

## APPENDIX E

**From:** Fatyds  
**Sent:** Tuesday, February 25, 2025 3:06 PM  
**To:** Town Clerks  
**Subject:** Comment on Zoning Amendment Z.1316.12

Dear Town Clerk,

My name is Fátima Dos Santos, and I would like to express my opinion regarding the proposed zoning by-law amendment for 3000 Sixth Line and 21 Dundas Street West (File Z.1316.12, Ward 7) submitted by Shoppers Realty Inc.

I strongly believe that this space should remain a public green area or recreational space for the benefit of the community rather than being converted into residential and commercial developments. Public green spaces and recreational areas are essential for the well-being and quality of life of Oakville residents, providing a place for relaxation, recreation, and social interaction.

Isaak Park is already too small for the community, and adding more residential buildings in this area will only increase congestion and further reduce the limited outdoor space available for residents. This type of development would also lead to increased population density and traffic, impacting the peace and livability of the neighborhood.

Instead, keeping this space as a park or green area would allow residents to enjoy a natural environment, promoting health, well-being, and environmental sustainability. I kindly ask that this alternative be considered before approving any zoning changes for this land.

I would appreciate being notified of any updates or decisions regarding this application.

Best regards,  
Fatima Dos Santos

**From:** Kerri Pauley  
**Sent:** Tuesday, March 4, 2025 7:18 PM  
**To:** Town Clerks  
**Subject:** [EXTERNAL] 3000 Sixth Line Land use

**March 4, 2025**

Office of the Mayor and Council  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Dear Mayor and Council Members,

I am writing to you on behalf of the residents of Westfield Trail and Andover Road to formally express concerns regarding the proposed construction site at 3000 Sixth Line in Oakville. While development is an essential aspect of community growth, it must be carried out in a way that considers the well-being of existing residents. Unfortunately, the proposed construction at this site threatens to exacerbate a multitude of problems we have already been subjected to for decades. We strongly urge the Town of Oakville to reconsider or delay this project, as the proposed development will have significant and lasting negative effects on the health, wellness, and quality of life of local residents.

For many years, residents in this area have endured ongoing and continuous construction as part of the widening of Dundas Street, followed by the addition of condominium buildings. These construction projects have subjected us to severe noise pollution, light pollution, and the constant disruption of our daily lives. Now, with the introduction of yet another construction project, we face the prospect of living in an ever-evolving construction zone for the foreseeable future. It is important to note that these developments are not just nuisances but are directly tied to a range of negative effects on both physical and mental health.

Numerous studies have shown that prolonged exposure to noise pollution, which is a given in a construction zone, is linked to increased stress, anxiety, sleep disturbances, and even cardiovascular issues. According to the *National Institute for Environmental Health Sciences*, exposure to excessive noise can elevate cortisol levels, increase the risk of hypertension, and reduce quality of life. This ongoing exposure to noise in our community is having a tangible impact on residents' mental health and wellness.

Additionally, light pollution resulting from construction sites and the proliferation of tall buildings exacerbates the issue. The disruption of natural sleep patterns caused by excessive artificial lighting is linked to higher levels of stress and an increased risk of depression, as outlined in studies by *The American Academy of Sleep Medicine*. Residents who previously enjoyed peaceful, dark nights are now forced to live in the shadows of ever-growing condo complexes, further diminishing our quality of life.

Beyond the immediate physical and mental health implications, these ongoing construction projects have long-term environmental consequences as well. Increased traffic congestion, air pollution, and

disruption of local ecosystems all come as part and parcel of development. We have already witnessed the effects of previous construction projects, and the introduction of yet another large-scale development will only compound these issues, further degrading the environment we cherish.

Moreover, the value of our homes continues to decrease, as these construction projects make our once-quiet residential area a less desirable place to live. Residents continue to pay rising property taxes, yet we are left with diminished property values as a direct result of the ongoing and expanding construction. It is becoming increasingly difficult to maintain a sense of pride in our neighborhood when the very essence of it is being overshadowed by monstrous condo developments that offer no added value to the residents who have lived here for many years.

It is crucial to recognize that the residents of Westfield Trail and Andover Road are not simply asking for protection from the noise and disruption but are pleading for a consideration of the human cost associated with continued construction. We are asking the Town of Oakville to acknowledge the negative impact these projects have on our mental and physical well-being, the environment, and the long-term stability of our community.

We urge the Town of Oakville to reconsider the approval of this proposed construction site at 3000 Sixth Line. We ask for a halt to the project until a thorough impact assessment, considering the cumulative effects of construction in the area, is completed. We ask that the Town take into account not just the economic benefits of this development but the profound social, environmental, and health-related costs that we, the residents, will bear.

