



January 17, 2022

Town of Oakville
Planning Department
1225 Trafalgar Road
Oakville, ON
L6J 5A6

Attention: Mr. Rob Thun

Dear Rob,

**Re: Docasa Group Ltd.
Resubmission of Draft Plan of Subdivision
and responses to circulation comments**

On behalf of Docasa Group Ltd., we are pleased to provide herewith the resubmission of our Draft Plan, together with a comprehensive response to circulation comments received.

Below is a summary of the agency comments received, together with our response.

Revised Draft Plan

- The Draft Plan has been revised at the request of the Halton District School Board, to increase the size of the school site. We have had discussions with the School Board, as well as with the adjoining owner Mattamy – Lower Fourth Limited (who holds a portion of the combined school site), and it was agreed that the increase in the overall school site would be taken from the Docasa lands.
- The above-noted revision has resulted in the removal of 15 townhouse units, which previously fronted onto Street B.

Urban Design Comments

- Please find attached a comprehensive response to all urban design comments, from John G. Williams Architect, dated November 17, 2021

Zoning Comments

- We suggest that we fine tune the final draft zoning by-law once the Draft Plan is near its final form

Development Engineering Comments

- Noted
- The final EIR/FSS will reflect the updated Draft Plan

Parks Dept. Comments

- Noted

Transportation Comments

- The comments were very minor
- Please find attached our response from CGH, addressing the comments as well as including a fully revised traffic memo incorporating the minor comments (which we understand is the preferred response method of your transportation dept)

Halton Region Comments

- Updated Phase 1 ESA
 - This should be included as a draft plan condition
- Updated FSR, as needed
 - This should be included as a draft plan condition
- Updated Planning Justification Report
 - The only comment was related to policy dates referenced in the report. However, Bousfields believes the noted policy dates are correct and have reached out to the Region to confirm. This is a minor comment and if needed, can be cleaned up as a draft plan condition.
- Archaeological Reports
 - Region was looking for the Archaeological Report to complete their file. The report and Ministry clearance has been emailed to the Region in a separate email.
- Allocation
 - Docasa has secured 310 SDE from the 2020 Allocation Program = 310 SDE
 - The revised draft plan requires the following SDE allocation
 - 208 singles and semi's = 208 SDE
 - 74 T/H's x 0.76 = 56 SDE
 - 128 proposed Apartments x 0.45 = 58 SDE
 - Overall SDE required = 322 SDE (208 SDE + 56 SDE + 58 SDE)
 - The proposed apartments will be subject to a future Site Plan process and more detailed design work, therefore the total required apartment SDE's is only an estimate at this time. In addition, this owner has unused SDE from other projects that could be made available, if needed, at the appropriate time.

All other circulation comments are noted, or appear to be for information only, or what can be classified as standard comments.

We look forward to your review of our resubmission.

Yours very truly,
Matson Planning and Development Inc.

A handwritten signature in black ink, appearing to read 'C. Matson', with a stylized flourish at the end.

Christopher S. Matson, B.E.S.

Encl.

cc: Michael Telawski, Trinison Management Group