

Planning and Development Council Meeting  
January 13, 2020

**Comments Received Regarding Item 3**

Vogue Wycliffe (Oakville) Ltd.

Official Plan Amendment, Zoning By-law Amendment and  
Draft Plan of Subdivision

File No. OPA 1732.02, Z.1732.02 & 24T-19003-1732

**From:** Joanne Churchill [REDACTED]  
**Sent:** January 13, 2020 10:11 AM  
**To:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
**Subject:** Development Proposal Meeting - Mon Jan 13

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Robert,

Re: Development Proposal for Cudmore Property

Please accept this letter as my official disapproval of the proposal by Vogue Wycliffe to create only 1 entrance in and out of the Victoria Street residential development of 27 Townhouses and 8 semi-detached dwellings.

I believe that this proposed access will have a significantly negative impact to residential traffic in this otherwise residential and family oriented community.

I hope that consideration will be made to have singular access to the development from Lakeshore Road to eliminate increased traffic and congestion on Victoria, Speyside and Riverview Streets. There are already 2 existing entrances into and out of the Cudmore property that can easily be utilized. Already there is a new residential development just east of Mississauga Street on Lakeshore Road (next to gas station) that has singular access from Lakeshore Road indicating access off of Lakeshore Road is a prudent choice. Any new high density development should use that as an effective model going forward.

I encourage the Oakville City Council to hear the voices of the community who are directly impacted by such a development and try to minimize the potential negative affects of increased traffic flow, noise on the residential community. This is a wonderful, small community with many children who have enjoyed the freedom of playing in a neighbourhood without fear of vehicular accidents, noise and congestion - please do not take that away from them.

I hope the Oakville City Council will deny the proposal for extension of Victoria Street from the west, terminating in a cul-de-sac and instead have access to property from Lakeshore Road instead.

Thank you very much for your time and consideration,  
Joanne Churchill

[REDACTED] Riverview Street Resident

----- Original message -----

From: Nazy S [REDACTED]  
Date: 2020-01-12 2:30 p.m. (GMT-05:00)  
To: Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
Subject: Cudmore Lands Development

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Dear Robert Thun,

I am a resident on Speyside Drive in Oakville and I am not happy hear that the proposed 35 unit residential development on the Cudmore lands will NOT have an entrance off of Lakeshore, but instead will exit onto Victoria Street, which means traffic will flow through Speyside Drive in order to go north to the QEW. Having said that this means my children will NOT be safe they can't run around with out getting hit by someone who's speeding down the street!!!

I don't feel safe nor approve such decisions  
What you are asking is potential law sue

Speyside was never meant to be a through road and one of the reasons I purchased my house was privacy and safety that my neighborhood is offering.  
Please don't take that away from us  
As WE won't let that happen!!!!

It would be greatly appreciated if you could look into this matter.

Thanks,

Nazy sahat  
Resident at [REDACTED]

Sent from my iPhone

**Robert Thun, B.Sc., MCIP, RPP**  
**Senior Planner, Current Planning - West District**  
**Planning Services**  
Town of Oakville | 905-845-6601, ext.3029 | f: 905-338-4414 | [www.oakville.ca](http://www.oakville.ca)

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----- Original message -----

From: Lois Tessler [REDACTED]  
Date: 2020-01-12 5:33 p.m. (GMT-05:00)  
To: Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
Subject: Cudmore lands proposal

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Dear Mr. Thun:

Having seen the proposal by Wycliffe Developments for the Cudmore lands, we wish to submit our input to the planning department.

We have no objection to the density of the proposed project. However, we do have an issue with the way the traffic flow is designed. It is our understanding that the sole entrance to the development will be on Victoria Street. This will undoubtedly result in vastly increased traffic on Speyside, Riverview (our street), Victoria and Chalmers. The disruption of this extra traffic could easily be avoided if the development entrance were relocated to Lakeshore Road, as it is with the current Cudmore's property. This would be vastly preferable in our quiet residential neighbourhood.

We urge you to reconsider the existing plan for the development's entrance.

Yours truly,

Lois Tessler & Michael Bassett

(Residents of [REDACTED] Riverview Street)

**Robert Thun, B.Sc., MCIP, RPP**  
**Senior Planner, Current Planning - West District**  
**Planning Services**

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----- Original message -----

From: Ryan Tuske [REDACTED]  
Date: 2020-01-12 10:27 p.m. (GMT-05:00)  
To: Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
Subject: Vogue Wycliffe Residential Development - Cudmore's

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Dear Robert,

I am writing to you to express both my surprise and deep concern about the details of the proposed development plans for Cudmore's property in Bronte. My primary issue is with the proposed extension of Victoria Street terminating in a cul-de-sac (with no direct access to Lakeshore Road).

My wife and I are residents on Speyside Drive, a quiet low-traffic street with many young families. We are newlyweds and expect to have children in the very near future, and a major reason for us deciding to live on Speyside is the safety for our kids on a quiet, low traffic street. The proposed extension of Victoria Street will be the only entrance/exit to the new development and does not consider the impact the additional traffic flow will have on this quiet residential community.

I do not have an issue with the development of the Cudmore property. I have a major issue with the development having no direct access to Lakeshore Road, resulting in a significant uptick in traffic on both Speyside and Victoria street as the residents of this new development make their way up Mississauga Street on a daily basis.

I sincerely hope you consider the impact the proposed plans for this development will have on the existing residents in the area. Cudmore's property already has access to Lakeshore Road. I am simply requesting that the new development also have access to Lakeshore Road, to ensure our home remains in the safe, low traffic neighborhood it has been for over 30 years.

Thank you for your time, and I look forward to hearing from you.