Thank you for your attention to this critical matter. We trust that you will make the well-being of your existing residents a priority when making decisions about the future of Oakville.

**From:** Kerri Pauley  
**Sent:** Monday, March 3, 2025 2:07 PM  
**To:** Colin Westerhof <[colin.westerhof@oakville.ca](mailto: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

Colin Westerhof <[colin.westerhof@oakville.ca](mailto:colin.westerhof@oakville.ca)> wrote:

Hi Kerri,

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

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](http://www.oakville.ca)

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

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**From:** Kerri Pauley  
**Sent:** Saturday, March 1, 2025 9:05 AM  
**To:** Colin Westerhof <[colin.westerhof@oakville.ca](mailto: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](mailto: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

Sent from my iPhone

**From:**  
**Sent:** Sunday, March 16, 2025 9:42 AM  
**To:** Town Clerks  
**Cc:** Emerald Wong  
**Subject:** [EXTERNAL] 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:** [EXTERNAL] 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:**  
**Sent:** Saturday, April 12, 2025 11:19 AM  
**To:** Town Clerks  
**Subject:** RE: [EXTERNAL] 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](mailto: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](http://www.oakville.ca)

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**Sent:** March 16, 2025 9:42 AM  
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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:** Andrew Hannaford <ahannaford@mhbcplan.com>  
**Sent:** Monday, April 21, 2025 3:29 PM  
**To:** Town Clerks  
**Cc:** Colin Westerhof  
**Subject:** [EXTERNAL] Owner Delegation - Item 6.2 - April 22, 2025  
**Attachments:** Item 6.2 Presentation - April 22 PDC.pptx

Good afternoon,

With regard to item 6.2 on the April 22, 2025 Planning and Development Council agenda, please find attached our (applicant) presentation which was previously reviewed and received by Town staff.

On behalf of the applicant, please register myself as the representative to delegate for the meeting. I will present our presentation and respond to questions.

I will be joined by members of our consulting team and ownership to answer any questions that may come up:

- Andrew Hannaford – MHBC Planning
- Jonabelle Ceremuga – Shoppers Realty Inc.(Owner) ([jonabelle.ceremuga@loblaw.ca](mailto:jonabelle.ceremuga@loblaw.ca))
- Sarah Miller – Daniels City Builder Corporation
- Remo Agostino – Daniels City Builder Corporation
- Paul Cifoni – Trafalgar Engineering
- Adrienne Lee – Kirkor Architects
- Ali Lal – Kirkor Architects
- Kenneth Chan – LEA Consulting (transportation)

Please note that all but one from our team will be attending in person. Please provide information for Jonabelle Ceremuga to attend and speak virtually.

Thank you,

**ANDREW HANNAFORD, BES, MCIP, RPP | Associate**



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

12 James Street North, Unit 301, Hamilton, ON, L8R2J9  
T: 905-639-8686 x 236



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# 3000 SIXTH LINE & 21 DUNDAS ST W

