

Appendix “D” – Applicant Hosted Public Information Meeting Minutes (March 26, 2019, and April 6, 2019)



MEMORANDUM - MEETING MINUTES

To: TOWN OF OAKVILLE

From: Bousfields Inc. c/o Stephanie Kwast

Date: March 26, 2019, 6:30 pm, Acorn Grill (Town Hall)

**Re: *Tenant Meeting:
Redevelopment of 1226-1230 White Oaks Boulevard and 350
Lynnwood Drive***

Approximately 30-40 residents of the two existing buildings attended.

The introduction was given by the owner (Margaret Herd) who explained what was being proposed, and why. The changes to the buildings, the parking and the new building were reviewed by the architect (Hector Tuminan, Quadrangle), and the landscape architect (Sibylle von Knobloch, NAK) described the significant improvements to the landscaping and open space areas, pedestrian connections and amenity areas.

The owner then answered questions from the tenants:

- a) Clarified that the application has not been submitted - wanted the tenants to be the first to know - there will be a broader community meeting in two weeks time;
- b) As a result - there may be changes to the plans as they are reviewed by the Town;
- c) Re-assured tenants that these improvements would not result in any increases in their rents;
- d) Reassured tenants that their parking spaces would remain and parking would be available throughout construction (phasing) - Owner advised that they were looking into improved security for the parking garage so that others did not come in and out without proper authority;
- e) Advised that the new building would be available for rent - but that the rents would be higher (probably 5 years before occupancies - as 2-3 years for approval and then construction);
- f) Emphasized that there would be a very restrictive construction management plan regulating the timing of the construction etc. so although there would be noise and dust, the hours would be strictly regulated;
- g) Mentioned the other projects done by owner and offered to show to any tenants who were interested;
- h) Discussed improved handicapped access (very important to one tenant);



- i) Changes to road pattern in the future acknowledged and would be recognized in all transportation studies to the Town;
- j) Considerable discussion re: length of time it has taken to install new windows - a completely different issue and explained well by owner; and,
- k) Responded to some questions about how the site would function, amenity areas (to be determined), washer/dryer locations, AC in new building etc.

Meeting concluded about 7:45 pm.

Some residents stayed to chat - all the cookies were eaten.

Bousfields Inc.



BOUSFIELDS INC.

MEMORANDUM - MEETING MINUTES

To: TOWN OF OAKVILLE

From: Bousfields Inc. c/o Stephanie Kwast

Date: April 9, 2019, 6:30 pm, Oakville/Trafalgar Rooms (Town Hall)

**Re: *Community Meeting:
Redevelopment of 1226-1230 White Oaks Boulevard and 350
Lynnwood Drive***

Approximately 6 members of the community in attendance. In addition to project team, Councillor Tom Adams and Heinz Hecht also in attendance.

The introduction was given by the owner (Margaret Herd) who explained what was being proposed, and why. The changes to the buildings, the parking and the new building were reviewed by the architect (Les Klein, Quadrangle), and the landscape architect (Sibylle von Knobloch, NAK) described the significant improvements to the landscaping and open space areas, pedestrian connections and amenity areas.

The owner then answered questions from the community:

- a) Resident of 1230 Marlborough Court: concerned about losing her view when looking east from her building;
- b) Question about shadow impact - clarified by Les Klein who walks everyone through the shadow study that has been prepared. Concern about shadow impact from resident who lives in low-density housing to the north of the site;
- c) Increase in traffic: Peter Yu from WSP explains the Transportation Impact Study that he is preparing for the submission. Peter lets residents know that he will review the collision reports from the Town for the Trafalgar/Lynnwood intersection. Councillor Adams then discusses the road widening that is currently taking place on Trafalgar;
- d) Discussion about future road network: new north-south road proposed from QEW through the Town Hall property - White Oaks will turn into a cul-de-sac. Councillor explains that this is not within the 10-year budget for capital projects so nothing happening immediately;
- e) Question about where existing tenants will park during construction;
- f) Comment about how the medical office building at 1235 Trafalgar Road does not have enough parking to serve their needs;
- g) Question about timing for approvals - approx. 2 years;



- h) Comment on height of proposed building - why higher than the other buildings on the site today;
- i) Owner explains that a construction management plan will be provided to the Town as the project progresses; and,
- j) Heinz Hecht then gives brief overview of planning process to the audience and next steps.

Meeting concluded about 7:30 pm

Bousfields Inc.



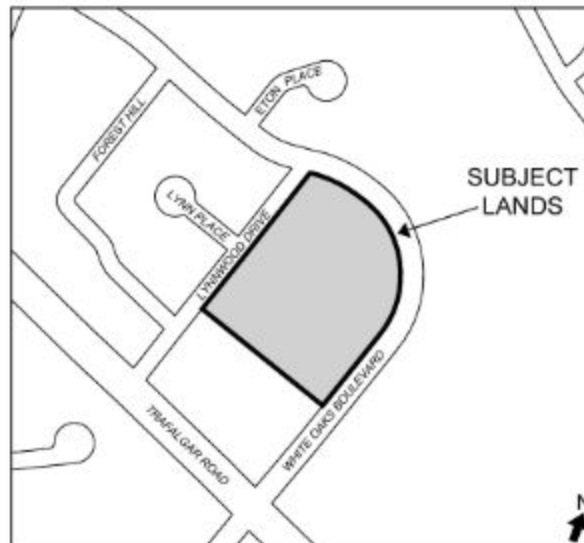
Public Information Meeting
Pre-Development Application Submission

1226-1230 White Oaks Boulevard and 350 Lynnwood Drive (Ward 6)
Park Property Management Inc. on behalf of Kamato Holdings Limited

Tuesday April 9, 2019 at 6:30 p.m.
Town Hall, 1225 Trafalgar Road, Oakville/Trafalgar Rooms

You are invited to attend and provide input at this public information meeting about the subject lands, hosted by Park Property Management Inc. and Bousfields Inc.

The subject lands are located on the north side of White Oaks Boulevard and the south side of Lynnwood Drive, east of Trafalgar Road, and are municipally known as 1226-1230 White Oaks Boulevard and 350 Lynnwood Drive.



The owner of the subject lands, Kamato Holdings Limited, is seeking to demolish the existing 2-storey commercial building located on the southwest portion of the subject lands (1226 White Oaks Boulevard) and replace it with a 19-storey residential apartment building. The existing residential apartment buildings located at 1230 White Oaks Boulevard and 350 Lynnwood Drive will remain.

Also contemplated as part of this proposal are a number of improvements to the subject lands including improved indoor and outdoor amenities for the existing building residents, upgraded underground parking facilities, and the demolition of the above ground parking structure located in the northeast corner of the subject lands, which is to be replaced with a new landscaped open space area.

No development application has been submitted to the Town of Oakville at this time.

Questions or written submissions may be directed to Adrian Forget, Project Development Coordinator, Park Property Management Inc.: 905-940-1718 afortet@parkprop.com

If you have any accessibility needs, please advise Adrian Forget at least one week before the meeting.

Date of this Notice: Tuesday March 19, 2019.