



PLANNING JUSTIFICATION REPORT Addendum

Delmanor West Oak
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Town of Oakville

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Table of Contents

1.0 INTRODUCTION	3
1.1 Description of Revised Proposal	3
2.0 PROPOSED REVISED AMENDMENTS	3
2.1 Zoning By-law Amendment	3
3.0 UPDATES TO POLICY FRAMEWORK ANALYSIS	4
3.1 Conservation Halton Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document (2020)	4
3.2 Conservation Halton Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document (2020)	5
3.2.1 Conservation Halton Land Use Planning Policies	5
3.2.2 Summary/Conformity Statement	10
4.0 PUBLIC CONSULTATION	11
5.0 CONCLUSIONS	16

APPENDICES

Appendix 1 – Draft Zoning By-law Amendment

Appendix 2 – Summary of Public Meeting Letter

1.0 INTRODUCTION

This Planning Justification Report (PJR) addendum has been prepared to update the original PJR dated December 2020 which was included with the original application submission. The addendum is being included with the first resubmission in response to the first round of staff comments and community consultations and provides the following information:

- A description of the revised proposal;
- A description of the revised Zoning By-law Amendments;
- Review of the Policies and Guidelines for the administration of Ontario Regulation 162/06 and Land Use Planning Policy Document; and
- Review of the revised Zoning By-law Amendment.

This PJR Addendum should be read in conjunction with the original PJR dated December 2020.

1.1 Description of Revised Proposal

The intent of the proposal remains unchanged. Improvements have been made to the site layout to address comments provided through the first round of staff comments. The changes are as follows:

	Original Proposal	Current Proposal
Net Floor Area	Retirement Home – 27,730 m ² Independent Living Units – 3,520 m ² Total – 31,250 m ²	Retirement Home – 27,479 m ² Independent Living Units – 2,928 m ² Total – 30,407 m ²
Units	Retirement Home – 315 Units Independent Living Units – 27 Units Total – 342 Units	Retirement Home – 315 Units Independent Living Units – 24 Units Total – 339 Units
Density	94 Units per Hectare	96 Units per Hectare
Floor Space Index	0.86 FSI	0.86 FSI
Parking	226 Parking Spaces	222 Parking Spaces

2.0 PROPOSED REVISED AMENDMENTS

2.1 Zoning By-law Amendment

The Town of Oakville Zoning By-law 2014-014 currently zones the Subject Lands as Private Open Space, Special Provision 122 (O2-122). The Private Open Space Zone does not permit seniors housing. A Zoning By-law Amendment (ZBA) is proposed to bring the zone category into conformity with the Livable Oakville Official Plan permissions for senior citizens' housing, through implementing a site-specific by-law that will allow for the proposed 8-storey seniors building and independent living units as well as site-specific permissions in accordance with the proposed development. The Zoning

By-law Amendment will also ensure that the current limits of the Natural Area zone to the south of the Subject Lands are updated to reflect the implemented buffers to this feature.

In response to the first round of staff comments, minor revisions have been made to the proposed Zoning By-law Amendment. The proposed Zoning By-law Amendment now incorporates the proposed permitted uses: Retirement Home, Independent Living Unit and Assisted Living Unit. As requested, redundant provisions that are regulated in the general provisions section of the current Zoning By-law have been removed. The revised proposed Zoning By-law Amendment is attached as **Appendix 1**.

3.0 UPDATES TO POLICY FRAMEWORK ANALYSIS

In response to the first round of staff comments, a section has been included in this Addendum to address the Conservation Halton Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document (Revised 2020).

3.1 Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (hereinafter referred to as the "PPS") applies to planning decisions made on or after May 1, 2020.

The PPS outlines policy for Ontario's long term prosperity, economic health, and social well-being. These directives depend on the efficient use of land and development patterns that support strong, livable and healthy communities that protect the environment and public health and safety, and facilitate economic growth.

The PPS has been evaluated related to the proposed changes reflected within the proposal. The following policies have been considered or reconsidered based on the revised proposal:

3.1.1 *Natural Hazards*

Section 3 of the PPS sets out policies to mitigate potential risk to public health or safety or of property damage from natural hazards, including the risks that may be associated with the impacts of a changing climate.

- "3.1.1 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:
- a) hazardous lands adjacent to the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
 - b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
 - c) hazardous sites."

The valley slopes, including Sixteen Mile Creek, Glenayr Creek and the incised draw protruding into the Site were subject to geotechnical and slope stability analyses by BIG Consultants and a toe erosion threshold

analysis by Geomorphix. The results of each of these complementary studies and in particular, the Long-Term Stable Top of Slope (LTSTS), informed the delineation of the developable envelope of the site as illustrated in Figure 3 of Environmental Impact Study (EIS). The LTSTS determined by BIG Consultants illustrated on Figure 2 and 3, of the EIS, represents the limit of valley erosion hazards (Natural Hazards) where the slope is stable in terms of long-term stability. The development proposal is outside of the delineated LTSTS.

- “3.1.5 Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:
- a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
 - b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or
 - c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.”

As noted above BIG Consultant and Geomorphix established the LTSTS and appropriate setbacks where development could take place. The development proposal is outside of the delineated LTSTS.

In addition, the Town of Oakville’s Official Plan (OP) Policy 16.1.9 for Valleyland and Conservation Halton Policy, no new development is permitted within 15 metres of the stable top of slope or flooding and erosions hazards associated with Major Valleys, which include Sixteen Mile Creek and its tributaries. The prescribed setback for the stable top of slope and Minor Valleys is 7.5 metres. The Subject Lands within 7.5 metres and 15 metres of the established LTSTS for the site are illustrated on Figure 3 of the EIS Report.

The Site Plan contemplates passive private recreational uses on both sides of this feature consisting of minor trails and resting/viewing areas for the senior residents of the Subject Lands. There is one exception along the incised feature where the proposed development encroaches into the 15 metre buffer, but at this location, surface parking is proposed as per Figure 2 and 3 in the revised EIS Report.

3.2 Conservation Halton Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document (2020)

The Ontario Regulation 162/06 builds upon the policy foundations of the Conservation Authorities Act and the PPS and identifies land use policies for lands located within the Conservation regulatory lands.

The following is a summary of the policies applicable to the proposed development and how they have been addressed.

3.2.1 Conservation Halton Land Use Planning Policies

Section 3 sets out the land use policies, procedures and technical analysis and standards that apply to planning functions.

- “3.1.3 Conservation Halton staff will work with municipal watershed partners to include natural heritage features and natural hazard areas within appropriate Official Plan and zoning by-law designations to ensure no new development or site alteration occurs that would be contrary to Provincial or Conservation Halton policy.”

