill Woods, Senior Planner

Dear Ms. Woods:

**Re: Written Submission by Newmark Developments Ltd. (Rosko/Finer Group)
Town of Oakville Palermo Village Growth Area Review**

We act on behalf Newmark Developments Ltd. (Rosko/Finer Group) ("Newmark"). Newmark owns lands known municipally as 3069 Dundas Street West in the Town of Oakville, which generally comprises the majority of the northwest quadrant of the intersection of Bronte Road and Dundas Street West, extending up to (and beyond) Highway 407 (the "Newmark Lands").

Newmark remains a site-specific appellant of OPA 289 (North Oakville West Secondary Plan), OPA 306 (Palermo Village North Urban Core Area) and ROPA 38 (Sustainable Halton). All of these appeals are currently adjourned *sine die* to allow Newmark to consult directly with the Town of Oakville regarding the development potential of the Newmark Lands.

The Town has commenced the Palermo Village Growth Area Review in effort to update policies that guide development within the existing Palermo Village and on lands adjacent to Palermo Village north of Dundas Street. The Newmark Lands are included within this review. Our client and its consultants have accordingly reviewed staff's preliminary report, dated September 30, 2019, and have provided our client with comments that we are summarizing in this written submission.

The Town's Urban Structure map currently identifies significant portions of the Newmark Lands as "Employment Areas". This identification reflects the employment overlay currently shown in the Region's Official Plan pursuant to ROPA 38. However, as noted above, the Region's employment overlay is currently under appeal by Newmark. Further, the Preliminary Land Use Concept created by staff shows the south portion of the Newmark Lands as a mixed-use, commercial and residential (low-to-medium and medium-to-high) development area.

**Distributed at the Planning and Development Council Meeting of November 23, 2020
Re: Item 3 - Public Meeting Report - Town-initiated Official Plan Amendment - The North West Area and Palermo Village, Excluding the Hospital District (File No. 42.24.23)**

Our client is supportive of the direction taken in staff's Preliminary Land Use Concept. Allowing the Newmark Lands to be developed for urban residential and mixed-use forms at a range of densities is a much more optimal use of lands in close proximity to a Proposed Regional Transit Node and which are bounded by two Regional Priority Transit Corridors (Dundas Street West and Bronte Road). To this, we would also ask that staff have regard for the proposed 407 Transitway and the potential for a transitway station either at or adjacent to the north end of the Newmark Lands. The overall high level of accessibility exhibited by the Newmark Lands makes it an ideal candidate for urban intensification as part of a complete community.

To this end, our client (with the assistance of Nak Design, David Schaeffer Engineering Ltd., Beacon Environmental, Stoney Brook Consulting and Korsiak Urban Planning) has prepared its own concept plan to assist Town Staff in its review of potential land uses within an expanded Palermo Village Growth Area. A copy of this concept plan is attached to this submission.

Newmark's concept plan shows how the entirety of the Newmark Lands can accommodate new transit-supportive higher densities and mixed-uses, as well as public facilities, parks and greenspace, recreational uses, employment (including business and institutional offices), commercial (including retail/service commercial and a supermarket) and transit options. Some highlights of our client's concept plan include:

- Mixed-Use designations, a Community Park and a Community Centre located south of William Halton Parkway.
- An Urban Square and an Intra-Regional Transit Terminal located on the "triangle" between Old Bronte Road and 'new' Bronte Road. Moving the terminal to the "triangle" preserves the northwest corner of Bronte/Dundas for full deployment of the Town's mixed-use vision for the proposed growth area.
- Low and Medium Density Residential designations extending north of William Halton Parkway. This area would also include a site for High Density Residential as well as a Neighbourhood Park to create an active neighbourhood node with walkable transit options both to the immediate south (Intra-Regional Transit Terminal, noted above) and the immediate north (407 Transitway, noted below).
- Relocation of the Natural Heritage System "linkage" to a point further north. As previously submitted by our client, there are no land forms, functions or features on the portion of the Newmark Lands that is currently proposed to be identified as NHS.¹ We submit that there are better opportunities to provide for an NHS linkage further north on the Newmark Lands. This NHS link would connect the Glenorchy Conservation Area to the 14 Mile Creek area. Our client's concept plan also incorporates a trail network connecting the residential and employment uses to not only the above-noted transit options, but also to the parks and greenspace that will provide essential amenity to the expanded growth area.

