

APPENDIX E – PUBLIC COMMENTS

1. Eddy Leverock

My name is Eddy Leverock and I live at ___ Maurice Dr, Oakville. My wife and I (as did many owners at the Maurice Collection Townhomes) attended a virtual informal meeting held by Revera & Smart Centres.

As you are aware, the proposed redevelopment requests an Official Plan Amendment and a Zoning By-law Amendment.

We wanted to reach out to let you know we are strongly opposed to this potential change in zoning and development.

This development will significantly impact our townhome in many ways:

1. Currently, the land behind the Maurice collection is zoned for residential townhomes which is why we purchased our home.
2. The proposed development is a business and not a residence
3. This development is not in keeping with a residential livable neighbourhood
4. The 4 storey building would overpower our unit in height and scope. This will ensure a lack of privacy
5. Based on the Shadow study contained in their application, the building will impact light and sun onto our property
6. Experience has shown that noise level will be noticeable and of major concern
7. Ventilation & Smell is of major concern as this will be a constant
8. Rodent pest control is also of concern as the garbage area will be located behind the Maurice units
9. This business will employ PSWs, Nurses, Cafeteria and cleaning staff all of which carry a significant footprint
10. **THIS WILL HAVE A SIGNIFICANT IMPACT ON THE VALUE OF OUR UNIT, ALL UNITS AND ON FUTURE RESALE!!**

As a homeowner in Oakville, I am sure you can appreciate the extreme urgency that the news of this potential application for rezoning and development in this area has created.

Please let us know what are our next steps to take to address this application for rezoning and development? Are you aware of the future public meetings? What is the process?

2. Diane Green

I attended the Zoom call last Monday on this proposal. Speaking personally, as a senior, the proposal does not appeal.

It along with some of the other concurrent projects that were displayed in the presentation last Monday evening display a “warehouse” like appearance which is very unappealing to me personally.

“Specifically, this residence will offer two types of units, including Assisted living (“AL”), and Independent Supportive Living (“ISL”) units. Independent supportive living units are designed for seniors who require little to no assistance, but may choose to participate in daily social and physical activities offered throughout the residence. This living approach

enables residents to retain their autonomy while having the option to take advantage of the robust social offerings and easily access services or amenities geared towards aging individuals. In contrast, the assisted living option is meant for seniors who require daily assistance but do not require skilled nursing care.” PJR.

Why is it assumed that the demographics of rising numbers of seniors infers that they should end up in such facilities. The majority of seniors I know still live in their houses and probably would welcome the opportunity to continue to do so with home care if needed. According to the proponent architect, the proposal does not offer any services related to Long Term Care, which the current pandemic demonstrates is a problem.

I wonder how many other senior citizens like me would want to enter such a facility which is essentially a condominium where Revera can charge I have heard anywhere from \$4000/month base rate to over \$10,000/month for assisted (not nursing) care.

Considering the current pandemic, the thinning out of the LTC population, the attitudinal changes likely towards congregate senior residence in general, is this proposal even a financially viable enterprise? And I wonder why the original MemoryCare proposal was abandoned.....is it because it was considered financially unviable?

“The proposal will also relieve the Subject Site of a restrictive and site specific framework that was reflective of a previous proposal in a different era of development.” PJR

Why is this a reason to alter the zoning? Why does the proposal seek to exceed planning limitations on height, number of stories, setbacks, density and use?

By the same token, the proposal aims to increase street level shops. However, what effect will that have on what was pre-pandemic a viable and vibrant Kerr Street. Will the new shopping simply either draw business from Kerr Street or alternatively end up as dead commercial space.

The past record of Smart Centres for example at Hopedale Mall does not generate confidence. Prior to Smart Centres we had a vibrant mall which I heard described as a having a pleasant village like atmosphere. Post Smart Centres we have lost the restaurant, the bookstore, the flower shoppe, the hardware store.

I wonder, with respect to the proposed elimination of every tree on the site, whether a better reason could be found than that, like Mount Everest, they are there. The existing streetscape has trees and the elimination of those trees will negatively affect the streetscape, not to mention possibly birds, not to mention the loss of existing mature trees within the site. These trees include several native deciduous trees, notably Black Locust, Black Walnut, and Green Ash (*Fraxinus pennsylvanica*). Removal of all trees for no other stated reason than that they are “in conflict with proposed construction” is not a suitable rationale for reducing what the aerial photographs show as extensive tree cover to zero. Even deadwood provides habitat for birds such as woodpeckers. Like many senior citizens my age, birding and nature are common pastimes, so why does the proposal not address those as important amenities to be preserved?

There was a question raised as to the shadow impact of such a building on the adjacent buildings. Considering the global concern over climate change why could not the proposal have assessed the potential for passive solar gain, instead of simply blocking other people’s sunlight. Okotoks, Alberta generates virtually all of its heating from solar gain, a project that has elicited interest from as far away as South Korea, visitors from that country wanting to learn how to achieve the same.

Overall, I find it disappointing that two corporations as well capitalized as SmartCentres, with a reputed yearly interest to investors of over 14%, and Revera, with income of 6 to 7% per year proposed at Hopedale, could not come up with a more innovative, appealing, and eco-friendly building than has been put forward.

I see nothing in the Planning Justification Report that supports the contentions that the ZBA is both required and consistent with existing policy

3. Michael and Debra Havers

My name is Debra Havers. My husband and I reside at ___ Maurice Drive. It has come to our attention that there is a proposed Amendment and Zoning By-Law Amendment currently being considered for the parcel of land directly behind our Townhomes.

