

## APPENDIX B: PUBLIC COMMENTS

May 8, 2021  
Wanda Crichton  
Received by email

I am advised there is a proposal to change zoning plan here from shopping centre to abominably dense, tall & hideously designed towers.

Since received no direct notice about this, yet severely impacts my neighbourhood, I searched for it, & discovered some alarming info on Town website.

I have concerns particularly over Size, water & sewage, traffic, waste, green space & scale.

1. Has the proposal for over sized towers adjacent to The Keg on Tragalgar Rd been dealt with yet?

2. If not, what is the timeline for public submissions & consultations?

3. Does the Omnibus Bill I just saw mentioned impact this? ,my area on Rosegate Way & how? What does it mean?

4. Which area residents (addresses) have received direct notice of this development? Did it include all residents on Taunton Road? Any on Penrose?

Why none presumably east of Trafalgar?

5. Does the existing Plan & zoning allow for any residential on that site?

6. How many people & cars are we talking about in this proposal?

7. How many people & cars in what is being built across from Longo's now ?

8. How many people & cars in the 2 abominations of 30 storeys just authorized North of gas station on West side of Tragalgar?

The reason I ask, is these development proposals must be considered holistically in their overall impacts to the wider area, not piece meal. That is even more when they involve a total departure from the existing approved zoning in the area.

9. How did we get from shopping to this? Since when did 30 storeys become the new norm? You opened a Pandora's box. You are now at 30% over adjacent zoning.

That is also why I oppose the scope of this development. It is setting another precedent that is unsuitable for the adjacent residential areas & in direct contravention of the Plan that was approved allegedly with public consultation.

Where is your public mandate for this scale of development?

That is well in excess (by one third) of your own approved Official Plan.

How is that a sound Planning practice? How does that comply with any minimal public consultation held?

10. The report cites that the existing sewer system cannot accommodate this development. They think it is "okay" because lands south are vacant.

We know that is not the case, as Parcel 7 is already being developed at Glenashton & Trafalgar.

The Town has plans for more of that land.(misguided in terms of level of density)

As a property owner in the area , this is of major concern.

10A. How can you approve a development that exceeds sewer capacity in the area?

I do not want sewage backing into my home because of a development being allowed to proceed that is known to exceed existing capacity.

That is criminal. The development should not proceed for this reason alone.

10B. What assurance can you provide I & existing residents will not have property & health damage from sewer issues as a direct result of this proposed over development?

10C. How can you ensure my , & other residents'water pressure is not adversely impacted by this proposed over development?

I would remind you there are already legal issues underway with respect to the Town, Region & citizens with respect to water.

This devopment should not proceed for this reason also.

11. What is the environmental impact of this additional sewage going into Lake Ontario?

All the additional sewage from bonussing & over development?

Where is that current study ?

12AHow will household waste be mandatorily recycled by residents in this development?

12B Will waste removal be public or private?

12C What is the impact of this, & the other proposed bonussing developments on the life of the Halton landfill?

There are limits & rules I & other property owners must follow. Is this any different?

12D. I tried to access the Waste Management report but could not view it. Where is that report? Pls forward immediately.

This is critical for public input.

13. Is this a proposed condo or rental facility?

14 . Where is the environmental study showing the impact on migratory and existing bird populations, of this & proposed over development & the other over tall towers?

What impact will the night lights have? On them?

15A Where is current health study on noise pollution & light pollution on people in the area?

15B Our ability to see have night darkness or see western sky?

15C How will this proposed development impact the natural light on area streets?

15 D What is the impact of this tower on the lighting on adjacent residential buildings? Does it block sunlight from certain units at certain times almost continuously? If so, how is that healthy & "livable"?

16. The scope of this proposed development will lower our residential property values due to traffic noise & congestion, & unsightly views of massive towers from our homes.

What do you say to that?

This density & height should not be allowed.

17. The schematic provided has no open green space. There is a small swath of green along Trafalgar. What is the width? What is it? Clearly not a usable outdoor space for people.

It shows no sidewalk. Or bike lanes. Just cars.

17A. Does this proposal take into account the Region's plans for widening Trafalgar ? If not, why not?

I have been told that Trafalgar widening involves sidewalks & bike lanes. This would be particularly important for this side of Trafalgar, based on the bus loop by the Liquor Store & the other towers now under construction at Dundas there.

If this proposal does not account for that, yet another reason it should not proceed.

18. The Traffic Study included is severely limited in scope, incomplete, & its conclusions should be rejected for this reason.

We know ( as I live it) there is a huge impact of overflow traffic into adjacent area streets.

18.A What will be the impact on Rosegate Way, Postridge, & Trafalgar Road north & south of this proposal?

And to the residential streets west near Memorial Park? Sawgrass? Taunton?

How many more cars & frequency will be on our streets?

The volumes I submit will be excessive, based on statement in report itself.

Section 8 is of great concern. What we know already is proven. Trafalgar & Postridge operates above even the Town's traffic limit. This development will only compound that, & destroy our quality of life, overrun our neighbourhood. This is based on figures already out of date & underrepresenting existing & now planned over development.

18B. Why are you allowing something already over your own accepted standard at this intersection?

The report itself highlights there are far fewer parking spots than units. These cars will spill over & park in adjacent streets, creating huge problems.

We know in a pandemic world that the use of Transit is severely reduced, & it is unlikely to return to prior levels, let alone anticipated for years.

18C. Page 6 of Traffic Study assumes visitors will use residents parking during day. This rationale is totally flawed because: it does not account for shiftworkers, or part time work arrangements or vacation.

How is that valid rationale? What about residents who don't work?

If tenants or owners pay for parking spots, they will want access to them 24/7. Flawed.

The scope & assumptions here are flawed.

More development has led to more cars, not fewer. That is one of the reasons justifying the massive widening of Trafalgar Rd. This type of development just adds to the problem. Oakville Transit is a failure as now designed.

The vehicles per household study is 5 years out of date. It does not include all the significant development & population increase in the area. Flawed data & assumptions. There are more cars now, not less.

