

VIRTUAL PUBLIC INFORMATION MEETING

FUTURE DEVELOPMENT APPLICATIONS FOR

103 BURNHAMTHORPE ROAD WEST

MONDAY DECEMBER 6, 2021 (7:00 pm to 7:30 pm)

Attendees:

- Adam Cairns – Star Oak Developments Limited
- David Faye – David Faye & Associates Inc.
- Bill Tam – KLM Planning Partners Inc.
- Frederick Thibeault – Halton District School Board – General Manager of Planning
- Curtis Ennis – Halton District School Board – Director of Education
- Jasvinder Sandhu – Ward 7 Town Councillor
- Pavan Parmar – Ward 7 Regional Councillor
- Kelly Amos – Halton District School Board - Trustee
- Tanya Rocha – Halton District School Board - Trustee
- Dan Costa
- M. Balen

Presentation by Bill Tam:

- An overview was provided of site context within the North Oakville East Community at the northwest corner of Sixth Line and Burnhamthorpe Road West.
- An overview was provided of the site conditions (23.3 hectares) including description of environmental features occupying the west central portion of the Subject Lands with most of the remainder of the site being used for agricultural purposes. Described surrounding existing uses to the north and east as well as proposed uses on south side of Burnhamthorpe Road West and potential concepts for lands to the west.
- A description was provided regarding where the site fits into the Master Plan within the North Oakville East Secondary Plan. An outline of land use categories applicable to the subject lands including Employment Area, Transitional Area, Stormwater Management Facility, and Natural Heritage System Area was presented. Also provided an overview on the land use permissions within each category.
- An overall development concept was presented which showed the northern portion of the Subject Lands proposed for employment use, the southeastern portion of the site to be used for secondary school and related uses, a natural heritage block to preserve the existing environmental features, a green corridor extending from the natural heritage

block towards the east and another green corridor towards the south, and a stormwater management facility to be located between the secondary school and the north/south green corridor.

- A more detailed concept of the secondary school block courtesy of the Halton District School Board was also presented. In addition to the school building itself, the School Board is also contemplating a day care, the potential for portable classrooms, administrative offices, and an air-supported dome structure upon a sports field.
- A diagram was presented to illustrate a direct comparison of the master plan as it applied to the Subject Lands against the proposed development to demonstrate similarities and differences:
 - Both the master plan and the proposed development will protect the existing environmental features as well as having green corridors leading to the east and leading to the south.
 - Both the master plan and the proposed development illustrate employment uses between the future William Halton Parkway extension and the environmental features.
 - While the master plan contemplated a storm management facility at the southeastern corner of the site, the proposed development proposes to locate said facility further west.
 - While the master plan illustrated a parcel of employment use immediately south of the east/west green corridor and Transitional Area between said employment use and Burnhamthorpe Road West, the proposed development contemplates all of the site between the east/west corridor and Burnhamthorpe Road West to be used for the secondary school and related uses.
 - While the master plan illustrated a road connecting the west side of Sixth Line to the north side of Burnhamthorpe Road West, the proposed development seeks to remove said road.
- An outline of the planning instruments needed to facilitate the proposed development including a draft plan of subdivision, zoning by-law amendment, and an official plan amendment was provided.
- An explanation for the necessity for the official plan amendment was provided. The Employment Area designation on the lands south of the east/west green corridor does not generally permit school uses while the Transitional Area designation does allow schools. Therefore, an official plan amendment is required to change the designation of the portion of the site immediate south of the east/west green corridor from Employment Area to Transitional Area. It was also noted Regional Official Plan Amendment #48, approved in November 2021, has removed the employment land use overlay from the portion of the site immediately south of the east/west green corridor thus facilitating the change in land use designation within the Town's Official Plan.

Questions and comments:

- Trustee Amos and Mr. Ennis advised the residents were looking forward to having a secondary school on this site.
- Councillor Sandhu enquired about the estimated date of completion for the school.
 - Mr. Thibeault advised construction can only commence after approval has been received from the Ministry of Education and advised it will likely result in construction completion approximately three years after all municipal approvals have been granted.
- Regional Councillor Parmar asked about the type of uses contemplated for the employment block.
 - Bill Tam responded the employment block will likely be zoned 'LE – Light Employment' within By-law 2009-189 which will permit a range of light industrial/prestige industrial/office uses.
- Mr. Costa asked if there was an estimated schedule for the construction of service infrastructure along Burnhamthorpe Road.
 - One of the Councillors responded she will investigate.