



# Halton District School Board

Planning Department

May 29, 2017

Kirk Biggar  
Town of Oakville  
PO Box 310  
Oakville ON L6J 5A6

Dear Kirk:

**Subject: Urban Structure Review – Policy Directions Report  
Official Plan Amendments  
Your File No.: 42.15.52**

Thank you for the opportunity to review the draft amendments. It is understood that the information is in draft form and that these draft amendments are to provide for a town-wide urban structure by incorporating into the Livable Oakville Plan modifications to text and schedules and to provide for revisions to the North Oakville East and West Secondary Plans to align them with the changes to the Livable Oakville Plan.

Please notify us of the adoption of the proposed amendments and include us in the circulation of any future applications related to these amendments. The Halton District School Board will provide comments and conditions on future circulations received.

We have reviewed the draft report and have the following comments:

## **Appendix A Policy Directions Report Section 3.3 Enhanced Connectivity**

This section identifies the significance of transportation linkages and connectivity. It also outlines the importance of enhanced connectivity for transit and active transportation modes as determined through the consultation process.

The Halton District School Board developed “*Design Guidelines for School Site and Adjacent Lands Planning*” which are guidelines developed for the purpose of encouraging and supporting children and their families to choose active transportation to and from school. Active transportation includes many active modes and methods of travel such as walking and cycling. Stakeholders include the Town of Oakville and the Region of Halton who participated in the development of these guidelines. Within the context of this Urban Design Review, it is the intention of the Halton District School Board



to utilize these guidelines to highlight the preferred approaches to access a school block and its surrounding neighbourhood. Preference is given to the designs that create an environment that makes active transportation an easy and accessible choice. Site details of a school block will be addressed in the future once a draft plan of subdivision containing our school block is submitted to the Town of Oakville.

## **Appendix A Policy Directions Report**

### **Section 3.4 Additional/Expanded Nodes (Growth Areas) and Corridor and Main Street Areas**

This section identifies nodes and corridors as areas for significant new development and the importance of establishing a comprehensive urban structure to provide direction for future planning decisions for these areas to accommodate growth.

The Halton District School Board developed the “*Long Term Accommodation Plan (LTAP)*” to help guide school board accommodation planning. This document is an annually reviewed planning document produced by the Halton District School Board that provides enrolment projections and guides accommodation planning for a 10-year period.

The LTAP also identifies accommodation pressures resulting from these projected enrolments and proposes strategies to address them. The basis of this plan is to identify project initiatives for the Board over the next four years, in preparation for Capital Priorities funding requests through the Ontario Ministry of Education. It also provides an opportunity to identify boundary studies and to address accommodation pressures due to new residential development, changing demographics, and school program pressures. The LTAP is currently being updated where comments and feedback were due May 24, 2017 and with presentation to the Board for final decision on June 21, 2017.

All development applications that contain residential development that are circulated from the Town of Oakville are included in the LTAP projections. Any other documents (ie. secondary plans, master plans, concept plans) that contain residential development are also included.

The Halton District School Board keeps track of all development applications circulated by the Town of Oakville. It is important for school boards to keep track and maintain the most up to date list of development applications in order to plan accommodation in our schools accordingly. It is also important for school boards to be included in all other studies such as secondary plan and master plan development in order to produce long range projections since the identifying the need for new school sites and applying for funding from the province require a longer timeline.

Advance notification of larger land use studies and development applications may also help the Halton District School Board and the Town of Oakville to identify possible future partnerships with each other. The “*Community Planning and Partnerships Guidelines (CPP)*” is a policy guideline developed by the Halton District School Board. The intent of the guideline are to reduce facility operating costs, improve services and support for students, strengthen community relationships, maximize the use of public infrastructure and provide foundation for improved delivery for communities.

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,



Lauren Choi  
Senior Planner

Cc: Sarah Galliher, Halton Catholic District School Board

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802 Drury Lane  
Burlington, ON  
L7R 2Y2  
(905) 632-6300  
[www.hcdsb.org](http://www.hcdsb.org)

June 20, 2017

Kirk Biggar  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6J 5A6

Kirk,

**Subject: Urban Structure Review - Policy Directions Report Livable Oakville (Official Plan)**

Thank you for the opportunity to review the draft Official Plan amendments. It is understood that these draft amendments are to provide for a town-wide urban structure by incorporating into the Livable Oakville Plan modifications to text and schedules and to provide for revisions to the North Oakville East and West Secondary Plans to align them with the changes to the Livable Oakville Plan.

As stated in the correspondence submitted by Halton District School Board, we would like to be notified of the adoption of the proposed amendments and included in the circulation of any future applications related to these amendments so that comments can be submitted on behalf of HCDSB.

