

Through the Chair, good evening council members and your worship.

I would like to thank staff for their continued efforts in dealing with all the developments throughout Milton. However, this OPA to include Omagh as a new section specifically 3.15 to help aid in the development of the area seems to be more of a house cleaning exercise and catchup to assist in stalling development of Omagh. In section 3.15.2 it addresses studies required to support development of the area and refers to more studies that need to be carried out for the area. All the items addressed in 3.15.2 in my opinion should have already been completed for the area. You just approved 1000 units at the North/East side of Omagh and created a 6 lane highway around Omagh. Did someone forget the intersection of Omagh was here, smack in the middle? So, I would like a bit more clarification on the scope of these reports within section 3.15.2. If these reports are required for the property itself, that's understandable. But if this was an area oversight or intentional disregard for the area of Omagh, then this in my opinion is not acceptable. So if I could please get confirmation that these reports are site specific and not reports required for the overall area.

Sentence 3.15.2(a) of the OPA, specifically the requirement of a study with respect to the Area's Special Character. I am still struggling with all the emphasis that continues to be placed on this within both this OPA and the proposed Britannia Secondary Plan and I believe I have a better understanding now why Staff continue to push this agenda.

So I have been informed that the Town has identified document PD-050-19 as the document relied upon to establish the definition of "special character", "significant cultural heritage", relationship to "Natural Heritage System" etc. I recall back in 2019 specifically addressing this report. I stood up and stated that the report was technically incorrect. It referred to Omagh as a Village and that any reference to Village should be removed prior to the report being adopted.

Moving forward to today, I'm happy to see that all references to Village have been removed from this agenda and the current document before us.

So, relying on the report of 2019, specifically Part 6 of the report identifies the following:

Cultural Heritage Value, Page 41 of the report; I quote

“The families of the nearby farms shopped, went to school, attended church services, visited the Ball Park and socialized in Omagh”.

Character Defining Elements: I quote

“ Omagh’s historic significance lies in the fact that it is the only remaining Village”. I have yet to see historically where Omagh has been acknowledged as a Village. So I ask; is it a character area or just an assembly of some buildings at this point in time. But this OPA refers to it’s special character. I would like it to be very clear, that Village is not part of it’s special character.

Even the region of Halton has demolished two buildings at 9965 Britannia Road, right at the corner. Two buildings that have both been identified in the report of 2019 as having heritage value.

It is clear in my mind that Omagh, more specifically the intersection of Britannia and Forth line was historically the only major Node for the area. As such, if it is the Towns intent to support the Cultural heritage Value as defined in their report of 2019, then more density should be afforded to this area in the proposed secondary plan and treat it as the major node. In order to support the historical cultural value of Omagh as defined on page 41 of the town’s report; we amend this OPA to include section

3.15.4 All lands within Omagh as defined by the Britannia Secondary Plan will be permitted to be a maximum of 4 storeys and 50 feet high along the front property lines and street. At a setback of 40 feet from the front property line, the height can be increased to a maximum of 12 stories and 118 feet in order to support the density required to facilitate a commercial village and the cultural value of Omagh.

3.15.5 All lands within Omagh as defined by the Britannia Secondary Plan are zoned MU.

3.15.6 All lands within Omagh as defined by the Britannia Secondary Plan are to have a maximum density of 84.

Currently it seems we are trying to turn a historical major node area of gathering for the entire farming area into an area with low rise and low density based on residential properties that do not support the Cultural Value as defined in the Town's own report. If Omagh had a zoning in the 1800's it would likely be defined as MU. Let's support its cultural value and give it back that value today.

I don't think this approach is unacceptable and it will assist in moving development of my properties forward. It is being proposed that we have up to 18 stories immediately to the east of this area and 12 stories to the west at Thompson. But here in the area that was actually the major node, we want to keep the heights and densities low; based partially on buildings that were built in the 60,70's and 80's and ignoring the Cultural Historic Value as defined in the report.

You as the council have the ability today to make this amendment. I control or own 4 of the 7 residential properties affected by this OPA and the Britannia Secondary Plan. If you remove the homes that have not been occupied for at least 3 years, I control or own 4 of the 5 residential properties, that's 80% of the residential properties. I would support the intent of the amendment as proposed to you here.

I hope that you see the ease at which you can move this along in an efficient manner.

Thank you for your community service and I trust that we can move this along.

Any questions?