

Planning and Development Council Meeting
July 8, 2024

Comments Received Regarding Item 6.1
Official Plan Amendment

Creditmills Development Group
1295 Sixth Line
File Number OPA.1515.23

From: Frank Orlando
Sent: Friday, June 14, 2024 1:12 PM
To: Town Clerks
Subject: Creditmills Development Group - 1295 Sixth Line, OPA1515.23,Ward 5
Attachments: Oakville Town Clerk-CreditmillsDevGroup-1295 Sixth Line.pdf

Please find attached a submission regarding the proposed Creditmills development at 1295 Sixth Line.

If you require any additional information, please do not hesitate to contact me at

If you can please send an email confirming receipt of this letter, it would be greatly appreciated.

Kind regards,

Frank Orlando and Judy Grah

June 12, 2024

Town of Oakville
1225 Trafalgar Road
Oakville ON L6H 0H3

Attention: Town Clerk

Dear Sir or Madam:

Re: Creditmills Development Group, 1295 Sixth Line, OPA1515.23, Ward 5

I am writing to indicate our concern and opposition to the proposed multi-level, multi-unit development that is being proposed at 1295 Sixth Line by Creditmills Development Group.

My husband and I moved to Oakville almost 15 years ago because of the town's conservative and measured approach to development and its desire for maintaining green spaces. We moved specifically to this neighbourhood because it was already established with mature trees and green spaces.

Our concerns with the proposed development are as follows:

1. Increase in vehicular traffic and congestion

The intersection of Culham and Sixth Line is already a very busy intersection, especially in the morning and afternoon. Adding a 70-unit residential apartment building with 80 surface and underground spots will only compound the problem, given that Sixth Line is only a 2 lane road.

2. Reduction in green space

The existing lot supports grass and mature trees which will be removed and replaced with concrete and pavement. The existing lot does not look large enough to support a six story, 70-unit building with external parking.

3. Rezoning from single dwelling lot into a multi-level, multi-unit lot

Considering this is an established neighbourhood where people buy homes expecting their neighbourhood to remain relatively stable in terms of neighbours and structures. While we understand that some detached homes may be renovated and made larger, we would not expect that an apartment building would be built on a lot that was designed for a single dwelling.

We purchased our home in the chosen neighbourhood because of the small town appeal and the feeling that you know your neighbours and we are disappointed that this development is being proposed as it goes against those principles.

Sincerely,

Judy Grah

From: Lawson, Shari
Sent: Wednesday, June 19, 2024 3:58 PM
To: Town Clerks
Subject: Proposed Plan 1295 Sixth Line

Hello,

I am a resident of Oakville and was unable to attend the Town Hall regarding the proposed official plan for 1295 Sixth Line.

I live on _____ is off Sixth Line close to 1295 Sixth Line.

I would like to know how I can appeal this decision as I feel that 70 units in such a small space would just add more congestion to Sixth Line (residents from north of Upper Middle using Sixth Line as a throughway instead of using Trafalgar Road).

There also have been several accidents at the corner of Culham and Sixth Line in the over 25 years of me living here.

Regards,

Shari Lawson (formerly Hamilton)

Arthur Cormier

Oakville ON

To The town clerk,

As a resident of _____, I Arthur Cormier strongly oppose the building of a large six story building behind my home, which is adjoining my backyard and the school yard.

This building will not only affect our view and nice natural habitats. It will also increase neighbourhood traffic, increase unwanted pests in the neighbourhood (Ex. Rats & Mice) and increase the chances of disease transfer such as Leptospirosis, distemper, panleukopenia and rabies. The planned proposal also will be placing a large garbage disposal area directly behind my home. Which will cause unpleasant odours, which in turn also affects the entire neighbourhood.

The building of this size will affect our daily lives, by reducing our natural sunlight, natural airflow and will cause an increase in noise pollution not only for me, but the entire neighbourhood.

This building will also back onto a school yard, used by many school children. The increase in potential disease carrying wildlife will pose a health issue to all that enjoy our beloved green space at White Oaks high school.

Thank you for taking the time to read my letter of concern.

Sincerely,

Arthur Cormier

resident for 30+ years

From: Andrea Cormier
Sent: Sunday, June 23, 2024 6:28 PM
To: Town Clerks; ServiceOakville
Subject: Appeal for Development plans for 1295 Sixth Line Oakville
Attachments: letter to clerk.docx

Good Afternoon,

Please find attached a letter of appeal for the development of the building at 1295 Sixth Line.

