

Appendix G - Public Submissions

From: Richard Hill
Sent: Thursday, February 27, 2025 10:25 AM
To: Jeff Knoll; Scott Xie
Cc: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Opposition to High-Density Development Proposal Neyagawa and Dundas

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Richard Hill

Oakville Resident, River Oaks

From: Stephanie Laivenieks
Sent: Wednesday, February 26, 2025 6:06 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Town Clerk,

I am writing you to share my concerns regarding the proposed condo development at the corner of Neyagawa and Dundas Street. This plan cannot go forward as it will negatively impact the nearby neighbourhoods, homes and residents.

I have lived in the River Oaks community for 12 years. In that time, I have witnessed the land north of Dundas Street changed from farmland - there was a field with cows just across the street, to an unsightly and congested neighbourhood of condos and businesses that are turning North Oakville into a heartless wasteland of urban sprawl. We moved to the "Town" of Oakville to get out of the big city and give our kids a better life closer to parks and green space, North Oakville has not lived up to that promise.

The over development of the neighbourhood north of Dundas Street is negatively impacting our community and my family. We were very disappointed when Dundas Street was widened to a 6 lane highway with a speed limit of 70 km/hr. We left Toronto to get away from car emissions and pollution that have been proven to negatively impact health. Dundas Street is a road that my children need to cross to visit friends and go to parks, but it is extremely dangerous and has become a highway for commuters, who do not care about our children or elderly that are crossing this street. I understand the need to support improved infrastructure and traffic congestion, but this change has been very detrimental to the community of River Oaks.

I understand the need for more housing but I think it is misguided to do this by building high rise condos near a residential area that was originally planned as a single family community. Most families moving to Oakville do not want to live in condos, they need 3 bedrooms and a yard. From my understanding the condo market has stagnated, so why do we think we need more of this type of housing?

I have accepted the need for ongoing low rise multi family buildings north of Dundas, to support increasing population size and housing needs. What I do not accept is that high rises are a necessity and do not think they have a place in our neighborhood. I look out my window and see condos above the houses instead of the night sky and trees. We were previously under the impression development was focused on the Trafalgar and Dundas area or the North Oakville "core", what is the need to have this spill over to another neighbourhood? I use to pity the people who live in Mississauga among the massive condos and traffic congestion, now we are living in that nightmare.

There has been a constant negative impact on our school River Oaks PS (ROPS), caused by overdevelopment and poor planning. Children who move into homes north of Dundas never have enough schools in their areas due to oversights by the "Town" and the Province. These children end up at our school overflowing classrooms in our school leading to adding many portables that take over our playground. There is constant disruption in our school community as kids that my children grew up with are then taken away from our school when new schools are finally added and catchments are changed. There has been constant chaos and uncertainty for our kids at ROPS primarily caused by overdevelopment and poor infrastructure planning North of Dundas.

I would like to highlight the other infrastructure challenges related to this plan that we are very worried will negatively impact our neighbourhood:

- impact to the green space, animals and ecosystem surrounding Sixteen Mile Creek
- risk to overwhelming the drainage and sewage systems in our area, causing flooding and damage to our homes
- increase in the traffic which is already unmanageable on Neyagawa during rush hour
- a lack of transit to support the transportation needs of the community, "Town" buses cannot manage the influx of new residents planned on Dundas Street

Finally, I highly recommend the "Town" of Oakville change their name, you should no longer be allowed to use the term town. We lost the small town size and sensibilities long ago as development continues without any thought of the impact on the community. Please recognize we are in fact a city, that you are allowing to turn into a vast sprawling metropolis.

Please kindly share these concerns with the Town Council and the Mayor. A response and information decisions regarding this plan would be very appreciated.

Best regards,
Stephanie Laivenieks

From: jordana rosen
Sent: Tuesday, February 25, 2025 9:03 PM
To: Catherine Buckerfield <catherine.buckerfield@oakville.ca>
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

This should not be happening. There will be too much traffic in the area.
Sent from my iPhone

From: Grace Eunjung Yang
Sent: Tuesday, February 25, 2025 11:00 AM
To: Town Clerks
Subject: [EXTERNAL] Attn: My neighbours are against 3056 Neygawa Boulevard Developmemt!!

Dear whom it may concern,

Hello. I am Grace Yang and writing to request an amendment of 3056 Neygawa Boulevard Developpment!
We are Grace Eungjung Yang, Sung Hoon Son and David Joonyoung Son.

Travertine dr, Oakville L6M5N6

We moved in Oakville a year ago as Oakville offered more peaceful less crowded, not too many high rising buildings compared to other cities.

So do my neighbours!!

Plz consider our opinions and read below.

Thank you!

Regards,
Grace, Sung, David

From: Prashant Bharate

Sent: Sunday, February 23, 2025 3:48:36 PM

To: Marc Grant ; Jeff Knoll

Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Your Neighbour,

Prashant Bharate.

From: iantoun
Sent: Monday, February 24, 2025 12:35 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal at Dundas and Neyagawa

Good afternoon Catherine,

My name is Irene and I am a resident in the neighbouring area that is being considered for a high density development by Neatt (16 Mile Creek) Inc. My family and I have been fortunate to live in this area for 25 years and in Oakville for 35 years. We were drawn to the Town of Oakville, back then, because of its quaint size and small hometown appeal. It was a lovely community to raise a family and lay roots; comfortably away from the "big city". Needless and sad to say that the Oakville of old that we were drawn to is long gone.

Growth and expansion are inevitable and a number of the changes have enhanced our "town" over the years; the new OTMH, updated downtown, the beautiful Tannery park area, and the Smith-Triller bridge just to name a few.

In the last 5-10 years or so, however, the explosion of expansion has accelerated by leaps and bounds bringing along with it the obvious burdens of expansion, such as, crime, which were unheard of 5 years ago. The peace of mind that we once enjoyed seems to be something that will never be regained, even more so with an increase in population in an already dense area. Traffic has become consistently congested on all main arteries, especially on Dundas making those 10-15 minute drives closer to 45 minutes longer in high traffic times, but with an added frustration and anxiety. Something as simple as garbage collection which once occurred earlier in the day is now end of day, not that this in of itself matters, but it indicates the added load on the system and services. An increase of sirens heard daily, of emergency responders attending to these corresponding issues, is a small sampling of the changes experienced, all of which may seem insubstantial in themselves, but add up to a decline in home life quality.

We have worked to make our house a home over the years and the surrounding community supports that, when the community starts to drastically change from what you originally signed up for, it is disheartening.

I understand and empathize with the need for more housing, I don't understand why an already established high density area is being targeted and overburdened, when there are several open spaces that are not utilized.

I hope the impact on existing residents will be measured with greater consideration than those of a developer since we will have to live with the long term outcome.

Thank you for your time and the opportunity to communicate some of the concerns.

From: ziyong chen
Sent: Sunday, February 23, 2025 12:49 AM
To: Town Clerks; Catherine Buckerfield; Scott Xie; Nav Nanda
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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.

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1. **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.

2.

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.

5. **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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Ziyong Chen

From: Prashant Bharate
Sent: Sunday, February 23, 2025 3:45 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

do understand towns long term need to have a growing younger population to balance maturing neighborhoods but adding almost half the size of total River oak community houses in single development is not the answer.

I'm open to well managed population density increase but strain on current infrastructure of town should be considered too. Already it's hard to get proper resources in towns libraries/day cares and summer camps which if you have children of school age will know gets full within a day or two. Our community centers are over loaded and River Oaks elementary school just getting out of holding school status will be overcrowded if there are no other new schools being built other than 2 in current planning. I as a resident oppose this huge number of units development.

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Your Neighbour,
Prashant Bharate

From: Nancy JT
Sent: Sunday, February 23, 2025 10:21 AM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,
I am 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:

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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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Nancy Jiang

From: Nancy JT
Sent: Sunday, February 23, 2025 10:18 AM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Nancy Jiang

From: Joe Paquete
Sent: Sunday, February 23, 2025 3:07 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

I have lived in Oakville for over 25 years.

I am NOW happy in the direction it is moving now.

What happened to to height restrictions.

I don't want our town to look like the city of Mississauga.

Stop this development now

Joe Paquete of River Oaks
Sent from my iPhone

From: Farooq Akhter
Sent: Sunday, February 23, 2025 1:14 PM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Members of the Oakville Town Council,

I am 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, we are already seeing the effect of the new condo developments in my area (Neyagawa and Dundas). In morning rush hour and after work, its impossible to drive on Dundas East or West in order to reach 403 or Bronte intersection. 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 the council consider the voices of concerned community members before making a final decision.

Thanks and regards
Farooq Akhter, CPA

From: shahrzad davari
Sent: Saturday, February 22, 2025 9:33 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Hello,

We are against building extra towers in Dundas & Neyagawa Blv.

Please stop bullying extra condos.

Regards!

From: Shahrzad Davari
Sent: Saturday, February 22, 2025 9:30 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Hi,

Dundas street West and Boulevard, does not have capacity to build 7 towers.

You should not only think about benefit of developers, but also benefits of residents in this tiny location.

Stop building extra towers in Dundas.

Thanks!

