

Special Planning and Development Council Meeting  
Tuesday, February 07, 2023

**Comments Received Regarding Item 6.1**  
Official Plan Amendment and Zoning  
By-law Amendment

Bara Group (River Oak) Inc.  
2163 and 2169 Sixth Line  
OPA1415.14 and Z.1415.14

**From:** [Kate Cockburn](#)  
**To:** "John Skeoch"; [Town Clerks](#)  
**Subject:** RE: Zoning 2163 and 2169 ^th Line  
**Date:** Friday, August 26, 2022 10:39:45 AM

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Hello John,

Thank you for your email. I noticed that your initial email had the incorrect spelling for the town clerk. I've included them on this email to ensure your comments are recorded for the public record. You can view the materials submitted with this application on our website [here](#).

Please let me know if you have any further questions.

Thank you!

Kate.

**Kate Cockburn, MCIP, RPP**  
**Senior Planner**  
**Planning Services**

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**From:** John Skeoch  
**Sent:** Thursday, August 25, 2022 12:32 PM  
**To:** [TOwnClerk@oakville.ca](mailto:TOwnClerk@oakville.ca)  
**Cc:** Kate Cockburn  
**Subject:** Zoning 2163 and 2169 ^th Line

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I have not seen any drawings regarding this application, but I attended a meeting some time ago by the owners where the neighbouring homeowners and shopkeepers were not in favour. A nine storey building would seem to be out of place at this location. There are two four storey buildings adjacent, but all others are single family homes.

The traffic on 6th Line would also be affected by the increased density of vehicles from the residents of a building of this size. There are eight sets of traffic lights from Upper Middle Road to Dundas at present

John Skeoch      Munns Ave.

Aerial view looking north

# 2163 and 2169 Sixth Line – Official Plan Amendment and Rezoning (OPA1415.14 and Z.1415.14)

David Charezenko – Bousfields Inc.

Town of Oakville

Planning and Development Council Meeting

February 7, 2023

*If there is anyone watching the live stream of this meeting on oakville.ca and you wish to speak to this item please call 905-815-6095 and we will connect you to the meeting. You will be called upon to speak following the registered delegations.*



# 2163 & 2169 Sixth Line

## Current Site

2163 Sixth Line: commercial strip plaza comprised of two one-storey buildings

2169 Sixth Line: one-storey medical office building

# Subject Site



# Proposed Development



## Gross Floor Area

Residential	19,246 sq. m
Neighbourhood	737 sq. m
Commercial	19,983 sq. m
<b>Total</b>	

**Density** 2.78 FSI

**Units** 247 units

## Amenity Space

<b>Indoor Amenity</b>	562 sq. m (2.27 sq. m/unit)
<b>Outdoor Amenity</b>	842 sq. m (3.41 sq. m/unit)
<b>Total</b>	1404 sq. m (5.68 sq. m/unit)

## Vehicular Parking Spaces

Residential	
Car Share	185 spaces
Visitor, retail, and medical	4 spaces
<b>Total</b>	55 spaces

**243 spaces**

## Bicycle Parking Spaces

Short-term retail	6 spaces
Long-term residential	80 spaces
<b>Total</b>	86 spaces

**Loading Spaces** 1 Loading Space



Aerial view looking northwest



Aerial view looking north



**2163 & 2169**  
Sixth Line

## Land Use

The subject site is designated Neighbourhood Commercial and Natural Areas.

The application proposes to redesignate the site to Main Street 2.



