

Appendix E Public Correspondence

From: Jian Li [REDACTED]
Sent: January 12, 2017 10:32 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Concern about the land (behind our house) usage

Hi,

Here is Jian Li and Ying Zhao from [REDACTED] Eighth Line, Oakville [REDACTED].

We got letter of Notice of Complete Application about the empty land behind our house.

Notice of Complete Application
Proposed Zoning By-law Amendment and Proposed Plan of Subdivision
Block 75, Plan 20M-827; Block 212, Plan 20M-858; and Lot 28, Plan 20M-881
Halton Catholic District School Board

We have concern about it and want to preserve all rights which we should have (include but not limited to) regarding the Proposed zoning by-law amendment and the proposed plan of subdivision.

1. Be notified about any decision of the Town of Oakville.
2. Entitle to appeal the decision of Town of Oakville Council to the Ontario Municipal Board
3. Be added as a party to the hearing of an appeal

Please let us know if we need to do more things to preserve our rights.

Please response this email so I know you received it.

Thanks
Jian & Ying

From: mike bustard [REDACTED]
Sent: Friday, January 13, 2017 4:32 PM
To: Town Clerk
Subject: File No. Z.1410.20 & 24T-16008/1410, Ward No.6

As per the notification received in the mail regarding this above file, we would like to be notified of the decision of the Town of Oakville regarding the proposed zoning by-law amendment and the proposed subdivision plan..

Regards,
Michael & Isabel Bustard

█████ Coronation Dr
Oakville
█████

From: Vella, Mark ██████
Sent: Friday, January 13, 2017 8:51 PM
To: Town Clerk
Cc: Tara Vella - at home ██████; Geoff Abma; _Ward6
Subject: Objection to Proposed Zoning By-law Amendment and Proposed Plan of Subdivision Block 75, Plan 20M-827; Block 212, Plan 20M-858 and Lot 28 Plan 20M-881 Halton Catholic District School Board File Z.1410.20 & 24T-16008/1410, Ward No.6

Tara Vella and I live at ██████ Salcome Drive in Oakville and received a "Notice of Complete Application" dated Jan 10, 2017 with respect to the Proposed Zoning By-law Amendment and Proposed Plan of Subdivision Block 75, Plan 20M-827; Block 212, Plan 20M-858 and Lot 28 Plan 20M-881 Halton Catholic District School Board File Z.1410.20 & 24T-16008/1410, Ward No.6. Please accept this email as Tara's and my formal objection to the proposed zoning by-law amendment for the following reasons as well as our recommendations:

- We purchased our house in January 2004 (first owner) in this neighbourhood and paid a premium to be close to a Catholic elementary school. By changing the zoning to allow for an incremental 52 houses with no parkland instead of a school will result in a lower value of our house/neighbourhood and make it less desirable to live in. In other words, The profits from the School Board will be at the loss of the current Oakville residents who should therefore be compensated.
- The property should be purchased by the Town at cost from the School Board (since they are not fulfilling their intended use of the land and requesting it be rezoned) and turned into green space for all of our Oakville residents to enjoy for generations to come. This will ensure that Oakville continues to remain a "livable Town". Potential use for the green space could be trails (walking/biking), mountain bike park, landscaped area/garden, green park, water playground for kids or a natural/wild life zone. At a minimum, a large portion of the land should be zoned for green space as per above with lower density/less dwellings/larger lots to avoid congestion and better fit with the current neighbourhood (however recommend 100% green space).
- The neighbourhood is already packed with houses and a condominium and traffic congestion which will only get worse if we add another 52 houses along with the planned high density development just north of Dundas.
- The 52 houses will cause incremental overcrowding at St Andrew's school which is already over capacity.

Sincerely,
Mark and Tara Vella
█████

From: Vella, Mark [REDACTED]
Sent: Sunday, January 22, 2017 8:43 PM
To: Tom Adams; Town Clerk
Cc: Tara Vella - at home [REDACTED]; Geoff Abma; Natalia Lishchyna
Subject: RE: Objection to Proposed Zoning By-law Amendment and Proposed Plan of Subdivision Block 75, Plan 20M-827; Block 212, Plan 20M-858 and Lot 28 Plan 20M-881 Halton Catholic District School Board File Z.1410.20 & 24T-16008/1410, Ward No.6

Hi Tom,

Thanks for the attachments. My thoughts below:

- The land is currently zoned for a “Community Use Zone” so why don’t we determine a project that fits that description. I came up with a few such as trails (walking/biking), mountain bike park, football field, outdoor skating rink (winter) and basketball court (summer), landscaped area/garden, green park, water playground for kids or a natural/wild life zone. Our Town Planners have much more expertise than I do in this area but likely need support from city council to be able to institute ideas that will make this Town stand out from others and truly be a livable community for generations to come i.e. let’s think outside the box on finding a solution instead of just defaulting to more houses.
- I also assume this “Community Use” designation was first implemented as the Town already allocated enough housing in the area especially after taking into account the high density 8 storey condos at the corner of Prince Michael and Dundas (which was originally zoned for 4 storey) as well as all the high density housing to be built north of Dundas. Let’s not overturn the original decision.
- Page 3 Considerations:
 - point (A) states “that there is no impact to the public”. I disagree with this statement given the points above and below and no one in our neighbourhood was consulted prior to receiving the letter in 2017 so I am not sure how they arrived at their conclusion back in 2015.
 - point (B) refers to Financial impacts. The main financial impact is that residents purchased land in the area with the understanding that the land was zoned for Community Use and therefore paid a premium to live near the area. Now that it will be turned into residential land with more houses, congestion, etc it will only benefit the School Board and reduce the value of the property for residents who live nearby. I cannot find one benefit of having more houses in the neighbourhood that were never planned for in the first place. The town and the School Board need to take that fact into consideration when finalizing its decision.
 - Point (D) – How does rezoning a Community Use Zone result in accountability to the Town residents who purchased their homes under false pretenses

- Point (E) – how does rezoning a Community Use Zone help with “environmental pillars”. Also, what is the “economic” benefit to the Town as it is the School Board who profits.
- Other points:
 - The document you show recommends 48 lot yet the Notice is asking for 52 which is 4 greater than proposed. In addition, the lots backing onto North Ridge trail are smaller than North Ridge trail...shouldn't the lot size match to fit the area i.e. no smaller than 50' lot
 - Is there not a way to keep some green space even if 50' lots are built
 - The document does not address how adding 48 lots will help with traffic congestion especially given the current build north of Dundas
 - The document does not address how adding 48 lots will impact Saint Andrews school which is already overcrowded.

I thank you for your time and hope the above is taken into account by the Town Councilors, Town Planners, School Board and OMB when making its final decision.

Sincerely,
Mark

From: Eve Lim [REDACTED]
Sent: January 19, 2017 11:16 AM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Regarding Notice of Complete Application on Block 75, Plan 20M-827 etc...

We are the owner of [REDACTED] North Ridge Trail. We object to this development. And Please keep up posted for any public meeting regarding this.

Manyu Lin
Hongzhe Shi
[REDACTED]

From: Xiangyan Li [REDACTED]
Sent: January 21, 2017 3:39 PM
To: Town Clerk <TownClerk@oakville.ca>
Cc: yinanxin@hotmail.com
Subject: Received your letter of "Notice of Complete Application"

Dear Sir/Madam,

RE: Block 75, Plan 20M-827;Block 212, Plan 20M-858; and Lot 28,Plan 20M-881

We received your letter of "Notice of Complete Application", we would like to be notified of the decision of Town of Oakville on the proposed zoning by-law amendment and the

proposed plan of subdivision for the above parcel of land (on the west side of Coronation Drive, south of North Ridge Trail).

My email is [REDACTED]

Any questions, feel free to let me know, thanks a lot.

Best Regards,

Young Li
01/21/2017

From: ning xu [REDACTED]
Sent: January 24, 2017 1:38 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Halton Catholic District School Board - Coronation Drive and North Ridge Trail - Z1410.20 and 24T-16008/1420

Hi,
I prefer this land to be used as a school.
Thank
Ning XU

From: Guannan Wang [REDACTED]
Sent: February 4, 2017 5:28 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Regarding the Proposed Zoning By-Law and Plan of Subdivision Coronation Drive and North Ridge Trail

Dear Sir/Madam,

I just got the note of complete application regarding the proposed zoning by-law and plan of subdivision Coronation Dr/North Ridge trail from the town of Oakville, and realized that there would be a new construction of detached houses in this area. I am worried about the light, noise, environmental pollution during the infrastructure development because the area is just behind my house. As a new immigrant, I have no idea what these issues are generally dealt with. Please kindly let me know.

Thanks&Regards,

Guannan Wang

From: Hu Ken [REDACTED]
Sent: February 9, 2017 6:04 PM

To: Town Clerk <TownClerk@oakville.ca>; Geoff Abma <geoff.abma@oakville.ca>
Cc: [REDACTED]
Subject: Concerns about proposed zoning by-law amendment and proposed plan of subdivision
Importance: High

Dear Sir/Madam,

We received your letter regarding to "Notice of complete application Proposed Zoning By-law Amendment and Proposed Plan of Subdivision of Block 75, Plan 20M-827, Block 212, Plan 20M-858; and Lot 28, Plan 20M-881 Halton Catholic District School Board" recently.

