



Technical Memorandum

To:	Colin Westerhof – Town of Oakville	Date:	2023-08-15
Cc:	Paul Barette – Town of Oakville Michael Di Febo – Town of Oakville Sean Stewart – Town of Oakville Syed Rizvi – Town of Oakville		
From:	Mark Crockford, P.Eng. Robin Marinac, P.Eng.	Project Number:	2023-101

Re: Proposed Official Plan Amendment in Support of Zoning By-law Amendment (Z 1531.03) and Draft Plan of Subdivision (24T-21009.1531) applications for 1300, 1316, 1326, 1342 and 1350 Bronte Road

To support the Bronte River Limited Partnership properties located at 1300-1350 Bronte Road in Oakville, Ontario, a Transportation Impact Study (TIS) dated March 2023 was prepared and included in the April 2023 draft plan of subdivision and zoning by-law amendment (DPS/ZBA) submission. This study was based on Concept Plan SK-92. Since this submission, comments have been received from Town and Region staff.

It is noted that in September 2022, an appeal to the OLT was filed by the proponent, and throughout this process, the parties have continued to work on a without prejudice basis towards resolving outstanding issues and concerns related to the applications. The parties have participated in a series of without prejudice workshops, meetings and site visits which have resulted in a resolution of most issues.

The outcome of these discussions has been positive and, in addition to the received submission comments from Town and Region staff, have resulted in further modifications to the development plan and are reflected in Concept Plan SK-97. From a transportation perspective, these changes are considered minor.

It is noted that as part of a 'mini submission' to support the DPS/ZBA application, the changes between the original concept plan considered in the TIS (Concept Plan SK-92) and the current plan (Concept Plan SK-97) that is being put forward have been examined in the form of a TIS Addendum. This includes examining the unit count and type, preparing an updated trip generation (using the same factors as those presented in the TIS), identifying the anticipated impact of the proposed changes to the concept plan, and updating Section 5.1.2 of the TIS. Additionally, responses to the received comments, and additional site circulation analysis have been prepared and will also be submitted as part of the 'mini submission' to support the draft plan of subdivision and zoning by-law amendment application. As a draft plan condition, the TIS will be required to be updated to include any changes identified in the responses to received comments, the 'mini submission', as well as changes to the concept plan reflected in Concept Plan SK-97.

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August 15, 2023

Page 2

In addition to the conclusions of the TIS Addendum and other material prepared for the 'mini submission', the conclusions, recommendations, and analysis in the TIS dated March 2023 can be relied upon to support the OPA submission.

If you have any questions or comments, please do not hesitate to contact the undersigned.

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