# 2163 & 2169 Sixth Line

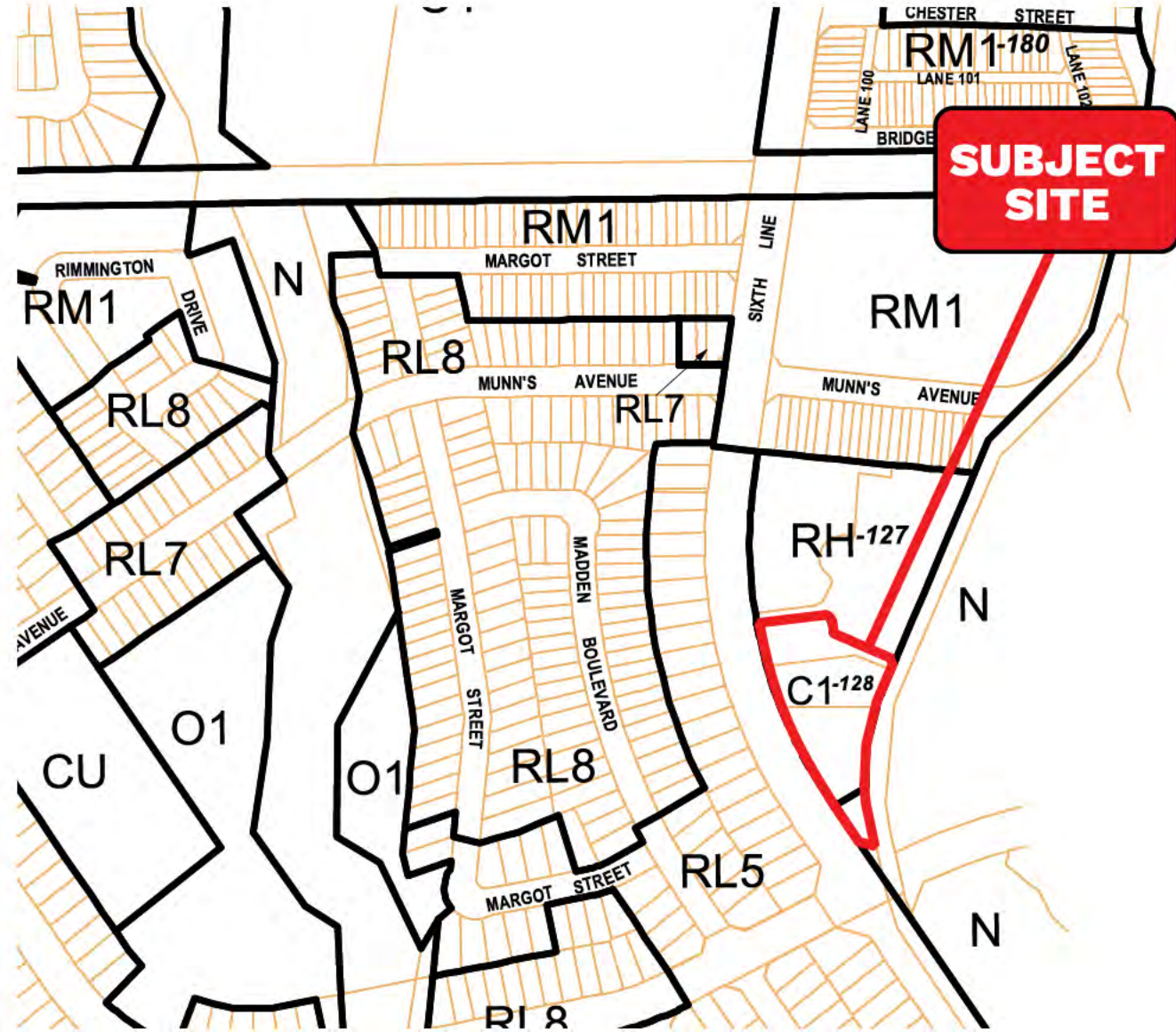
## Zoning

19(22)

### Zoning:

The subject site is zoned C1-128 (Neighbourhood Commercial) and N (Natural Areas) on Map 19(21) of the Town of Oakville Zoning By-law 2014-014, as amended.

The application proposes to rezone the site to MU2 (Main Street 2).





# Summary of Public Information Meeting

## July 5, 2022 – Virtual Meeting

There were **35 attendees** at the applicant-led Public Information Meeting for 2163 & 2169 Sixth Line on July 5, 2022. Community members provided a range of feedback, with a particular focus on height and built form, traffic, access, and parking, as well as the overall planning process and timelines.

The discussion focused on the following matters:

- Height, density and built form
- Traffic, access, and parking
- Process, construction, and timelines
- Existing commercial businesses
- Natural heritage features

This meeting provided an opportunity to inform community members about the upcoming development application and continue to build the platform for further engagement throughout the process.





# Thank you!

**Questions or comments?** They can be sent to Kate Cockburn at [Kate.Cockburn@oakville.ca](mailto:Kate.Cockburn@oakville.ca) and the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca)

**From:** [John Thompsett](#)  
**To:** [Town Clerks](#)  
**Subject:** Sixth line development  
**Date:** Monday, February 6, 2023 1:51:09 PM

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I am opposed to the Sixth Line 2163/2169

Reasons

Increased traffic congestion and problems

This is a high volume of seniors

We will lose our shops/doctors/pharmacy/dentist

Will bring extra problems for seniors crowds

Oakville needs affordable housing but in an area more suited for this type of development

Lastly Oakville is a no high rise area

John thompsett

Sent from my iPad

**From:** [Gary Bruce](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed Official Plan and Zoning By-law Amendment 2163 and 2169 Sixth Line Bara Group (River Oak) Inc. OPA1415.14 and Z.1415.14, Ward 5  
**Date:** Sunday, February 5, 2023 1:25:14 PM

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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.

As a resident of Morrison Creek Crescent in Oakville I wish to make an oral presentation of my concerns regarding this development on Tuesday February 7 at 6:30PM.

My concerns pertain primarily to the Transportation Impact Study specifically the traffic study (partially conducted during the pandemic when Holy Trinity HS was closed to in-person study and the amount of parking provided for residents of the development at 0.75 vehicles per unit.

Since the development started out as a 6 storey building and is now being proposed as a 9 storey building what assurances can the Town provide that the build will not expand higher?

Thank you for this opportunity.

Sincerely,

Gary Bruce  
Morrison Creek Crescent

Feb 1, 2023

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

Your Honour and Councilors.

As one of the original residents of the River Oaks Community, I strongly disagree with the proposed amendment.

Why:

1. It just does not fit with the community.
2. Traffic, traffic, traffic.
  - a. Currently with development around the north portion of Sixth Line, traffic on Sixth Line is almost grid locked. The traffic from these new developments is using Sixth Line as a short cut to get to the 403 and the GO station.
  - b. I cannot even get out of my own community some days.
  - c. I do not know how the fire department gets out of its station at rush hour.
  - d. We have a large seniors' residence, two schools, a recreation center and another shopping plaza on this section of Sixth Line, and now you wish to add a nine-story mixed use building.
  - e. The Montessori school across the street and just up from the fire station, that during drop off and pick up, parents line up in the street before entering the lot to drop off their kids
3. We hear in the media about how desperately new and affordable housing is needed. Judging from the other large buildings that have been recently built in Oakville, I doubt this will be affordable housing. The town has been adding a large number of units in the Uptown Core, so why is this building outside of the Uptown Core?
4. I believe the building will encroach on the Nipigon Trail. We treasure our green space and I am not willing to give it up when there is a large amount of vacant farm line north of Highway 5. One of the great delights of living in Oakville is the easy access to its amazing green spaces.

Thank you for your attention.

Peter Macwilliam

Elm Rd

Feb 3, 2023

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

Your Honour the Mayor, Councillors and the Planning Department

I am an original landowner in the River Oaks area, specifically Margot Street.

The River Oaks community, since inception, has always been a community of single family low rise homes, with the exception of the 4 storey senior units directly north of the lands in question.

A 9 storey apartment building will greatly change the atmosphere of the community and value of the homes that have directly surrounded the property for 40 years.

