

## APPENDIX G - Public Written Submissions

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Subject:** Appeal against new development at 2163 and 2169 Sixth Line  
**Date:** Thursday, August 25, 2022 3:42:32 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To  
Town Clerk,  
Town of Oakville,  
Clerk's department, 1225 Trafalgar Road,  
Oakville, ON L6H 0H3

Dear Sir/Madam

We would officially like to oppose the new 9 story building in front of our premise. We are residents of [REDACTED] and find that this new development greatly inhibits our ability to enjoy our new home. As you are aware ours is a low rise building and having a 9 storied complex right ahead blocks air and sunlight. Moreover it increases the traffic problem on sixth line as sometimes getting to the main road already takes a long time. We are also concerned about air quality issues in this area with construction activity which greatly increases allergy issues for residents. This area houses two buildings with seniors and new construction is not ideal.

Further the construction activity will also have a negative impact on the conjoined nipigon trail ecosystem. Please consider our plea and don't allow new construction of this extent in our area.

Warm Regards

Aditi

Resident [REDACTED]  
[REDACTED]  
[REDACTED]

Bara Group (River Oak) Inc. - 2163 and 2169 Sixth Line - Z.1415.14 and OPA 1415.14  
Zoning By-law Amendment and Official Plan Amendment  
2163 and 2169 Sixth Line  
File No: Z.1415.14 and OPA 1415.14

August 21, 2022

With reference to the above-proposed development, I would like to submit the following comments. I reside at [REDACTED] Oakville, ON [REDACTED]

### **Density**

The development as proposed is not suitable for this neighbourhood; it is too dense and too tall. A more appropriate development would see one residential building of 4 storeys (to match the height of the buildings at 2191 and 2199 Sixth Line). This 4-storey building should be situated where the proposed 9-storey residential building is located, running down in a line from the Knox building (2191). A second multi-storey building running east west across the site would be completely inappropriate. There should be no retail units directly facing Sixth Line. This would not fit into the general area, which is basically residential in nature. There are several small plazas in the area but none (as far as I am aware) have units facing directly on the street.

At the July 5, 2022 webinar, the presentation showed the proposed north-south building not as a solid rectangle, but stepped back, rising step-wise from single storey at the front to its tallest height at the rear, and, if I remember correctly (the webinar attendees were not given a copy of the presentation), there was no multi-storey building running east-west, just a single-storey one, the presenter stating that they had made these modifications to the original plan in response to adverse comments received after the company's initial presentation in July 2019. However, the proposal currently submitted to the town ignores those changes and has reverted back to the original plan, which neighbourhood residents had already vigorously opposed as completely out of keeping with the neighbourhood.

With regard to density, the presenter at the recent webinar stated that there are several streets of existing townhouses north of the site. This is indeed so, but the blocks are well separated by wide grassy areas and many trees and shrubs, and do not give the impression of a dense development. A visit to the area would confirm this. This area is nothing like the townhouse developments north of Dundas St.

### **Traffic**

Sixth Line, unlike north-south roads such as Trafalgar, Neyagawa and Third Line, is a relatively narrow, winding road not suited for the extra traffic that would be generated by the proposed development. A high school, private school, recreation centre and church are all located on this street between Dundas St. and Upper Middle Rd. The traffic on this street has increased exponentially since before the pandemic, likely as a result of the continued and prolific development north of Dundas. It is already quite difficult to turn from our driveway on to Sixth Line, especially during peak hours. If a traffic study is undertaken, it should be carried out during peak hours and while schools are open (not at the quietest time, which is when the Bara Group did its traffic study before the pandemic hit, I believe). Many of the inhabitants of both the Knox building and the Oaks condominium are elderly and ambulances are called here reasonably frequently. They need ready access.