We have reviewed the draft report and have some general comments.

**Appendix A Policy Directions Report - Section 3.3 Enhanced Connectivity**

This section identifies the significance of transportation linkages and connectivity. It also outlines the importance of enhanced connectivity for transit and active transportation modes as determined through the consultation process.

The Halton Catholic District School Board participated in the development of "Design Guidelines for School Site and Adjacent Lands Planning" which encourage and support students' use of active transportation in traveling to and from school.

Within the context of the Urban Design Review, Halton Catholic District School Board views the guidelines as a tool to support pedestrian linkages to the school. Specific site details for future/designated school blocks would be addressed at such time as a draft plan of subdivision containing a school block is submitted to the Town of Oakville and circulated to us.

## Appendix A Policy Directions Report

### Section 3.4 Additional/Expanded Nodes (Growth Areas) and Corridor and Main Street Areas

This section identifies nodes and corridors as areas for significant new development and the importance of establishing a comprehensive urban structure to provide direction for future planning decisions for these areas to accommodate growth.

HCDSB's 2013 Long-Term Capital Plan (LTCP) is currently under review with a proposed update pending in 2018. This plan assists with the development of accommodation planning timelines and capital needs assessments. Contained in the plan are enrolment projections for a 15-year period. Tracking of Oakville's residential development and associated student yields is a critical component of developing the long-range enrolment projections by school and review area. Information about opportunities to provide input on the updated Long-Term Capital Plan will be circulated in the 2017-18 school year and posted online. The current LTCP is available by visiting;

<https://schoolplanning.hcdsb.org/ltcp/>

That said, it is important for school boards to be included in studies such as secondary plan and master plan development in order to produce long range projections which may identify a need for new school sites which would then require Ministry of Education funding approvals.

Advance notification of larger land use studies and development applications may also assist school board staff in collaborating with the Town of Oakville to identify possible future partnerships opportunities. Information about HCDSB's Community Planning and Facility Partnership opportunities can be found online;

<https://schoolplanning.hcdsb.org/community-planning/>

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,



Frederick Thibeault, M.P.L.  
Administrator of Planning Services

cc: Laureen Choi, Senior Planner, Halton District School Board



**Barristers & Solicitors**

Brian J. Hanna	Larry S. Gangbar
Jarvis G. Sheridan	Tanya A. Leedale
Harold R. Watson	Robert Krizman
Orie H. Niedzviecki	James McAskill
Evelyn Perez Youssoufian	Owen J. Duguid
Alexandra Manthorpe	Kellie Gray
Megan Cheema	Simon Fung
Kaleigh Dryla	

Paul D. Stunt, in association

June 12, 2017

**DELIVERED VIA EMAIL [townclerk@oakville.ca]**

Town Council c/o Town Clerk  
Town of Oakville, Clerk's Department  
1225 Trafalgar Road  
Oakville, Ontario L6H 0H3

Dear Sir/Madam:

**Re: Urban Structure Review – Official Plan Amendment  
Allcolour Paint Limited – 1257 Speers Road**

We represent Allcolour Paint Limited (“Allcolour”) with respect to the above captioned matter. Pursuant to s. 17(24) of the *Planning Act*, the following are written submissions to Town Council on behalf of Allcolour regarding the draft Urban Structure Official Plan Amendment (the “OPA”).

Allcolour is concerned with the wording found in the draft OPA regarding the Employment Areas. As contained in the proposed section 3.7, the draft OPA states:

[...] The Employment Mixed Use Corridor along Speers Road and Cornwall Road is identified for its mix of non-traditional employment development.

It is anticipated that development in the Employment Areas shall continue to reflect an evolving macro-economy premised on **decreased industrial and manufacturing growth** and increased demand in the office sector. [...] [emphasis added]

Having operated its business on Speers Road since 1963, this focus by the Town to decrease industrial and manufacturing growth in the Employment Areas is a concern for our client as its facility on Speers Road employs these types of uses. As such, an emphasis by the Town away from industrial and manufacturing uses may threaten the viability of its business and the significant investments that have been made to its operations on Speers Road.

My client's concern is that this amendment to the urban structure policies may be used to inform future OPAs, such as the anticipated OPA following the Speers Road Corridor Study, and may

ultimately affect zoning for Speers Road.

Accordingly, our client asks that Council protect manufacturing and industrial uses in the Speers Road corridor by removing this policy which negatively targets these types of uses.

Please contact the undersigned should you have any questions.

