

Planning and Development Council Meeting
Monday, November 17, 2025

Comments Received Regarding Item 7.1

Post Residences Inc.
1493 Sixth Line
Official Plan Amendment and Zoning
By-law Amendment
File No. OPA1515.24, Z.1515.24

October 30, 2025

Letter of Support for the Proposed Development at 1493 Sixth Line, Oakville

To Whom It May Concern,

The YMCA of Oakville is pleased to express our full support for the affordable housing development at 1493 Sixth Line, Oakville, and to confirm our role as a committed partner in helping bring this important project to life. We view this initiative as a long-term investment in the health and resilience of our community - one that will provide lasting benefits for generations of Oakville residents.

This development represents a significant step forward in addressing two of the most critical needs in our region - affordable housing and access to quality child care. Together, these supports form the foundation for family and community well-being. When families have a safe, stable home and access to trusted, licensed child care, they can focus on building their futures, contributing to the workforce, and becoming active members of the community.

The YMCA has a long history of serving families in Halton through our licensed child care programs, which are rooted in the principles of belonging and well-being. Every day, our educators see the difference that quality early learning makes - not only for children's growth and development but for the entire family. Licensed child care is more than a place for children to learn; it's a community hub where families connect, share experiences, and find the support they need.

By offering licensed child care within this housing development, the project ensures that families who need care the most will have direct access right where they live. This integrated approach removes barriers such as transportation, cost, and limited availability. Challenges that too often prevent families from accessing the care their children deserve. It creates a natural connection between home, early learning, and community life, setting children up for long-term success.

The YMCA is proud to support this important initiative, recognizing the meaningful impact it will have on Oakville families. This development embodies the kind of collaborative, community-focused vision that strengthens Oakville and reflects our shared commitment to supporting families and building a thriving community.

Sincerely,



Kyle Barber
President & CEO



Lorraine Pettinato
Vice President, Child Care



2258

Mountainside Drive
Burlington
ON L7P 1B7
905.635.1106

Town of Oakville
Clerk's Department
1225 Trafalgar Road
2025
Oakville, ON L6H 0H3

November 10,

To the Town Clerk,

On behalf of *Food for Life*, I am pleased to offer our full support for the affordable housing project at 1493 Sixth Line in Oakville. This initiative represents a meaningful step forward in addressing the urgent need for accessible, supportive housing in our community.

Food for Life is proud to be among the community partners involved in this project. As part of our commitment, we will be supporting a food program onsite within the building, ensuring residents have consistent access to fresh, healthy food options. Access to nutritious food is a vital part of overall well-being, and we are excited to collaborate with other local organizations to create a community where residents feel supported, connected, and empowered.

We commend the leadership and vision of the project team, along with the continued collaboration of partners such as YMCA, OSCR, Home Suite Hope, ArtHouse, Community Living Oakville, and Halton Women's Place. The collective efforts of these organizations demonstrate the strength of a community coming together to create lasting solutions that go beyond housing alone.

Food for Life fully supports this project and looks forward to continuing to work alongside our partners as it moves toward development and implementation. Together, we can help build a future where every resident has access not only to safe and affordable housing but also to the supports that make a thriving community possible.

Sincerely,

A handwritten signature in blue ink that reads "Donna Slater". The signature is written in a cursive style with a large initial "D".

Donna Slater
Director of Programs and Community
Partnerships donna@foodforlife.ca
905-635-1106 x221



November 10, 2025

To Whom It May Concern,

On behalf of the Oakville Chamber of Commerce, I am pleased to express our strong support for the proposed six-storey, mixed-use affordable housing development in Oakville, which includes 190 affordable rental units and a licensed daycare facility on the ground floor.

Access to affordable and inclusive housing is fundamental to building a thriving local economy and a vibrant community. The Chamber recognizes that the lack of attainable housing continues to challenge employers' ability to attract and retain talent, as well as the overall wellbeing of residents. This project directly addresses these challenges by offering much-needed rental options for individuals and families in our community.

