

Planning and Development Council Meeting
March 9, 2020

Comments Received Regarding Item 3
Official Plan Amendment

Calloway REIT (Hopedale) Inc.
1431, 1455, 1515 & 1521 Rebecca Street
File No. OPA 1625.01

Subject: FW: Letter of objection, Fava Family Re OPA 1625.01
Attachments: FavaLetterOPA1625.01.pdf

From: Steven Fava [REDACTED]
Sent: Sunday, March 08, 2020 8:53 PM
To: Paul Barrette
Cc: _Members of Council; mayor@oakvile.ca; townclerk@oakvile.ca; Cathy Duddeck; Ray Chisholm
Subject: Letter of objection, Fava Family Re OPA 1625.01

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Hello,

Please find attached our letter of objection, of the Fava Family, outlining salient concerns stemming from an examination of the The OPA 1625.01 application as proposed.
We further appreciate the efforts, and support the official position of the Hopedale Residents Association.
We object to the passing of the Official Plan Amendment, and ask that members of Town Council unanimously reject the application as proposed.
Thank you in advance for your continued and ongoing attention to this important community matter.

On behalf of the Fava Family,
Steven Fava

cc:council@oakville.ca; 'mayor@oakville.ca'; 'TownClerk@oakville.ca'

The Fava Family
1409 Rebecca St.
Oakville, On
L6K3B8

March 06, 2020

Mr. Paul Barette, Senior Planner
Town of Oakville
1225 Trafalgar Road,
Oakville, ON L6H 0H3

Re: Calloway Reit (Hopedale Inc.) -1515 and 1521 Rebecca OPA 1625.01

We have been and are long time - Fifty plus year residents (owners) directly adjacent to the South Oakville Centre formerly known as Hopedale Mall. In the most recent decade some residential redevelopment has already lead to some inherent change in the stable residential area with RL1, RL2 designations, albeit quite minor in nature and in line with current zoning. Importantly, as members of the Hopedale Community we unanimously support the work and the official position of the Hopedale Residents Association.

The Official Plan Amendment Application- OPA 1625.01 would appear to entirely ignore the basic principles set out in the Official Plan (OP) which delineates clearly, the growth areas for our Town. Without specifically citing sections of the Official Plan (OP) and/ or Zoning bylaws we will focus on the general principles and intent, as can be reasonably interpreted; those principles ignored / offended by the proposal. The growth areas are selected for reasons related to transportation, infrastructure, compatibility and so forth.

This site was specifically zoned as a site specific community shopping centre with traffic / access accommodated within that context. It cannot accommodate residential density levels as those proposed in the current OPA application, without significant deleterious impacts to the surrounding stable neighborhood.

The proposed nine Storey building offends all of the governing principles planning within the OP with respect to compatibility to the existing lower density residential neighborhood. Moreover, it also creates site specific density levels that exceed even high density residential cited in the OP; it contemplates for the Tower building density of 370 units per hectare and 247 units per hectare over the entire subject area, far exceeding even the high density thresholds as set out in the OP.

More specifically, technical planning principles that are also ignored and/ or incompatible are the built form/ massing of the proposed institutional building to all surrounding building types. No high rise structures exist at all on the main street for several km and neighbourhoods East to West.

Location of any building - in this case, the proposed seniors building - should not utterly ignore surrounding building types, design, most importantly height, massing or setbacks. The use in this case is entirely incidental to its offending the planning framework.

Doing so fundamentally ignores all ensconced planning principles and the OP. In doing so it sets a dangerous planning precedent by ignoring core policies, therefore undermining the OP and its intent under Liveable Oakville.

Once again, the density level of the proposed plan greatly exceeds any of the surrounding area exponentially and, once again even the high density within the Official Plan. Development should be more sensitive to the character of the surrounding area. Particularly, that in this case where fairly intensive local commercial uses are being eliminated; for example here a Beer Store, so that proposed townhomes can be built. Good planning should be sensitive to urban design, sustainability, and impacts to local stable neighbourhoods.

The Mall has in many ways has not been fostered for its intended (potential) commercial uses post the failure of the Target store. Its possible viability with innovative commercial uses should not be dismissed. It may simply be that proponent / landlord has not taken appropriate steps to attract leasing opportunities that might be available to them or may have abandoned that possibility earlier. Some information with respect to leasable space available at the Hopedale site suggests that the Target Store seemed to be excluded from the available space.

With current overarching environmental global and local policy concerns becoming more apparent, abandoning local commercial space may in fact represent another very short sighted planning and business decision. For example, walk score in sales information for residential real estate listings is now an advertised feature and represents greater value and convenience when contemplating the purchase of a dwelling.

The opportunity for the reworking of the existing space and some of the core tenants would likely exist. This could potentially attract some other complementary use (tenants) that would be important to a community shopping centre and its original intent as allowed and conceived under a decades old Court Decision which allowed its construction from onset. These include but are not limited to health/ nutraceuticals, medical and health services, anchor home decor stores, hardware (scaled), restaurant, and so forth.

Further, it is clear by the current redevelopment of the surrounding existing residential lots with little or no intensification of density that the municipality intends to maintain the lower density residential character of the main street and immediate surroundings with few minor and moderately higher density examples.

The height of the proposed building, in this case- (the senior's tower) is offensive in character to the surroundings and includes incompatibility with the proposed Town homes and is in effect incompatible with the general nature of even the accompanying residential redevelopment proposed.

The Tower is totally miscellaneous and ill conceived as proposed and flies in the face of appropriate planning principles. It further may represent a site level amendments that would set a most dangerous planning precedent that is unrelated to its use but is tied to its form, height,

massing and density. More specifically, it appears that planning studies for the application fall well short. For the shadow study: it fails to take into account all time periods and seasonality in question, in order to show negative impacts of the Tower to its surroundings and thus provides inadequate justification. The full impacts may not be illustrated.

The traffic study also falls short in handling all aspects of traffic impacts. For example those impacts as a result of the cutting off the rear of the site for access, as well as the fire route aspect previously in force from Savanna Gate Northward into the site.. Other aspects in the planning reports may be questionable and include tree inventory and viability; current seasonal limitations would not allow for a thorough independent analysis of same at this time due to leaf out timing.

We acknowledge and support the efforts and the official position of the Hopedale Residents Association. We request that Council unanimously reject the Official Plan Amendment as proposed as it undermines major policy aspects of the Official Plan and its intent under Livable Oakville.

Sincerely,

The Fava Family

G. Fava, M. Fava, A. Fava, V.Fava, U. Fava, S. Fava

Subject:

FW: Proposed redevelopment of South Oakville Centre

From: S Bishop [REDACTED]

Sent: Sunday, March 08, 2020 6:19 PM

To: Paul Barrette

Cc: _Members of Council; _Ward2; [REDACTED]; Lisa Ratcliffe; Estes Paul M.; Gayle Lovell; Laura Bomers; [REDACTED]; Joe Ferreira; Barb Poretti; G. Jermene

Subject: Proposed redevelopment of South Oakville Centre

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day Mr. Barrette,

My name is Stephanie Bishop. My husband and I have lived on Sandmere Place for the last 19 years. Over the course of the last almost 2 decades we have witnessed the changes that have taken place in our beautiful town, some of them good, some of them not so good. I am sending you this message today in opposition to the application to rezone and redevelop a portion of South Oakville Centre.

Should this application be approved, the proposed development of the site will definitely have many negative implications for those of us who live in this neighbourhood.

Our neighbourhood is designated as "Residential Low Density." This zoning permits only single residential homes. It does not include townhouses and multi-storey buildings, etc. The application for this site, if approved, will seek to build 86 townhouse units of 2 and 3 storeys and a 9 storey retirement residence.

Should the application be approved, the land this site covers would be jammed with these proposed structures, leaving next to no room for parking for residents of this new site, nevermind the parking required for visitors. Further to the proposed overdevelopment of this site, traffic density would also be negatively affected, creating congestion on both Rebecca Street and Third Line, as well as the congestion that would be created within our side streets.

With the current height of homes already being increased to 7m - 9m, the proposed 12m townhouses and the 9 storey retirement building definitely **do not reflect a built form that maintains or preserves the existing neighbourhood character.**

Oakville has already designated several growth areas where this kind of redevelopment is much more suited. These areas include Downtown Oakville, Bronte, North Oakville, Palermo, Kerr Village and MidTown. For many reasons, the Hopedale/South Oakville Centre site is **definitely not suited** to the scope of this redevelopment. Further, this proposed site **is not located in a designated growth area.**

We have a Livable Oakville official Town plan. This plan has policies that were put together to **protect stable neighbourhoods**. This plan allows for development that is compatible with surrounding neighbourhoods. **The proposed redevelopment of Hopedale/South Oakville Centre is in no way compatible with the surrounding neighbourhoods, nor does it protect the stability that the residents in our neighbourhood enjoy.**

Sadly, we have seen variances a plenty passed over the years that have set precedents to single residential home standards. **We do not wish for the application set forth for the rezoning and redevelopment of this site to set a precedent. We strongly oppose this application.**

Respectfully,
Stephanie & Brian Bishop
[Redacted] Sandmere Place
[Redacted]

Subject:

FW: Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01

From:

Sent: Sunday, March 08, 2020 5:40 PM

To: Mayor Rob Burton; _Members of Council; Town Clerk; Paul Barrette

Subject: Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01

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Dear Mayor Burton, Council, Town Clerk and Mr. Barrette,

Re: Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01

Please find enclosed my submissions regarding the above-noted application.

Although they were previously provided to Mr. Barrette, I am formally providing them to you at this time.

I am opposed to the application for an official plan amendment. Our neighbourhood is a low-density environment, made up of single family, detached homes with a height limit of 9 metres. The applicant wants to put high density townhouses with increased height into the neighbourhood, together with a 9-story tower. Not only that, but these structures are far too close to our homes. We will lose our privacy, which we paid for when we purchased our properties.

The application is totally at odds with our neighbourhood and it has no precedent anywhere nearby. It would change our neighbourhood permanently, in a very negative way, and would start to make it look more like what we have seen in Bronte. High growth areas have been identified by the Town for this type of development, but the Hopedale/South Oakville Centre Mall area is not one of them.

Please respect the wishes of the residents and reject the application. Thank you.

Sincerely,

Nina Rupcic

Stanbury Road

Subject: FW: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01 - cover letter and submissions

Attachments: Hopedale Residents Cover Letter re Submissions re Calloway REIT – 1515 and 1521 Rebecca – OPA 1625.01.pdf; Hopedale Residents Submissions re Calloway REIT – 1515 and 1521 Rebecca – OPA 1625.01.pdf

From: gordon jermane [<mailto:gordon.jermane@gmail.com>]
Sent: Saturday, March 07, 2020 10:19 PM
To: Mayor Rob Burton; _Members of Council; Paul Barrette; Town Clerk
Subject: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01 - cover letter and submissions

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Burton, Councillors of Town Council and Mr. Barrette,

Please find enclosed the letter of the Hopedale Residents Association of March 7, 2020 and the attached submissions of the Hopedale Residents Association of March 4, 2020. The latter was previously provided. Thank you for your attention to this matter.

Sincerely,

Gordon Jermane
President, Hopedale Residents Association

Hopedale Residents Association

March 7, 2020

Mayor Rob Burton, Town of Oakville
Town Council, Town of Oakville
Mr. Paul Barrette, Senior Planner, Town of Oakville
1225 Trafalgar Road
Oakville ON L6H 0H3

Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

Dear Mayor Burton, Councillors of Town Council and Mr. Barrette,

Please find enclosed the written submissions of the Hopedale Residents Association (“HRA”) dated March 4, 2020, regarding the above-noted matter. Although the written submissions were previously provided to Mr. Barrette, they are being provided as an attachment to this letter for the purpose of formally submitting them to you.