Statutory Public Meeting  
Zoning By-law Amendment  
Z.1316.12

April 22, 2025

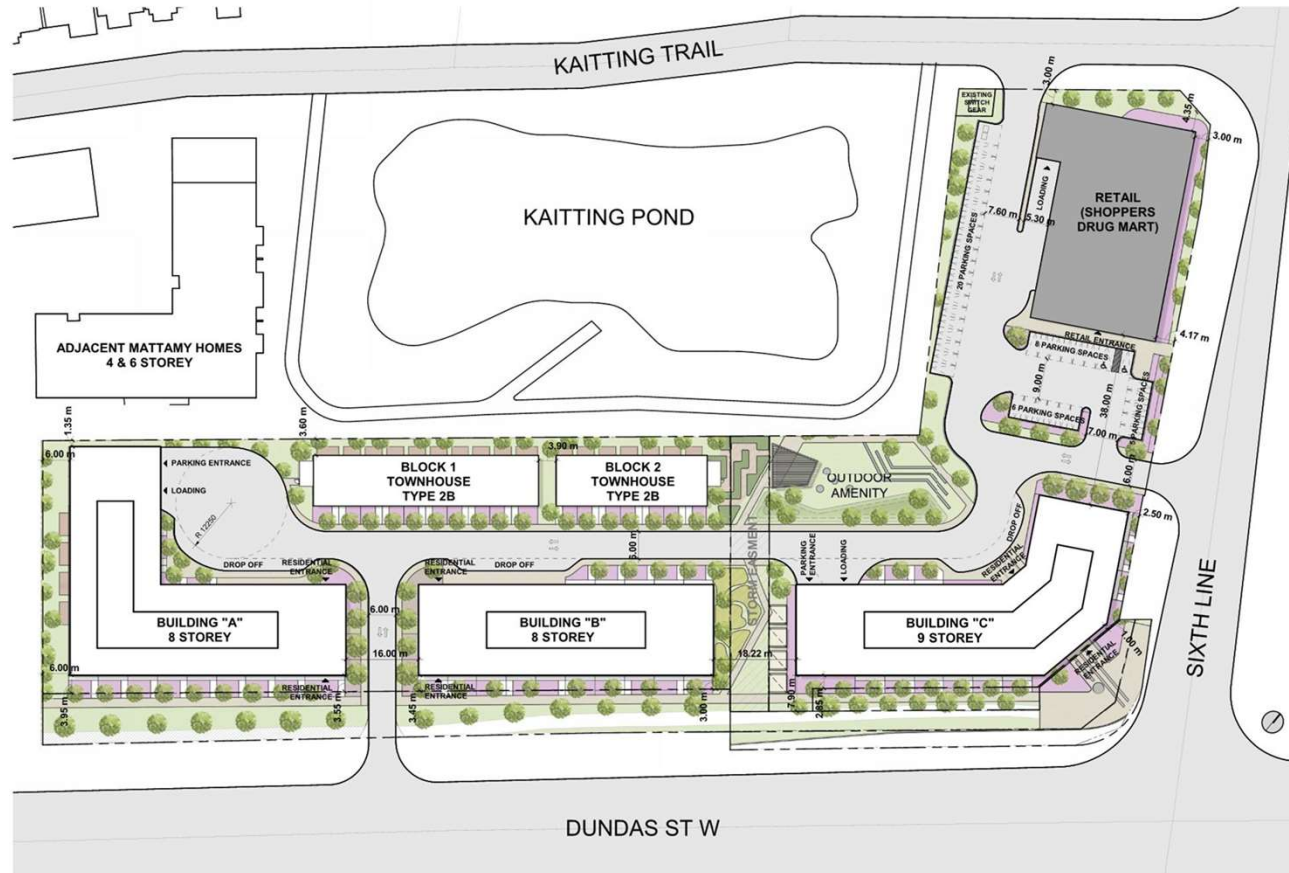


If there is anyone watching the live stream of this meeting on [oakville.ca](http://oakville.ca) and you wish to speak to this item, please call **905-815-6095** and we will connect you to the meeting. You will be called upon to speak following the registered delegations.