Concerns:

- 1) Traffic – today the traffic in this area is definitely heavy through commute times and continues as a major north /south route throughout the day. There are three schools and a community centre in this area of Sixth Line that all contribute to increased traffic flow throughout the day.
- 2) The fire hall also contributes to a back up of traffic as it requires road allowance to be clear when the traffic lights at Upper Middle Road are red for north/south bound traffic
- 3) Currently there is limited on road parking on 6<sup>th</sup> Line. Any further additions will increase congestion.
- 4) The by-law amendment requested states that the builder is planning to provide spaces, at a minimum, of 0.74 spaces per dwelling unit. In this day and age and considering the price of these dwelling units, you should expect a number closer to 2 parking spaces per unit or risk increasing street parking.
- 5) A 9 storey building will provide visual access to all surrounding residential properties. If Council reduces the height to that of the senior's properties just adjacent to the property in question, it would better suit the community.
- 6) In the Functional Servicing and Stormwater Management Report, it starts with saying that there will be 247 residential units (Sec 1.2), but then in its Domestic Water Demand (Table 2), it states that the equivalent population (persons) is 205.2 residential persons and 6.7 non residential persons. With a minimum of 2 people in most of the 247 residential units, should not this number be much higher? Waste water calculations are based on equivalent populations of 285 residential persons and 90 commercial persons. Why the difference?
- 7) Can a 300mm diameter sanitary sewer on Sixth Line handle a 250 mm diameter sanitary sewer coming from this project?
- 8) Is this the new Oakville where ALL vacant land will be subjected to infill of multi residential properties?

In summary, with all the vacant land to the north of Dundas Street, this project would be better suited to properties where large multi-residential properties are currently being built. It does not belong in a low rise area of single family homes.

Thank-you

David Sweezie



## OAKVILLE COMMUNITY ASSOCIATION (OCA)

February 1, 2013

In anticipation of the Public Meeting on February 7, 2023, please accept the following written submissions:

### **2163 AND 2169 SIXTH LINE (Agenda Item 6.1)**

#### **Application**

The purpose and effect of the application is to redevelop the subject lands for a 9-storey mixed use building on the subject lands on the east of Sixth Line, north of River Oaks Blvd. East.

#### **Submissions**

##### Traffic

The residents in the area including the residents of Knox Heritage Seniors Place have expressed concerns with this Application due to the increased traffic on an already busy Sixth Line.

##### Issues with the Functional and Stormwater Management Report

Page 9 of the report states "The subject site is located within the West Morrison Creek sub-watershed which has an area of 611 hectares."

The site area is 0.72 hectares as noted in Table E1. While the site represents a small proportion of the total subwatershed area, the incremental cumulative effects of the development on the governing downstream river flood hazard risks have not been assessed.

Page 10 of the report states "The stormwater management design for the site is to meet the criteria of the Town of Oakville and Conservation Halton as follows: Stormwater quantity control is to be provided to control discharge to the predevelopment rate."

The quantity control management approach considers only peak flow rates and does not consider the duration of the controlled flow rates, nor the impacts of increased runoff

volume on flood risks. On a cumulative basis, volume effects can result in higher downstream flood risks even when peak flow rates are controlled on a site-by-site basis.

Page 10 of the report states:

“5.1 Quantity Control - Stormwater quantity control is typically implemented to minimize the potential for downstream flooding, stream bank erosion and overflows of infrastructure.”

The stormwater management strategy assesses only up to the 100-year event. No assessment of requirements to control the governing Regional Storm (Hurricane Hazel) has been undertaken as required pursuant to Ontario Policy. See the below map which confirms that Halton is in Zone 1 and therefore the governing storm is Hurricane Hazel Storm or the 100-year storm, whichever is greater.



The impact of the proposed increase in imperviousness of the Sixth Line site, from 71% to 77% impervious land cover, on the Regional Storm has not been assessed.

Not assessing the Regional Storm impacts is a gap in the analysis as it governs downstream risks. The West Morrison Creek system discharges into the Morrison-Wedgewood Diversion Channel. The regulatory flood hazard limits downstream of 2163 and 2169 Sixth Line are governed by Regional Storm conditions as shown in the 2020 report Flood Risk Mapping and Spill Quantification – Morrison- Wedgewood Diversion Channel Volume II: Hydraulic Modelling, specifically for West Morrison Creek on Figure 7 Map Sheet 2 and Figure 7 Map Sheet 3, and for the diversion channel on Figure 5 Map Sheet 2 and Figure 5 Map Sheet 3 (map sheets are included at the end of this memo). The downstream 100-year flood levels are lower than Regional Storm flood levels as shown on these maps. Therefore, the effects on the development on the most



critical design storm and its governing flood levels have not been assessed in the Functional Servicing and Stormwater Management Report.

### Shadow Impact Study

A review of the Shadow Impact Study dated April 22, 2022, depicts a significant impact on the surrounding areas as reflected in the examples below:



April 21 – 7:26 AM



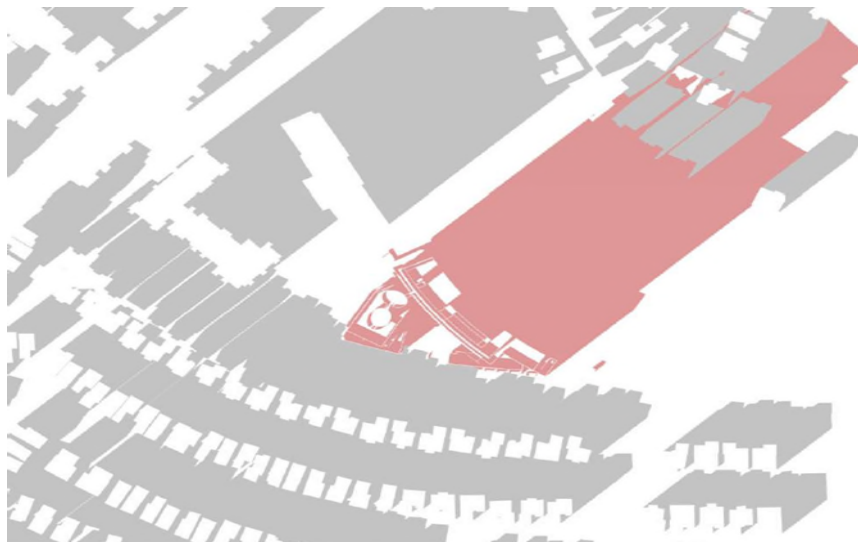
September 21 – 8:05 AM



September 21 – 6:05 PM



December 21 – 8:48 AM



December 21 – 3:38 PM

## 217 TO 227 CROSS AVENUE AND 571 TO 595 ARGUS ROAD (Agenda Item 6.2)

### Application

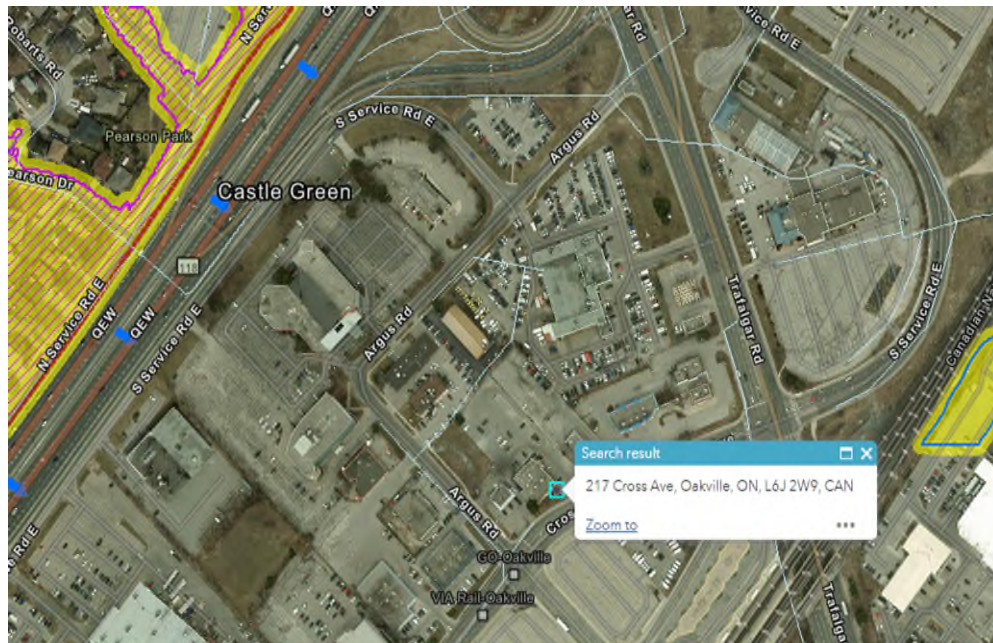
The purpose of the application is to redevelop the property into a mixed-use community comprised of a range of residential unit types, new office and retail uses, and a large open space. The proposed development consists of three towers that are 44, 49 and 58 storeys in height, and approximately 1,748 residential units.

### Submissions

#### Spill Zone Mapping

These three towers are directly in the path of the spill zone (blue arrows) from the Diversion Channel according to the current floodplain mapping of Conservation Halton.

The major issue is that the mapping to show the path of the spilt stormwater south of the QEW has not been completed and therefore the risk of flooding in the event of a large storm for this proposed development is unknown.



### Traffic

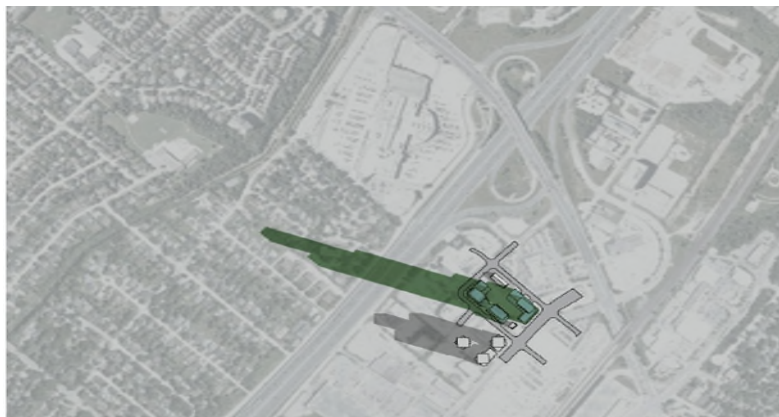
The additional traffic in this area related to this application is outlined in the traffic study dated May 2022. The study states, "The proposed development will generate approximately 512 new vehicle trips during the weekday AM peak hour and 414 new vehicle trips during the weekday PM peak hour."

In addition, this study acknowledges that, "...deficiencies currently exist at specific locations primarily along the Trafalgar Road corridor with the study area. They can be expected to persist with anticipated growth in traffic, independent of the development."

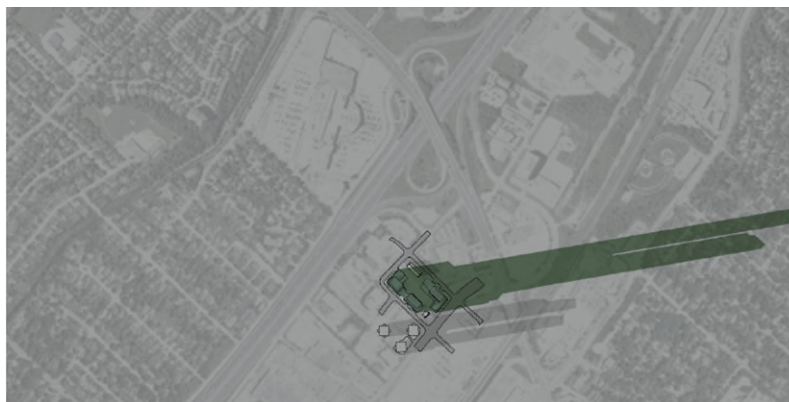
The traffic deficiencies mentioned along the Trafalgar Road corridor together with the additional traffic that will be experienced from this development plus the additional traffic in the same area from the 166 South Service Road East application (three towers that are 44, 50 and 58 storeys in height, and approximately 1,606 residential units), the 157 Cross Avenue application (26 storey and 12 storey mixed use residential development with retail and office uses), the 271 Cornwall Road and 486 Trafalgar Road application (2 mixed use buildings consisting of 14 and 19 storeys) and the proposed 17 storey residential building at 627 Lyons Lane will result in a gridlock traffic in this area