The HRA will also address the matter as a delegation on March 9, 2020 at Town Hall.

Please note that the HRA is in the process of becoming a corporation without share capital.

Sincerely,

Gordon Jermane
President, Hopedale Residents Association
cc: Town Clerk
Attachment: March 4, 2020 Letter of HRA

Hopedale Residents Association

March 4, 2020

Mr. Paul Barrette, Senior Planner
Town of Oakville
1225 Trafalgar Road
Oakville ON L6H 0H3

Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

Dear Mr. Barrette,

The Hopedale Residential Association (“HRA”) appreciates having the opportunity to provide input on the application for an amendment to Oakville’s Official Plan (“Livable Oakville”). The HRA has been in consultation with residents in the Hopedale area, which is an area immediately adjacent to and in near proximity to the site in question. The HRA has numerous concerns with the application, which would create significant problems for Hopedale neighbourhood residents. Among other things:

1. The application conflicts with Livable Oakville’s Growth Area framework. The site in question and the surrounding Hopedale neighbourhood is not designated as a Growth Area. Livable Oakville identifies Growth Areas in which intensification is permitted, and in doing so it provides specific goals, objectives and policies for those areas, which carefully establish the necessary requirements for intensification. Livable Oakville does not designate the Hopedale neighbourhood or the surrounding area as a Growth Area, nor does it place any intensification-related goals, objectives or policies on the Hopedale area. Livable Oakville’s Guiding Principles s.2.2.1 include directing the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated.
2. The application would not be compatible with the character of the surrounding stable and established Hopedale neighbourhood. The Hopedale neighbourhood is a mature, treed, low-density area which primarily consists of single family detached homes with RL2 and RL3 zoning, with maximum heights of 7 to 9 metres. Livable Oakville’s Guiding Principles at s.2.2.1 include preserving and creating a livable community in order to preserve, enhance, and protect the distinct character of neighbourhoods, and Livable Oakville at s.4.3 only considers some growth if the character of the area is preserved. The application would, by contrast, introduce a high-density, tall and miscellaneous development which would be incompatible with the Hopedale neighbourhood and which would have a significant altering and destabilizing effect upon the character of the neighbourhood.
3. The application creates unwarranted density. The application contemplates 247 units over 2.895 ha, being 85 units per ha. This exceeds even the medium density residential criteria

of 30 to 50 units per hectare (s.11.3.2). The Hopedale neighbourhood features a very low density.

4. The application does not meet Livable Oakville’s criteria for development under s.11.1.9, under which development – even development that does not result in intensification – is evaluated. It seeks to create higher density and greater height in the form of three-story townhouses and a nine-story tower – which does not exist anywhere in the Hopedale neighbourhood, nor anywhere near the Hopedale neighbourhood. In so doing, the application does not meet the criteria of s.11.1.9 in that:
 - a. The built form, scale, height, architectural character and massing is incompatible with the Hopedale neighbourhood, which features no similar developments (s.11.1.9.a);
 - b. The development is not compatible with the setbacks, orientation and separation distances within the Hopedale neighbourhood (s.11.1.9.b);
 - c. The development constitutes a vast transition from land use designations and housing forms of the Hopedale neighbourhood, but provides insufficient gradation in building height to achieve a transition in height (s.11.1.9.c and s.6.9.9). In fact, the site in question is mainly bordered by low-density residential neighbourhoods, and so there simply cannot be a sufficient transition to the proposed tower on the site;
 - d. The development’s lotting pattern is incompatible with the predominant lotting pattern of the Hopedale neighbourhood (s.11.1.9.d);
 - e. Impacts on the adjacent properties of the Hopedale neighbourhood are considerable in relation to access and circulation, privacy, and microclimatic conditions such as shadowing (s.11.1.9.h). In this regard, three points stand out:
 - i. Access and circulation for pedestrians along Rebecca Street at the proposed “Street A”/Savannah Gate and Rebecca Street intersection, as well as their safety, will be compromised as they face traffic intensity;
 - ii. The application’s shadow study demonstrates the shadowing effect on the surrounding neighbourhood to be significant, but in reality, the shadow study is incomplete and does not present the full extent of the effect on the community. It fails to provide sufficient mapping to show the full extent of the tower’s long shadow on the Hopedale neighborhood, it fails to show effects earlier than 1.5 hours after sunrise and 1.5 hours before sunrise, and it does not take into account true winter solstice (i.e. December 21) shadow effects;
 - iii. Privacy will suffer for the Hopedale neighbourhood with a 9-story tower. As the tower will be visible from the yards of many of the surrounding homes, the homes and their private yards will be visible to the tower. The same is true of the three-story townhomes.

5. The application fails to consider the traffic issues and potential safety ramifications it would create for residents. The application’s transportation report has not accounted for its anticipated effects on traffic – particularly on Third Line. Third Line is a minor arterial

roadway, and residents already find the traffic access north of the Hopedale site to be unmanageable and congested during commuting hours. Third Line is also the route taken by those needing to access the Oakville Trafalgar Memorial Hospital at Third Line and Dundas Street and the Bronte GO Station at Third Line and Wycroft Road. The transportation report does not consider the relevant data in this regard.

The application is incompatible with the surrounding Hopedale neighbourhood and presents an intensification that is unwarranted, destabilizing and contrary to Livable Oakville. The residents are overwhelmingly opposed to this type of intensification because they have committed themselves to living in a stable, established, low-density neighbourhood. Hopedale area residents have chosen to live in it because of the attractive character of the neighbourhood. The application also carries potential negative precedential effects for the rest of Oakville, as other sites could see similar applications.

The HRA, being committed to ensuring the stability and character of the Hopedale neighbourhood, respectfully recommends that your staff and Council support the concerns of the ratepayer and, therefore, not permit the application in its current form.

Sincerely,

Gordon Jermane

President, Hopedale Residents Association

cc: Mayor Rob Burton, Oakville Town Council, M.Simeoni, Town Clerk

Subject: FW: Re: Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01
Attachments: D. Green Submissions RE Calloway REIT 1515 and 1525 Rebecca_OPA 1625.01_March7 2020.pdf

From: dg [REDACTED]
Sent: Saturday, March 07, 2020 10:08 PM
To: Paul Barrette
Cc: G Jermane; Pamela Knight; _Members of Council; Mayor Rob Burton; Town Clerk
Subject: RE: Re: Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01

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March 7, 2020
Mr. Paul Barrette, Senior Planner
Town of Oakville
1225 Trafalgar Road
Oakville ON L6H 0H3
Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

Dear Mr. Barrette,

Please accept my revised submission with further comments on the application.
Thank you for the opportunity to comment.

Thank you,
Diane Green

cc: Mayor Rob Burton, Oakville Town Council, M.Simeoni, Town Clerk
Gordon Jermane, President, Hopedale Residents Association
Pamela Knight, President, Coronation Park Residents Association

From: dg [REDACTED]
Sent: March 6, 2020 7:08 PM
To: Paul Barrette
Cc: G Jermane; Pamela Knight [REDACTED] 'council@oakville.ca'; 'mayor@oakville.ca'; 'TownClerk@oakville.ca'
Subject: Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

March 6, 2020
Mr. Paul Barrette, Senior Planner
Town of Oakville
1225 Trafalgar Road

Oakville ON L6H 0H3

Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

Dear Mr. Barrette,

I am a long time resident of Hopedale and live on Stanbury Road.

I have reviewed the proposed amendment and associated documents and I object to the passage of this amendment.

Under Bylaw 2017-079, 28.2.3 Submissions for site specific amendments must demonstrate that proposed amendments do not undermine the Town's Urban Structure in terms of directing growth to identified nodes and corridors, are compatible with surrounding land uses and do not establish undesirable precedents if approved.

This submission undermines the Town's Urban Structure and creates an undesirable precedent by opening the entire block to reconsideration as a Growth Area with densities exceeding Medium Density.

My further comments are attached.

Thank you for the opportunity to comment.

Sincerely,

Diane Green

█ Stanbury Rd.

cc: Mayor Rob Burton, Oakville Town Council, M.Simeoni, Town Clerk
Gordon Jermane, President, Hopedale Residents Association
Pamela Knight, President, Coronation Park Residents Association

March 7, 2020

Mr. Paul Barrette, Senior Planner

Town of Oakville

1225 Trafalgar Road

Oakville ON L6H 0H3

Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA
1625.01

Dear Mr. Barrette,

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This submission undermines the Town's Urban Structure and creates an undesirable precedent by opening the entire block to reconsideration as a Growth Area with densities exceeding Medium Density.

My further comments are attached.

Thank you for the opportunity to comment.

Sincerely,

Diane Green

█ Stanbury Rd.

cc: Mayor Rob Burton, Oakville Town Council, M.Simeoni, Town Clerk
Gordon Jermane, President, Hopedale Residents Association
Pamela Knight, President, Coronation Park Residents Association

REQUIREMENTS FOR SITE-SPECIFIC AMENDMENTS

28.2.1 The Town shall evaluate site-specific amendments to this Plan within the context of the goals, objectives and policies of this Plan.

28.2.2 The proponent of an official plan amendment shall submit reports to the satisfaction of the Town demonstrating the rationale for the amendment in accordance with the submission requirements set out in Part F of this Plan.

28.2.3 Submissions must demonstrate that the proposed amendment:

REQUIREMENT	Response
a) is consistent with the Town's mission and guiding principles	Does not demonstrate consistency with the Town's mission and guiding principles.
b) does not undermine the Town's urban structure in terms of:	The proposal undermines the Town's Urban Structure:
i) directing growth to identified nodes and corridors, and ensuring their timely development in a manner that makes effective and efficient use of existing and planned investment and achieves the planned objectives for these areas;	By directing growth in the form of a high density retirement tower to an area outside identified nodes and corridors and by failing to achieve the planned objectives for the area as specified in the Livable Oakville Official Plan.
ii) protecting natural heritage systems	By opening the door to unforeseen increased sanitary flows to the existing sewage treatment plant which is surrounded by a natural heritage designated woodlot which is a well known habitat for birds. A previous expansion of the plant resulted in removal of part of the woodlot. It is not clear that this proposal would not open the door for further intensification on the site with resultant impacts on the treatment plant.
iii) protecting waterfront open space, parks and other public open space;	By increasing sanitary flows by 34% off the site towards an existing sewage treatment plant adjacent to a natural heritage woodlot, park and waterfront open space already impacted by odors from the plant.
iv) conserving cultural heritage resources; and,	
v) the maintenance of the character of established residential areas, employment areas and major	Does not maintain the character of established residential areas, by increasing density to high density, and reducing available commercial

commercial areas.	services to the surrounding community.
c) is consistent with Provincial, Regional and Town plans for multi-modal transportation systems, municipal services, infrastructure and public service facilities.	Is not consistent with these plans, for example by increasing sanitary flows by 34% off the site.
d) does not result in adverse fiscal impacts for the Town.	Does not demonstrate that adverse fiscal impacts will not result for the Town.
e) is an appropriate use for the land.	Is an inappropriate use for the land which is zoned as Community Commercial and is the only such zoned area in SouthWest Oakville.
f) is compatible with existing and planned surrounding land uses.	Is incompatible with existing and planned surrounding land uses, which include an existing Community Commercial establishment on the site and existing Low Density Residential areas around the site
g) is not more appropriately considered under a required comprehensive Official Plan review or a municipal comprehensive review	Is more appropriately considered under a required comprehensive Official Plan review or a municipal comprehensive review
h) does not establish an undesirable precedent if approved.	Would establish an undesirable precedent if approved, by opening up the block to high density multiple uses not compatible with existing and planned uses
i) satisfies all other applicable policies of this plan.”	<p>Other policies may apply, e.g.:</p> <ul style="list-style-type: none"> • Submitted Shadowing report demonstrates shadowing on the townhouses from the tower. • Submitted Grading report appears to raise the residential grade above the pre-development grade on the east side. • Submitted Arborist report indicates the removal of healthy mature trees. Does the proposal increase the tree canopy? Does the proposal include native plants? • Arborist states: <i>“Based on our investigations, we are of the opinion that trees 96-97, 105-114, 119-129, 143-144, 154-156, and 216 should be removed due an assured conflict with proposed construction activities”</i> – why is this a justification for removing the trees?