We are particularly encouraged by the project's collaborative approach, bringing together partners such as Sheridan College, Home Suite Hope, Community Living Oakville, Halton Women's Place, Food for Life, ArtHouse, Community Development Halton, and YMCA Oakville. The integration of these community organizations reflects an innovative and inclusive vision for a true community hub that supports education, childcare, social services, and local engagement under one roof.

With Mayor Burton and Councillors Knoll and Grant reaffirming their support, this initiative represents a forward-thinking model for how municipalities, organizations, and the private sector can work together to address Oakville's growing affordable housing needs.

The Oakville Chamber of Commerce commends this project's leadership and fully supports its advancement through the planning and approval process. We believe it will strengthen our community's social and economic fabric for years to come.

Sincerely,

France Fournier
President & CEO
Oakville Chamber of Commerce



DELIVERED BY EMAIL

November 6, 2025

Town Clerk

Corporation of the Town of Oakville

1225 Trafalgar Road

Oakville, ON L6H 0H3

Dear Sir/Madam:

RE: 1493 Sixth Line – Post Residences Inc.

In advance of the Planning and Development Council meeting on November 17, 2025, please accept this correspondence as written submissions in opposition of this proposal on behalf of the residents listed in the enclosed Petition, and the Oakville Community Association (OCA).

The proposed development is described as a mixed-use building which would also provide for daycare space. A total of 190 rental dwelling units are proposed to include a mix of 1, 2, and 3 bedroom units. At the ground level, a 3000 sq ft. daycare is proposed.

The Subject Lands are located along Sixth Line, within walking distance of Sheridan College, Gaetan-Gervais Secondary School, White Oaks Secondary School, Montclair Public School, Munn's Public School, and Oakville Park.

DENSITY

The proposal in question is proposed to be on 0.8092 hectares and this will result in it being classified as high density based on 190 units, and with an average of two residents per unit, which is a low estimate would translate in to approximately 470 residents per hectare.

This level of density is extremely concerning as it represents more than the most densely populated city in the world, Manila, Philippines which has a density of 119,600 people per square mile. One square mile equals 259 hectares; therefore, Manila's density is 462 residents per hectare.

This proposal will also have a density greater than Manhattan in New York City which is approximately 281 residents per hectare.

INCREASED CRIME

This proposed development is in the College Park neighbourhood and based on statistics of AreaVibes Inc. of 2025 College Park is already deemed the most dangerous neighbourhood in Oakville. The data states that the population of College Park is 10,800 and that there are 620 violent crimes per 100,000 people in College Park primarily due to high population density.

The assessment by AreaVibes Inc. to determine the worst neighborhoods in Oakville was grounded in crime data from categories like murder, rape, robbery and assault and was provided by the local law enforcement agency, supplemented by demographic data estimates where official statistics are unavailable.

The residents are very concerned about increases in crime in the vicinity of the proposed apartment building with the increase in population in the immediate area.

vehicle trips during the a.m. peak hour consisting of 36 inbound and 63 outbound trips. During the p.m. peak hour, it is expected to generate 105 new two-way vehicle trips consisting of 56 inbound and 49 outbound trips.”

This study is concerning when it states that the intersection of Sixth Line and McCraney Street will not operate at acceptable levels of service during the a.m. peak and p.m. peak hours.

Under the 2033 future background conditions, with the addition of corridor growth and background development traffic, all intersections are expected to operate at acceptable v/c ratios and levels of service during the a.m. peak and p.m. peak hours with the exception of the following critical movement:

- Sixth Line and McCraney St
 - The overall intersection with a v/c ratio of 0.85 LOS C during the a.m. peak hour
 - The southbound left-turn movement with a v/c ratio of 0.95 LOS D during the a.m. peak hour

The report goes on to state that the solution to the above problem is to use optimized signal timings at the intersection of Sixth Line and McCraney Street and with this they expect the intersection to operate adequately.