Generally, the Subject Lands will not pose any impacts to water resources, natural features, aggregate operations or the agricultural system. The Subject Lands are located north of a tributary to Sixteen Mile Creek with Sixteen Mile Creek located to the east of Fourth Line abutting the Subject Lands. The lands associated with this corridor are identified as a natural heritage system and have been defined as part of the Environmental Impact Study with appropriate buffers implemented. The limits of the Woodland and Valleyland within the Subject Lands will be zoned as Private Open Space (with no site-specific exception allowing for development) and the Natural Area to the south of the Subject Lands within the St. Volodymyr's landholdings as identified in the EIS will maintain the existing Natural Area zoning to ensure its long term protection.

"3.1.5 An Environmental Impact Study (EIS) will be required to confirm that the proposed development and/or site alteration will not have a negative impact on the natural heritage features and functions and that the minimum setbacks identified in this document are adequate to protect the natural heritage features and functions. This is a requirement of the Provincial Policy Statement (2005), Policy 2.1 Natural Heritage, and many of the local municipal Official Plans. Section 3.6 of this document identifies various situations in which an EIS may be required. Staff strongly recommend that the applicant consult with Conservation Halton as early in the process as possible as Environmental Impact Studies may require four season inventories of the natural heritage feature/function."

An Environmental Impact Study has been prepared in support of the proposed development that has defined the limits of the tributary and natural heritage lands associated with Sixteen Mile Creek to the south of the site as well as the limits of the natural heritage lands associated with Sixteen Mile Creek to the east. The Study found that the proposal can proceed in conformity/compliance within the applicable regulatory and policy framework, by respecting the recommended development limits, including the established setback and buffers adjacent to the top of bank and valley woodland edge, improving stormwater quality run-off and providing naturalization within the buffers. The limits of the Woodland and Valleyland within the Subject Lands will be zoned as Private Open Space (with no site-specific exception allowing for development) and the Natural Area to the south of the Subject Lands within the St. Volodymyr's Landholdings, as identified in the EIS, will maintain the existing Natural Area zoning to ensure its long term protection.

"3.2.2 Through the review of planning applications, staff will work with the applicant and watershed municipalities to ensure no new development, including lot creation, or site alteration is permitted within the flooding and erosion hazard limits, that would be contrary to the Provincial Policy Statement and/or Conservation Halton regulatory policies. For major valley systems, a minimum lot line setback of 15 metres from the greater of the limit of the flooding and erosion hazard limit. For minor valley systems a minimum lot line setback of 7.5 metres from the greater of the limit of the flooding and erosion hazard limit will be recommended."

"3.3.2 Through the review of planning applications, staff will work with the applicant and watershed municipalities to ensure no new development, including lot creation, or site alteration is permitted within valleylands and the associated erosion hazard limits that would be contrary to the Provincial Policy Statement and/or Conservation Halton policies. Where the flooding hazard limit is contained within the valley, the lot line setbacks are a minimum of 15 metres from the greater of the physical or stable top of bank adjacent to major valley systems and 7.5 metres from the greater of the physical or stable top of bank adjacent to minor valley systems. Conservation Halton will recommend to municipalities, through the provision of conditions of draft plan approval, that applications for a plan of subdivision adjacent to valleylands, be required to include protection of the valleyland and adjacent tableland in perpetuity. It is Conservation Halton's preference that

this be done through dedication to the municipality however there may be other acceptable methods to ensure that these areas are protected by a public agency.”

As identified in the revised EIS, a 7.5 metre setback to a Minor Valleyland has been applied to the long term stable top of slope (LTSTS) of the incised draw feature. This has been done to reflect the feature’s dominant terrestrial function and its lack of permanent or intermittent discharge due to the feature’s once subterranean connection with the remnant pond having been removed sometime ago. The geotechnical study by BIG Consultants (2021), which established the LTSTS, also supports a 7.5 metre setback as being adequate to protect against erosion of the valley slopes. A further consideration for the adoption of a Minor Valleyland setback of 7.5 metre to this feature was the inclusion by the Town of all valleys and tributaries within the Town of Oakville as “Minor” with the exception of Bronte Creek and Sixteen Mile Creek. Many portions of the watercourses within the numerous subwatersheds listed in Policy 16.1.9 b (ii) provide more significant aquatic and terrestrial functions than the incised draw feature yet are assigned a 7.5 metre setback. It is the position of the applicant and its consultants SLR, BIG Consultants and Geomorphix, that a 7.5 metre setback to the LTSTS of the incised draw feature is appropriate to protect its physical form and terrestrial functions within the Site Plan. As illustrated on Figures 2 and 3 in the revised EIS Report, the application of a 10 metre buffer to the staked top of bank and the woodland edge results in a larger setback than 7.5 metre to the LTSTS of the incised draw feature, with areas approaching or exceeding a 15 metre setback. A setback width of 7.5 metre is further supported by the compatibility of the proposed land use adjacent to this feature. The Site Plan contemplates passive private recreational uses on both sides of this feature consisting of minor trails and resting/viewing areas for the senior residents of the Site. The one exception to this occurs at the most westerly end of the feature where it emerges onto the tableland (Figure 3 in the revised EIS Report). Here, surface parking is proposed on adjacent lands and the setback to the LTSTS of the incised draw feature varies from 7.5 metre to over 15 metre due to the presence of the 10 metre woodland buffer and top of bank setback. Figures 2 and 3 can be found in the revised EIS Report.

“3.4.3 Through the review of planning applications staff will work with the applicant and watershed municipalities to ensure no new development, including lot creation, or site alteration is permitted within or adjacent to wetlands that would be contrary to the Provincial Policy Statement and/or Conservation Halton’s regulatory policies. This will involve a minimum lot line setback of 30 metres from the limit of a Provincially Significant Wetland or wetland greater than 2 hectares in size and a minimum lot line setback of 15 metres from the limit of a wetland less than 2 hectares in size. Greater setbacks may be required as per Provincial or municipal policy.”

As identified in the EIS, the on-site pond located near the western site boundary can also be described using the ELC system as a Cattail Mineral Marsh. The pond is not identified as provincially significant by the NDMNRF, nor would it qualify as such using the Ontario Wetland Evaluation System (OWES) and therefore it is not a significant wetland under the Provincial Policy Statement (PPS, 2020). Based on the data gathered and the discussions with CH, it was determined that, while the pond provides isolated low quality functions / minor wildlife habitat opportunities at local scale it plays a near negligible role at a RNHS / watershed scale. Based on these findings, staff at CH elected not to regulate the feature as part of the lands that would require an alteration permit.