We have lived in Oakville for thirty years. Our dream was to live within walking distance of the lake and the Downtown core , enjoying the community and local shops and parks. We researched the area carefully beginning five years ago exploring our options . We were informed that the parcel of land in question was Zoned for Residential Townhomes . This was confirmed by Fernbrook Homes when we made the decision to purchase our unit , our dream home .

We felt that the Zoning was in keeping with the neighborhood and was acceptable from an aesthetic and functional perspective. Upon examining the proposed Amendment we feel it necessary to express our great concern with the project and how it will impact all our units and as well our lives .

Currently the land is Zoned for Residential Townhomes , the proposed project is not a Residential property but rather a large multiunit Seniors Facility with Commercial as well as underground garage parking and retail space . This is not in keeping with the context of the neighborhood . The side streets are Residential , quiet in nature and size and will not be able to accommodate the influx of traffic that will be a daily reality of the proposed project .

Having a Facility of this size backing onto our Townhomes will , in addition , create constant noise and ventilation issues . This will be compounded by garbage and waste management bins being located directly across from the two end units in our Townhome block . We live in one of them . The combination of smells , noise , and pest and rodent control is clearly undesirable and a great concern , and as well will be a constant problem. These issues would not be things that would be a consideration if Residential Townhomes were being built there .

One of the other very serious concerns for us is the Shadow Study . The size and proximity of the proposed Facility will block our light and any view that we have . Our decks are our only outdoor space and are a huge feature of our Townhomes . The deck replaces a yard and is where we spend hours of time enjoying the weather , sunlight , flowers . I believe that having gone through the past eleven months we are all aware of how vital the outdoors and sunlight are in maintaining mental, and physical health . If the proposed Facility is erected it will change our outdoor space permanently.

Clearly the proposed Facility will alter not only the physical environment of the neighborhood but affect all of us who reside in The Maurice Collection . I feel also that I need to add that our property value will be negatively impacted .It would be hard to put into words how we are feeling . We purchased our property in good faith trusting that we understood the potential for the development of the land behind us and I'm respectfully asking that our concerns be seriously

reviewed and considered. This is a question of the quality of our lives , and the future we believed we had when making this our home .

4. John and Karen Westcott

My wife, Karen, and I live at ___ Maurice Drive.

We participated in a video call the other day with the developers of a proposed building on Garden Street which will be directly behind us. Others from the Windemere Condominiums at the corner of Maurice and Lakeshore, my neighbours from our development the “Maurice Collection”, people from the townhouses on Rebecca adjacent to Garden Drive and, I believe, others.

We were shocked at the proposal.

I am sure you are aware of the details of the proposal... a 4-storey (with, arguably, a 5th story when one looks at the plans for the roof!). Definitely not what was expected.

While we were aware the Lakeshore/Garden Drive corner was in the planning as a seniors residence, what they are looking for now would pretty much take over the entire east side of Garden Drive. This is quite contrary to the existing plans for the land behind us. The plans for its usage were a very similar configuration to the townhomes we live in on Maurice. We actually had our names down for one of those units but, unfortunately, they did not get built.

Regardless, our expectation was for units backing on to our own with their own “back-yard-deck” affording about 80’ between the actual homes. The current proposal would be totally different.

Our decks, a significant feature of the development, and one of the main reasons for us moving here would lose their privacy, and we would no longer enjoy much the afternoon and evening sun.

Other than the sheer size of the development, there are other considerations... traffic, garbage (that will, apparently, be stored at the back of the new building), rodent issues associated with the garbage, smells from commercial kitchens, and so on.

We purchased the property based on the zoning around it as a place where we could enjoy our retirement. Where there was an elevator so that, as we age, we are not forced out of our home. This proposal could change that. It may well impact the value of our homes, too.

Every neighbour I have spoken to is against this proposal and, if you have not yet heard from them, I am sure you will soon.

Please support us in stopping this proposal and the re-zoning of the land on Garden Street.

5. Submitted by Larry Green on behalf of a number of local residents

Objection to The Revera- Smart Centre Garden Drive Proposed Development

105, 113-131 Garden Dr, Oakville, ON L6k 2W4

We object to the rezoning and official plan amendment for the Garden Drive property on the following grounds:

