

Planning and Development Council Meeting
Monday, March 17, 2025

Comments Received Regarding Item 6.2

Neatt (16 Mile Creek) Inc.
3056 Neyagawa Boulevard
Official Plan Amendment, Zoning By-law Amendment
and Draft Plan of Subdivision
File No. OPA 1321.02, Z.1321.02 and 24T-24006/1321

From: Sean Dent
Sent: Saturday, February 15, 2025 1:53 PM
To: Scott Xie
Subject: [EXTERNAL] Proposed Development at Neyagawa and Dundas

Dear Scott,

I am a constituent in Ward 7 and voted for you in the last election and am very concerned and against a significant influx of residents and development intended to be crammed into the Dundas/Neyagawa area. I am hoping that as a resident yourself, you are against this proposal? I am also writing to formally express my strong opposition to the proposed official plan amendment, zoning by-law amendment, and plan of subdivision submitted by Neat (16 Mile

Creek) Inc. for the development of a high-density mixed-use project at the northwest corner of Neyagawa Boulevard and Dundas Street West.

The proposal, which includes the construction of seven buildings comprising 2,278 residential units and 1,551 square meters of retail space, raises significant concerns for our community. The following issues must be addressed before any approval is granted:

1. Traffic Congestion and Infrastructure Strain

The intersection of Neyagawa Blvd and Dundas St W is already heavily congested. The addition of over 2,000 residential units will further exacerbate traffic issues, leading to increased commute times, safety hazards, and environmental impact. Existing road infrastructure is not designed to handle this volume of additional residents and commercial activity.

2. Overcrowding and Strain on Public Services

A development of this magnitude will put immense pressure on local schools, healthcare facilities, emergency services, and public utilities. Current public services are already stretched, and the town has not presented adequate plans to accommodate this rapid influx of new residents.

3. Community Character and Livability

Oakville is known for its balanced urban planning, green spaces, and suburban charm. High-density developments of this scale risk undermining the town's character by introducing congestion, noise pollution, and reduced green space. The proposal lacks sufficient open spaces, parks, and recreational areas necessary to support the well-being of future and existing residents.

4. Environmental Impact

The development is near Sixteen Mile Creek Conservation area, an important ecological area. Increased construction, pollution, and stormwater runoff could negatively impact local wildlife and water quality. A thorough environmental impact assessment must be conducted and reviewed by independent experts before proceeding.

In light of these concerns, I strongly urge the Town of Oakville to reject or significantly revise the proposed development plan. Sustainable, well-planned growth should prioritize responsible infrastructure expansion, environmental conservation, and maintaining the quality of life for current residents.

I appreciate your attention to this matter and request that you and the council consider the voices of concerned community members before making a final decision. If you have any suggestions that may aid in rejecting this development, I am eager to contribute.

Sincerely,
Sean Dent

From: Jun Feng Su
Sent: Tuesday, March 4, 2025 10:04 PM
To: Town Clerks
Subject: Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Oakville Town Clerk,

I am writing to express my concerns regarding these buildings in our area. Need your help to stop this High-Density Apartment! I am an engineer working for Ford Motor Company. Will be very disappointed if these buildings are approved. Definitely I will move if they are built. These buildings will destroy this new and high-quality community.

Thank you for considering this important matter.

Best regards,
Jun Feng Su

From: Finn Dong
Sent: Wednesday, March 5, 2025 3:16 PM
To: Town Clerks; Catherine Buckerfield
Cc: _Members of Council; Finn Dong
Subject: Urgent Opposition to High-Density Development at Neyagawa Blvd & Dundas St W

Dear Oakville Town Council Members,

I am writing to express my strong opposition to the proposed high-density development by Neat (16 Mile Creek) Inc. at the northwest corner of Neyagawa Boulevard and Dundas Street West. The scale of this project—2,278 residential units across seven buildings with additional retail space—poses serious challenges to our community’s infrastructure, environment, and quality of life.

Key Concerns:

1. Traffic & Infrastructure Strain

The intersection of Neyagawa Blvd and Dundas St W is already heavily congested. Adding thousands of new residents will worsen traffic flow, increase commute times, and create safety hazards. Oakville’s existing road network is not designed to handle such a significant increase in volume.

2. Overburdened Public Services

Schools, healthcare facilities, emergency services, and utilities are already operating near capacity. Without concrete plans to expand these essential services, this development will strain resources, reducing the quality of life for both current and future residents.

3. Community Character & Livability

Oakville is valued for its well-planned neighborhoods, green spaces, and suburban appeal. High-density developments of this magnitude will bring overcrowding, noise pollution, and reduced green space, negatively impacting the town’s character and residents’ well-being.

4. Environmental Impact

The proximity to Sixteen Mile Creek Conservation Area raises concerns about construction pollution, stormwater runoff, and potential harm to local wildlife. A comprehensive environmental impact assessment should be conducted before any approval is considered.

Given these significant concerns, I strongly urge the council to reject or substantially revise this proposal to align with sustainable growth principles that protect Oakville's infrastructure, environment, and livability.