“3.6.1 Significant Wetlands and Coastal Wetlands Policy

2.1.3 (b) and (c) of the Provincial Policy Statement state that development and site alteration shall not be permitted in significant wetlands or significant coastal wetlands. A coastal wetland is defined as any wetland that is located on one of the Great Lakes or their connecting channels or any other wetland that is on a tributary to the Great Lakes and lies, either wholly or in part, downstream of a line located two (2) kilometres upstream

of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected. Policy 2.1.6 of the Provincial Policy Statement further states that development and site alteration will not be permitted on adjacent lands to significant wetlands or significant coastal wetlands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. As such, an Environmental Impact Study will be required for any planning applications within 120 metres of a significant wetland/coastal wetland.”

As identified in the EIS, the on-site pond located near the western site boundary can also be described using the ELC system as a Cattail Mineral Marsh. The pond is not identified as provincially significant by the NDMNRF, nor would it qualify as such using the Ontario Wetland Evaluation System (OWES) and therefore it is not a significant wetland under the Provincial Policy Statement (PPS, 2020). Based on the data gathered and the discussions with CH, it was determined that, while the pond provides isolated low quality functions / minor wildlife habitat opportunities at local scale it plays a near negligible role at a RNHS / watershed scale. Based on these findings, staff at CH elected not to regulate the feature as part of the lands that would require an alteration permit.

“3.6.2 Significant Habitat of Endangered Species and Threatened Species

Policy 2.1.3 (a) of the Provincial Policy Statement states that development and site alteration shall not be permitted within significant habitat of endangered species or threatened species. In addition, development and site alteration shall not be permitted on lands adjacent to this habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (PPS, Policy 2.1.6). The Ministry of Natural Resources (and Forestry) Natural Heritage Reference Manual (1999) considers adjacent lands to be within 50 metres. As such, an Environmental Impact Study will be required for any planning applications within 50 metres of this habitat. Provincial and/or Federal Recovery Strategies are under development for various species. Conservation Halton staff will refer to these strategies and associated species experts when providing comments.”

As identified in the EIS, numerous site visits were conducted in the Spring and Summer of 2018 and also Fall of 2021. Based on the results of the findings, there was habitat within the incised channel, which is part of the protected area. The EIS has suggested that in order to avoid harm to potentially occurring SAR bat species, tree removal should not occur between April to September when bats are in summer day of maternity roosts. The overall effect of removing candidate roost sites for SAR bats will be negligible due to the abundance of suitable trees within the retained valley systems on and adjacent to the Site.

“3.6.4 Significant Woodlands

Policies 2.1.4 (b) and 2.1.6 of the Provincial Policy Statement state that development and site alteration shall not be permitted within or adjacent to significant woodlands south and east of the Canadian Shield unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. The Ministry of Natural Resources (and Forestry) Natural Heritage Reference Manual (1999) provides parameters for identifying significant woodlands and considers adjacent lands to be within 50 metres. As such, an Environmental Impact Study will be required for planning applications within or adjacent to significant woodlands. In keeping with the Provincial Policy Statement, staff will work with watershed municipalities to ensure significant woodlands are identified in Official Plans and zoning by-laws and designated in appropriate Greenlands and Conservation Management zones. In the absence of an up-to-date subwatershed study (approved by Conservation Halton), a minimum 10 metre development and site alteration setback from dripline, to be confirmed through an Environmental Impact Study, will be recommended outside of the Greenbelt Plan Area and the Niagara Escarpment Plan Area. Within the Greenbelt Plan Area and Niagara

Escarpment Plan Area a minimum 30 metre vegetated protection zone will be recommended as per the policies of the Greenbelt Plan.”

An Environmental Impact Study has been prepared in support of the proposed development that has defined the limits of the tributary and natural heritage lands associated with Sixteen Mile Creek to the south of the site as well as the limits of the natural heritage lands associated with Sixteen Mile Creek to the east. The Study found that the proposal can proceed in conformity/compliance within the applicable regulatory and policy framework, by respecting the recommended development limits, including the established setback and buffers adjacent to the top of bank and valley woodland edge, improving stormwater quality run-off and providing naturalization within the buffers. The limits of the Woodland and Valleyland within the Subject Lands will be zoned as Private Open Space (with no site-specific exception allowing for development) and the Natural Area to the south of the Subject Lands within the St. Volodymyr’s landholdings as identified in the EIS will maintain the existing Natural Area zoning to ensure its long term protection.

“3.6.5 Significant Valleylands

Policies 2.1.4 (c) and 2.1.6 of the Provincial Policy Statement states that development and site alteration shall not be permitted within or adjacent to significant valleylands south and east of the Canadian Shield unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. All valleylands within Conservation Halton’s watershed are regulated pursuant to Ontario Regulation 162/06. As such, most are afforded some level of protection from development and site alteration. The Ministry of Natural Resources (and Forestry) Natural Heritage Reference Manual (1999) provides parameters for identifying significant valleylands and considers adjacent lands to be within 50 metres. As such, an Environmental Impact Study will be required for planning applications within or adjacent to significant valleylands. In keeping with the Provincial Policy Statement, staff will work with watershed municipalities to ensure significant valleylands are identified in Official Plans and zoning by-laws and designated in appropriate Greenlands and Conservation Management zones.”

The updated EIS identifies the valley lands as defined by the PPS. Based on the PPS definition, the Sixteen Mile Creek valley, Glenayr Creek and the incised draw qualify as valleylands. As previously noted, SLR Consulting is supporting a 7.5 metre setback to the incised draw feature as appropriate to protect its physical form and terrestrial functions within the Site Plan. The Geotechnical Study, provided in support of this application also supports a 7.5 metre setback as being adequate to protect against erosion of the valley slopes.

“3.6.6 Significant Wildlife Habitat

Policies 2.1.4 (d) and 2.1.6 of the Provincial Policy Statement states that development and site alteration shall not be permitted within or adjacent to significant wildlife habitat unless it has been demonstrated there will be no negative impacts on the natural features or their ecological functions. The Ministry of Natural Resources (and Forestry) has prepared a guide entitled Significant Wildlife Habitat Technical Guide (October 2000) that provides parameters for identifying significant wildlife habitat and adjacent lands. As such, an Environmental Impact Study will be required for planning applications within or adjacent to significant wildlife habitat as specified within the technical guidelines. In keeping with the Provincial Policy Statement, staff will work with watershed municipalities to ensure significant wildlife habitat is identified in Official Plans and zoning by-laws and designated in appropriate Greenlands and Conservation Management zones.”

As identified in the EIS prepared in support of this application, confirmed and candidate SWH were identified through the background review, in combination with targeted wildlife inventories that identified SWH within

the adjacent Valleylands. Although the table lands were not identified as having SWH, the woodland canopy associated with Glenayr Creek and the adjacent Sixteen Mile Creek valley lands provide candidate SWH for Woodland Area-Sensitive Bird Breeding Habitat and confirmed SWH for Special Concern and Rare Wildlife (Eastern Wood-peewee). Protection of these features through the application of vegetation and slope stability buffers and setbacks applied to both the Sixteen Mile Creek valleyland and Glenayr Creek should also protect and maintain the SWH identified within them.