	<ul style="list-style-type: none">• Submitted Servicing report shows post-development sanitary flows from the retirement home rated at only 123 persons, but the proposal is for 161 units (potentially multi-person), therefore flow appears underestimated.• Maximum ponding depth in parking areas is not to exceed 250mm, and no ponding shall be located in a fire route, but submission shows .3 m. ponding allowed above catch basins in 100 year event?• In general, proposed lotting pattern is not compatible with predominant lotting pattern of surrounding neighbourhood, which is low density residential with large areas of pervious area to retain stormwater on site. Proposed lot plans do not demonstrate innovative stormwater management techniques to retain water on site.• Submitted Transportation report addresses changes with regards to the 108,825 sq. ft. subject to the OPA, i.e. primarily Target? Therefore there will be an increase in traffic due to this change in use as the Target store is currently unoccupied.• But the Transportation report does not address the overall changes portrayed in the Retail Analysis of an additional reduction of 92,000 sq. ft. of “ancillary retail commercial” space from current according to Figure 1.1. . The purpose of TDM is to reduce single occupancy motor vehicle use, but the report does not address the consequence of increased trips due to the reduction of this” ancillary retail commercial” space in the only zoned area for Community Commercial uses within SouthWest Oakville. Therefore the report does not address increase in trips as residents seek retail services farther afield.
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PROPOSED AMENDMENT RATIONALE

The applicant's supplied Basis for the Draft Amendment consists of 8 statements:

Items 1 through 4 address the Policy framework, namely the Provincial Policy Statements, The Growth Plan, The Regional Plan and the Livable Oakville Plan. The amendment is stated to be consistent with the PPS and conforming to the other three plans.

Response:

The Provincial Policy analysis references policies related to greyfields four times. However the term greyfield is not used within the PPS2014 or current PPS2020.

5. The proposed redevelopment will be compact and represents a modest form of **intensification** within the built-up area that will provide a mixture of residential and institutional uses.

Response:

Livable Oakville directs intensification towards Growth Areas. Intensification in the residential areas is only permitted if the character of the area is preserved and the overall urban structure is upheld. This amendment attempts to create an unacceptable precedent as explained below.

On page 5 of Appendix E of their Planning Justification Report they state in reference to Livable Oakville:

*Evaluation: The proposal seeks to provide **modest intensification** within a stable residential community in southwest Oakville, by introducing 86 residential units and a 5 to 9 storey retirement home. Although the Subject Lands are not designated Low, Medium, or High Density Residential, the Development Site does abuts Low Density Residential, and therefore in an abundance of caution we have considered this policy. The policy requires an evaluation of Policy 11.1.9 as included below.*

They further state on Page 6:

Policy 11.3.2 states that (medium density residential) density range is to be between 30 to 50 dwelling units per site hectare.

*Evaluation: Though the proposed OPA does not seek to redesignate the site to a residential designation, it is important to note that the OP defines **medium density residential uses as having a density range between 30 to 50 dwelling units per site hectare, thereby demonstrating that the proposal is considered as medium density residential infill.***

The proposal cannot be considered as medium density residential infill:

- The retirement home at 161 units per .435 ha equates to 370 units per hectare and thus exceeds even the High Density Residential criteria in Livable Oakville of 51 to 185 units per hectare (Policy 11.4.2).
- Including both townhouse and retirement together equates to 247 units over 2.895 ha for a combined density of 85 units per ha which also exceeds the Medium Density Residential criteria of 30 to 50 units per hectare (Policy 11.3.2).
- In terms of height policies in Livable Oakville, the applicant seeks to redesignate the area at building heights equivalent to
 - Main Street 1 for the Townhouses, i.e. between two and four stories (Policy 12.2.2).
 - Urban Core for the retirement residence, i.e. between eight and twelve stories (Policy 12.5.2)
- Allowing the applicant to proceed with High Density intensification on part of the area subject to the amendment would create an unacceptable precedent and open the entire block for further intensification as a Strategic Growth Area and as Urban Core.

6. The amendment will allow for the redevelopment to utilize a portion ***of an existing greyfield*** site that is currently underutilized lands, by maximizing the potential of lands within the settlement area.

Response:

In the Planning Justification Report the applicant describes the South Oakville shopping centre as a 'greyfield' seventeen times. With respect to the Livable Oakville plan, the applicant states:

Policy 10.7.1 states where the redevelopment of large greyfield or brownfield sites for residential land uses is proposed, intensification policies provided in section 11.1.9 shall apply. Such redevelopment shall also be planned in a comprehensive manner.

"Greyfields means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant."

Evaluation: The proposed amendment seeks to permit residential and institutional uses on a portion of the Development Site. The proposed residential uses will conform to policies in 11.1.9 as required.

Specific to the Draft Amendment, the applicant states that

"The proposed development has been assessed against the policies of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Region of Halton Official Plan, and Livable Oakville Plan.

"6. The amendment will allow for the redevelopment to utilize a portion of an existing greyfield site that is currently underutilized lands....."

- The applicant makes four references to greyfields in its Provincial Policy Analysis; however the PPS2014 does not contain policies that refer to greyfields.
- The applicant describes the entire South Oakville Centre as a former commercial site in the condition of being under-utilized, derelict, or vacant and suggests that this means intensification policies under 11.1.9 should apply.
- However, the block does not meet that definition, as it is not a former commercial site and it has been in continuous use in its designation as Community Commercial land.
- The SmartREIT Quarterly Financial Reports state that South Oakville Centre has experienced Occupancy Rates of 97% or higher since June of 2016. In the most recent quarter (2019 Q4 December) the Centre is listed as having a 100% Occupancy Rate.

7. The proposed amendment will permit a ***mixed use*** development which is compatible with adjacent land uses.

Response:

The proposed amendment will introduce a development which is incompatible with adjacent land use, all of which is designated low density residential. The subject area is not a designated Growth Area. Livable Oakville defines Mixed Use:

12. The Mixed Use designations provide areas where residential, commercial and office uses are integrated in a compact urban form at higher development intensities

12.1.2 Mixed use development will be focused on lands located within Oakville's Growth Areas and along identified corridors.

- The proposed amendment will establish an unacceptable precedent by applying the term mixed-use to the site.

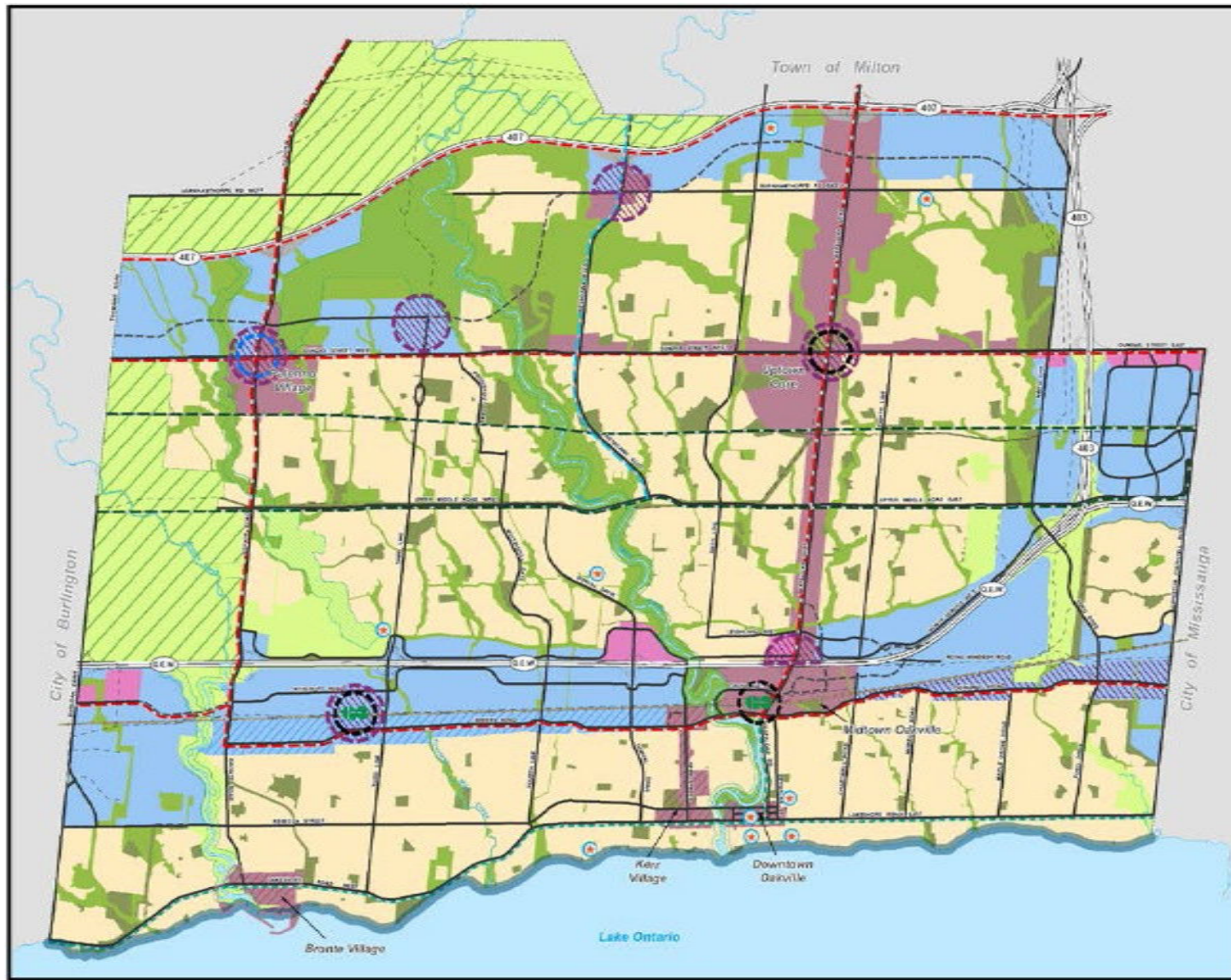
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Response:

- The proposed amendment creates an unacceptable precedent with the potential to open the entire block for redevelopment at high densities more appropriate to Urban Core. It could therefore generate unknown volumes of sewage to be directed toward the sewage treatment plant on Lakeshore Blvd. which is nestled within a high quality natural heritage designated woodlot well known as bird habitat and adjacent to waterfront park areas and residential properties that are already impacted by odor from the plant.

CONCLUSION

The proposed amendment rationale and text do not comply with the requirements for Site-Specific Amendments under Bylaw 2017-079, 28.2.3 and as a consequence should be rejected.