1. The 2014 zoning by-law permitted the development of a 60-unit memory care facility at the corner of Garden Drive and Lakeshore Rd. W. and 16 townhouses. The zoning is RM1-22 and CBD-343.
2. This current, permitted development is in keeping with the residential nature of the neighbourhood. It fits with scale and type of existing adjacent residential use.
3. The substantial magnitude of the proposed development is twice as large as the current zoning allows. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area.
4. The amendment, if granted, would permit seniors residential rooms and apartments. The proposal would add a significant increase in the allowable spaces in what had been the memory care facility. It would, if allowed, permit 100 rental units plus 23 special care rooms, double what the current zoning allows.
5. The rezoning would eliminate the RM1 designation and therefore the townhouse designation of more than half the property.
6. The scale of the proposed facility is disproportionately large for the site and is out of scale with the existing, adjacent residential use.
7. The setbacks proposed are minimal compared to the scale of the building that is proposed.
8. The proposed development increases the density and lot coverage beyond what is appropriate for a residential neighbourhood.
9. The proposed development will generate significant additional traffic including staff, visitors' deliveries, medical staff and maintenance staff, cleaning staff, kitchen staff and repair personnel. This increased traffic will drastically impact Garden Drive, Lakeshore Road, Dorval Drive and Rebecca St.
10. In addition, there would be ambulances arriving and departing regularly, possibly with sirens blaring. This is not in keeping with the residential nature of Garden Dr. in addition, the resident of Barclay Square would be affected.
11. The delivery dock should be move to the south of the building to reduce the truck and delivery vehicle traffic.
12. The proposed height with a roof top terrace is excessive and does not consider the impact on the enjoyment and use of decks and terraces of the adjacent town house residents.
13. The at grade parking is excessive. All parking should be underground.
14. This proposal has been made with no consultation whatsoever with the residents.
15. The landscaping plan does not provide sufficient tree cover or planting to blunt the size of the building. If the building were subject to a reduction in size more land could be devoted to gardens, trees, and vegetation to allow the building to blend in with its surroundings.
16. There has not been a noise study to determine the impact of the of the HVAC, kitchen venting and other equipment that would be located on the roof of this proposed development. This is another reason not to approve this rezoning proposal.
17. Most of us on Rebecca, Maurice, Lakeshore Road, Garden Drive and Barclay Square purchased our homes based on the 2014 zoning. We did not contemplate a radical departure from the previous designation of the significant increase in the size of the seniors' home proposed. We also note the previous townhouse designation for the majority of the property would be eliminated. This is wholly unacceptable.
18. We ask that the Town of Oakville oppose this rezoning application in the most strenuous way possible.
19. We ask that you do not approve this proposal in any form.

6. Harper Family

We are writing to inform you from ___ Maurice Dr about our rejection to the development proposed for Garden Drive. This proposal will effect our lot in the following ways:

- Sunlight will be taken away from our backyards as the building will over tower our townhouse as per the shadow study. We highly enjoy our backyard and if the sunlight is taken away from us then that is a big disappointment
- There will be no privacy in our backyard with a majority of rooms looking into our backyard as they over tower us and it isn't just one townhouse being built there, but a compilation of units as well as the top terrace
- Noise level will be noticeable and of a concern, especially since I am full time working from home
- Ventilation / smell is of a concern as it will be constant and would attract rodents due to the garbage level that will be produced, which would make our backyards less enjoyable which would be another disappointment
- Future resale of our townhouse will be effected as this was scoped for residential not commercial

We understand that the space is trying to be used but we do not believe this is the right choice for this area.

7. Georgina Swamy

I'm sure you are aware of the proposal to build a retirement home on Garden Drive. It is a collaboration by Revera and Smart Centres. This proposed redevelopment requests an Official Plan Amendment and a Zoning By-law Amendment to permit a 4-storey Retirement Home with:

- 132 units (100 independent supportive living and 32 assisted living)
- accessory indoor and outdoor amenity terrace level on the roof
- at grade commercial and underground parking.

I own a townhouse at ___ Rebecca Street (Fernbrook Maurice Collection) and this development will significantly impact my townhouse in many ways:

- Currently the area behind the Maurice units is zoned for residential townhomes
- This development is not in keeping with a residential livable neighbourhood
- This is a business and not a residence
- The 4-storey building would overpower my unit in height and scope
- Based on the shadow study contained in the application, the building will impact light and sun onto my property
- Noise level will be noticeable and of concern
- Ventilation/smell is of major concern as this will be a constant
- Rodent Pest control is also of concern as the garbage area will be located at the Maurice end of the new building
- Impact on value of my unit and also challenges with future resale

I am absolutely against the proposal by Revera & Smart Centres. I believe the zoning should remain for residential townhouses. I would like your help in making sure the zoning remains the same.

8. Jim McCarney and Justine McCarney

Mr. Burton,

I write to you today to express our opposition to the re-zoning application being made by Revera and Smart Centres in respect of the vacant land on Garden Drive.

We live in one of the town homes on Rebecca St. that back onto the land. When we purchased our home in 2016 it was based on the zoning of the vacant land that was approved in 2014. The original development of this property was totally in line with the neighbourhood in all respects. However, if the current application for re-zoning is allowed to proceed it will dramatically change our neighbourhood for the worse – both the value of our homes and the enjoyment of them.

The scale of the new proposed project far exceeds the proper scale for this largely residential area.

I look forward to hearing back from you in due course.

9. Glenn Martin

Honourable Mayor and Councillors,

I wish to make it known that I oppose the rezoning of the property on Garden Drive to accommodate the plans for a development that is not in keeping with the neighbourhood and will bring a level of activity to the area that was not anticipated when we purchased a home on Garden Drive. The proposed development should be located in an area more suitable to the building's traffic and scale currently being proposed for the site.

In evaluating a location for a home, we looked at the zoning in the surrounding areas to determine if this was a suitable place to purchase.

Zoning and Planning bring with them assurance and, to some degree, predictability in the uses of an area and the impact on existing residents.

The current proposal far exceeds the bounds of a minor variance and will negatively impact the residents who chose to make this area home, based on existing use and zoning.

I kindly request that you maintain the usage on the Garden property to meet existing zoning requirements. If a larger project is required, the developers find a location that will not negatively impact the stakeholders currently residing in the area.

I am happy to discuss this at your convenience.