“3.6.7 Significant Areas of Natural and Scientific Interest

Policies 2.1.4 (e) and 2.1.6 of the Provincial Policy Statement states that development and site alteration shall not be permitted within or adjacent to areas of natural and scientific interest (ANSI) unless it has been demonstrated there will be no negative impacts on the natural features or their ecological functions. The Ministry of Natural Resources (and Forestry) Natural Heritage Reference Manual (1999) considers adjacent lands to be within 50 metres. As such, an Environmental Impact Study will be required for planning applications within or adjacent to ANSIs. The Ministry of Natural Resources (and Forestry) identifies ANSIs. Staff will work with watershed municipalities to ensure Areas of Natural and Scientific Interest are identified in Official Plans and zoning by-laws and designated in appropriate Greenlands and Conservation Management zones.”

The site investigations and data analysis completed for the EIS filed in support of this application, together with the feature staking exercise in March 2018, have further refined the position and extent of these Natural Areas and identified Significant Wildlife Habitat and Natural Corridors within the adjacent larger valley systems. All proposed development occurs outside of these staked areas.

“3.6.8 Diversity and Connectivity

Policy 2.1.2 of the Provincial Policy Statement states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features. Through the preparation of Watershed and Subwatershed Studies and through the review of land use planning applications, Conservation Halton strives to ensure that those linkages necessary to the functioning of the natural heritage system are identified for protection and enhancement.”

The Sixteen Mile Creek valley and Glenayr Creek provide a Natural Corridor for wildlife movement between the natural features (woodlands) both on and off site. The connections occur along the east to west linear corridor at the south edge of the study area and north south corridor along the Sixteen Mile Creek valley providing a direct connection to habitats up and downstream beyond the Site boundaries. The treed incised draw feature provides limited connection between features off-site although likely provides a local function within the site for refuge and movement of urban tolerant wildlife. The proposed development does not impede these linkages.

3.2.2 Summary/Conformity Statement

The proposed development has been reviewed against Conservation Halton Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document, which establishes a number of guiding Polices meant to direct growth and ensure negative impacts from development are mitigated. In our view, the development proposal and corresponding Zoning By-law Amendment are

consistent with the policies of this guideline document and the requirements of Ontario Regulation 162/06.

4.0 PUBLIC CONSULTATION

A Public Information Meeting was held virtually on April 29, 2021. Notice of the meeting was circulated to all property owners within 120 m of the Subject Lands by the Town of Oakville. Representatives from Delmanor, MHBC Planning, Icke Brochu Architect, Cosburn Nauboris Landscape Architect, SLR Consulting, LEA Consulting, RV Anderson, Yves R. Hamel & Associates and the Town of Oakville were present at the Public Information Meeting to answer questions. The event was organized by the project team and intended to provide an overview of the proposal to the public.

A total of 11 people, in addition to the design team and Town and Regional Councillors, attended the Public Information Meeting. Table 1 provides a high level overview of the themes expressed from received comments. A summary of comments and questions received at the public consultation, along with responses, is attached as **Appendix 2**.

Table 1: Public Consultation, April 29, 2021

	Comments/Concerns	Response
Design	<ul style="list-style-type: none"> • Consideration should be given to green provisions, building materials and energy efficiencies • Concerns that the number of accesses does not meet Building Code in relation to building size. • Provision of commercial component to the development. 	<ul style="list-style-type: none"> • There are a number of features which will be incorporated into the design, energy efficient appliances, stormwater- rainfall catch, passive solar energy, locally sourced building materials, use of responsibly harvested woods, exterior landscaping for water, planting of native species, waste management system and green education program. • Building designed by architect considering the Building Code and fire route. In addition to a number of entrances/exits through amenity spaces, services and moving rooms, there are 3 pedestrian accesses. • The proposed seniors' residence will provide a full continuum of care, ranging from independent living suites to assisted living and memory care services. There will be on site services, including a tuck shop, for seniors residents.
Landscape	<ul style="list-style-type: none"> • Increase tree canopy 	<ul style="list-style-type: none"> • Site layout has been revised to protect a number of existing trees and increase canopy coverage throughout the site.
Access	<ul style="list-style-type: none"> • Concerns Fourth Line will be extended to connect to the continuation of Fourth Line on other side of green space. 	<ul style="list-style-type: none"> • The proposed development will not be connecting the two portions of Fourth Line. This does not preclude the Town of Oakville completing the connection at a later time; however this would not occur as a result of the proposed development.

Traffic and Parking	<ul style="list-style-type: none"> • Concerns over plans to run public transit along Fourth Line. • Concerns of the access to Dundas and if one access is enough to support the amount of residential. 	<ul style="list-style-type: none"> • As there are no plans to connect the two portions of Fourth Line, no transit service is planned along the street at this time. The proposed development is however within walking distance of three bus routes along Dundas Street West and Proudfoot Trail. • A traffic impact study was prepared as a part of the application to the Town of Oakville. The development proposes a new access onto Fourth Line east of the existing access to the St. Volodymyr's Cultural Centre. Vehicles will use the signalized intersection at Fourth Line and Dundas Street West to travel to and from the development. This signalized intersection was deemed to have sufficient excess vehicle capacity to support the development.
Trails/ Environmental	<ul style="list-style-type: none"> • Access to Lion's Valley. Concerns over plans to have public access and trails off of Fourth Line. • Concerns for the protections and enhancement of Oakville's trails, outdoor spaces and natural resources. • The woodland should stay relatively untouched. • More information required on existing pond and why it was determined to not be a natural feature. • Impacts to the natural habitat from the proposed high density and noise. 	<ul style="list-style-type: none"> • There is an existing access to the adjacent valley directly to the east of the proposed development accessed from the cul-de-sac on Fourth Line adjacent to the lands. Any additional accesses proposed further south, closer to the Neyagawa Boulevard bridge across the valley fall outside of the scope of the proposed development. Further information on plans for the valley may be available through the Halton Region Conservation Authority. • The proposed development protects and retains the existing natural heritage feature in the central portion of the lands and provides an appropriate buffer from the feature for any development. Additionally, generous setbacks from Fourth Line are proposed as well as several landscaped areas throughout the site to retain a high level of landscaping and open space on the lands. • The woodlands remain relatively untouched. An EIS report has been prepared and appropriate buffers have been provided to protect these areas. • The environmental features were staked and verified by our environmental consultant. The EIS provides an analysis of the pond feature. • A noise feasibility study was prepared as a part of the application to the Town of Oakville. The project is not expected to generate a significant amount of noise, and mitigating measures are proposed to ensure that the development is adequately protected from adjacent road noise generated by Dundas Street West. The development is not expected to impact the Lions Valley in a significant manner as it is well set back from the valley edge and retains the existing wooded incised feature.
Scale/Height	<ul style="list-style-type: none"> • The proposed height is too tall for the area, building will tower 	<ul style="list-style-type: none"> • The proposed building is 8 storeys tall, which is in line with other approved buildings along Dundas Street

