

Appendix C
Analysis of Written Submissions

Comments		Analysis and Response
1.	General questions have been asked about how the revised policies would affect ongoing Ontario Municipal Board (OMB) appeals.	The impact of the revised policies contained in the proposed OPAs on existing matters in process before the OMB will be addressed on a case by case basis.
2.	A question was received about the timing and location for building community facilities in North Oakville.	A community centre is scheduled to be completed in 2028. It will be in North Park attached to the Sixteen Mile Sports Complex and will include an aquatics centre, fitness centre, gymnasium, and program rooms. There will also be a library on site.
3.	A request was received to insert a policy requiring a setback from high-pressure gas pipelines as per the Livable Oakville Plan.	<p>Presently, setbacks from pipelines are addressed through the circulation and review of development applications and through the use of industry requirements.</p> <p>Revisions to the North Oakville Plans to update the policies for all utilities, including high-pressure gas pipelines, will be addressed comprehensively through Part 2 of the NOSPR and the official plan review.</p> <p>Staff is of the opinion that no further action is required until that time.</p>
4.	A request was received to insert a site-specific exception recognizing “existing legal permitted development rights” for a commercial development at 493 Dundas Street West.	The proposed OPAs do not affect the commercial development permissions for the site. Staff is of the opinion that a site-specific exception is not necessary.
5.	General comments have been received regarding the requirement of commercial in the Neighbourhood Centre Areas.	As stated elsewhere in this Appendix, Staff remains of the opinion that achieving the Council-approved vision for North Oakville includes the provision of a mix of uses including commercial within the Neighbourhood Centre Areas as reflected in the policy revisions in the proposed OPAs.

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6.	General comments were received that the stormwater management facility prohibition within 100m of major roads is inconsistent with engineering and environmental work.	<p>In response to these comments and through further staff review, the stormwater management facility portions of the proposed OPAs have been revised from a “prohibition” to a “permission” subject to criteria related to supporting the achievement of a complete community.</p> <p>Staff is of the opinion that the policy approach in the proposed OPAs brought forward in this report provide for a better balance between infrastructure and urban development.</p>
7.	A comment was received questioning the need for additional height beyond the maximum of 8 storeys currently permitted in the Dundas Urban Core (DUC).	<p>The vision for the DUC includes a transit-supportive pedestrian-oriented urban environment. Permitting additional height in the DUC will help to maximize the potential for development of transit supportive densities.</p> <p>As well, through the current planning process, staff are having discussions and receiving development applications for building heights greater than 8 storeys.</p> <p>Staff is of the opinion that permitting additional height will address these considerations and linking the opportunity to bonusing will provide for community benefits through a public process.</p> <p>A review of the Dundas Street Corridor is anticipated to be initiated in 2019 through the town’s ongoing comprehensive Official Plan review.</p>
8.	General comments were received that the floor space index (FSI) measure of density in the Dundas Urban Core should be increased to match increased height opportunities from bonusing, beyond the maximum permitted heights.	<p>In response and through further staff review, the proposed OPAs have been revised in a matter consistent with the Trafalgar Urban Core, which is to remove the maximum FSI from the policy in order to let land use and context inform the scale of development.</p>

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9.	<p>A specific comment was received regarding conformity with Growth Plan (2017) relating to the required delineation of a Major Transit Station Area (MTSA) on a priority transit corridor by an upper tier municipality.</p>	<p>This comment relates to Section 2.2.4.2 of Growth Plan (2017) and its applicability to the Trafalgar Urban Core (TUC). Section 2.2.4.2 applies to MTSA's along provincial "priority transit corridors".</p> <p>In Oakville, this policy is applicable to the Bronte and Oakville GO stations along the Lakeshore West line. This policy does not apply to the TUC since it is not located on a provincial priority transit corridor and therefore staff did not use this policy in its analysis of the TUC.</p> <p>As set out in detail in the staff report from the first statutory public meeting (Appendix A to this report), in order to establish the policy requirements for the TUC and the basis for the policy revisions in the proposed OPAs, staff applied alternate provincial, regional and town policies, including:</p> <ul style="list-style-type: none"> • Growth Plan (2017) Sections 2.2.4.8 to 10 • the MTSA definition Growth Plan (2017) • the provincial Transit Supportive Guidelines. <p>As well, the town's Urban Structure, approved by the region as conforming with the Growth Plan and the Regional Official Plan, identifies the TUC as a strategic growth area and MTSA under Growth Plan (2017).</p>

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10.	<p>General comments were received regarding timing of the study, insufficient time for participation and that information has not been shared publicly.</p>	<p>The North Oakville Plans are past the time for required review under the <i>Planning Act</i>, which is a main factor for undertaking the North Oakville Secondary Plans Review (NOSPR).</p> <p>The NOSPR itself has been underway over the last year since May 2017 with documents and reports appearing on public agendas on a least four occasions. Prior to that, meetings and discussions between developer stakeholders and staff regarding concerns with development and possible policy solutions date back to 2014. There was an initial meeting with staff and the Landowners Group (NOCBI) in September 2014.</p> <p>Staff is of the opinion that there has been ample time to participate in the study process and that the study has been conducted fairly, transparently and collaboratively.</p> <p>In addition, there have been countless meetings and interactions between town staff and proponents of current development applications in North Oakville. Concerns about the nature of proposed/actual development that have been raised repeatedly by town staff are now a key part of the inquiry under the NOSPR and the resulting policy revisions in the proposed OPAs.</p>