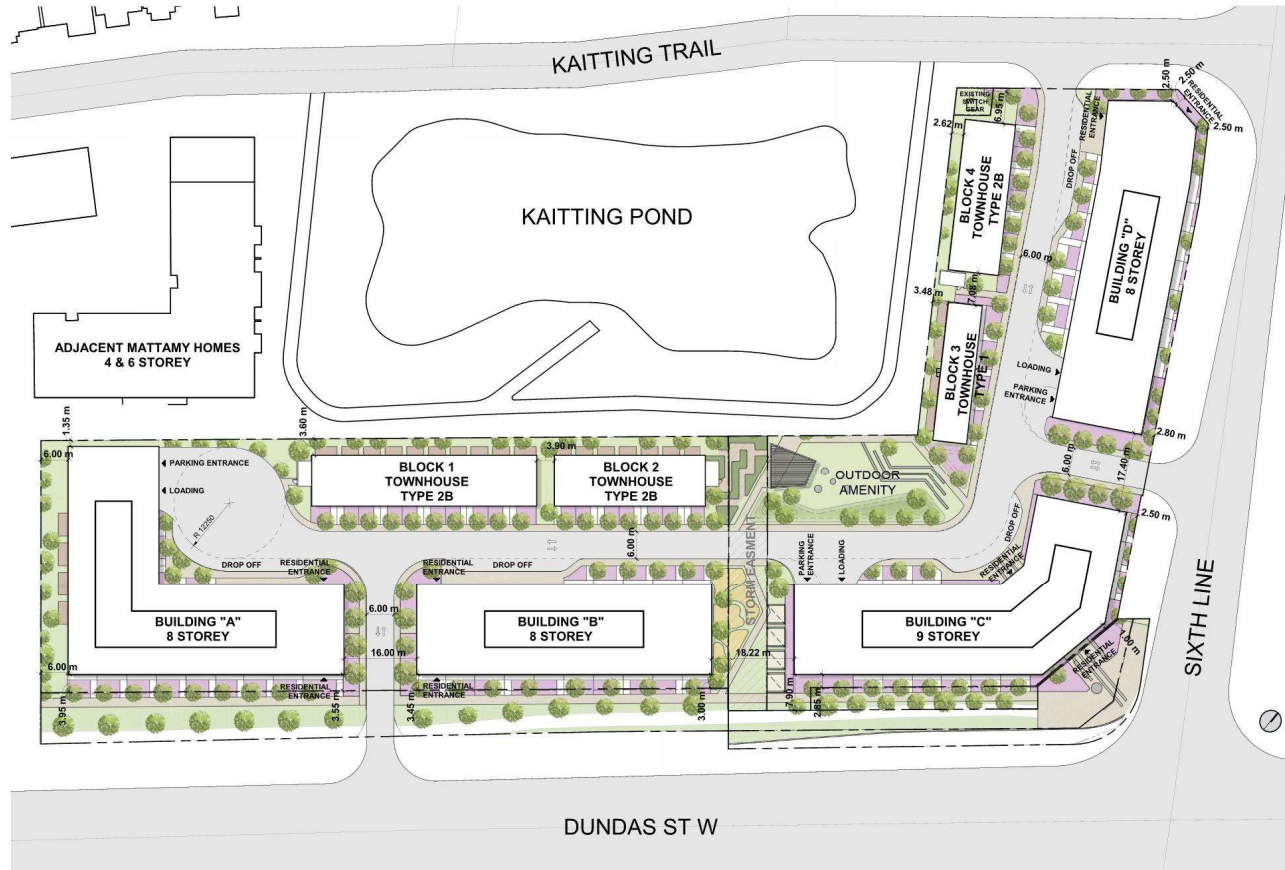
# SITE CONTEXT



# PROPOSAL INTERIM SITE



# PROPOSAL ULTIMATE SITE

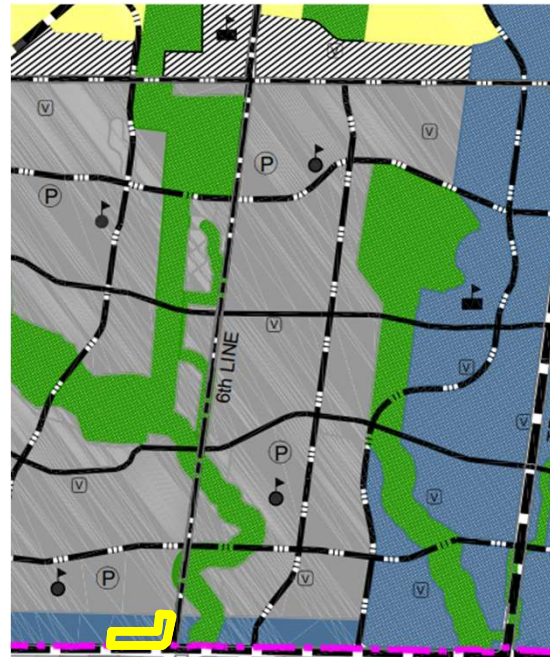


# POLICY CONTEXT

## NORTH OAKVILLE OFFICIAL PLAN



**Figure NOE 1**  
• Urban Core Area

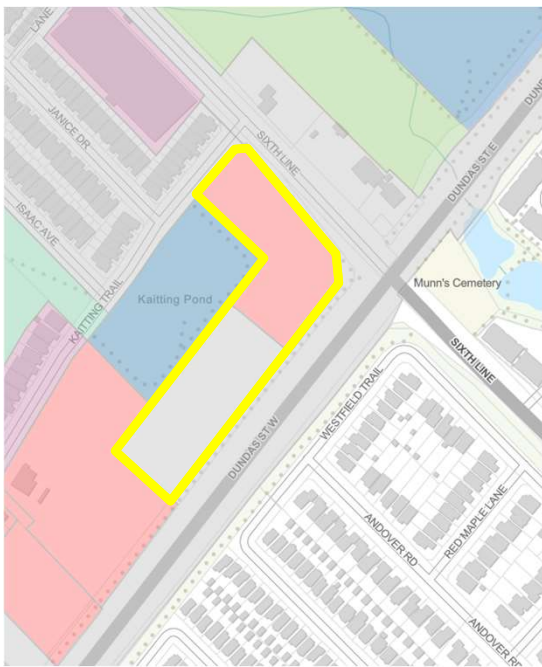


**Figure NOE 2**  
• Dundas Urban Core Area



# POLICY CONTEXT

## NORTH OAKVILLE ZONING BY-LAW

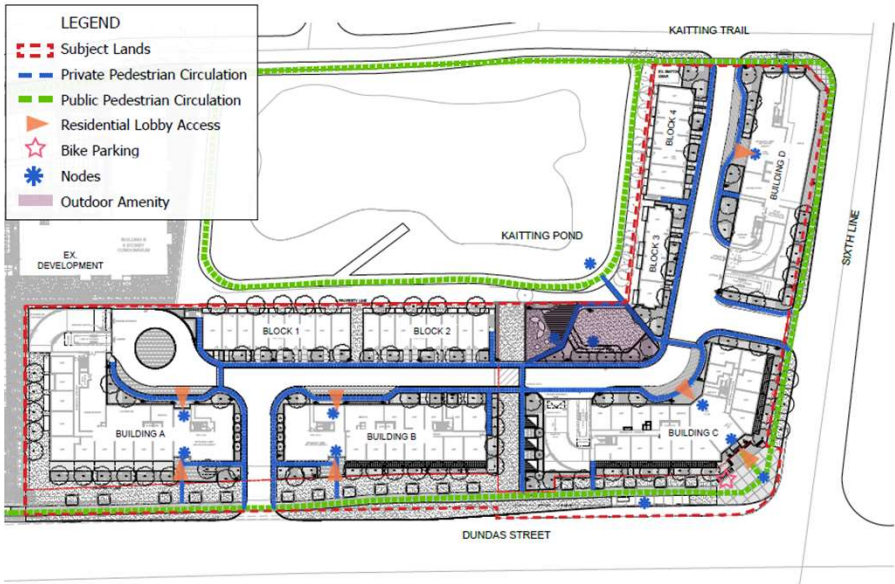


### North Oakville Zoning By-law

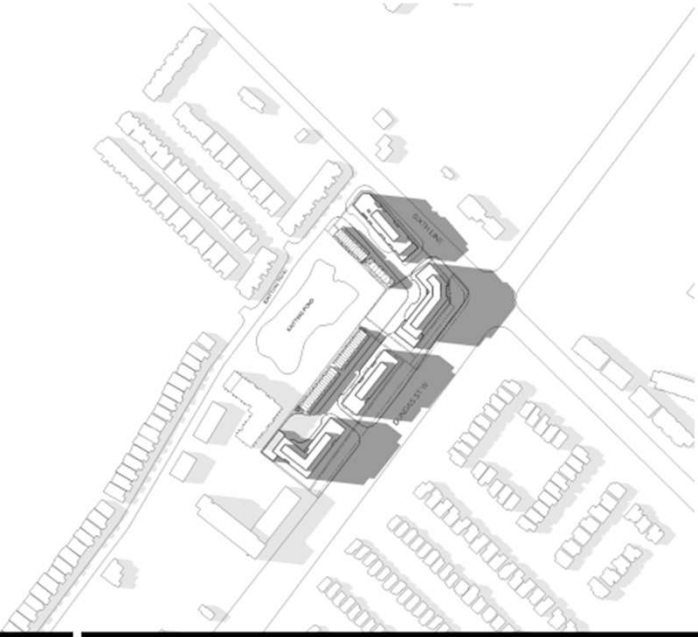
- Dundas Urban Core (H5-DUC-1)
- Future Development (FD)

# ADDITIONAL INFO

## Public Realm, Shadows, Climate Change



**Pedestrian Circulation Plan**



18:10      June 21

**Shadow Study**

# TIMELINE & PUBLIC ENGAGEMENT





# Thank you!

## Questions?

Any comments/questions can be sent to Colin Westerhof at [colin.westerhof@oakville.ca](mailto:colin.westerhof@oakville.ca) and the Town Clerk at [townclerk@oakville.ca](mailto:townclerk@oakville.ca).



**Town of Oakville**

**Clerk's department**

1225 Trafalgar Rd, Oakville, ON

L6H 0H3

**Appeal for Zoning By-law Amendment**

**for 3000 Sixth Line and 21 Dundas Street West Shoppers Realty Inc. Z. 1316. 12, Ward 7**

As a resident in a nearby area, I would like to appeal strongly to the above-proposed amendment as per the following points:

1. The area north of Dundas Street in Oakville, near the Sixth line, needed more business activity, such as plazas and shops, as it is saturated with many residential units.
2. The amendment proposes to increase the building height from 4 to 8-9 residential storeys, which will increase the car traffic in the area, which will result in increasing the time loss for drivers, increase the risk hazard for pedestrians, increase noise pollution and more.
3. The schools in the area are already overcrowded and use many portacabins for classes to accommodate students, almost double the design capacity of the school, and this proposal will worsen this problem.

I hope you, the town, will reject the proposal as it will affect the lives of residents in the area.

Ali Alhr