Ryan Tuske  
Concerned Resident

**Robert Thun, B.Sc., MCIP, RPP**  
**Senior Planner, Current Planning - West District**  
**Planning Services**  
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**Subject:**

FW: Cudmore Lands Development

----- Original message -----

From: Danny Ochoa [REDACTED]

Date: 2020-01-10 11:47 p.m. (GMT-05:00)

To: Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>

Subject: Cudmore Lands Development

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Dear Robert Thun,

I am a resident on Speyside Drive in Oakville and I am very saddened to hear that the proposed 35 unit residential development on the Cudmore lands will NOT have an entrance off of Lakeshore, but instead will exit onto Victoria Street, which means traffic will flow through Speyside Drive in order to go north to the QEW. This makes no sense what so ever to me, Speyside was never meant to be a through road and one of the reasons I purchased a house on the street is because I liked the fact that there is very little traffic on Speyside, since i have two kids and two dogs and that it something I am constantly concerned of.

I imagine the developer of the lands does not want to place an entrance onto Lakeshore because it would mean less townhouses could be built however, if i was purchasing a house there i would prefer an exit onto a busy road like Lakeshore rather than having to weave through a residential neighbourhood where cars park on both sides of the street during the day and kids play on the roads. This could only mean increased potential for accidents in my neighbourhood.

It would be greatly appreciated if you could look into this matter.

Thanks,

Danny Ochoa

Resident at [REDACTED] Speyside Drive

**Robert Thun, B.Sc., MCIP, RPP**  
**Senior Planner, Current Planning - West District**  
**Planning Services**

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**Subject:**

FW: Vogue Wycliffe (Oakville)

----- Original message -----

From: dennis toews [REDACTED]

Date: 2020-01-10 4:29 p.m. (GMT-05:00)

To: Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>

Subject: Vogue Wycliffe (Oakville)

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sir as a home owner in Bronte for 18 years I am objecting to the proposed exit and egress to the proposed development.

The Cudmore property has two entrance/exits onto Lakeshore Road. This is where they should be, not to Victoria St.

Please acknowledge receipt of this e-mail.

J.Dennis Toews

**Robert Thun, B.Sc., MCIP, RPP**  
**Senior Planner, Current Planning - West District**  
**Planning Services**

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**Subject:**

FW: 3171 Lakeshore Proposed Plan - portal 3

**From:** Rob Buchelt [REDACTED]  
**Sent:** January 10, 2020 3:11 PM  
**To:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
**Subject:** 3171 Lakeshore Proposed Plan

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Sent from my iPhone

Begin forwarded message:

**From:** Rob Buchelt [REDACTED]  
**Date:** November 15, 2019

Dear Mr. Thun

I would like to initially express my concerns regarding the current proposal for the Cudmore property.

A letter was sent from the town regarding plan and zoning bylaw amendments dated October 8. The explanation given with regards to access for the proposed 35 unit development indicates five units to have access from the proposed extension and Victoria Street terminating in a cul-de-sac with the 30 remaining units having access from a proposed condominium Road.

This is very ambiguous and when you do some research you realize that the condominium proposed road that is mentioned essentially funnels into the cul-de-sac.

This in essence routes all the traffic from this development to exit via Victoria Street. 35 units with potentially 100 parking spots and all this traffic will come out via the cul-de-sac.

I live on Speyside Dr which connects off of Victoria St. South. It doesn't take much imagination to forecast that the majority of the traffic will most likely exit on to our street to make its way to the QEW. Our quiet neighborhood street - which in fact is much narrower than a "regular" street does not need this kind of traffic. Most of the residents have lived here some from onset with a mix of retirees and new families and have picked this location because of its quiet nature.

I myself moved from a neighbourhood where the small bungalow's that were built in the 50s were all being torn down to developers and oversized overpriced new houses were built. I moved because of that reason to specifically this neighborhood where it appeared that the tear down & over build process wouldn't happen.

So now this proposal turns our quiet neighborhood where kid's actually are out playing on the street into a freeway. A causeway for 35 oversized buildings which will also change the overall nature of this community.

What happened to this Town that wasn't going to become an overgrown city?!!

What happens in this development when there is a potential hazard (fire ambulance etc) and there is only one way in & out of this development? How is that safe planning?

On top of all of this you are taking a plot of land zoned for I believe 21 single-family homes and

stuffing in a total of 35 units (oversized!) an increase of over 50%!

The plan and all of the information that is available to see is extremely difficult to understand and decipher.

How does the developer get to choose his own traffic impact study?

Not only is Speyside Dr a narrow street but so is Victoria St., Willard St and Ullman Road.

Again making more traffic unwanted.

I've been a Tax payer in Oakville for quite some time, it would seem only fair that we get some consideration rather than these developers

Look forward to hearing your response

Regards

Rob & Lynn Buchelt

Sent from my iPhone

Sent from my iPhone

**Subject:**  
**Attachments:**

FW: Cudmore Redevelopment Plan \* 3171 Lakeshore Road W  
EPSON004.PDF; EPSON005.PDF; EPSON006.PDF

----- Original message -----

From: Rob Buchelt [REDACTED]  
Date: 2020-01-10 3:30 p.m. (GMT-05:00)  
To: Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>, Town Clerk <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
Cc: Rob Buchelt [REDACTED]  
Subject: Cudmore Redevelopment Plan \* 3171 Lakeshore Road W

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This is a follow up to an email sent to Robert Thun on November 15 and re copied again earlier today. There are several objections to the Re zoning Plan that our neighborhood community object to, however the biggest concern stems from the 35 proposed units using Victoria Street South as the sole point of entrance and exit to the new development. As such please find enclosed the names and addresses of those who concur and who have signed a petition addressing such.