Yours truly,

**O'CONNOR MACLEOD HANNA LLP**

A handwritten signature in black ink, appearing to read 'Simon Fung', with a diagonal line striking through it from the top left to the bottom right.

Simon Fung

**Barristers & Solicitors**

Brian J. Hanna	Larry S. Gangbar
Jarvis G. Sheridan	Tanya A. Leedale
Harold R. Watson	Robert Krizman
Orie H. Niedzviecki	James McAskill
Evelyn Perez Youssoufian	Owen J. Duguid
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Kaleigh Dryla	

Paul D. Stunt, in association

June 12, 2017

**DELIVERED VIA EMAIL [townclerk@oakville.ca]**

Town Council c/o Town Clerk  
Town of Oakville, Clerk's Department  
1225 Trafalgar Road  
Oakville, Ontario L6H 0H3

Dear Sir/Madam:

**Re: Urban Structure Review – Official Plan Amendment  
Bot Holdings Limited – 1224, 1225, 1233, 1317, 1391, and 1407 Speers Road  
Bot Construction (Canada) Limited – 1212, 1218, and 1313 Speers Road**

We represent Bot Holdings Limited and Bot Construction (Canada) Limited (“Bot Construction”) with respect to the above captioned matter. Pursuant to s. 17(24) of the *Planning Act*, the following are written submissions to Town Council on behalf of Bot Construction regarding the draft Urban Structure Official Plan Amendment (the “OPA”).

Bot Construction is concerned with the wording found in the draft OPA regarding the Employment Areas. As contained in the proposed section 3.7, the draft OPA states:

[...] The Employment Mixed Use Corridor along Speers Road and Cornwall Road is identified for its mix of non-traditional employment development.

It is anticipated that development in the Employment Areas shall continue to reflect an evolving macro-economy premised on **decreased industrial and manufacturing growth** and increased demand in the office sector. [...] [emphasis added]

Having operated its business on Speers Road for decades, this focus by the Town to decrease industrial and manufacturing growth in the Employment Areas is a concern for our client. Bot Construction currently owns five properties on Speers Road that relate to its construction business. As such, an emphasis by the Town away from these types of land uses may threaten the viability of its operations and the significant investments that have been made at these locations.

My client's concern is that this amendment to the urban structure policies may be used to inform



future OPAs, such as the anticipated OPA following the Speers Road Corridor Study, and may ultimately affect zoning for Speers Road.

Accordingly, our client asks that Council protect manufacturing and industrial uses in the Speers Road corridor by removing this policy which negatively targets these types of uses.

Please contact the undersigned should you have any questions.

Yours truly,

**O'CONNOR MACLEOD HANNA LLP**

A handwritten signature in black ink, appearing to read 'S. Fung', with a diagonal line crossing through the middle of the signature.

Simon Fung

**Barristers & Solicitors**

Brian J. Hanna	Larry S. Gangbar
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Kaleigh Dryla	

Paul D. Stunt, in association

June 12, 2017

**DELIVERED VIA EMAIL [townclerk@oakville.ca]**

Town Council c/o Town Clerk  
Town of Oakville, Clerk's Department  
1225 Trafalgar Road  
Oakville, Ontario L6H 0H3

Dear Sir/Madam:

**Re: Urban Structure Review – Official Plan Amendment  
Valley Creek Inc. – 595, 2220, 2240, and 2270 Speers Road, Oakville, Ontario**

We represent Valley Creek Inc. (“Valley Creek”) with respect to the above captioned matter. Pursuant to s. 17(24) of the *Planning Act*, the following are written submissions to Town Council on behalf of Valley Creek regarding the draft Urban Structure Official Plan Amendment (the “Draft OPA”).

Valley Creek is concerned with wording found in the Draft OPA regarding the Employment Areas. As contained in the proposed section 3.7, the Draft OPA states:

[...] The Employment Mixed Use Corridor along Speers Road and Cornwall Road is identified for its mix of non-traditional employment development.

It is anticipated that development in the Employment Areas shall continue to reflect an evolving macro-economy premised on **decreased industrial and manufacturing growth** and increased demand in the office sector. [...] [emphasis added]

This focus by the Town to decrease industrial and manufacturing growth in its Employment Areas will be harmful to Valley Creek's business on Speers Road. Valley Creek operates as a commercial landlord and owns several buildings on Speers Road which have been designed, as permitted by the Town's zoning by-law at the time, to accommodate industrial and manufacturing use. Having a reduction in these particular uses reflected in the Official Plan would threaten the viability of Valley Creek being able to lease these buildings. The concern is that future land use zoning changes based on this urban structure may result in the buildings on its properties being rendered obsolete. Valley Creek may be left with buildings constructed in

accordance with the uses permitted by zoning at the time, but remain vacant in the future due land use changes.