	<p>above tree line.</p> <ul style="list-style-type: none"> Concerns over proposed height and impacts on surrounding properties. 	<p>West such as 393 Dundas Street West (east of our lands), a 10 storey condominium building currently under construction west of George Savage Avenue. There is also the development at 1359 Dundas Street West, on the north side of Dundas Street West that was permitted with heights up to 12 storeys and 41 metres (16 storeys and 54 metres upon execution of a Section 37 agreement). The proposed development also supports the intensification of lands near major transit routes, including Dundas Street West.</p> <ul style="list-style-type: none"> The 8-storey component of the proposed development is approximately 180 metres away from the closest point of existing lower density residential neighbourhood.
Radio Tower Impact	<ul style="list-style-type: none"> Concerns over the impact to and from the Radio Tower Public availability of peer reviewed Radio Impact Study (RIS). Concerns over height Impacts to senior residents health (i.e. impacts to pacemakers) 	<ul style="list-style-type: none"> A revised Radio Impact Study (RIS) has been prepared in response to the Peer Review of the original report. The revised Radio Impact Study, which includes measurements taken on site, concludes that the impacts from the AM Radio Stations upon the site and future buildings would be negligible and well within Safety Code 6 standards.

Following the public consultation meeting, a Statutory Public Meeting was held with City Council July 7, 2021. The purpose of the Public Meeting was to consider a report from Town Staff and to provide a public forum for debate on the merits of the proposed application. The public and members of Council had the opportunity to provide comment and Council had the ability to evaluate the application and make recommendations. Table 2 provides a high level overview of the themes expressed from received comments.

Table 2: Statutory Public Meeting, July 7, 2021

	Comments/Concerns	Response
Design	<ul style="list-style-type: none"> Consideration should be given to green provisions, building materials and energy efficiencies. More consideration be given to seniors amenity space. Pandemic design – Incorporate design element to mitigate spread of illnesses. Mental Health issues caused by inability to meet family 	<ul style="list-style-type: none"> There are a number of features which will be incorporated into the design; energy efficient appliances, stormwater- rainfall catch, passive solar energy, locally sourced building materials, use of responsibly harvested woods, exterior landscaping for water, planting of native species, waste management system and green education program. The majority of the ground floor has been identified for amenity uses. Additionally, a number of patios and outdoor common amenity areas will be provided. Building design has been slightly adjusted – spacing of suites; co-horting of residents along each floor.

	during pandemic.	<ul style="list-style-type: none"> Focus has been placed on technology to assist residents during these times; Zoom/Facetime/etc., dedicated channels/computer stations/ iPads/Wi-Fi. Additionally, ample landscape space allows for safe congregation of residents on the property in addition to the several indoor amenity areas.
Landscape	<ul style="list-style-type: none"> Increase tree canopy 	<ul style="list-style-type: none"> Site layout has been revised to protect a number of existing trees and increase canopy coverage throughout the site.
Access	<ul style="list-style-type: none"> Concerns over access to the subject lands. 	<ul style="list-style-type: none"> A traffic impact study was prepared as a part of the application to the Town of Oakville. The development proposes a new access onto Fourth Line east of the existing access to the St. Volodymyr's Cultural Centre. Vehicles will use the signalized intersection at Fourth Line and Dundas Street West to travel to and from the development. This signalized intersection was deemed to have sufficient excess vehicle capacity to support the development.
Traffic and Parking	<ul style="list-style-type: none"> Consideration given to structure or underground parking. 	<ul style="list-style-type: none"> The site is very large compared with urban sites providing ample opportunity for surface parking while maintaining sufficient landscaped open space. As a percentage of the area subject to this development site, the surface parking is less than the landscaped open space and natural areas. Hard and soft landscape area currently make up 56.4% of the total site coverage, 21.3% is allocated to building coverage and 22.3% is allocated to the surface parking.. The siting of the proposed buildings provide sufficient screening of the parking areas from Dundas and Fourth Line. The design of the surface parking area includes several trees and landscaped areas. Consideration for underground parking has been reviewed and it has been determined that should this be pursued, long-term dewatering would be required. One level of underground parking would be approximately 4m below grade and it is anticipated that 1 to 1.5m of water will be intercepting the underground parking, which would affect the entire underground parking area.
Trails/ Environmental	<ul style="list-style-type: none"> Concerns over impact to existing trails. 	<p>The proposed development protects and retains the existing natural heritage feature in the central portion of the lands and provides an appropriate buffer from the feature for any development. Additionally, generous setbacks from Fourth Line are proposed as well as several landscaped areas throughout the site to retain a high level of landscaping and</p>

		open space on the lands. A revised landscape concept plan has been resubmitted to the Town of Oakville which illustrates the efforts to retain open space and natural resources on the lands.
Scale/Height	<ul style="list-style-type: none"> Concerns over visibility of proposed building from Sixteen Mile Valley. Concerns over radio frequency tower proximity to proposed building. 	<ul style="list-style-type: none"> The proposed building will be 12 m from the edge of the slope. Bird friendly features will be incorporated into the building design. Light pollution mitigation features will be incorporated into the site design to minimize impacts on the surrounding natural area. As noted previously, the 8-storey component is approximately 180 metres from the closest low density residential neighbourhood. Ongoing discussions with the radio tower provider are occurring in an effort to address their concerns. A revised Radio Impact Study (RIS) has been prepared in response to the Peer Review of the original report. The revised Radio Impact Study, which includes measurements taken on site, concludes that the impacts from the AM Radio Stations upon the site and future buildings would be negligible and well within Safety Code 6 standards.

The above noted public input was considered, in addition to comments received from Town Staff, Municipal and Regional Councillors, and the following changes were made to the proposal, among others:

- Site layout revised to protect additional existing trees along St. Volodymyr's access and Fourth Line;
- Surface parking revised to provide opportunity to plant trees and increase canopy coverage;
- Walkways revised to provide better pedestrian access, in particular a pedestrian entrance and walkway have been added at the corner of the 8 storey building facing Fourth Line in order to connect to the existing path to Dundas Street West;
- Greater buffer provided between parking lot and existing natural heritage area;
- Internalization of the loading space within the parking lot, and screened from view from Dundas and Fourth Line;
- A number of Low Impact Design (LID) features have been proposed to promote green and sustainable development; and
- A revised Environment Impact Study (EIS) has been prepared in support of this application which contributed to the design layout of the site.