**Walking Trails**

This is a quiet residential neighbourhood well-served with walking trails. The Morrison creek runs north-south behind the Knox building and the plaza, and the Nipigon Trail runs beside the creek. There are two branches to this trail, one on each side of the creek. The western branch runs close behind the Knox building and the M&M plaza, but it is well-separated from them by a dense thicket of trees and shrubs. The fourth picture in the developer's Architectural Renderings shows all of this thicket behind the proposed 9-storey building removed, replaced by a line of small trees spaced well apart, leaving the area wide open. The proposed open space, effectively linking the rear of the proposed building with the trail, would have a detrimental effect for both people and wildlife on this currently well-wooded trail. The trail is well-used. Oakville is rightly proud of its many walking trails, trees and green spaces. We should not be compromising any part of them.

**General**

While there is an urgent need for housing, this is not the area for such enormously increased density. The proposed development would be more appropriate in the area north of Dundas St. It would be completely out of character in this quiet neighbourhood. Any development of the plaza should respect and be in keeping with the neighbourhood.

Yours,

Angela Webb

**From:** [REDACTED]  
**To:** [Jill Marcovecchio](#)  
**Cc:** [Kathy Patrick](#); [Vicki Tytaneck](#); [Town Clerks](#); [Kate Cockburn](#); [Franca Piazza](#)  
**Subject:** Re: 2163/2169 Sixth Line  
**Date:** Tuesday, November 15, 2022 5:34:54 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jill,

Thanks for the reply. My original email that you responded to (I think it was forwarded to you from Natasha then Kathy) was actually originally sent directly to townclerk@oakville.ca.

When you say I must submit a written submission, can you confirm if I have therefore done this as required?

If there's something more I need to do, please let me know.

Thanks!  
Caley

Sent from my iPhone

On Nov 15, 2022, at 4:55 PM, Jill Marcovecchio  
<jill.marcovecchio@oakville.ca> wrote:

Good afternoon Caley,

This application has not yet been brought forward to Council for a public meeting or decision.

You may provide a written submission to [townclerk@oakville.ca](mailto:townclerk@oakville.ca) which will be included in the public comments when the application goes forward to Council for consideration at a future meeting.

Thank you.

Jill Marcovecchio

**Jill Marcovecchio**  
**Council and Committee Services Coordinator**  
**Clerk's Department**  
Town of Oakville | 905-338-4180, ext.4180 | f: 905-815-2025 |  
[www.oakville.ca](http://www.oakville.ca)

**Vision: To be the most livable town in Canada**

Please consider the environment before printing this email.

<http://www.oakville.ca/privacy.html>

---

**From:** Kathy Patrick <kathy.patrick@oakville.ca>  
**Sent:** November 15, 2022 9:43 AM  
**To:** Jill Marcovecchio <jill.marcovecchio@oakville.ca>  
**Subject:** FW: 2163/2169 Sixth Line

Please respond to this email today.

Thanks  
KP

**Kathy Patrick**

**Manager - Council and Committee, Council and Committee Services  
Clerk's Department**

Town of Oakville | 905-338-4235, ext.4235 | f: 905-815-2025 | [www.oakville.ca](http://www.oakville.ca)

**Vision: To be the most livable town in Canada**

Please consider the environment before printing this email.

<http://www.oakville.ca/privacy.html>

---

**From:** Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Sent:** Monday, November 14, 2022 8:13 AM  
**To:** Kathy Patrick <[kathy.patrick@oakville.ca](mailto:kathy.patrick@oakville.ca)>  
**Subject:** FW: 2163/2169 Sixth Line

Good morning KP,

Vicki asked that this be forwarded to you for a response.

Thanks,  
Natasha

**Town Clerks**

Town of Oakville | 905-845-6601 | [www.oakville.ca](http://www.oakville.ca)

**Vision: To be the most livable town in Canada**

Please consider the environment before printing this email.

<http://www.oakville.ca/privacy.html>

---

**From:** Caley Nadon <[REDACTED]>  
**Sent:** November 11, 2022 8:29 AM  
**To:** Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Subject:** 2163/2169 Sixth Line

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This email address was provided by Kate Cockburn, who is the senior planner for the development proposal at 2163 and 2169 Sixth Line. My name is Caley Nadon, I am a home owner in the River Oaks Neighbourhood.

I would like to express my concerns and opposition to this development and would like to enter the process to formally appeal this proposed development. Kate informed me that this action can be facilitated by the town clerk.

Please kindly advise on next steps for this process.