From: Michael Stofberg
Sent: Friday, February 21, 2025 10:15 AM
To: Town Clerks; Catherine Buckerfield; Marc Grant
Subject: [EXTERNAL] Objection to the development of 2056 Neyagawa Boulevard

Dear Town Council Members,

In reference to the document you sent for the development of 3056 Neyagawa Boulevard we oppose this extremely high density development on our door step.

We are not opposed to the building of additional housing but feel that the impact on the surrounding area will be detrimental to us to live in close vicinity. We are concerned about the traffic, if public services can cope, the local community centre and if the current construction will be under specced and the impact on our house value. We specifically bought close to 16 mile creek and also are concerned about the impact to that and cannot find any details on that analysis. We also believe that such high density living should be closer to the transport hub of Oakville or Bronte Go.

The development on the opposite corner is more in line with what we would consider acceptable and aligns to the other developments north of Dundas.

We believe that the council should consider the current residents and find alternative solutions to housing. Hence, they should reject this application.

Cheers

Michael and Rosanna Stofberg
Valley Heights Crescent

From: ida bilajbegovic
Sent: Friday, February 21, 2025 5:54 PM
To: Town Clerks
Subject: [EXTERNAL] Fwd: High Density Development Proposal at Neyagawa Blvd & Dundas St W

Begin forwarded message:

From: ida bilajbegovic
Subject: High Density Development Proposal at Neyagawa Blvd & Dundas St W
Date: February 21, 2025 at 5:45:52 PM EST
To: "catherine.buckerfield@oakville.ca" , "jeff.knoll@oakville.ca" ,
"marc.grant@oakville.ca" , "allan.elgar@oakville.ca" , "peter.longo@oakville.ca" ,
"dave.gittings@oakville.ca" , "janet.haslett-theall@oakville.ca" ,
"ray.chisholm@oakville.ca" , "cathy.duddeck@oakville.ca" ,
"jonathan.mcneice@oakville.ca" , "sean.o'meara@oakville.ca" , "mayor@oakville.ca"

Dear Mayor Council and Development Planners

I have been an Oakville resident for the past 30 years, 20 of which have been in my current house at Neyagawa and Riverbank just across from the proposed development. As a neighbourhood we have lived through numerous developments including the construction of the Lyons Valley Dundas Bridge, 16 Mile Sports Complex, 16 Mile Community Centre and all the housing construction north of Dundas.

All this development was necessary for community growth, Oakville expansion, and keeping in target with Provincial housing needs.

This new development, however is not seen as such! I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St. W.

This project will worsen already heavy traffic congestion on Dundas! It will overburden public services and most definitely disrupt the character of our community which is the number one reason all of us in my neighbourhood have made Oakville our home.

Oakville's infrastructure is not equipped for 2,278 new residential units. This will strain roads, schoolsneed I mention my son was moved three times from school to school during his kindergarten to Gr. 8 education, he is now in Gr. 9 at TA Blakelock HS. Additionally the environmental impact on our beautiful 16 Mile Creek has not been properly addressed. What is happening with keeping Oakville the "most livable and beautiful town"?

I believe this proposed development will lower the real estate value of our homes which is, as you all know the biggest investment any of us make.

I urge the Council to REJECT this proposal and prioritize sustainable growth which preserves Oakville's livability.

Sincerely,

Ida Bilajbegovic

From: Kent Potts
Sent: Thursday, February 20, 2025 2:57 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Regards,

Kent Potts

RiverBank
Way Oakville,
Ontario L6H 6X4

From: Rachel Phillips
Sent: Thursday, February 20, 2025 2:21 AM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I have a question for you - do any of you live in North Oakville? I've been living here for 12 years. Over those 12 years, the area has slowly but surely deteriorated. The number of people and the traffic is ridiculous now. Who is approving the insane amount of condos being built!? Is this really all about money? I live in the Preserve and they built a condo RIGHT in front of my house on Kaitting Trail, with an entrance from my street right into the condo building. The street is completely unbearable with constant traffic, parking and Uber drivers parking in front of my driveway at all hours. They also built a condo right inside the neighbourhood amongst all detached houses. If you speak to anyone living in this neighbourhood now, they will all tell you the same thing - they despise living here now and are ready to leave. The sheer amount of people living here now is unbelievable. This is not a suburb - it's turning into a busy crap hole, excuse my language.

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

I assume my email means nothing as do the viewpoints of everyone living here, and I'm sure you don't care at all as it will not affect you but I'm voicing my opinion.

Sincerely,
Rachel Azan
Kaitting Trail Oakville, ON L6M0T6

From: Felix Xia
Sent: Tuesday, February 18, 2025 5:04 PM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Felix Xia

From: Essam Azar
Sent: Monday, February 17, 2025 4:36 PM
To: Catherine Buckerfield
Subject: Niagawa / Dundas Condos

Dear Catherine

On behalf of my family and many of our friends who live near and around Niagawa and Dundas, we firmly believe that the massive condo proposed project not only does not add any value to our quiet community but on the contrary, it hurts us in every possible way you can think of.

Please do not go ahead with any approvals for this project.

Thank you for keeping our community safe, quiet and livable.

Essam Azar
Niagawa/Dundas resident

From: Danfer Yang
Sent: Monday, February 17, 2025 10:20 PM
To: Town Clerks; Marc Grant; Jeff Knoll; Scott Xie; Nav Nanda; Peter Longo; Allan Elgar
Subject: [EXTERNAL] Opposition to Neyagawa/Dundas High Rise Condo Community

Dear Councillors of Ward 5, 7, and 4,

My name is Danfer, and I am a resident of the River Oaks community at Valley Heights Crescent, Oakville. I am writing to formally express my strong opposition to the proposed high-rise condo development at Neyagawa and Dundas. The details of this application can be found here:

[Development Proposal Link](#)

The proposed development would introduce seven high-rise buildings ranging from 15 to 28 storeys, totaling approximately 2,300 residential units and 1,600 square meters of retail space on just 3.75 hectares of land. I have several serious concerns about the negative impact this project will have on our community:

1. **Traffic Congestion:** Our neighborhood already faces severe traffic congestion, especially during peak hours. Adding thousands of new residents and their vehicles will significantly worsen gridlock, increase commute times, and create safety hazards for pedestrians and cyclists.
2. **Strain on Schools and Public Services:** The current infrastructure—including schools, healthcare facilities, and recreational spaces—is already overburdened. Local schools are at capacity, and families are struggling to access essential services. A development of this scale will only intensify these issues.
3. **Flooding and Drainage Risks:** The proposed development may overwhelm existing drainage systems, increasing the risk of flooding in nearby residential areas. Additionally, it could have long-term consequences for the surrounding ecosystem and conservation lands.
4. **Environmental and Heritage Impact:** The proposed site is adjacent to Sixteen Mile Creek and the historic Trafalgar Cemetery. A high-density development of this magnitude will disrupt the natural beauty and ecological balance of one of Oakville's most important conservation areas. Furthermore, it will compromise the tranquility of the cemetery, a site of historical and cultural significance.

Given these concerns, I urge the Town of Oakville to reject this proposal and prioritize responsible, sustainable development that aligns with our community's infrastructure capacity and environmental priorities.

I would appreciate the opportunity to discuss this matter further. Please feel free to contact me at 647-896-4696 or via email.

Thank you for your time and consideration.

Best Regards

Danfer

From: Rania Tannous
Sent: Sunday, February 16, 2025 9:13 AM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Members of the Oakville Town Council

I am 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:

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.

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.

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.

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 the council considers the voices of concerned community members before making a final decision. In simple words: don't approve it, we don't want it.

Sincerely,

Rania Tannous

Niagawa - Dundas resident

From: David Yin
Sent: Sunday, February 16, 2025 1:10 PM
To: Town Clerks; Catherine Buckerfield; Jeff Knoll
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Members of the Oakville Town Council,

I am 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:

- **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.
- **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.
- **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.
- **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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
David Yin

From: Song Yingying
Sent: Saturday, February 15, 2025 9:41 AM
To: Town Clerks
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Yingying Song

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

Hidden Trail Circle

From: mary gao
Sent: Saturday, February 15, 2025 9:13 AM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Mary Gao

From: Jennifer Fan
Sent: Saturday, February 15, 2025 11:01 AM
To: Town Clerks
Subject: [EXTERNAL] Opposition to high-density development at Northwest corner of Neyagawa Blvd and Dundas St W

Dear Town Council Members,

For the recent proposed high-density development at Northwest corner of Neyagawa Blvd and Dundas St W. addressed to 3056 Neyagawa Boulevard, we the people living in the community strongly oppose the project for the following reasons:

7 buildings 2278 new residential units such a high density from the proposed high rises is definitely our primary concern

- This project will worsen traffic congestion, overburden public services
- disrupt the character of our community
- Oakville's infrastructure is not equipped for added pressure which will strain roads, schools, hospital, municipal and emergency services
- the environmental impact on 16 Mile Creek

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability, stability and prosperity.

Sincerely

Jennifer Fan
Carding Mill Tr
Oakville L6M 0Z5

From: Nan Liu
Sent: Friday, February 14, 2025 8:36 AM
To: Town Clerks; Scott Xie; Nav Nanda; Marc Grant; Jeff Knoll
Subject: Re: [EXTERNAL] Strong Opposition to High-Density Development Proposal _Neyagawa and Dundas

Thank you for your response!