Further, it must be noted that Valley Creek's business is particularly vulnerable to land use changes. Typical mechanisms to mitigate the negative consequences of land use change, such as with legal non-conforming use, do not have the same effect for Valley Creek. This is due to the nature of its operations, which has its tenants playing a determining role in terms of how the land is used. For instance, an industrial or manufacturing use tenant who vacates the property may result in legal non-conforming use being forfeited and the use not being permitted for subsequent tenants.

It is understood that urban structure is not intended to be land use designations. The concern is not about this Draft OPA removing land uses, but more about how it may support planning policies in the future that will more directly affect land use. For instance, this amendment to the urban structure may be used to inform the OPA resulting from the Speers Road Corridor Study, which may ultimately affect zoning for Speers Road in the future.

Accordingly, the Draft OPA is a concern to my client. Valley Creek believes that this language regarding manufacturing and industrial uses will ultimately adversely impact its business on Speers Road, and many other businesses along the corridor that employ such uses. As such, it is asking that Council protect manufacturing and industrial uses in the Employment Areas and on Speers Road by removing the reference to decreasing manufacturing and industrial uses in the Draft OPA.

Please contact the undersigned should you have any questions.

Yours truly,

**O'CONNOR MACLEOD HANNA LLP**

A handwritten signature in black ink, appearing to read 'Simon Fung', with a diagonal line drawn through it from the top left to the bottom right.

Simon Fung

## Kirk Biggar

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**From:** Kyle Rainbow <KRainbow@minto.com>  
**Sent:** June-12-17 8:18 PM  
**To:** Kirk Biggar  
**Cc:** Town Clerk  
**Subject:** File No. 42.15.52, Town Official Plan Amendments

Dear Mr. Biggar,

I am writing to you on behalf of Dundas-Trafalgar Inc., with regard to the request for public comment on the proposed amendments recommended in the town-initiated Official Plan and Urban Structure review.

Specifically, our concerns focus on the expanded/added node at the intersection of Dundas and Trafalgar Roads, and the lack of clarity that there seems to be in the size, configuration and uses permitted within that node. At this evening's Public Meeting, Council also questioned this "Three-Corner Node", and between Councillors and yourself, I understand that the questions I have raised above cannot yet be answered and will be the focus of future area studies for this area.

Consultation with the development community in North Oakville has begun only recently (June 7th, 2017), and I feel that we have not had adequate time to review the changes to the urban structure, nor the detail required to comment on it, as I've identified above. I would request that this consultation continue as the area study of this node, and the urban structure as a whole, proceeds.

Until adequate consultation with landowners and the development community in North Oakville is undertaken, and I note that this cannot be effectively undertaken until the detail on the configuration and uses permitted within the Dundas and Trafalgar node is provided, we do not have the information required to provide comment, and therefore cannot support the proposed amendments.

I would also request that Dundas-Trafalgar Inc. be notified as this amendment progresses.

Regards,

- Kyle

[<http://images.mintofla.com/minto.gif>] Kyle Rainbow, BES, LEED AP Development Manager

Minto Communities - Canada  
500-90 Sheppard Ave E, Toronto, ON, M2N 3A1

T 647.777.2192 | F 416.596.3428  
[minto.com](http://www.minto.com)<<http://www.minto.com>>



June 12, 2017

**By E-Mail to [townclerk@oakville.ca](mailto:townclerk@oakville.ca)**

Mayor Rob Burton and Members of Council  
Town of Oakville  
Oakville Town Hall  
1225 Trafalgar Road  
Oakville, Ontario  
L6H 0H3

**Attention: Vicki Tytaneck, Town Clerk**

Dear Ms. Tytaneck:

**Re: Town-Initiated Official Plan Amendments - Urban Structure Review  
Planning and Development Council Agenda, Public Hearing Item No. 4  
Town File No. 42.15.52**

We are counsel to ClubLink Corporation ULC and ClubLink Holdings Limited ("ClubLink"), the owners of the Glen Abbey Golf Club property at 1333 Dorval Drive in the Town of Oakville (the "Lands").

On November 10, 2016, ClubLink submitted Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications with the Town to permit the redevelopment of the Lands for a mix of residential, commercial and open space uses (the "Applications").

In a Decision/Order issued on June 7, 2017, the Ontario Municipal Board ("OMB") ordered the Town to accept the Applications as complete.

We understand that at its meeting on June 12, 2017, Planning and Development Council will be considering a report from the Town's Planning Services Department dated May 19, 2017, regarding Town-initiated draft Official Plan Amendments resulting from the Town's Urban Structure Review (the "Staff Report").

