

Planning and Development Council Meeting  
March 8, 2021

**Comments Received Regarding Item 6**

Draft Plan of Subdivision and  
Zoning By-law Amendment

11673092 Canada Inc.  
2352 Eighth Line and 2375 Woodridge Way  
File Nos.: 24T-20008/1411 and Z.1411.26

**From:** [Bryanne Robinson](#)  
**To:** [Jill Marcovecchio](#)  
**Cc:** [Kurt Franklin](#); [Kathy Patrick](#); [Jessica Warren](#); [Town Clerk](#)  
**Subject:** RE: Statutory Public Meeting - Monday March 8 (Z.1411.26, 24T-20008/1411)  
**Date:** March 4, 2021 2:38:07 PM  
**Attachments:** [image001.jpg](#)  
[9645 - Statutory Public Meeting 2021-03-04.pdf](#)

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Hi Jill,

As noted in my email below, we will not be providing a formal presentation, but will be available for questions on behalf of the applicant.

However, I have attached a document that can be used for reference when answering questions. Could you please ensure this is made available at the meeting on Monday?

Additionally, the property owner is looking to sit in on the meeting, but will not be speaking on behalf of the application.

Would it be best to have them attend through the Zoom link or by accessing the YouTube livestream? Let me know your thoughts.

Kind regards,

**BRYANNE ROBINSON**, BAH, MPI  
PLANNER

VAUGHAN 905.738.8080 x296  
TORONTO 416.640.9917 x296  
WESTONCONSULTING.COM





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# STATUTORY PUBLIC MEETING

11673092 CANADA INC.  
2352 EIGHTH LINE

MARCH 8<sup>th</sup>, 2021  
TOWN OF OAKVILLE

LIVE STREAMED MEETING – 6:30 PM  
[youtube.com/TownofOakvilleTV](https://youtube.com/TownofOakvilleTV)