Thank you  
Caley Nadon

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Cc:** [REDACTED]  
**Subject:** 2163 and 2169 Sixth Line Bara Group (River Oak) Inc.  
**Date:** Sunday, August 21, 2022 6:32:17 AM  
**Attachments:** [Re\\_2163\\_sixth\\_line.eml.msg](#)

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town Clerk

As a resident at [REDACTED] since 1987 I wish to formally complain about subject line proposal and have already done so following public information meeting of July 5, see attached email.

The proposed building will change the feel and look of the area, cause traffic issues on sixth line and force relocation of the small business owners located on site.

Yes the small business owners will be offered first right of refusal in new retail space but I am fairly certain the new rent rates will make it impossible for them to stay.

Developer is clearly going to look after bigger business owners by letting them stay in their building until new building is done, while small business owners will be forced out immediately.

It was stated in information meeting that Morrison creek cres is at a higher elevation than the proposed building and maybe part of the street is but at our end it looks like we are lower than the proposed site elevation.

Have concerns over possible changes (if they request an amendment) to make building higher after 9 storey building approved.

River Oaks has already come in once and changed our street layout and house style (based on proposed plans we saw when we bought) and got approval to jam in a 29th house at the eleventh hour.

Not looking forward to building mess, noise violations as we have already been forced to live through this once.

There has been very little development done on the River Oaks Uptown Core considering how long ago it started, still lots of vacant land, perhaps this proposed building would be better suited to on vacant lot there.

Not happy and feel Oakville is going in the wrong direction (have lived in the area since 1956).

Please advise if anything can be done to stop/change this.

Please advise on decision.

Thanks

Cathy Cormier

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Cc:** [Kate Cockburn](#)  
**Subject:** Objection to River Oaks Condo - 6th Line & River Oaks Blvd,  
**Date:** Sunday, August 28, 2022 11:17:12 AM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to submit my objection to the application for the Proposed Official Plan & Zoning By-law Amendments by Bara Group (river Oak) Inc.

I have been River Oaks resident for 38 years. The River Oaks area has been a community of single family homes, predominately two storey. With the exception of the multi storey senior's home to the north of this proposed location, there are no multi storey buildings. If the proposal was to match the height of the seniors apartment, I would not object.

This 9 story building will destroy the privacy of River Oak residents, having tenants able to look down into our yards.

The area does not have the infrastructure to support a building of this size. I have to presume that water and sewer (both sanitary & storm) lines have not been built to handle this incremental volume requirement.

6<sup>th</sup> Line today is already a very busy road and this project would increase an already busy road network.

A building of this size will change the entire character of the River Oak's community. It does not belong here.

Would you please notify me of any decision made by the Town on this matter.

Thank-you

David Sweezie  
[REDACTED]



**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Cc:** [Kate Cockburn](#); [Jeff Knoll](#); [REDACTED]  
**Subject:** FW: Variance requested  
**Date:** Wednesday, November 16, 2022 10:38:54 AM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Further to correspondence below from Kate Cockburn, we wish to submit our comments with respect to plans to build a 9-storey building at the corner of Sixth Line and River Oaks Blvd. We have been residents within 2 blocks of this location for 35 years and were deeply disturbed to learn that the Town of Oakville was considering moving forward with a massive property at this location. Traffic is congested in this area, particularly during rush hours in the morning and evening. The River Oaks Recreational Centre and Holy Trinity Catholic School are only a short distance from this location and these properties already create a large volume of traffic. There appears to be insufficient parking at this location and there is suggestion that parking is available on this street, however, this is not the case. In addition, this community consists of single family homes and some low-rise residential and business properties. A large building is not consistent with the landscape and is out of place at this location. For these reasons, we are opposed to plans for this location.

We are copying Jeff Knoll with respect to this correspondence in that he is Councillor for our area.

We would appreciate being notified of any public meetings with respect to the plans for this building.