These studies are also flawed because they do not consider the impact of existing allowed projects.e.g. all the x30 storey over development buildings

18D. Why not require a more current & comprehensive traffic study?

The proposal should be rejected for this reason also. Traffic analysis is flawed and myopic.

The traffic impacts from this proposal will not just drive on the limited portion of streets it references.

19. Where are the updated studies of impact on air pollution, traffic, noise & light pollution, as well as further degradation of the environment?, due to all this proposed project, & the bonuses you already approved & continue to entertain?

We are not talking minor tweaks. We are speaking of a pattern of continued over development & excessive deviations from existing Zoning occurring on vacant lands here in north Oakville, & particularly in the Trafalgar & Dundas area.

20. How is this environmentally safe?

21. Why 4 stories of above ground parking?

If there isn't safe underground parking, why are you considering the application?

22. Why are you not sizing it to match buildings immediately adjacent to this of 12 stories, like the apartments on Taunton Road?

Or the condos just west of Walmart that have been there for years? Or to be consistent with development in Oak Park north of Memorial Park?

The wind study pages 10 & 11 clearly describes the adjacent area, heights & use. Shows why this proposed development is not in any way in keeping with the existing surroundings aesthetically or otherwise.

The entire development besides being dangerous (water & sewer issues, environmentally, traffic, lack of green space ) is completely ugly in design. There is nothing attractive about it.

From a planning perspective visually, you don't go from 1 storey ( The Keg) to 29?

Or from 4 to 5 at Taunton, rising to 12, to 29.

It is a fiasco from all aspects.

23. There should be smooth transitions & aesthetically pleasing development, especially where so many people already live.

Is that not a principal of good planning?

Is that not "Livable Oakville?" (OH, I forgot that only applies to some areas.)

24. You are condoning creating an unsafe, overcrowded, unsightly area that will be looked on in posterity as an abomination of planning. Do you want to be associated with that?

25. How is this density safe?

Besides health risks associated with pollution sources noted point 7, .

density greatly contributes to disease transmission, as we have seen with Covid.

Highest rates of illness occur in the most dense areas as we have seen in Halton & elsewhere. That is no coincidence.

Scientists say it will be with us in some form for years.

There are many health risks with density noted. Past assumptions are invalid & based on totally outdated info.

26.. What is the date of last detailed health assessment on levels of air & noise pollution, etc. for this area?

What were the density assumptions used?

27. Are you now exceeding those density assumptions?

If so, when will you have an updated health study conducted, before approving more exceptions to zoning?

28. Can citizens in the area meet with planning staff about this? You should not be meeting exclusively with developers.

29. If you are going to rezone, why not add green space?

What parks & where, will these people access libraries, rec centres & schools?

You are already developing north of Memorial Park, so it is reaching capacity as you can see.

River Oaks, Iroquois Ridge Rec Centres & library are tiny, outdated & unable to accommodate existing populations. Same for Glen Abbey.

Written submissions without chance to discuss & ask questions on massive development is unfair to residents. We should have equal opportunity to have direct input on massive development, prior to it being brought to Council, as developers do.

Public Zoom Planning meetings don't cut it. The decisions are pretty much already made, since there is a lack of significant prior public input. Zoom meetings have no chance to ask questions, or respond to comments made.

30. I am led to believe the excessive delay in reviewing existing Planning Department practices about direct notice to residents ( the 120 metres issue) on major developments, is so that the fewest people possible, easily know about all these proposals.

What is the status of this review, & why is it taking so long?

I was told it was being looked into in 2019. I have that in writing. That is two years ago.

The decisions on any large remaining tracts of vacant lands will be finished at this rate. But then I guess that is what Council & the Planning dept. want.

I look forward to your responses to my specific questions.

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May 13, 2021  
Wanda Crichton  
Received by email

1. The schematic does not make it clear to me what route these trucks follow in & out of this complex. It doesn't really show that.

2. It talks about Peel Region trucks, being "similar". Re they identical, & will these assumptions apply? Why are you not demanding Halton specs?

Does Halton even have these kind of trucks?

Will this be public or private waste removal?

If not, then this should not proceed. We should not be buying new trucks for this new development.

3. Will you change the signage on all residential streets in area, both east & west of Trafalgar to ban large trucks (other than local delivery of course). This will be essential.

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May 7, 20214  
Wanda Crichton  
Received by email

As you know I have been questioning for years Town's lack of adequate notice to affected citizens about proposed massive developments that impact their neighbourhoods & quality of life. Also against bonussing running rampant in this area.

I have heard via citizen sources that apparently there are plans being considered for "a very tall tower" on west side of Trafalgar, just south of The Keg. This citizen advised that this information & quote apparently came from the Town Planning department.

1. Is this true?
2. Is that land owned by Town or privately?
3. If true, where is notice to impacted citizens , or are you again falling back on the antiquated 120 metre rule ( you have ability to expand that ).?
4. Has a decision to "bonus" already been made?Based on the quote, it would seem so. If so, when & how?
5. Can citizens be involved in some of these meetings about the nature of these massive developments before they are totally approved?

They have valued input with knowledge of area that developer does not care about, or Planners necessarily know.

This is particularly true when dealing with disposition of public lands.

Once again, if true, the total disregard for residents in the area, their health & well being is again being demonstrated by the Planning dept.& this Council.

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May 19, 2021  
Denise Philips  
Received by email

I have never contracted a Councillor before, but I wish to state my concern regarding the application for two 26 and 27 story buildings for the property at the corner of Trafalgar and Oak Park. I live in The Taunton. I am NOT complaining about the view, but rather the significant increase in traffic. I have already noticed that the Oak Park/Trafalgar intersection has frequent collisions.

I trust you will consider the potentially negative effect of such an addition to the community. Thank you for your continued work for Ward 5.