5.0 CONCLUSIONS

As outlined above, together with the revised supporting studies and plans, a revised development proposal and associated Zoning By-law Amendment application serve to implement an appropriate development for the Subject Lands that is in keeping with the policies and intent of the Town of Oakville Official Plan. Based on the existing physical context and surrounding neighbourhood, a technical assessment of the proposal, as well as an analysis of the proposal within the current policy and regulatory context of the Province, Region and Town, the following is concluded:

1. The proposed revised Zoning By-law Amendment represents appropriate development of the Subject Lands given the existing use of the Subject Lands and surrounding context;
2. The proposed revised Zoning By-law Amendment is consistent with the Conservation Halton Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document (revised 2020);
3. The conclusions and analysis in the original Planning Justification Report dated December 2020 remain valid.

Based on these conclusions, the proposed revised Zoning By-law Amendment as provided for the Subject Lands represent good planning and should be approved.

Respectfully submitted,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner

APPENDIX 1

Draft Zoning By-law Amendment



**THE CORPORATION OF THE TOWN OF OAKVILLE
DRAFT
BY-LAW NUMBER 2020-XX**

A By-law to amend the Town of Oakville Zoning By-law

2014-014, as amended, to permit the use of lands

Described as Part of Lot 23, Concession 1, South of Dundas Street, formerly in the Geographic Township of Trafalgar, Halton County, now in the Town of Oakville

Delmanor West Oak Inc., File No.: Z.XXXX.XX

WHEREAS the Corporation of the Town of Oakville has received an application to amend Zoning By-law 2014-014, as amended; and,

WHEREAS authority is provided pursuant to Section 34 of the Planning Act, R.S.O 1990, C.P.13 to pass this by-law; and

NOW THEREFORE the Council of the Corporation of the Town of Oakville hereby enacts that Zoning By-law 2014-014, as amended, be further amended as follows:

1. Map 19 (20) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule "A" to this By-law.
2. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended by addition of a new Section 15.XX as follows:

XXX	1280 Dundas Street West	Parent Zone: O2
Map 19 (20)	Described as Part of Lot 23, Concession 1, South of Dundas Street	(2020-XXX)
15.XXX.1 Lot		
The provisions of this By-law will apply to the whole lands shown in Schedule A despite any future severance or division of the lands.		

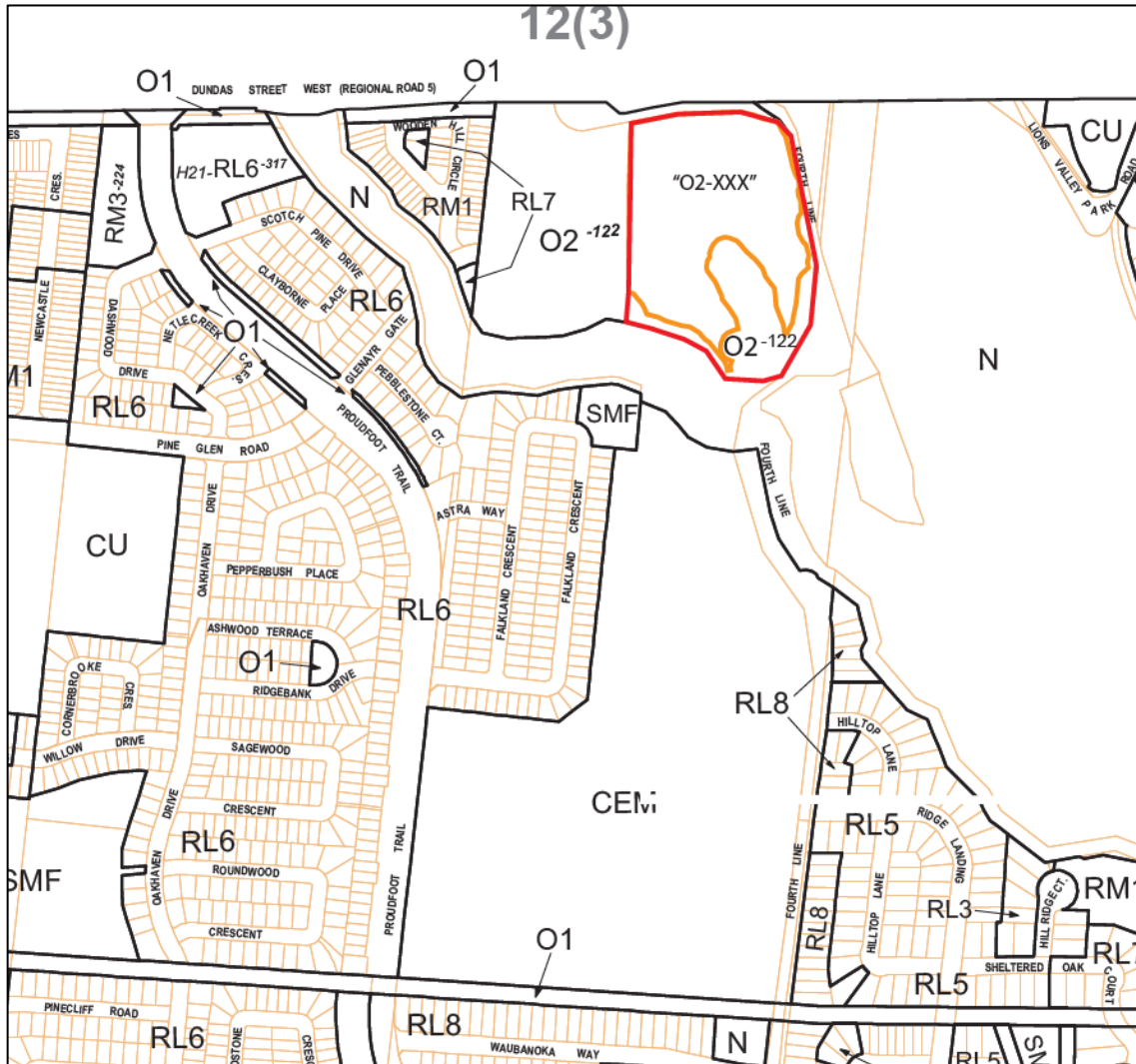
15.XXX.2 Zone Provisions for All Lands



The following regulations apply to all lands identified as subject to this Special Provision:

a)	Additional Permitted Uses	Retirement Home Long Term Care Facility Assisted Living Unit Townhouse dwelling units accessory to retirement home or long term care facility
b)	Balconies	Permitted in all yards
c)	Height	Height shall be measured from the finished floor elevation of the building.
e)	Minimum Front Yard	7 m
f)	Minimum Flankage Yard	14 m to Fourth Line to the east and 7m to Fourth Line to the north.
g)	Minimum Interior Side Yard	Min. 11.5 m to St. Vlodymyr lands to west
h)	Minimum Rear Yard	Min. 6 m
i)	Maximum Height	Max. 29.5 m for retirement home Max. 6 m for townhouse dwelling units
j)	Maximum Lot Coverage	25%
k)	Maximum Number of Storeys	Max. 8 storey for retirement home Max. 2 storey for townhouse dwelling units
j)	Landscaping Requirements	Min. of 3 m abutting a public street Min. of 1.5 m for surface parking/drive aisles from Natural Area including a walkway.