SCHEDULE A1 URBAN STRUCTURE

LEGEND¹

- PARKWAY BELT
- GREENBELT
- GREENBELT - URBAN RIVER VALLEY
- NATURAL HERITAGE SYSTEM
- PARKS, OPEN SPACE & CEMETERIES
- WATERFRONT OPEN SPACE
- NODES AND CORRIDORS
- EMPLOYMENT AREAS
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NOTE 1: This Schedule does not represent land use designations.

NOTE 2: In addition, the south side of Dundas is recognized as having the potential for intensification subject further study to more precisely delineate the extent of such areas.

NOTE 3: Transportation corridors, with the exception of Provincial highways, permit all transportation modes including transit, pedestrian and bicycle facilities.

NOTE 4: Heritage Conservation Districts and cultural heritage landscapes are elements of the urban structure. As additional Heritage Conservation Districts and cultural heritage landscapes are protected and registered under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure.

1:50,000
September 26, 2017



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Subject: FW: Official Plan Amendment, Calloway REIT (Hopedale) Inc., 1431, 1455, 1515 & 1521 Rebecca Street, File No. OPA 1625.01
Attachments: TownLetter.pdf

From: Laura Bomers [REDACTED]
Sent: Sunday, March 08, 2020 8:26 PM
To: Paul Barrette
Cc: _Members of Council; Ray Chisholm
Subject: RE: Official Plan Amendment, Calloway REIT (Hopedale) Inc., 1431, 1455, 1515 & 1521 Rebecca Street, File No. OPA 1625.01

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01

My husband and I, along with our two sons, have lived on Sandmere Place for the last nine years. Unfortunately, we cannot attend the meeting on March 9th, 2020 as we have a previous engagement. We are sending you this message today (letter attached) in opposition to the application to have the current classification of the above property changed from "Community Commercial" to "Community Commercial, Special Provision 54" as per the PLANNING JUSTIFICATION REPORT OFFICIAL PLAN AMENDMENT.

Page #16 of the report

1.2.4 Town of Oakville Zoning By-law 2014-014

The Subject Lands are subject to the Town of Oakville Zoning By-law 2014-014 ("ZBL") and are zoned "Community Commercial, Special Provision 54" (C2-54) on Map 19 (Figure 9). The C2 Zone permits a range of commercial and retail uses, while the special provision requires a minimum easterly side yard setback of 30 m and maximum building height to 3-storeys. The requested redesignation will be followed by a future Zoning By-law Amendment application submitted separately to permit the proposed redevelopment.

Our neighbourhood is designated as "Residential Low Density." This zoning permits only single residential homes. The application for this site, if approved, will seek to build 86 townhouse units of 2 and 3 storeys and a 9-storey retirement residence.

The proposed overdevelopment of this site will create congestion on both Rebecca Street and Third Line. Third Line can barely handle the daily traffic to get to Bronte GO during the morning rush. There is also the issue of parking at the South Bronte GO lot. The new building at Bronte & Lakeshore is already going to bring increased congestion to this South Parking lot.

With the current height of homes already being increased to 7m - 9m, the proposed 12m townhouses and the 9-storey retirement building do not reflect a built form that maintains or preserves the existing neighbourhood character.

Oakville has already designated several growth areas where this kind of redevelopment is much more suited. These areas include Downtown Oakville, Bronte, North Oakville, Palermo, Kerr Village and MidTown. For many reasons, the Hopedale/South Oakville Centre site is not suited to the scope of this redevelopment. Further, this proposed site is not located in a designated growth area.

We have a Livable Oakville official Town plan. This plan has policies that were put together to protect stable neighbourhoods. This plan allows for development that is compatible with surrounding neighbourhoods. The proposed redevelopment of Hopedale/South Oakville Centre is in no way compatible with the surrounding neighbourhoods, nor does it protect the stability that the residents in our neighbourhood enjoy.

We have seen numerous variances passed over the years that have set precedents to single residential home standards. We do not wish for the application set forth for the rezoning and redevelopment of this site to set a precedent. We strongly oppose this current application.

Laura & Adam Bomers
Sandmere Palce

Attention: Paul Barrette
Senior Planner
905-845-6601, ext. 3041
paul.barrette@oakville.ca

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Laura & Adam Bomers



Sandmere Palce

Subject:

FW: South Oakville Centre Redevelopment

----- Original message -----

From: Alan Harrison [REDACTED]

Date: 2020-03-06 5:55 PM (GMT-05:00)

To: Members of Council <MembersofCouncil@oakville.ca>, Paul Barrette <paul.barrette@oakville.ca>

Cc: [REDACTED] <hopedaleresidents@gmail.com> <hopedaleresidents@gmail.com>

Subject: South Oakville Centre Redevelopment

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

My wife, Jan, and I live at [REDACTED] Helen Court. In May, 2019, we attended a public consultation regarding the South Oakville Centre Redevelopment. Those attending were invited to submit comments. Our comments, sent by email on June 18, began as follows:

Before offering comments on any of the three options, it is important to note that the South Oakville Centre is surrounded on all four sides by single-family dwellings, all of which are either one-storey or two-storey homes. The proportion of this housing stock that is two-storey is increasing through time as one-storey homes are demolished to make way for larger, two-storey homes. However quickly or slowly this trend continues, there will still be no building around the South Oakville Centre for some considerable distance in any direction that exceeds two storeys. The population density in the area is naturally reflective of the predominance of single-family dwellings, and even the few buildings that are not single-family dwellings, such as the Vistamere retirement home behind our house, are only two storeys high.

At the time of the consultation, three options for redevelopment were proposed. In our response, we suggested that none of the options respected the neighbourhood's current character, and this was especially true in respect of the proposed five- to seven-storey medium-density retirement home, which was envisaged as part of all three options.

These observations provide context for what follows, which addresses the application from Calloway REIT for permission to undertake the redevelopment of the South Oakville Centre, associated with which is a requirement for changes to Oakville's Official Plan.

The development application now before Council actually proposes 86 townhouse of two and three storeys and a nine-storey retirement residence (i.e., two to four storeys higher than anything that formed part of the consultation process). Our original comments were in effect expressing the view that Oakville's Official Plan is fine as it is. We continue to feel this way, and we therefore wish to place on record our opposition to the application from Calloway REIT.

Our opposition reflects our belief, already stated in the comments we submitted in June, that such a redevelopment is completely inconsistent with surrounding residential areas, which are zoned in the Official Plan as residential low density. Such zoning precludes a nine-story retirement residence, and the height of the proposed three-storey townhouses is additionally inconsistent with the height of existing homes in this part of Oakville.

It is also important to note that the proposed development involves a part of Oakville that is not designated as a growth area. In this context, we note that granting the application would open the door to further high-rise development on the site of the South Oakville Centre at a later date. We would not view this as appropriate for all the reasons already stated.

We shall be at the Council meeting at the Town Hall on March 9, but wanted to put our concerns in writing ahead of the meeting.

Thank you.

Alan Harrison

[Redacted]

[Redacted]

[Redacted]

Subject: FW: Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01
Attachments: D. Green Submissions RE Calloway REIT 1515 and 1525 Rebecca_OPA 1625.01.pdf

----- Original message -----

From: dg [REDACTED]
Date: 2020-03-06 7:15 PM (GMT-05:00)
To: Paul Barrette <paul.barrette@oakville.ca>
Cc: G Jermane <hopedaleresidents@gmail.com>, Pamela Knight [REDACTED] _Members of Council <MembersofCouncil@oakville.ca>, Mayor Rob Burton <Mayor@oakville.ca>, Town Clerk <TownClerk@oakville.ca>
Subject: Re: Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01

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March 6, 2020

Mr. Paul Barrette, Senior Planner

Town of Oakville

1225 Trafalgar Road

Oakville ON L6H 0H3

Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

Dear Mr. Barrette,

I am a long time resident of Hopedale and live on Stanbury Road.

I have reviewed the proposed amendment and associated documents and I object to the passage of this amendment.

Under Bylaw 2017-079, 28.2.3 Submissions for site specific amendments must demonstrate that proposed amendments do not undermine the Town's Urban Structure in terms of directing growth to identified nodes and corridors, are compatible with surrounding land uses and do not establish undesirable precedents if approved.

This submission undermines the Town's Urban Structure and creates an undesirable precedent by opening the entire block to reconsideration as a Growth Area with densities exceeding Medium Density.

My further comments are attached.

Thank you for the opportunity to comment.

Sincerely,

Diane Green

[REDACTED] Stanbury Rd.

cc: Mayor Rob Burton, Oakville Town Council, M.Simeoni, Town Clerk
Gordon Jermane, President, Hopedale Residents Association
Pamela Knight, President, Coronation Park Residents Association

Paul Barrette, MCIP, RPP

Senior Planner

Planning Services

Town of Oakville | 905-845-6601, ext.3041 | www.oakville.ca

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REQUIREMENTS FOR SITE-SPECIFIC AMENDMENTS

28.2.1 The Town shall evaluate site-specific amendments to this Plan within the context of the goals, objectives and policies of this Plan.

28.2.2 The proponent of an official plan amendment shall submit reports to the satisfaction of the Town demonstrating the rationale for the amendment in accordance with the submission requirements set out in Part F of this Plan.

28.2.3 Submissions must demonstrate that the proposed amendment:

REQUIREMENT	Response
a) is consistent with the Town's mission and guiding principles	Does not demonstrate consistency with the Town's mission and guiding principles.
b) does not undermine the Town's urban structure in terms of:	The proposal undermines the Town's Urban Structure:
i) directing growth to identified nodes and corridors, and ensuring their timely development in a manner that makes effective and efficient use of existing and planned investment and achieves the planned objectives for these areas;	By directing growth in the form of a high density retirement tower to an area outside identified nodes and corridors and by failing to achieve the planned objectives for the area as specified in the Livable Oakville Official Plan.
ii) protecting natural heritage systems	By increasing flows to the existing sewage treatment plant which is surrounded by a natural heritage designated woodlot which is a well known habitat for birds. A previous expansion of the plant resulted in removal of part of the woodlot. It is not clear that this proposal would not open the door for further intensification on the site with resultant impacts on the treatment plant.
iii) protecting waterfront open space, parks and other public open space;	By increasing sanitary flows by 34% towards an existing sewage treatment plant adjacent to a natural heritage woodlot, park and waterfront open space already plagued by odors.
iv) conserving cultural heritage resources; and,	
v) the maintenance of the character of established residential areas, employment areas and major commercial areas.	Does not maintain the character of established residential areas, by increasing density to high density, and reducing available commercial services to the surrounding community.

<p>c) is consistent with Provincial, Regional and Town plans for multi-modal transportation systems, municipal services, infrastructure and public service facilities.</p>	<p>Is not consistent with these plans, for example by increasing sanitary flows by 34% off the site.</p>
<p>d) does not result in adverse fiscal impacts for the Town.</p>	<p>Does not demonstrate that adverse fiscal impacts will not result for the Town.</p>
<p>e) is an appropriate use for the land.</p>	<p>Is an inappropriate use for the land which is zoned as Community Commercial and is the only such zoned area in SouthWest Oakville.</p>
<p>f) is compatible with existing and planned surrounding land uses.</p>	<p>Is incompatible with existing and planned surrounding land uses, which include an existing Community Commercial establishment on the site and existing Low Density Residential areas around the site</p>
<p>g) is not more appropriately considered under a required comprehensive Official Plan review or a municipal comprehensive review</p>	<p>Is more appropriately considered under a required comprehensive Official Plan review or a municipal comprehensive review</p>
<p>h) does not establish an undesirable precedent if approved.</p>	<p>Would establish an undesirable precedent if approved, by opening up the block to high density multiple uses not compatible with existing and planned uses</p>
<p>i) satisfies all other applicable policies of this plan.”</p>	<p>Other policies may apply, e.g.:</p> <ul style="list-style-type: none"> • Submitted Shadowing report demonstrates shadowing on the townhouses from the tower. • Submitted Grading report appears to raise the residential grade above the existing grade on the east side. • Submitted Arborist report indicates the removal of healthy mature trees. • Submitted Servicing report shows post-development sanitary flows from the retirement home rated at only 123 persons, but the proposal is for 161 units (potentially multi-person), therefore flow is underestimated. • Transportation report does not address increase in traffic as residents seek retail services farther afield.