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May 27, 2021  
Carlos and Cheryl  
Received by email

This message to the Town Clerk of the Town of Oakville and to the Local Planning Appeal Tribunal of the Town of Oakville to inform you that **we strongly oppose** the decision of the Town of Oakville to the proposed Official Plan and Zoning By-Law Amendment at 256,260 and 294 Hayes Boulevard and 271 Oak Park Boulevard by SmartREIT (Oakville II)/ Smart Centre on behalf of SmartREIT (Oakville) INc. Z.1413.34 in Ward 5.

The proposed amendment is contrary to the lifestyle in Oakville and like many others **we oppose the general adoption of high rises south of Dundas.**

We strongly ask that we do not approve high rises south of Dundas. There is already a high rise at the southwest corner of Dundas and Trafalgar which has changed our style of living.

Today, my wife and I made the hard decision to leave Oakville if this high rise is approved.

Thank you for all your support throughout the years and I hope you stay true to Oakville and keep it unique and beautiful.

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May 27, 2021  
Chris Ahearn  
Received by email

High density in the north oakville core is already getting out of control

The fact another two towers just under 30 stories are being considered across the dodge dealership is crazy.

We must have proper planning, infrastructure etc otherwise it will turn into Sq1 part 2 with high density and high crime rates.

Let's keep it reasonable 55/65 Speers was milestone at 19 stories... we now have oak and co at 25 why continue to push the envelope?

We should be focused on creating a community not a high rise neighbourhood where no one knows anyone and drugs and crime are profitable and self sustaining

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May 30, 2021  
Julie Shannon  
Received by email

“To be the most livable town in Canada”???!

How could that possibly be chosen as the headline when sending out a notice such as this, about the new potential plan and zoning for the Trafalgar/ Oak Park Blvd Northwest intersection?

The whole concept of having two mammoth “residential towers”, housing 585 residential units is absolutely outrageous. The congestion already in this area has burgeoned out of control now. Have you been in the traffic at busy times here?

Two more enormous towers at that intersection will simply add to that congestion problem, while at the same time will also detract from any kind of aesthetically-appealing addition to the location.

Ten years ago, I moved from Streetsville, into a lovely four-storey building on Parkhaven Blvd., in a quiet, delightful area of Oakville. In those ten years, I have witnessed what I would suggest is a total disregard for creating “communities” in Oakville anymore. Rows upon rows of “rubber-stamped” housing along Dundas have quickly ruined the initial charm of the area. The potential for neighbourhoods to have any real human value will be totally lost, if large corporations continue to plunder the landscape like this. Children are no longer going to be growing up in a desirable “neighbourhood” but rather, a corporate landscape.

This is all about money. Some day perhaps our grandchildren and great-grandchildren will look at what was done to our lovely town in the name of “progress” and they’ll acknowledge that their chance for an aesthetically-pleasing, welcoming environment was destroyed by the money-hungry corporations, together with the seriously short-sighted Town Planners.

This application appears to have been very subtly - shall I even suggest, surreptitiously created. Is it perhaps already a “fait accompli”? No final date for appeal was noted on the “Notice of Complete Application”, which indicates a lack of respect for genuine public response. Explanations of how to submit a protest are unclear and/or unwieldy! Are the city planners hoping to quietly get this application passed without an outcry?

I for one, heartily reject this plan. It will be a huge detriment to our society in the future, to endorse these kinds of building projects in inappropriate locations. Creating megaliths such as this will only serve to make a town “the most unliveable” in Canada.

People without “community” are going to be lost.

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May 31, 2021

Nancy and Michael Legrow

Received by email

Dear Town Clerk and Members of Ward 5 Council,

We are making a written submission to the Council and Town Clerk to appeal the application of SmartREIT for a proposed official plan and zoning by-law amendment.

As residents of Oak Park, we strongly oppose the application for two towers of 29 and 28 storey buildings. This would impact the neighbourhood in the most negative way. We understand that there is a plan to include a higher density area around Dundas St. and Trafalgar Rd. However, to place two high rise buildings within that small plot of land between Hays Blvd and Oak Park Blvd would be counterproductive. The traffic in this area bounded by Oak Park, Parkhaven and Glenashton has increased exponentially in the years that we have lived in this neighbourhood. Already at peak times the coffee shop on Trafalgar across the street from this property has cars extending out into traffic.

We are concerned with the urban sprawl in this region, fearing that the Town of Oakville has placed developers over true Oakville citizen’s wishes for reasonable and controlled planning practices. If we do not speak up now, then when?

As long term Oakville residents this proposal is extremely concerning. The existing amenities, shopping, medical and recreational activities in this area are already stretched to the limit. Add in at least 1000 plus new residents and vehicles and this will not be a “livable” area of Oakville.

Please, Councillors and Planning Committee, do not allow this amendment to go ahead.

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May 31, 2021

Mr and Mrs Hynek

Received by email

We respectfully submit this letter to object the proposed Official Plan and Zoning By-law Amendments, which would allow two residential towers at nearly thirty stories each.

The Uptown Core is a testament to how a walkable, mixed-use and mixed-density neighbourhood should be designed. When we made the decision to move into this distinct area of Oakville ten years ago, we were excited to be part of a growing community.

In recent years, there has been an influx of applications in the neighbourhood most notably, the Oak & Co Condos at 278 Dundas St E (approx. 750 units, 16-20 storey) as well as Silwell Developments Inc at 90 Oak Park Blvd (approx. 250 units, 12 storey - Phase I only). There are also numerous other applications just north of Dundas Street – the impact of which is yet to translate into the existing urban fabric.

The Official Plan establishes the Uptown Core as a vibrant community “requiring development to be compatible with and complementary to adjacent and/or nearby development.” It also aims to achieve a high level of urban design by “promoting high quality design of the area’s streetscapes, open spaces” and “creating an attractive public realm.”

The submitted Planning Report prepared on behalf of SmartREIT aims to demonstrate that the proposed height, massing and form of this project is comparable to the nearby development. However, it is obvious that the approval of the proposed amendment would result in a very stark contrast to the surrounding landscape. The transition from the existing four and five storey buildings along Oak Walk Boulevard would have to be quite severe in order to accommodate this aggressive proposal. If we deem this type of growth and scale to be desirable, what can we expect for future applications? The Report fully admits that, “the proposed massing and façade treatment will serve as a model of inspiration for new developments.” By that account, will future proposals on the former Public Works Yard for instance, demand approvals in excess of fifty storeys? Is this type of development truly complementary to the guiding design principles in Oak Park?