10. Karen Martin

Honourable Mayor and Councillors

I want to make my opposition known regarding the rezoning of the property on Garden Drive to change the building's size. This will change the residential neighbourhood feel we were led to believe would be maintained according to zoning bylaws from the Town of Oakville.

We understood we were buying into a vibrant neighbourhood accommodating growth according to zoning set out by the Town of Oakville. This is not a minor variance, and Garden Drive will not accommodate the increased traffic. This will affect our quality of life and our real estate values.

Please consider an alternate location that can accommodate the building's size, parking needs and traffic flow that the builder now wishes.

Oakville homeowners should purchase a home with confidence that the Town of Oakville will protect our residential neighbourhoods and that future builds abide by the zoning set out by the Town of Oakville.

Oakville is known for its well-planned neighbourhoods; please protect our neighbourhood and not allow this variance, which will most definitely negatively impact our quality of life and real estate values.

11. Stephen Korczak & Jenny Guan-Korczak

Dear Mayor Burton,

We are writing to voice our strong opposition to the rezoning application recently submitted by Revera and Smart Centres related to the vacant parcel of land on Garden Drive in Oakville.

Our property located at ___ Rebecca Street is one of the 6 townhomes that is located immediately north of the subject land in question. We purchased our property in June 2019 and based our purchase decision on a number of factors including the existing zoning of the vacant land immediately to the south of our property. The existing zoning established in 2014 (RM1-22 and CBD-343) permitted the development of a 60-unit memory care facility and 16 adjacent luxury town homes. We viewed the original plan to be very much in keeping with the neighbourhood in both appearance and scale. Accordingly, we proceeded with the purchase of our new home on Rebecca Street.

The recently submitted rezoning and development plan, filed in December 2020, came as a complete shock to us as it contemplates a commercial structure that is more than twice as large as was originally approved with 132 rooms resulting in minimal setbacks from the road and adjacent homes. This proposal will in our view result in an over-development of the land and will negatively impact the value and enjoyment of our home and existing residential neighbourhood.

A few of our specific concerns with the rezoning and development application are summarized below:

1. The proposed development will generate significant additional traffic to and from Garden Drive: the residents themselves, visitors, deliveries, ambulance, medical and maintenance personnel, cleaning, administrative and kitchen staff, garbage removal, etc.

2. The proposed development increases the density and lot coverage well beyond what is appropriate for a quiet residential neighbourhood.
3. The proposed height of the building with a roof-top terrace is excessive and does not consider the impact on the enjoyment and use of decks and terraces by the residents of the existing adjacent townhomes/condos.
4. There is virtually no landscaping being contemplated due to the size of the building.
5. The proposed plan will significantly increase air and noise pollution from large delivery trucks and from the roof-top mechanical/HVAC equipment needed for this large commercial building.

For all of these reasons and many others we are respectfully requesting that the Town of Oakville oppose/reject the rezoning application recently submitted by Revera/Smart Centres. We do not believe the proposal should be approved in any form. The existing zoning for the Garden Drive land must be maintained.

12. Laurie Panchyshyn

My name is Laurie Panchyshyn and I live at ___ Garden Ave. in Oakville.

I am a Member of the Garden Drive Resident's Association and am in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The Official Plan that describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018. Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area. The current proposal which more than doubles the number of units to be built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

We ask for your support in opposing this Proposal for Re Zonings the properties located at 105,113-131 Garden Dr, Oakville, ON L6K 2W4T by Revera- Smart Centre.

13. Moazzam A. Khan

I am Moazzam A. Khan and own the property at ___ Rebecca Street, Oakville. ON. L6K 1J9

We take this opportunity to write to you regarding my family's very strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The Official Plan that describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018. Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan. The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the

area. The current proposal which more than doubles the number of units to be built will cause over-development, traffic congestion and **serious safety issues for all residents in the area.**

We ask for your support in opposing this Proposal for Re Zonings the properties located at 105,113-131 Garden Dr, Oakville, ON L6k 2W4T by Revera- Smart Centre.

14. Zoltan Simo and Silvana Tarantino

To whom it may concern,

we are the owners of unit 102 at _____ Garden Drive and have been residents of Oakville for 30 years. One of the great things about living in Oakville is the low density of housing that make it much more pleasurable to live here as compared to Mississauga or Toronto.

We are part of the Garden Drive Resident's Association and are in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Reava and Smart Centres. We hope that you will stand up for us in opposing this undertaking. The current proposal which more than doubles the number of units to be built will cause overdevelopment and many other issues in an already saturated area.

15. Jacqueline Ellis & Curtis Sebro

Ladies & Gentlemen

My name is Jacqueline Ellis and together with my husband Curtis Sebro, we reside at _____ Rebecca Street, Oakville.

With reference to the subject, we are members of the Garden Drive Residents Association and are writing to let you know that we strongly oppose the current proposed re-zoning of the vacant land on the east side of Garden Drive by Revera- Smart Centers.

The Official Plan which was last updated on August 28, 2018, describes in detail what is allowed for Kerr Village and the vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. Under the existing plan, three story townhomes and the Memory Care Facility would qualify as acceptable use if the land.

The proposed commercial developments' substantial size is twice as large the currently approved zoning permits and is thus not suitable for the neighbourhood. The current proposal which more than doubles the number of units to be built will result in over development, traffic congestion and safety issues for all residents in the area. It would adversely alter the primary residential environment of the area.

We request your support in opposing Revera-Smart Centres Proposal for Re-Zoning of the properties located at 105, 113-131 Garden Drive, Oakville, On L6K 2WT.