I appreciate your time and consideration and urge you to listen to the voices of concerned community members.

Sincerely,

Finn Dong

From: Raghu Modi
Sent: Thursday, March 6, 2025 7:39 AM
To: Town Clerks
Subject: Appeal to Reject OPA1321.02 Z.1321.02 24T-24006/1321, Ward 7

Good Morning,

I am writing to formally appeal against the approval of the proposed development at Dundas and Neyagawa. While we understand the need for growth and development, we strongly believe that this project will place an undue burden on our community's existing infrastructure and services.

Key Concerns:

1. School Capacity – Local schools are already operating at or above capacity. An influx of new residents would exacerbate overcrowding, impacting the quality of education and resources available to students.
2. Water and Garbage Capacity – Our current water and waste management systems are already under strain. Adding more residential units without proper infrastructure expansion could lead to service disruptions and sanitation issues.
3. Fire Department Capacity – The fire department is already stretched thin in terms of resources and response times. A higher population density without additional emergency services could compromise public safety.
4. Condo Height Restrictions – The proposed development exceeds the height restrictions set by local zoning regulations. This sets a concerning precedent for future developments and disrupts the character of our neighborhood.

Traffic and congestion

Given these concerns, we urge a reconsideration of the approval until these critical infrastructure and capacity issues are properly addressed. We appreciate your attention to this matter and look forward to your response.

Sincerely,
Raghu Modi

From: swalker
Sent: Thursday, March 6, 2025 12:37 PM
To: Catherine Buckerfield
Cc: Town Clerks; Paul Barrette
Subject: 3056 Neyagawa Boulevard Neatt (16 Mile Creek) Inc. OPA1321.02 Z.1321.02 24T-24006/1321, Ward 7



Hi Catherine,

Thank you for taking the time to explain the architectural drawings in more detail, I really appreciate it.

Based on the requests for a significant number of storeys in all 7 buildings, I guess it safe to say (if approved) that the architectural rendering of the area on your website would not be a true representation of how the development would look.

I actually don't oppose development and was very pleased to see this picture of the potential development. I liked the idea of a retail space as well. I am concerned about such high density in such a small place if the builder's request is granted.

I'm planning on watching the town meeting scheduled on youtube on March 17th to learn more about it. I'm new to voicing my opinion in proposed developments. Will there be future opportunities (other than the March meeting) to formally voice my concerns before the building heights are brought forward for approval? If I would like to give my thoughts in writing is it best to contact my councillor or the town?

Many thanks.

Sheila

On Mar 6, 2025, at 10:21 AM, Catherine Buckerfield <catherine.buckerfield@oakville.ca> wrote:

Hi Sheila,

Thanks for reaching out. If you take a look at page 3 of the Architectural Drawings you can see the various heights proposed. I am summarizing below since I know these types of documents are not easy to navigate. The subject property is designated Dundas Urban Core under the North Oakville East Secondary Plan which currently permits a maximum of 8 storeys. One of the purposes of the official plan amendment application is to request permission for greater heights. This is currently under review.

Proposed Building Heights:

- Block 1
 - Building 1 – 26 storeys
 - Building 2 – 18 storeys
- Block 2
 - Building 3 – 18 storeys
 - Building 4 – 24 storeys
 - Building 5 – 28 storeys
- Block 3
 - Building 6 – 15 storeys
 - Building 7 – 25 storeys

I hope this helps,
Catherine

Catherine Buckerfield,(She/Her),MCIP, RPP

Senior Planner

Planning & Development

Town of Oakville|905-845-6601,ext. 2084|www.oakville.ca

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<http://www.oakville.ca/privacy.html>

From: swalker

Sent: Wednesday, March 5, 2025 9:11 AM

To: Town Clerks <TownClerk@oakville.ca>

Cc: Catherine Buckerfield <catherine.buckerfield@oakville.ca>

Subject: 3056 Neyagawa Boulevard Neatt (16 Mile Creek) Inc. OPA1321.02 Z.1321.02

24T-24006/1321, Ward 7

Thanks so much! That link was exactly what I was looking for.

My only question would be regarding the number of stories for the larger buildings. I can see the number of units for the three blocks but was curious if the developer will use the full number of stories allowed by the town.

Thanks.

Sheila

On Mar 5, 2025, at 8:59 AM, Town Clerks <TownClerk@oakville.ca> wrote:

Good morning,

Please refer to our website: [https://www.oakville.ca/business-development/planning-development/active-development-applications/ward-7-development-and-site-plan-applications/neatt-\(16-mile-creek\)-inc-3056-neyagawa-boulevard-opa-1321-02-z-1321-02-and-24t-24006-1321/](https://www.oakville.ca/business-development/planning-development/active-development-applications/ward-7-development-and-site-plan-applications/neatt-(16-mile-creek)-inc-3056-neyagawa-boulevard-opa-1321-02-z-1321-02-and-24t-24006-1321/)

I have also copied your email to Catherine Buckerfield, Senior Planner as she may be able to assist with your questions.