Thank you for your time  
I will bring the hard copies to the meeting on Monday January 13th  
Regards  
Rob Buchelt

**Robert Thun, B.Sc., MCIP, RPP**  
**Senior Planner, Current Planning - West District**  
**Planning Services**  
Town of Oakville | 905-845-6601, ext.3029 | f: 905-338-4414 | [www.oakville.ca](http://www.oakville.ca)

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**We, the property owners and taxpayers of the neighborhood directly affected by the proposed development of the Cudmore Property, would like to go on record as opposed to the site using Victoria Street as the one and only entrance and exit to the property.**

<u>Name</u>	<u>Address</u>	<u>Email</u>
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Rob Buchelt		
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Lynn Buchelt		
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DAVID KNOTT		
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RHONDA KAROLAR		
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Colleen Muzzatti		
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Michael Muzzatti		
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Patricia Whiteman		
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David Walsh		
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Eric Zuhlke		
-------------	--	--

Lynne Clark		
-------------	--	--

Bob Hall & Co		
---------------	--	--

Dave & Debbie Kern		
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Wendy & Terry		
---------------	--	--

Shirley Ann Tis		
-----------------	--	--

Melanie Johnson		
-----------------	--	--

Ryan Tuske		
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Kerra Lwin		
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We, the property owners and taxpayers of the neighborhood directly affected by the proposed development of the Cudmore Property, would like to go on record as opposed to the site using Victoria Street as the one and only entrance and exit to the property.

Name	Address	Email
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MIKE TESCHNER		
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Garrett Inculet		
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Padina Inculet		
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LAURIE GERARD		
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Sara Power		
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Darcy WATSON		
--------------	--	--

BRENDAN READY		
---------------	--	--

MONICA PALKE		
--------------	--	--

Rick ZIEGLER		
--------------	--	--

Mary Ziegler		
--------------	--	--

David Chaffee		
---------------	--	--

Tamara Chaffee		
----------------	--	--

Derek King		
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CAREY HALL		
------------	--	--

Mirela Brucy		
--------------	--	--

Darlene Weiss		
---------------	--	--

Jonathan Ferguson		
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**We, the property owners and taxpayers of the neighborhood directly affected by the proposed development of the Cudmore Property, would like to go on record as opposed to the site using Victoria Street as the one and only entrance and exit to the property.**

<u>Name</u>	<u>Address</u>	<u>Email</u>
Steve Rich		
Michael D.		
DANIEL TAMP		
Linda Shakespeare		
Kory Frame		
JOHN GREER		
STUART ELLIS		
Irene Johnston		
Anella Banner		
LANE BAILEY		
PAUL PRIOR		
K. DAVE COOTNER		
DENISE NORMAN		
Anthony D. Norman		
GREG RICE.		
LAURA RICE		
Rick Chapman		
Sylvia Stultz		

We, the property owners and taxpayers of the neighborhood directly affected by the proposed development of the Cudmore Property, would like to go on record as opposed to the site using Victoria Street as the one and only entrance and exit to the property.

Name	Address	Email
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DANNY DOHDA		
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FATEMEH SAHAT-BAKSH		
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Peter Skov		
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Peter DENNIS.		
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KRISTA GRIFFIN		
----------------	--	--

NEIL MacINNES		
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AMANDA FALCONER		
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ALVH Rodriguez Bell		
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BRENDA EDWARDS		
----------------	--	--

Gusie Colella		
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John Colella		
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Ashly Tomasseff		
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Leslie Coules		
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Dave Coules		
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[REDACTED]

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**Subject:**

FW: Cudmore Lands-Portal 1

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**From:** steve ager [REDACTED]

**Sent:** January 10, 2020 9:15 AM

**To:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>

**Subject:** Cudmore Lands

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr.Thun

I strongly oppose the Development Proposal for the Cudmore Property - particularly, your proposal for one entrance in and out from the property. You plan to dump all the traffic exiting from that proposed facility onto small residential streets such as Victoria, Speyside and Riverview would cause excessive gridlock, pollution and safety hazards. This is a mindless, bureaucratic proposal that must be stopped.

Stephen Ager

e-mail [REDACTED]

**Subject:**

FW: Cudmore Lands - Portal 4

----- Original message -----

From: Ursula Greer [REDACTED]  
Date: 2020-01-10 3:49 p.m. (GMT-05:00)  
To: Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
Cc: Ursula Greer [REDACTED]  
Subject: Cudmore Lands

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Robert,

I wish to inform you of my opinion regarding the Cudmore Lands. I would like the Council to insist that the developer provides access to the proposed development from Lakeshore. The proposed plan will have a negative impact on the quiet residential area where I live. The additional traffic flow will affect our neighbourhood, where, at the moment, children are able to play street hockey and basketball on the street. Please make my opinion known to Council.

Yours sincerely, Ursula Greer

Sent from my iPhone

**Robert Thun, B.Sc., MCIP, RPP**  
**Senior Planner, Current Planning - West District**  
**Planning Services**

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**Subject:**

FW: Cudmore Lands - portal 2

-----Original Message-----

From: Ervin S <Ervin\_Samo@hotmail.com>

Sent: January 9, 2020 8:42 PM

To: Robert Thun

Subject: Cudmore Lands

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Thun,

I live in the area of the Cudmore Lands development project where townhouses will be built. I wanted to express my concern about adding more congestion onto our local roads. Speyside Dr. and the local roads around it have bus stops for children and it is already congested in the mornings and afternoons when the kids come home from school. This may prove to be a safety risk if we add more vehicles to our local (residential) roads. I understand there will only be one exit out of the townhouse complex which will create more congestion as well. I'm also curious as to what the townhouses will cost and see how that will affect our property value and any property taxes?