As the Applications were filed in November 2016 and have been determined by the OMB to be complete, they would not be subject to the proposed Official Plan Amendments.

Nonetheless, we have reviewed the proposed amendments to the Livable Oakville Plan in Appendix B to the Staff Report and offer the following preliminary comments for Council's consideration:

1. The proposed preamble text to new Section 3 of the Livable Oakville Plan, entitled "Urban Structure", states that "the urban structure sets out the framework for where and how the Town will grow and how to determine Oakville's *character* and form". In our view, however, the proposed policies fail to properly achieve this stated objective. For example, whereas the proposed text indicates that growth will be directed to identified nodes and corridors, which will be the "focus for mixed use development and intensification", the text fails to properly recognize other opportunities for intensification within the built up area, consistent with sections 1.1.3.3 and 1.4.3.b) of the *Provincial Policy Statement* (2014) and sections 2.2.1.2.c) and 2.2.2 of the *Growth Plan for the Greater Golden Horseshoe* (2017).
2. Proposed Section 3.9 appropriately acknowledges that *development* will occur in Residential Areas, and specifically recognizes that such development may include medium and high density forms of housing, as well as a range of compatible facilities, including commercial uses. However, the proposed policy also states that such *development* "is to be limited". In our view, such language fails to provide an appropriate degree of clarity, recognizing that development will always be limited to some extent, no matter where the location or the form of development.
3. Section 3.9 also states that *development* within Residential Areas is "intended to maintain the *character* of those communities". Coincidentally, we understand that the Livable Oakville Council Sub-Committee will be considering a report from the Town's Planning Services Department at its meeting on June 12, 2017, regarding terms of reference for a Residential Character Study, which staff notes is anticipated to inform the future Residential Review component of the Town's Official Plan Review. Given that the Residential Character Study is not anticipated to be completed until the last quarter of 2017, and possibly into 2018, it is unclear if the proposed policy is intended to be informed by this study. If so, and in the absence of any particulars, the proposed policy is inappropriately vague.
4. Proposed Section 3.10 indicates that Heritage Conservation Districts and *Cultural Heritage Landscapes* are "identified as elements of the urban structure to recognize their importance". Further, this section notes that as "additional Heritage Conservation Districts and *Cultural Heritage Landscapes* are identified and designated, they shall be added to Schedule A1, Urban Structure" [emphasis added]. At the same time, on the proposed new Schedule A1, Urban Structure (which is identified in Appendix C to the Staff Report as "Map 6, Proposed Urban



Structure”), the Lands are proposed to be identified as “Heritage Conservation Districts / Cultural Heritage Landscapes”. In our view, the proposed identification on the Lands is inappropriate, particularly if the intention is that such notation is intended to denote lands that have been “identified and designated” as a Cultural Heritage Landscape, as referred to above. As Council is aware, Phase Three – Implementation of the Town’s Cultural Heritage Landscape Strategy has not yet been completed and, in fact, is just in its infancy. Thus, in our view, it is inappropriate to label the Lands as a “Cultural Heritage Landscape” on the Town’s Urban Structure map while the implementation stage of the Town’s Cultural Heritage Landscape strategy is only now just beginning.

5. Proposed Section 28.1.2.b), when read together with proposed Section 28.1.5, purports to restrict the Town from considering either privately-initiated Official Plan Amendment applications, or municipally-initiated amendments outside of a *municipal comprehensive review*, to modify the urban structure as shown on Schedule A1, Urban Structure, with the exception of undefined “minor modifications”. This proposed policy has no legal authority, as it is contrary to the *Planning Act*, the *Provincial Policy Statement* and the *Growth Plan*.
6. Proposed Section 28.2.2 purports to require the proponent of a site-specific official plan amendment to submit reports “to the satisfaction of the Town” demonstrating the rationale for the amendment. In our view, any policy intended to deal with the submission requirements for an official plan amendment application more properly belong in the “Complete Application Submission Requirements” section of the Town’s Official Plan. That aside, if the intention of the proposed text is to require that the content and/or conclusions of reports to be submitted by a proponent to the Town as part of a complete official plan amendment application be “to the satisfaction of the Town”, the proposed requirement is inappropriate.
7. Proposed Section 28.2.3 effectively purports to establish criteria that a proponent of a site-specific official plan amendment must demonstrate have been satisfied. In our view, any such items should, at most, be treated as matters to be considered when evaluating an official plan amendment application. Further, it is our position that the list of items identified in the proposed policy is inappropriate. For example, clause (b) refers to “the permanence of natural heritage, open space and cultural heritage”. In fact, there is no authority in provincial planning policy or otherwise that would dictate that any and all forms of “natural heritage, open space and cultural heritage” are intended to be “permanent”. Moreover, with respect to “open space”, we note that the proposed preamble text of Section 3 refers to the Town’s urban structure providing for the long term protection of “public open space”. In our view, it is important to distinguish “public open space” from “private open space” in policy terms, and certainly any attempt by the Town to use Official Plan policy in an effort to assure the “permanence” of

private open space, or otherwise “sterilize” such lands, would be highly inappropriate and contrary to provincial planning policy.