Notwithstanding Section 45(1.3) and in accordance with Section 45(1.4) of the Planning Act, the submission of a minor variance application during the two (2) year period after the Zoning By-law Amendment ('ZBA') has been passed is permitted, provided that the variances are not related to building height.

SCHEDULE A



	SUBJECT LANDS
	OPEN SPACE LANDS

APPENDIX 2

Summary of Public Meeting Letter



Date May 7, 2021

Kate Cockburn, MCIP, RPP
Senior Planner
Planning Services
Corporation of the Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear: Ms. Cockburn:

**RE: SUMMARY OF PUBLIC INFORMATION MEETING
1280 DUNDAS STREET WEST, OAKVILLE
OUR FILE: 17411 A**

Public Information Meeting:
1280 Dundas Street West, Oakville
Date/Time: April 29, 2021 – 7:00pm

Panelist	Attendee
Vince Adamec – president@svccoakville.com	Councillor Peter Longo
Joe Nanos – Tridel - jnanos@tridel.com	Andrew Ion/Amy Ion - andrew.ion@gmail.com
Catherine L'Estrange - Tridel - clestrange@tridel.com	Julie Taylor
Michael Mestyan – Tridel - MMestyan@tridel.com	Fred Fairs – ffairs@outlook.com
Adam Fineman – Delmanor - AFineman@Delmanor.com	Councillor Allan Elgar
Paul Icke- Icke Brochu - icke@ibarchitects.net	Annie Mishchenko
Howard Nauboris/ Duncan Prescott- Cosburn Nauboris - dprescott@cosburnnauboris.ca ; hnauboris@cosburnnauboris.ca	Diana McGowan
Michael Roy- SLR - mroy@slrconsulting.com	Julia Sjaarda
Ken Chan- LEA - KChan@lea.ca	KC
Andrew Turner- RVA - aturner@rvanderson.com	Kate Healy
Maurice Beausejour- YRH - mbeausejour@yrh.com	Matthew Caine (Whiteoaks)
Oz Kemal – okemal@mhbcpplan.com	Victor Koszrny
Cale Vanderveen – cvanderveen@mhbcpplan.com	Zara Georgis (LEA Consulting)

Questions Posed by Attendees	
Question	Response
<p>Andrew Ion: lives on Falkland Crescent Key Concerns: Radio Tower Impact; Building height.</p> <ol style="list-style-type: none"> 1. Why is a ZBA necessary? 2. Doesn't the Zoning have a height restriction? 3. Concerned about the Radio Tower impact- the school was stopped due to Radio Tower? 4. Why 8 storeys? You can see my house (from Falkland Crescent)- building will tower above the tree lines and all of the features. 5. Do you have any higher quality renders available? These are not to scale and the perspective is incorrect. 	<ol style="list-style-type: none"> 1. (Oz)- Explained OP and ZBL relationship and that one allows seniors housing and one does not. 2. (Oz)- No as its open space so no zoning restricting height. 3. (Oz)- We, and all developments nearby are required to provide RIS- we have provided one which assesses the impact 4. (Joe)- We have tried to minimize the footprint to minimize the impact. We're providing units that are in demand for this community. We've sited the building as close as we could to Dundas, away from the environmental features. Mattamy project has heights including 12-16 storeys- given the location on Dundas with transit and size of the parcel/ separation distances, this is an appropriate height. 5. (Joe)- We can try to get higher quality. These are based on the site plan - you can get a better idea of siting of the building looking at the site plan. As we go through the process, we will develop more detail and get your input. All our buildings have high quality design and materials. Delmanor is a high-quality brand and we will incorporate green features.
<p>Amy Ion - Works in health/environment- is a physicist.</p> <ol style="list-style-type: none"> 1. The RIS report was wishy washy- will we be able to see the peer review report- will you be posting that online for us to see? 	<ol style="list-style-type: none"> 1. (Joe)- Yes when that process is finalized.
<p>Julie Taylor: Key Concerns: Fourth Line opening; Environmental, Height</p> <ol style="list-style-type: none"> 1. Hi, I am satisfied that the 4th line will not be opened up from the point of the cul-de-sac going south, however your language using 'in the cur' might propose opening 4th Line further in the process. Can you comment? 2. Environmental question. Will the trail off of 4th Line to Lion's Valley be reopened on the West Bank? <p>Emailed questions:</p> <ol style="list-style-type: none"> 1. Why does the building need to be so high? 8 stories is lofty. I don't think the hospital is even 	<ol style="list-style-type: none"> 1. (Joe)- Delmanor has no intention of connecting Fourth Line as that is under the City's jurisdiction. 2. (Oz)- That is outside of the scope of this application. The access is not within our lands. Any access which may be closed right now will be under the jurisdiction of the City or Conservation Halton. <ol style="list-style-type: none"> 1. The proposed building is 8 storeys tall, which is in line with other approved