### Shadow Impact Study

A review of the Shadow Impact Study dated April 25, 2022, depicts a significant impact on the surrounding areas as reflected in the examples below:



March 21st - 9:18 am



September 21st - 6:18 pm



December 21st - 9:18 am

## 166 SOUTH SERVICE ROAD EAST (Agenda Item 6.3)

### Application

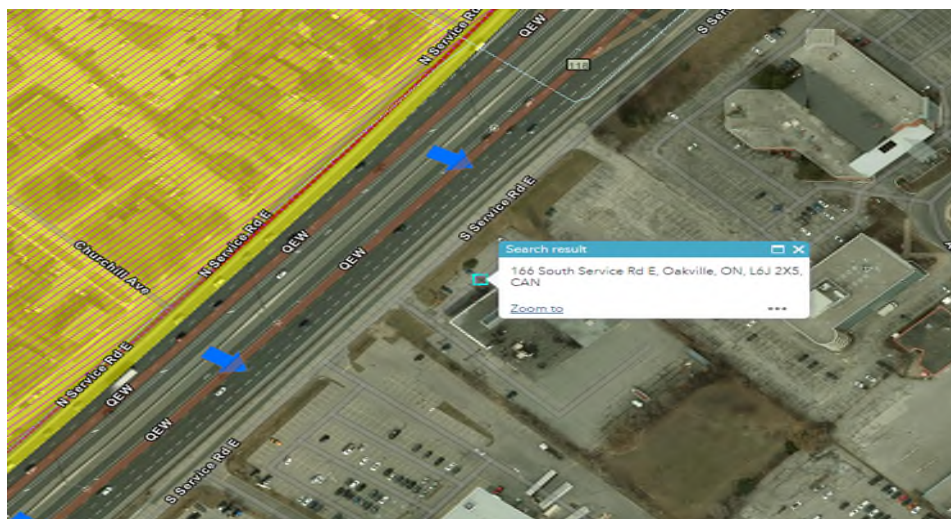
The purpose of the application is to redevelop the property into a mixed-use community comprised of a range of residential unit types, new office and retail uses, and a large open space. The proposed development consists of three towers that are 44, 50 and 58 storeys in height, and approximately 1,606 residential units.

### Submissions

#### Spill Zone Mapping

These three towers are directly in the path of the spill zone (blue arrows) from the Diversion Channel according to the current floodplain mapping of Conservation Halton.

The major issue is that the mapping to show the path of the spilt stormwater south of the QEW has not been completed, and therefore the risk of flooding in the event of a large storm for this development is unknown.



## Traffic

The Transportation Impact Study dated June 2022 confirms that “the proposed development will generate approximately 447 new vehicle trips during the weekday AM peak hour and 433 new vehicle trips during the weekday PM peak hour,”

In addition, the Study acknowledges “...that deficiencies currently exist at specific locations primarily along the Trafalgar Road corridor with the study area. They can be expected to persist in the future with anticipated growth in traffic, independent of the development.”

The traffic deficiencies mentioned along the Trafalgar Road corridor together with the additional traffic that will be experienced from this development plus the additional traffic in the same area from the 217 to 227 Cross Avenue and 571 to 595 Argus Road (3 towers 44, 49 and 58 storeys in height, and approximately 1,748 residential units), the 157 Cross Avenue application (26 storey and 12 storey mixed use residential development with retail and office uses), the 271 Cornwall Road and 486 Trafalgar Road application (2 mixed use buildings consisting of 14 and 19 storeys) and the proposed 17 storey residential building at 627 Lyons Lane will result in a gridlock traffic in this area.

## Shadow Impact Study

There does not appear to be a shadow impact study for this application, and one should be completed due to the expected impact it will have on the QEW and the surrounding residential neighbourhoods.

Respectfully Submitted

*Michael Reid*

Michael Reid  
Director  
Oakville Community Association

**From:** [Kate Cockburn](#)  
**To:** ["Monica Vaz"](#)  
**Cc:** [Town Clerks](#); [Franca Piazza](#)  
**Subject:** RE: Oakville Building Development - 6th Line & River Oaks  
**Date:** Wednesday, February 1, 2023 8:42:42 AM  
**Attachments:** [image001.png](#)

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Hello Monica,

Thank you for your comments. They will be considered as we continue to process the application. When all the comments are received, including those heard at the public meeting, they will be addressed through the future recommendation report.

In the meantime, 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.

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.

For your convenience, I have included the Town Clerk.

Thank you,  
Kate.

**Kate Cockburn, MCIP, RPP**  
**Senior Planner**  
**Planning Services**

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**From:** Monica Vaz  
**Sent:** Tuesday, January 31, 2023 7:14 PM  
**To:** Kate Cockburn <kate.cockburn@oakville.ca>  
**Subject:** Oakville Building Development - 6th Line & River Oaks

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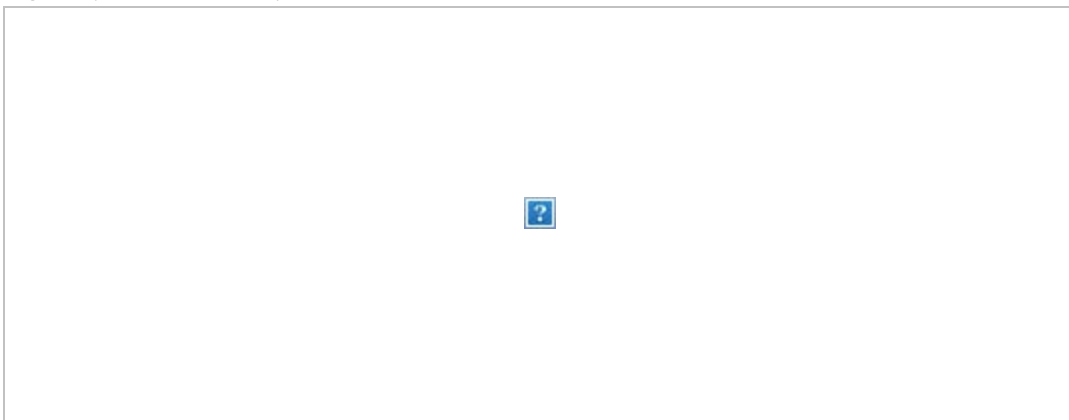
<https://www.oakville.ca/assets/2011%20planning/da-141514-ArchitecturalDrawings->