For these reasons, which are not intended to be exhaustive, it is ClubLink’s position that the proposed Town-initiated Official Plan Amendments recommended by staff are inappropriate and should therefore be rejected by Council.

Please circulate a copy of this submission to all members of Council in advance of the Planning and Development Council meeting. Also, kindly ensure that we receive notice of any further report(s) and/or public meeting(s) concerning this item and that we receive notice of any Council decision(s), including notice of the adoption of any amendment to the Town’s Official Plan.

Yours truly,  
**DAVIES HOWE LLP**



*per:* Mark R. Flowers  
Professional Corporation

copy: Client  
Glen Schnarr / Colin Chung / Mark Bradley, Glen Schnarr & Associates Inc.



June 12, 2017

**By E-Mail to [townclerk@oakville.ca](mailto:townclerk@oakville.ca)**

Mayor Rob Burton and Members of Council  
Town of Oakville  
Oakville Town Hall  
1225 Trafalgar Road  
Oakville, Ontario  
L6H 0H3

Attention: Vicki Tytaneck, Town Clerk

Dear Ms. Tytaneck:

**Re: Town-Initiated Official Plan Amendments - Urban Structure Review  
Planning and Development Council Agenda, Public Hearing Item No. 4  
Town File No. 42.15.52**

We are counsel to the North Oakville East Landowners Group (the "Group"). The Group includes the companies listed on Schedule "A" to this letter. Individual Group members are parties to the North Oakville East Cost Sharing Agreement (the "Cost Sharing Agreement"). The Cost Sharing Agreement was initially entered into on August 1, 2007 and addresses the sharing of costs associated with public land and infrastructure, in addition to the coordination of development initiatives within the North Oakville East Secondary Plan area.

The Group and its planning consultant, Ruth Victor and Associates, have actively engaged with Town staff regarding the Town's Official Plan Review. The Group confirmed its interest in a number of issues that are the subject of the Official Plan Review at a meeting with Town staff on June 7, 2017. Those issues include:

1. Assuring that the Official Plan Review properly addresses the integration of the Livable Oakville plan and the now distinct North Oakville East Secondary Plan (OPA 272). The two plans rely on different metrics and use different definitions regarding a number of matters including permitted uses and density, among other key factors that are being addressed as part of the Official Plan Review. As the Urban Structure Review is the first step in this process, the Group seeks

to ensure that the Town takes into account both the scope and the correct starting point for the coordinated review.

2. Information contained in the Town's background reports regarding density and housing mix is outdated and does not reflect current higher density projects that are under construction in the North Oakville East Secondary Plan area. This data will therefore have to be updated.
3. The Group seeks to ensure that the ongoing Neyagawa Urban Core study will not serve as the basis for the development of any Group member's land to be delayed.
4. The background reports do not take into account the challenges associated with achieving high densities across the Town, nor does it consider those challenges in a holistic manner, particularly given the time required to evolve a high density area and the impact that current zoning standards may be having.
5. The broader Official Plan Review and the Urban Structure Review do not appear to take proper account of the settlement terms that were reached for the Natural Heritage System at the time the North Oakville East Secondary Plan was approved. Those parameters must be taken into account as part of the review process.
6. The Urban Structure Review needs to incorporate a plan for transitional uses, particularly for larger sites, in order that the Town's overall vision can be achieved.
7. The Town's phasing policies require a fulsome review. There is a need to look comprehensively at phasing, allocation, and servicing constraints to determine whether the Town's objectives can be achieved and where revisions to those objectives are required in order to address these issues.

The Group looks forward to continuing its discussion with the Town regarding the broader Official Plan Review and the Urban Structure Review. Please provide me

with notice of any further meetings and notices that are issued by the Town in relation to the Official Plan Review and the Urban Structure Review.

Sincerely,  
**DAVIES HOWE LLP**



Kimberly L. Beckman

KLB:KB

copy: North Oakville East Landowners Group  
Ruth Victor and Associates

Schedule "A"  
North Oakville East Landowners Group

GRAYDON BANNING LTD.