16. Bradley and Lisa Jones

February 18, 2021

Dear Mayor Rob Burton, Bob Bell, Town Clerk, Robert Thun, Rory Chisholm, Cathy Duddeck, Peter DeRosa, Nancy Guzzo, Helena Karabela, and Stephen Crawford;

My name is Bradley Jones and I reside with my wife Lisa, and 2 children, Austin and Rachael at [REDACTED] Maurice Drive in Oakville. We have been residents of Oakville for 26 years.

We are Members of the Garden Drive Resident's Association and are in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The Official Plan that describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018. Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighbourhood. It would adversely alter the primary residential environment of the area. The current proposal which more than doubles the number of units to be built will cause overdevelopment, traffic congestions and safety issues for all residents in the area. Further, there is virtually no parking on Maurice or Garden Drives and a development of this magnitude will not address the parking requirements and safety issues particularly with St. Thomas Aquinas Secondary School being so close to the site.

The stacking of vehicles coming off Dorval Drive, Lakeshore Rd., and Rebecca St., will not only create significantly more traffic congestion on both Garden & Maurice Drives but the safety of the residents and general public will be untenable.

We therefore ask for your respectful support in opposing this Proposal for Re Zoning the properties located at 105, 113-11 Garden Dr, Oakville, ON L6K 2W4T by Revera-SmartCentre.

Yours Truly,



Bradley & Lisa Jones

17. Submitted by Bradley Jones

Garden Dr. Residents Association

Petition to the Mayor & Council of The Town of Oakville.

We the undersigned neighbouring property owners request that the Oakville Mayor and Town Council reject the rezoning request for the property located at **105,113-131 Garden Dr, Oakville, ON L6k 2W4T by Revera- Smart Centre.**

The proposal, if approved, would not be in keeping with the residential nature of the neighbourhood. It would not fit with scale and type of existing adjacent, residential use.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely affect the primary residential environment of the area. It would create significant additional traffic in an area that is increasingly busy.

The rezoning does not fit with the Official Plan or the goal of the town to maintain existing neighbourhoods. In the official plan it indicates in Section 11.1.9 that Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character: a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood. b) Development should be compatible with the setbacks, orientation, and separation distances within the surrounding neighbourhood.

Yours respectfully the undersigned.


Bradley Jones
Rachael Jones

18. Eric & Anne Marie Babbitt

Dear Mayor Burton

We have resided in Oakville since 1985 and have raised our 3 children in this beautiful town. As empty nesters, we sold our family home 3 years ago and purchased a condo at ___Garden Drive.

At the time of our purchase we were assured that the vacant lot on the east side of Garden Drive was zoned for residential. Luxury town houses were planned to be built on that site. We made our purchase with this information in mind.

The official plan that describes in detail what is allowed for Kerr Village, including the vacant land on Garden Drive is clearly designated as Medium Density Residential. The Plan clearly defined limits on size, scale and type of property that is allowed for that land. Therefore , the proposed commercial development is not suitable for our neighbourhood. We strongly oppose the proposal for Re Zoning to a commercial property. The current proposal which more than doubles the number of units to be built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

As long time residents of Oakville we are very disappointed that this proposal is being considered. We ask for your support in OPPOSING this Proposal for Re-Zonings the properties located at 105,113-131 Garden Drive, Oakville by Revera-Smart Centre.

19. John and Karen Westcott

Dear Mr. Thun

My wife, Karen, and I live at ___ Maurice Drive, Oakville, ON L6K 2W7

We are Members of the Garden Drive Resident's Association and are in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The Official Plan that describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018. Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area. The current proposal which more than doubles the number of units to be built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

We ask for you support in opposing this Proposal for Rezoning the properties located at 105,113-131 Garden Dr, Oakville, ON L6K 2W4 by Revera-Smart Centre.

20. Alan & Jackie Richards

Dear Mayor, Town Councillors, et al

We are owners at ___ Garden Drive, Oakville.

We are Members of the Garden Drive Resident's Association and are in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The Official Plan that describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018. Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan.

When we moved into our current home we were aware that development would be taking place opposite but not to the extent that is currently being considered,.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area. The current proposal, which more than doubles the number of units to be built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

In its present state, there is sufficient traffic on Garden Drive, with drivers cutting through at speed from Lakeshore to Rebecca and vice versa, copious amounts of courier deliveries throughout the day, with the advent of on line shopping ranging from groceries and other items. When the catholic high school is in session, there are parents parking on Garden Drive to collect their children at the end of the school day. Students, additionally walk along Garden Drive during lunchtimes and end of school day.

This development adds to the already precarious safety elements that are currently in play, without the added vehicles that would be evident with deliveries ,visitors, staff and potential emergency vehicles involved in this proposed new development.

We ask for your support in opposing this Proposal for Re Zonings the properties located at 105,113-131 Garden Dr, Oakville, ON L6k 2W4T by Revera- Smart Centre.

21. Brad Yan

Dear Mayor,

This is Brad from ___ Maurice Dr, Oakville.

We are Members of the Garden Drive Resident's Association and are in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The Official Plan that describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018.

Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area. The current proposal which more than doubles the number of units to be built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

We ask for your support in opposing this Proposal for Re Zoning the properties located at 105,113-131 Garden Dr, Oakville, ON L6k 2W4T by Revera- Smart Centre.