Kind regards,
Laura Pennal
Clerk's Information Administrator

Town Clerks

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

From: swalker

Sent: March 5, 2025 8:53 AM

To: Town Clerks <TownClerk@oakville.ca>

Subject: [EXTERNAL] 3056 Neyagawa Boulevard Neatt (16 Mile Creek) Inc.
OPA1321.02 Z.1321.02 24T-24006/1321, Ward 7

Hi there,

I was just wondering if you could direct me to the building plans on the Town of Oakville site for the proposed development in the subject line.

I understand there is a meeting on March 17th but I just wanted to see how the number and heights of buildings will be laid out.

Many thanks.

Sheila

From: mdwaugh

Sent: Sunday, March 9, 2025 5:30 PM

To: Marc Grant ; Jeff Knoll

Cc: Mayor Rob Burton

Subject: Neatt Communities Development of 3056 Neyagawa Boulevard,

■
Hello Councillors Grant and Knoll, and Mayor Burton,

We are writing to voice our concerns and opposition to the Proposed Official Plan Amendment, and accompanying Zoning Bylaw related to the above Proposal from Neatt Inc.

While we can appreciate that Council has a certain obligation to hear most any application with some merit, frankly, any level-headed person would consider this an absolutely outrageous density proposal, and summarily dismiss it.

Seriously.

We live south-east of Neyagawa and Dundas (and have so for 25+ years), and have witnessed a somewhat reasonable, measured and compromising approach, by the Town, to the development of lands north of Dundas (to us).

This application is entirely unreasonable and takes a blow torch to both the OPA and current zoning standards.

If the developer would like to come back with a respectful, reasonable plan; one that does not laugh in the face and mock everything that Oakville Council and residents value, and have built for the Town over decades, then so be it.

But I am sorry: this disrespectful proposal should be placed in its rightful file and forgotten - File 13.

(I mean, come on...)

Mark Waugh

From: Mary Christie
Sent: Monday, March 10, 2025 11:43:03 AM
To: Marc Grant ; Jeff Knoll
Subject: [EXTERNAL] Development proposal 3056 Neyagawa Blvd

Gentlemen,

I have been made aware of the details of the development proposal for 3056 Neyagawa Boulevard and am alarmed by the scale and density of this proposal and what it would do to the surrounding neighborhood.

I live at Neyagawa and River Oaks and find that it is increasingly difficult to get around the neighborhood with the new developments already in place north of Dundas. The intersection of Dundas and Neyagawa is already backed up most hours of the morning and from mid afternoon onward. Left turn lanes are 10 to 20 cars long. U turns are common and I'm just waiting for someone to die there. To put another 7000 residents with almost 3000 vehicles on that corner is to paralyze that intersection and make the entire area unlivable.

All the residents in this area are extremely upset and we are asking you to strongly oppose this proposal on our behalf and seek an amendment that will preserve quality of life in this area.

Sincerely,
Mary Christie

From: Carmen Kwong
Sent: Tuesday, March 11, 2025 8:30 PM
To: Town Clerks
Subject: Appeal - OPA1321.02Z.1321.02 24T-24006/1321, Ward 7

I am writing to appeal the amendment to official plan and zoning by-laws and disagree to build high density complex with 7 building and adding 2,278 residential units to the area.

Full name: Carmen Kwong

From: Grissom Qi
Sent: Tuesday, March 11, 2025 1:57 PM
To: Town Clerks; Catherine Buckerfield
Subject: Concerns Regarding Project 3056 Neyagawa Boulevard

Hi there,

This is Grissom Qi from Volvo Cars Oakville. My home address is

I am writing to express my strong opposition to the project at 3056 Neyagawa Boulevard. If asked, "What do you think of the project?" my answer is a clear **NO**.

The reason for my objection is that we cannot make exceptions that allow builders to construct buildings that do not comply with Oakville's development regulations. The regulations do not permit construction over 8 storeys new projects, yet this project proposes buildings ranging from 15 to 28 storeys. I'm concerned that if the government grants this exception, it could set a precedent, leading to a rapid influx of similar high-rise developments. The new project will add traffic congestion to the Dundas and Neyagawa area, strain public services, and pose a risk to the local ecosystem as well. I don't want Oakville to develop into a city like Mississauga, crowded with thousands of high-rise buildings. If that happens, what would set Oakville apart, and why would I choose it over Mississauga?

I urge the Oakville government to seriously consider public opinion and avoid short-sighted decisions that could jeopardize the town's future.

Sincerely,

Grissom Qi

Franca Piazza

From: Kelvin Lau
Sent: Tuesday, March 11, 2025 8:42 PM
To: Town Clerks
Subject: [EXTERNAL] Appeal - 3056 Neyagawa Blvd. OPA1321.02Z.1321.02 24T-24006/1321, Ward 7

Hi,

I am writing to appeal the applications pertaining Official Plan Amendment of subject land.

Name: Kelvin Lau

Best Regards,
Kelvin Lau