Sincerely,

Debra Donald  
William Donald

[REDACTED]  
Oakville, ON  
[REDACTED]

Email: [REDACTED]

*\*Confidentiality Notice\* This communication along with any attachments is intended for the use of the addressee only and may contain confidential information. The intended recipient shall not further distribute this communication and any attachments unless authorized by law or is the subject of the communication. If you have received this message in error, kindly notify the sender and destroy the original communication and attachments immediately.*

*\*Avis de confidentialité\* La présente communication, ainsi que toutes les pièces jointes, est destinée à l'usage exclusif du destinataire et peut contenir des informations confidentielles. Le destinataire prévu ne distribuera plus*

*cette communication et ses pièces jointes, sauf autorisation légale ou objet de la communication. Si vous avez reçu ce message par erreur, veuillez en informer l'expéditeur et détruire immédiatement la communication initiale et les pièces jointes.*

**From:** Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>

**Subject: RE: Variance requested**

**Date:** September 20, 2022 at 11:08:54 AM EDT

**To:** 'William Donald' [REDACTED]

**Cc:** Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>

Hello Donald,

Thank you for your interest in this application.

In order to officially reserve your right of appeal in accordance with the provincial Planning Act, you must submit your comments to Council c/o the Town Clerk in the Clerk's Department 1225 Trafalgar Road, Oakville, Ontario L6H 0H3 or [townclerk@oakville.ca](mailto:townclerk@oakville.ca) before a decision is made by Council. I have copied the clerk on this email for your convenience.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and can form part of the public record which may be released to the public.

To provide you with some clarity, the application is not for a minor variance. The application proposes to amend the town's official plan and zoning by-law. With this type of application, the responsibility for making a decision lies with Council, rather than the Committee of Adjustments. At this time, the application is under review. You can provide any comments and concerns you have with the application to the town clerk to be part of the public record.

At a future date, you will be sent a new notice with information about a Public Meeting, where you may also speak with Council about your comments and concerns. Information on how to participate will be included in that notice.

Let me know if you have any additional questions.

Thank you,  
Kate.

Kate Cockburn, MCIP, RPP

Senior Planner

Planning Services

Town of Oakville | 905-845-6601 ext.3124 | | [www.oakville.ca](http://www.oakville.ca)

Please consider the environment before printing this email.

<http://www.oakville.ca/privacy.html>

-----Original Message-----

From: William Donald [REDACTED]

Sent: Thursday, September 15, 2022 9:25 AM

To: Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>

Subject: Variance requested

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re 2163/2169 Sixth Line

File No Z 1415.14. OPA 1415.14

We have concerns with regard to the proposed building complex at the corner of River Oaks Blvd and Sixth Line. Please advise as to how we can raise our concerns at your earliest opportunity

W Donald

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Cc:** [REDACTED]  
**Subject:** Proposed OPA and ZBLA 2163 and 2169 Sixth Line  
**Date:** Wednesday, August 17, 2022 9:58:02 AM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We wish to be notified of the decision of the Town on this matter.

Eric Czerniak P.Eng. PMP

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Cc:** [Kate Cockburn](#)  
**Subject:** Zoning By-law Amendment and Official Plan Amendment 2163 and 2169 Sixth Line File No: Z.1415.14 and OPA 1415.14  
**Date:** Monday, August 22, 2022 11:28:04 AM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Vicki Tytaneck,

I'm writing to present my concerns regarding the proposed amendment to the Official Plan that would enable Bara to erect a nine storey building at 2163 and 2169 Sixth Line.

I've noted that Bara is proposing an even taller structure than what was being considered by the corporation when the firm made a presentation to the community before the pandemic. This leads me to believe that the corporation has not listened to the community's concerns.

I'm concerned that:

- The structure is too tall, is out of keeping with the community streetscape, and is too close to the edge of the street.
- The structure won't provide sufficient housing that is appropriate for families with two or three children. We need spaces for families, not more small condominiums where people have no space to live comfortably.
- Parking will be inadequate and streets nearby will be inundated with cars from visitors. We must remember that people are moving to electric vehicles, not stopping driving cars altogether.
- The increase in traffic will pose a hazard to children and seniors in the area.
- Walkable access to local stores and restaurants needs to be encouraged and preserved in the River Oaks community. What is being proposed does not appear to do that.