I have another question. I recall that the original plan for that area was to build a new school but it was cancelled because there was a radio tower that could not be moved. However now, it seems the tower can be moved for the condo plan? I am a little bit confused. Please advise.

Nan Liu
Daisy Way, Oaville, ON, L6M 1R1

On Fri, Feb 7, 2025 at 10:32 AM Town Clerks <TownClerk@oakville.ca> wrote:

Good day,

Thank you for contacting the Town of Oakville.

Your correspondence has been forwarded to the appropriate parties for review.

Kind regards,

Laura Pennal

Clerk's Information Administrator

Town Clerks

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

Vision: A vibrant and livable community for all

Please consider the environment before printing this email.

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

From: Nan Liu
Sent: February 7, 2025 7:58 AM
To: Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Town Clerks <TownClerk@oakville.ca>
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal _Neyagawa and Dundas

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Our kids go to portable classrooms everyday. Traffic on dundas is getting worse and worse. I worked by airport Pearson, I spend the same amount of time on duands as I do on the highway since Dundas traffic is always heavy.

Everyone is expecting the new community center but now there will be 7 condos built around it, I do not think it is safe. I do not think Oakville's infrastructure is equipped for this.

Also, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,

Nan Liu

From: mingliming2
Sent: Thursday, February 13, 2025 2:16 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Appeal email Template

Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,

[Your Name]

[Your Contact Information]

Subject: Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

[Your Name]

[Optional : Your Contact Information]

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,

Ming Li

Appeal email Template

Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,

[Your Name]

[Your Contact Information]

Subject: Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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.

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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.

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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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

[Your Name]

[Optional : Your Contact Information]

From: Sylvia Moreira
Sent: Thursday, February 13, 2025 8:05 AM
To: Town Clerks
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

I am 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:

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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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Sylvia Szczepanik-Moreira

Franca Piazza

From: william zhao
Sent: Thursday, February 13, 2025 8:53 AM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Town Clerk,

As an Oakville citizen, I strongly oppose to the high density apartment plan at 3056 Neyagawa Blvd.

We live in the area and already experience traffic jam during peak hours especially when making a left turn from Dundas to Neyagawa. There's no sufficient infrastructure to support high density population in the area. The plan will make Oakville a less livable place and is a major damage to the master plan of Oakville.

I call for immediate action to review and stop the development plan.

Yours,

William Zhao

From: Carol Dirks
Sent: Thursday, February 13, 2025 12:04 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to high-density development at Dundas and Neyagawa

We are writing to strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. The addition of 7 condo towers with 2,278 residential units at the northwest corner of Dundas St West and Neyagawa on a small parcel of land located between Sixteen Mile Sports Complex and Dundas will be a traffic nightmare and a strain on the current infrastructure. Roads, schools, hospitals etc are already overburdened with the extremely dense housing north of Dundas St and could not handle several thousand more people in such a tiny location. In addition, a full environmental study on the impact to 16 Mile Creek will need to be undertaken due to the proximity of the proposed site.

We strongly urge the Town of Oakville to reject the proposed development plan and pursue sustainable growth that preserves the community character and livability for its existing residents.

Sincerely,

Carol & Jurgen Dirks
Valley Forest Way
Oakville, ON L6H 6W9

From: Daljeet Nagi
Sent: Thursday, February 13, 2025 12:39 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Opposition to development

Dear town council members,

I live on Sixteen Mile Drive. I have become aware of a proposal for significant development at the corner of Neyagawa and Dundas.

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,

Daljeet and Anterdhyan Nagi

From: Essam Azar
Sent: Thursday, February 13, 2025 9:41 AM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Members of the Oakville Town Council,

I am 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

2.

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.

3.

4. Overcrowding and Strain on Public Services

5.

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.

6.

7. Community Character and Livability

8.

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.

9.

10. Environmental Impact

11.

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 the council considers the voices of concerned community members before making a final decision. In simple words: don't approve it, we don't want it.

Sincerely,

Essam Azar

Niagawa - Dundas resident

From: Grace Eunjung Yang
Sent: Thursday, February 13, 2025 10:06 PM
To: Town Clerks
Subject: [EXTERNAL] Attn: urgent! Our neighbors are against a plan 3056 Neyagawa Boulevard

Dear whom it may concern,

Hello. We are residents in Oakville and writing to have an option against the plan 3055 Neyagawa Boulevard. Majority of my neighbours are against the plan for high-rise community. The new plan is in our community at the northwest corner of Dundas St West and Neyagawa Boulevard. 7 towers from 15 to 28 storeys 2,278 residential units!

That means more than 2,500 additional vehicles and approximately 10,000 new residents to our community in this tiny location.

We are living in Oakville as Oakville is different from other cities in which have high-rise buildings with heavy traffic jams. This current plan will create huge congestion on Dundas, security problem and environmental problems etc.

We are not opposed to developing high-rise buildings for newcomers. However, any new plans must take into account the current situation and needs of the community, rather than solely focusing on the benefits for the developer.

Thank you

Regards,

Grace, Sung, David

나의 iPad에서 보냄

From: jenny li
Sent: Thursday, February 13, 2025 11:32 AM
To: Town Clerks
Subject: [EXTERNAL] 3056 Neyagawa Blvd - OPA1321.02, Z.1321.02, 24T-24006/1321

Dear Oakville Town Officers,

I am writing to express my concerns regarding the development plans for the area to the northwest of Dundas and Neyagawa. When we purchased our home in 2010, the North Oakville development plan indicated that a secondary school would be built in this area. At that time, my daughter was 4 years old, and we were looking forward to her attending this new school. Now, as she is nearing graduation, we have learned that the land previously designated for the school may instead be developed for seven condos.

This change has been very disappointing, as it goes against the expectations we had when moving to this area. I would like to know if the condo development plan has been finalized, or if there are other options being considered for this land. Additionally, I would appreciate it if you could inform me of any public hearings or consultations regarding this development, as I would like to better understand the process and explore opportunities for public input.

Thank you for your time and attention to this matter. I look forward to your response.

Sincerely,

Jenny Li

From: John Moreira
Sent: Thursday, February 13, 2025 8:04 AM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
John Moreira

From: liene manor
Sent: Thursday, February 13, 2025 8:20 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Hi there,

I would like to write with my concerns about the proposed high rise tower. I do not support having this added to our community.

I am particularly concerned about the added traffic congestion and overly crowding north Dundas. Builders need to put community needs over profits. It feels like we are filling every square inch of land to the max instead of preserving the beauty of oakville.

Thanks for considering the voices of local residents.

Liene Daley

From: wang elaine
Sent: Wednesday, February 12, 2025 11:50 AM
To: Town Clerks
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Elaine Wang

From: yibin liang
Sent: Wednesday, February 12, 2025 1:52 PM
To: Town Clerks
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Yibin Liang

From: g l
Sent: Tuesday, February 11, 2025 3:13 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Brad Gao

From:
Sent: Tuesday, February 11, 2025 4:42 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, medical and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Please continue to focus on making Oakville the most livable city – this proposal will destroy our neighbourhood and city.

Sincerely,
Jonathan Dodds.

From: Sang Yu
Sent: Tuesday, February 11, 2025 8:32 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Yu Sang

Address: Sarah Cline Dr, ON L6M 0V7

From: Gmail
Sent: Tuesday, February 11, 2025 6:15 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Opposition to High-Density Apartment Development Proposed 3056 Neyagawa Blvd

Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

As a long time River Oaks citizen, I strongly oppose the proposed high-density development proposed at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Having experienced the construction noise and sheer volume of traffic with the development on the east side of Neyagawa I have great concerns for local residents for a project of this size and density. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has still to be properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's residential communities.

Sincerely,
Sean McBride

Valley Heights Cres
Oakville, Ont

From: S A
Sent: Tuesday, February 11, 2025 4:58 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Hi
I'm owner and resident of Daniel Clarke Way Oakville and like to cast my strong opposition to this new proposed high-density development at 3056 Neyagawa Blvd

Sohail Ahmed

From: Ashish Sharma
Sent: Sunday, February 9, 2025 10:54 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal (Dundas/Neyagawa)

Dear Town of Oakville Clerk and Senior Planner,

I am writing to express my strong opposition to the proposed high-density development at the intersection of Dundas Street West and Neyagawa Boulevard in North Oakville.

While I understand the need for growth, this project raises serious concerns about its impact on our community.

The proposal for seven residential towers ranging from 15 to 28 storeys, with 2,278 residential units, will significantly strain our already burdened infrastructure.

Our roads are already congested, and this development will only exacerbate the problem, despite the planned Dundas BRT.

Furthermore, such a large influx of residents raises security concerns for our neighborhood. The sudden population increase may also overwhelm our community services, which are not equipped to handle such rapid growth.

Additionally, the environmental impact of this development cannot be overlooked. The transition from farmland to high-density urban areas will undoubtedly affect local ecosystems.

While we welcome newcomers and understand the need for housing, any new development must consider the current situation and needs of our community, not just the developer's interests. We urge you to reconsider this proposal and work towards a more balanced approach that aligns with the original vision of accommodating 55,000 people in North Oakville.

Thank you for your attention to this matter. We look forward to a thoughtful reconsideration of this development plan.