<p>that tall.</p> <ol style="list-style-type: none"> 2. Traffic is a concern in existing residential neighbourhood off Fourth Line. Are there plans to open Fourth Line from Dundas to West Oak Trails? 3. Are there plans for public transit to run on Fourth Line between Dundas and West Oak Trail? 4. Access to Lion's Valley. Are there any plans to have public access and trails off of Fourth Line descending the valley from the West Bank by the Neyagawa bridge? 5. When is the development planned to start and finish? 6. What is the plan to protect as enhance Oakville's trails, outdoor space and natural resources, or is paving every square inch a priority for Oakville? 	<p>buildings along Dundas Street West such as 393 Dundas Street West (east of our lands), a 10 storey condominium building currently under construction west of George Savage Avenue. There is also the development at 1359 Dundas Street West, on the north side of Dundas Street West that was permitted with heights up to 12 storeys and 41 metres (16 storeys and 54 metres upon execution of a Section 37 agreement). The proposed development also supports the intensification of lands near major transit routes, including Dundas Street West.</p> <ol style="list-style-type: none"> 2. There are no plans to open Fourth Line from Dundas to Westoak Trails Boulevard. Vehicles travelling to and from the proposed development will travel north along Fourth Line to access Dundas Street West. 3. As there are no plans to connect the two portions of Fourth Line, no transit service is planned along the street at this time. The proposed development is however within walking distance of three bus routes along Dundas Street West and Proudfoot Trail. 4. There is an existing access to the adjacent valley directly to the east of the proposed development accessed from the cul-de-sac on Fourth Line adjacent to the lands. Any additional accesses proposed further south, closer to the Neyagawa Boulevard bridge across the valley fall outside of the scope of the proposed development. Further information on plans for the valley may be available through the Halton Region Conservation Authority. 5. Exact timing of construction is preliminary at this stage and subject to change depending on timing of development approvals, as well as other factors. It is however expected at this time that construction would begin in 2023, completing construction approximately 32 months later. An exact timeline for construction, as well as mitigation measures
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	<p>to reduce the impact of construction on the surrounding neighbourhood will be determined at a later stage of the approvals process when a Site Plan Approval application is filed with the Town of Oakville, and in consultation with the local councillors and community.</p> <p>6. The proposed development protects and retains the existing natural heritage feature in the central portion of the lands and provides an appropriate buffer from the feature for any development. Additionally, generous setbacks from Fourth Line are proposed as well as several landscaped areas throughout the site to retain a high level of landscaping and open space on the lands. We have attached the landscape concept plan submitted as a part of the application to the Town of Oakville here to illustrate these efforts to retain open space and natural resources on the lands.</p>
<p>Councillor Elgar: Key Concerns: Radio Tower Impact</p> <ol style="list-style-type: none"> 1. Radio Towers- on some other contour maps that we have- it looks like the height limit would be 18 metres. Have you talked with Whiteoaks? 2. Elgar: I appreciate that- the report that Telson Engineering did- they threw in the word 'pacemakers'- I want to make sure everyone is covered with something like that. 3. With respect to the Valley that you don't have control of- the Town are working on reestablishing that. 	<ol style="list-style-type: none"> 1. (Adam)- I met with the chief engineer- we didn't do a deep dive into conversation but we will re-engage with them more through the process. 2. (Adam)- We will ensure that safety will be addressed, and mitigated to make it safe for residents.
<p>Councillor Peter Longo:</p> <ol style="list-style-type: none"> 1. Is there a plan to add more tree canopy to the site? 2. Any other climate change considerations for building materials, energy efficiencies, etc.? There's some work we're doing with Denmark-district energy elsewhere. What are some of the things we can do? 	<ol style="list-style-type: none"> 1. (Joe)- A tree plan will be put together at a later date- we will likely be increasing the tree canopy. 2. (Joe)- At this point there are some features which we're sure about- energy efficient appliances. Stormwater- rainfall catch. Passive solar energy. Locally sourced building materials. Use of responsibly harvested woods. Exterior landscaping for water. Planting of native species. Waste Management system. Green education

<p>Fred Fairs (written) Key Concerns: Building code; Environmental protection- trees/woodland</p> <ol style="list-style-type: none"> 1. Cale advised that the building is 30.5 meters high. This includes a high main floor. Does the building code allow for one entrance and exit on a building of this size? Or do you have to have another exit somewhere? 2. Just south of the properties there is woodland- we hope that this will stay relatively untouched. 3. Many of the trees have been tagged- what's that for? 4. We need senior homes and senior care. <p>Additional comments after the presentation – (via email May 4, 2021):</p> <ol style="list-style-type: none"> 5. Many are concerned about the height of the main building and the resulting impact on their property. 6. I would like to better understand how the pond/swamp was determined not natural. It is in a low area and is a collection area for rain water. 	<p>program.</p> <ol style="list-style-type: none"> 1. (Joe)- Building designed by architect considering the building code and fire route. It can function with one access point. There is space for fire trucks to maneuver in and out of driveway. But project is under review so City will confirm if one entrance/exit is acceptable. 2. (Joe)- They will, and we will actually be providing buffers. 3. (Joe)- Our arborist would have tagged the trees as part of their assessment. We will be replacing those trees at least 1 for 1. <ol style="list-style-type: none"> 5. Size of the senior home is representative of the need for these types of uses in this general area. Our application is being reviewed by Town staff. The closest residential property is over 100 metres away. 6. The environmental features were staked and verified by our environmental consultant.
<p>Ali Oner Gunoven</p> <p>1- Traffic opening to 4th line. Access to fourth line to West Oak? I know it states no plans as of right now. What does that mean? We are going not proposing to open it? Or we will see how it goes?</p> <p>What is "right now" entail? What can you provide to address the concerns of opening 4th line to traffic?</p> <p>2- Have there been a traffic impact study completed for this proposal? Assuming the access will be the existing intersection at St Vladimir church entrance. Will 1 indirect artery be sufficient for the amount of high occupancy residency proposed?</p> <p>3- Is there a model or a study completed on the effects of High density, High Noise and High distribution that will affect the natural habitat of rich animal and horticultural nature of the Lion Valley?</p> <p>4-Is there a commercial component to this residence?</p>	<ol style="list-style-type: none"> 1. The proposed development will not be connecting the two portions of Fourth Line. This does not preclude the Town of Oakville completing the connection at a later time; however this would not occur as a result of the proposed development. 2. A traffic impact study was prepared as a part of the application to the Town of Oakville. The development proposes a new access onto Fourth Line east of the existing access to the St. Volodymyr's Cultural Centre. Vehicles will use the signalized intersection at Fourth Line and Dundas Street West to travel to and from the development. This access was deemed to have sufficient excess vehicle capacity to support the development. 3. A noise feasibility study was prepared as a

<p>Are you proposing commercial entities like grocery, convenience and other type of services as a part of this plan? Are there dwellings built just for commercial purposes. (I realize the whole project is commercial in nature as it is a paid service residency) The question is around other than the Delmanor business, are there additional commercial lots planned?</p> <p>5- What are the proposed green initiatives that are resulting from this project? Is Delmanor planning to offset the Carbon footprint that Removal of current green space, construction impacts, and high density residential building?</p>	<p>part of the application to the Town of Oakville. The project is not expected to generate significant amount of noise, and mitigating measures are proposed to ensure that the development is adequately protected from adjacent road noise generated by Dundas Street West.</p> <p>The development is not expected to impact the Lions Valley in a significant manner as it is well set back from the valley edge and retains in full the existing wooded area running approximately through the centre of the lands.</p> <p>4. The proposed seniors' residence will provide a full continuum of care, ranging from independent living suites to assisted living and memory care services. This is generally considered a residential use and no commercial uses are proposed as a part of the development. The proposed seniors' residence will provide a full continuum of care, ranging from independent living suites to assisted living and memory care services. This is generally considered a residential use and no commercial uses are proposed as a part of the development.</p> <p>5. The existing woodlot on the lands is proposed to be retained as a part of the development. The development also features a wide variety of landscaped areas on the lands, and is proposed to meet all provincial requirements for building efficiency standards.</p>
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I believe this summarizes the questions received and our responses from the PIM.

Please let me know if you need anything further or have any questions.

Yours Truly,

MHBC



Oz Kemal, BES, MCIP, RPP