

Planning and Development Council Meeting February 7, 2023

Comments Received Regarding Item 6.1 - Public Meeting Report, Official Plan Amendment and Zoning By-law Amendment, Bara Group (River Oak) Inc., File Numbers OPA1415.14 and Z.1415.14 - 2163 and 2169 Sixth Line

From: Julie Purves

Sent: February 6, 2023 9:33 PM

To: Town Clerks <TownClerk@oakville.ca>

Cc: Julie P

Subject: Item 6.1 - Public Meeting Report, Official Plan Amendment and Zoning By-law Amendment, Bara Group (River Oak) Inc., File Numbers OPA1415.14 and Z.1415.14 - 2163 and 2169 Sixth Line. Feb. 7 2023

February 7th 2023 Meeting regarding Item 6.1 - Public Meeting Report, Official Plan Amendment and Zoning By-law Amendment, Bara Group (River Oak) Inc., File Numbers OPA1415.14 and Z.1415.14 - 2163 and 2169 Sixth Line

As a long time resident of [REDACTED] in Oakville, I strongly object to the development proposal.

I may not be up to date on all the bi-laws and zoning designations for this area however, there are likely many bi-laws that likely do not meet with the City requirements.

My objections are noted below;

- The traffic that runs through Sixth Line has increased significantly with current residents, River Oaks Community Centre, Rotherglen School, Holy Trinity, in addition to the development north of Dundas using Sixth Line instead of Trafalgar Road to travel to the go station and gain access to Highway QEW
- Traffic to enter and exit my complex at [REDACTED] Sixth Line is difficult enough (waiting sometimes up to 5 minutes) with the current traffic in addition to the students entering and exiting Rotherglen School (blocking the driveway and lining up the road)
- There are numerous increased accidents that occur at the intersection of Sixth Line and Upper Middle due to the increased traffic and population in Oakville
- With this development and more cars on the streets, it will increase the noise in our area
- Public Schools are already over populated, at Post Corners Public School, they already have several portables and due to increasing student population, they have to turn the library and gymnasium into an actual classroom for students
- I frequently walk to the M&M's along with multiple residents in the area, that will likely go out of business if this development proceeds along with other viable business' at this location. Therefore I will have to drive somewhere else to access M&M and the other business'.
 - Once a new place is built, rent will likely increase making in more difficult for business owners. There is already numerous vacant commercial real estate due to unrealistic rents

In conclusion, a 9 Story development does not fit into the area. This, along with increased traffic and lack of room in schools could affect marketability of the surrounding properties

Sincerely,

Julie Purves

Feb 7, 2023

Re: Proposed Official Plan and Zoning By-law Amendment 2163 and 2169 Sixth Line. – Additional Concerns

Your Honour the Mayor, Councillors and the Planning Department

I apologize for the late submission, but I have a few more concerns to be addressed before your decision is made in regards to this project.

During the construction:

- 1) Where will construction workers park – on the street, in the neighbourhood? Either location increases congestion in the area.
- 2) Where will construction materials being delivered to the site, be offloaded –i.e. - steel rebar, concrete etc.? Delivery vehicles will use Sixth Line to park and unload their products. This takes up a minimum of 1 lane of a two lane road. If you believe that Sixth Line is wide enough to allow this, it is only because you have a left hand turn lane at the intersection. Taking away the turn lane further increases traffic congestion.
- 3) What procedures will the developer be required to complete with regards to removing /controlling the dust and mud generated in the area for all years of construction.

This construction is occurring in a mature residential area. For all years of construction, our livelihoods will be affected.

Thank you.

David Sweezie

[REDACTED]

[REDACTED]

From: Micheline Wheeler [REDACTED]

Sent: February 7, 2023 11:10 AM

To: _Ward5 <Ward5@Oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Town Clerks <TownClerk@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>

Subject: Proposed construction of condos on Sixth Line, Oakville Ward 5

Dear Mayor Burton & Councillors,

I would like to express my **disappointment** to the City of Oakville for the proposed construction of a 9-story condo building on Sixth Line in Oakville.

I live next door to the proposed construction in the senior residence at [REDACTED] [REDACTED]. Although I am a fairly new resident here (2 years), I waited 3 years to be able to get senior housing in the area. Prior to moving in, I had researched all the senior buildings in Oakville, and choose this residence at Knox Heritage for the location, and convenience of having a pharmacy, dental and medical clinic within walking distance as well as a shopping plaza next door. It also has access to a wonderful nature trail and ravine where I can walk in the quiet of nature right from my door.