[Part1.pdf](#)

I understand (though not agree) with the provincial decision to build on every piece of open land available. However, why are we not expecting more from the developers. The design of the townhomes north of Dundas look like low income housing.

And now this monstrosity ... absolutely no thought to the surroundings and architecture in the neighbourhood to blend with the surroundings. Just a block of concrete with wings. I moved to Oakville because of the small town feel to it and now the development happening everywhere with no consideration given to style and architecture. Why can't we ask more from these developers? Very disappointing!

What about the highways ... we're increasing density but no improvement in public transportation or highways. What's the plan for it?



I hope to hear from you, not a cookie cutter response.like the townhomes being built in Oakville.

Cheers,  
Monica Vaz



**From:** [Kate Cockburn](#)  
**To:** ["Gail Simpson"](#)  
**Cc:** [Town Clerks](#); [Franca Piazza](#)  
**Subject:** RE: New Development River Oaks  
**Date:** Tuesday, January 31, 2023 11:17:48 AM

---

Hello Gail,  
Thank you for your comments.

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.

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For your convenience, I have included the Town Clerk in this email.

Thank you,  
Kate.

Kate Cockburn, MCIP, RPP  
Senior Planner  
Planning Services  
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-----Original Message-----

From: Gail Simpson  
Sent: Tuesday, January 31, 2023 10:05 AM  
To: Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>  
Subject: New Development River Oaks

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As a 32 year resident in this area I am vehemently opposed to this project. The traffic on 6th line is congested enough right now. With two schools directly on this road it will be insane. This proposal is way too large for our residential area Thank you Gail Simpson

Sent from my iPhone

**From:** [Diane Chen](#)  
**To:** [Kate Cockburn](#)  
**Cc:** [Town Clerks](#); [Franca Piazza](#)  
**Subject:** Re: massive NINE STORY building  
**Date:** Tuesday, January 31, 2023 1:26:35 PM  
**Attachments:** [image001.png](#)

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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 Sir/Madam,

I dislike the design of the big building very badly. It's not about its height but it's mercilessly looking.

I have been in Oakville since 2001 and have watched its beautiful landscape be affected substantially by some ruthless development.

That's the reason I have to voice it out now, otherwise I will feel guilty. I just can't stand another lucrative plan to do more harm to our environment.

Please keep Oakville beautiful and healthy. Let us take time to do a good job.

All the best.

-Diane Chen

On Tue, Jan 31, 2023 at 11:21 AM Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)> wrote:

Hello Diane,

Thank you for your comments.

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.

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Thank you,

Kate.

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**From:** Diane Chen  
**Sent:** Tuesday, January 31, 2023 12:55 AM  
**To:** Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>  
**Subject:** massive NINE STORY building

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,

I don't completely oppose high buildings, but I hate this design.

It looks like an invasive military force, cold and suffocating.



I already see such designs around the corner at Dundas & Trafalgar.

I hate it every time I drive by.

It doesn't go with Oakville's style which is peaceful, friendly and elegant.

Get them to do a good design with mind for the environment and art, not just for money.

Best regards.

-Diane Chen

**From:** [Kate Cockburn](#)  
**To:**  
**Cc:** [Town Clerks](#); [Franca Piazza](#)  
**Subject:** RE: massive NINE STORY building  
**Date:** Tuesday, January 31, 2023 11:21:20 AM  
**Attachments:** [image001.png](#)

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Hello Diane,

Thank you for your comments.

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.

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**Senior Planner**  
**Planning Services**  
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Best regards.

-Diane Chen

**From:** [Kate Cockburn](#)  
**To:** "Tina Jagros"  
**Cc:** [Town Clerks](#); [Franca Piazza](#)  
**Subject:** RE: Proposed building at 6th line& River oaks  
**Date:** Tuesday, January 31, 2023 11:20:09 AM

---

Hello Tina,

Thank you for the comments.

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 before a decision is made by Council.

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.

For your convenience, I have included the Town Clerk on this email.

Thanks,  
Kate.

Kate Cockburn, MCIP, RPP  
Senior Planner  
Planning Services  
Town of Oakville | 905-845-6601 ext.3124 | [www.oakville.ca](http://www.oakville.ca)

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

From: Tina Jagros  
Sent: Monday, January 30, 2023 8:56 PM  
To: Kate Cockburn <kate.cockburn@oakville.ca>  
Subject: Proposed building at 6th line& River oaks

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The proposed plan is out of keeping with the existing neighbourhood. While I appreciate 9 floor is a relative low rise the spread of the plan and the architectural design will make it look like a mountain in the middle of this neighbourhood.

It should be revised to be less of an intrusion into the existing neighbourhood .  
Thank you  
Tina Jagros

Sent from my iPad

**From:** [Kate Cockburn](#)  
**To:** "Pamela"  
**Cc:** [Town Clerks](#); [Franca Piazza](#)  
**Subject:** RE: River oaks and sixth line building  
**Date:** Tuesday, January 31, 2023 11:19:25 AM

---

Hi Pam,

Thank you for your comments.

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.

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.

For your convenience, I have included the Town Clerk on this email.