Please think of the local residents and how they may be affected. Bronte road and Rebecca are already congested enough during rush hour traffic. Adding more residents into this area will add to this congestion.

Thank you.

Ervin

[REDACTED]

---

**From:** Robert Thun  
**Sent:** Monday, December 23, 2019 9:23 AM  
**To:** Franca Piazza; Susanna Willie  
**Subject:** FW: Letter Notice of Complete Action dated at Town of Oakville Oct.8, 2019, re 3171 Lakeshore Rd. West, Vogue Wycliffe (Oakville) LTD Ward 1

For circulation at p and d

Sent from my Samsung Galaxy smartphone.

----- Original message -----

**From:** Michael Muzzatti [REDACTED]  
**Date:** 2019-12-21 10:51 a.m. (GMT-05:00)  
**To:** Robert Thun <robert.thun@oakville.ca>  
**Subject:** RE: Letter Notice of Complete Action dated at Town of Oakville Oct.8, 2019, re 3171 Lakeshore Rd. West, Vogue Wycliffe (Oakville) LTD Ward 1

**SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello Mr. Robert Thun,

My name is Michael Muzzatti and I live [REDACTED] Speyside Dr. with my wife Colleen, my 7 year old son Noble, and 4 year old daughter Layla, and we have grave concerns about how ours and especially our children's lives and ultimate safety will change for the worse if the Cudmore's Nursery subdivision proposal is accepted and ultimately executed.

The reason we chose Speyside was very specific, we chose it due to the fact that if you do not live on the street there is really no reason to drive on it, which results in a very quiet and safe street for our kids to grow up on.

Allow me to share my first memory of living on Speyside...it was the day we moved in, and I was in the garage getting my work space organized (as men do) and I had been in the garage for over 2 hours when I realized that not a single car has passed by my house since I was in there. At that moment, I thought to myself, what a great decision my wife and I have made, this is going to be a great place for Noble (my daughter wasn't born yet) to grow up and play outside.

Now all of that is in jeopardy Robert.

This is a low density area, and if you ask me and especially my kids it should remain that way. Why not simply allow for more single dwelling detached homes that face and exit onto lakeshore road. Think about the lives of the people

already living in the neighborhood, not the faceless builder who will build, sell, make millions and then vanish to leave us to deal with the consequences.

Imagine you and your young family lived on a street that your kids could safely play either on the side walk, or the street and then add 100+ cars to the equation...I don't care what traffic study's were completed, all you have to do is use common sense and you can conclude life on Speyside will never be the same.

I would ask that you first consider the lives of those that have invested in the neighborhood for decades, and as well as the young families that have moved into the neighborhood hoping to reside here for decades to come. Those lives will be forever changed if this plan comes to fruition.

I truly thank you for taking my thoughts into consideration and I would be open to speaking with you over the phone, or meeting with you in person if that would help.

Sincerely,

Michael, Colleen, Noble and Layla Muzzatti.

Please stop by and visit our new Website at [www.commerx.ca](http://www.commerx.ca)



Michael G. Muzzatti | Senior Account Manager

2880 Argentia Road, Unit 1, Mississauga, ON L5N 7X8

M: 416.576.2141



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**Robert Thun, B.Sc., MCIP, RPP**  
**Senior Planner, Current Planning - West District**  
**Planning Services**

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**From:** David Witt <[REDACTED]>  
**Sent:** December 31, 2019 4:38 PM  
**To:** Town Clerk <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Cc:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>; Sean O'Meara ; Beth Robertson  
<[beth.robertson@oakville.ca](mailto:beth.robertson@oakville.ca)>  
**Subject:** Written Submission to Council - Vogue Wycliffe

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

Please find attached my written submission with respect to the Vogue Wycliffe (Oakville) Ltd. Proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision for 3171 Lakeshore Road West.

Unfortunately, I will be out of the country on business at the time of the Statutory Public Meeting on Monday, January 13, 2020. Therefore, I have attached my written submission regarding this proposal.

Please feel free to contact me should there be any questions about my submission.

Sincerely,  
David Witt  
[REDACTED]



**Submission with Respect To:**  
Proposed Official Plan Amendment, Zoning By-law Amendment  
and Plan of Subdivision  
3171 Lakeshore Road West  
Vogue Wycliffe (Oakville) Ltd.

The following submission expresses my concerns with the proposed development located at 3171 Lakeshore Road West. I have 3 specific concerns: 1) access to the site during the development phase, 2) access to the site after the development is complete, and 3) the proposed zoning by-law amendments.

1) Access to the site during the development phase

The site to be developed is located at 3171 Lakeshore Road West. Currently, vehicular access to the site is from Lakeshore Rd using one of two entrances. One entrance, on the east side of the property, provides access from Lakeshore Road using a drive way that is partially located on the road allowance for West Street. The other entrance, on the west side of the property, provides access directly to the site from Lakeshore Road. See Figure 1 below. In the proposed configuration after development is complete, access to the site will be from the west using Victoria St. I request that during the construction phases, access to the site be restricted to the existing accesses from Lakeshore Road.



Figure 1 - Existing Vehicular Site Access

The proposed development has a dead end street that abuts the West Street road allowance. The logical access point to the site during construction would be from Lakeshore Road and the West street road allowance. The existing site entrance could be extended to the north to connect with the previously mentioned dead end street. This would provide construction access without disturbing the existing streets and in particular Victoria St. to the West. See Figure 2 below.



Figure 2 - Proposed Temporary Construction Entrance From Lakeshore Road.

Lakeshore Rd is an arterial road and, I believe, would be more capable of supporting the construction traffic including the heavy construction vehicles that may need to access the site in comparison to Victoria St.