The quality of a quiet and peaceful lifestyle is what I was looking for when looking for a place to spend the last years of my life. I have dedicated my life to service and worked for 46 years as a teacher, counsellor, and business owner, and need to spend the little remaining time enjoying a peaceful retirement lifestyle.

The proposed construction would not only **disturb this peaceful setting** for me but also **for all the residents** at Knox Heritage. I am concerned about the noise levels brought on by construction, more traffic, and possible damage to the Ravine and denied access as well. It would also limit my access to the services that the plaza currently offers. We will also have less sun for our wonderful garden program in the back where some residents enjoy growing food for both themselves & other residents.

I am not opposed to building more condos and apartment buildings for those needing housing, however, this section of Oakville was designed as a residential setting and I have not seen other tall buildings built in this residential area. Please keep to our passed zoning laws (structures no higher than 6 stories) and if you need to build, please stay in the areas close to the highways such as Trafalgar where highrises are currently being built, and do not take away from our current residential landscapes.

This proposal violates the rights of residents who have sought a residential lifestyle for their living requirements. Imagine those who own houses across from the proposed construction who are near retirement themselves, and have worked hard to pay their mortgages, now will be faced with more noise, less light, and a poorer quality of life in their retirement.

I hope that you will reconsider the decision to build these condo units and listen to your voters. We are most upset.

Sincerely,

Micheline Wheeler

[REDACTED]

[REDACTED]

Oakville, ON

[REDACTED]

Katie Chan

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Oakville, ON
██████████

February 7, 2023

Planning and Development Council
c/o Clerk's Department
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3
Submitted via email: townclerk@oakville.ca

Re: Comments on Proposed Official Plan and Zoning By-law Amendment, 2163 and 2169 Sixth Line, Bara Group (River Oak) Inc., OPA 1415.14 and Z.1415.14, Ward 5

Dear Oakville Planning and Development Council:

I hereby submit written comments regarding the proposal for a 9-storey mixed use building with residential, medical office and retail uses by Bara Group (River Oak) Inc. at 2163 and 2169 Sixth Line ("Proposed Project") in Oakville, Ontario. Currently, this property is designated for commercial uses only.

I was born and raised in Oakville, and have been fortunate enough to be a resident of the River Oaks neighbourhood for over a decade. I am opposed to this Proposed Project. The current shops and medical/dental offices at 2163 and 2169 Sixth Line have been a long standing and integral part of the River Oaks neighbourhood. It has been, and continues to be, a place for members of our community to receive goods and services from our local businesses. While medium and longer term planning for a sustainable Oakville is important, the establishment of a new multi-level mixed use building is not appropriate for River Oaks.

The Livable Oakville Plan establishes desired land use pattern for lands in Oakville that are south of Dundas Street and north of Highway 407. It establishes a framework and policy context for decision making that provides certainty for the planning process. While recognizing that creating sustainable growth plans for Oakville is vital, according to the Livable Oakville Plan, a mixed use development is to be focused on lands located within Oakville's Growth Areas. The River Oaks neighbourhood is not in a Growth Area. Therefore, this Proposed Project should be rejected.

The following are some additional comments and concerns regarding some aspects of the supporting documents that have been made publicly available through the website <https://www.oakville.ca/business/da-42164.html>:

