
Response Document – Former St. Hilda's Property Public Information Centre (PIC) Staff Analysis of Comments Received at the September 17, 2015 Public Information Centre

This document responds to written and online submissions received from those residents that attended the September 17, 2015 Public Information Centre held to discuss the redevelopment of the former St. Hilda's church property (now owned by Halton Region) located at 1258 Rebecca Street in the Town of Oakville. The document is organized into four columns: submission number (#), source, comment/ question and Region's response.

The source of all the comments/ questions noted in the first table is from the group workshop session. The second table includes responses to specific comment/ questions from individuals either submitted at the end of the session on the comments sheets provided at the PIC or represents a comment/ question provided after the meeting.

TABLE 1

Index of Submissions

#	Date Received	Source	Page Number
01	2015.09.17	All of the questions and comments in this table were generated from feedback received from the participants in each of the table group at the PIC and not individuals.	Pg. 2

Submissions

#	Question Theme	Submission	Response
01	Written question received at PIC (author unknown)		
	Meeting Format	Why was there no public consultation before the meeting organization?	The Public Information Centre (PIC) was held in response to the previous public consultation events that were undertaken within the community in 2013. The meeting was to present the Region's response to the feedback received in 2013.
	Trees	Are new trees going to be planted?	Yes. The Region will be preparing landscape plans that will form part of the Site Plan application submission and will be prepared in accordance with the Town of Oakville's policies and requirements.
	Design	Will the Library lose some of its parking? Where will the overflow go?	No. There will be either the same number of parking spaces as there are today or more. The overflow will be accommodated as it is today through on-street parking where permitted.
		Are there any plans for rear laneway off Rebecca?	No.
		What will happen now if the Woodside Library needs to expand? (No room now)	Currently the Town does not have any plans to expand the library. Should plans be developed, there is always the opportunity to expand upward with a second story.
		What kind of fencing will there be along school?	Typically there will be chain link fencing along the property line separating the school from the paramedic station. Privacy fencing in accordance with the Town of Oakville's fencing regulations will be used on the property line separating the assisting living component from the school.
		Location of driveways. Are they proposed or	At this time they are proposed. Adjustments may be deemed

	existing?	necessary as a result of the comprehensive review of the concept plan that will be undertaken through the Town's site plan review process.
	What assurance is there that the 3 lots will remain as shown?	Regional staff are recommending the concept plan that has been presented to the public. Unless something develops through the Region undertaking of additional review of the concept plan, the lots as proposed will be created generally as illustrated.
	How large are the single detached lots? Proposed square footage?	Area: Range from approximately 815 sq. m. (8773 sq. ft.) to 846 sq. m. (9106 sq. ft.) Frontage: approximately 20 metres (66 feet)
	Will the 3 lots be sold to a developer?	Yes possibly or they could be sold to individuals who may want to build a home on the lot.
	Who is the builder, who is going to build the residential units?	The builder(s) are not known at this point in time as the Region has not applied to the Town to create the lots. Once the applications are made, and on that assumption that the Committee of Adjustment approves the applications, the lots will be sold in accordance with Halton's by-laws
	How can we be ensured that it will be built, as per this plan?	Regional staff are recommending the concept plan that has been presented to the public. Unless something comes up through the Region undertaking of additional review of the concept plan, the lots as currently proposed will be created generally as illustrated.
	Why not make the proposed residential area a park?	At this point in time the Region does not have plans to accommodate additional park space on this property. From a Town of Oakville Parks and Open Space perspective, given the existing open space and park inventory (Sedgewick Park, Brook Valley Park and existing schools) within the area, the Town does not have any plans to acquire any additional parkland in this area.
Timing	Timing: When is it going to be built? Paramedic Station?	Regional staff are proposing to initiate the land exchange with the Town of Oakville and for site plan approval for the

	Next Steps	Residential?	<p>paramedic station in November – December 2015. Should these applications be approved by the Town, the Region expects that construction on the paramedic station could commence as early as Summer 2016.</p> <p>On the residential uses, should the three single detached residential lots be approved by the Town they will be offered for sale in accordance with Halton's by-laws. It is not anticipated that any of the residential uses will be built until 2017.</p>
		How long will this all take?	For the site to be completed as illustrated in the proposed concept plan presented at the PIC, it could take up to 5 years.
	Roads and sidewalks (Responses are from the Town of Oakville)	Can Woodside be widened? (There are many constriction such as snow clearing, garbage vehicles, landscaper trucks, & parent pick-up)	Woodside Drive has the standard roadway travel lane widths of the Town of Oakville to serve the adjacent land uses with no "any time" parking permitted on west side of the roadway. There have been no issues reported in the past on this roadway. If there are any issues related to service vehicles movement and parent pick-up situations these will be investigated and addressed on a go forward basis.
		Is there going to be a stop sign at Woodside Drive and Rebecca Street?	There is an existing stop sign on Woodside Drive and Rebecca Street and no requests have been received in the past for turning this intersection into an all-way stop. From a traffic operations perspective, there will be difficulties in putting all-way stop sign in such close proximity to an existing signalized intersection at Rebecca Street and Warminster Drive.
		Would traffic lights be added at Woodside Drive and Rebecca Street?	There are no traffic counts available for this location. There could be operational issues with adding traffic lights in this location due to its close proximity to the signalized intersection at Rebecca Street and Warminster Drive.
		How will traffic be dealt with? Speed bumps / Traffic lights?	Traffic calming measures could be adopted based on the site investigation results through speed studies, traffic / pedestrian volume counts depending on the site needs. This can be assessed through the completion of a Traffic Impact Study as part of any development application.

