

From: tricia langenberg

Sent: March 15, 2025 7:48 AM

To: Scott Xie <scott.xie@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Town Clerks <TownClerk@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>

Subject: [EXTERNAL] Proposed Neyagawa Dundas Condo

To Mayor Burton, Scott Xie, Jeff Knoll

I am a local resident of Oakville who has lived here for 40 years. Residing in River Oaks but raised in Sherwood Heights now known as Clerview area.

I was just made aware of a new condo proposal for the north west corner of Dundas and Neyagawa. I found information online and was never noticed by the town that there was a proposed building coming in the area. I am in shock at the limited amount of space and proposed size of buildings in such a small area that the developer is proposing to the town.

The board was to build a school but due to the 5G towers they felt it was unsuitable for children, but they are now proposing residence to live there? Which schools will get impacted by new students? we already have an issue with high schools. HT has over 2200 students? so does WOS 2400?

How will our hospital be able to cope with all the new residences being built along Dundas? I can't even get an appointment at OTMHS I had to go to Georgetown and I live 5 mins away from the hospital.

The height of the buildings in question are ridiculously high 15-28 stories? There is a zoning by law in Oakville of 15 which I think is clearly too high to support the amount of residences in such a small area. It will impact the roads and infrastructure around the area due to the amount of vehicles coming from those 7 towers.

Parking? Will these new residences start parking at the newly built community centre? They may only have 2 parking spaces per unit but may have 4 people living in one unit who own vehicles? Or they will drive south or across the street and park on side streets and congest

these areas which our plows will have issues getting through during the snow season. The north east corner building some of those residences park in front of the Boston pizza and CIBC and congest the parking lot.

The buildings will be an absolute eyesore for that area.

The traffic alone at the intersection is already busy at peak times. Will the town extend and connect Neyagawa north to Lower base line or Britannia to elevate the Milton Traffic coming across Dundas so they may travel north and not congest Dundas.

How will our environment be affected? drainage? watershed? flooding?

It's great on paper but we have to look at the big picture not just big dollars because eventually things cost money and so do mistakes.

I will be at the meeting Monday to address my concerns if they would like me speak on behalf of those who don't even know this is going on.

I understand Oakville is no longer a town and is turning into a city, but let's be responsible and think about the future without removing all the greenery and the reason why people want to live in Oakville. It's known for it's beauty, it's trails, it's people and community don't turn into Mississauga or Toronto.

Thanks for your time,

Tricia Langenberg-Kealy