Sincerely,

--

Regards,
Ashish Sharma
Resident of:

Dundas ST W Oakville, L6M 5P9

From: diane seymour
Sent: Sunday, February 9, 2025 5:54 PM
To: catherine.buckerfield@akville.ca
Cc: Town Clerks
Subject: [EXTERNAL] High density development of 7 buildings Neyagawa Blvd. and Dundas St

I am extremely opposed to this development.

This project would worsen traffic congestion, overburden public services and disrupt the character of the community.

I urge the council to reject this proposal. We have a large investment in our property and this development of extreme high rises is not in keeping with the area.

Diane Seymour
Resident of the Preserve.

From: Faran Ali
Sent: Sunday, February 9, 2025 9:52 PM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Ms Buckerfield & Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Faran Ali

From: Frank Gao
Sent: Sunday, February 9, 2025 12:38 PM
To: Town Clerks
Subject: [EXTERNAL] File No: OPA 1321.02, Z.1321.02 and 24T-24006/1321

Dear Sir or Madam:

As a more than 20 years resident of Oakville. I would like to say NO and STOP:

3056 Neyagawa Boulevard, 7 BUILDINGS PLAN

Thank you,

Frank Gao

From:
Sent: Sunday, February 9, 2025 11:48 AM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. The residents had to suffer through 3+ years of disruption, congestion and construction during the project to widen Dundas street. The work was done completely backwards and makes me wonder about the engineering and scheduling depts for the City of Oakville. The road widening work should have been completed first to put the infrastructure in place to support the introduction of the residential work. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Grant Lawes

From:
Sent: Sunday, February 9, 2025 11:51 AM
To: Town Clerks
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Grant Lawes

From: Jamie Parker
Sent: Sunday, February 9, 2025 2:26 PM
To: Town Clerks
Subject: [EXTERNAL] 3056 Neyagawa Blvd Application to Amend zoning Bylaw

Hello, I am vehemently against the change of this zoning bylaw and permit any high density development subsequently destroying the environment/Lions Valley Park.

Please do not change the zoning bylaw.

Thank you,

Jamie Parker
Oakville,ON

From: Jason Zhou
Sent: Sunday, February 9, 2025 11:41 AM
To: Town Clerks
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Best Regards
Jason Zhou

From: Jenny Zhong
Sent: Sunday, February 9, 2025 6:12 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Jenny Zhong

From: LIN Z.
Sent: Sunday, February 9, 2025 8:28 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am writing to express my 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.

While I understand the need for development and housing expansion, I strongly believe that this project will lead to severe overcrowding and create significant challenges for our community.

1. This large-scale development will put immense pressure on local schools, healthcare facilities, emergency services, and public utilities. Our public services are already stretched, My son was not able to go to the local school due to over capacity same as our neighbours. There is no clear plan to support the rapid influx of new residents. The parks were already crowded.
2. Impact on Community Character and Livability. High-density projects like this risk increasing congestion, noise pollution, and reducing green space. There is a large scale 2 stories homes in the area and existing condo build such as District Trailside, Condo at east end of the corner of Dundas and Neyagawa.
3. 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.

Thank you

Lin Zhang

From: Mary McNeil
Sent: Sunday, February 9, 2025 11:37 AM
To: Town Clerks
Subject: [EXTERNAL] Zoning By-law Amendment 3056 Neyagawa Boulevard Proposal

Re: Proposed Official Plan Amendment 7 Plan of Subdivision
3056 Neyagawa Boulevard
Neat916 Mile Creek) Inc.
OPA1321.02 Z.1321.02 24T-24006/1321, Ward 7

I live 1 block SW of Dundas and Neyagawa.

As a concerned citizen regarding the future development of the NW corner of Dundas & Neyagawa. I would like to say it would be disastrous to change the bylaws in order for this gigantic development to go through. These are the reasons for my disapproval of this project.

1. **Traffic Congestion:** Our neighborhood already experiences significant traffic issues during peak hours. Adding 7 new buildings will undoubtedly increase the number of vehicles on the road, leading to further gridlock, longer commute times, and potential safety hazards for pedestrians and cyclists. Without substantial improvements to the existing infrastructure, this proposal risks making the area nearly impassable.

2. **Insufficient Schools and Facilities:** The current infrastructure, including schools, healthcare facilities, and recreational spaces, is already stretched thin. The influx of new residents from 7 additional buildings will place an even greater strain on these resources. Local schools are already overcrowded, and families are struggling to access essential services. This proposal does not seem to include plans to expand or improve these facilities to accommodate the increased population.

3. **Quality of Life:** The charm and livability of our neighborhood are at risk if this proposal moves forward without addressing these critical issues. Overdevelopment without corresponding infrastructure upgrades will lead to a decline in the quality of life for current and future residents.

I urge the planning committee to reconsider this proposal and prioritize the following:

- Conduct a thorough traffic impact study and implement measures to alleviate congestion before approving any new developments.
- Ensure that schools, healthcare facilities, and recreational spaces are expanded or upgraded to meet the needs of the growing population.
- Engage with the community to develop a balanced approach to growth that preserves the neighborhood's character and livability.

I hope the committee will take a thoughtful and comprehensive approach to ensure that any development benefits all residents and maintains the integrity of our community.

Regards

Mary

From: Neveen Hanna
Sent: Sunday, February 9, 2025 11:13 AM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

I am writing to express my strong opposition to the proposed high-rise development in Dundas and Neyagawa.

New plans must take into account the needs of the community rather than focusing on the benefits for the developer .. we strongly oppose this idea.

Here are some of the Draw backs

Environmental Impact: Increased density would harm green spaces and worsen pollution

Property Values: The project could reduce the desirability and value of existing homes.

This project would drastically alter the character of our community and negatively impact residents.

Overcrowding: High-rises would strain infrastructure, public services, and traffic systems.

Loss of Character: The development is incompatible with our neighborhood e.g., quiet, family-friendly,

I urge you to reconsider this proposal and prioritize solutions that align with the community's needs and capacity. Please keep me informed of updates or opportunities for public input.

Neveen Hanna

From: Steph Girouard
Sent: Sunday, February 9, 2025 4:18 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Stephanie Girouard

From: Swapna Sangayya
Sent: Sunday, February 9, 2025 6:58 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision. Sincerely,
Swapna Sangayya

From: Swapna Sangayya
Sent: Sunday, February 9, 2025 7:00 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Swapna Sangayya

From: william yu
Sent: Sunday, February 9, 2025 6:08 PM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
William Yu

From: Xianghua Qi
Sent: Sunday, February 9, 2025 6:14 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Xianghua Qi

From: Amjad Al Bochi
Sent: Saturday, February 8, 2025 7:27 PM
To: Town Clerks
Subject: [EXTERNAL] Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Amjad Al Bochi

From: areen swedan
Sent: Saturday, February 8, 2025 3:40 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Aree sweidan

From: Christopher Wicks
Sent: Saturday, February 8, 2025 11:14 PM
To: Town Clerks
Subject: [EXTERNAL] Subject: Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Town Council Members,

We strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units in such a small area, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. The density in Oakville north of Dundas is getting to the point where there will be more population than in the rest of Oakville!

We strongly urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Christopher and Gina Wicks
valley forest way
Oakville ON L6H 6W8

From: Frank Mogus
Sent: Saturday, February 8, 2025 1:13 PM
To: Town Clerks
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Frank Mogus

Resident of Oakville

From: Glenn
Sent: Saturday, February 8, 2025 3:39 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Re: Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Hi

I recently acknowledged the proposed project of 7 high-density buildings in our neighborhood.

I am writing to let you know my strong opposition to this development. This development threatens the unique character of our community and poses several concerns that I believe must be addressed before moving forward with such a project.

Firstly, the increased population density that comes with high-rise condos would put an undue strain on our already limited infrastructure, including roads, utilities, and public services. Traffic congestion is a growing problem, and further development would only exacerbate this issue, making it even more difficult for residents to commute safely and efficiently.

Additionally, the construction of high-rise buildings would negatively impact the aesthetic appeal of our neighborhood. The current low-rise character of our area is one of the features that makes it an attractive place to live, and introducing large, dense buildings would drastically alter the visual landscape and sense of community.

Environmental concerns are also paramount. Increased construction and population density could lead to a loss of green space, negatively affecting local wildlife and reducing opportunities for recreation. Furthermore, the development's environmental footprint, both during construction and in the long term, could contribute to greater pollution and reduced quality of life for residents.

Finally, we must consider the social impact. High-density developments tend to increase the cost of living in the surrounding area, displacing long-time residents and altering the social fabric of the community. Our neighborhood should remain a place where people of all backgrounds and income levels can live comfortably, not one that becomes unaffordable to many due to rapid, profit-driven development.

I urge you to reconsider this proposal and engage in more community-driven discussions about sustainable and responsible development that better aligns with the values and needs of current residents. Our neighborhood deserves thoughtful, balanced planning that respects its history and ensures a high quality of life for all who live here.

Thank you for your time and attention to this matter. I hope to see a more suitable, community-oriented development proposal in the future.

Sincerely,
Glenn Liao

From: Helen Zhao
Sent: Saturday, February 8, 2025 10:30 PM
To: Town Clerks
Subject: [EXTERNAL] My Concerns Regarding the Proposal to Add 7 Buildings on a small intersection of Dundas and Neyagawa

Dear neighbours and members at the town of Oakville

I am writing to express my concerns regarding the proposed addition of 7 new buildings. While development and growth are important, I believe this proposal does not adequately address the existing challenges in our area, particularly in terms of traffic congestion, school capacity, and access to essential facilities.

