

229, 235, 239 & 247 Royal Oak Road

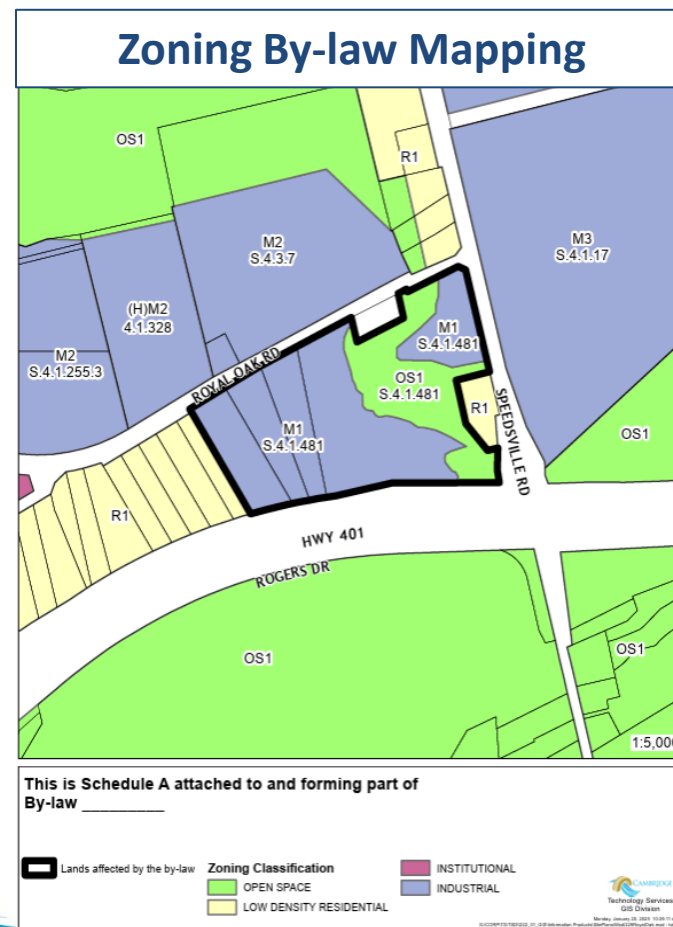
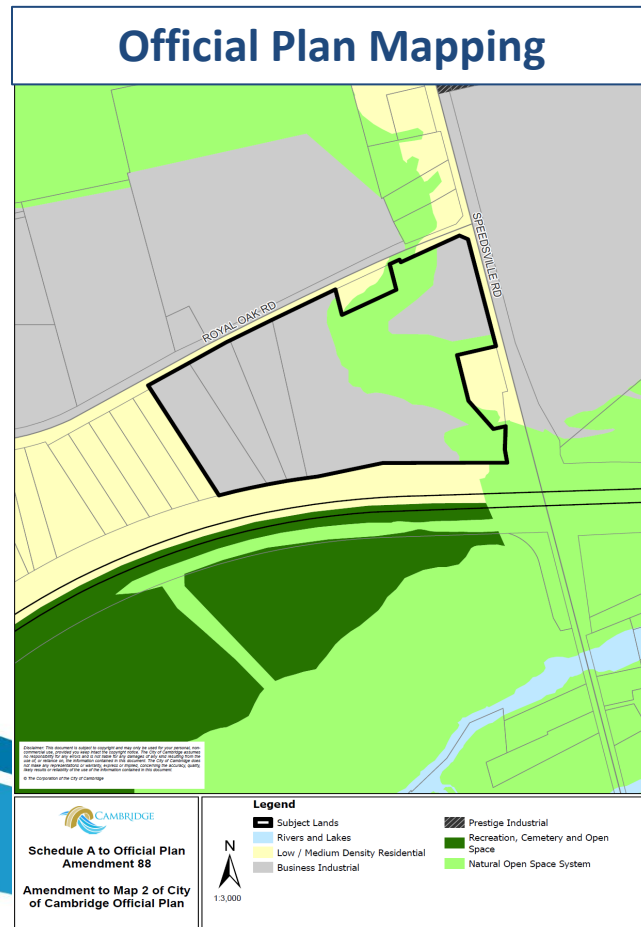
OR01/23 – Recommendation to Council

March 25, 2025

Rachel Greene, Senior Planner



Proposed Official Plan Designation and Zoning



Public Meeting Comments

- Public Meeting held March 21, 2023
- Neighbourhood Meetings held June 12, 2023 and July 17, 2023

The following concerns were raised:

- Compatibility
- Noise
- Traffic and Safety
- Loss of Green Space
- Impacts on wells
- Heritage

Public Comments Response

Compatibility & Noise

- Noise Impact Study peer reviewed through the Region
- In response, the following changes were made to the application:
 - Minimum 20m setback from Class I Industry to residential uses implemented in line with MECP D-6 guidelines
 - Site-specific provisions included to prohibit uses considered incompatible
 - OPA policy to require an updated noise study if changes to building orientation/loading facilities at site plan, if approved
- Staff requested additional mitigation measures be included in the by-laws for additional screening, landscape buffering, and fencing

Public Comments Response

Traffic & Safety

- TIS recommended left-turn lanes at Royal Oak Road and the entrance to Building A. The developer will be responsible for the costs associated with these improvements, if approved.
- City staff will be working with the Region in their upcoming corridor study for Speedsville Road to review possible intersection improvements.
- The Transportation Master Plan has identified Royal Oak Road for improvements. Any capital work is subject to budget approval and would ideally be timed to take place in coordination with any work the Region would be considering along Speedsville and the intersection.

Loss of Green Space

- The natural heritage features on site will be retained in the Open Space designation/zone and include a buffer based on the recommendations of the EIS.
- All future development will be located outside the boundary of the natural features and buffer area.

Public Comments Response

Impacts on Wells

- Stormwater Management Report, Geotechnical Investigation, Hydrogeological Assessment and EIS submitted in support of the development.
- These studies assessed groundwater conditions and provided recommendations for construction.
- The applicant will be required to demonstrate water balance criteria can be met prior to development through the detailed design review stage at site plan, if approved.

Heritage

- Due to legislative changes (Bill 23), if a notice of a complete application has been issued for a property that is **unlisted**, the property cannot be designated until a decision has been made.
- If Council intends to pursue designation, a Notice of Intention to Designate (NOID) may proceed once a decision has been made and any appeals have been resolved.

Recommendation

- The proposal is consistent with Provincial, Regional and City policy.
- The proposed development will create serviced industrial lands to support job growth in the City.
- Appropriate site-specific policies are included in the proposed by-laws to mitigate potential impacts.
- Planning staff recommends approval of the proposed Official Plan Amendment and Zoning By-law Amendment.