

From: Ash Misurka

Sent: Friday, March 14, 2025 6:39 AM

To: Town Clerks <TownClerk@oakville.ca>; Catherine Buckerfield <catherine.buckerfield@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Marc Grant <marc.grant@oakville.ca>

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,

Ashley McInnes