

Planning and Development Council Meeting
August 12, 2024

Comments Received Regarding Item 6.1
Zoning By-law Amendment

Mattamy (Joshua Creek) Limited – Bressa DUC
File No.: Z.1308.05

From: Edwin Salvador
Sent: Tuesday, July 9, 2024 11:49 AM
To: Town Clerks
Subject: [EXTERNAL] Appeal to application for Proposed Zoning By-law Amendment Z.1308.5, Ward 6

Follow Up Flag: Follow up
Flag Status: Completed

Dear Council c/o Town Clerk, Town of Oakville,

Hereby, as a Canadian citizen and a resident of Canada in the Town of Oakville, I would like say that I do not support the application to amend a zoning by-law entitled:
"Complete application for a proposed Zoning By-law amendment for 3006, 3008 & 3010 William Cutmore Boulevard and 1395, 1405 & 1415 Dundas Street East", requested by Mattamy (Joshua Creek) Limited, Code Z.1308.05, Ward 6.

My main concern is that by removing the Floor Space Index (FSI) requirement within Zoning By-law 2009-189, the requester will have freedom that could alter the population density in the area, causing more problems to the ones that our community already experiences due to the active construction work in the area. Their application mentions that the reason for their request is to *"prevent having to go through the Committee of Adjustment for each phase."* on page 2 of the following document:
<https://www.oakville.ca/getmedia/2f23b1a8-c76e-45b6-ad16-719666664b04/da-130805-PlanningJustificationLetter-S1.pdf>

I don't think their request is fair, and it doesn't have a valid justification. The current by-law does not prevent them from continuing working; it is just a little inconvenient to appeal to the Committee of Adjustments multiple times. If they have to do it, like any other resident or builder, they will have to do it. We all have to be treated the same way, with the same rights and the same obligations. The by-law exists for a reason and must be respected. If exceptions exist, they must be analyzed on a case-by-case basis, but not request a full removal of the limits (FSI or other by-law regulations). As an analogy, will you remove the requirement to request the on-street parking permit, because it is inconvenient?

Many of the area's residents presented their concerns during the virtual presentation meeting held on May 14, 2024. Some of the questions were not fully answered. There has not been any improvement or change in the disturbances caused by construction work: traffic, dust, and noise. In addition to those comments, I would like to add that there is only a small park, close to the subject land under construction, serving all the community's children, which is insufficient and dangerously close to the construction area. The Town, instead, should demand the developers in the area to find alternate routes to the construction sites, respect the privacy and space of the current residents, and provide, at minimum, an adequate outdoor space with infrastructure for children and families.

Best regards,
Edwin Salvador

From: Sayble Giroux
Sent: Tuesday, July 9, 2024 11:58 AM
To: Town Clerks
Subject: [EXTERNAL] Zoning By-law amendment for 3006, 3008 & 3010 William Cutmore Boulevard and 1395, 1405 & 1415 Dundas Street East

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Best regards,
Sayble Giroux

From: Raghu Ganiger
Sent: Tuesday, July 9, 2024 12:01 PM
To: Town Clerks
Subject: [EXTERNAL] Zoning By-law amendment for 3006, 3008 & 3010 William Cutmore Boulevard and 1395, 1405 & 1415 Dundas Street East

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Best regards,
RAGHAVENDRA Ganiger