1. **Traffic Congestion:** Our neighborhood already experiences significant traffic issues during peak hours. Adding 7 new buildings will undoubtedly increase the number of vehicles on the road, leading to further gridlock, longer commute times, and potential safety hazards for pedestrians and cyclists. Without substantial improvements to the existing infrastructure, this proposal risks making the area nearly impassable.
2. **Insufficient Schools and Facilities:** The current infrastructure, including schools, healthcare facilities, and recreational spaces, is already stretched thin. The influx of new residents from 7 additional buildings will place an even greater strain on these resources. Local schools are already overcrowded, and families are struggling to access essential services. This proposal does not seem to include plans to expand or improve these facilities to accommodate the increased population.
3. **Quality of Life:** The charm and livability of our neighborhood are at risk if this proposal moves forward without addressing these critical issues. Overdevelopment without corresponding infrastructure upgrades will lead to a decline in the quality of life for current and future residents.

I urge the planning committee to reconsider this proposal and prioritize the following:

- Conduct a thorough traffic impact study and implement measures to alleviate congestion before approving any new developments.
- Ensure that schools, healthcare facilities, and recreational spaces are expanded or upgraded to meet the needs of the growing population.
- Engage with the community to develop a balanced approach to growth that preserves the neighborhood's character and livability.

I hope the committee will take a thoughtful and comprehensive approach to ensure that any development benefits all residents and maintains the integrity of our community.

Sincerely,

Hui Zhao

Sent from my iPhone

From: Nicole <
Sent: Saturday, February 8, 2025 2:01 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Regards ,
Nicole

From: Nishant Taneja
Sent: Saturday, February 8, 2025 12:34 AM
To: Town Clerks
Cc: Catherine Buckerfield; Preeti
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal (Dundas/Neyagawa)

Dear Town of Oakville Clerk and Senior Planner,

I am writing to express my strong opposition to the proposed high-density development at the intersection of Dundas Street West and Neyagawa Boulevard in North Oakville.

While I understand the need for growth, this project raises serious concerns about its impact on our community.

The proposal for seven residential towers ranging from 15 to 28 storeys, with 2,278 residential units, will significantly strain our already burdened infrastructure.

Our roads are already congested, and this development will only exacerbate the problem, despite the planned Dundas BRT.

Furthermore, such a large influx of residents raises security concerns for our neighborhood. The sudden population increase may also overwhelm our community services, which are not equipped to handle such rapid growth.

Additionally, the environmental impact of this development cannot be overlooked. The transition from farmland to high-density urban area will undoubtedly affect local ecosystems.

While we welcome newcomers and understand the need for housing, any new development must consider the current situation and needs of our community, not just the developer's interests. We urge you to reconsider this proposal and work towards a more balanced approach that aligns with the original vision of accommodating 55,000 people in North Oakville.

Thank you for your attention to this matter. We look forward to a thoughtful reconsideration of this development plan.

Sincerely,
Nishant Taneja & Preeti Wadhawan
Resident of: Robert Brown Blvd
Oakville L6M 0P2

From: Danielle Grenier
Sent: Friday, February 7, 2025 10:52 AM
To: Town Clerks
Subject: Re: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Thank you. I would like to add that it is becoming very challenging to park in the Fortinos plaza. I can't imagine another 2000 families using that grocery store. There is not enough infrastructure to accommodate such a large amount of new residents. This is very disappointing from Oakville.

On Feb 7, 2025, at 10:03, Town Clerks wrote:

Good day,
Thank you for contacting the Town of Oakville.
Your correspondence has been forwarded to the appropriate parties for review.
Kind regards,
Laura Pennal
Clerk's Information Administrator

Town Clerks

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

Vision: A vibrant and livable community for all

Please consider the environment before printing this email.

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

From: Danielle Grenier
Sent: February 6, 2025 7:19 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,
I am 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. It can take 2-3 lights in order to be able to turn. 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. It is already difficult to access a Family doctor, go to a walk-in clinic and get treated at the hospital emergency. This project shows a complete disregard of the people and community of Oakville.

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. Years ago the area was peaceful and it is not longer that way. Sixteen Mile Creek Conservation area is already overcrowded. If I recall properly I am paying an extra tax for this Park which has been taken over by large crowds. Adding 2300 units won't help that for sure. Oakville is becoming like Markham where everyone is stuck on the roads in back to back traffic.

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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Danielle Grenier

Valley Stream Place, Oakville

From: Dominic Wang
Sent: Friday, February 7, 2025 11:12 PM
To: Town Clerks; Mayor Rob Burton; Scott Xie
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

The left turn time at the intersection of Neyagawa and Dundas to Neyagawa north costs 7-9 minutes every evening at the rush hours for now. It is easy to understand that after this proposal, the traffic will get even worse.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

Oakville town should build more community centres with libraries, multi-used gyms and swimming pools in the northern area according to the residents' numbers, but not more high-density condos. The density for the whole northern area is already very high. Oakville town should not make the density rate for the northern area much more higher.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Dominic Wang

From: Gord Davies
Sent: Friday, February 7, 2025 12:51 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

My name is Gord Davies. I live in this area. I am on Valley Forest Way. I oppose this development because of the high volume of people that will live here.

We have major traffic problems now as well as congestion. It's a mess in the morning and afternoon.

Gord Davies

From: Helen He
Sent: Friday, February 7, 2025 8:39 AM
To: Town Clerks
Subject: [EXTERNAL]

Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Helen H

Subject: Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

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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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Helen H

Appeal email Template

Subject: Strong Opposition to High-Density Development Proposal

Appeal email Template

Subject: Strong Opposition to High-Density Development Proposal

From: Joyce Feng
Sent: Friday, February 7, 2025 6:59 PM
To: Town Clerks
Subject: [EXTERNAL] Oppose the high density development

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Joyce

From: Julio Amorim
Sent: Friday, February 7, 2025 1:36 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Members of the Oakville Town Council,

I am 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.

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3. Community Character and Livability

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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 the council consider the voices of concerned community members before making a final decision.

Kind Regards
Julio Amorim

From: Le Xing
Sent: Friday, February 7, 2025 10:46 PM
To: Nav Nanda; Marc Grant; Jeff Knoll; Town Clerks; Scott Xie
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal _Neyagawa and Dundas

Dear Town Council Members,

I am writing to express my strong opposition to the proposed high-density development at Neyagawa Blvd and Dundas St W. I believe this project will significantly increase traffic congestion, place undue pressure on public services, and alter the unique character of our community.

The local school cannot handle the demand at all. My son has not been in a proper classroom in his 4 years at school. He has always studied in one of the portables. Is this really an ideal environment for a child growing up? The lack of space and resources is concerning, and it's unfair to our children.

There are also many other concerns, as everyone is aware, such as traffic, safety, and the environment- there has been too much construction around 16 Mile Creek in recent years. I strongly encourage the council to reject this proposal and prioritize growth that ensures Oakville remains a livable and thriving community.

Thank you,

Adam Xing

From: Margaret Gupta
Sent: Friday, February 7, 2025 1:21 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Living at the intersection of Robert Brown. There is already congestion in this area. To make a left turn onto Neyagawa Blvd. is already a problem for morning traffic. Are you aware of when the Sports complex is in operation what the problems will be then?

As my home is on corner of Sixteen Mile and Robert brown Blvd. The Traffic fumes are dreadful with cars idling while waiting to turn left at the lights. Please be considerate of the locals. I also get cars parked by people going to Fortinos to shop. Must also let you know that garbage is left by these car occupants. That being plastic bottles and cans. A suitable sign like Do Not Litter may work.

No more High Rise Please, Let these builders go further North.

Enjoy your Day.
Margaret Gupta

From: Mary Brozovic
Sent: Friday, February 7, 2025 1:12 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

This is absolutely not acceptable, this is not Oakville, let's preserve what is still here Sent from my iPhone

From: Nan Liu
Sent: Friday, February 7, 2025 7:58 AM
To: Scott Xie; Nav Nanda; Marc Grant; Jeff Knoll; Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal _Neyagawa and Dundas

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Our kids go to portable classrooms everyday. Traffic on dundas is getting worse and worse. I worked by airport Pearson, I spend the same amount of time on duands as I do on the highway since Dundas traffic is always heavy.

Everyone is expecting the new community center but now there will be 7 condos built around it, I do not think it is safe. I do not think Oakville's infrastructure is equipped for this.

Also, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,

Nan Liu

From: QING YE
Sent: Friday, February 7, 2025 2:55 PM
To: Town Clerks
Subject: [EXTERNAL] Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Dear Members of the Oakville Town Council,

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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 the council consider the voices of concerned community members before making a final decision.

qing ye

From: Abed Fayyad
Sent: Thursday, February 6, 2025 5:41 PM
To: Town Clerks
Cc: Catherine Buckerfield; Nina Demurcheva
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Members of the Oakville Town Council,

I am 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.

