

Planning and Development Council Meeting
Tuesday, April 22, 2025

Comments Received Regarding Item 6.2

Shoppers Realty Inc.
3000 Sixth Line and 21 Dundas Street West
Zoning By-law Amendment
File No. Z.1316.12

From:
Sent: Saturday, April 12, 2025 11:19 AM
To: Town Clerks
Subject: Re: Appeal Regarding Proposed Zoning By-Law Amendment 30000 Sixth Line and 21 Dundas Street West Z.1316.12, Ward 7

Hello Laura,

I would also like to highlight a concern regarding the proposed zoning amendment and its potential impact on the homes located along Kaitting Trail, between Sixth Line and Janice Drive. These residences already experience limited natural light from the north due to the existing four-storey mid-rise residential buildings constructed along Sixth Line. The proposed development would further restrict natural light from the south, as it introduces additional taller residential buildings between Kaitting Trail and Dundas Street. This represents a significant departure from the originally intended zoning for a one-storey retail building in this area.

Thanks for your consideration,
Steven

On March 17, 2025 at 10:18:52 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:
Sent: March 16, 2025 9:42 AM
To: Town Clerks
Cc: Emerald Wong
Subject: Re: Appeal Regarding Proposed Zoning By-Law Amendment 30000 Sixth Line and 21 Dundas Street West Z.1316.12, Ward 7

Apologies, I am sending an updated version as it was sent in error before completion. Please use the version below. Thank you.

Dear Town Clerk,

I hope this message finds you well. I am writing to formally express my concerns regarding the proposed zoning by-law amendment for the mixed-use development at 3000 Sixth Line and 21 Dundas Street West, which includes mid-rise residential buildings, townhouse blocks, outdoor amenity space, and a one-story retail building.

While I understand the intent to promote development in this area, I believe that the current proposal may not fully consider the impact on the surrounding community, particularly in terms of traffic, which is already extremely congested during rush hour along both Sixth Line and Dundas Street; road safety, which is already tenuous with narrow roadways and street parking that is used along Kaitting Trail; and the area public schools already being at capacity, with existing already approved housing development happening between Dundas Street and Burnhamthorpe Road. I kindly ask that these concerns be reviewed and considered before proceeding with the approval.

I would appreciate the opportunity to further discuss this matter and explore possible adjustments that would better align with the needs of both the community and the proposed development.

Thank you for your attention to this important issue.

Sincerely

Steven Morgan Chan and Emerald Chan

From: Julia Neukom
Sent: Thursday, March 27, 2025 7:45 PM
To: Town Clerks
Subject: Concerns About New Development Proposal in Oakville - 3000 Sixth Line and 21 Dundas Street West

(File: Z. 1316/12)

Hi There,

I walked by a proposal sign this evening and wanted to share my thoughts. I've lived in Oakville for 26 years, and I'm disappointed with the direction things are heading for us.

I'm tired of Oakville continuing to build on the little "green" spaces we have left. We build overpriced and cheaply made homes that just cram more people into an already overcrowded area. Traffic is horrific in this area, parking is a nightmare and there are no areas of peace.

The one (and only) thing I enjoy about living in the Sixth Line area are the small nature paths. They offer a bit of peace - even though the constant noise from traffic makes it hard to fully enjoy. Are we really going to develop even more and lose our already limited green space in this area? Can't we just preserve this space, plant some more trees and flowers? I think my community would be much happier with something beautiful to look at, rather than a concrete building.

Each new development makes me sadder and sadder to live in my hometown.

Thanks for taking the time to consider my thoughts,

Julia

From: Kerri Pauley
Sent: Monday, March 3, 2025 2:07 PM
To: Colin Westerhof <colin.westerhof@oakville.ca>
Subject: Re: [EXTERNAL] Fwd: 3000 Sixth Line Land use

Thank you for your response.

What steps will be taken to help mitigate noise, light and environmental pollution to existing residence on Westfield Trail and Andover Road who have had to mitigate the continual on slot of construction for

decades now? And what will be planned in place moving forward to combat noise and pollution in this area?

Thanks

Kerri

On Mar 3, 2025, at 8:20 AM, Colin Westerhof <colin.westerhof@oakville.ca> wrote:

Hi Kerri,

Thank you for your email, unfortunately I did not receive the original that was sent on February 27th.

The application currently proposes a phased development with mid-rise apartments along Dundas St W at 8 stories, and the building at the corner of Dundas and Sixth Line at 9 stories. Submission materials, which includes detailed architectural plans, can be found on the Town's [webpage for the application](#).

Thanks again,
Colin Westerhof

Colin Westerhof, MA, RPP, MCIP
Planner

Planning & Development

Town of Oakville | 905-845-6601, ext. 3045 | 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: Kerri Pauley

Sent: Saturday, March 1, 2025 9:05 AM

To: Colin Westerhof <colin.westerhof@oakville.ca>

Subject: [EXTERNAL] Fwd: 3000 Sixth Line Land use

Begin forwarded message:

From: Kerri Pauley

Date: February 27, 2025 at 1:11:57 PM EST

To: colin.westerhof@oakville.ca

Subject: 3000 Sixth Line Land use

What is the definition of mid rise??

How high (stories) will these go to further intrude upon existing homes along Andover Road?

Development Application - Zoning By-law Amendment
3000 Sixth Line and 21 Dundas Street West
File No: Z.1316.12

Description

The applicant is requesting site-specific regulations to permit a phased development consisting of four mid-rise residential buildings, four townhouse blocks, outdoor amenity space, and an interim one-storey retail building at the corner of Sixth Line and Kaitting Trail. When