I request that any approval of this development proposal include a requirement that all construction access be from Lakeshore Road.

## 2) Access to the site after development

The proposed development is to be accessed from the west from a new cul-de-sac to be constructed on Victoria St. I understand that there were concerns regarding the continuation of Victoria St as a through street through the site due to the possibility of increased traffic in the area not destined for the development but rather as a result of the through nature of Victoria St.

I request that an additional access point to the site be provided from the east from Victoria Street. Based on the current proposal, and with some movement of the proposed dwellings, access could also be provided from the east. (see Figure 3 on the next page) This additional





Figure 3 - Additional Entrance from East Victoria St.

access point, while connecting both portions of Victoria St., does not necessarily create a through street for Victoria due to the layout of the development.

While the amount of additional traffic on Victoria St. with only one access from the west may seem small, on a percentage basis it is rather large. The development proposes 35 dwellings, the majority of which will likely have two vehicles as is the case through most of Oakville. This is upwards of 70 additional vehicles traveling to the west on Victoria St. This stretch of Victoria St., up to Chalmers St., currently has 26 dwellings for a total of approximately 52 vehicles (applying the same logic). Thus, 70 additional vehicles from the new development more than doubles the traffic on Victoria St. I understand that Victoria St. is capable of handling this traffic from a design point of view but from a residents point of view the traffic increase is more than significant.

Parking is also a concern. While the development has the required provisions for visitor parking I believe that this is insufficient. Due to the high density of this development with the necessary very small driveways and garages, the residents will likely use a significant portion of the visitor parking themselves.

Many of the dwelling have a single car driveway with provisions for an additional car to be located in the garage. In most families this creates the need to reposition cars on a regular (daily) basis in order for various family members to access their desired vehicles. The visitor

parking spaces will likely be used by the local residence in an effort to reduce the juggling of cars.

Real visitors will be forced to park on the adjoining Victoria St. creating additional congestion. Providing a second access to the site from the east via Victoria St. will provide additional places for visitors to park on the side streets with out overloading only one portion of Victoria St.

Finally, I think some consideration should be given to emergency vehicle access. This is a very dense development and should an emergency occur requiring multiple responses, having only one access route may hinder quick access to the site.

I request that the approval of this development be contingent on providing a second access from the east via Victoria St in addition to the proposed access from the West.

### 3) Zoning By-Law Amendments and Official Plan Amendment

The Vogue Wycliffe proposal requests that the Official Plan be amended, re-designating the subject lands from Low Density Residential to Medium Density Residential. The basis for this, as laid out in the Official Plan Amendment proposed by Vogue Wycliffe, is to support intensification. Their basis also suggests that the semi-detached units provide a transition between the existing single family homes and the proposed townhomes. I request that only the portion of the lands required for townhomes be re-designated as Medium Density Residential, and that the portion of the lands supporting the semi-detached dwellings remain as Low Density Residential. (See Figure 4 below) This will help ensure the appropriate buffer between the existing single family homes and the townhomes, and is consistent with the request to re-zone a portion of the lands RL8. I think it is important the existing properties on Ward Ct, West St, Speyside Dr, and Victoria St., that abut the new development, have neighbouring homes of a more similar nature than is currently proposed. Maintaining the RL8 zoning with special provisions closer to the existing homes will help ensure this similarity.

The special provisions being requested for both the RL8 and the RM1 zoning need to be carefully examined and should not be granted as requested. (See Tables 1 and 2 on the following pages)

For the lands zoned RL8, Vogue Wycliffe is requesting that the minimum lot area required for semi-detached dwellings be reduced from 450 m<sup>2</sup> to 237.2 m<sup>2</sup>. **This is a reduction in the required land area by more than 47%.** Coupled with this request is an increase in the maximum residential floor area from 180.0 m<sup>2</sup> (1937 ft<sup>2</sup>) to 265 m<sup>2</sup> (2852 ft<sup>2</sup>). **This is an increase in the allowed floor area by 47% and is larger than the floor area permitted for the adjacent single family homes zoned RL8.** The number of storeys permitted is requested to be increased from 2 to 3 with a corresponding increase in permitted height from 10 m to 12 m. The net result is very large, 3 storey, semi-detached homes on a very small lots. This hardly seems to provide any consistency with the existing surrounding homes. This is much more consistent with the request for the Medium Density Residential designation of these lands and is not in keeping with the adjacent usage, especially the homes immediately adjacent to the property. In addition to these provisions, the lot frontage, minimum front yard, and minimum interior side yards are being reduced.

I would also like to point out that in the current subdivision the existing dwellings zoned as RL8 are restricted to a maximum residential floor area of 200 m<sup>2</sup> (2153 ft<sup>2</sup>) and a number of these homes have a special provision that further reduces this amount to 140 m<sup>2</sup> (1507 ft<sup>2</sup>), 126 m<sup>2</sup> (1356 ft<sup>2</sup>) or 120 m<sup>2</sup> (1291 ft<sup>2</sup>). None of the existing home appear to have special provisions for