In general, where changes are made to municipal bylaws i would appreciate their considering the 'missing middle' in our communities. For example, building duplexes and triplexes would create opportunities for both home ownership and rental accommodation for families.

Thank you for your time in considering my concerns,

Sincerely

Gartly Wagner

Ms Gartly Wagner

[REDACTED]  
Oakville Ontario  
[REDACTED]  
[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Kate Cockburn](#)  
**Subject:** Proposed Development 6th Line and River Oaks  
**Date:** Monday, August 15, 2022 10:14:46 AM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Kate,

I have some concerns about the proposed development by Bara Group.

For example the traffic study is based on data collected November 12, 2020 when the pandemic greatly reduced the amount of volume on 6th Line at River Oaks Blvd. I say this because my daughter was a student at Holy Trinity and they were virtual. Additionally the housing development over the last 2 years north of Dundas has increased those residents using 6th Line as a North South alternate to Trafalgar. I believe the 2% corridor growth figure is grossly understated.

I would like to better understand the deadline I have to make a formal appeal to council so I can adequately prepare and seek additional support from my neighbours.

Thank you,

Gary Bruce  
[REDACTED]

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Subject:** Proposed Official Plan and Zoning By-Law Amendments 2163 and 2169 Sixth Line.  
**Date:** Wednesday, August 10, 2022 10:32:48 AM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I received this letter yesterday and called Kate Cockburn and she mentioned that I should write a letter or send an email to you

I disagree totally with the proposal of the Building requested. . A few years ago they wanted to build two buildings in that area and numerous people went to the meeting at the River Oaks Fitness centre and it was not accepted.

Several years ago when The Oaks was being built, Merrick wanted a seven storey building and the Town of Oakville disallowed that. It had to be four storeys only and it was. My husband and I moved in 31 years ago. .We left Mississauga as it was becoming too crowded .

We have a Catholic High school and a Montessori here on Sixth line. It is very busy with school buses, cars, regular buses etc.etc.

The Plaza is well used with Doctors, Dentists, Physio, M & M's etc. Serves the Community very well.

I am sending the email as I hope that this development will not be allowed.

For your information the letter I received was addressed to my husband Dennis Roland Crump. My name was not on the letter. It is Heather Margaret-Rose Crump. Kate said she would inform whomever she had to do so on my behalf.

Do hope the Town of Oakville will seriously consider what I have written.. We do not need another busy high rise on Sixth Line.

Heather Crump.

[REDACTED]  
[REDACTED] Oakville On, [REDACTED]

serves this community very well.



**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Cc:** [Kate Cockburn](#)  
**Subject:** Zoning By-law Amendment and Official Plan Amendment 2163 and 2169 Sixth Line File No: Z.1415.14 and OPA 1415.14  
**Date:** Monday, September 26, 2022 2:28:52 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Vicki Tytaneck,

I'm writing to present my concerns regarding the proposed amendment to the Official Plan that would enable Bara to erect a nine storey building at 2163 and 2169 Sixth Line.

I've noted that Bara is proposing an even taller structure than what was being considered by the corporation when the firm made a presentation to the community before the pandemic. This leads me to believe that the corporation has not listened to the community's concerns.

I'm concerned that:

- 1- The structure is too tall, is out of keeping with the community streetscape, and is too close to the edge of the street.
- 2- The structure won't provide sufficient housing that is appropriate for families with two or three children. We need spaces for families, not more small condominiums where people have no space to live comfortably.
- 3- Parking will be inadequate and streets nearby will be inundated with cars from visitors. We must remember that people are moving to electric vehicles, not stopping driving cars altogether.
- 4- The increase in traffic will pose a hazard to children and seniors in the area.
- 5- Walkable access to local stores and restaurants needs to be encouraged and preserved in the River Oaks community. What is being proposed does not appear to do that.

In general, where changes are made to municipal bylaws i would appreciate their considering the 'missing middle' in our communities. For example, building duplexes and triplexes would create opportunities for both home ownership and rental accommodation for families.

Thank you for your time in this matter.