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Overcrowding and Strain on Public Services

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Environmental Impact

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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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Abed Fayyad

Neyagawa Blvd

From: Alina Rashid
Sent: Thursday, February 6, 2025 7:08 PM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Alina Rashid

From: ch amanda
Sent: Thursday, February 6, 2025 11:23 AM
To: scott.xie@aokville.ca; Nav Nanda; Marc Grant; jeff.knoff@oakville.ca; Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

The left turn time at the intersection of Neyagawa and Dundas to Neyagawa north costs 7-9 minutes every evening at the rush hours for now. It is easy to understand that after this proposal, the traffic will get even worse.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

Oakville town should build more community centres with libraries, multi-used gyms and swimming pools in the northern area according to the residents' numbers, but not more high-density condos. The density for the whole northern area is already very high. Oakville town should not make the density rate for the northern area much more higher.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Best Regards,

Amanda Chen
Resident of Oakville for 18 years

From: Anthony Sestanovic
Sent: Thursday, February 6, 2025 5:44 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Hello,

I am a resident of Valley Heights Crescent, and after hearing about the proposed development at the corner of Dundas and Neyagawa Boulevard, I wanted to express my concerns. I am deeply disappointed by the potential impact this project could have on our community. Some of the key issues I have are:

1. **Traffic and Infrastructure:** The intersection at Dundas and Neyagawa is already congested, and the current infrastructure is not equipped to handle a significant increase in traffic or accommodate the many new residents this development would bring to the area.
2. **Preservation of Oakville's Character:** As a lifelong resident of Oakville, I am strongly opposed to the addition of high-rise developments in our city. Oakville has traditionally been known for its suburban charm, featuring detached homes and spacious properties. The shift towards high-density living is fundamentally at odds with the character that makes Oakville unique and desirable.
3. **Safety Concerns:** Given the rising security concerns in the area, I am uneasy about the impact of such a dense development. Adding a large number of new residents could exacerbate safety issues and further strain our local resources.

In conclusion, I believe this proposed development is far too dense for the area and would place undue strain on our infrastructure and community. As a member of the Valley View neighborhood for my entire life, I am strongly opposed to this project and do not believe it should move forward.

Thank you for your time and consideration.

Sincerely,
Anthony Sestanovic

From: ava_kidman
Sent: Thursday, February 6, 2025 11:41 AM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Ava Duan

From: Ben Li <
Sent: Thursday, February 6, 2025 11:08 PM
To: Jeff Knoll; Marc Grant; Mayor Rob Burton
Cc: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Mayor, Councilor Knoll and Councilor Grant,

I am Oakville resident in Ward 5 near Neyagawa & Dundas. I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Ben Li

From: Brian Gibson
Sent: Thursday, February 6, 2025 4:23 PM
To: Town Clerks
Cc: Deborah A. Gibson
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Town Council Members,

We strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units in such a small area, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. The density in Oakville north of Dundas is getting to the point where there will be more population than in the rest of Oakville!

We strongly urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Brian and Deborah Gibson
Riverbank Way

Oakville ON L6H 7P2

From: Cindy Chen
Sent: Thursday, February 6, 2025 7:52 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,  Steven Song

From: Danielle Grenier
Sent: Thursday, February 6, 2025 7:19 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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. It can take 2-3 lights in order to be able to turn. 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. It is already difficult to access a Family doctor, go to a walk-in clinic and get treated at the hospital emergency. This project shows a complete disregard of the people and community of Oakville.

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. Years ago the area was peaceful and it is not longer that way. Sixteen Mile Creek Conservation area is already overcrowded. If I recall properly I am paying an extra tax for this Park which has been taken over by large crowds. Adding 2300 units won't help that for sure. Oakville is becoming like Markham where everyone is stuck on the roads in back to back traffic.

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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Danielle Grenier

Valley Stream Place, Oakville

From: Eden Wang
Sent: Thursday, February 6, 2025 12:49 PM
To: Town Clerks; Catherine Buckerfield
Cc: Marc Grant; Jeff Knoll
Subject: [EXTERNAL] Concerns Regarding High-Density Development Proposal in 3056 Neyagawa Boulevard

Dear Ward5 Councillors and Town Planner,

As a resident of Ward 5, I am writing to express my concerns regarding the proposed high-density residential development at Neyagawa Blvd and Dundas St W. While I appreciate the need for thoughtful urban planning, I strongly believe that this project, as currently proposed, is not in the best interest of our community.

The addition of 2,278 residential units will significantly strain existing infrastructure, exacerbate traffic congestion, and put immense pressure on schools, healthcare, and emergency services. Our community is already experiencing these challenges, and such a large-scale development will only intensify them.

Furthermore, I urge the council to consider alternative uses for this land that would better serve the needs of Oakville residents. Expanding green spaces, parks, and public service facilities such as community centers and libraries would greatly enhance the quality of life in our neighbourhood. Preserving natural areas and promoting sustainable development should be key priorities.

Additionally, I kindly request a clear update on the current status of this project, including the next steps in the approval process and a detailed timeline. Specifically, I would like to know when public hearings or consultations will take place so that residents have an opportunity to voice their concerns.

I kindly ask for your support in advocating for a more balanced and environmentally responsible plan that prioritizes green spaces and public services over high-density residential expansion. Thank you for your time and dedication to representing the interests of Ward 5 residents. I look forward to your response and a detailed update on this matter.

Sincerely,
Eden Wang
A resident in Ward5 Oakville

From:
Sent: Thursday, February 6, 2025 1:43 PM
To: Town Clerks
Subject: [EXTERNAL] Strongly oppose the proposed

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,

Haifanh Jin

From: Jamie Parker
Sent: Thursday, February 6, 2025 8:22 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

ps. There is an accident on that intersection monthly at least - poor planning.

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,

Jamie Parker

From: Kelly Xu
Sent: Thursday, February 6, 2025 11:30 PM
To: Town Clerks
Subject: [EXTERNAL] opposition to high rise development

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

The left turn time at the intersection of Neyagawa and Dundas to Neyagawa north costs 7-9 minutes every evening at the rush hours for now. It is easy to understand that after this proposal, the traffic will get even worse.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

Oakville town should build more community centres with libraries, multi-used gyms and swimming pools in the northern area according to the residents' numbers, but not more high-density condos. The density for the whole northern area is already very high. Oakville town should not make the density rate for the northern area much more higher.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Kelly
Sent from my iPhone

From: Max McInnis
Sent: Thursday, February 6, 2025 9:27 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

The planned high-density construction near Neyagawa Blvd and Dundas St W is something I passionately oppose. Public services will be overworked, traffic congestion will intensify, and our community's character will be disrupted by this project. Roads, schools, and emergency services will be strained by the 2,278 more residential units that Oakville's infrastructure cannot handle. Furthermore, the effects on 16 Mile Creek's ecosystem have not been adequately addressed. In order to maintain Oakville's livability, I urge the council to reject this proposal and give sustainable growth top priority.

Sincerely,
Maxwell McInnis

From: May He
Sent: Thursday, February 6, 2025 3:00 PM
To: Town Clerks
Subject: [EXTERNAL] Opposition to Development Plans

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. The left turn time at the intersection of Neyagawa and Dundas to Neyagawa north costs 7-9 minutes every evening at the rush hours for now. It is easy to understand that after this proposal, the traffic will get even worse.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. Oakville town should build more community centres with libraries, multi-used gyms and swimming pools in the northern area according to the residents' numbers, but not more high-density condos. The density for the whole northern area is already very high. Oakville town should not make the density rate for the northern area much more higher.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Mei

From: Monica Bourque
Sent: Thursday, February 6, 2025 3:35 AM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal - Development Application 3056 Neyagawa Boulevard File No: OPA 1321.02, Z.1321.02 and 24T-24006/1321

The Town Clerk at the Town of Oakville,
Clerk's department,
1225 Trafalgar Road,
Oakville, ON L6H 0H3

Dear Town Council Members,

Subject: Strong Opposition to High-Density Development Proposal regarding to

Proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for a high-density mixed-use development comprising of 7 buildings in 3 development blocks. The proposal is for 2,278 residential units as well 1,551 square metres of retail space, in addition to new public street conveyances.

We strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Currently, Dundas Street West is under heavy traffic. Safety is also a concern when more people move from different areas and the crime rate may increase. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability. We have been living in Oakville for close to 30-years. We don't want to see Oakville follow Mississauga's footsteps.

Sincerely yours,

Monica & Gary Bourque

Address: Sixteen Mile Drive, Oakville, ON L6MoP8

Email:

From: Nina Demurcheva
Sent: Thursday, February 6, 2025 10:40 AM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Opposition to High-Density Apartment Development in 3056 Neyagawa Blvd

Dear Major, the Members of the Oakville Town Council, city planners and other relevant people

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Nina Demurcheva
Neyagawa Blvd

From: richard han
Sent: Thursday, February 6, 2025 2:05 PM
To: Town Clerks
Cc: Catherine Buckerfield
Subject: [EXTERNAL] Strong Opposition to the High-Density condo proposal

Dear Town Council Members,

I am an Oakville resident living in the River Oaks Community. I notice that this is a proposed high-density condo development project at the cross of Neyagawa Blvd and Dundas St W. This project will have 2300 units within a very limited area.