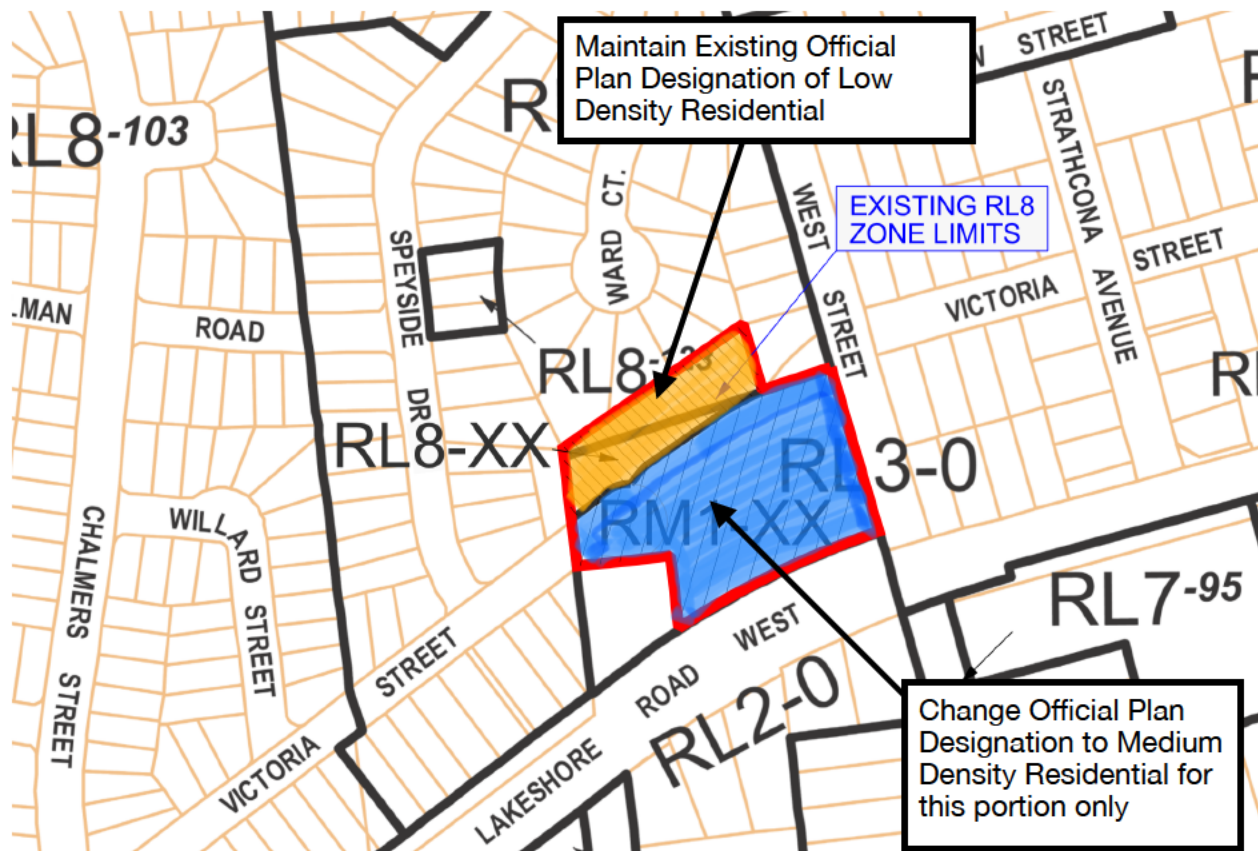


Figure 4 - Suggest Official Plan Designations

larger floor areas as is being requested. Granting the larger floor areas as requested may lead to future variance requests for similar provisions which if granted would further change the character of this neighbourhood.

I request that these provisions not be granted. It is my belief that the RL8 zoning designation is more for show and the reality is that Vogue Wycliffe did not want anyone to notice the special provisions being requested but to accept that the proposed RL8 zoned semi-detached dwellings were probably similar to the existing neighbouring dwellings.

The special provisions requested for the RM1 zoning again seeks to reduce the minimum lot area and at the same time reduce the lot frontage, minimum front, rear and flankage yard. Again this only serves to increase the density of dwellings. Since 3 story and 12 m high dwellings are already permitted in RM1 zoning the net result is very large town homes on very small lots.

I request that these special provisions not be granted. This increase in density is not consistent with the surrounding dwellings. The RM1 zoning will permit medium density town homes and allows for sufficient intensification.

Prepared by:  
David Witt  
[REDACTED] Victoria St.  
[REDACTED] Kille, ON L6L 5R2  
[REDACTED] [REDACTED]



**Table 1 - RL8 Zoning Comparison**

<b>RL8</b>	<b>Town of Oakville Zoning By-Law 2014-014, Consolidated to May 13, 2019</b>		<b>Vogue Wycliffe Amendment</b>	<b>Percentage Change from RL8 zoning</b>
	<b><i>Detached dwellings</i></b>	<b><i>Semi-detached dwellings</i></b>	<b>Proposed Zoning By-law Amendment</b>	
Minimum lot area	360.0 m <sup>2</sup> (1)	450.0 m <sup>2</sup> (3)	237.2 m <sup>2</sup>	<b>-47.3%</b>
Minimum lot frontage	12.0 m (2)	18.0 m (4)	10.35 m	<b>-42.5%</b>
Minimum front yard (2015-18)	4.5 m (-0)	4.5 m	3.5 m	<b>-22%</b>
Minimum flankage yard (2016-13)	3.0 m (9)	3.0 m (9)		
Minimum interior side yard	0.6 m (5)	2.0 m	1.25 m	<b>-37%</b>
Minimum rear yard	7.5 m (6)	7.5 m		
Maximum number of storeys	2 (7)	2 (7)	3	<b>50%</b>
Maximum height	10.5m (-0)	10.5 m	12.0 m	<b>14.3%</b>
Maximum residential floor area for a detached dwelling on map 19(1), 19(2), 19(2a), or Map 19(15) (2015-18)	200.0 m <sup>2</sup> (8)	n/a		
Maximum residential floor area for a semi-detached dwelling on map 19(1), 19(2), 19(2a), or Map 19(15) (2015-18)	n/a	180.0 m <sup>2</sup>	265.0 m <sup>2</sup>	<b>47%</b>
Maximum residential floor area ratio for all other lots (2015-18)	65% (7)	65% (7)		
Maximum lot coverage for the dwelling	n/a (-0)	n/a		
<b>Minimum landscape area (excluding driveway and porches)</b>			104.0 m <sup>2</sup>	

