

Planning and Development Council Meeting

January 17, 2022

**Comments Received Regarding Item 7.1**

Recommendation Meeting – Zoning By-law Amendment - Randall Oakville Developments Ltd., Church  
Oakville Developments Ltd. – 150 Randall Street, 125 Navy Street and 143 Church Street, File No.:  
Z1614.74, By-law 2022-006

January 10 2022

To Mayor Burton and Oakville Town Council: re Proposed Zoning By-law Amendment:

Randall Oakville Developments Ltd. and Church Oakville Developments Ltd. for Meeting Jan 17 2022:

Please attach the following list (with addresses redacted) to all comments for public meeting January 17 2022, regarding proposed 150 Randall/125 Navy/143 Church Street high-rise development:

We, the under-signed, request a return to the 4-storey maximum for your current high-rise development proposal for 150 Randall Street/125 Navy/143 Church Streets, Oakville;

We request that the zoning-laws reflect this 4-storey height-limit and that zoning not be altered to allow rampant high-rise development throughout downtown Oakville--including areas 'outside designated heritage' which book-mark the downtown;

As voters, we ask that Mayor and Council protect the historic downtown from profit-first development, and this includes these 'book-marked' areas that form entryways to downtown Oakville; we ask that Mayor Burton keep the long-term value of heritage as the focus, and that Council stand up against Bill 108 developer-driven mandates;

We request from Council a list of the supposed 'Community Benefits' that the Town proposes from this development deal, as under Bill 108's 'Community Benefits Charge;'

Given that Oakville's 'MasterPlan' for Mid-Town Oakville 'Smart Density' development already includes massive high-rise development, we ask that the push for high-rise developments like these be located in already-suburban areas like Hopedale Mall or Kerr/Speers parking lots, and not in the downtown Oakville area;

Like residents in other heritage Ontario towns like Niagara-on-the-Lake, we ask that Mayor Burton and Council protect local and downtown Oakville community by preserving 4-storey height-maximums, and that Council eliminate this developer-driven profit by saying no to this by-law zoning change. Wayne Harris. [REDACTED] Hedgestone Cres.. Oakville resident since 1953.

January 12, 2022

We strongly oppose the proposed zoning changes to permit a massive 12 storey high rise (3 times the existing height allowance) on this site which would set an excessively high minimum height precedent for future downtown Oakville development.

We are not against development per se but feel strongly that the plans for this site are completely inappropriate and insensitive to the adjacent heritage area of human scale buildings.

John Balmer  
[REDACTED]

January 13, 2022

I am a concerned Navy Street property owner and i am deeply concerned about the proposed development of a high rise in downtown Oakville that isn't in the height and scale of the current architecture and heritage community. I think it is the town's responsibility to ensure that the developers do not destroy what is most lovely about our community.

Sincerely,

Kerry and John Houlding

[REDACTED] Navy Street  
Oakville, ON

January 13, 2022  
Hello,

I am writing to say I am opposed to high rise development in downtown Oakville, especially one that is large scale and not in keeping with the town heritage and aesthetics.

Kind regards  
Karen Widman

January 13, 2022

Please find attached our petition to the proposed development for 150 Randall/125 Navy/143 Church street.  
Thank you  
Julie Thompson  
Kate McManus

## PETITION

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Please attach the following list (with addresses redacted) to all comments for public meeting January 17 2022, regarding **proposed 150 Randall/125 Navy/143 Church Street high-rise development:**

*We, the under-signed, request a return to the 4-storey maximum for your current high-rise development proposal for 150 Randall Street/125 Navy/143 Church Streets, Oakville;*

*We request that the zoning-laws reflect this 4-storey height-limit and that zoning not be altered to allow rampant high-rise development throughout downtown Oakville--including areas 'outside designated heritage' which book-mark the downtown;*

*As voters, we ask that Mayor and Council protect the historic downtown from profit-first development, and this includes these 'book-marked' areas that form entryways to downtown Oakville; we ask that Mayor Burton keep the long-term value of heritage as the focus, and that Council stand up against Bill 108 developer-driven mandates;*

*We request from Council a list of the supposed 'Community Benefits' that the Town proposes from this development deal, as under Bill 108's 'Community Benefits Charge;'*