I am writing this letter to express my strong opposition to this project which will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Our community's infrastructure will not be able to accommodate additional 2,278 new residential units. The project will strain roads, schools, and emergency services.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Xinlin Han

From: Talia Valentine
Sent: Thursday, February 6, 2025 1:05 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely,
Talia Valentine

From: Talia Valentine
Sent: Thursday, February 6, 2025 1:06 PM
To: Town Clerks
Subject: [EXTERNAL] Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,

Talia Valentine

From: Tom Zhang
Sent: Thursday, February 6, 2025 9:06 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I am writing to express my strong opposition to the proposed high-density development at Neyagawa Blvd and Dundas St W. This project poses serious concerns regarding traffic congestion, public services, and the overall character of our community.

Oakville's infrastructure is not equipped to handle 2,278 new residential units. Our roads are already congested, and this development will significantly increase traffic delays. Furthermore, the potential environmental impact on 16 Mile Creek has not been adequately addressed, raising concerns about long-term sustainability.

I urge the council to reject this proposal and instead focus on responsible, sustainable growth that aligns with Oakville's commitment to livability and smart urban planning. Our community deserves thoughtful development that enhances, rather than diminishes, our quality of life.

Thank you for your time and consideration.

Sincerely,

Li Zhong Zhang
Valley Heights Crescent, Oakville, ON L6H ^X2

From: Wendy Ruan
Sent: Thursday, February 6, 2025 9:09 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Dear Town Council Members,

I am writing to voice my strong opposition to the proposed high-density development at Neyagawa Blvd and Dundas St W. This project raises serious concerns about traffic congestion, overburdened public services, and the long-term impact on our community's character and environment.

Oakville's infrastructure is already under strain and is not equipped to support an additional 2,278 residential units. Increased traffic will further clog our roads, leading to longer commute times and heightened safety risks. Schools and emergency services, which are already operating at capacity, will face even greater pressure. Moreover, the environmental impact on 16 Mile Creek has not been thoroughly assessed, posing potential risks to local ecosystems and long-term sustainability.

I urge the council to reject this proposal and instead advocate for responsible, well-planned development that aligns with Oakville's vision for smart growth and livability. Our community deserves thoughtful planning that enhances—not compromises—our quality of life.

Thank you for your time and consideration. I trust you will make a decision that prioritizes the well-being of Oakville's residents and future generations.

Sincerely,

Wen Ruan
Valley Heights Crescent, Oakville, ON L6H 6X2

From: wendy weng
Sent: Thursday, February 6, 2025 7:08 PM
To: Town Clerks
Subject: [EXTERNAL] Appeal regarding the high-rise condo

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

The left turn time at the intersection of Neyagawa and Dundas to Neyagawa north costs 7-9 minutes every evening at the rush hours for now. It is easy to understand that after this proposal, the traffic will get even worse.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

Oakville town should build more community centres with libraries, multi-used gyms and swimming pools in the northern area according to the residents' numbers, but not more high-density condos. The density for the whole northern area is already very high. Oakville town should not make the density rate for the northern area much more higher.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability. Thank you!

Best Rgds!
Wendy

From: yan bin
Sent: Thursday, February 6, 2025 11:52 PM
To: Town Clerks
Subject: [EXTERNAL] I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W.

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

The left turn time at the intersection of Neyagawa and Dundas to Neyagawa north costs 7-9 minutes every evening at the rush hours for now. It is easy to understand that after this proposal, the traffic will get even worse.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

Oakville town should build more community centres with libraries, multi-used gyms and swimming pools in the northern area according to the residents' numbers, but not more high-density condos. The density for the whole northern area is already very high. Oakville town should not make the density rate for the northern area much more higher.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

From: Asaf Maruf
Sent: Wednesday, February 5, 2025 7:16 PM
To: Town Clerks
Subject: [EXTERNAL] Subject: Strong Opposition to High-Density Development Proposal

Dear Town Council Members,
I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.
Sincerely,
Asaf Maruf

Subject: Objection to High-Density Development Proposal at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,
I am 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 the council consider the voices of concerned community members before making a final decision.

Sincerely,
Asaf Maruf

From: Fern Jacob (CA)
Sent: Wednesday, February 5, 2025 8:38 AM
To: Town Clerks
Cc:
Subject: [EXTERNAL] Resident Concerns on the Proposed Plan Amendment - 3056 Neyagawa Boulevard

**Attention City of Oakville
Regarding: Proposed Plan Amendment - 3056 Neyagawa Boulevard**

Resident Concerns:

To whom it may concern,

As a resident who lives on Riverbank Way, which is a mature neighborhood with beautiful green space and the sixteen-mile creek, I am extremely concerned about the proposed development to build another high-rise building and commercial space in the northwest corner of Neyagawa & Dundas for the following reasons:

- Dundas Street is already congested, and further widening is costly and challenging.
- Dundas and Neyagawa pedestrian safety concerns with increased traffic and more cars on the road at this intersection.
- With a high population in one concentrated area, there are security concerns for our communities.
- Strain on the infrastructure in an already highly concentrated area, which already has several high-rise development buildings that have gone up in the last couple of years.
- Environmental concerns, city views, and congestion/pollution concerns.
- Pressure on community services.

I am not opposed to developing homes for newcomers to our communities. What I am opposed to is high-rise buildings of increased size and magnitude in suburban residential spaces for the above reasons. The new planning should take account of the needs of the community and its residents and not solely focus on the needs and financial benefits that this brings to developers.

I believe it is important to preserve the character of Oakville & Dundas. I would welcome a discussion on alternative solutions that address both development and community concerns. I request that you take my views and other community member views into consideration.

Kind regards,

Fern Jacob
Resident of Riverbank Way

From: Ivy W
Sent: Wednesday, February 5, 2025 7:48 PM
To: Town Clerks; Scott Xie
Cc: seniorplanner@oakville.ca
Subject: [EXTERNAL] Strong Opposition to Proposed High-Density Condo Development

Good evening,

I recently acknowledged the proposed project of 7 high-density buildings in our neighborhood.

I am writing to let you know my strong opposition to this development. This development threatens the unique character of our community and poses several concerns that I believe must be addressed before moving forward with such a project.

Firstly, the increased population density that comes with high-rise condos would put an undue strain on our already limited infrastructure, including roads, utilities, and public services. Traffic congestion is a growing problem, and further development would only exacerbate this issue, making it even more difficult for residents to commute safely and efficiently.

Additionally, the construction of high-rise buildings would negatively impact the aesthetic appeal of our neighborhood. The current low-rise character of our area is one of the features that makes it an attractive place to live, and introducing large, dense buildings would drastically alter the visual landscape and sense of community.

Environmental concerns are also paramount. Increased construction and population density could lead to a loss of green space, negatively affecting local wildlife and reducing opportunities for recreation. Furthermore, the development's environmental footprint, both during construction and in the long term, could contribute to greater pollution and reduced quality of life for residents.

Finally, we must consider the social impact. High-density developments tend to increase the cost of living in the surrounding area, displacing long-time residents and altering the social fabric of the community. Our neighborhood should remain a place where people of all backgrounds and income levels can live comfortably, not one that becomes unaffordable to many due to rapid, profit-driven development.

I urge you to reconsider this proposal and engage in more community-driven discussions about sustainable and responsible development that better aligns with the values and needs of current residents. Our neighborhood deserves thoughtful, balanced planning that respects its history and ensures a high quality of life for all who live here.

Thank you for your time and attention to this matter. I hope to see a more suitable, community-oriented development proposal in the future.

Sincerely,

Ivy

From: Kai Deng
Sent: Wednesday, February 5, 2025 6:02 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density

Development Proposal Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

Sincerely, Kai

From: Mustafa Zaidi
Sent: Wednesday, February 5, 2025 6:37 PM
To: Town Clerks; Catherine Buckerfield
Subject: [EXTERNAL] Strong Vehement Opposition to Density Development Proposal by a family in Oakville already feeling crowded and underserved!!

Dear Town Council Members,

I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community.

Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed.

I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

We have been refined three times for schooling, face enormous wait times in hospitals, and are scared out of our wits with the level of car thefts and crime that has come into our community! We can not handle any more development here!

Sincerely,

Mustafa Zaidi
North Oakville Resident, near Neyagwa/Dundas



Project Name: 3056 Neyagawa Boulevard
DOCA Project Number: 2024-0146
Proponent: Neatt (16 Mile Creek) Inc.
Project Location: 3056 Neyagawa Boulevard
Approval Authority: Town of Oakville

Dear Franca Piazza,

This letter is to confirm receipt of the project-related correspondence sent by Town of Oakville, on January 31, 2025, regarding 3056 Neyagawa Boulevard.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Head of the Lake Treaty No. 14. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. Upon our review, we have determined that **the project should be proceeded by, at minimum, a Stage 1 archaeological assessment** to determine the location's archaeological potential. DOCA must be notified of, invited to participate in, and provided the opportunity to review this archaeological assessment, as well as any environmental assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Thank you,
Payton Mitchell
Consultation Assistant
Department of Consultation and Accommodation
Phone: 905-768-4260
Email: payton.mitchell@mncfn.ca
CC Megan DeVries, Manager of Consultations, megan.devries@mncfn.ca



Mississaugas of the Credit First Nation
2789 Mississauga Road, Hagersville, Ontario N0A 1H0



Phone: (905) 768-1133
Fax: (905) 768-1225



From: Sean Dent
Sent: Wednesday, February 5, 2025 7:56 PM
To: Town Clerks; seniorplanner@oakville.ca
Subject: [EXTERNAL] Seriously? Town Council - Strong objection to Development Proposal at Neyagawa and Dundas

Dear our ELECTED Members of the Oakville Town Council,
I am 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 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 the council absolutely consider the voices of concerned community members before making a final decision.