¹ On this point, staff should note that Policy 116.3 of the Region's Official Plan specifically reserves the delineation of the Regional Natural Heritage System on land within the North Oakville West Secondary Plan Area to the determination of our client's ongoing appeal of OPA 289.

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- Opportunities for development at the north end of the Newmark Lands adjacent to the Bronte Road/Highway 407 interchange. According to Public Information Centre #2 held by the Ministry of Transportation on February 11, 2020, the Province is proposing a 407 Transitway station opposite the north end of the Newmark Lands, east of Bronte Road. Notwithstanding the Province's proposal, we submit that siting a Transitway station on the north portion of the Newmark Lands remains an option that provides a better opportunity to create an active node of transit, employment, commercial, recreational and residential uses.

In addition to the modifications proposed through our client's detailed concept plan, we further submit that the maximum densities, FSI and heights currently being contemplated for the Palermo Village Growth Area be increased. With greater flexibility to build higher (20 to 25 storeys) and more flexibility in the deployment of density, more efficient use will be made of Provincial, Regional and Local investments in transit infrastructure. As well, better quality design and increased housing availability/choice will be achieved, which is more in keeping with the Province's Housing Action Plan.

Please ensure our office is notified of any further opportunities to provide input to the current planning review. Please also ensure the undersigned receives notice of any reports to Committee or Council concerning the Palermo Village Growth Area Review.

Yours truly,

AIRD & BERLIS LLP

Original signed by P.J. Harrington

Patrick J. Harrington
PJH/np

cc M. Shapira, Newmark Developments Ltd. (Rosko/Finer Group)