It is submitted that Oakville has not succeeded in having optimized signal timings in the past based on the residents expressing their frustration over poor synchronization of signal lights.

This development relies too much on public transportation, which has not been implemented successfully in Oakville over numerous years, which would then require residents to use cars to go to work or shop.

PARKING

It is stated that the subject site provides a total of 73 resident spaces, 18 visitor spaces, 7 daycare spaces and 5 office spaces. Of the total parking supply, 8 spaces are barrier free. The site also includes 42 bicycle parking spaces and 1 loading space.

We submit that By-law 2014-014 should be followed which will result in the development requiring 193 resident spaces and 48 visitor parking spaces. A reduction of 102 total spaces as proposed will cause parking issues in the surrounding area and will likely lead to vehicles being parked on surrounding streets and at Munn's School located just north of the proposed development area.

The GHD report dated August 29, 2025, which we submit makes a false conclusion by stating that since the units in the proposed apartment building will be deemed affordable that the residents will have lower automobile ownership. The report does not provide any evidence of this misstated fact.

FLOODPLAIN MAPPING AND INCREASED FLOOD RISK

The Functional Servicing and Stormwater Management Report of Aplin Martin dated August 29, 2025 states that, the "Post-development peak runoff from the site should be limited to 1:5-year pre-development levels for storms up to the 1:100-year level.

We submit that section 11 of O. Reg. 162/06: Halton Region Conservation Authority: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses defines "Flood event standards" as,

The applicable flood event standards used to determine the maximum susceptibility to flooding of lands or areas within the watersheds in the area of jurisdiction of the Authority are the Hurricane Hazel Flood Event Standard, the 100 Year Flood Event Standard and the 100-year flood level plus wave uprush, described in Schedule 1. O. Reg. 162/06

The report of Aplin Martin does not make reference to the Hurricane Hazel Flood Event Standard; therefore, we submit that the stormwater management report is incomplete.

The current Regulation Limit mapping of Conservation Halton inserted below indicates a risk area on the southeast corner of the property and the proposed development site impervious surfaces will increase the potential water hazard south of the development site.



Due to the adherent risks we submit that mapping should be completed to determine the increased risks to the residents south of the development area.

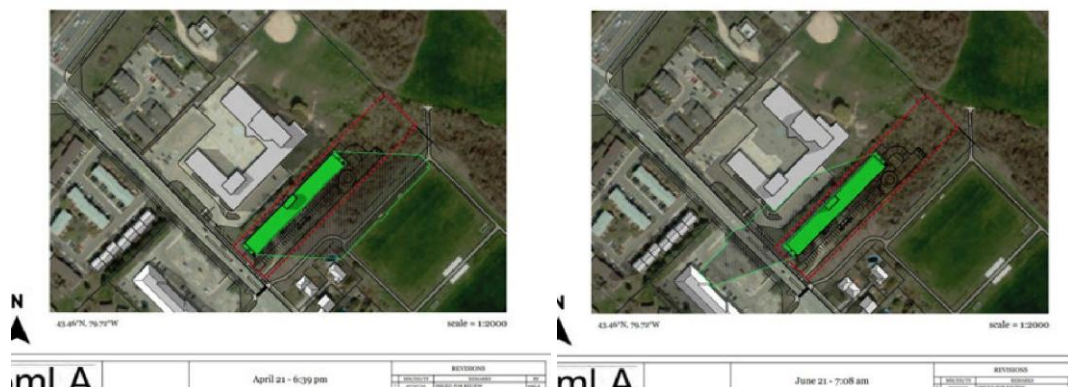
PROVINCIAL PLANNING STATEMENT, 2024 (“PPS”)