PENDENT DEVELOPMENTS LIMITED

LOWER FOURTH LIMITED

404072 ONTARIO LIMITED

DUNOAK DEVELOPMENTS INC.

BRESSA DEVELOPMENTS LIMITED

1564984 ONTARIO LIMITED

S.G.G.C. ACQUISITION CORPORATION

THE BAR WEST REALTY CORP.

MATTAMY (KAITTING) LIMITED

RULAND PROPERTIES INC.

SHERBORNE LODGE DEVELOPMENTS LIMITED 23.68 15.67 1.653%

DAVIS-MINARDI HOME CORP.

DOCASA GROUP LTD.

TIMSIN HOLDING CORP.

SHIELDBAY DEVELOPMENTS INC.

TRIBADEN INVESTMENTS INC.

RIVER THAMES BUILDING GROUP CORP.

FLAVIA HOMES CORP.

EVERTON GATES CAPITAL CORP.

ENO INVESTMENTS LIMITED

OAKVILLE 23-2 INC.



STAR OAK DEVELOPMENTS LIMITED  
MEL-OAK DEVELOPMENTS INC.  
MEL-OAK (NORTH) DEVELOPMENTS INC.  
1816985 ONTARIO LIMITED  
1816986 ONTARIO LIMITED  
GREEN GINGER DEVELOPMENTS INC.  
EMGO (NORTH OAKVILLE I) LTD.  
NORTH OAKVILLE COMMUNITY PARK INC.  
DUNBURN DEVELOPMENTS LIMITED  
24567667 ONTARIO INC.  
SIXTH LINE CORPORATION  
DUNDAS-TRAFALGAR INC.  
BURNHAMTHORPE/OAKVILLE HOLDINGS INC.  
103 DUNDAS CORPORATION  
DIGRAM DEVELOPMENTS OAKVILLE INC.  
NORTH WEST OAKVILLE HOLDINGS INC.  
MARTILLAC ESTATES INC.



**BESSANT PELECH ASSOCIATES INC.**  
Development Planning + Project Management Consultants

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BPA Inc. No. 145-16  
August 8, 2017

Via Email [mark.simeoni@oakville.ca](mailto:mark.simeoni@oakville.ca)

**Planning Services Department**  
**Town of Oakville**  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

**Attention: Mark H. Simeoni**  
**Director Planning Services**

Dear Sir:

**Re: Official Plan Review (OPR)**  
**2306803 Ontario Inc.**  
**435 Reynolds Street**  
**Town of Oakville, Halton Region**

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Please be advised that we act as the land use planning consultants on behalf of 2306803 Ontario Inc., the owner of a property known municipally as 435 Reynolds Street and have specifically been retained in order to provide a written submission and review comments associated with the ongoing Town of Oakville Official Plan Review (OPR) study initiative.

The purpose behind our engagement, as well as the intent of the owner, as previously indicated in a written submission dated May 8<sup>th</sup>, 2017 as input with respect to the OPR exercise, attached herein for easy reference, is to consider and advance the redesignation of the subject lands from "Neighbourhood Commercial" to "Residential" and specifically a 'medium density residential' designation. To that end, the owner has retained the architectural design services of Open Architects to review and advance the conceptual development plans outlined in the earlier submission.

Further to our attendance at the May 30<sup>th</sup>, 2017 Public Information Meeting and the subsequent statutory Public Meeting convened on June 12, 2017 with respect to the Urban Structure Review component of the ongoing Town of Oakville Official Plan Review study initiative, coupled with our review of the proposed Official Plan Amendment No. \_\_, Livable Oakville Plan (Draft 2017-06-12) and specifically Section 3.9 which reads:

"Residential Areas

Residential Areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial use that serve the local residents of the Town.

*Development* in the Residential Areas is to be limited and is intended to maintain the *character* of those communities. The *character* of the Residential Areas will be significantly influenced by their relationship to the Natural Heritage System, parks and open space area."

While we acknowledge and recognize that existing “Residential Areas” are and will remain relatively stable, existing residential neighbourhoods and communities however are not static, and evolve and change over time. Some change will occur, some change is inevitable and needs to be contemplated and anticipated.

Incremental and strategic change is to be expected as a natural part of maturing neighbourhoods, provided such change remains sensitive to and respects the existing character of the immediate surrounding area. As such, Official Plan policies need to recognize and acknowledge that change occurs and that change in some circumstances and locales is appropriate, as recently evidenced on the former OTMH lands as part of the site planning review and development options exercise.