38826140.4



NEWMARK

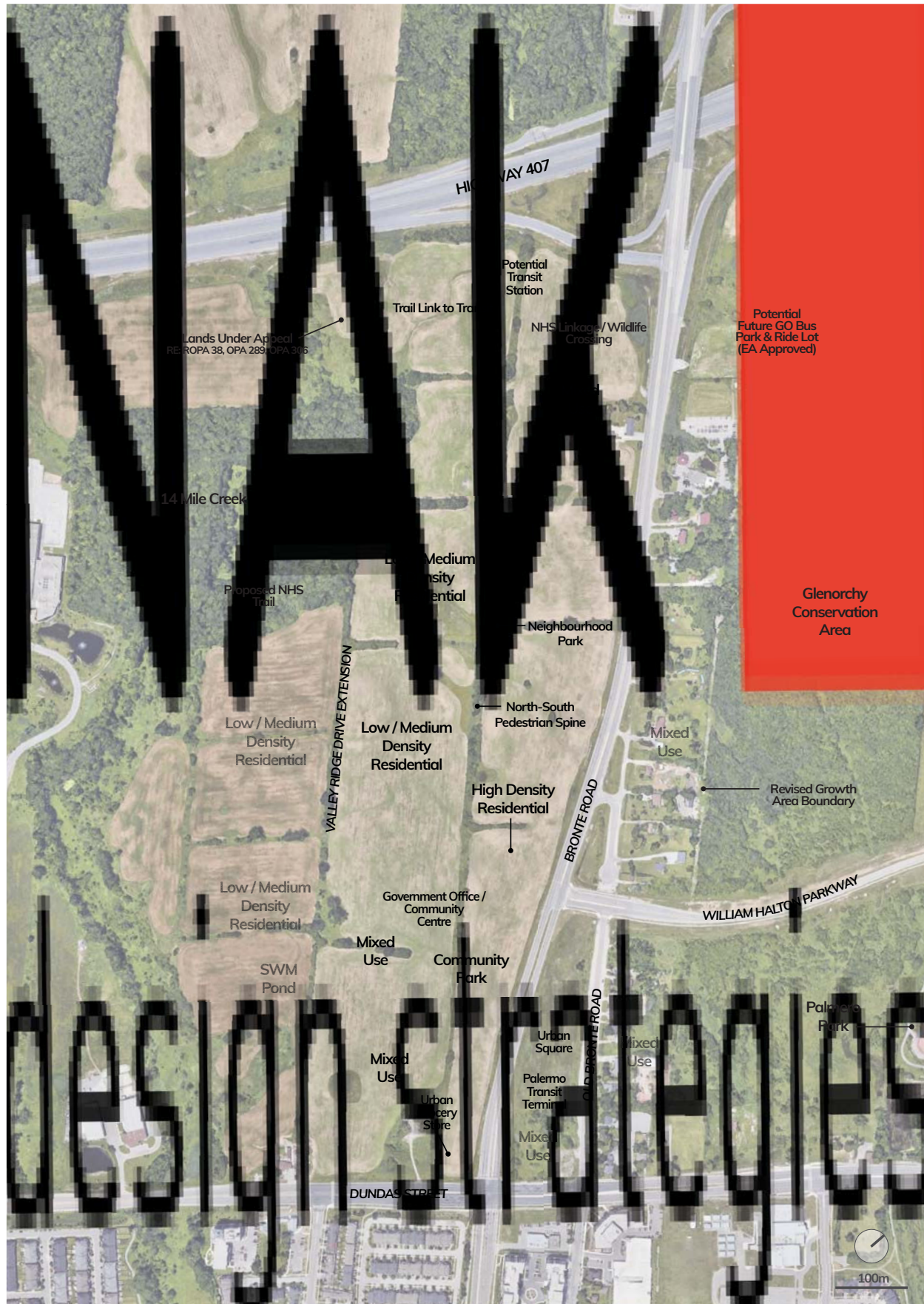
Concept Plan

LEGEND					
	Low / Medium Density		NHS		Growth Area
	High Density		Employment		Lands Under Appeal
	Mixed Use		Potential 407 Transitway Station		Pedestrian Trail
	Transit Terminal		Parks		Transitway Option A
					Transitway Option B



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February 18, 2020



LEGEND

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|----------------------------------|-------------------------------|--------------------|------------------------------|
| Low / Medium Density Residential | Government / Community Centre | Transit Terminal | Revised Growth Area Boundary |
| High Density Residential | NHS | Transit Lands | Lands Under Appeal |
| Mixed Use | Parks & Open Space | Transitway | |
| Urban Grocery Store | SWM Pond | Pedestrian Linkage | |

November 23, 2020

Mayor Burton and Town Council
c/o Town Clerk
Town of Oakville, Clerks Department
1225 Trafalgar Road
Oakville, ON
L6H 0H3

**RE: OFFICIAL PLAN AMENDMENT FOR THE NORTH WEST AREA AND PALERMO VILLAGE
COMMENT LETTER ON BEHALF OF 2507 DUNDAS STORAGE GP CORPORATION
OUR FILE: 16257U**

On behalf of our client, 2507 Dundas Storage GP Corporation, the owners of 2507 Dundas Street West, we provide this letter in response to the draft Official Plan Amendment for the North West Area and Palermo Village (hereinafter the "Proposed OPA") being considered for approval by Council. Our client has recently submitted an Official Plan Amendment and Zoning By-law Amendment for their lands located at 2507 Dundas Street West to permit a non-residential mixed use development consisting of self-storage, retail and office uses.

We thank Council and Town Staff the opportunity to comment on the Proposed OPA, which our client supports subject to only a few issues of concern. We are pleased to see the Proposed OPA being brought to Council for approval as the policies within the North Oakville West Secondary Plan have been in limbo for nearly 10 years. The implementation of the proposed OPA will allow the opportunity to plan for a progressive and forward-looking land use planning vision for Palermo Village.

To ensure that progressive and forward-looking and comprehensive land use planning objectives are implemented through application of the Proposed OPA we offer the following comments and suggestions for revision.

Permitted Uses within Urban Core Designation

The Proposed OPA's Schedule N1 Palermo Village – Land Use ("Schedule N1") contemplates an "Urban Core" designation for our client's lands. Urban Core designation reflects the most urban part of the North Oakville West Plan area, providing the highest densities and activity order which is to include a broad range of significant residential, retail and service commercial, entertainment, cultural, business and institutional uses. Lands designated Urban Core are encouraged to have a mixed use built form.