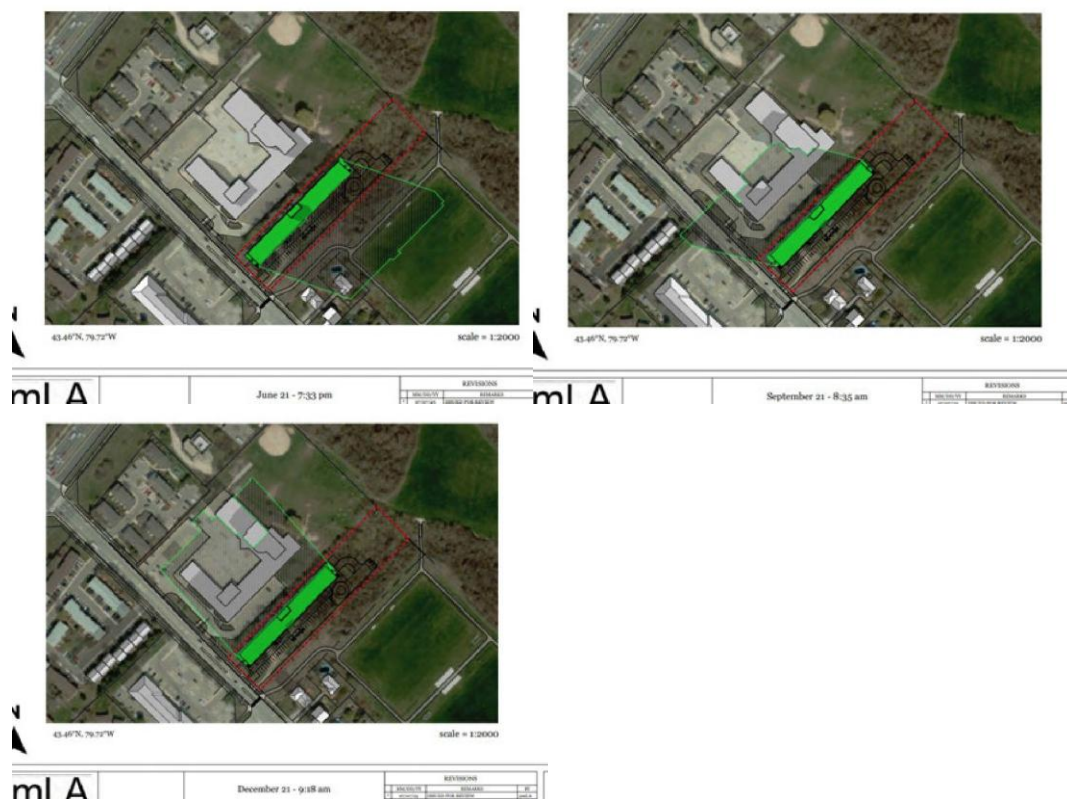
Section 5.1 (1) of the PPS clearly indicates that it is not acceptable that development causes increased risks to public health or safety and property damage.

We submit that the proposed development in question will cause increased risks to the public due to increased flood risks generated by the increase of impervious surfaces with the removal of green space to make way for the proposed development.

SHADOW STUDY

A review of the Shadow Impact Analysis dated August 8, 2025 of pml.A depicts a significant impact on the surrounding areas as reflected in the examples below:





OTHER DEVELOPMENTS

An assessment of the development in context in the vicinity of the Subject Lands reveals five significant development applications:

- The proposal at 1105 McCraney Street for a 6-storey special care residence, with a total of 221 residential units, has been approved and is currently under construction.
- The proposal at 1020 - 1042 Sixth Line is for a residential development consisting of fifty-seven 3-storey townhouse units organized within eight development blocks. This application has been appealed to OLT.
- The proposal at 1295 Sixth Line is for 30 townhouse units within three blocks.
- The proposal at 2163 and 2169 Sixth Line is for a 9-storey mixed-use building with a medical office and retail uses at grade, and residential uses on the upper storeys. This proposal was approved through OLT.

We submit that the accumulated impact of the proposed development with the other proposed developments has not been adequately addressed within the reports that accompany the development application.