Thank you in advance,

Andrea and Arthur Cormier

Arthur Cormier
Redbank Cres.
Oakville ON
L6H 1Y5

To The town clerk,

As a resident of _____, I Arthur Cormier strongly oppose the building of a large six story building behind my home, which is adjoining my backyard and the school yard.

This building will not only affect our view and nice natural habitats. It will also increase neighbourhood traffic, increase unwanted pests in the neighbourhood (Ex. Rats & Mice) and increase the chances of disease transfer such as Leptospirosis, distemper, panleukopenia and rabies. The planned proposal also will be placing a large garbage disposal area directly behind my home. Which will cause unpleasant odours, which in turn also affects the entire neighbourhood.

The building of this size will affect our daily lives, by reducing our natural sunlight, natural airflow and will cause an increase in noise pollution not only for me, but the entire neighbourhood.

This building will also back onto a school yard, used by many school children. The increase in potential disease carrying wildlife will pose a health issue to all that enjoy our beloved green space at White Oaks high school.

Thank you for taking the time to read my letter of concern.

Sincerely,

Arthur Cormier

Redbank Cres resident for 30+ years

From: matt relf
Sent: Thursday, July 4, 2024 6:16 AM
To: Town Clerks
Cc: Delia McPhail; Marc Grant; Jeff Knoll
Subject: [EXTERNAL] Fwd: 1295 sixth line

I would like to oppose the development of 1295 sixth line and it's change from low to high density

I've been an area resident for more than a decade, and while there haven't been many changes in this neighborhood the growth north of us has had a profound effect here, which hasn't been properly addressed.

The culham and sixth line intersection is awful. It's a "T" intersection with an all way stop. This is where a lot of the southbound traffic merges to a single route to the qew, or splits off to go north, or north west. traffic comes south down sixth line, or down Oxford to McCraney (or Culham) and then down sixth line to avoid Trafalgar. Those leaving Oakville mall heading west or north are also funneled through this intersection and our area.

As a pet owner who is often out walking, I can attest to the lack of vehicles that actually stop at these stop signs and regularly later at night cars just go right through them at (or above) the posted limit. In the last year alone I've almost been hit 3 times by cars that didn't stop, or see me.

With the existing driveway less than 50 feet from this intersection, The development will just exasperate the intersection issues. As we don't have much walkable commercial or retail stores , this will increase the traffic chaos at the intersection.

Which leads to those who are walking, There are 7 schools within 1 kilometer of this intersection, sunningdale, Montclair, white oaks, Gaetan-Gervais, St Michael catholic elementary, Ecole elementaire du chene and Munns. Roughly 4000 students a day pack the area. With bus 13 having its closest stop to the school at this intersection. With white oaks starting just after 8, and sunningdale just before 9:30 there is a constant flow of student traffic Monday to Friday, parents to both, drop off and pick up kids from school, school busses, 2 Oakville transit routes and roughly 175-200 teachers, administrators and school employees. On several occasions it has taken me almost 15 minutes to get from Trafalgar to sixth line along McCraney.

This area was built up in the 60's, and as such high density wasn't part of the plans. We are already bursting at the seams with traffic, students and schools, but safety concerns with this increased density and traffic have yet to be addressed. For example, most of this neighborhood only has street lights on 1 side of the street (as opposed to every other pole being on opposite sides in newer subdivisions) and intersections typically have 1 light standard , and often not on the side of the intersection. Where developments between upper middle and Dundas have 2, and developments north of Dundas tend to have 3. The 1 km stretch of Towne from Dundas to McDowell has 32 light posts, the 1 km stretch of Oxford from Upper Middle to Culham has 17. McCraney between sixth line and Oxford has 9, Wembley between River Oaks and Glenashton has 17. Sixth line itself south of

upper middle has only 2 lights on the west side. There is already a huge disparity in risk to area residents, and students in the area compared to the safety measures being utilized in new subdivisions.

The other missing infrastructure in the area is sidewalks. There are many streets in the area that kids walk on from school that only have sidewalks on one side of the street, and several I can think of that don't have sidewalks at all.

Construction parking, and dump trucks idling. Where and how many would (they) be situated? Most of the streets are barely 2 Lanes wide, with a large rental market from Sheridan college, driveways are full. Street parking during the day is often full, and constant bus, automotive and pedestrian traffic makes me wonder how would they be out of the way enough to ensure resident safety (which is already lacking)

Matt Relf