22. Ernie Jakubowski

Hello, Ernie Jakubowski residing at ___ Garden Drive Oakville, resident of Oakville since 1964. I would like to bring your attention the Proposal for Rezoning of 105,113-131 Garden Drive.

I am a Member of the Garden Drive Resident's Association and am in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The Official Plan that describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018. Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area. The current proposal which more than doubles the number of units to be built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

I ask for your support in opposing this Proposal for Re Zoning the properties located at 105,113-131 Garden Dr, Oakville, ON L6k 2W4T by Revera- Smart Centre.

23. Anotinette Schmitz

Dear Clerk,

My name is Antoinette Schmitz. I live at ___ Garden Drive.

I am a Member of the Garden Drive Resident's Association and am in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The Official Plan that describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018. Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighbourhood. It would adversely alter the primary residential environment of the area. The current proposal which more than doubles the number of units to be built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

I am particularly concerned about the safety aspects of the development since traffic will increase proportional to the density of the building proposed. I and the residents of my building use the streets in our area recreationally for walking ourselves and our dogs, but we also walk a lot to the stores which are within easy distance from the building on Lakeshore and on Kerr Street. It strikes me that the type of traffic will be a lot more service vehicles on the street and turning onto either Lakeshore or Rebecca. Another concern of mine is that the St. Thomas Aquinas students use these streets too. We see them going to and fro for lunch in groups from our building.

We ask for your support in opposing this Proposal for Re Zonings the properties located at 105,113-131 Garden Dr, Oakville, ON L6k 2W4T by Revera- Smart Centre.

Yours truly,

Antoinette Schmitz

24. Residents of Windermere Manor

On behalf of residents of ___ Lakeshore Road West, Oakville (Windermere Manor), we wish to offer our comments on the Revera/SmartCentres application for development of a retirement home business on Garden Drive.

Windermere Background

When purchasing our condos (pre-construction in 2012) buyers were told by the developer that an application to construct a building similar to ours at 105 Garden Drive (immediately to the west of our building) had previously been turned down and that townhomes were now planned for the vacant lot. We later learned this was untrue and that there was in fact an application in process with "Memory Care Investments".

"On **October 21, 2012**, a Zoning By-Law Amendment (Z.1617.40) application was submitted by Memory Care Investments (Oakville) Ltd. for the southern portion of the Subject Site known as 105 Garden Drive to permit a 4-storey special needs retirement building, containing 60 units for approximately 78 residents and commercial uses at-grade. The amendment was approved in **November 2013** with site specific regulations. A Site Plan Application (SP.1617.052/01) was subsequently submitted by Memory Care in **February 2014** for a 4-storey retirement residence with **51 suites**. On **March 22, 2016**, the Committee of Adjustment approved Minor Variance Application A/055/2016 to further refine the applicable zoning permissions." *(Excerpt from Revera/SmartCentres Planning Justification).*

The above timeline is **extremely** important as the Town did not have any input from the Windermere buyers during critical stages of the zoning amendments that changed the land to its current use CBD1/Main Street 1. Many suites in Windermere were sold in 2012 and 2013. Possession was originally scheduled for mid 2013, delayed several months and occupancy (by floor) began very late in 2013. The Windermere building was registered in the spring of 2014. Clearly, the opportunity to object to the zoning changes had passed by the time Windermere owners became aware of it.

Windermere residents were completely opposed to the four-storey Memory Care building essentially on our property line and preferred the "residential townhomes" as were originally described to us. However, at that stage it appeared we had no option other than to mitigate our issues and we began a process of

collaboration with the Town and Memory Care Investments to have meaningful input into aspects of the building where we were most impacted. This included setbacks, as well as privacy issues.

Current Position

Ultimately, the Memory Care project never materialized, and we later learned the 105 Garden Drive lot was sold to Revera. We anticipated that Revera might plan a project similar in size to the previous Memory Care application. In 2020, we learned the Garden Drive town house lands to the north had also been sold to Revera/SmartCentres and a larger project was planned. I personally reached out to Revera/SmartCentres to learn more about their plans and invited them to see our concerns from our perspective by visiting our building, which they did. At that time, our message was the same as the one from our discussions with Memory Care, building size, setbacks, and privacy. We had a willingness to work with them on those concerns and included other residents in our discussion.

However, when the actual plans were submitted to the Town, we became very concerned. The planned building was nothing like Memory Care and more than double in size. Unlike Memory Care's 51 single suites, a large portion of Revera's 132 suites can accommodate two people further driving up the density next door to Windermere

The proposed Revera/SmartCentres development is a huge institutional building housing an active business and offers (other than setbacks) none of the concessions made by Memory Care to Windermere. It has many balconies and a large rooftop terrace overlooking our homes. It will dramatically impact our privacy and sunshine. At night lights will shine in our homes. Our terraces and balconies will lose privacy and sunshine and there will be extensive added traffic and noise that comes with running an institutional establishment. We expressed our concerns to Revera in a series of meetings, in particular our concerns about the balconies and rooftop. Their position was that the nature of the project requires outdoor spaces and in particular, balconies. It fits their clientele. It was at this point that we recognized that the two projects, Memory Care and Revera's, were completely different in nature. One, a quiet, small special needs building, and the other, an active large business serving upscale retired clients. By the nature of their business model, it is impossible for Revera to ever accommodate our concerns.

