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FEB 14 2018
CLERK'S

Feb. 5th 2018



Mrs. Wendy Eckel

Oakville ON

Re Applicant: IMH Queens Ltd.
297 Queens Ave.
File No. Z.1513.28 Ward 5

I attended the Wednesday Jan, 24th meeting at the Town Hall re the attached and have very strong feelings that the Proposed Zoning By- Law Amendment should NOT be approved.

I live at [REDACTED] Queens Ave. (see details above) and to me it is ridiculous to build another 10 story apartment on the lot allocated. We have a very small court that already supports traffic for our building, the seniors residence across the street and the large rental apartment adjacent to us, Before spending more money on an additional rental, it would be much more sensible to clean up the adjacent rental building. Without exaggerating the police or fire department arrive there monthly in answer to some emergency or other.

Wendy Eckel



Att.

P. Portal
J. Clahung
M. Simeoni

RECEIVED
FEB 02 2018
CLERK'S DEPT

Heather Ingham
[REDACTED] Queen's Ave.
Oakville, ON. [REDACTED]
Jan. 29, 2018

Town Clerk
Clerks Department
1225 Trafalgar Rd.
Oakville, ON, L6H 0H3

Regarding: Proposed Zoning By-law Amendment
Applicant - IMH Queens Ltd.
297 Queens Ave.
File No: Z1513.28

To the Town Clerk:
Dear Sir or Madam,

My husband and I live at [REDACTED] Queens Ave. in a condo building which sits beside 297 Queens Ave. When we moved here in 2001 we chose this place because we were determined to find a site where all building seemed to be complete. We thought we had found that on Queens Ave.

On the section of Queens Ave. from Trafalgar road going west to the curve in the road, a walk of 2 minutes, there are two large rental buildings, a large retirement home, a condo building, a double row of townhouses and private homes. This represents a lot of people for such a

2.

Small area. The addition of another large rental building squashed into a small piece of land next to 297 Queens would not add to the liveability of this street and probably lower the value of all the buildings.

The rental building already on this land has tennis courts and a grassy area for the pleasure of the tenants. The new building proposed covers every inch of outside space except the parking lot. Surely the people who live there deserve a small amount of outdoor space. This is not downtown Toronto and humans should not be squashed unbearably just to make huge profits for developers and landlords.

The most distressing thing I overheard at the meeting on Jan 24th was from a real estate person who said that 297 Queens is not a good building, the hallways are dirty etc. We do see police cars there quite often. The term "slum landlord" was used. Why would we or the town of Oakville want to allow this person to build more units which over the years could deteriorate into slums?

3.

At the Jan. 24th meeting the town planner said that a traffic study had been done and projected 48 cars twice a day for a building of 158 units. That flies in the face of reason. There is no access to Trafalgar Rd so every car in the building must go through the subdivision to get anywhere and to think there will only be 48 cars in that sized building is absurd.

We live at [REDACTED] Queens Ave beside 297. It is a condo building and great care is taken to keep it in tip top shape. How will our investment fare with a possible slum beside us? Not well, I'm sure. We understand the need for housing but it is unfair to burden one area with growing ugliness while protecting others.

Thank you for listening to our concerns

Sincerely
Catherine Dwyer

I'm writing about the new building at 159 queens Rd in front of town hall on trafalgar. I would like it to be over 20 stories high or higher since the population in that area is expanding rapidly and there aren't many buildings close to the new developments on Iroquois shore. I hope my opinion is taken highly thanks Kirk Pettigrew

Sent from my iPhone

A horizontal bar chart showing the percentage of respondents by age group who believe the U.S. should take action to reduce global warming. The x-axis represents the percentage from 0 to 100. The y-axis lists age groups. The bars are black.

Age Group	Percentage
18-29	85
30-49	15
50-69	55
70+	95
18-29	10
30-49	15
50-69	30
70+	15
18-29	75
30-49	85
50-69	50

>
>
> -----Original Message-----
> From: Kirk Pettigrew [REDACTED]
> Sent: Monday, December 11, 2017 10:40 AM
> To: Town Clerk
> Subject: New building on trafilgar
>
> Make it 20 or more stories higher!
>
> Sent from my iPhone

December 14, 2017:

Oakville Town Council

C/o Town Clerk

Subject:

Proposed Zoning By-law Amendment

297 Queens Avenue

File No.Z.1513.28, Ward 5

I am writing to advise my strong opposition to the Proposed Zoning By-Law Amendment. I am most concerned that the Town of Oakville would consider approving this plan to build a 10-storey, 159-unit rental apartment building on this property adding to existing 159-unit rental facility.

In reviewing the proposal, it is stated that this plan compliments the regional growth projections and that this will be built on usable land. The term useable land does not consider livable land use. In building this structure they will be eliminating the recreational facilities existing on this property, swimming pool, basketball court and outdoor leisure area, and creating a high-density facility beyond the limits of the local area. The vehicle traffic which today is very high due to the 3 multiple living facilities and the retirement home all located on Queens Avenue. Presently the parking at 297 Queens does not meet all the unit requirements because of the expansion of the facility a few years ago and relies on all the residents not owning vehicles. With the addition of 159 units the traffic spilling onto Sewell & McCarney funneling out onto to Trafalgar Rd which is now experiences significant volume and congestion during peak periods will only increase and will the proposed underground parking meet the needs of 159 units? Park Ave and Queens will be seriously affected by this increase in traffic and no doubt that this will result in loss of resale value to the single homes in this area.

