

Appendix A – Regional Comments



July 11, 2017

Mr. Rob Thun, Senior Planner
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Legislative and Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1
Fax: (905) 825-8822

Dear Mr. Thun:

Re: **Proposed Zoning By-law Amendment-REVISED Comments**
Part Lot 31, Concession 1, SDS
2418 Khalsa Gate
Town of Oakville, Region of Halton
Files Number: ZBA 1431.16 Golden Archtech Investment Corp.

Regional Planning staff has reviewed the zoning bylaw amendment to permit a ten storey mixed use building containing 274 residential units and 791 sq. m. of ground floor commercial uses.

The lands are designated as 'Urban Area' in Halton Region's Official Plan (2009). The range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning Bylaws. All development, however, shall be subject to the policies and plan in effect. The subject lands are located within the Built Boundary.

Servicing

The revised FSR (S Llewellyn and Assoc. Ltd., May, 2017) has been reviewed by Regional staff and it demonstrates there is sufficient capacity in the downstream sanitary sewer, the downstream storm sewer, SWM facilities and that the existing water system in the area can accommodate the proposed development. Specifically, the FSR demonstrates that there is sufficient capacity in the existing downstream sewer system on both Pine Glen Road and Old Bronte Road to accommodate the proposed flows from this development.

The storm drainage from this development is to be directed via an existing storm sewer on Pine Glen Road to the existing storm sewer system on Bronte Road. Typically storm sewers on Regional Roads are designed only to accommodate road drainage within the right-of-way and they are sized for a 10 year storm event. The consultant obtained from the Region the original storm drainage design sheets as well as as-constructed drawings from the design of the new Bronte Road and was able to use this information to determine that external drainage areas were taken into account in sizing the Bronte Road storm sewers. This analysis was able to determine that the existing 1200mm diameter downstream storm sewer on Bronte Road was currently at 63% capacity for a 5 year storm event. There is sufficient capacity in this sewer to accommodate the flow from this development.

The revised FSR also provides calculations that show what the water demand from this development will be. It is proposed to service the site for water by connecting to the existing 400mm diameter watermain

Regional Municipality of Halton

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located on Pine Glen Road. The FSR notes that a future fire flow test will be required to be completed in the vicinity of the site to determine the system flows for the area.

The revised FSR is satisfactory and Halton Region staff has no further requirements in this regard.

Other Matters of Regional Interest:

A Phase 1 Environmental Site Assessment (ESA) (Kodiak Env. Ltd., May 2015), related letter of reliance and Site Screening Questionnaire were submitted together with the application. The Phase 1 ESA did not contain any recommendations however did include a list of some potentially contaminating activities (PCS's) and areas of potential environmental concern (APEC's). Halton Region therefore recommended a Phase 2 ESA, together with a related letter of reliance, be completed and submitted for review. In this regard, a Phase 2 ESA dated July 5, 2017 was reviewed by Halton Region staff and was determined to be satisfactory. There are no further Regional requirements in this regard.

The subject lands are designated as a Historic Town area of archaeological potential. Stage 1 and Stage 2 Archeological reports were also submitted to the Ministry of Tourism Culture and Sport. Halton Region has received correspondence from the Ministry of Culture and Sport dated September 28, 2015 stating the subject reports have been entered into the Ontario Public Register of Archaeological Reports. Halton Region has no further requirements in this regard.

A 2.5m land dedication and as well as daylight triangle measuring 15m along Bronte Road (Regional Road 25) and 15m along Pine Glen Road shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements. The conveyance of these lands may proceed via draft Reference Plan through the review and approval of the related site plan application. All lands to be dedicated to Halton Region shall be dedicated with clear title (free and clear of encumbrances) and a Certificate of title shall be provided, in a form satisfactory to the Director of Legal Services or his designate.

Please note that while the site plan circulated to Halton Region Transportation Planning does not show any encumbrances within the new Regional right-of-way, site plan drawing A010 on the Town's web site shows a concrete sidewalk area and 6 bicycle racks in the Regional right-of-way. These must be removed from all future site plan drawings, as they are not permitted in the new Regional right-of-way or new daylight triangle area.

The Updated Transportation Impact Study completed by Paradigm, dated May 2017, is acceptable to Halton Region.

Noise Feasibility Study completed by HGC Engineering, dated May 2017 and has been reviewed by Halton Region staff and it is acceptable. The 2031 traffic assumptions used for Dundas Street and Bronte Road are acceptable. Balconies are proposed at less than 4m in depth and no noise mitigation is required. Amenity areas are proposed on the 10th floor roof (outdoor amenity area) and 9th floor terrace. The noise levels in these two amenity areas will be less than 55 dBA with a 1.07m parapet wall and this is acceptable. The proposed ground floor amenity area is shielded from Bronte Road traffic noise by the building. Central air conditioning is required and recommended in the study for all units with exposure to Bronte Road. There no further Regional noise related requirements at this time.

Waste Management related matters will more appropriately be dealt with at the site plan application stage. At that time, Regional waste management staff will require a detailed waste management plan to determine whether Halton Region will service the development for waste collection.

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Conclusion

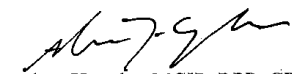
Regional Planning staff is now satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement (2014) and conforms to the Regional Official Plan (2009) and also to the Growth Plan for the Greater Golden Horseshoe (2017).

Regional staff has no objection to the above noted application and Halton Region does not request or require a Holding provision for the subject lands at this time.

Please provide the Region with a copy of the Town's Decision regarding this application.

Should you require any additional information or have any questions in this regard, please do not hesitate to contact me at (905) 825-6000, extension 7604.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Huycke', is written over the typed name.

Adam Huycke, MCIP, RPP, CPT
Senior Planner

c.c. David Nelson (e-mail)
Ruth Victor and Associates