

Hello Jill and Brad,

I am submitting for consideration, a list of questions that were sent to me by some homeowners in the affected 800-metre zone Special Policy area. Knowing that I have only 10 minutes to speak or ask a question, I may only have time for one question. That said, I would like to submit the questions for consideration (stay on file) as it relates to the proposed new by-laws - gentle densification of Oakville. Could you please send the questions to the Council members so that they are aware that some concerned homeowners wish to be heard?

As long standing homeowners, it is to be expected that we may have concerns and questions regarding by-law changes. In some instances, the by-law changes may affect the quality and standard of life we currently enjoy and we would like the Town Planning department to keep our real concerns in mind.

Thank you for your patience and time.

Vanda Albuquerque

Town of Oakville – Planning Meeting – March 4, 2024

Questions submitted by Vanda Albuquerque on behalf of some residents living in the 800-metre special policy area.

1. How is the Town Planning department going to address the following issues related to the proposed zoning by-law amendment for 4-unit properties, 4-storey apartment buildings (C1 zoning) and 3-storey townhouses in the 800 metre Special Policy Area?
 - Are all the current residential homes in the 800-metre area affected by the proposed by-law change?
 - Parking of cars? If a 4-unit property has existing space for two cars, where do the car(s) of the other two units sit? On the street, 24 hrs a day? And how many? What happens to guest visitor parking?
 - Do the new 4-units have individual entrance/exit privileges, or do they enter and exit from a central main front door?
 - What about Fire codes, egress, alarms, entrances, exits, noise, safety, and security issues?
 - What about garbage disposal? Will there be green and blue boxes for each of the 4 units + 12 bags of garbage placed on the street every 2 weeks?
 - How many residents will the 4 units be allowed to house? 16, or more than that?

- What by-laws are there in place to prevent a 4-unit from becoming an “air-B&B” unit?
2. Where specifically in the 800-metre zone does the Town Planning department expect to implement the proposed by-law change for 4-unit, 4-storey apartment buildings, and 3 storey townhouse units to be created for gentle densification?
 3. To allay concerns, can these locations be identified for homeowners in the next 3-6 months?
 4. What rights do existing homeowners in the 800-metre zone have to evaluate whether a neighbour planning to change the existing format of their home into a 4-unit property is appropriate or not on their street? Parking, set-back, etc.

Does the owner of the new 4-unit have to be living in one of the units for this by-law to apply? What if they don't plan to live in the unit?

As well,

Can a non-resident/developer buy an existing home and convert it to a 4-unit without the consideration of existing homeowners on the street? Other than property taxes, the non-resident homeowner is not concerned about the quality of life, safety or social issues that may be compromised for existing homeowners on the street and in the neighbourhood.

5. Esthetics of the new 'four by right' units – who determines what is appropriate for construction in the affected 800-metre zone?
6. Will there be any green spaces or trees in the affected zone, or will all space be considered fair game for 'gentle densification' use?
7. Climate change is affecting all aspects of life in the country. Consumers are being encouraged to purchase EV's over gas powered cars to mitigate climate change. How will the 4-unit properties handle charging stations for more than one EV on the property?
8. Where specifically has the Town identified that 4-storey apartment buildings and 3-storey town houses will be built in the 800-metre zone?
9. Of equal and paramount concern, is the C1 Zoning regulations and rights of homeowners in the 800-metre zone. How will the Town Planning department take into consideration the rights of homeowners in the identified special policy area especially when it comes to applying C1 Zoning permits (permitted versus prohibited uses of land)?

Understanding that the Federal Government has committed funding to spearhead this by-law change to 'gently densify' the Town of Oakville, how does "gentle densification" benefit existing homeowners?