

Planning and Development Council
Monday, December 9, 2024

Comments Received Regarding Item 6.1

Dhan Dhan Baba Budha Ji Gurdward Sahib
2403 and 2417 Khalsa Gate
Official Plan Amendment and Zoning By-law Amendment
OPA.1430.34 and Z.1430.34

From: [Megan Burkett](#)
To: [Town Clerks](#)
Subject: [EXTERNAL] 2403 and 2417 Khalsa Gate
Date: Monday, November 18, 2024 11:33:18 PM

Council c/o the Town Clerk
Clerk's Department
1225 Trafalgar Road, Oakville, Ontario L6H 0H3

Town Clerk,

I would like to attend the public meeting occurring on December 9th, 2024 with respect to the following properties: 2403 and 2417 Khalsa Gate.

I would also like to reserve my right of appeal in accordance with the Planning Act with respect to 2403 and 2417 Khalsa Gate, File No: OPA 1430.34 and Z.1430.34.

Thank you,

Megan Burkett

From: [Ghulam Sabir](#)
To: [Town Clerks](#)
Subject: [EXTERNAL] Objection to Official Plan Amendment (OPA 1430.34) and Zoning By-law Amendment (Z.1430.34)
Date: Monday, November 18, 2024 2:35:58 PM
Attachments: [Objection to Official Plan Amendment \(OPA 1430.34\) and Zoning By-law Amendment \(Z.1430.34\).pdf](#)

Date: November 18, 2024

To: Town Clerk's Department

Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3
Email: townclerk@oakville.ca

Subject: Objection to Official Plan Amendment (OPA 1430.34) and Zoning By-law Amendment (Z.1430.34) for Dhan Dhan Baba Budha Ji Gurdwara Sahib Expansion

Dear Town Council Members,

As residents of this neighborhood for over ten years, we are writing to express our strong opposition to the proposed expansion of the Dhan Dhan Baba Budha Ji Gurdwara Sahib at 2403 and 2417 Khalsa Gate. The significant scale and scope of this expansion, as outlined in the proposal, would substantially impact our neighborhood in ways that are incompatible with its purely residential character. Below are our key concerns:

- 1. Parking and Traffic Congestion:** Currently, the existing parking lot at the worship place reaches full capacity on Sundays, with overflow parking extending onto Pine Glen Road and surrounding streets, creating congestion and limiting access for residents. The proposed expansion would attract even more visitors, likely exacerbating roadside parking issues and further disrupting residential parking access and traffic flow. The current parking challenges signal that an expansion will severely strain local parking resources.
- 2. Strain on Public Spaces:** Greenwich Park, already overburdened by residents from nearby condo developments, is the only community park within walking distance for neighborhood families. The proposed expansion is expected to draw even more people into the area, impacting park access and recreational space for residents, particularly families with young children. Given the density of this neighborhood, the Town should prioritize adding public amenities, not intensifying the strain on existing ones.
- 3. Large-Scale Non-Residential Amenities in a Residential Area:** In addition to being a place of worship, the proposed facility includes a substantial 2,653-square-foot kitchen and cooking area, as well as a dining hall of 12,179 square feet, making it far larger than a typical community space. This expansion would turn the basement from its

existing 5,750 square feet into a massive 20,026 square feet, with further additions proposed on the first floor, increasing it from 5,605 square feet to 21,676 square feet. This total increase transforms the facility from a worship space into a multi-functional center, with space for extensive food service and dining operations—along with fitness rooms—much more suited to a commercial or mixed-use zone than a residential area.

4. **Environmental and Noise Impact:** Increased foot traffic, vehicle congestion, and food service operations will contribute to heightened noise and pollution levels, directly impacting the health and well-being of residents. The expanded cooking and dining facilities, combined with the substantial increase in overall building size, may lead to additional exhaust, waste, and traffic congestion, which would detract from the residential quality of life in our community.
5. **Impact on Property Values:** Home values in this area are largely due to its peaceful, residential atmosphere. A large multi-purpose facility catering to non-residential activities may reduce the appeal of the area for future homebuyers, potentially affecting property values. A purely residential neighborhood should maintain the qualities that drew residents here in the first place, not become a destination for high-traffic, multi-functional facilities.
6. **Need for Balanced Community Development:** With increasing density from new condo developments, it is vital for the Town to prioritize the creation of community resources that serve all residents equally. Approving a large facility for specific community use ignores the needs of a diverse neighborhood and fails to address the growing need for additional parks, playgrounds, and green spaces for all.
7. **Request for Notification of Decision:** To stay informed, we respectfully request that the Town Clerk notify us of the final decision on this matter. This will allow us to remain updated and aware of any available appeal processes, should the need arise.

In conclusion, the proposal not only contradicts the neighborhood's residential character but also introduces multi-functional amenities more appropriate for a commercial or mixed-use zone. We urge the Council to carefully consider the cumulative impacts this expansion will have on our neighborhood and prioritize sustainable, balanced growth that enhances the quality of life for all Oakville residents.

Thank you for considering these concerns. We trust the Council will make a decision that truly reflects the best interests of the community.

Sincerely,

Ghulam Sabir & Hina Sabir

Pine Glen Road, Oakville L6M0R7

Date: November 18, 2024

To: Town Clerk's Department

Town of Oakville

1225 Trafalgar Road

Oakville, ON L6H 0H3

Email: townclerk@oakville.ca

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Ghulam Sabir & Hina Sabir

Pine Glen Road, Oakville L6M0R7