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<p data-bbox="201 264 787 391">11. Specific comments were received regarding the lands under appeal to the OMB located north of the intersection of Bronte Road and Dundas Street West.</p> <p data-bbox="275 431 787 558">These lands are referenced in the letter as the Newmark Lands (as depicted on Figure 1) in the body of this report) and known generally as the North Oakville west Lands at Bronte Road.</p>	<p data-bbox="819 264 1854 326">The Newmark lands referenced in the letter are under appeal to the Ontario Municipal Board with regards to OPA 289 (the North Oakville West Secondary Plan) and OPA 306 (Palermo North).</p> <p data-bbox="819 367 1843 428">Through OPA 289, the town designated the lands for employment purposes and the appellant is looking for some consideration of mixed use, residential or commercial opportunities.</p> <p data-bbox="819 469 1829 531">The OPA 306 lands which are proposed for mixed commercial/residential are caught up in the appeal since what happens on those lands affects what could happen on the appellant's lands.</p> <p data-bbox="819 571 1881 730">The appeals have been outstanding for a number of years because of the rules for dealing with conversions of "Employment Lands." The town and region have to ensure that there is employment land designated to meet provincial job targets. At the time that OPA 289 was adopted, the studies indicated these lands were required for that purpose. Current studies indicate that they might not be required and may be available for some re-consideration.</p> <p data-bbox="819 771 1887 865">Decisions with respect to changes to employment land designations have to be made at a Region of Halton level as part of the review of their Official Plan, the municipal comprehensive review. That happens once every 5-10 years.</p> <p data-bbox="819 906 1850 1065">Although that work is underway, it has not progressed to a stage that town or regional staff could confirm that change is appropriate. It is also premature to predict if or when that may occur. Although the appeals have prevented the employment designations coming into effect on these lands, there still needs to be a process to ensure these lands are not needed for employment purposes before they can be assigned different designations.</p> <p data-bbox="819 1105 1887 1200">Additional input to the resolution of matters related to these appeals will come from a review of the Palermo Village node which is currently underway and includes lands north of Dundas Street, as per the town's Urban Structure.</p> <p data-bbox="819 1240 1814 1302">Staff is of the opinion that consideration of these matters occur through the region's municipal comprehensive review and that it would be premature to do so under the NOSPR.</p>

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<p>12. A request was received to remove the secondary school site designation from 3056 Neyagawa Boulevard to be consistent with the Livable Oakville Plan.</p>	<p>The secondary school site designation is applied to properties in addition to 3056 Neyagawa Boulevard at the northwest corner of Neyagawa and Dundas Street. The Dundas Urban Core Area designation is also applied to this group of properties. Staff is of the opinion that these are important and appropriate uses in this location.</p> <p>Staff understands that the Halton District School Board (HDSB) is seeking to develop a portion of the lands in this area for a secondary school. Through contact with staff at the HDSB, it is understood that discussions regarding acquisition and development of these lands are ongoing.</p> <p>Staff is of opinion that in light of these discussions, the removal of the school site designation at this time would be premature. Revisions to the North Oakville Plans to address the school site designations will be undertaken through Part 2 of the NOSPR and in consultation with the school boards.</p> <p>However, staff is also of the opinion that it would be appropriate at this time for the HDSB to confirm their land requirements for a secondary school and allow other lands at the northwest corner of Neyagawa and Dundas Street to develop under the opportunities provided by the Dundas Urban Core Area designation.</p> <p>This would assist in achieving the Council approved vision for North Oakville by develop a community pattern based on choice and diversity, transit support, mixed use and a mix of housing that responds to the varied needs of the future population.</p>

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13.	General comments were received that the revisions to the Trafalgar Urban Core are arbitrary and inflexible, as it relates to heights, densities and permitted uses, and there may be “unintended consequences.”	<p>The revisions in the proposed OPAs address a number of specific concerns identified and confirmed through research and analysis of the NOSPR. A principal source of these concerns is that the existing policies provide too much flexibility, which is resulting in a homogenous, market driven form of development.</p> <p>Staff is of the opinion that the revisions in the proposed OPAs brought forward in this report will serve to strengthen and augment the existing policies in order to achieve the Council approved vision for North Oakville.</p> <p>The intent of the revisions is to provide for greater differentiation in the built environment in terms of a range and mix of uses and forms to support a complete community and to address a broader range of socio-economic needs.</p> <p>The revisions contained in the OPAs are not arbitrary since they address existing policies that have been part of the North Oakville Plans since the beginning. The OPAs provide clarification and strengthening of existing policies.</p>
14.	Comments were received on behalf of the owners of 1039 Dundas Street West regarding development concept submissions made regarding 3056 Neyagawa Boulevard.	<p>The issue regarding the removal of the secondary school site designation is addressed elsewhere in this Appendix under Item 12.</p> <p>Both sets of comments from Item 12 and 14 of this appendix refer to development aspirations and concepts for the properties located at 1039 Dundas Street West and 3056 Neyagawa Boulevard.</p> <p>Staff will not be commenting specifically on these development concepts through the North Oakville Secondary Plans Review.</p> <p>The appropriate process for commenting on development would be in conjunction with a planning application. At the time of writing this report, no such applications had been submitted.</p>