

Planning and Development Council Meeting
Monday, October 20, 2025

Comments Received Regarding Item 7.1

Valgo LP
1320 Wheat Boom Drive
Official Plan Amendment and Zoning By-law
File No. OPA.1308.07, Z.1308.07

From: Apoorvya Kapoor
Sent: Friday, September 12, 2025 10:36 PM
To: Town Clerks
Subject: [EXTERNAL] Regarding VALGO - 1320 Wheat Boom Drive - OPA 1308.07 and Z.1308.07

Follow Up Flag: Follow up
Flag Status: Completed

Dear Town Clerk,

I am writing to formally express my objection to the proposed Official Plan Amendment and Zoning By-law Amendment applications (File Nos.: OPA1308.07, Z.1308.07) concerning the property located at 1320 Wheat Boom Drive, Oakville.

My concerns regarding this proposal, which seeks to develop three stacked townhouse blocks totaling 60 dwelling units exclusively for residential uses in a neighbourhood activity node, are as follows:

- **Lack of Non-Residential Uses:** The proposal to develop exclusively residential uses contradicts the requirement for non-residential uses in a neighbourhood activity node, as stated in the application's description of what is proposed. This could lead to an imbalance in the community and potentially impact local services and amenities.
- **Traffic and Infrastructure Concerns:** An increase in residential density without corresponding non-residential uses could place additional strain on local infrastructure, including roads, parking, and public services, potentially leading to increased traffic congestion in the vicinity of Dundas Street East, Meadowridge Drive, and Wheat Boom Drive.

I urge you and the Town of Oakville to carefully consider these concerns and the potential negative impacts of this proposal on the community. I request that my objection be formally noted as part of the application review process.

Thank you for your time and consideration of this important matter.

Sincerely,
Apoorvya Kapoor