**Table Notes:**

The area of development is on Map 19(1) of the Town of Oakville Zoning By-law 2014-014

**Additional Regulations for Zone Regulations in Table Above.**

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply. *[Applies to original zoning of RL3-0 for this area]*
- 1. The minimum lot area shall be 405.0 square metres for a corner lot.
- 2. The minimum lot frontage shall be 13.5 metres for a corner lot.
- 3. The minimum lot area shall be 510.0 square metres for a corner lot.
- 4. The minimum lot frontage shall be 20.0 metres for a corner lot.
- 5. A minimum separation distance of 2.4 metres shall be required between detached dwellings on abutting lots in the same zone. The aggregate distance of the interior side yards on a lot shall equal 2.4 metres.

6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. Notwithstanding the above, *residential floor area* above the second storey is permitted provided that the *residential floor area* above the second storey shall not exceed 35% of the *residential floor area* of the second storey below.
8. Section 6.4.1 shall not apply to a *detached dwelling* in the Residential Low (RL8-0) Zone. (2015-018)
9. The minimum setback from a daylight triangle on *lots* not in the -0 Suffix Zone shall be 0.7 metres. (2016-013)

**Table 2 - RM1 Zoning Comparison**

<b>RM1</b>	<b>Town of Oakville Zoning By-Law 2014-014, Consolidated to May 13, 2019</b>	<b>Vogue Wycliffe Amendment</b>	<b>Percentage Change from RM1 zoning</b>
	<i>Townhouse dwellings</i>	<b>Proposed Zoning By-law Amendment</b>	
Minimum lot area (2017-025)	135.0 m <sup>2</sup> per <i>dwelling</i>	117.0 m <sup>2</sup>	<b>-13.3%</b>
Minimum lot frontage	30.5 m	21.2 m	<b>-30.5%</b>
Minimum front yard	4.5 m	3.5 m	<b>-22%</b>
Minimum flankage yard (2016-13)	3.0 m	1.5 m	<b>-50%</b>
Minimum interior side yard (2016-13)	1.2 m		
Minimum separation distance between buildings containing dwelling units	2.4 m		
Minimum rear yard	6.0 m	3.5 m	<b>-41.6%</b>
Maximum number of storeys	3		
Maximum height	12.0 m		
Maximum lot coverage for the dwelling	n/a		
Minimum landscaping coverage	10%		

**Additional Regulations for Zone Regulations in Table Above.**

None applicable to RM1 zoning

**Vogue Wycliffe (Oakville) Limited - 3171 Lakeshore Road West**

**Z.1732.02, OPA 1732.02, & 24T-19003/1732**

Dear Mr. Thun -

Thank you for meeting with the residents of Ward Court in early October. We would like to summarize our concise and unified list of concerns, for attachment to the application.

1. The preservation and protection of the treeline is of primary importance. As the trees were originally planted as boundary trees, though perhaps not exactly on the property line as per the applicant's Arborist's report, they were certainly intended as such and we, as a group, would like to request that they be treated as boundary trees and therefore protected as per section 7 of Appendix C of By-Law 2017-038.
2. The proposed zoning amendments to RL8, we feel, would allow for homes that are out of character with our neighbourhood and community. Though there is no amendment requested to the setbacks, the amendments to number of stories, height, lot and floor areas will create homes that are not consistent with the current zone's semi-detached provisions.
3. We are particularly concerned with the applicants request for three story homes backing onto our properties. Their construction on our rear lot lines is intrusive in comparison to our surrounding site lines, not to mention the negative impact such structures would have on our privacy and the overall enjoyment of our properties.
4. We would ask that the fence separating the properties on Ward Court and the new development be 2.5m in height.
5. Finally, we would like to note that the application is not at all consistent with what the developer's representatives presented to the residents during the Community Consultation Process. We feel that the meetings were very much misrepresented in the Planning Justification Document, which is disheartening, and appears to be deceptive. As a further example, Tables 3 and 4 in the Planning Document (page 38) appears to deliberately leave out the Proposed values which deviate the most from current zoning.

As members of the Oakville community we recognize the need for growth and the challenges future planning entails. Nevertheless, we endorse the growth plan established several years ago by the town of Oakville but creating exemptions to existing by-laws as this proposal wishes to do, is not in keeping with that plan.

Thank your you time, and please keep us informed as this review progresses.

Sincerely,  
The Residents of Ward Court



**From:** robin hall [REDACTED]  
**Sent:** Wednesday, December 18, 2019 9:13 AM  
**To:** Susanna Willie  
**Cc:** Robert Thun  
**Subject:** Re: Z.1732.02, OPA 1732.02 and 24T-19003\_Vogue Wycliffe (Oakville Ltd.) - Ward 1

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for the email ,

To be open , honest and transparent to all those affected,,,, I would like to ask you if you sent letters or emails to all those who will be affected by this high density development in our immediate community? That would include Speyside dr, Victoria st east , Chalmers , Ulman Dr, Willard St and Riverview st, and Ward court

Traffic will be much increased on Speyside , Victoria East and these other streets and this is a huge concern , to those who have figured this out by reading you're vague and confusing first letter,

Please confirm you are doing the right thing and Doing another letter letting all residents of this community know clearly what your plans are regarding traffic diversion through our quiet streets and letting them know of the January meeting date.

The Oakville Beaver is not Del'd in our community if this is your plan to inform this community.

