

APPENDIX C – Applicant Hosted Public Information Meeting Minutes – September 20, 2020



Public Information Meeting Notes

Project:	Redoak G & A Inc. and Capoak Inc.		
Purpose:	Public Information Meeting		
Date & Time:	September 22, 2020 6:30-7:30PM		
Location:	Video Conference (Zoom)		
MGP File:	17-2651		
Attendees:	Public Attendees	Adi Jhamb Kim Stilwell Christine Dom Jenny Justyna	Maria Mike Shen Simao Stephanie Edward Cai
	Ward 6 Councillors Great Gulf	Councillor Lishchyna Katy Schofield Pat Crosby	Councillor Adams Trish Elliot
	MGP	Joan MacIntyre	David Milano
Recorded By:	David Milano		

The following notes are considered to be an accurate record of the discussion and action items at the meeting. Any discrepancies, questions, or comments should be brought to the author's attention immediately.

Agenda Item	Discussion
1) Presentation	David Milano (Malone Given Parsons) gave a presentation detailing the proposed development and planning context of the lands.
2) Question Period	<p>Following the presentation, questions were asked by members of the public and responses from the development team were provided and detailed below:</p> <p><i>Question: (Kim Stilwell) What is the timeline of development and construction? Specifically, the homes and condos?</i></p> <ul style="list-style-type: none"> Katy Schofield: It depends on development approvals – potentially start site works end of 2021 and servicing in 2022. House construction may then start 2022/2023. Likely a 5 to 6-year timeline. The condo/mid-rise development would follow afterward. <p><i>Question: (Mike Shen) Is Eighth Line going to be further extended north (i.e. in the unopened road allowance)?</i></p> <ul style="list-style-type: none"> Joan MacIntyre: The Eighth Line ROW is not under this ownership and not within the Plan. Based on current roads it will not extend north. Councillor Adams: Eighth Line does not continue further north due to the natural features (forest and swamp lands). The natural lands have been shown in the Master

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	<p>Plan.</p> <p><i>Question: (Adi) Will Eighth Line be widened and what traffic calming techniques will be brought in (i.e. enforcement or speed bumps)?</i></p> <ul style="list-style-type: none"> • Councillor Lyshchina: Eighth Line had speed bumps as a pilot project (south of Dundas St). Residents near this area did not like them due to noise and they were removed. Currently Eighth Line is one lane each direction and is not proposed to be widened. Ninth Line is being widened to help draw traffic away from Eighth Line. • Councillor Adams: Trafalgar is being widened to help alleviate traffic but there are no plans to widen Eighth Line. <p><i>Question: (Maria) Where will construction vehicles be coming from to access the site? Will they be using Eighth Line or Dundas Street?</i></p> <ul style="list-style-type: none"> • Councillor Lyshchina: Large and heavy trucks are not permitted to drive on Eighth Line. • Katy Schofield: For construction access, trucks would use Dundas Street. • Councillor Adams: Town would enter into agreement with developer which would include the construction traffic route. There could be construction on the Eighth Line north of Dundas St. <p><i>Question: (Simao) Will the development be all residential or will include storefronts and commercial?</i></p> <ul style="list-style-type: none"> • Katy Schofield: We have not determined what will be included in the Dundas Street frontage yet, which will be subject to a future application. <p><i>Question: (Christine) Will the presentation or zoom recording be made available?</i></p> <ul style="list-style-type: none"> • Joan MacIntyre: The meeting is recorded and can be shared, as well as the presentation slides. It can be requested from Joan or David (email addresses provided). <p><i>Question: (Councillor Adams) Can you clarify the proposed road network compared to the Master Plan which shows an additional road connection to Eighth Line (just south of Wheat Boom Drive)?</i></p> <ul style="list-style-type: none"> • Joan MacIntyre: The north-south road on the west boundary is single-loaded and additional connections could be added in the future. • Katy Schofield: The southeast corner of Wheat Boom and Eighth Line is a private residence. This road connection would have to go through the property and the timeline to complete that connection was unknown. Transportation Staff at the Town of Oakville requested that the road network assume the property would be resided indefinitely. Town Staff have supported this proposed road network. <p><i>Question: (Councillor Adams) Policies re the activity nodes require other uses at the intersection. Will the activity node intersection include more than residential uses (i.e. live-work)? Where can retail or a daycare be accommodated?</i></p> <ul style="list-style-type: none"> • Katy Schofield: Live-work was considered, however the result in this location could

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	<p>not be supported from a retail perspective. The activity node allows commercial and community uses. We believe the benefit to the greater community is to provide something unique and interesting, which is proposed as the enhanced gateway to the north. The gateway feature provides the connections to the major trail and ultimately satisfies the policy intention of the activity node. There is still the opportunity on the southeast corner of the Wheat Boom/Eighth Line intersection for other uses. Any retail/commercial use (or daycare) would be proposed along Dundas Street.</p> <p><i>Question: Will on-street parking be removed from Eighth Line to accommodate a bike route?</i></p> <ul style="list-style-type: none"> • Pat Crosby: The east side of Eighth Line (north of Dundas St) is occupied by residents and the parking is subject to their driveway locations. • David Milano: Understand that a signed bike route is proposed on Eighth Line, which would not include a dedicated bike lane. <p><i>Question: (Edward Cai) Will there be a public elementary school north of Dundas?</i></p> <ul style="list-style-type: none"> • Katy Schofield: School site on the Trinison lands to the west. (Edward pointed out that this is a Catholic school). • Councillor Adams: The Master Plan shows other school locations to the east. However, the sites are not yet funded (they are subject to provincial funding).