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)

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

From: Pamela  
Sent: Monday, January 30, 2023 6:41 PM  
To: Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>  
Subject: River oaks and sixth line building

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I've seen the plan. I've lived in the neighborhood for over 25 years and I support increasing density but don't believe this is a good idea. Sixth line and River oaks is already a busy corner. I can't see how it wouldn't impact the adjacent trail systems. I think something more modest would be appropriate

Regards

Pam Romain

Sent from my iPhone



**From:** [Kate Cockburn](#)  
**To:** "Michelle Bailey"  
**Cc:** [Town Clerks](#); [Franca Piazza](#)  
**Subject:** RE: Plaza development in River Oaks  
**Date:** Tuesday, January 31, 2023 11:15:28 AM

---

Hello Michelle,

Thank you for reaching out.

The Public Meeting for the Official Plan amendment and Zoning By-law amendment applications is held on Tuesday February 7th at 6:30pm virtually or in-person at town hall, whichever you are comfortable with. If you wish to speak to the item, please contact the town clerk for information on how to be a delegate.

Further, for your concerns, 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.

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.

I hope that helps.

Thanks!

K.

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.

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

From: Michelle Bailey  
Sent: Monday, January 30, 2023 5:59 PM  
To: Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>  
Subject: Plaza development in River Oaks

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 Kate,

Please could you provide me with the time and location for the meeting regarding the possible new development at River Oaks Blvd and Sixth Line.

I'm a concerned resident.

Kind regards,

Michelle Bailey

**From:** [Lorraine Gonsalves](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed by law amendment 2163/2169 sixth line  
**Date:** Wednesday, January 18, 2023 5:46:49 AM

---

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Town clerk of Oakville

Unfortunately I am not in the continental North America on Feb 7 th or else I would be attending this meeting ,just like I attended the one that took place in the River Oaks community centre when this was first brought up years ago.I am disappointed in the towns position to let this possibly happen.Please read this at the meeting on my behalf. I have lived in Oakville for 24 years. I chose River Oaks because it was a developed area in Oakville ,a nice sleepy community.Mature trees ,walking paths, green spaces so I am very disappointed at the possibility of putting a high density complex down the street from me. There are multiple reasons that I object and here are just a few. Once you add a 9 story complex you are adding lots of additional people and cars to the area.The traffic can already get congested on 6th line when the school stats and ends as well as at the community centre at certain times of days.Now you want to add construction traffic and additional car traffic !The plaza offers services to the community especially our seniors who live close to the plaza, dentist,pharmacy,walk in clinic, m&m food store , pizza and hair dresser. It would be very sad to see our pharmacy close which provides such personal service and delivery to so many in our community.The noise during the construction will be so disruptive for the seniors next door, as well as the houses adjacent to the plaza .So ,lets talk about aesthetics. The green space at the end of the plaza has beautiful trees and a grassy area ,this would be gone!I thought Oakville had a strict policy about protecting trees not tearing them down. There is an access to the walking paths adjacent to the plaza would the construction prevent this from being accessible to the community?

Lastly ,over the years I have watched with disdain seeing the new construction north of Dundas and have seen the hideous cookie cutter boxy apartments and condos being built. When I turned down Sixth line I would breathe a sigh of relief that I was going to my nice beautiful River Oaks community and now you want to let a developer ruin our beauty!

I hope that the by laws will not be changed to accommodate this project...think of the people who live and love and pay taxes in the River Oak Community not the pockets of big business .

Respectfully submitted

Lorraine and Donald Gonsalves

River Oaks Blvd West

PS I would like to be notified if any decisions are made..thanks

Sent from Lorraine's iPad

**From:** [Prakash Vyas](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed Zoning Amendment @163 and 2169 Sixth Line Ward 5  
**Date:** Tuesday, January 17, 2023 5:01:39 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 sir /Madam;

I am planning to attend the meeting on the 7Feb Tue. And would like to make the following Submission :

People who live in this neighbour hood bought their houses with the expectation of no substantial changes to the neighbourhood.

The desi on to buy here involved the preference of the ambiance at the time. So preference of the neighbours should be primary in making any changes to the by-law or zoning. Majority of the neighbours have expressed their displeasure for the above proposal as such it should not be proceed with.

If it must be proceeded with for the increases in the tax-base of the community then the present neighbourhood community should be compensated with a reduction in their taxes for not only suffering construction but also for the deuteriation of the embanse of the neighbourhood in perpetuity. After all we are going to be suffering it.

Thanking you for the consideration;

Yours

Prakash. Vyas

Margot. St.

Oakville. Ont.

L6H 3M1

Sent from [Mail](#) for Windows

**From:** [Marcus Dillon](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed Plan and Zoning By-Law Amendment on 2163 and 2169 Sixth Line  
**Date:** Tuesday, January 17, 2023 6:58:00 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 there,

We received a notification in the mail today about the upcoming public meeting on the Proposed Plan and Zoning By-Law Amendment at 2163 and 2169 Sixth Line. My wife Jessica and I live directly across the street from these lots in a residential home on 2156 Sixth Line with our two children.

I am writing because we would like the opportunity to voice our strongest opposition to the proposed plan in the upcoming meeting. The re-zoning of these 2-story commercial lots to build a 9-story mixed-use building in the middle of our residential neighbourhood is a radical amendment that would have several negative downstream consequences. These include, but are not limited to: a) reducing the value of our home, b) reducing the amount of natural light on surrounding residential properties and greenspace, and c) threatening the safety of our children due to the increased traffic and construction.

There is no other development in our neighbourhood or the surrounding area that even approaches the size/scope of this project, so it is appalling to us that the Bara Group would think this is a reasonable proposition for these lots. We hope to express these concerns and get more information about why any building project higher than 2-stories is a reasonable proposition for this site. We will have to attend virtually because we have two young children at home.

Please let us know if there is anything else we need to do in order to participate in the meeting.

Thank you,

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

Assistant Professor, Department of Biology  
University of Toronto Mississauga

**From:** [annie baricevic](#)  
**To:** [Town Clerks](#)  
**Subject:** Submission against condo development 6th line  
**Date:** Tuesday, January 17, 2023 7:00:17 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.