Thank you  
Rob Hall

Sent from my iPhone

**From:** robin hall [REDACTED]

**Sent:** December 18, 2019 10:31 AM

**To:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>

**Subject:** Re: Z.1732.02, OPA 1732.02 and 24T-19003\_Vogue Wycliffe (Oakville Ltd.) - Ward 1

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Hi Robert , doing

the bare minimum isn't fair or just to this community , the planning act needs change obviously , and it certainly doesn't prevent you from contacting the whole community re this high density project and the traffic flow implications that will affect our quality of life in a negative way , not just people within 120metres ! the extra 100 cars in the proposed project don't disappear at 121 metres

Please put forth all my emails to the town as objections to this project

Thanks for you quick response

We just received you second letter in the mail today

Please let the community know the plan is to route 100 extra cars by their homes , so far this is very unclear to most ,

Please also remember you and the town have a responsibility to the homeowners and taxpayers of this community , not some developer trying to maximize profit on a small parcel of land

Thank you

Rob and Gail

Sent from my iPhone

**From:** Jenee Zammit [REDACTED]  
**Sent:** January 13, 2020 11:00 AM  
**To:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
**Subject:** Letter regarding the proposed Cudmore Development

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Robert Thun,

I'm emailing you in regards to the proposed development plan of the Cudmore lands. As a member of this community I am very concerned with the proposal of the development plan specially, the traffic flow that potentially could affect my street.

I feel that this plan that is being proposed by developer is in benefit of the proposed development. This development doesn't offer any positive outcome for us residents. The amount of increase noise level, traffic flow, increase in pollution and safety concern are all of serious concern. This community is made up of young families and seniors who purchased these homes because of the atmosphere this neighbour was offering.

Mainly, the proposed development would almost double the amount of cars using this section of Victoria Street. This section of Victoria is not equipped to support this mass increase in traffic flow. This proposal changes the existing culture of our community.

I am very upset that this proposal is even being concerned because it clearly has no advantage or benefit to the members already living in this community.

Thank you so much for your attention in this matter.

Jenee Zammit  
[REDACTED]

**From:** Geoff Burstow [REDACTED]  
**Sent:** January 13, 2020 11:10 AM  
**To:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
**Subject:** Development Proposal Meeting- Jan 13

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Robert,

Re: Development Proposal for Cudmore Property

Please accept this letter as my official disapproval of the proposal by Vogue Wycliffe to create only 1 entrance in and out of the Victoria Street residential development of 27 Townhouses and 8 semi-detached dwellings.

I believe that this proposed access will have a significantly negative impact to residential traffic in this otherwise residential and family oriented community.

I hope that consideration will be made to have singular access to the development from Lakeshore Road to eliminate increased traffic and congestion on Victoria, Speyside and Riverview Streets. There are already 2 existing entrances into and out of the Cudmore property that can easily be utilized. Already there is a new residential development just east of Mississauga Street on Lakeshore Road (next to gas station) that has singular access from Lakeshore Road indicating access off of Lakeshore Road is a prudent choice. Any new high density development should use that as an effective model going forward.

I encourage the Oakville City Council to hear the voices of the community who are directly impacted by such a development and try to minimize the potential negative affects of increased traffic flow, noise on the residential community. This is a wonderful, small community with many children who have enjoyed the freedom of playing in a neighbourhood without fear of vehicular accidents, noise and congestion - please do not take that away from them.

I hope the Oakville City Council will deny the propasal for extension of Victoria Street from the west, terminating in a cul-de-sac and instead have access to property from Lakeshore Road instead.

Thank you very much for your time and consideration,  
Geoff Burstow

[REDACTED] Riverview Street Resident

**From:** Jason Mula [REDACTED]  
**Sent:** January 13, 2020 11:11 AM  
**To:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
**Cc:** Town Clerk <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Subject:** Cudmore Land Development Proposal

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Hello Robert Thun,

I am a neighbour to the Cudmore's Garden Centre on Lakeshore Road in Oakville. Our serene neighbourhood is home to many young children who safely play in the streets regularly as a part of their regular after-school and weekend activities. My biggest concern is for those children who would be put in a situation of increased danger with a drastic increase in traffic flow. Their play time coincides with the peak traffic hours (especially the rush hour drive home). This outdoor time is extremely important to the social skills of these children and gets them away from their screens and technology to interact with their friends who are real people in our neighbourhood.

There are currently 2 driveway accesses directly from the Cudmore's property onto Lakeshore Road, with one of them lining up directly across from West Street. This would allow the installation of a stop light, if needed in the future. Although, in the many years that I have driven by Cudmore's Garden Centre, there are regularly Customers at the garden centre, and I have yet to see a line of people trying to get out of the parking lot. So, the access onto Lakeshore Road should not cause any traffic challenges for the residents of the new development. Also, further East on Lakeshore Road, the development that was constructed a few years ago just East of Mississauga Road has a similar entrance to Lakeshore Road, and again, I have yet to see a line of people trying to get out of that development.

I ask that you eliminate the option of the new development being accessed from Victoria Street for the safety of the current residents, and the continued serenity of our neighbourhood.

Thank you for your time and consideration,

Jason Mula  
Neighbour at [REDACTED] Chalmers Street

**From:** David Chaffee [REDACTED]  
**Sent:** January 13, 2020 11:56 AM  
**To:** Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>  
**Subject:** Re:Zoning <https://www.oakville.ca/business/da-34065.html> Voicing a concern

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Raising a concern over only 1 entrance to the new development for Wycliffe Homes (presently from Victoria Street, west of Cudmore's Garden Centre)

We would like to see additional entrances from Victoria Street (east side of Cudmore's), or perhaps running north off of Lakeshore Road.

Sincerely,

David Chaffee & Tamara Chaffee  
[REDACTED] Victoria Street  
Oakville  
L6L 5X8  
Mobile [REDACTED]