Council recently approved the construction of a 14-storey building in front of the Marlborough Court Apartments just north of McCarney. This building is very close to the public sidewalk and when complete will block the view light density of the apartment units facing this new structure not to mention the increased population density and additional traffic that will be generated. This application for re-zoning further increases the population density and traffic volume.

What about the construction of thousands of homes being built on the north side of Dundas, how is this traffic to be handled, how can the infrastructure accommodate this surge in population, our new hospital will soon be faced with overcrowding as is currently the case in Newmarket area.

In looking through the proposal submitted I see nothing about the loss of recreational facilities for the residents of 297 Queens Ave, nothing about the impact of traffic on the residents of this area, nothing about the social problems that are likely to develop created by the housing density. The study claims the facility will hook into the existing storm drain system which will run under

the building and hook to the existing sanitary drain system but what effect will this additional increase in volume have on these systems, are they capable of the additional volume?

In my view permitting this structure to be built negates the whole premise that Oakville wants to be the most livable town in Canada. If this continues Oakville will become a high-density ghetto with social issues resulting in significant increases in disputes, criminal activity, etc. I have lived in Oakville for over 35 years, I have seen Oakville grow substantially but nothing like what is happening today. In our retirement we sold our house in Oakville and moved into the 34-unit condominium next to 297 Queens. However, adding to the building next door is not what I am protesting, it is the destruction of our town by allowing developers to over build. Increasing building density to spread the tax base does not reduce the tax cost when all the additional services required are considered. What is the next move, sell our parks so developers can build more high-density housing. I urge council to carefully consider this application to amend the By-Law and not permit this amendment to the Zoning By-Law. This is our town, this is our home, do not destroy to it.

Mr. & Mrs. R. Sullivan

██████ Queens Ave, ██████

Oakville, On

██████████

[REDACTED]

From: Karen Bantoft [REDACTED]
Sent: Tuesday, December 12, 2017 3:32 PM
To: Town Clerk
Cc: _Ward5
Subject: Notice of Complete Application - 297 Queens Ave

I have received a notice from the Town concerning proposed by-law amendments concerning the property located at 297 Queens Ave. Ref: File No.Z.1513.28, Ward 5.

I have to say I'm quite appalled that the Town would even consider passing an amendment for this property. I have read the various documents accompanying the application, and it looks as if the new 10 storey building will be perched within throwing distance of Trafalgar Road. In fact - possibly a good throw to Town Hall.

However, my biggest concern is as a neighbour and resident of the small condo building next door (1071 Queens Ave). One of the reasons I bought here 10 years ago is because it is a dead end street, with a retirement residence across the road. In other words, it's fairly quiet on this street. The last thing anyone in this building wants is to see and hear construction trucks zooming back and forth on a residential street. And we're not talking a month long endeavour, we're probably talking two years of construction mess, noise, wear and tear on our building from the dust and debris. When the apartment building did some major renovations a couple of years ago, our rooftop air conditioners (which were brand new) were covered in dust and there was concern with the installer that they were damaged. We lodged almost daily complaints with the Town at that time, but I don't think anything was ever done, nor was the building contractor fined. Based on the history of that six week or so project, I am aghast thinking of the damage that a one or two year construction project would do to our building.

Is the Town going to guarantee that our air conditioners and our Make Up Air system will be replaced if damaged by this new construction? Will the Town guarantee that we will be able to use our balconies during the warmer weather and not be subjected to air pollution? What about the dirt and dust that will cover the outside of our building? Who is going to power wash our building after the mess is over?

The Town should also consider having to hire additional police once the proposed 10 storey building is complete, because they are on site every two or three weeks at the existing building, so they may need more staff to handle the increase in calls that will result from an additional large building.

So, all and all, I do NOT approve the proposed zoning by-law amendment and I would hope that the Town has the sense to cancel it!

Karen Bantoft

[REDACTED]

From: Paul MacNaughton [REDACTED]
Sent: Wednesday, December 13, 2017 9:08 AM
To: Town Clerk
Cc: _Ward5
Subject: Notice of Complete Application - 297 Queens Avenue File No.Z.1513.28, in Ward 5

I have received a notice from the Town concerning proposed by-law amendments concerning the property located at 297 Queens Ave. Ref: File No.Z.1513.28, Ward 5.

I have read the various documents accompanying the application.

I have a couple of concerns. I reside next door at 1071 Queens Avenue. This is a fairly quiet dead-end street with not a lot of traffic. The addition of the 10 storey building will cause, in the short term with 1-2 years of construction, tremendous traffic mayhem from noise and large heavy construction equipment. In the longer term traffic congestion and noise from the additional vehicles of the renters and support vehicles for those renters.

In addition to the noise during construction the dust and debris pollution will be considerable. Several years ago 297 Queens went through a major renovation. It was a nightmare for those living around the cul-de-sac. Our building in particular was constantly showered with dust and debris. We could not go out on our balconies and had to keep our windows closed. There was also the threat to the building's HVAC system and each owners air condition systems all of which are on the roof. We sent numerous complaints with pictures to the Town of Oakville who sent inspectors to inspect. We were told cease and desist orders were given, fine were levied etc. I am not sure how effective any of this was as it continued. I feel the Town and the Province have little 'power' or 'teeth' once the project is approved and signed off.

I feel the owners of this new project will do the same - cut corners, ignore or bend by-laws, and not consider their neighbours. It probably costs less to budget for and pay fines than to follow the rules.

I do not approve the proposed zoning by-law amendment for 197 Queens Avenue, IMH Queens Ltd., File No.Z.1513.28, in Ward 5. I hope that the Town does likewise.

Paul MacNaughton