Furthermore, the submitted Report aims to promote high-quality architectural design by “referencing Oakville’s past strawberry industry by incorporating a basket weave design into the building façade” but seems to lack any significant community benefit. Perhaps the high-quality architectural and urban design that this site aims to achieve could also incorporate some form of public space, designed to the human scale. Instead of grasping at references of the past, a usable and accessible space within the public realm would contribute significantly to an active streetscape and invigorate this evolving neighborhood.

In summary, rather than attempt to achieve prominence by sheer size, we recommend that the proposed development explore a more sensitive way to incorporate the growth objectives. We do not support the submitted amendments.

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June 2, 2021  
Jodi Larken  
Received by email

I am not sure of the process for this but I have received a letter in the mail proposing a nearly 30 story tall residential building at the corner of Trafalgar and Oak Park. The letter indicates that the public can appeal this decision and I would like to make my formal statement that I am against this rezoning and building of these properties.

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June 2, 2021  
Paul Ronan  
Received by email

I wanted to voice my objection to the recent proposal by Smart REIT to build towers at the corner of Trafalgar and Oak Park Blvd.

I can't believe such tall towers would be allowed under the Uptown Core plan. I bought in Oakpark with expectations for a livable area, with low rise buildings, not huge towers all around me. The Uptown Core plan was decided for a reason, and if these towers get built, certainly the next piece of land to be developed will have even more towers. 15 + years in, and it seems very few positive parts of the Uptown Core plan are happening, yet lots of changes for the negative.

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June 2, 2021  
Atilla Kiss  
Received by email

Regarding the proposed Zoning By-law Amendment of subject plan on northwest corner of Trafalgar Rd. and Oak Park Blvd.

This proposal should not be allowed to move forward. The area has already become heavily crowded and the planned 585 additional units will not only result in a heavy influx of new residents to the area but will also negatively impact the property value of those who already reside here.

Higher population also means increased criminal activity. This area is safe, but won't be much longer if this proposal/amendment is allowed to go ahead.

Oakville, and Oak Park Blvd/Trafalgar Road does not need 28/29 storey towers. You must not allow this plan to go any further.

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June 2, 2021  
Karen Stephens  
Received by email

I completely oppose to the development of land at the northwest corner of Trafalgar and Oak park Blvd. This area is totally over built now as it does nothing but cause traffic problems, accidents and not to mention so esthetically displeasing.

We do not need any more condominiums built.

With so many different builders it has left this part of Oakville looking so disconnected.

So many of us living here agree that this town is not at all a town that we would recommend to anyone to move to. So many are fed up with raised taxes and nothing to show for it.

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June 4, 2021  
George Gong  
Received by email

I received a letter informing me ab out the two residential towers on the northwest corner of Trafalgar Road and Oak Park Boulevard.

I would like to express my vote as I **disagree** with this plan

Thank you,

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June 5, 2021  
Mary Gronkowski  
Received by email

I am writing to acknowledge receipt of the Notice of Complete Application for the proposed development of 28 – 29 storey buildings at the corner of Trafalgar and Oakpark, and I strongly object to this development for several factors. I would like this written confirmation to be entitled to appeal this decision.

I am a property owner at ■ Gatwick Drive, Oakville. My full legal name is Mary Gronkowski.

Please acknowledge receipt of my request.

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June 6, 2021  
Lise Robitaille  
Received by email

Please note and register my opposition to this application for the following reasons...

1. Traffic Congestion
2. Noise disturbance resulting from far too many homeowners in one specific area

3. Road accessibility has been an issue for years on Trafalgar and Dundas and will be even more with the erections of those four (4) 30 storey buildings
4. Gas emission - not a Green Plan
5. Density - already over developed in Oakville especially North of Dundas and Trafalgar - massively exceeding an optimal increase in density
6. Negative effect on character and appearance of the neighbourhood
7. Parking pressure
8. The overbearing, oppressive and intrusive nature of the mass of the four towers plus the shoulder on surrounding residents
9. Massively increase in local population
10. Tower block living is not good for families
11. Excessive carbon footprint of tall buildings

I've lived in Oakville for 25 yrs now and bought in a quiet residential neighbourhood as I didn't want the stress in dealing with traffic congestion, noise disturbance not to mention the safety of the roads which will be compromised if those towers are erected.

Kindly acknowledge registration of my opposition to this Notice of Complete Application Proposal.

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June 6, 2021  
Jennifer Bryant  
Received by email

Please note and register my opposition to this application for the following reasons-

1. Traffic Congestion
2. Noise disturbance and social conflict resulting from far too many residents in a condensed area that has already seen so much growth.
3. Road accessibility has been an issue for years at Trafalgar and Dundas and that commuter corridor is already congested for commuters into Toronto not allowing residents to move freely in their own neighbourhood. We have already withstood tremendous commercial and residential large scale projects in our neighbourhood and are negatively impacted.

4. Gas emission – this kind of pollution does not align with federal government footprint policies.
5. Density – we already over developed in Oakville overall, massively exceeding an optimal increase in density while overburdening infrastructure not prepared to handle this influx. As a resident I was told a power surge that damage appliance was due to builds in my neighbourhood.
6. Negative effect on character and appearance of the neighbourhood
7. Parking accessibility – we are already seeing non-residents using our neighbourhood road, speeding through our residential areas putting children, seniors and all residents at risk.
8. The overbearing, oppressive and intrusive nature of the mass of the four towers will completely alter our neighbourhood both visually and impact in a negatively impact access to amenities including healthcare and other services
9. A massive increase in local population without long term impact studies on current residents and businesses
10. Tower block living is not good for families and is not a green plan.
11. Excessive carbon footprint of tall buildings
12. Years of disruption to access to a major corridor and the Trafalgar and Dundas intersection during construction which will take years and affect all residents and businesses
13. How is it possible that the Town of Oakville would even consider such a proposal that would completely alter in a negative way on many levels, the quality of life in this neighbourhood.