Sincerely,

Sean and Heidi Dent

Hidden Trail Circle

Oakville, ON

From: 马天舒
Sent: Wednesday, February 5, 2025 8:14 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development at Neyagawa Blvd & Dundas St W

Dear Members of the Oakville Town Council,

I am writing to 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 high-density mixed-use development at the northwest corner of Neyagawa Boulevard and Dundas Street West.

The proposed development, which includes seven buildings comprising 2,278 residential units and 1,551 square meters of retail space, poses significant concerns that must be addressed before any approval is considered.

1. Traffic Congestion and Infrastructure Strain

The intersection of Neyagawa Blvd and Dundas St W is already heavily congested, with frequent delays and safety hazards for drivers and pedestrians. Adding over 2,000 residential units will drastically worsen traffic conditions, leading to gridlock and increased risks for all road users. The existing road infrastructure is not designed to handle such a dramatic increase in vehicle volume, and without substantial upgrades to roadways and public transit, this development will create long-term transportation challenges.

2. Overburdened Public Services

Oakville's schools, healthcare facilities, and emergency services are already operating at or near capacity. A development of this scale will place an unsustainable burden on these critical resources, compromising the quality of education, healthcare, and emergency response times. Without a clear and well-funded plan to expand these services in alignment with the population increase, the well-being of current and future residents will be at risk.

3. Incompatibility with Surrounding Neighborhoods

The proposed high-density development is inconsistent with the character of the surrounding neighborhoods, which primarily consist of low- and medium-density residential areas. The dramatic increase in population density will alter the suburban character of the community and could negatively impact property values. New developments should be planned in a way that harmonizes with the existing scale and aesthetic of the area.

4. Environmental and Green Space Concerns

This project raises serious environmental concerns, including increased pollution, loss of green space, and potential strain on local ecosystems. Oakville has long been committed to sustainable and responsible urban planning, and any new development must prioritize environmental preservation, green spaces, and adequate recreational areas for residents.

5. Lack of Meaningful Community Consultation

Many residents feel that there has been insufficient consultation and transparency regarding this proposal. A development of this size requires thorough engagement with the community to ensure that residents' voices are heard and their concerns are addressed. Major zoning and density changes should not be approved without significant input from those who will be most affected.

Conclusion: Prioritize Responsible Growth

I urge the Oakville Town Council to reject this proposal in its current form and instead pursue a development plan that aligns with the town's long-term vision, infrastructure capacity, and the needs of existing residents. Sustainable, thoughtful growth is essential to preserving Oakville's high quality of life.

Thank you for your time and consideration. I appreciate your dedication to responsible urban planning and look forward to your response.

Sincerely,

Tianshu(Tony) Ma

Hidden Trail, Oakville,

L6M 0N4

From: Yalin Guo
Sent: Wednesday, February 5, 2025 6:04 PM
To: Town Clerks
Subject: [EXTERNAL] Strong Opposition to High-Density Development Proposal

Follow Up Flag: Follow up
Flag Status: Completed

Development Proposal Dear Town Council Members,
I strongly oppose the proposed high-density development at Neyagawa Blvd and Dundas St W. This project will worsen traffic congestion, overburden public services, and disrupt the character of our community. Oakville's infrastructure is not equipped for 2,278 new residential units, which will strain roads, schools, and emergency services. Additionally, the environmental impact on 16 Mile Creek has not been properly addressed. I urge the council to reject this proposal and prioritize sustainable growth that preserves Oakville's livability.

sincerely, Yolanda

From: Rebecca L.
Sent: Monday, February 3, 2025 11:32 PM
To: Franca Piazza
Cc: Catherine Buckerfield; Town Clerks
Subject: [EXTERNAL] File No: OPA 1321.02, Z.1321.02 and 24T-24006/1321, Ward 7, Neatt (16 Mile Creek) Inc. - 3056 Neyagawa Boulevard
Attachments: NCA_OPA1321.02 Z.1321.02 24T-24006-1321_20250131.pdf

Hello Franca,

I am reaching out as a concerned resident living near 3056 Neyagawa Boulevard regarding the development application (OPA1321.02, Z.1321.02, 24T-24006/1321, Ward 7).

I have reviewed the attached application confirmation letter, which mentions the public meeting several times. However, I would appreciate more information regarding the timeline of this application, particularly when the Town of Oakville plans to host the public meeting for this project. Additionally, could you please provide insights into the general timeline for OP and Zoning applications of this nature to receive a decision?

Given the proposed massing, which seems significantly out of scale, I am eager to stay informed and participate in the public consultation process.

Thank you for your time and assistance.

Best regards,

Rebecca

From: lu vincent

Sent: January 28, 2025 5:35 PM

To: Town Clerks <TownClerk@oakville.ca>

Subject: [EXTERNAL] Concern about development application: 3056 Neyagawa Boulevard

Hi Oakville Clerk:

I am an Oakville resident/ Canadian, living near the intersection of Dundas/Neyagawa. I recently noticed there's a development application posted on your website at [3056 Neyagawa Boulevards](#)

Development Application
[3056 Neyagawa Boulevard](#)

File No: OPA 1321.02, Z.1321.02 and 24T-24006/1321

My neighbors in this community and nearby residents are very upset and worried about this proposal.

Oakville is not a public transportation oriented city like Mississauga or Toronto. Majority of the residents living in this city depend on own cars to send kids to classes and buying groceries. Even for people like me, who worked in Downtown Toronto, we still need to drive to Oakville Go to catch a train. I can't imagine we have 30-story highrises to be built in this area, standing awkwardly from nowhere and surrounded by townhouses and houses. It could be a devastating situation for nearby residents to keep our current lifestyle with 2300+ units thrown into this piece of tiny land (5000+new residents expected) This is not a high density community and never should be. It's not even close to downtown Oakville nor Go Train station.

This area is so close to the Sixteen Miles Creek and Lions Valley Park, which are enjoyed by all local Oakville residents or even tourists from GTA as natural and scenic sites for weekends leisure time. Imagine you built many high rises at the lakeshore in Oakville. How devastating it could be to the attractiveness of Oakville.

Secondly, it's actually already crowded enough if you check the traffic at the Neyagawa/ Dundas crossing. Also the area on the north of Dundas already built so many new homes with smaller lot compared to Oakville other areas, which caused a shortage of schools and amenities. Many students in this area have to study in portables, not classroom, even after many of them are already allocated to the school on the south side.

My point is there's no valid reasons we need high rises in this area or in Oakville to accommodate new residents.

There're still many vacant or undeveloped lands in Oakville to build the types of residence a family with kids really want. We normally don't raise kids in condos here. More importantly, this is not City of Toronto, where people live there for work. We live in Oakville to enjoy the life and spend valuable time with our family. We love Oakville and settle down here only because it's a nice, peaceful, family oriented town. **Please save Oakville and keep what it is.**

Last but not least, I request to be notified for this development application process, attend public meetings. Please add me in, and notify me of the public hearing meeting date. I will attend to raise my concerns about these developments.

Please reply to my email.
My cell phone number:

Best Regards
Vincent

From: Danfer Yang
Sent: Friday, January 24, 2025 6:07 PM
To: Town Clerks
Subject: [EXTERNAL] Request to be notified for development application: 3056 Neyagawa Boulevard

Hi, Oakville Clerk:

I am an Oakville resident living near the intersection of Dundas/Neyagawa.
I am aware there is a development application at 3056 Neyagawa Boulevard. The following is the link.
[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/)

Development Application
3056 Neyagawa Boulevard
File No: OPA 1321.02, Z.1321.02 and 24T-24006/1321

I have many concerns about this extremely high density development, which will bring many problems to our community.

I request to be notified for this development application process, attend public meetings.
Please add me in, and notify me of the public hearing meeting date. I will attend to raise my concerns about these developments.

Please reply to my email.
My cell phone number:

Best Regards
Danfer

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

From: Grace Eunjung Yang

Sent: February 13, 2025 10:06 PM

To: Town Clerks <TownClerk@oakville.ca>

Subject: [EXTERNAL] Attn: urgent! Our neighbors are against a plan 3056 Neyagawa Boulevard

Dear whom it may concern,

Hello. We are residents in Oakville and writing to have an option against the plan 3055 Neyagawa Boulevard.

Majority of my neighbours are against the plan for high- rise community.

The new plan is in our community at the northwest corner of Dundas st west and Neyagawa Boulevard. 7 towers from 15 to 28 storeys 2,278 residential units!

That means more than 2,500 additional vehicles and approximately 10,000 new residents to our community in this tiny location.

We are living in Oakville as Oakville is different from other cities in which have high rise buildings with heavy traffic jams. This current plan will create huge congestion on Dundas, security problem and environmental problems etc.

We are not opposed to developing high rise buildings for newcomers. However, any new plans must take into account the current situation and needs of the community, rather than solely focusing on the benefits for the developer.

Thank you

Regards,

Grace, Sung, David

나의 iPad에서 보냄