

## APPENDIX D PUBLIC COMMENTS

### Andrew Ion - Falkland Cres.

I'm writing to you to express great concern regarding Delmanor West Oak Inc.'s proposal to build an 8 storey building at 1280 Dundas Street West. The edge of my property is within 150m of this development (2449 Falkland Cres.), and looking through the documents posted on the city's website (especially the Planning Justification Report) it is clear that this proposal does not consider the impact such a large building will have on the residents of Falkland Cres., Glenayr Cres., Wooden Hill Cres. and other nearby subdivisions. The views from our backyards and neighborhoods will be irreparably harmed by a 30.5m building, as will the views from Lyon's Valley and Sixteen Mile Creek trails. Furthermore, I have concerns about light pollution from such a large structure, and feel that the inevitable and profound impact to CJYE-AM and CJMR-AM listeners is not adequately addressed - the provided Radio Study offers dubious analysis and the lack of conclusive proof suggests it should not be accepted.

It is inexcusable that the requirement for a public meeting has been waived due to COVID and would be a travesty for such a development to "sneak through the system" without due consultation with those directly impacted. I received a letter in the mail yesterday from the Town advising me of this development, but it is misleading on the scale of this proposal, which has only become clear by reviewing the renderings provided in the proposal. These renderings provided online use deliberately selected viewpoints that make the complex appear small and hide the scale of impact on the surrounding areas. So that a fully informed discussion be possible, requesting the Town demand that the developer provide accurate renders on views from Falkland Cres., Glenayr Cres., Wooden Hill Cres. as well as from multiple areas of the 16 Mile Creek and the nearby Cemetery, and that these be distributed to residents and all who were notified of this completed application by mail so that they can fully understand and appreciate the effects of a 30.5m building and other structures within the complex will have on their subdivision.

I ask that you forward this objection to Town Council with a request to appeal against this proposed zoning by-law amendment on behalf of the residents of Ward 4, and that you also forward this appeal to the Local Planning Appeal Tribunal. The burden of COVID must be borne by the developer seeking to proceed with an application while residents are under stay at home orders, and given that this proposed building is quite possibly among the largest and tallest in the ward we must ensure that this proposal is duly evaluated by all impacted.

### Fred Fairs

I have received the letter advising of Delmar's plans to develop lands currently part of the St.Volodymyr Culture Centre. I believe I understand the proposal and what studies the Town has completed on the property and I do agree that the community will need expanded Senior homes in the future. Delmar has an excellent facility on 4<sup>th</sup> line and hopefully this facility will be held to the same standards.

However, I have tried to access the website re the plan and am unable to connect as apparently the Town has changed the system. (I could access the website on Saturday).

I do have a few questions and was hoping you could answer them for me.

1. When does Delmar plan to proceed and what is the estimated completion date?

2. Will the only access to the facility be off Dundas or will 4<sup>th</sup> line be opened north of West Oak Trail?
3. Will 4<sup>th</sup> line south of Dundas remain open for pedestrians?
4. Will the access to Lion's Park be opened for walkers from 4<sup>th</sup> line? Lion's Park is a great facility which is currently vastly under used. Parking is restricted or limited and no parking signs are now along most streets.

**Renaud Campbell** - Falkland Crescent

Hello,

I wish to preserve my right to appeal the proposed Zoning amendment.

This 8 storey building will be well within the line of sight of our home. I do not see that a visual impact analysis has been undertaken for the neighbouring homes.

Please advise of any steps I must take to record my objection to the scope of this development.

**Paula Rainford**

I oppose this monstrosity of a development on greenspace in Oakville beside the cultural centre.

Please stop building tall ugly buildings that take up land space and infringe on trail systems.

Please advise what else I need to provide.

**Marc Richardson**

My family and I are Oakville residents within Ward 4, living in West Oak Trails. I wanted to reach out to see if you could provide any help in obtaining a bit more information regarding the two items below. If there is someone else I should be reaching out to for this information, please feel free to let me know. Appreciate any assistance you are able to provide.

1. We understand that there is a proposed retirement home development on the eastern portion of the St. Voldymyr Cultural Centre property and would like more information regarding the proposed development, including approximate timing of the construction, size of the development and expected impact to the surrounding area (i.e. traffic, noise, access to Lion's Valley). I've looked online and can not find any information.
2. Additionally, on the east side of the bridge that goes over Lion's Valley along Dundas, there is a trail that goes down into the valley. Over the past two years there has been fencing up year round at the both the top of this access and the bottom due to "trail construction". I'm not quite sure what construction is taking place that has required the trail to be closed for two years as nothing has been completed except for a new sign post. Many people still find there way around the fencing to go down the trail, however anyone with a stroller or bike is unable to use the trail due to the fencing and it is a 30+ minute walk around to the other side of the Valley to get down. I'm not sure if this fencing has perhaps been forgotten about? Would you have any information as to when

this fencing might be taken down and what improvements are planned for this trail as it is a material inconvenience to many of the families in the area.

Thanks for any help you are able to provide and more than happy to further discuss at your convenience.

**Sebastian Lopez**

I am emailing because I became aware about the potential development in the dundas area. I live in the area and this potential construction is very alarming to me. There is development all around here and it is really damaging to the ecosystems around 16 mile creek. This project especially is very close to the park and I want to make sure the wild space won't be affected.

**Meaghan Carlson**

Dear Council:

**RE: Request for Notice; ZBA Application from Delmanor West Oak re 1280 Dundas Street; Z 1423.07**

Our office represents Whiteoaks Communication Group. I am writing with respect to a development proposal, Delmanor West Oak's Zoning Bylaw Amendment Application for 1280 Dundas Street West (Z 1423.07). Whiteoaks operates two AM radio transmission stations across the road from the proposed development, CJYE-AM and CJMR-AM. I hereby request that both my office and Whiteoaks receive notice of any public hearings, approvals, or refusals concerning this zoning bylaw application, in accordance with the provisions of the *Planning Act*, RSO 1990, p 13.

The notices are to be sent to:

O'Connor MacLeod Hanna LLP  
And  
Whiteoaks Communications Group Limited

In addition to requesting notice of any public meetings, Whiteoaks wishes to express its dismay that it was not consulted about the Zoning Bylaw Amendment application, or in even informed of it. The Radio Impact study submitted in support of the Application acknowledges that the proposed development could negatively impact the radiation pattern of both of the AM stations. In fact, the Report states that the proposed 8 story seniors complex "*potentially introduces a risk of impact on the stations' radiation patterns*" (see page 13 of the RF Impact Study for Construction Near an AM Transmission Site, Prepared by Yves R Hamel et Associes, December 15 2020). Whiteoaks should have been consulted about the proposed development: it has a unique and specific interest in the development given the acknowledged impacts it could have on both stations.

We look forward to receiving notice of any public hearings, approvals or refusals concerning the zoning bylaw amendment application in issue.

Best,

**O'CONNOR MACLOED HANNA LLP**

Meaghan Carlson