We bought a house in a quiet residential neighbourhood as I didn't want the stress of dealing with traffic congestion, noise and garbage pollution, disturbances, not to mention the safety of the roads which will be compromised if those towers are erected.

Kindly acknowledge registration of my opposition to this Notice of Complete Application Proposal.

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June 6, 2021

Aurelia Zemaitaitis & Lawrence Medas

Received by email

We wish to register our opposition to this application for the following reasons:

1. Traffic Congestion: congestion in the Trafalgar Road, Oak Park to Dundas area has been an issue for years and this commuter corridor has become progressively more congested with drivers

looking for alternate routes, including Oak Park Boulevard & Glenashton as well as the side streets in the Oak Park neighbourhood. We have witnessed driver's speeding & blowing through stop signs making it hazardous for walkers including children.

2. Gas emissions - this level of pollution does not seem to align with reducing our carbon footprint.
3. We have already withstood tremendous commercial and residential large scale projects in our neighbourhood (Oak Park) and have been negatively impacted. Oakville has gone from building detached & semi-detached homes to townhomes & condos cramming as many units as town will allow.
4. Density – we seem to be over developed in the north part of Oakville, exceeding an optimal increase in density while overburdening infrastructure not prepared to handle this influx. Allowing 4 large towers will only add to this congestion.
5. Negative effect on character and appearance of the neighbourhood which is now being surrounded by high density housing & condos. The overbearing, oppressive and intrusive nature of the mass of the four towers will completely alter our neighbourhood visually and negatively impact access to amenities & services including healthcare.
6. There will be a significant increase in the local population seemingly without any long term impact studies on current residents and businesses
7. Tower block living is not good for families and is not a green plan.
8. Years of disruption to access to a major corridor and the Trafalgar and Dundas intersection during construction which will take years and affect all residents and businesses
9. How is it possible that the Town of Oakville would even consider a proposal that would negatively impact way the quality of life in this neighbourhood. We bought a house in a quiet residential neighbourhood where people can sit on their front porch and the neighbourhood feel is being eroded by these large towers. The buildings should be no more than 12 stories.

Kindly acknowledge registration of my opposition to this Notice of Complete Application Proposal.

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June 7, 2021  
Carolyn Clarke  
Received by email

Please note and register my opposition to this application for the following reasons-

1. Traffic Congestion
2. Noise disturbance and social conflict resulting from far too many residents in a condensed area that has already seen so much growth.
3. Road accessibility has been an issue for years at Trafalgar and Dundas and that commuter corridor is already congested for commuters into Toronto not allowing residents to move freely in their own neighbourhood. We have already withstood tremendous commercial and residential large scale projects in our neighbourhood and are negatively impacted.
4. Gas emission – this kind of pollution does not align with federal government footprint policies.
5. Density – we already over developed in Oakville overall, massively exceeding an optimal increase in density while overburdening infrastructure not prepared to handle this influx. As a resident I was told a power surge that damaged an appliance was due to builds in my neighbourhood.
6. Negative effect on character and appearance of the neighbourhood
7. Parking accessibility – we are already seeing non-residents using our neighbourhood road, speeding through our residential areas putting children, seniors and all residents at risk.
8. The overbearing, oppressive and intrusive nature of the mass of the four towers will completely alter our neighbourhood both visually and impact in a negative way access to amenities including healthcare and other services
9. A massive increase in local population without long term impact studies on current residents and businesses
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13. How is it possible that the Town of Oakville would even consider such a proposal that would completely alter in a negative way on many levels, the quality of life in this neighbourhood.

We bought a house in a quiet residential neighbourhood as I didn't want the stress of dealing with traffic congestion, noise and garbage pollution, disturbances, not to mention the safety of the roads which will be compromised if those towers are erected.

Kindly acknowledge registration of my opposition to this Notice of Complete Application Proposal.

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June 7, 2021  
Mary Gronkowski  
Received by email

please register my opposition to the proposed application for 28-29 Storey buildings for the following reasons...

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2. Noise disturbance resulting from far too many homeowners in one specific area

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7. Parking pressure
8. The overbearing, oppressive and intrusive nature of the mass of the four towers plus the shoulder on surrounding residents
9. Massively increase in local population
10. Tower block living is not good for families
11. Excessive carbon footprint of tall buildings
12. High density decreases values of surrounding properties

Kindly acknowledge registration of my opposition to this Notice of Complete Application Proposal.

Would also like to know if there is a town hall meeting on this subject matter so I can attend.

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June 7, 2021

George and Mary Baggs

Received by email

As residents of [REDACTED] Oak Park Blvd. we wish to register our opposition to the proposed zone changes (primarily the building height and density) for this land development. If approved, the proposed height of these two buildings will exceed the height of the surrounding buildings on Oak Park Blvd which we consider detrimental. As well the increased density will negatively impact the traffic flow and noise levels currently experienced by residents.

We hope that you reconsider this application taking into account all of the factors that went in to the height and density restrictions that were agreed upon at the time of the original application. The original zoning application was a factor in our decision to relocate from Mississauga and we would hate to have this original application modified in such a way.

Thank you for your consideration.