CHARTER OF RIGHTS

Section 6.1(3) of the PPS states that “The Provincial Planning Statement shall be implemented in a manner consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

Section 7 of the Charter confirms that everyone has the right to life, liberty and security of the person and the right not to be deprived thereof, except in accordance with the principles of fundamental justice.

Section 24(1) of the Charter provides remedies against unconstitutional government action or government conduct, which includes the various acts and omissions, including the decision-making that will be engaged in.

The residents who will be affected by this proposed development will have no means to prevent or fix the harms or threats and risks to life and security, or deprivations thereof, which will be measurable and real.

There will be a sufficient causal connection between the conduct of the Town if this development is approved with the passing of related by-laws, and the deprivations of legal rights in section 7 of the Charter.

The right to life is engaged where actions, policies or operational decision-making of government actors impose an increased risk of death on a person, directly or indirectly, as the Supreme Court noted in *Carter v. Canada (Attorney General)*, [2015] 1.S.C.R. 331 at paragraph 62:

[62] [...] In short, the case law suggests that the right to life is engaged where the law or government action imposes death or an increased risk of death on a person, either directly or indirectly.

The Town will impose an increased risk to life on individuals directly and/or indirectly resulting in a breach of section 7 of the Charter.

Sincerely,

Board of Directors

Board of Directors

Oakville Community Association (OCA)

Cc Mayor Burton

Members of Council

Brian Cargill for the Concerned Residents

Petition of Rezoning of 1493 Sixth Line, Oakville, ON

A Petition of Opposition of proposed rezoning plan of site 1493 Sixth Line, Oakville, Ontario

Addressed to Oakville Town Hall

We, the undersigned, are concerned citizens who would like to bring your attention to the following problem, with recommendation(s):

We are opposed to the proposed rezoning of Site 1493 Sixth Line, Oakville, Ontario

PRINTED NAME	SIGNATURE	ADDRESS	COMMENT	DATE
Denise Dimitroff			"NO"	Oct 23/25
Ane Buntzie				Oct 23/25
Laili Leason			No	Oct 23/25
Hugen Feuchter			No	Oct 23/25
CELSO COSTA MIKE GIBSON			NO	"
Leanne THO			NO	"
GAIL JACKSON Mik M M M			NO	Oct 23/25
MIKE GRANT			NO	Oct 23/25
Sandra Beaulte			NO	OCT 23/25
WASEEM GONDAL			No	Oct 23/25

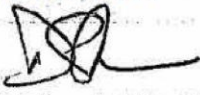
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PRINTED NAME	SIGNATURE	ADDRESS	COMMENT	DATE
DALJIT BASRA			NOT NECESSARY	26/OCT/25

Address:

Owners:

SONGLIN (TONY) TONG

QIN (QUEENIE) CHANG

Address:

Owner:

ZHENPO XU

Address:

Owner:

YAN LIN

BRIAN & Karen Gargill

1) VARUNANAND & HIMANANAND

2) KHALID WAHEED

#

3) KAZMIGDAL



ADVANCEMENT OF WOMEN HALTON
awhalton.com
awhalton01@gmail.com

Dec.2, 2025

Re: Letter of Support for the Proposed Development at 1493 Sixth Line, Oakville

To the Mayor and Members of Council

Advancement of Women Halton (AWH) is pleased to express our full support for the affordable housing development at 1493 Sixth Line, Oakville, and to applaud all committed partners in helping bring this important project to life. We view this initiative as a long-term investment in the health and resilience of our community - one that will provide lasting benefits for generations of Oakville residents.

This development represents a significant step forward in addressing two of the most critical needs in our region - affordable housing and access to quality child care. Together, these supports form the foundation for family and community well-being. When families have a safe, stable home and access to trusted, licensed child care, they can focus on building their futures, contributing to the workforce, and becoming active members of the community.

The proposed development will be a community hub where families connect, share experiences, and find the support they need.