When we purchased in Windermere, our building was in a residential area surrounded by houses and townhomes. We anticipated (and welcomed) the growth we were told was part of the Official Plan which would be a community of "mixed use" residential homes. Our small condominium building (33 condos) is in harmony with medium density townhomes located in a Village neighbourhood.

Revera's plan to "parachute" a huge building housing an active, multi-million-dollar business into a narrow site amid townhomes and condominiums simply does not fit into the neighbourhood. The impact on existing townhome and condominium owners is tremendous. The Revera building and business will literally dominate the entire block. Garden Drive is not a main artery, it is a short residential street.

One only needs to look to the Wilson Street Application to see how dramatically different the two sites (for similar buildings) are. The Wilson development is located on the corner of two main streets and set far away from any EXISTING neighbouring homes. The only homeowners directly impacted by that project are

four homes who front onto Wilson. Their home and back yard privacy will not be impacted by that project in any manner

Alternately, all existing **150 homeowners** on Garden Drive, Rebecca and Maurice (including more than **50** who directly front or back onto the Revera building) will be negatively impacted by the magnitude of the Revera project.

It is on this basis, that after further discussions with our neighbours, Windermere owners, echo their many concerns. Traffic volume and safety, massing, density, setbacks, sunlight, noise, and odours are all very valid concerns for residents. And although the area is identified as Kerr Street growth area, we see no reason, whatsoever, for the Town to deviate from the Official Plan and current zoning. Our view is that developers will find a way to construct suitable low density townhome residences that fit into the Official Plan and Zoning on the property as presently zoned.

We look forward to the public meetings on this matter and ask that the Town Planners and our elected representatives carefully consider the quality of life for existing residents when considering this application.

Sincerely,

Debra Curran

25. Susan and Mike Medak

Dear Rob Burton, Bob Ball, Robert Thunder and Town Clerk, Sean O'Meara,

My name is Susan Medak and my husband Mike and I are members of the Garden Drive Residents Association and are in strong opposition to the current proposed reasoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

We currently reside in Mississauga.

In 2011, we had purchased unit ___ Garden Drive, Oakville pre construction as our future retirement home. We loved the upscale community feel of Old Oakville and the location including close proximity to shopping, cafes, restaurants, downtown Oakville and Lake Ontario.

The Official Plan describes in detail what is allowed for Kerr Village. The vacant land on Garden Drive is designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018...3 story executive townhomes and The Memory Care facility would qualify under the existing Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area. More than double the number of units to built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

We ask for your support in opposing this proposal for Re Zoning the properties located at 105,113-131 Garden Drive, Oakville, ON L6K 2W4T by Revera-Smart Centre.

Yours truly,

Susan and Mike Medak.

26. Michael and Debra Havers

Hello,

We are Michael and Debra Havers and we reside at ___ Maurice Drive . We are members of the Garden Drive Residents Association and are in strong opposition of the proposed rezoning of the property on the east side of Garden Drive by Revere and Smart Centers. The Official Plan document was updated on August 28 2018 and the land was designated Medium Density Residential with defined limits on size , scale and type of property that is allowed for the space .

The proposed Commercial development is more than twice as large as the current zoning permits . This proposal will cause overdevelopment , traffic congestion and safety issues for all residents in the area . The existing neighborhood would be altered as the size , setbacks , separation distances , height and massing of the proposed development is completely out of scale to what exists at present .

Traffic safety is a major concern as our neighborhood has pedestrians, dog walkers and a student population from the High School , St. Thomas Aquinas located at Dorval and Rebecca . The overflow of traffic from the proposed development , which would include delivery vehicles ,garbage vehicles Ambulance , visitor and staff vehicles will cause tremendous congestion on small residential streets such as Maurice Drive and Garden Drive .

It should be noted that another development which has been approved , a Condo development , will be constructed on Maurice Drive which will again add to the parking and traffic issues . If the development in question is approved the situation will be a serious safety concern. In addition the proposed rezoning would not permit parking on Garden Drive , resulting in parking spillover onto Maurice , Holyrood and Brock Street . Currently there are fewer than ten legal parking spots in the area .

In addition , the Revere-Smart Center traffic study was done during the peak of COVID lockdown and does not represent the true traffic pattern of the neighborhood.

This is our home and our neighborhood , what we have discussed is only a fraction of our concerns . If the proposed development is approved it will alter not only our daily life but also devalue our property .

We respectfully ask that these concerns be seriously considered .

Sincerely

Michael and Debra Havers

27. Ryan and Kathleen Gow

Dear All,

My name is Ryan Gow and along with my wife, Kathleen Gow, we're the owners of Unit ___ Garden Drive Oakville, ON.

We are Members of the Garden Drive Residents Association and are in strong opposition to the current proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

Pursuant to the Official Plan that describes in detail what is allowed for Kerr Village; the vacant land on Garden Drive is clearly designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. The Official Plan document was last updated on August 28, 2018. Three story executive townhomes and the Memory Care Facility would qualify under the existing Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area. The current proposal which more than doubles the number of units to be built will cause overdevelopment, traffic congestion and safety issues for all residents in the area.

We ask for your support in opposing this Proposal for Re-Zonings the properties located at 105,113-131 Garden Dr, Oakville, ON by Revera and Smart Centres.

Please find attached our signed petition in support of the Garden Drive Residents Association to oppose the proposed rezoning.

