

## APPENDIX C: PUBLIC COMMENT

September 3, 2019

Hello Councillors Tom & Natalia,

Hope you are doing great. Please refer to attachment # 1 regarding rezoning of 1005 Dundas St E & 3033 Eighth Line development project. Despite of above mentioned objections of the residents facing the proposed building of 8 stories (attachment # 2 & 3). The project was cleared by the town hall.

Now as mentioned in attachment # 1, the number of stories have been increased to 12 and number of units have also gone up from 275 (255 + 20) to 562 units. It is not understood if all the diligence was been done earlier and project was approved accordingly then why this new proposal. It means all the related work and impact analysis went wasted. More so, we had objection to that structure of 8 stories due to shadow impact, privacy concern, transportation density etc. and now we are increasing the number of units to almost double. This is clearly against the principles of transparency, fairness and ethical policy decision making.

I strongly recommend that this request must not be entertained. We need to have some ethical standards in the way the development projects are approved. Accordingly, this proposal must be denied by Town Hall. Above all, the developer sends this letter giving only 8 days notice when people may not have enough time to attend this meeting.

Let me know your thoughts please.

Regards

[REDACTED]

On Jan 2, 2017, at 5:45 AM, [REDACTED]

Hello Councillors Tom & Natalia,

Please refer to the attached notice for zoning By-law amendment public meeting scheduled on Tues, Jan 10, 2017 @ 6 PM. In this notice, there is a request by the developers to amend the zoning By-law to construct a **Nine Storey 255 unit apartment building** at the above given address. We, as the resident living in the neighbourhood, strongly oppose the approval of this nine storey building for the following reasons -

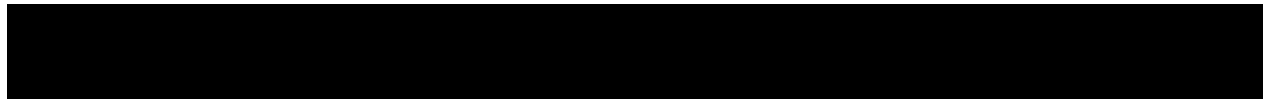
- **Severe compromise of Privacy** - This building will expose most of the backyards (some with swimming pools/ jacuzzi) open to public eye on Chaplin Rd and Agram Drive due to height of this building which is a complete sacrifice of privacy of the detached, semi-detached and townhouse structures within the visible range of the building / neighbourhood.

- **Against the existing character of the Neighbourhood** - This multi storey building would create an undesirable odd dwelling in comparison to neighbourhood dwellings. The proposed development of the nine story 255 apartment building is not compatible with the existing character of the neighbourhood and does not conform to the 'Massing' and 'Scale' elements as envisioned within Town's Guidelines for stable Residential Communities. The Planning Act specifically requires that "**The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.**" The plans submitted violates the character of the area by being vastly different from the houses in the surrounding area.
- **Concern for Safety** - We live in the corner unit @ the intersection of Chaplin Rd & Agram Dr which has close to 15 windows open to Dundas St and the detached houses in our neighbourhood have almost similar exposure. Creating a multi storey structure will throw our dwellings completely exposed to public eye all the time. This not only intrudes our privacy but also raises **serious concerns about the safety of our families** as our movements within our dwellings can be monitored easily from this high rise building any time of the day / night.
- **Do we Need this building** - If a proposal to create a multi storey building makes the neighbourhood residents feel unsafe and leads to compromise of their families privacy then that structure should never be allowed in the area. We have no objection to building of detached, semi-detached & townhouses units in the specified area. The proposed multi storey building containing 255 one/ two bedroom apartments is against the family oriented character of the area. This is neither a downtown location, nor a transportation hub, nor a education hub, nor an industrial / office hub hence addition of 8,000 - 10,000 people in this quite and uptown corner of the town justifies no part of planning.

In Conclusion, we would like to strongly oppose the above mentioned zoning By-law Amendment for the creation of 9 storey building at the intersection of 1005 Dundas Street East & 3033 Eighth Line in Oakville as this structure will severely compromise the privacy of the neighbourhood, raises serious concerns about our safety as our movements can easily be monitored and will be an eye sore in the area unlike other structures and character of the area. We propose that the zoning amendment to allow this multi storey building be cancelled and a livable & safe neighbourhood with Detached / Semi-detached / Townhouse structures be permitted.

**We would like to reinforce that our ward councillors should oppose any construction activity which makes it's existing residents feel that their privacy is being compromised and makes them feel insecure about their safety.**

Yours Sincerely



Oakville

# PUBLIC INFORMATION OPEN HOUSE

Development Proposal for 1005 Dundas Street East and 3033 Eighth Line

## PLEASE JOIN US!

**Date:** September 11, 2019

**Time:** 6:30 – 8:00 pm

**Location:** Oakville Town Hall

1225 Trafalgar Road

Trafalgar Room

(1<sup>st</sup> floor, left of the main entrance)

You are invited to attend an information open house for a new development proposed in your neighbourhood. You will have the opportunity to view the proposal, ask questions and share your feedback. The open house will be a “drop-in” style session so please feel free to attend at any time during the hours listed above.



Location Map of Development Proposal

## WHAT IS PROPOSED?

The development proposal consists of a residential building with varied building heights between 6 and 12 storeys. The building will contain 562 dwelling units, an underground parking garage containing 1.35 parking spaces per unit and 200 bicycle parking spaces. The development proposal will require modifications to the Zoning By-law and will be required to provide community benefits as part of a formal Zoning By-law Amendment process.

**For more information, please contact:**

**Gerry Tchisler**, Associate, MHBC Planning

Phone: 905-639-8686 ext. 234 | E-mail: [gtchisler@mhbcplan.com](mailto:gtchisler@mhbcplan.com)

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	DENSITY (FSI)	2.50
	MID-RISE BUILDING	
	NET FLOOR AREA	22,310 m <sup>2</sup>
	SALEABLE AREA	19,126 m <sup>2</sup>
	TYPICAL FLOOR PLATE AREA	1,058 m <sup>2</sup>
	UNIT COUNT	255 units
	TOWNHOUSES	
	NET FLOOR AREA	4,820 m <sup>2</sup>
	SALEABLE AREA	5,340 m <sup>2</sup>
	UNIT COUNT	20 units
	PARKING	
	REQUIRED	376 spaces
	PROVIDED	380 spaces + 30 bike parking sports AT GRADE 40 spaces UNDERGROUND 340 spaces (4 barrier free) BICYCLE PARKING 30 spaces
	TOTAL	
	NET FLOOR AREA	27,130 m <sup>2</sup>
	SALEABLE AREA	24,466 m <sup>2</sup>
	CONSTRUCTION AREA	36,800 m <sup>2</sup>
	ABOVE GRADE	27,650 m <sup>2</sup>
		BELOW GRADE 9,150 m <sup>2</sup>



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