By offering licensed child care within this housing development, the project ensures that families who need care the most will have direct access right where they live. This integrated approach removes barriers such as transportation, cost, and limited availability. These are challenges that too often prevent families from accessing the care their children deserve. It creates a natural connection between home, early learning, and community life, setting children up for long-term success.

AWH proud to support this important initiative, recognizing the meaningful impact it will have on Oakville families. This development embodies the kind of collaborative, community-focused vision that strengthens Oakville and reflects our shared commitment to supporting families and building a thriving community.

Teri Shaw
Co-Chair

Tina Agrell
Housing Sub-Committee/Democracy & Income Security

Advancement of Women Halton

Advancement of Women Halton (AWH), is a collaborative of twenty women's groups and social agencies, located in the Region of Halton. AWH seeks to promote the advancement of women by developing and supporting social, political, cultural, and economic strategies to achieve gender equality municipally, regionally, nationally, and internationally.

cc. Sara Hajsaleh

sara.hajsaleh@oakville.ca Dr. Sara
Cumming SaraC@homesuitehope.org

Sent: Thursday, January 1, 2026 7:36 PM
To: Planning <Planning@oakville.ca>; Town Clerks <TownClerk@oakville.ca>
Cc: Bleu Spruce [REDACTED]
Subject: [EXTERNAL] Planned Development: 1493 Sixth Line, Oakville, ON

You don't often get email from sprucebleu@email.com. [Learn why this is important](#)
Hello Town of Oakville Planning,

I am reaching out because I was unable to attend the meeting that was scheduled on November 17, 2025, at 6:30 pm to discuss the planned development of 190 units and a 1 level of underground parking at 1493 Sixth Line, Oakville, ON (Ward 5 File: OPA1515.24 and Z1515.24).

I am reaching out with concerns about the development mentioned above.

- (1) As I am sure you are aware, over the past few years, the area of Sixth Line and Upper Middle (and the surrounding area) has become incredibly congested. As someone who resides in the area, many residents are unable to leave for work because the parents of students at the French immersion elementary school are continuously blocking everyone's driveways (even though it is against the law to do so).
- (2) The path adjacent to the property already has an increasing issue with garbage. The addition of 190 units in an area whose infrastructure was not built to accommodate such a large number of people will only cause more congestion and pollution.
- (3) Various wildlife species reside on the property, as it backs onto the forest, which is slowly selling off one of the things that made Oakville so beautiful, its greenspaces. I have repeatedly told my son how grateful I was that he experienced the last of good Oakville; the same could be said of Downtown Oakville.
- (4) Lastly, Sixth Line is not equipped to handle the additional stress of 190 units worth of traffic on a Line (road) that only has two lanes. It should not be forgotten that in almost that exact area, only a few years ago, a little girl was hit and killed by a school bus while riding her bike.

I hope you have a happy safe holiday season.

Warm regards,
Hillary Dubé



On behalf of Grandmothers Act to Save the Planet (GASP), a one hundred and fifty-five-person organization dedicated to environmental and social justice issues, I am writing in support of the Sixth Line Project.

Sixth Line Project, located at 1493 Sixth Line, would be a six-storey mixed use building, a public-private not-for-profit partnership providing 190 affordable homes in a community hub integrating housing with child care, education and social supports. The ground floor will house a 3,000 square foot child care centre as well as office space for Home Suite Hope, an organization that provides a network of vital support services for single parents and their children.

The project would partner with local non-profit agencies such as Home Suite Hope, Community Living Oakville, Halton Women's Place, YMCA Oakville, Oakville Senior Citizens Residence and Sheridan College.

We look for your support in bringing a recommendation to Council.

Andrea Stewart, GASP Member

Website GASP4change.org Instagram [GASP4Change](https://www.instagram.com/GASP4Change)
Email info@gasp4change.org Facebook [GASP Grandmothers Act to Save the Planet](https://www.facebook.com/GASPGrandmothersActtoSaveThePlanet)
Twitter [Gasp4Change](https://twitter.com/Gasp4Change)