Yours truly,

Ryan and Kathleen Gow

28. Carolann and Jim Malenfant

Dear Town Clerk

We are Jim and Carolann Malenfant of ___ Garden Drive, Suite _____. We have been residents and taxpayers in Oakville for over 34 years. We are very proud of our Town of Oakville and want to see it continue to develop in a well planned way that maintains the character and charm of the town.

We are members of the Garden Drive Residents' Association and are in strong opposition to the currently proposed rezoning of the vacant land on the east side of Garden Drive by Revera and Smart Centres.

The rezoning does not fit with the Official Plan or goal of the town to maintain existing neighbourhoods. The vacant land on Garden Drive is designated as "Medium Density" residential with clearly defined limits on size, scale and type of property that is allowed for the land. Three story executive townhomes and the Memory Care facility are qualified under the existing zoning and Official Plan.

The substantial magnitude of the proposed commercial development is twice as large as the current zoning permits, therefore is not suitable for our neighbourhood. It would adversely alter the primarily residential environment of our area. The proposed building on the vacant land would more than double the number of units that is currently approved for the site. The proposal will cause overdevelopment, traffic congestion and safety issues for all residents in the area. Traffic on our street will include 24 hour a day staff including personal support workers, nurses, physicians, and kitchen and maintenance workers coming and going from the property. There will also be emergency vehicles, taxis and numerous visitors to the site each day. In addition, a full scale retirement home will include a large commercial kitchen which will emit odours that will affect nearby residents.

It is already very difficult to turn off Garden Drive onto Rebecca Street or Lakeshore Road. Adding a commercial building of the proposed size on Garden Drive will make traffic congestion far worse and will create safety issues for drivers and pedestrians.

We really hope you will not approve the rezoning of the vacant land on Garden Drive as proposed by Revera and Smart Centres but would welcome appropriate development on that site.

Thank you in advance,

Carolann and Jim Malenfant

___ Garden Drive, Oakville

29. Garden Drive Residents Association

Dear Sir or Madam

Attached is an outline of the concerns expressed by residents of the Garden Dr. Residents Association. We are an organization of property owners and residents who live adjacent to the proposed Revera- Smart Centre Senior Residences and Assisted Living facility.

The rezoning that is proposed is significant and a major departure from the current Zoning.

We may be reached at: gardendriversass@gmail.com

Thankyou for your consideration of our concerns.

Your Sincerely

Larry G. Green, Co-Chairman

Garden Dr. Residents Association

Objection to The Revera- Smart Centre Garden Drive Proposed Development

105, 113-131 Garden Dr, Oakville, ON L6k 2W4

We object to the rezoning and official plan amendment for the Garden Dive property on the following grounds:

1. The 2014 zoning by-law permitted the development of a 60-unit memory care facility at the corner of Garden Drive and Lakeshore Rd. W. and 16 townhouses. The zoning is RM1-22 and CBD-343.
2. This current, permitted development is in keeping with the residential nature of the neighbourhood. It fits with scale and type of existing adjacent residential use.
3. The substantial magnitude of the proposed development is twice as large as the current zoning allows. Therefore, it is not suitable for our neighborhood. It would adversely alter the primary residential environment of the area.
4. The amendment, if granted, would permit seniors residential rooms and apartments. The proposal would add a significant increase in the allowable spaces in what had been the memory care facility. It would, if allowed, permit 100 rental units plus 23 special care rooms, double what the current zoning allows.

5. The rezoning would eliminate the RM1 designation and therefore the townhouse designation of more than half the property.
6. The scale of the proposed facility is disproportionately large for the site and is out of proportion with the existing, adjacent residential use.
7. The setbacks proposed are minimal compared to the scale of the building that is proposed.
8. The proposed development increases the density and lot coverage beyond what is appropriate for a residential neighbourhood.
9. The proposed development will generate significant additional traffic including staff, visitors' deliveries, medical staff and maintenance staff, cleaning staff, kitchen staff and repair personnel. This increased traffic will drastically impact Garden Drive, Maurice Dr. Lakeshore Road, Dorval Drive and Rebecca St.
10. In addition to staff and resident traffic, there would be ambulances arriving and departing regularly, possibly with sirens blaring. This is not in keeping with the residential nature of Garden Dr. In addition, the resident of Barclay Square would be affected.
11. The delivery dock with two loading doors should be move to the south of the building to reduce the truck and delivery vehicle traffic.
12. The proposed height with a roof top terrace is excessive and does not consider the impact on the enjoyment and use of decks and terraces of the adjacent town house residents.
13. The at grade parking is excessive. All parking should be underground.
14. This proposal has been made with no consultation whatsoever with the residents.
15. The landscaping plan does not provide sufficient tree cover or planting to blunt the size of the building. If the building were subject to a reduction in size more land could be devoted to gardens, trees, and vegetation to allow the building to blend in with its surroundings.
16. There has not been a noise study to determine the impact of the of the HVAC, kitchen venting and other equipment that would be located on the roof of this proposed development. This is another reason not to approve this rezoning proposal.
17. Most of us on Rebecca, Maurice, Lakeshore Road, Garden Drive and Barclay Square purchased our homes based on the 2014 zoning. We did not contemplate a radical departure from the previous designation of the significant increase in the size of the seniors' home proposed. We also note the previous townhouse designation for the majority of the property would be eliminated. This is wholly unacceptable.
18. We ask that the Town of Oakville oppose this rezoning application in the most strenuous way possible.
19. We ask that you do not approve this proposal in any form.