Sincerely,

Jennifer Asling  
[REDACTED]

**From:** [REDACTED]  
**To:** [Town Clerks: \\_Ward5](#)  
**Cc:** [ward5!@oakville.ca](mailto:ward5!@oakville.ca)  
**Subject:** Development at River Oaks and Sixth Line  
**Date:** Tuesday, November 8, 2022 12:13:37 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Jeff, Marc, and Oakville Town Clerk,

I saw that a developer plans to build a massive 9-storey complex in what is currently a small plaza on Sixth Line near River Oaks Boulevard (and without adequate parking).

As a resident of the River Oaks area I wanted to let you know that my family and I are very much **against** such a structure. It is far too large and out of character for the neighbourhood. Sixth Line is a very busy street as it is, containing schools and a rec centre. This plaza also backs onto a quiet green space and the presence (not to mention construction) of such a complex would negatively impact both the green space and people's ability to quietly enjoy it. Not to mention the negative impact that the additional busy-ness would have on the peacefulness of the residents in the nearby senior's complex.

Developments need to be held to the town's current official plan, which, as I understand it, does not allow for anything anywhere near that scale to be built on that site. It seems to be far too often that developers wish to be allowed to ignore the town plan - that is not acceptable.

Thank you,  
John Hinnen

[REDACTED]

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Subject:** Bara group proposal  
**Date:** Monday, August 22, 2022 2:51:31 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the town of Oakville council

I received a letter from yourselves with regards to the bara group wishing to amend the bylaw at 2163 and 2169 sixth line

Before covid we had a meeting at River oaks Rec centre and the number of people was more than anyone thought with a seats and standing room taken

This was vetoed then and I am vetoing now

A nine story building doesn't belong in this area

3-5 is more than high enough and will fit in with the existing buildings near it

If they want a 9 storey building then build it up near wal mart where there are larger buildings

This neighborhood was zoned the way it was for a reason .. it is an area of houses townhouses and the senior building and the condo for over 55... allowing developers to expect to just come in and change the by laws to suit them should not be allowed without the consent of the people who have to live here .. a 9 story building was never meant to be in this area of river oaks and shouldn't be allowed . The trees will be destroyed it will take away from the lovely ravine setting cause a lot of grows to the people .. seniors ... in the smaller buildings causing excessive noise dirt traffic and construction

Sixth line is now a major road with the traffic having increased from north is sixth line

The last thing this family neighborhood needs is a 9 story building which will ruin our lovely ravine and the surrounding homes

House prices for the houses across the road as well as condo prices will suffer .

How is this fair to punish the people who have been for 10 20 30 plus years by building a huge eyesore in our community

These developers should not have bought this if they didn't like the zoning bylaws

I VOTE NO !!!

And I want to be notified of any change at all

Stand by the people of Oakville NOT a developer coming in to ruin what we have and love

Regards

Julia kelly

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Subject:** Zoning By law amendments 2163 and 2169 sixth line  
**Date:** Friday, August 12, 2022 3:13:41 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I ,Lorraine Gonsalves of [REDACTED] do object to this zoning by law change.

When I bought 22 years ago the beauty of this area was that it was a tree lined residential area. Over the recent years I have seen the awful low and high rise multiple homes that have popped up north of Dundas and I thanked the Lord everyday that we had such a lovely area to live in. Now they want to put up a 9 story mixed use building. Do you think the residents across the street want people looking down on their back yards which used to be private. 6 th line gets busy during the school year and that is bad enough traffic and now you want to add hundreds more residents to the area.

There corner where the proposed construction is to happen has beautiful trees and green space now you want to put up a concrete monstrosity. You have to get a permit in Oakville to remove a tree but it's okay to remove so many....What happen to the small businesses in that plaza? That is my pharmacy and hairdresser. They will be driven out. The senior complex next door will have to endure the construction noise for months.They also use the services of the plaza..M&M's is convenient for them since seniors tend not to cook after a certain age or disabilities.I have seen previous plans from a previous company a few years ago and not sure if it is the same' but that was a monstrosity .There is lots of land north of Dundas so keep building there and leave us alone!!