PROPOSED AMENDMENT RATIONALE

The applicant's supplied Basis for the Draft Amendment consists of 8 statements:

Items 1 through 4 address the Policy framework, namely the Provincial Policy Statements, The Growth Plan, The Regional Plan and the Livable Oakville Plan. The amendment is stated to be consistent with the PPS and conforming to the other three plans.

Response:

The Provincial Policy analysis references policies related to greyfields four times. However the term greyfield is not used within the PPS2014 or current PPS2020.

5. The proposed redevelopment will be compact and represents a modest form of **intensification** within the built-up area that will provide a mixture of residential and institutional uses.

Response:

Livable Oakville directs intensification towards Growth Areas. Intensification in the residential areas is only permitted if the character of the area is preserved and the overall urban structure is upheld. This amendment attempts to create an unacceptable precedent as explained below.

On page 5 of Appendix E of their Planning Justification Report they state in reference to Livable Oakville:

*Evaluation: The proposal seeks to provide **modest intensification** within a stable residential community in southwest Oakville, by introducing 86 residential units and a 5 to 9 storey retirement home. Although the Subject Lands are not designated Low, Medium, or High Density Residential, the Development Site does abuts Low Density Residential, and therefore in an abundance of caution we have considered this policy. The policy requires an evaluation of Policy 11.1.9 as included below.*

They further state on Page 6:

Policy 11.3.2 states that (medium density residential) density range is to be between 30 to 50 dwelling units per site hectare.

*Evaluation: Though the proposed OPA does not seek to redesignate the site to a residential designation, it is important to note that the OP defines **medium density residential uses as having a density range between 30 to 50 dwelling units per site hectare, thereby demonstrating that the proposal is considered as medium density residential infill.***

The proposal cannot be considered as medium density residential infill:

- The retirement home at 161 units per .435 ha equates to 370 units per hectare and thus exceeds even the High Density Residential criteria in Livable Oakville of 51 to 185 units per hectare (Policy 11.4.2).
- Including both townhouse and retirement together equates to 247 units over 2.895 ha for a combined density of 85 units per ha which also exceeds the Medium Density Residential criteria of 30 to 50 units per hectare (Policy 11.3.2).
- In terms of height policies in Livable Oakville, the applicant seeks to redesignate the area at building heights equivalent to
 - Main Street 1 for the Townhouses, i.e. between two and four stories (Policy 12.2.2).
 - Urban Core for the retirement residence, i.e. between eight and twelve stories (Policy 12.5.2)
- Allowing the applicant to proceed with High Density intensification on part of the area subject to the amendment would create an unacceptable precedent and open the entire block for further intensification as a Strategic Growth Area and as Urban Core.

6. The amendment will allow for the redevelopment to utilize a portion ***of an existing greyfield*** site that is currently underutilized lands, by maximizing the potential of lands within the settlement area.

Response:

In the Planning Justification Report the applicant describes the South Oakville shopping centre as a 'greyfield' seventeen times. With respect to the Livable Oakville plan, the applicant states:

Policy 10.7.1 states where the redevelopment of large greyfield or brownfield sites for residential land uses is proposed, intensification policies provided in section 11.1.9 shall apply. Such redevelopment shall also be planned in a comprehensive manner.

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"6. The amendment will allow for the redevelopment to utilize a portion of an existing greyfield site that is currently underutilized lands....."

- The applicant makes four references to greyfields in its Provincial Policy Analysis; however the PPS2014 does not contain policies that refer to greyfields.
- The applicant repeatedly describes the entire South Oakville Centre as a former commercial site in the condition of being derelict, vacant or under-used. They use that designation to argue for the application of intensification under Policy 11.1.9 of Livable Oakville.
- However, the block does not meet that definition, as it is in active use in its designation as Community Commercial land.
- The SmartREIT Quarterly Financial Reports state that South Oakville Centre has experienced Occupancy Rates of 97% or higher since June of 2016. In the most recent quarter (2019 Q4 December) the Centre is listed as having a 100% Occupancy Rate.
- The continuing vacancy of the Target store is a direct consequence of management decisions documented in their 2015 financial reports to not re-tenant the store and instead to pursue the redevelopment of the entire 300,000 plus square feet of the mall property.
- Concerning the closed Target stores in Kitchener and Oakville,
 - Q1 - "both stores are located in strong markets where Management believes that releasing will be possible over time, and at higher than current rents."*
 - Q2 - "these two stores are located in strong markets and management has taken this opportunity to focus on redeveloping both sites, as this is the best way to maximize long term returns."*
- The owner (SmartREIT) does not market the mall on its SmartCentres website. The only SmartCentre so marketed is the Walmart anchored Urban Core SuperCentre. The owner has not included the Target store area in its documented rentable area since 2016. The proposed reduction of 202,000 square feet of commercial space is more than twice the square footage of the Target store.

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Response:

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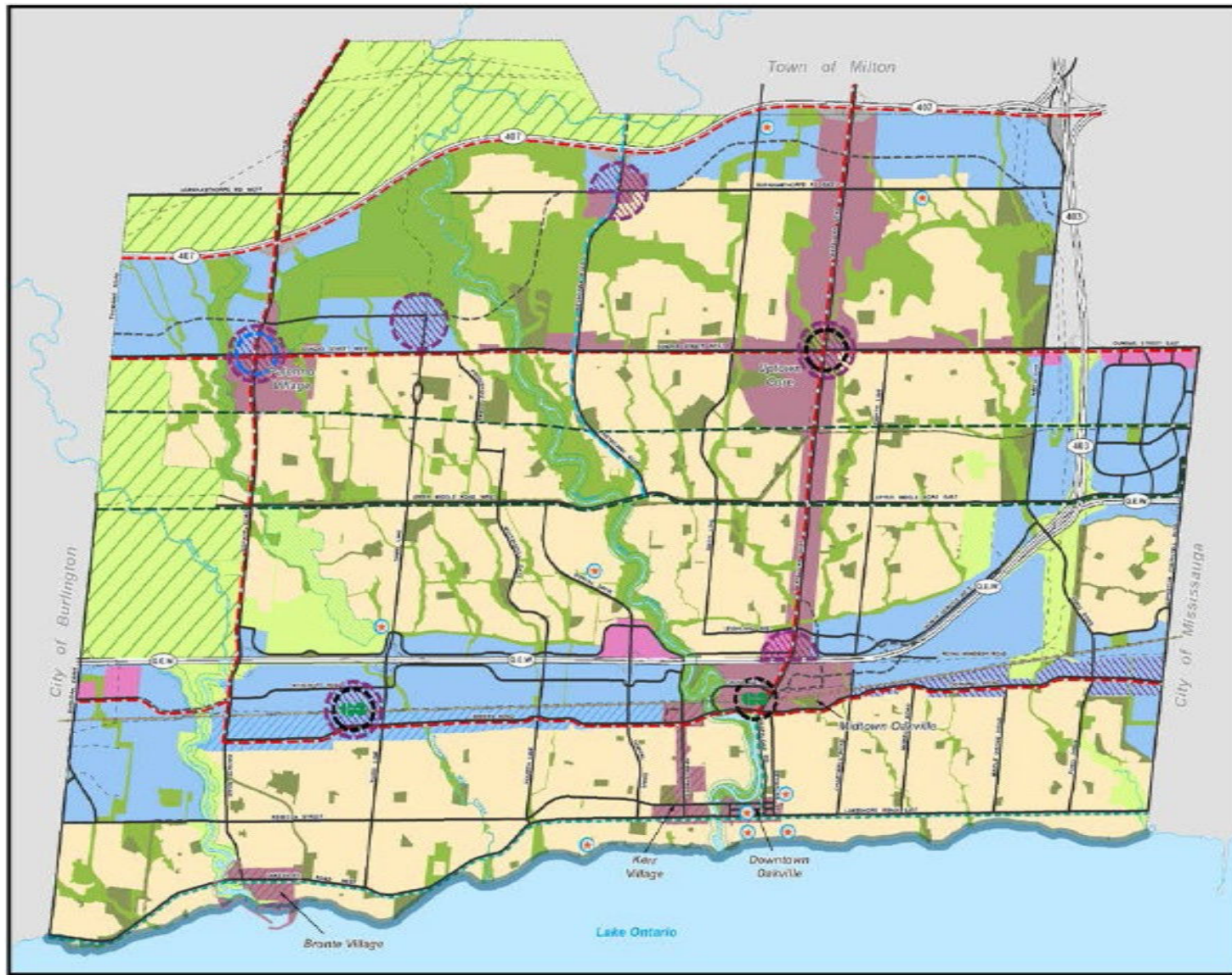
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1:50,000
September 26, 2017



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Subject:

FW: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

----- Original message -----

From: Nina Rupcic [REDACTED]

Date: 2020-03-06 11:30 AM (GMT-05:00)

To: Paul Barrette <paul.barrette@oakville.ca>, _Members of Council <MembersofCouncil@oakville.ca>

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Barrette:

Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

I am opposed to the application for an official plan amendment. Our neighbourhood is a low-density environment, made up of single family, detached homes with a height limit of 9 metres. The application wants to put high density townhouses with increased height into the neighbourhood, together with a 9-story tower. Not only that, but these structures are far too close to our homes. We will lose our privacy, which we paid for when we purchased the property.

The application is totally at odds with our neighbourhood and it has no precedent anywhere nearby. It would change our neighbourhood permanently, in a very negative way, and would start to make it look more like what we have seen in Bronte. High growth areas have been identified by the Town for this type of development, but the Hopedale/South Oakville Centre Mall area is not one of them.

Please respect the wishes of the residents and reject the application. Thank you.

Sincerely,

Nina Rupcic

[REDACTED] Stanbury Road

Paul Barrette, MCIP, RPP

Senior Planner

Planning Services

Town of Oakville | 905-845-6601, ext.3041 | www.oakville.ca

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Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01

Public Written Submission

Andrea Mann, [REDACTED] Lees Lane, Oakville

3/3/2020

OVERVIEW

I see no justification for the proposal to significantly reduce the size of the only centrally located commercial site in the southwest zone of Oakville. It basically strips this quadrant of any potential to ever be what it previously was, a self-contained community. The full 8.54 hectares of land must remain intact for commercial use if we ever hope to return to the complete community design we had previously. The Retail Impact Assessment and Transportation Impact Study have major omissions.

The *Planning Act of Ontario* provincial policy statement has several key elements. One, "A land use pattern, density and mix of uses should be promoted that **minimize the length and number of vehicle trips** and support **current and future use of transit and active transportation.**"

This proposal, by stripping much of the commercial functionality from the location, does exactly the opposite. It **increases the length and number of vehicle trips** and reduces the use of transit.

