

Appendix C

Public Comments Response

Public comments summary based on original submission and a staff response are summarized below:

Public Comment	Staff Response
Lack of continuity between phases in terms of density and lotting plan. Houses north of North Park in the vicinity of Preserve Drive should be 45 ft and 50 ft lots gradually shifting to 38 ft lots moving further west.	<p>The North Oakville Master Plan identifies lands adjacent to Preserve Drive as General Urban and Neighbourhood Centre Area. These lands are not intended to be developed exclusively for low density residential development.</p> <p>The revised plan proposes to replace the originally proposed Neighbourhood Centre zoning adjacent to existing dwellings located on Preserve Drive with General Urban zoning, as shown in the North Oakville Master Plan. Further, the revised plan proposes fewer 38 ft. (11.6 m) detached dwelling lots and additional 45 ft. (13.7 m) dwelling lots backing on to existing 45 ft. (13.7 m) and 50 ft. (15.2 m) dwellings located on Preserve Drive. A block and a half of land containing detached dwelling lots ranging in width from 34 ft. (10.4 m) to 50 ft. (15.2 m) provides an additional transitional area between the lots fronting Preserve Drive and the closest edge of the Neighbourhood Centre Area.</p>
<p>Higher densities, in the form of smaller single detached lots, will create negative consequences for residents in the area including:</p> <ul style="list-style-type: none">Decreased property value	<p>The NOESP encourages a range of housing types and densities in order to create a community that can accommodate a diverse mix of incomes, family types and ages. A broader range of housing types and densities helps create a Town where residents can live through all stages of life.</p>

<ul style="list-style-type: none"> • Increase in traffic • Increase in parking congestion • Negative impact on the aesthetics of the area 	<p>A Traffic Impact Study was prepared in support of the proposed development. The traffic analysis indicates that the total traffic forecast can be accommodated by the planned road system. Further, the traffic volumes on the Phase 3 internal road system can be accommodated on two lane roadways throughout the plan. Staff are satisfied with the conclusions presented in the TIS.</p> <p>Parking requirements for various uses are laid out in the North Oakville Zoning By-law 2009-189. Future development will be reviewed for compliance with the parking requirements of the Zoning By-law, so that each site is self-sufficient in terms of parking. Further, residential communities north of Dundas Street have been designed to allow on-street parking and the Town of Oakville has approved an overnight on-street parking permit program in place.</p> <p>Development in North Oakville is guided by the North Oakville East Urban Design and Open Space Guidelines, that are intended to implement the Community Design Strategy outlined in Section 7.5 of the NOESP.</p> <p>Development in North Oakville is intended to contain a variety of housing types, styles and densities to contribute to the character of distinct neighbourhoods. The Urban Design Brief provides guidance for the design of each type of built form proposed in Phase 3. Built form will be designed to complement the surrounding streets and adjacent uses and project a high quality, attractive character envisioned for the community.</p>
<p>The orientation of a lot adjacent to my corner lot rear yard will cause negative</p>	<p>The proposed interface is a common lot pattern condition between corner lots and</p>

<p>impacts on sunlight and privacy.</p>	<p>adjacent lots; in these cases, a rear yard will abut a side yard and a rear building elevation will face a side building elevation.</p> <p>Any dwelling located on the proposed neighbouring lot will be comparable in terms of scale and height as existing homes and will be subject to the setback requirements of Zoning By-law 2009-189.</p>
<p>Sales agent indicated that houses north of North Park Boulevard and West of Preserve Drive would be similar to our homes and would be on 45 ft or 50 ft lots.</p>	<p>Although staff cannot control information conveyed to potential purchasers by sales staff, the Town strives to ensure transparency by including conditions of draft plan approval for the purpose of providing additional notification regarding Town policies, standards and warning advisories.</p> <p>One of the objectives of the advisory conditions that are included in offers of purchase and sale is to outline potential site specific issues of future development.</p> <p>The following advisory clause was incorporated into the conditions of draft plan approval and subsequent offers of purchase and sale:</p> <p><i>1.Lots 20-30,50,81-86,101-114,165-176 inclusive</i></p> <p><i>“Purchasers are advised that their properties abut lands which may be developed for future residential, commercial or mixed commercial / residential uses”</i></p>
<p>North Park Boulevard was marketed as a low density zone.</p>	<p>The North Oakville Master Plan identifies lands adjacent to North Park Boulevard as General Urban or Neighbourhood Centre Area. North Park Boulevard is not intended to be developed exclusively as a zone for low density development.</p>

	<p>The General Urban designation allows for low and medium density development up to three storeys in height at a density of 25-75 units per net hectare. The Neighbourhood Centre Area allows for medium density development and a variety of housing types, along with non-residential uses including convenience and service commercial, civic institutional and live-work, ranging in height from 2 to 5 storeys.</p>
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