*Given that Oakville's 'MasterPlan' for Mid-Town Oakville 'Smart Density' development already includes massive high-rise development, we ask that the push for high-rise developments like these be located in already-suburban areas like Hopedale Mall or Kerr/Speers parking lots, and not in the downtown Oakville area;*





*Like residents in other heritage Ontario towns like Niagara-on-the-Lake, we ask that Mayor Burton and Council protect local and downtown Oakville community by preserving 4-storey height-maximums, and that Council eliminate this developer-driven profit by saying no to this by-law zoning change.*





Name, Surname:	Address:	Postal Code:	Email:	SIGNATURE/Comments:
Duff Balmer				
John Balmer				
Mary J Balmer				



that Council eliminate this developer-driven profit by saying no to


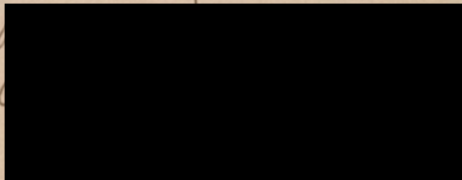
Name, Surname:	Address:	Postal Code:	Email:	SIGNATURE/Comments:
Carolyn Murray	William St Oakville, ON	L6J 1C9		


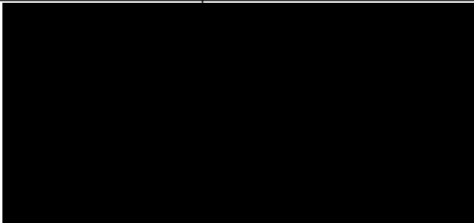
Name, Surname:	Address:	Postal Code:	Email:	SIGNATURE/Comments:
Julie Thompson	William Street	L6J 1C7		
Kate Nalans	William street.	L6J 1C7		

Name, Surname:	Address:	Postal Code:	Email:	SIGNATURE/Comments:
Earnie Mount	 Church St	L6J 1N4		
Cheryl Mount	 Church St	L6J 1N4		

Name, Surname:	Address:	Postal Code:	Email:	SIGNATURE/Comments:
Nicholas J. Parks	 William St Oakville Ont. L6J 1C8	L6J 1C8		
Cristina Flores	 William St Oakville Ont. L6J 1C8	L6J 1C8		

Name, Surname:	Address:	Postal Code:	Email:	SIGNATURE/Comments:
NANCY McGuigan	 William St. Oakville	L6J 1C8		

Name, Surname:	Address:	Postal Code:	Email:	SIGNATURE/Comments:
Abbe Osicka	 John ST.	L6K 1H4		

Name, Surname:	Address:	Postal Code:	Email:	SIGNATURE/Comments:
Dia Frid	 William St.	L6J1C7		

January 13, 2022

*Good morning - I have attached, as best I might, my name and address to register my objection to the 150 Randall Street high-rise development.*

*To me, this just simply does not make sense. On one hand, the Town of Oakville is encouraging us to maintain and preserve our heritage district area (at our expense) and on the other, sabotaging the aesthetics of what they wish to achieve.*

*Rather like the mushroom-shaped , garish Christmas trees the Town of Oakville sees fit to put up in the Town Square, it is high time that our Town Council established guidelines for what constitutes a heritage "look" and then realize that 12-storey highrises would be best constructed north of Lakeshore.*

*I have been a tax-paying resident in Oakville since 1985 and I would like to think that my financial and emotional investment in this community carries some weight.*

*Día Gupta Frid,*



*William Street*

*Oakville Ontario*

*L6J 1C7*

*(addition to above email)*

*My apologies - I wrote "North of Lakeshore"...well, duh, of course Randall is north of Lakeshore. I meant North of Church and ...sigh..well..the whole aspect of a residential area can be maintained with low-rise buildings but not twelve storeys, yes?*

January 14, 2022

Town of Oakville,

My husband and I retired to downtown Oakville for its peaceful charm and lovely buildings and harbour and NOT for several new development projects. PLEASE develop these properties elsewhere and build with care and dedication to the charm of the rest of the town and not to the demand for a "piece" of downtown. As you know so many areas have been ruined when developers sell a "piece" of a lifestyle. It muddies the landscape and ruins the initial attraction. Not to say pulls down property values.

Cheryl Mount

Earnie Mount

■ Church Street