1. Scoped Environmental Impact Assessment (dated March 16, 2022)
 - a. Fish and Fish Habitat

- i. The Scoped Environmental Impact Assessment (EIS) prepared by LGL Limited indicates that the West Morrison Creek valley is located adjacent to the property. West Morrison Creek flows into the Morrison Westwood Diversion Channel, which flows into Sixteen Mile Creek. The West Morrison Creek valley supports natural and semi-natural vegetation communities, wildlife habitat and fish habitat in West Morrison Creek.
 - 1. How has Fisheries and Oceans Canada's Ontario Restricted Activity Timing Windows for the Protection of Fish and Fish Habitat been considered in this proposal?
 - 2. The Scoped EIS also indicates that West Morrison Creek directly supports fish habitat; and claims that the distance of West Morrison Creek from the property boundary is in excess of 70 m and the area is vegetated, which is considered a sufficient setback to avoid impacts to West Morrison Creek. Further details are requested to be provided by the proponent to explain how they can demonstrate that the Proposed Project has sufficient setback to avoid impacts to fish habitat at West Morrison Creek.
- b. Species at Risk
 - i. The Scoped EIS also makes note that a review of the Natural Heritage Information Centre (NHIC) database indicates occurrence records for three species at risk including Redside Dace - within the 1 km grid square that includes the property. The Scoped EIS states that the occurrence record for Redside Dace does not appear to be from West Morrison Creek based on a review of DFO Aquatic Species at Risk mapping. Additional validation to demonstrate that the Redside Dace, a species at risk, is not impacted by the Proposed Project, including construction, should be provided by the proponent for review.
- c. Stormwater
 - i. The Scoped EIS indicates that the extent of the proposed development is approximately 4 m from the east property boundary. Stormwater from non-permeable surfaces would be collected and discharged to a detention tank located under the parking garage, which would control discharge to an allowable rate. An oil/grit separator would be located downstream of the detention tank to treat runoff prior to discharge to the municipal storm sewer located along Sixth Line. An infiltration facility located on the property would provide a treatment train approach for water quality treatment as well as providing water balance for the 5 mm rainfall event.
 - 1. It is unclear if the proposed stormwater system addresses significant rainfall situations greater than 5mm events, which may become more common over time with changing weather patterns that was have observed in recent years. Further detailed plans should be provided for review.
 - 2. Has a water study been conducted to determine if the existing municipal water mains and sanitary sewers along Sixth Line are able to handle water from the proposed development (247

- residential units)? And if not, how would this be addressed? And who would be responsible for such significant expenses? How could this impact daily life for existing residents in River Oaks?
3. And is the existing municipal storm sewer located along Sixth Line able to handle the stormwater from this proposed property? Or would upgrades be required? Who would pay for such upgrades?
- d. Adjacent Lands and Setbacks
 - i. The Scoped EIS states that the proposed setback does not meet the requirements of the Oakville Official Plan. The report then mentions that the setback is considered reasonable given that the property is already developed and this distance is adequate to maintain the ecological integrity of the adjacent cultural woodland community since this vegetation community has re-established with the existing development in place.
 1. It is requested for further explanation on the rationale in the Scoped EIS which deems that the setback distance of 4 m from the east property line, which does not meet requirements of the Oakville Official Plan, is adequate to maintain ecological integrity of the adjacent cultural woodland community.
 - e. Environmental Protection
 - i. It is requested for Town Planners' feedback on whether the recommendation in the Scoped EIS that as a minimum, temporary erosion control fencing around the work area perimeter, is sufficient to address risks of erosion and sediment control.
 - ii. It is recognized that the Scoped EIS attempts to address potential risks related to the Migratory Birds Convention Act. Further details on how the proponent has fully addressed fish habitat is requested.
2. Transportation Impact Study (dated July 2022)
 - a. LEA Consulting Ltd. prepared a Transportation Impact Study for the Proposed Project. Section 2.5 describes the traffic data collection utilized for this study.
 - i. Why was data collection for the Sixth Line and River Oaks Blvd intersection based on Nov. 12, 2020? This was during COVID-19; and not necessarily representative of normal traffic conditions.
 - ii. Given all of the development that has occurred in recent years north of Dundas Street, it is requested for the proponent to explain why they utilized traffic data from year 2017 for the Sixth Line and Dundas Street intersection. Even with 2% growth projections, the area north of Dundas has developed at a faster rate than many other parts of Oakville, including the River Oaks neighbourhood. We encourage Town Planning reviewers to request the proponent to re-assess utilizing more recent data.

Thank you for the opportunity to provide input as the Council reviews this development proposal. I sincerely hope that Council takes all of the input and feedback received into serious consideration before it makes its decision. Most importantly, and as previously indicated in this

submission, this Proposed Project is in a location in Oakville which is not a part of the Growth Areas per the Livable Oakville Plan. As such, this Proposed Project should be rejected.

Sincerely,

Katie Chan

Katie Chan

cc: Kate Cockburn, Senior Planner, Planning Services Department (kate.cockburn@oakville.ca)
Regional Councillor Jeff Knoll, Ward 5 (jeff.knoll@oakville.ca)
Town Councillor Marc Grant, Ward 5 (marc.grant@oakville.ca)