The site is not some random parcel of land plopped into the middle of a broad swath of low-rise residential property. It's actually the geographic center point of the southwest, so from the west and east boundaries of the district. It's easily accessed via short transit rides by people living from Bronte to Kerr and Glen Abbey up Third Line.

Building residential and institutional uses on one section removes the ability for the space to ever again function as a true "community" commercial space. Once this space is gone, the southwest has no decently sized parcel of commercial land that is centrally located and within a reasonable transit time from both the west and eastern edges of the zone.

PLANNING JUSTIFICATION REPORT

Your Planning Justification Report implies that this space is a tiny drop in the bucket of 8.9 million square feet of town-wide commercial space, so insignificant. That's car-centric talk and ignores the Halton and Oakville goals for a transportation modal split, "Switching Gears", that we are supposed to meet by 2031. You increase the length of vehicular trips in town, by a significant factor, in order to access the remaining commercial targets left, to buy anything but groceries, alcohol and drug store items.

You imply that a relatively small number of townhouses will somehow help the town meet its growth goals. We have no problems meeting those goals without them. We have the Bronte Major Transit Station Area development coming down the pipeline that could add at least 10K of residents. The senior residence is also not needed to "meet an aging population." Today's seniors are not moving en masse to a "residence" until they get to 85+ and fall ill. They prefer to age in place.

Oakville has enough capacity to handle the projected senior population of 2041, never mind today. 2.6% of people 75-84 live in retirement residences. That rises to 13.8%

over 85. The use of "residences" by those under 85 is actually falling. Using Statscan, CMHC and the RHRA registry data, it gives us a total of 770 spaces required in 2016 when we already had 1,862. We are now up to 1,972 approved with more in the planning stage. If you "almost double" the number of seniors, as the projections for 2041 show, that is certainly enough capacity already. Why would Oakville in particular have a much higher need for retirement "residences" than other parts of Ontario?

Is it because we are a "wealthier" community that we are somehow being left to our own devices, with retirement residences used as de facto private pay LTC homes, so two tier health care by postal code. Oakville has one of the lowest ratios of LTC beds in Ontario.

RETAIL IMPACT ASSESSMENT:

You cannot provide a Retail Impact Assessment using a **flawed commercial study** from 2016 that did not separate the southwest from the southeast, as it did for the northwest and northeast. **The distance from the southwest to the southeast is equivalent to from Union Station to Yonge and Sheppard in Toronto.** That sort of distance is not remotely in the same geographic zone. The southwest is short of commercial space. Saying that we have 8.9 million square feet of commercial space in town is irrelevant if 7 million of it is not in a reasonable travel time from this location.

The Upper Oakville Shopping Centre has just been increased by 15K and is now 201,700 sq ft. It is 3.2 km from Oakville Place and 2.9 km from the Walmart. South Oakville Centre is 8.4 km from Oakville Place and 11.5 km from Walmart, but we are over supplied and need less space?

Burlington has 10.6 million square feet of commercial space so 19% more than we have, so it seems like this rule of not needing commercial space only applies in Oakville and only in this location. Burlington studies show an influx of retail traffic from Oakville.

Burlington now will have two enclosed malls, Mapleview at 635,531 sq ft, and Burlington Centre at 721,000. We will be left with only one, Oakville Place, at 452,000 sq ft., for a larger population, so Burlington has three times the enclosed shopping space that we do. Burlington also has 2 Walmart supercentres, north and south. We have one in the far northeast. Burlington has a Costco. We have none.

Guelph has 8.5 million square feet of commercial space for 135K people with an enclosed mall larger than Oakville Place, 2 Walmarts and a Costco.

I would suggest that Oakville has small parcels of scattered commercial space, much of it transit inaccessible without long journeys, and not all that much of it, and that saying that somehow this is acceptable due to retail trends, is a stretch of the imagination.

A new retail impact assessment that focuses on the southwest and includes reasonable transit accessible replacement targets to access alternate commercial

locations, should be provided. We don't live in a rural area where cars are a requirement of life. It's 2020 not 1990.

TRANSPORTATION IMPACT STUDY:

Transportation impact studies should include the impact to other streets from a development proposal. There is no mention of the increased travel time for everybody in the southwest having to access the few remaining viable commercial targets left in town. A senior, aging in place, living in an apartment on East Street in Bronte for e.g. has an 11 minute transit trip to South Oakville Centre. A trip to Oakville Place or Walmart is closer to an hour. Both end with what I refer to as a "parking lot dodge" at the final destination so neither location is transit or pedestrian friendly. Neither location will ever be transit accessible from the southwest in any meaningful way as the travel times are too long. Riocan Burloak cannot be included as it is 100% pedestrian unfriendly and will almost certainly be a redevelopment site in the future. Its lot coverage alone is a travesty in a "climate emergency" town.

Expecting people to use transit that requires long trips in each direction means you cannot include those locations in your Planning Justification Report counts of 8.9 million square feet of space, as an alternative, when determining whether a commercial site can be reduced in size without impacting anybody.

Anything over 3 times car travel, in transit terms, is considered "very poor." Increasing travel times by 300% and up for cars and transit alike to access anything beyond basic shopping is not a "nothing." You impact roads outside of this area as people travel to the north or Burlington. We will never meet our "Switching Gears" targets, as minimal as they are.

RETAIL IMPACT ASSESSMENT:

Now we come to your Case Study in the Retail Impact Assessment where you select random parcels of land and say they are similar to this location. Bronte Village was a poor choice. The reduction of commercial space was mitigated because the conclusion was that people could just travel to South Oakville Place. The parking problems in Bronte have been exacerbated by this redevelopment.

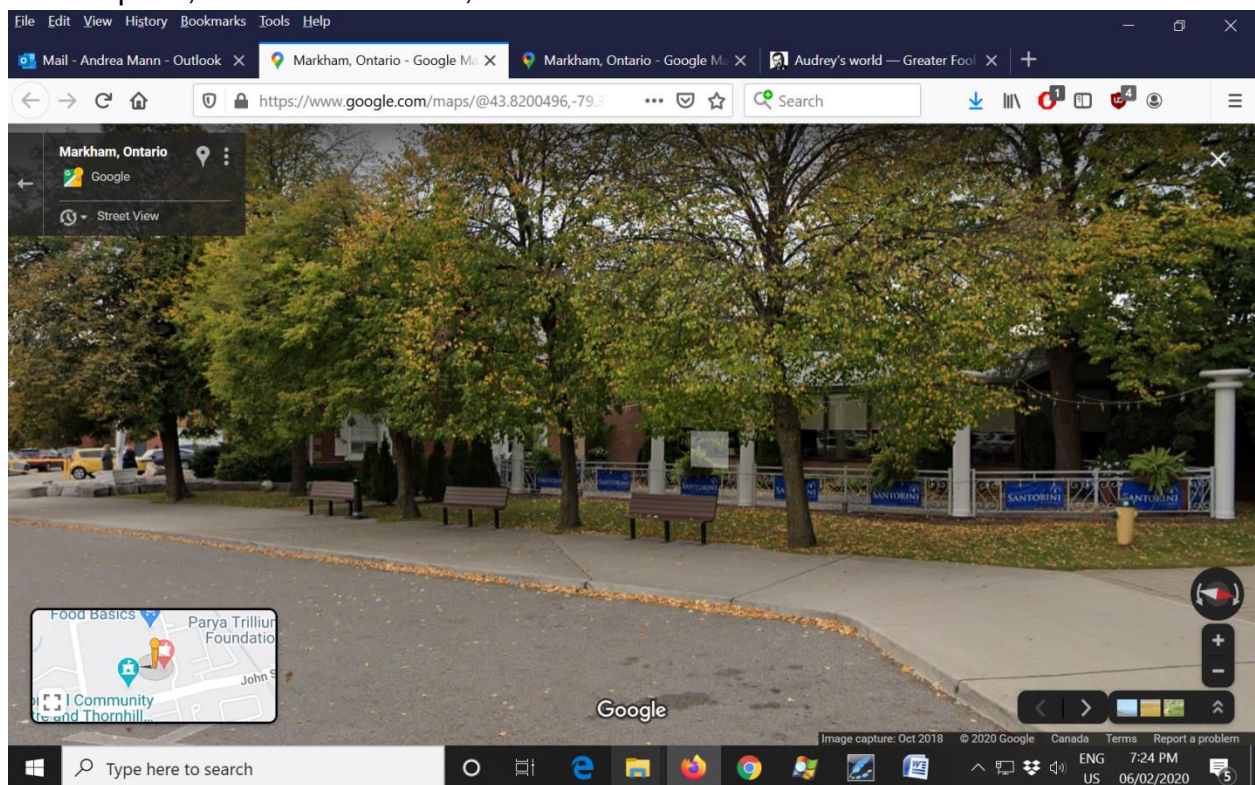
I will focus on Thornhill Square as you say it's like ours with a "similar urban form". The urban built form I see is completely different. We don't have high rises across the street but then Thornhill Square is also so pedestrian friendly that it is cited in master planning literature.

You identified a site west of the location as being "an enclosed mall," on page 21, in the "Existing" so "After" photo. It is actually the Thornhill fitness centre, part of the Thornhill

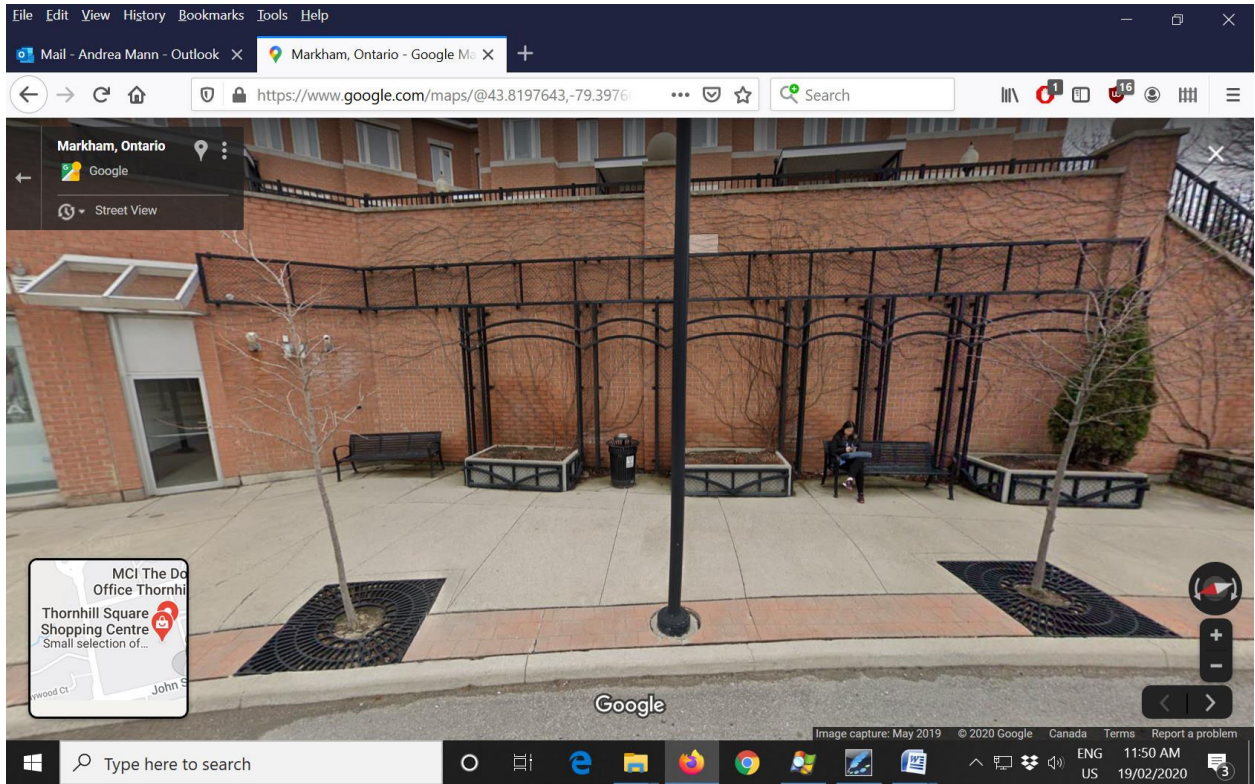
community centre and library complex. The 96 unit seniors building you refer to, is St. Luke's and is a geared to income building. It was not part of the mall development. Thornhill Square is also a 12 minute transit ride away from an enclosed mall, Centrepont, that is 40% larger than Oakville Place. If we had such a large transit and pedestrian friendly mall a short bus ride away, there would be no issue. Unfortunately we have no such area.