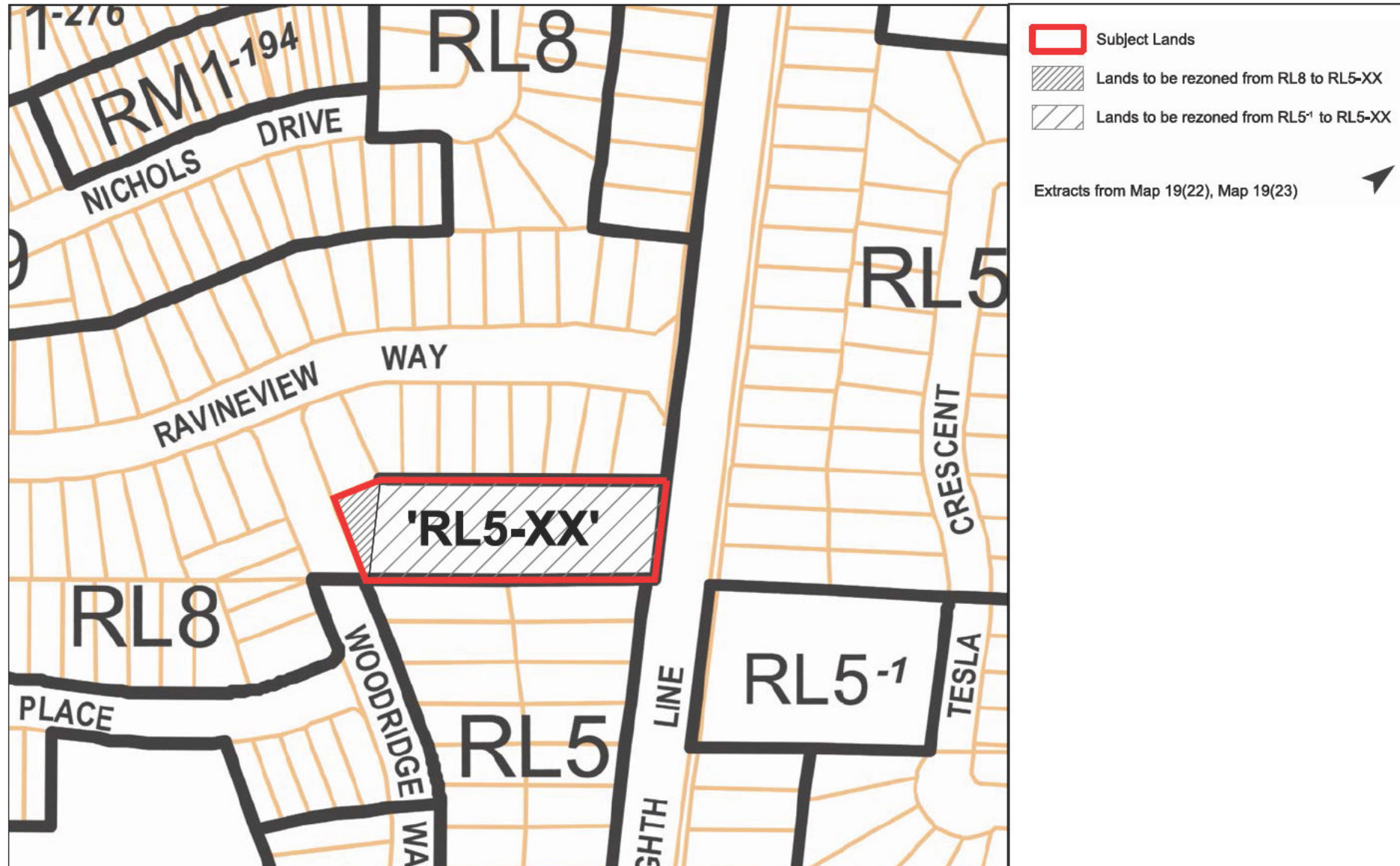
# Site Aerial



- The subject lands are bounded by Eighth Line to the north and Woodridge Way to the south, southeast of Ravineview Way.
- The lands are comprised of two parcels with approximately 36.78 metres of frontage along Eighth Line and 31.08 metres of frontage along Woodridge Way.
- Total site area is approximately 1 acre (4,182 square metres).