In addition to the uses contemplated by the Urban Core designation, our client requests that "Self-Storage Facility" be added as a permitted use within the Urban Core designation with the condition that said use be located within an urban or mixed use built form.

There is an increasing demand for self-storage facilities as people continue to downsize their housing options and new residential developments continue to be meet the Provincial directives for more intensified and compact forms within urban areas. Furthermore, commercial tenants are increasingly seeking additional space to store older files and office materials not required for daily use. Self-storage facilities provide convenient storage solutions to residents and employers as the space available in homes and offices continues to shrink. In our opinion, self-storage is an important component of today's urban fabric and the need for such uses can, and should, be incorporated into growing areas of intensification such as Palermo Village, utilizing a modern, urban, compact built form.

Self-storage facilities within a mixed use built form allows the management, operation, and design of these buildings to integrate fully into a variety of uses within one building. When self-storage facilities are integrated within a mixed use built form they differ fundamentally from traditional self-storage warehouses. The latter were primarily designed as single storey, land extensive developments with little regard for urban design (or any design for that matter). Conversely, when integrated into an urban, mixed use format the applicable urban design requirements are applied resulting in an appropriately designed and planned addition to a Growth Area, such as Palermo Village.

To this point, there are a number of examples throughout the Greater Golden Horseshoe where urban self-storage facilities are being located in growth areas, such as mixed use designated lands and lands in proximity to major transit facilities. Examples include: 70 Taunton Road, Whitby – designated in a Regional Centre and Major Central Area; 3621 Dufferin Street, Toronto – designated Mixed Use Area and within a Major Transit Station Area; 6333 Hurontario Street, Mississauga – within an employment area but immediately adjacent to the Hurontario LRT line; 3590 Major Mackenzie Drive, Vaughan – within a District Centre; and 1370 Neilson Road, Scarborough – designated as Mixed Use Area.

Example projects (including the proposed building at 2507 Dundas Street West) by ***our client*** are illustrated below:

2507 Dundas Street West, Oakville



850 York Mills Road, Toronto



3621 Dufferin Street, Toronto



6333 Hurontario Street, Mississauga



As illustrated in the images above, self-storage facilities within a mixed use built form can be designed to improve the existing pedestrian environment and provide attractive architectural and urban design. Furthermore, the function of such projects and uses supports the range of uses contemplated for the Urban Core designation. It is our opinion, the addition of self-storage facilities within a mixed use built form would be appropriate within an Urban Core designation as they would support Provincial, Regional and Town intensification initiatives and provide significant amenity and desired services within the community.

While we have requested to be notified online, we are formally requesting to be included on the distribution list of any and all information related to the Proposed OPA moving forward including, without limitation, notice of any further reports, meetings or decisions of any kind related to the Proposed OPA.

If you have any questions, please do not hesitate to contact us.

Yours truly,

MHBC



David A. McKay, MSc, MLAI, MCIP, RPP
Vice President and Partner



Celeste Salvagna, B.U.R.PI
Senior Planner

cc: *Clients*
Project Team

November 22, 2020

Mayor and Members of Council
Town of Oakville
Sent via Email

Dear Mayor and Members of Council

Re: Draft North West Oakville Official Plan Amendment

I am writing to you on behalf of the North Oakville Community Builders Inc. (NOCBI) landowners within the North East Oakville Secondary Plan Area. We have reviewed the Draft Official Plan Amendment to integrate the North West Oakville Secondary Plan into the Livable Oakville Plan.

As you are aware we have been working with staff over the past few years regarding the review of the North Oakville Secondary Plans. One of the issues raised by NOCBI over the years has been how both the North East and North West Secondary Plans will be integrated into the Livable Oakville Plan regarding a number of policy areas.

We note that this amendment for the North West Oakville Secondary Plan sets up the policy framework for the Natural Heritage and Functional Road Network for all of the North Oakville Lands as well as other matters. We would like to have the opportunity to review with staff the intent of these sections of the amendment for all of North Oakville prior to this amendment proceeding to adoption as these policy changes will ultimately impact the North Oakville East Secondary Plan .

NOCBI looks forward to working with the Town on resolution on this concern.

Should you have any questions or wish to discuss this submission further, please do not hesitate to contact me.

Regards,



Ruth Victor MCIP, RPP, MRTPI