The developer at Thornhill Square **worked with the city** to have many pedestrian and age friendly features which you certainly aren't doing. Why, **because you don't have to**. Here are some examples from Thornhill.

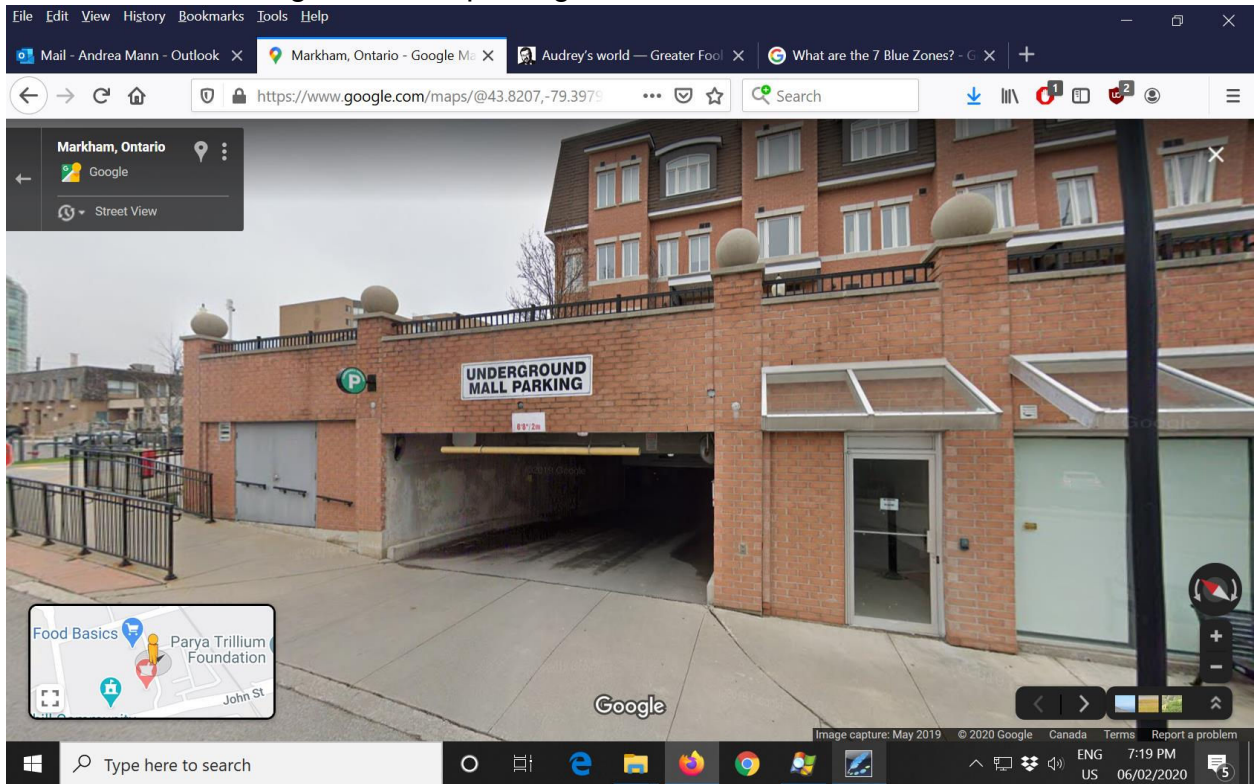
Green space, decent sized trees, with benches as shown here.



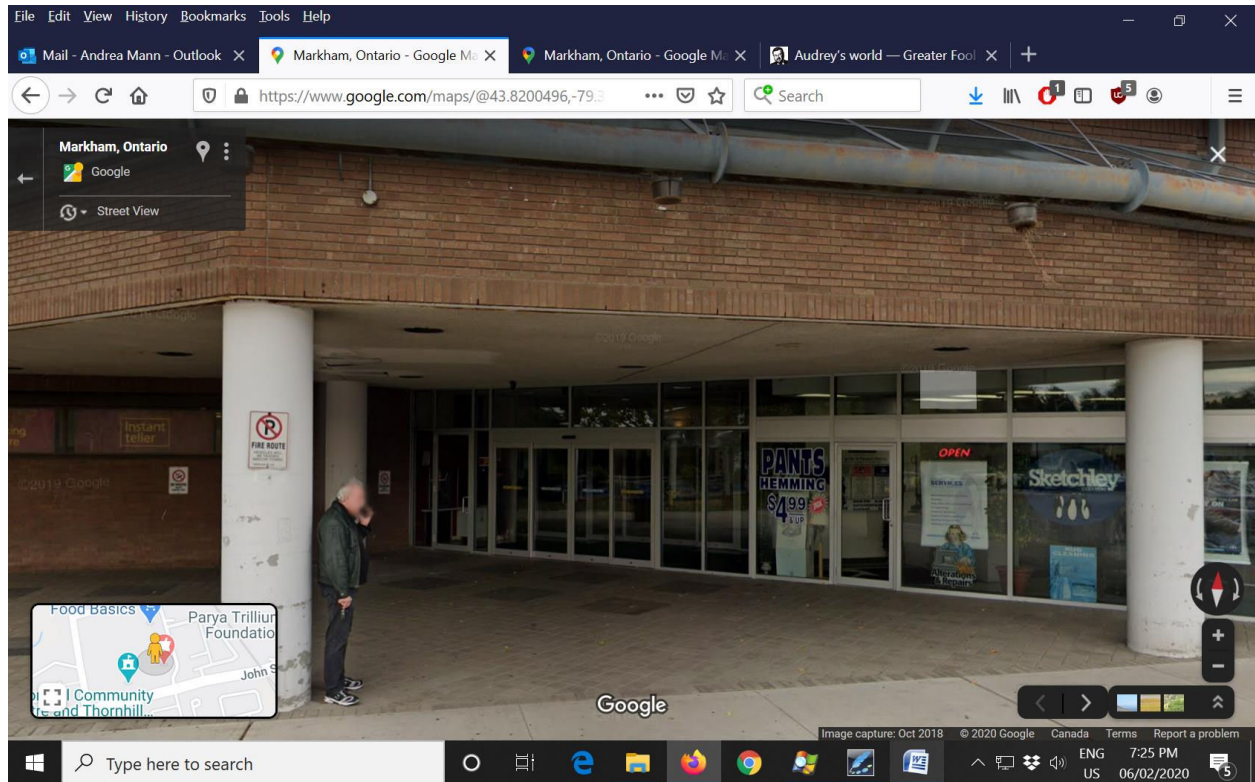
Wide pedestrian friendly sidewalks with multiple benches and decorative features.



Here we have underground mall parking.



And here we have some remaining interior space. I know the trend is to have bare bones outdoor commercial spaces but they are age, disability, pedestrian and transit unfriendly. Seniors at Thornhill have an interior "third space."



So in Thornhill, the developer provided a lot of age-friendly features in order to get something in return. I see nothing remotely similar in your proposal.

CONCLUSION:

The land must remain community commercial with no residential or institutional usage, in order to provide for the needs of the southwest residents, including the Bronte Major Transit Station Area folks who will use this commercial site. You cannot predict what future retail trends will be. Once this land is gone, the southwest will never be self-contained, ever.

Reducing commercial space by 60% and saying we don't need more than that, and that you could find no tenants at all, in an affluent community, is beyond belief. If you don't want to run it as a full "community commercial" space than come up with a mixed used design that doesn't remove the majority of commercial space. But once you convert land to dedicated residential and institutional, it's gone forever.

Susanna Willie

Subject: FW: PORTAL 2 - Question re SmartUrban/Revera

From: dg [REDACTED]
Sent: Tuesday, March 03, 2020 1:15 PM
To: Paul Barrette
Subject: RE: Question re SmartUrban/Revera

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Thank you Paul,

I have been reviewing the applicant's submissions.

I note in the Planning Justification Report the applicant describes the South Oakville shopping centre as a 'greyfield' seventeen times, (also incorrectly claiming that greyfield policies exist within the PPS2014).

The definition of 'greyfield' in Livable Oakville is

Greyfields means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

The applicant repeatedly implies that the block is in the condition of being some combination of derelict, vacant or under-used and is a former commercial site.

5. The proposed amendment will permit a greyfield redevelopment which will efficiently utilize existing infrastructure including municipal water and sewage services, utilities, roads and transit within proximity of the Development Site. The proposed amendment seeks to optimize the use of a portion of underutilized greyfield lands while minimizing the unnecessary consumption of land.

They use that designation to argue for the application of intensification under Policy 11.1.9 of Livable Oakville. However, the block does not meet that definition, as it is in active use in its designation as Community Commercial land.

RETAIL ANALYSIS

In their Retail Analysis Report on Page 2, the applicant claims that

- *The former Target store represents the majority of retail commercial space being repurposed. As this space has been primarily vacant since 2015, it does not contribute to local retail service levels.*
- *An overall reduction of 202,000 square feet of retail commercial space is proposed in the redeveloped South Oakville Centre. This space is considered modest, as it represents approximately 2% of the 8.9 million square feet of retail commercial space in Oakville.*
- *If the redevelopment proceeds as proposed, the retail commercial space per capita of south Oakville residents will remain higher than the overall retail commercial per capita level in the Town.*

However, in their 2015 Annual Report, immediately following the Target closure, Calloway-REIT listed South Oakville as Retail Redevelopment Land with Net Rentable Area of over 300,000 square feet.. Subsequently in 2016, the site was re-listed as a Retail site with an Occupancy Rate of 99% for 188,337 sq. ft. of Net Rentable Area, demonstrating no intention to rent the Target store. The following table extracted from the Annual Reports indicate a square footage of 87,996 sq. ft. for the Target store, not the 202,000 sq. ft. claimed above.

The SmartCentres website currently lists South Oakville at 272,907 square feet. Reducing the area by 202,000 square feet will leave 70,901 square feet of retail commercial space.

Calloway-REIT Annual Reports

<u>Year</u>	<u>Description</u>	<u>Occupancy Rate</u>	<u>Net Rentable Area (sq. ft.)</u>	<u>Comment</u>
2016	Retail	99%	188,337	<i>excludes Target</i>
2015	Retail Development Land		323,893	
2014	Retail	100%	276,333	<i>includes Target</i>

It is claimed that South Oakville is oversupplied with retail commercial space per capita relative to North Oakville.