Previous Meeting Issues	How will the proposed new intersection at Rebecca function? (Tricky to pull out onto Rebecca for seniors as it is a busy road.)	The preferred option could be to convert three way signalized intersection at Rebecca Street and Warminster Drive into a full movement signalized intersection and to provide access to the intersection from the driveway of the proposed assisted living component of the concept plan.
	Will Rebecca Street and Warminster Drive turn in to a full intersection form the current three-way?	It is possible to convert Rebecca Street and Warminster Drive into a full movement intersection due to availability of additional land south of Rebecca Street. Although detailed comments can only be provided after seeing drawings of this site as typically prepared through a site plan application.
	What about the safety of children crossing at Rebecca Street and Warminster Drive?	Rebecca Street and Warminster Drive is a signalized pedestrian crossing intersection. Pedestrians have to take the usual precautions at protected pedestrian signal cross walk.
	There are parents picking up and dropping off children at school. Will there be a traffic issue for the ambulance to leave the station?	If traffic issues occur they could be addressed using stopping restriction signage along Woodside Drive.
	How will existing & proposed pedestrian traffic be addressed?	There are no anticipated pedestrian issues with the proposed development, although detail comments can only be provided after seeing the site plan drawings.
	At Rebecca Street and Woodside Drive, many cars run the red light. Will there be a crossing guard?	There is no crossing guard warranted at Rebecca Street and Woodside Drive and at this time.
	Why haven't resident's earlier questions (i.e. Traffic impacts, locational, etc.) not been addressed?	<p>The site is centrally located in southwest Oakville and was purchased to enable the Region to meet the service delivery needs and demands in the southwest Oakville area. The latest concept plan proposes to locate the paramedic station on lands south of the library. These lands are currently zoned 'Community Use – CU'. The paramedic station is a use that is permitted in the CU zone and is aligned with the Livable Oakville Plan.</p> <p>The amount of new traffic generated from the normal operation of the station will be insignificant. Further, the Region is proposing to prepare and implement a traffic analysis that will</p>

			look at future traffic resulting from the development of the balance of the lands. Issues like the completion of a Traffic Impact Study and other site specific issues will be dealt with through the submission of Site Plan and Committee of Adjustment applications.
	Station operations	Do you have enough space for 2 ambulances @ this location? How many will we have?	Yes. One in service vehicle and 1 mechanical spare (as needed). There may also be a SUV from time to time to provide coverage when an ambulance is in transit.
		What is the maximum number of paramedic bays?	Two (2) bays.
		Will there be SUV's or Ambulances at the station?	An ambulance will be assigned and SUV may be deployed for brief periods depending on operational requirements.
		What type of vehicles & are these sufficient for the needs?	Regular ambulances and the planned vehicles meet the service needs.
	Assisted living	What does assisted living encompass?	In keeping with the directions of Halton's Comprehensive Housing Strategy (2014-2024) as approved by Regional Council, Halton Region is looking to support the creation of housing options for Halton residents for all incomes and stages of life while at the same time recognizing the unique character of this community. The concept plan proposes assisted living units for seniors similar to the development on the west side of Woodside Drive.
		Who is going to manage the assisted housing? Will it be sold off?	These are details that have not been confirmed at this time. These details will be confirmed in advance of filing planning applications. There will be further public input sought through the planning application process.

		<p>Will the assisted housing be publicly or privately owned and operated?</p>	<p>These are details that have not been confirmed at this time. These details will be confirmed in advance of filing planning applications. There will be further public input sought through the planning application process.</p>
		<p>Who owns the assisted living area? And who takes care of it?</p>	<p>These are details that have not been confirmed at this time. These details will be confirmed in advance of filing planning applications. There will be further public input sought through the planning application process.</p>
		<p>What assurance do we have it is not low income housing (assisted living)?</p>	<p>The concept plan as presented at the PIC contemplates the assisted living units for seniors similar to the development on the west side of Woodside Drive.</p>
		<p>Comments Only:</p> <ul style="list-style-type: none"> 1- Region! Thank You! 2- All materials were excellent 3- Set up of the mtg. was perfect 	<p>No response needed.</p>

TABLE 2

Index of Individual Submissions

#	Date Received	Source	Page Number
01	2015.09.17	Sophie Foxcroft	Pg. 2
02	2015.09.17	J.M. Foxcroft	Pg. 2
03	2015.09.16	Ella Kokotsis	Pg. 2

Submissions

#	Source	Submission	Response
01	Sophie Foxcroft	Needs to be a crossing guard at Rebecca Street and Warminster Dr. due to increased traffic. This should be implemented immediately.	Commented noted and provided to the Town and the school board for their consideration.
02	J.M. Foxcroft	I feel that over the last 2 years the parties opposed to having a paramedic station in the neighbourhood have been extremely vocal. There is also a group of neighbours that area very much in favour of having an EMS station in the area and feel that it is a very appropriate use of the St. Hilda's site.	Comment noted.
03	Ella Kokotsis	Just wondering if a notice about tomorrow's meeting was also posted in the Beaver?	<p>The Public Information Centre was scheduled specifically to respond to the comments received at the 2013 Public Meeting. Notice was provided to all individuals residing within 300 metres of the former St. Hilda's property and through direct email notification to anyone who signed in at the 2013 PIC.</p> <p>When any future development related application is made by the Region to the Town of Oakville, further notice will be provided in accordance with the <i>Planning Act</i>.</p> <p>Attendees at the September 17, 2015 PIC we also advised that comments from those in attendance and any other interest party can be made through the Region's website or alternatively through direct email to Curt Benson, Manger of Community Planning.</p>