Respectfully submitted

LorraineGonsalves  
[REDACTED]

Sent from Lorraine's iPad

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Subject:** Opposition to the Proposed Official Plan and By-Law Amendments for 2163 and 2169 Sixth Line  
**Date:** Tuesday, August 9, 2022 8:40:54 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

We received a notice in the mail today about an application for a zoning amendment that would allow for the development of a **9-storey mixed use building** at address 2163 and 2169 Sixth Line. We live across the street from these lots in a family home and are deeply concerned about this proposal. We wish to communicate our strongest opposition to this proposal on several grounds:

- a. The proposed lots are in the middle of a residential neighbourhood and there is no other building within miles that is any larger than four-stories. A building of such size would considerably decrease the value of many homes in the area, including ours.
- b. The proposed building would substantially increase traffic in the neighbourhood due to the volume of residential and commercial occupancy. We have two young children and hundreds more live in the area. We would be very worried about our children playing outside in such a high traffic area and would never have moved here in the first place had we known such a dramatic change would be considered for the occupancy of these commercial residential lots.
- c. The construction of the proposed buildings would cause a major disruption in our day to day life, deteriorate the air quality for our children, and damage the aesthetic of our neighbourhood for an extended period.

While we understand the need to develop these lots, it is absolutely absurd to me the such a large multi-purpose building is even being considered for a residential neighbourhood. We would like to preserve our rights to appeal the decision should any decision be made to adopt the proposed amendment or pass the proposed by-law, and would like to be notified immediately of any decision by the Town of Oakville regarding this matter.

Thank you,

**Marcus M. Dillon, Ph.D.**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Subject:** 2163sixth line  
**Date:** Thursday, November 3, 2022 11:10:39 AM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to appeal that the building doesn't get done on Sixth line.

Yours

Ray Donaldson

[REDACTED]

Oakville on

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Cc:** [Ward5](#)  
**Subject:** Opposition to Proposed Development on Sixth Line  
**Date:** Tuesday, November 8, 2022 3:01:59 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Town of Oakville

We are writing to let you know that we are opposed to the proposed 9 storey mixed use development on Sixth Line. We appreciated reading Jeff Knoll's quote in the Inside Halton story about it today and wanted to contact you to share our feelings as residents of Oak Park. We don't like that the proposal is unaligned with the original plan for River Oaks, and we believe the increased traffic with development of the uptown core is already making it much slower and less pleasant to drive or park in this area of Oakville. Thanks for listening.

Shannon Beatty and Chris Stoten

[REDACTED]  
Oakville, ON  
[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Subject:** Re OPA 1415.14 and Z 1415.14  
**Date:** Tuesday, October 25, 2022 1:52:53 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to go on record to say that I am opposed to a nine story building on this location. While I believe this facility needs an over haul which should include a 2nd story and could include a 3rd story of residential units, I do not think 9 stories is suited on this small piece of land that backs onto a trail and ravine.

Thanks,  
Sharon.



**From:** [REDACTED]  
**To:** [Town Clerks](#)  
**Subject:** Please keep me updated on this matter  
**Date:** Thursday, August 11, 2022 8:20:02 PM

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Notice of Complete Application  
Proposed Official Plan and Zoning By-law Amendments  
2163 and 2169 Sixth Line  
Bara Group (River Oak) Inc.  
OPA1415.14 and Z.1415.14, Ward 5

**From:** [Town Clerks](#)  
**To:** [Town Clerks](#)  
**Subject:** Sixth line & River Oaks  
**Date:** Friday, October 28, 2022 3:21:20 PM

---

FW: Proposed new development on Sixth line and River Oaks. I am deeply concern on the proposal of this building. It will affect our life negetevly and I would like to expres my objection to this project.

### **Town Clerks**

Town of Oakville | 905-845-6601 | [www.oakville.ca](http://www.oakville.ca)

**Vision: To be the most livable town in Canada**

Please consider the environment before printing this email.

<http://www.oakville.ca/privacy.html>

---

**From:** Tom Sevastos [REDACTED]

**Sent:** October 27, 2022 6:47 PM

**To:** Town Clerks <TownClerk@oakville.ca>

**Subject:** Proposed new development on Sixth line and River Oaks. I am deeply concern on the proposal of this building. It will affect our life negetevly and I would like to expres my objection to this project.

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.