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June 8, 2021  
Amy Louise Weir  
Received by email

Please note and register my opposition to this application for the following reasons-

1. Traffic Congestion
2. Noise disturbance and social conflict resulting from far too many residents in a condensed area that has already seen so much growth around us.
3. Road accessibility has been an issue for years at Trafalgar and Dundas and that commuter corridor is already congested for commuters into Toronto not allowing residents to move freely in their own neighbourhood. We have already withstood tremendous commercial and residential large scale projects in our neighbourhood and are negatively impacted by it.
4. Gas emission – this kind of pollution does not align with federal government footprint policies.
5. Density – we have already over developed Oakville overall, massively exceeding the optimal increase in density in the Livable Oakville Plan while overburdening infrastructure not prepared to handle this influx.
6. Negative effect on character and appearance of the neighbourhood. There does not appear to be a gradation in building height to the surrounding buildings. Two high towers destroy the small town centre look and atmosphere.
7. Parking accessibility – we are already seeing non-residents using our neighbourhood road, speeding through our residential areas putting children, seniors and all residents at risk.
8. A massive increase in local population without long term impact studies on current residents and businesses
9. Tower block living is not good for families and is not a green plan.
10. Excessive carbon footprint of tall buildings
11. Years of disruption to access to a major corridor and the Trafalgar and Dundas intersection during construction which will take years and affect all residents and businesses
12. We are also concerned this will increase foreign ownership of condominiums in our neighbourhoods, not unlike in Toronto where 1 in 10 condos are owned by foreign buyers and

more than 50 per cent of owners on the title do not reside in Canada count as "non-resident" owners.

How is it possible that the Town of Oakville would even consider such a proposal that completely alters in a negative way the quality of life in this neighbourhood?

Kindly acknowledge registration of my opposition to this Notice of Complete Application Proposal.

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June 8, 2021  
Allison Weir  
Received by email

Dear Council,

Please note and register my opposition to this application for the following reasons:

1. Density – we have already over-developed Oakville in general, massively exceeding the optimal increase in density in the Livable Oakville Plan while overburdening infrastructure not prepared to handle this influx. I work as a Registered Nurse at Oakville Trafalgar Hospital. I have seen first hand how density within this town has pushed our healthcare resources to their breaking point. Despite having a new and modern hospital, it cannot sustain an increasingly growing community. Leadership within the hospital organization may say it can, but as a front line worker I can attest that it cannot.
2. Noise - disturbance and social conflict resulting from far too many residents in a condensed area that has already seen so much growth around us.
3. Traffic
4. Congestion- road accessibility has been an issue for years at Trafalgar and Dundas. This commuter corridor is already congested for commuters into Toronto and greatly impedes residents in this neighbourhood from moving freely.

We have already withstood tremendous commercial and residential large scale projects in our neighbourhood and continue to be negatively impacted by it. How would you feel living near never ending road and residential construction? The traffic, noise and pollution greatly affects how we as residents live, work and play within our community.

5. Gas emission – this kind of pollution does not align with federal government footprint policies. We should be keeping and maintaining the few green spaces that we have left. With our

increasingly overdeveloped neighbourhood, green spaces are diminishing and pollution is increasing. The Town should take a stand and fight for the preservation of our green spaces. With increasing development we are pushing wildlife out of their natural homes. We owe it to wildlife and the future generations of people within this community to work on ways to decrease pollution and maintain the few green spaces we have left. Removing green spaces and increasing density also brings unwanted wildlife into our neighbourhoods. When I moved into this neighbourhood 7 years ago the community had a rat infestation problem that required the involvement of Public Health. We would often see them on the streets and I even saw them near playgrounds. This poses major health consequences. With density, comes many unwanted critters.

6. Negative effect on character and appearance of the neighbourhood. There does not appear to be a gradation in building height to the surrounding buildings. Two high towers destroy the small town centre look and atmosphere. I moved to Oakville 7 years ago because I liked the small town feel and close proximity to larger city amenities such as the Toronto Pearson Airport. Oakville seemed to take pride in being a "Town." However, with these plans for development, you are turning it into a large urban city. I do not want this and I know many others who share my opinion. We want to maintain a smaller town community vibe. We do not need to become the next Mississauga or Hamilton.
7. We are concerned these developments will increase foreign ownership of condominiums in our neighbourhoods. Not unlike in Toronto where 1 in 10 condos are owned by foreign buyers and more than 50 per cent of owners on the title do not reside in Canada. Foreign owned condominium units also bring short term rentals such as Airbnb's. Short term rentals have had disastrous consequences for communities: increasing crime and congestion, disrupting neighbours and affecting the overall feel and safety of the community.
8. Foreign ownership also impacts the affordability of rentals for people who work within Oakville and want to live here.
9. Parking accessibility – we are already seeing non-residents using our neighbourhood roads, speeding through our residential areas and putting children, seniors and all residents at risk. Many of the newer developments in our area only provide one parking space or none at all. People end up parking on streets and in parking lots which negatively affect the look and feel of the neighbourhood. It also contributes to traffic and congestion.

10. A massive increase in local population requires long term impact studies on current residents and businesses. Until you do these studies and provide neighbourhood residents with this information, no decisions on new developments should be made. The residents of our neighbourhood deserve to make informed choices. Our voices should be included and remain at the forefront of development decisions. We are the ones that will endure the long lasting consequences.

How is it possible that the Town of Oakville would even consider such a proposal that completely alters in a negative way the quality of life in this neighbourhood? I am a tax paying citizen who wants to continue to work and live in Oakville. These development proposals do not align with the "Town" I once used to love. Do not turn us into the next Mississauga or Hamilton.

Kindly acknowledge registration of my opposition to this Notice of Complete Application Proposal.

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June 8, 2021

Will Wong

Received by email

I have recently received some information in the mail about a new potential development at Trafalgar and Oak Park. It seems that there is a plan to build two towers almost 30 stories high and I wanted to send this to express my view that this is not appropriate and I would like to make my disapproval of this project stated and under consideration.

Two 30 story tall buildings are not appropriate for this neighbourhood. I understand there is a large growth plan occurring at that part of Oakville but it is important to plan appropriately. All of the new areas north of Dundas are new and do not impact current residents. However this large project impacts those who have been living in the area for a long time. Something this size does not fit in with this neighbourhood. I understand the need for more buildings to follow along with the province's population plan for Halton but if a building is going to be there I hope that there are less floors to match the height of the buildings around it to fit into the neighbourhood.

Please take this into consideration and do not approve two 30 story buildings in that area. Please keep it to 10 at most to continue to match the current aesthetics, traffic flow, and functionality of the current area.