Hello,

I am submitting an appeal in regards to this development by Bara Group (River Oak) Inc. recently filed a proposal with the town to build the structure at **2163** and **2169 Sixth Line**, northwest of the River Oaks Boulevard intersection.

Cutting down the trees and taking away more natural habitat, destroying what little nature we have left in Oakville is extremely disappointing.

Living here the traffic is already intense on 6 line adding this will create more issues.

I cannot attend the meeting so consider this my communication against this development.

Kind regards  
Annie baricevic

Sent from my iPhone

**From:** [jennifer.asling](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed development by Bara on 6th Line  
**Date:** Monday, January 16, 2023 10:03:27 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 Town Clerk, Town Planners, Mayor:

I'm quite concerned about the proposed Bara project on 6th Line and River Oaks. I believe it is out of keeping with the streetscape in the community and is too close to the street edge. I am concerned about the removal of 40-60 trees in our Neighbourhood.

The proposal doesn't state how many of the proposed units would be appropriate for families with two or three children. We need spaces for families, not small condominiums where people have no space to live comfortably. Also, there isn't enough parking for all the units and our streets are already busy.

I'm worried that the increase in traffic will pose a hazard for senior citizens and children in the area. 6th Line is already quite congested at Rush-hour times, which is a big change from when I moved into the River Oaks neighborhood 18 years ago.

Jennifer Asling & Michael Marshall  
Margot Street, Oakville

I acknowledge and thank the Mississaugas of the Credit First Nation for being stewards of this traditional territory.

Sent from my iPhone so please excuse typos

**From:** [Julia Kelly](#)  
**To:** [Town Clerks](#)  
**Subject:** Proposed 9 story on sixth line and river oaks  
**Date:** Friday, January 13, 2023 1:49:49 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 am writing to oppose the request to tear down the existing stores doctor dentist etc located on the corner of sixth line and river oaks and to build a 9 storey building with condos

This area is not zoned for a 9 story building . To date there are 2 Senior residences one rentals one owned by the resident.

These are 4 storeys .. not 9

In addition sixth line is a very very busy road as the traffic from north of Dundas comes down this road

The traffic coming and going from white oaks high school and holy Trinity is lined up to almost upper middle road

There is also traffic going to rotherglen primary school at upper middle and sixth line as well as traffic going west to river oaks public school and down towards munns school

Add in all the regular traffic of people going to and from work running errands up and down sixth line al day

I cannot imagine the traffic jams and the number of cars with a 9 storey apartment building added into the mix

The 2 seniors building will be subject to years of construction.. which will also add to the traffic .. the roads will be closed etc in parts while they put in more services and cause further traffic snarls..

this is an older established area

If there is to be building done let it be done north of this area where the new housing is going in and there are larger structures being built

This area that the developer wants to see developed is not zoned for this .. when I attended the first meeting not one single person there wanted this to happen . There was so many people there to oppose this it was standing room only and when they asked who wanted this to be built not ONE person put their hand up . You are destroying established businesses peoples livelihoods the businesses that they have struggled to build and survive .. the people in this area support these businesses and none of us want to see them go .. I use the pharmacy the hair dresser m and ms and the pizza store .

This will be a huge eye sore . This older established area is not for a 9 storey building or any building except what is already there .

There is a reason this land was not zoned for this . The town of Oakville over 30 years ago made the right decision when they zoned this land for business use .. it provides the people in this area with services. There is NO other 9 storey building in this area and it will ruin what we have .. the people who bought this knew it was zoned for this yet they did anyway figuring they could sway the town to do what THEY want and not what the taxpayers of Oakville In this area want . If they wanted to build a 9 storey unit they should have bought land further north that was designed for that type of structure

This area in river oaks is not designed for this nor does anyone want it .

I hope the town will keep the zoning as is . I hope the town of Oakville will listen to the people that live in this area that have paid the taxes to the town . I hope the town of Oakville will be on the side of the people and the majority that DO NOT want this and not be swayed by developers who feel they can move into the river oaks area and destroy it figuring they have the right to do what they want with our area of River Oaks .

I hope you will vote for what the people in this area want and that's to leave our little area the way it was and has been for over 35 years

Regards

Julia Kelly

Munns ave

Oakville

Sent from my iPhone

**From:** [Kate Cockburn](#)  
**To:** "Mike Cussen"  
**Cc:** [Town Clerks](#); [Franca Piazza](#); [Leigh Musson](#)  
**Subject:** RE: Bara Group's development proposal for 6th line and River Oaks blvd  
**Date:** Wednesday, January 4, 2023 1:31:56 PM

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Hello Mike,  
Happy New Year!

Thank you for your email. At this time, the application is under review and a public meeting has not yet been scheduled. However, we anticipate the public meeting to occur in February. Notice of the meeting will be issued to those who have written in, as well as property owners within 240m of the site. If you wish to participate in the meeting, there will be information included on the notice for your consideration. Please note that purpose of the public meeting is to obtain feedback on the proposal. A decision will not be made at this meeting.

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 before a decision is made by Council.

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.

I have copied the Town Clerk for your convenience. Please feel free to provide any additional comments to those that you have included below to the Town Clerk.

Please note that I will away starting tomorrow, and any additional questions you have about the process can be directed to Leigh Musson, Manager for the East District.

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)

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

From: Mike Cussen  
Sent: Monday, January 2, 2023 2:56 PM  
To: Kate Cockburn <kate.cockburn@oakville.ca>  
Subject: Bara Group's development proposal for 6th line and River Oaks blvd

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 am writing to inquire on the status of Bara Group's plan for a 9 story multi-res development.

This appears to be outside of River Oak's existing development plan and would likely have negative impacts on the



environment of the creek at the project's rear, traffic on 6th line and the landscape of the surrounding community.

I am interested in learning what the process would be to abject to the size of the proposed development.

Any guidance you could provide would be appreciated

Thanks

Mike cussen