

APPENDIX C – Public Comment

September 23, 2021

Hi Janet, Tricia and Dave,

Over the past 9 months a group of 3 directors from the Shared Facilities Committee at Oakridge Heights formed a 'working group' and have worked closely with the developer (Malvinder Singh) to fully understand his new plans for lot 70. While recognizing the varying interest of the residents, the interest of the developer and the Town's requirements and through much dialogue and collaboration, we were able to reach a conclusion that in principle meets all parties objectives. A key aspect of the negotiation was the developer agreeing to relinquish his easement rights and to ensure that all construction activity will be accessed within the lot 70 site..... no construction materials or vehicles will be stored on the existing Oakridge property. While there are still a number of studies to be provided e.g. traffic flow, shadow study, etc. the working group is in support of the plan submission. I am sending you this note on behalf of the Board of Directors for HSCC 482 confirming their support for the lot 70 plan submission.

Regards,
Carl Rocha
President HSCC 482

September 24, 2021

Message to the Town Staff and Councillors

Lot 70 Insignia Condos

Dave, Janet, Tricia

The Board of HCC 381 (50 Old Mill) supports "in principle" the proposed all residential development being planned for Lot 70.

This support "in principle" is conditional on the developer's release of the easements he holds on the ramps and underground drive aisles and ensuring that all construction (vehicles and storage of materials) is conducted off our common properties.

Several specific matters have been identified as requiring resolution. The working group is committed to continue to meet, discuss and find resolutions.

Regards,
Kerry Bigas
President HCC 381

September 25, 2021

Message to the Town Staff and Councillors

Lot 70

Dave, Janet, Tricia

The Board of HCC 397 (60 Old Mill) supports "in principle" an all-residential development being planned for Lot 70 subject to the filed site plan application being reviewed by our

development legal expert to ensure that the details provided to the working group are as stated by the developer.

This support “in principle” is conditional on the developer’s release of the easements he holds on the ramps and underground drive aisles and ensuring that all construction (vehicles and storage of materials) is conducted off our common properties.

Several specific matters have been identified as requiring resolution. The working group is committed to continue to meet, discuss and find resolutions.

Sandra Montgomery

Member of working group

Treasurer, Board of HCC 397

November 24, 2021

Hello,

I would just like to express my support of the revised project that permits a twelve storey apartment building on the site with 154 dwelling units.

I have been a resident of the Oakville Heights complex at ■ Old Mill road for over 20 years now.

Please inform me of the decision of the Town of Oakville on this matter.

Thank you,

Kerry Bigas

■ Old Mill Rd.

Oakville On.

L6J 7W1

November 29, 2021

Patti Timson – 50 Old Mill Road – voice mail message

“I am calling in complete support of 70 Old Mill Road and their proposal. I just think it is going to be lovely and cannot wait for them to get going and you have our complete support. I think that there have been some wonderful compromises made and everyone is doing their best. Density is important all over the province and I think this is the way to go, and it is a great looking building. Good luck to them, and I hope that they get their planning approved and get going quickly. Thank you very much.”

December 19, 2021

Increase density already dealt with by the Town (precedents reached with that 70 Old Mill lot)

By having allowed to increase from 4 storeys building lot 70 Old Mill Road at the initial stage of Oakridge Height complex of 4 distinct buildings, then to allow increase to 12-storey building (from 10) for lot 40 Old Mill Road, the town has already dealt with the number of maximum heights and should stay the same to keep some consistency with the town process and precedent. And not restart anew every time a developer concept failed to meet its

business plan. The town is not to side with Developer to make it a viable profitable business project.

Already, 12th storeys building height approved for 70 Lot will deface the linear proportion and view from a distance.

Traffic issues and number of dwelling units.

Previously, the town approved a 4 storeys building for lot 70. Then a 12 storeys were approved with 29 dwelling units with the party of the same developer. 29 units in the previous approved plan is not the same as 154 dwelling units in the same 12 stores building. Constraints and pressure would become on many perspectives. Even if a proposed plan of requesting half (77 dwelling units) would be proposed, the impact on the environment, both structural to meet the underground parking necessary and traffics are highly negative.

Environment impact and structural vulnerabilities - Town is accountable to allow development in either a flooding area or area of potential vulnerabilities to sustain heavy structure on land.

The whole area in the Oakridge Heights has an elevation with a sudden drop of several metres, with retaining walls in which sits 60, 50, 70 lot (the retained wall was removed for 40 lot due to the excavation), to allow Cornwall St. to keep its integrity and a further drop of several more meters where sixteen miles creek curves on its west and south side the whole Oakridge Complex. Some area, no retained walls, but the soil shows vulnerabilities. Moreover, the 2 large stores underground parking under 40, 60, 70 showed experience of water infiltration.

In addition, the necessities to build further stores underground parking to accommodate 154 dwellings under 70 Lot creates instability and not compacted soil to sustain the weight of the 70 Lot building sitting on top.

Also, weather changes or mass rain that we may experience may create soil displacement or land slide. We are not in a flat zone. We are on top of a ravine created by glaciation, and we are at the edge of the drop toward sixteen-mile creek.

Another aspect that the open excavation of 70 lot has been present for many years, and may have contributed to vulnerabilities to water infiltration and/or deterioration of the adjacent 60 Old mill Structure.

Therefore, I recommend that if 12 storeys is kept and not reduce after the whole review that the number of dwellings shall not exceed the number of 2 storeys underground parking that match the other lots in the Oak Ridge Heights as a first measure of consideration for a structural point of view. The second, if some dwellings are sold without a parking lot, that multiplying by 2, the allowance from the current 29 dwelling units) to 60 dwelling units, may both give allowances to increase of units with traffic considerations. Exceeding that will fail the former and latter consideration by the Town.

Ward 3 and MidTown - The edge

Oakville being the most livable town, its reputation is generated anchored with the old Oakville. One will not exist with the other. Mid town and uptown attraction are linked by the past wisdom to keep a town that does not look like most North American town and being unique! Proportion, Style, Perspective, Heights, colour, Materials, quality, longevity. Even though, a portion of the south Oakville station or via Rail/Go train Track is part of the high density, the Town should keep the same theme in Ward 3 that were respected in the past.

The current proposal with this developer present a contemporary white colour structure that within a few years will become grey. It is not sustainable for a building to deface all surrounding building and value.

I urge the Town to re-evaluate and reconsider that this white type structure in Ward 3 is not compatible with the Oakridge Height theme and the building design can improve dramatically a community's character.

Conclusion:

Based on the above, the number of storeys heights not to exceed 12 and maximum 60 dwelling units with maximum 2 underground storeys parking garage only, whichever allow sustainable traffics in relation to other buildings built and to be built and the Oakville Train Station activity and increase in population and Cornwall, Cross Road, Trafalgar Road, I asked the Town to reconsider from approving the re-zoning and site plan.

Thank You for your support!

Best regards,
Katherine Chan
Oakville