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June 9, 2021  
Priyan Kadalayil  
Received by email

I have recently learned of an application by a developer to take three lots (256, 260 and 294 Hays Blvd.) and rezone them as high-rise apartment zones.

As a neighboring Uptown Core resident, I wish to express my objection to this plan.

Single family homes and low rise properties dominate this section of our neighborhood. With the nearest major roadway several blocks away, we enjoy a comfortable, quiet environment to live, and for our children to grow and attend school nearby.

While I appreciate the city's desire to increase the number of residents in neighborhoods such as ours, disrupting our community by constructing an out-of-place high-density development is not the way to go about this.

I have seen the construction of row-housing and duplexes nearby which seem to fit the bill for higher density living.

I strongly urge you to deny this application, and leave the development of high-rise properties to areas in which they will have direct access to major roadways, and will not tower over long-standing homes in our community.

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June 9, 2021  
Smita Subramanian  
Received by email

I have recently learned of an application by a developer to take three lots (256, 260 and 294 Hays Blvd.) and rezone them as high-rise apartment zones.

As a neighboring Uptown Core resident, I wish to express my objection to this plan.

Single family homes and low rise properties dominate this section of our neighborhood. With the nearest major roadway several blocks away, we enjoy a comfortable, quiet environment to live, and for our children to grow and attend school nearby.

While I appreciate the city's desire to increase the number of residents in neighborhoods such as ours, disrupting our community by constructing an out-of-place high-density development is not the way to go about this.

I have seen the construction of row-housing and duplexes nearby which seem to fit the bill for higher density living.

I strongly urge you to deny this application, and leave the development of high-rise properties to areas in which they will have direct access to major roadways, and will not tower over long-standing homes in our community.

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June 10, 2021

Tim Mann

Received by email

I am writing to you in response to the correspondence I recently received concerning the above referenced "Notice of Completion Application" that outlines the proposal by SmartREIT (Oakville) Inc. to increase the height of two residential towers to 29 and 28 storeys with a total of 585 residential units. I note from a review of the available documentation on your website that the original design of the subject towers was 12 stories. An increase from 12 stories to 28/29 stories is very significant and I must confess that my initial reaction to this anticipated change was negative. However, since that time, I have been made more aware of the seemingly ever-decreasing green space in the Region of Halton and I am now of the view that an increase in the density of dwellings in Oakville by building "upwards" has advantages that I would support, albeit with the rider that efforts are made to preserve as much greenspace in Oakville and the Region of Halton as environmentally-conscious design and generous preservation of "greenspace" allows.

I also note that development is in the planning stages for all of the land north of Hays Park Boulevard between Oak Park Boulevard and Post Drive. In particular, my attention has been drawn to the development planned for the block of ground west of Oak Park Boulevard and north of Hays Boulevard referred to as "Silwell Developments Limited and Ballantry Homes - Block 15, Plan 20M-1032, Part of Block 4". I note that this development is currently planned for 12 stories and what has to me a pleasing "stepped appearance" with sections of the building only reaching 8 stories (at least as far as I can tell from my quick review of the data). I have a question regarding this development: are there any proposals or initiatives (internal or external to the Town of Oakville) to increase the height of this development or for that matter any of the other proposed developments north of Hays Boulevard and south of Dundas? Your comments would be appreciated.

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June 13, 2021

Pouneh Majidpour

Received by email

Thank you very much for providing information regarding any changes happening in our city, Oakville.

I personally noticed your endless efforts to make awareness related to changes in our city. You and your team are working continuously and effortfully through newspapers, street signs, city council meetings

open to the public, youtube channel and TV channel to give information to individuals who are living in Oakville. I personally appreciate you and your team for doing an amazing job.

I have been living North of Oakville at 208 Gatwick Drive with my husband and one daughter since 2008. I absolutely love this place and do not want to leave. We heard and read about a couple of big projects (28-29 Condominium Buildings) that are going to be built in our area in Trafalgar Road and Dundas. Performing these projects could create some issues in our area that I would like to mention.

- Noise and Traffic disturbance
- Density of population especially in schools, recreational centers, libraries and sport centers.
- A Crowded playground which will affect the safety of our kids.
- Reduced Green area in Oakville ( as far as I know Oakville is included in Green Belt to preserve the Green land and keep the Green nature to create environmental friendly place)
- Crowded Walking Clinics and longer waiting time to see specialists

I am absolutely confident that you and your team have considered these issues before implementing permission for these building constructions. The reason is the bicycle road was built along Trafalgar Road last year. This action shows you and your team's concerns regarding our city. You are doing the best to keep Oakville a safe and friendly environment to live in. Thank you!

I am a mother and always thinking about not only my daughter but also other kids' futures who are living in Oakville. This is the reason I decided to join my neighbors to write an email to the office.

I appreciate your time to read my email.

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June 14, 2021  
Mr and Mrs Rodrigues  
Received by email

We have recently learned of an application by a developer to take four lots (256, 260 and [294 Hays Blvd.](#) and 271 Oak Park) and rezone them as high-rise apartment zones with heights reaching an incredible 28 and 29 stories.

As neighboring Uptown Core residents, we are expressing our **strong objection** to this plan.

Single family homes and low-rise properties dominate this section of our neighborhood. With the nearest major roadway several blocks away, we enjoy a comfortable and quiet living environment, and our children are able to attend school safely.

While I appreciate the developer's desire to (what it seems) capitalize on the effects of the pandemic, disrupting our community by constructing an out-of-place high-density development that will tower over our homes, and increase road and pedestrian traffic is not the solution. Further, our schools are already over capacity, and now more than ever, we need to maintain quality standards to bring our kids back from almost two years' lost.

We have all struggled throughout this pandemic, and a development such as this one will only make things worse for our families and children by devaluing our homes. We have all struggled to make things work and cannot fathom a drop in our home value while the home values everywhere else continue to rise exponentially—this is exactly what would happen with this development.