The study area is currently zoned as Community Commercial. It is the only Community Commercial site in Southwest Oakville and it is ideally situated in the centre of the community. By comparison, Northwest Oakville has two such areas, and North Central Oakville has four. South East Oakville has only one.

North Oakville is also well supplied with smaller scale Neighbourhood Commercial sites: at least six in North West Oakville and six in North Central Oakville. South East Oakville has only one Neighbourhood Commercial. South West Oakville has none.

Further reduction of retail services at this site will result in more car trips to find services at further distances, for example there is no longer a hardware store. The Transportation Study does not address this increase in traffic as residents seek services in other locations. The Servicing Study indicates an increase in sanitary flows from the current 7.6 litres/second pre-development to 10.17 litres/second post-development, an increase of 34%.

PLANNING JUSTIFICATION REPORT

On page 5 of Appendix E of their Planning Justification Report they state in reference to Livable Oakville:

Evaluation: The proposal seeks to provide modest intensification within a stable residential community in southwest Oakville, by introducing 86 residential units and a 5 to 9 storey retirement home. Although the Subject Lands are not designated Low, Medium, or High Density Residential, the Development Site does abuts Low Density Residential, and therefore in an abundance of caution we have considered this policy. The policy requires an evaluation of Policy 11.1.9 as included below.

They further state on Page 6:

Policy 11.3.2 states that (medium density residential) density range is to be between 30 to 50 dwelling units per site hectare.

Evaluation: Though the proposed OPA does not seek to redesignate the site to a residential designation, it is important to note that the OP defines medium density residential uses as having a density range between 30 to 50 dwelling units per site hectare, thereby demonstrating that the proposal is considered as medium density residential infill.

However, the retirement home at 161 units per .435 ha equates to 370 units per hectare and thus exceeds even the High Density Residential criteria in Livable Oakville. Including both townhouse and retirement together equates to 247 units over 2.895 ha for a combined density of 85 units per ha which also exceeds the Medium Density Residential criteria of 30 to 50 units per hectare (Policy 11.3.2). In terms of height policies in Livable Oakville, the applicant seeks to redesignate the area at building heights equivalent to Urban Core for the retirement residence, i.e. between eight and twelve stories and equivalent to Main Street 1 for the Townhouses, i.e. between two and four stories.

The above summary reflects my initial review of the application. Under Bylaw 2017-079, 28.2.3 Submissions for site specific amendments must demonstrate that proposed amendments do not undermine the Town's Urban Structure in terms of directing growth to identified nodes and corridors, are compatible with surrounding land uses and do not establish undesirable precedents if approved.

This submission undermines the Town's Urban Structure and creates an undesirable precedent by opening the entire block to reconsideration as a Growth Area with densities exceeding Medium Density

Sincerely,

D. Green

Hopedale Residents Association

March 4, 2020

Mr. Paul Barrette, Senior Planner
Town of Oakville
1225 Trafalgar Road
Oakville ON L6H 0H3

Re: Calloway REIT (Hopedale Inc.) – 1515 and 1521 Rebecca Street – OPA 1625.01

Dear Mr. Barrette,

The Hopedale Residential Association (“HRA”) appreciates having the opportunity to provide input on the application for an amendment to Oakville’s Official Plan (“Livable Oakville”). The HRA has been in consultation with residents in the Hopedale area, which is an area immediately adjacent to and in near proximity to the site in question. The HRA has numerous concerns with the application, which would create significant problems for Hopedale neighbourhood residents. Among other things:

1. The application conflicts with Livable Oakville’s Growth Area framework. The site in question and the surrounding Hopedale neighbourhood is not designated as a Growth Area. Livable Oakville identifies Growth Areas in which intensification is permitted, and in doing so it provides specific goals, objectives and policies for those areas, which carefully establish the necessary requirements for intensification. Livable Oakville does not designate the Hopedale neighbourhood or the surrounding area as a Growth Area, nor does it place any intensification-related goals, objectives or policies on the Hopedale area. Livable Oakville’s Guiding Principles s.2.2.1 include directing the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated.
2. The application would not be compatible with the character of the surrounding stable and established Hopedale neighbourhood. The Hopedale neighbourhood is a mature, treed, low-density area which primarily consists of single family detached homes with RL2 and RL3 zoning, with maximum heights of 7 to 9 metres. Livable Oakville’s Guiding Principles at s.2.2.1 include preserving and creating a livable community in order to preserve, enhance, and protect the distinct character of neighbourhoods, and Livable Oakville at s.4.3 only considers some growth if the character of the area is preserved. The application would, by contrast, introduce a high-density, tall and miscellaneous development which would be incompatible with the Hopedale neighbourhood and which would have a significant altering and destabilizing effect upon the character of the neighbourhood.
3. The application creates unwarranted density. The application contemplates 247 units over 2.895 ha, being 85 units per ha. This exceeds even the medium density residential criteria

of 30 to 50 units per hectare (s.11.3.2). The Hopedale neighbourhood features a very low density.

4. The application does not meet Livable Oakville’s criteria for development under s.11.1.9, under which development – even development that does not result in intensification – is evaluated. It seeks to create higher density and greater height in the form of three-story townhouses and a nine-story tower – which does not exist anywhere in the Hopedale neighbourhood, nor anywhere near the Hopedale neighbourhood. In so doing, the application does not meet the criteria of s.11.1.9 in that:
 - a. The built form, scale, height, architectural character and massing is incompatible with the Hopedale neighbourhood, which features no similar developments (s.11.1.9.a);
 - b. The development is not compatible with the setbacks, orientation and separation distances within the Hopedale neighbourhood (s.11.1.9.b);
 - c. The development constitutes a vast transition from land use designations and housing forms of the Hopedale neighbourhood, but provides insufficient gradation in building height to achieve a transition in height (s.11.1.9.c and s.6.9.9). In fact, the site in question is mainly bordered by low-density residential neighbourhoods, and so there simply cannot be a sufficient transition to the proposed tower on the site;
 - d. The development’s lotting pattern is incompatible with the predominant lotting pattern of the Hopedale neighbourhood (s.11.1.9.d);
 - e. Impacts on the adjacent properties of the Hopedale neighbourhood are considerable in relation to access and circulation, privacy, and microclimatic conditions such as shadowing (s.11.1.9.h). In this regard, three points stand out:
 - i. Access and circulation for pedestrians along Rebecca Street at the proposed “Street A”/Savannah Gate and Rebecca Street intersection, as well as their safety, will be compromised as they face traffic intensity;
 - ii. The application’s shadow study demonstrates the shadowing effect on the surrounding neighbourhood to be significant, but in reality, the shadow study is incomplete and does not present the full extent of the effect on the community. It fails to provide sufficient mapping to show the full extent of the tower’s long shadow on the Hopedale neighborhood, it fails to show effects earlier than 1.5 hours after sunrise and 1.5 hours before sunrise, and it does not take into account true winter solstice (i.e. December 21) shadow effects;
 - iii. Privacy will suffer for the Hopedale neighbourhood with a 9-story tower. As the tower will be visible from the yards of many of the surrounding homes, the homes and their private yards will be visible to the tower. The same is true of the three-story townhomes.

5. The application fails to consider the traffic issues and potential safety ramifications it would create for residents. The application’s transportation report has not accounted for its anticipated effects on traffic – particularly on Third Line. Third Line is a minor arterial

roadway, and residents already find the traffic access north of the Hopedale site to be unmanageable and congested during commuting hours. Third Line is also the route taken by those needing to access the Oakville Trafalgar Memorial Hospital at Third Line and Dundas Street and the Bronte GO Station at Third Line and Wycroft Road. The transportation report does not consider the relevant data in this regard.

The application is incompatible with the surrounding Hopedale neighbourhood and presents an intensification that is unwarranted, destabilizing and contrary to Livable Oakville. The residents are overwhelmingly opposed to this type of intensification because they have committed themselves to living in a stable, established, low-density neighbourhood. Hopedale area residents have chosen to live in it because of the attractive character of the neighbourhood. The application also carries potential negative precedential effects for the rest of Oakville, as other sites could see similar applications.

The HRA, being committed to ensuring the stability and character of the Hopedale neighbourhood, respectfully recommends that your staff and Council support the concerns of the ratepayer and, therefore, not permit the application in its current form.

Sincerely,

Gordon Jermane

President, Hopedale Residents Association

cc: Mayor Rob Burton, Oakville Town Council, M.Simeoni, Town Clerk

Susanna Willie

Subject: FW: Development of SouthOakville Centre

From: Roxanna Scarfo [REDACTED]

Sent: Thursday, January 30, 2020 12:32 PM

To: Paul Barrette; Town Clerk; Mayor Rob Burton; Cathy Duddeck; Ray Chisholm; Sean O'Meara; Janet Haslett-Theall; David Gittings; Peter Longo; Allan Elgar; Marc Grant; Tom Adams; Natalia Lishchyna; Pavan Parmar; Jeff Knoll; Beth Robertson; Jasvinder Sandhu

Subject: Development of SouthOakville Centre

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Dear Mr. Barrette, Town Clerk and Members of Council,

My husband and I reside at 160 Westminster Drive. We have been residents in the Coronation Park area for 29 years and chose this area, to a large degree, based on the character of the neighbourhood with its large trees, quiet streets and almost rural feel.

Recently we have come to understand that a development application for the SouthOakville Centre (formerly Hopedale Mall) located at Third Line and Rebecca Streets has been received by the Town of Oakville. Although my husband and I support redevelopment of this underused area of the mall, we do have serious concerns regarding the application as put forth and the negative impact it will have on our community, most notably but not limited to the following...

- The current proposal does not reflect the character of the surrounding neighbourhood, which is predominantly single detached houses of one and two storeys.
- The local area has not been designated in the Town's Official Plan as a growth area and as such, the amount of intensification and the type of land use proposed is clearly not in keeping with the Town's plans for growth.
- Multi-storey living complexes of the type shown in the proposal have never been intended for this low residential area.
- For those who wish to move to a seniors' residence, one already exists immediately adjacent to the development site.
- The density and massing of this proposal is over-development.

Given the seriousness of our noted concerns we ask for the support of Town Planning staff as well as our entire Town Council to reject this application.

We would appreciate being added to the notification list for upcoming public meetings regarding this application. Thank you for attention.

Roxanna and John Scarfo

[REDACTED] Westminister [REDACTED]

[REDACTED] L6L 4H6

Planning and Development Council Meeting
March 9, 2020

Comments Received Regarding Item 4
Zoning By-law Amendment & Draft Plan of Subdivision

Lower Fourth Development Ltd. and Pendent Development Ltd.
Part of Lot 17-20, Concession 1, NDS
File Nos. Z.1317.05 & 24T-19004/1317

Subject:

FW: File Z, 1317.05, 24T-19004/1317

From: Michael Smith [REDACTED]

Sent: February 25, 2020 8:49 AM

To: ServiceOakville <ServiceOakville@oakville.ca>

Cc: Robert Thun <robert.thun@oakville.ca>; Planning <Planning@oakville.ca>; Mira Smith <[REDACTED]>

Subject: Re: File Z, 1317.05, 24T-19004/1317

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Great appreciate your response and looking forward to seeing the agenda and discussion topics

We would particularly like to understand the amount of green space, environmental impacts of all the development, and the general garbage that is constantly left behind and accumulating by the developers

In addition, I would like to understand the long term plan of the development. Is it simply to increase the tax base, or is the objective to create a healthy living environment

Regards

Michael Smith

[REDACTED]
[REDACTED]
[REDACTED] 822

 Integram
[REDACTED]