The OPR study initiative represents an opportune time to identify and consider such change as “Residential Areas” mature, while the subject lands represent an appropriate location for such change. That said, we would respectfully suggest that the Plan policy articulated under Section 3.9 requires further consideration, additional wording and needs to also speak to the inevitability of change within existing and stable but not static “Residential Areas”.

Discussions with Town staff with respect to the OPR have indicated that subsequent stages of the initiative will specifically consider a ‘residential policy review’ with a ‘special study’ component attached which would consider the appropriateness of redesignating non-residential lands situated within the broader “Residential Areas” construct. The “residential policy review’ OPR component has now commenced with the preparation and release of the ‘Residential Character Study’ Terms of Reference at the June 12<sup>th</sup>, 2017 meeting of the Livable Oakville (Official Plan Review) Council Sub-Committee, as well as the associated timeframe for staff reporting milestones.

Given that the OPR study schedule contemplates having a ‘draft’ Residential Character Study and a Residential Character Study Directions report brought to the Sub-Committee at the October 10<sup>th</sup> session, we intend to engage ourselves actively in this policy review process on behalf of our client. As part of such engagement, we will also submit our architectural design brief and land use planning rationale in support of the requested land use designation for staff consideration, followed with formal deliberations and meetings with municipal staff and officials.

In parallel with the ‘residential policy review’, our interest also includes the ongoing ‘commercial lands review’ and specifically the relevance of the existing retail commercial hierarchy promulgated within the Livable Oakville document, as well as emerging trends moving from traditional retail hierarchies to a structure of centres and corridors with mix of land uses.

New Official Plans throughout the GTA now reflect Places to Grow: Growth Plan requirements of centres and corridors that focus on mixed-use development, in essence dictating a combined approach in the transition to a new mixed-use hierarchy rather strictly the historic retail hierarchy which in some quarters is being rendered as obsolete. Such an emphasis is allowing existing retail centres within residential communities to transition to either mixed-use centres that combine the current retail function along with housing, office, institutional, and recreational uses and lifestyle destination functions or alternatively the redesignation for strictly residential purposes.

While such transition may occur gradually over time and would no doubt extend beyond the current Official Plan planning horizon, it remains important to initiate the process as part of the current OPR initiative.

Against this backdrop, we ask that staff add our contact information to the OPR notification circulation list to ensure that we receive advance notice of scheduled stakeholder consultation sessions, as well as the preparation and release any study reports and/or proposed Official Plan Amendments, associated with the specific ‘Residential Character Study component, as well as the Official Plan Review study initiative in general.

In addition, we respectfully hereby request receiving a copy of any 'notice of adoption' and/or associated Town Council 'notice of decision' related to a new Town of Oakville Official Plan document or any associated stand-alone Livable Oakville Official Plan Amendments.

Thank you very much for your attention to our submission and we look forward to further inputs associated with the Town's Official Plan Review study initiative, as well as working with municipal staff in advancing such development objectives forward.

Page | 3

Yours truly,  
**BESSANT PELECH ASSOCIATES INC.**



Yurij Michael Pelech, MA(PI), MCIP, RPP, PLE  
Principal / Associate Planning Consultant

attch.

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# Turkstra Mazza

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August 22, 2017

Attn: Kirk Biggar, Senior Planner  
Planning Services  
Town of Oakville  
1225 Trafalgar Road  
Oakville ON L6H 0H3

Dear Mr. Biggar

**Re: Urban Structure OPA – Merton Study Area West of Bronte Road  
Victor Enns, Joyce Enns and 1442839 Ontario Ltd.**

As you are aware, we represent Victor Enns, Joyce Enns and 1442839 Ontario Ltd.

We request that the Official Plan Amendment Schedule A1, Urban Structure, Item No. 4 of the Amendment, Appendix C be amended to remove the lands within the Merton Study area west of Bronte Road from the Parkway Belt designation and that they be included under the Residential Areas designation. A new overlay designation should be added to the legend stating Parkway Belt Overlay. This change reflects and incorporates into the Official Plan the recently issued Ontario Municipal Board decision and ensures consistency between schedule A1 and Schedule H –West Land Use as approved.

We request this change to ensure that the Official Plan is consistent between these two schedules within the Official Plan, that it is clear that these lands are in fact designated as a Residential Area within the Official Plan and recognizes the subsequent step required -- the removal of the Parkway Belt West Plan from this area.

Please let me know if further discussion is required. I look forward to hearing from you.

Yours truly,

  
Nancy Smith  
ns/l

cc: Jennifer Huctwith, Assistant Town Solicitor

NANCY SMITH PROFESSIONAL CORPORATION  
TURKSTRA MAZZA ASSOCIATES, LAWYERS