The neighbourhood of Oak Park is unique and it is the design, walkability, solitude and safety that have made it an award-winning community. As citizens of Oak Park for the last 20 years who had chosen to live here due to the above, approving this high-rise development would be unethical and we don't deserve this.

I strongly urge you to please deny this application, and leave the development of high-rise properties to busy and bustling areas in which they will have direct access to major intersections and will not tower over our long-standing homes. This will only contribute to increased congestion that will be non-sustainable and will negatively impact the value of the community. It will not only jeopardize the safety of our children, but will jeopardize the mental health and well-being of all of us.

I ask you to please understand our position and deny this application for amendment. High-rises of 28 and 29 stories do not fit in with our community and were never approved by Council in the Master Plan for the uptown core for good reason (see "Liveable Oakville" plan pg. E-12, #21.2.1,c, and pgs. E20-21).

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June 24, 2021  
Jean and John Enright  
Received by email

Please note and register my opposition to Notice of Complete Application - Proposal of 256, 260 and 294 Hays Boulevard and 271 Oak Park Blvd the following reasons-

1. Traffic Congestion

2. Noise disturbance and social conflict resulting from far too many residents in a condensed area that has already seen so much growth.
3. Road accessibility has been an issue for years at Trafalgar and Dundas and that commuter corridor is already congested for commuters into Toronto not allowing residents to move freely in their own neighbourhood. We have already withstood tremendous commercial and residential large scale projects in our neighbourhood and are negatively impacted.
4. Gas emission – this kind of pollution does not align with federal government footprint policies.
5. Density – we already over developed in Oakville overall, massively exceeding an optimal increase in density while overburdening infrastructure not prepared to handle this influx. As a resident I was told a power surge that damage appliance was due to builds in my neighbourhood.
6. Negative effect on character and appearance of the neighbourhood
7. Parking accessibility – we are already seeing non-residents using our neighbourhood road, speeding through our residential areas putting children, seniors and all residents at risk.
8. The overbearing, oppressive and intrusive nature of the mass of the four towers will completely alter our neighbourhood both visually and impact in a negatively impact access to amenities including healthcare and other services
9. A massive increase in local population without long term impact studies on current residents and businesses
10. Tower block living is not good for families and is not a green plan.
11. Excessive carbon footprint of tall buildings
12. Years of disruption to access to a major corridor and the Trafalgar and Dundas intersection during construction which will take years and affect all residents and businesses
13. How is it possible that the Town of Oakville would even consider such a proposal that would completely alter in a negative way on many levels, the quality of life in this neighbourhood.

We bought a house in a quiet residential neighbourhood as I didn't want the stress of dealing with traffic congestion, noise and garbage pollution, disturbances, not to mention the safety of the roads which will be compromised if those towers are erected.

Kindly acknowledge registration of my opposition to this Notice of Complete Application Proposal.

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June 29, 2021  
Susan Carey  
Received by email

Hello councillors,

Please find my comments and concerns about the proposed development planned on the west side of Trafalgar Rd and Oak Park Blvd. While I can appreciate the need for intensification, I believe that the proposed height of the two buildings at 28 and 30 floors is totally inappropriate and unsafe for the area. I have lived in the Oak Park neighbourhood including the Uptown Core for the last 21 years and in Oakville since 1987, and have witnessed the increased development growth, in this area as well as in the Town of Oakville in general.

I feel that the floor height numbers need to be much smaller as I do not believe that the infrastructure is in place nor can be provided for for the following reasons:

1. With the provincial cutbacks in inspections and the corners being cut by developers (contractors that I know have told me this and they are worried), I am concerned about the integrity of the structures. We can see what happened in Florida when basic maintenance and inspections are not done in a timely manner.
3. Overflow parking I expect will end up on the Oak Park side streets making it difficult for those who live here to have guests and to maintain safe streets. Since we have no driveways, if we are having work or repairs done, we shall have trouble finding a place to park at night if we can not use our garages.
4. Within 2-3 blocks of the proposed site, there are two elementary schools, a seniors residence and a LTC facility, and a neighbourhood centre with a full daycare. Already there are challenges with the current volume of traffic for pedestrians to cross safely.
5. . Already there have been serious accidents on Trafalgar and Oak Park Blvd., a couple of which I have personally witnessed.
6. The footprint of these towers will block sunlight and the buildings on the south side of Oak Park Blvd. will probably lose much of their sunlight. This can also affect the sunlight for the homes on the east side of Trafalgar Rd.

7. I have concerns about the quality and reliability of radio signals. This has a serious potential safety issue.

8. New studies have shown that high levels of residential living near heavy traffic areas such as Dundas and Trafalgar increases the possibility of Alzheimers and dementia 3 fold. With so many vulnerable seniors in such a close proximity, why would you introduce so many more cars and the possibility of gridlock so close to them?

9. This whole situation is particularly problematic given that there are so few N-S corridors in Oakville. Crossing Trafalgar Rd as a pedestrian is becoming quite dangerous, and detracts from the amenities of being able to access places within Oak Park and its environs on foot as was envisioned. This can not be good for our real estate values in the long term.

10. I would like to think that the wellbeing of the citizens of Oakville would take precedence over the profit of developers who mostly do not live here and apparently could care less about these issues.

Thank you very much for considering these points and reviewing the issues that are extant therein.

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July 5, 2021  
Nancy Brock  
Received by email

Thank you for returning my email back on June 23rd. I am sorry for my late reply. I appreciate your explaining the planning situation for North Oakville. I still maintain that it is an unfortunate situation for new home buyers. The semi detached home that I purchased back 20 years ago in River Oaks for a very good price, was an incredible home. We had a lot of space between neighbours and a huge backyard with proper fencing on either side. I would wish that new residents/buyers could have the same experience with good value for their money. I realize that these are different times and that we can't properly compare. It is just upsetting to see such vast change over the last few years. That despite transparency, new homeowners should not be put in a position to select a home that is planned and built so close to a major road. Building less homes, allowing more space between homes with decent enclosed backyards would be the best plan and the right thing to do! Thank you for your time Tricia.