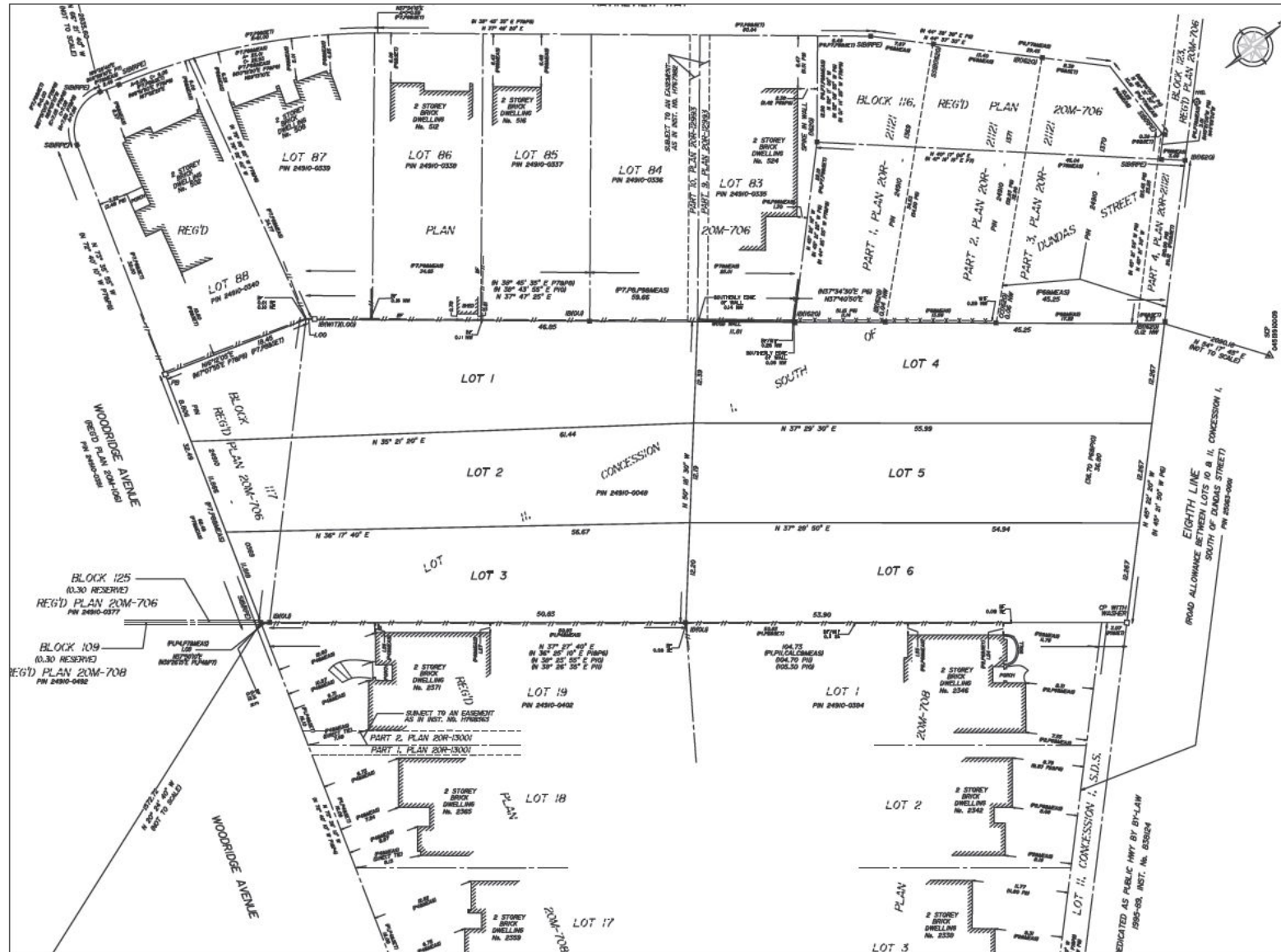
# Zoning Schedule



- A Zoning By-law Amendment application will be required to facilitate this proposal.
- The proposed Zoning By-law Amendment is to rezone the subject lands from Residential Low Zone 5 (RL5-1) and Residential Low Zone 8 (RL8) to Residential Low Zone 5 (RL5-X) with site specific permissions.
- The proposed site specific exception seeks to allow for reduced lot frontages.



# Draft Plan of Subdivision



- The proposed Drat Plan of Subdivision is required to create the lots for the six (6) single detached residential dwellings, fronting onto Eighth Line and Woodridge Way.
- The proposed built form is consistent with the surrounding housing, showing a compatible integration.



# Rendered Site Plan



Thank You  
Questions?



From: javed  
Sent: November 2, 2020 7:44 AM  
To: Kate Cockburn <kate.cockburn@oakville.ca>  
Subject: 2352 Eighth line File No Z1411.26

Hello Kate

We enjoy the quietness of the neighbourhood, especially as the Woodridge Parklet is directly across from us. We are very upset to learn about the application to build three houses on this property, as these will not match the size of the adjacent houses in the area. Also, the natural beauty will be destroyed by cutting down the mature trees currently growing behind the parklet. It will cause overcrowding on our street, making it unsafe for the young families who frequently use this parklet. It will also drop the value of the properties in the area. We do not have enough street parking as it is, and having three more houses will only add to the problem. Any development should be in keeping with the rest of the neighbourhood, and three houses on Woodridge Way definitely do not fit these conditions.

Yours truly,  
JAVED QAISAR  
Woodridge Way  
Oakville L6H6S9

**From:** [Manny Brar](#)  
**To:** [Town Clerk](#)  
**Cc:** [Ruby Brar](#);  
**Subject:** Re: 11673092 Canada Inc., File No. Z.1411.26 and 24T-20008.1411 - Ward 6  
**Date:** September 22, 2020 3:15:37 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

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Hi Laura,

I hope all is well.

Quick question, do you have any timelines as to when any decision(s) will be made on the development behind my house?

The reason I'm asking is, our house is currently on sale, and 100% of all people that have seen our house all have 1 question "What's happening behind your house, and what are the timelines if any?" This has put a big time wrinkle in our plans as no one is willing to purchase our house until this uncertainty is clear.

Your help and guidance would be greatly appreciated.

Cheers,

**Manny Brar**