We had much concerns about this project as a house owner and an immediate neighbor to this lot. Before spending a million dollar on our new home, we had believed that land was defined as an open area retained by Halton Catholic District School, which could be a possible land reserve for schooling usage or public leisure area.

Attracted by the house with great wide view and peace, we placed all savings and trust to this house. Now we cannot imagine what would be happening to us with these 52 high-density detached dwellings and hundreds of people moved in. With a few years' fast development, Joshua Creek area had turned to be a crowded community finally.

What this beautiful area needed are more open space rather than more commercial "destroy". It would not only hurt on our community value but also all residents' life. The new proposal seemed like squeezing all family's hope and life into a tin can for money. It would be unfair to all the neighbors around and would definitely low down the real estate value of this area. And no one will pay the bill for this change.

I believed you must have already received tons of complaint mails against this new zoning proposal. I really suggested the townhall considering our voice/demand seriously to bring a harmony balance into our community.

Best

Your neighbors

Yan Jing

&

Hu Wei

From: Ivan Wells [REDACTED]
Sent: March 2, 2017 1:16 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Z.1410.20 & 24T-16008/1410, Ward 6

Hi there,

Please notify me of the decision on the proposed zoning by-law amendment and proposed subdivision.

My info is as follows:

Tony Fragoso

I have spoken to my next door neighbor who is located on the other side of the path and he feels exactly the way we do if not stronger about the path and we would most definitely be willing to purchase the property from the town.

Thank you for your time and we look forward to working together with the town, halton school board and developer to achieve these objectives.

You can reach me anytime... [REDACTED]

Thank you

Terry and Shannon Medeiros
[REDACTED] Tesla cres.
[REDACTED]

From: [REDACTED]
Sent: February 10, 2017 7:30 PM
To: Geoff Abma <geoff.abma@oakville.ca>
Subject: Coronation drive re-zoning

Hi Geoff

I noticed your name on the link below so thought I would ask about the status

It looks like there is a request to re zone and put 50 odd homes there

For us (we live on the street) this is better than a school!

<http://www.oakville.ca/business/da-13821.html>

Regards,
Richard Barber
[REDACTED]

From: [REDACTED]
Sent: January 23, 2017 4:08 PM
To: Town Clerk <TownClerk@oakville.ca>; Geoff Abma <geoff.abma@oakville.ca>
Subject: Petition against the proposed plan of subdivision

Hi,
I Raheem bahadur resident of [REDACTED] north ridge trail Oakville On [REDACTED], got your letter regarding the matter and here I am sending you the petition from the residents of our neighbourhood.

See attachments
Thanks
Raheem Bahadur



RECEIVED
JAN 27 2017
CLERK'S DEPT

PETITION

- Date: 19th January 2017
- File Number: Z1410.20 & 24T-16008/1410, Ward No.6

Address of Rezoning Request: Block 75, Plan 20M-827; Block 212, Plan 20M-8588; Lot 28, Plan 20M-881 Coronation Drive and North Ridge Trail

- **To: Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca**
- We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property from a designated school property to convert from Community Use (CU) to Residential Low (RL8) to development of 52 single-detached dwellings.

REASONS

- (1) City withheld information from the public about the planned development, preventing informed community participation;
- (2) Provided false and misleading information to the Board in order to gain approval for a development permit;
- (3) These proposed 52 Residential units will clog the traffic and infrastructure and will deny neighborhood of parks, open space and school for which purpose it was originally allocated and reserved

Parbat
M Simeoni
J Clohecy

- (4) Grossly violated the bylaws of the Downtown Official Development Plan, which ensures residential livability by limiting building size and density.
- (5) Resultantly, the neighborhood would lose its charm of being highly desirable peaceful neighborhood full of available utilities.

• Signature Printed Name Address

• RAHEEM BAHADUR [REDACTED] NORTH RIDGE TRAIL OAKVILLE ON [REDACTED]


23/Jan/2017

• Date:


• Jan-23th-2017 Contact: [REDACTED]

LEGAL SIGNATURE OF OWNER PRINTED NAME OF OWNER PROPERTY DESCRIPTION
(All owners of property must sign) (Address and/or lot and block number)

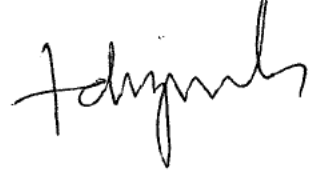
see pgs 3-5
For Resd. names and sig.
with their address-

2. Name: Khurram Ali Khan / Rahat Ali Khan Rahat Ali Khan
Address:- [redacted] Eighth Line, [redacted]

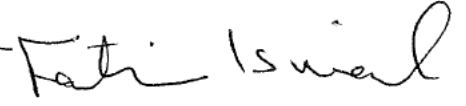
Phone No: _____

3 Name:- Jie Dou 
Address:- [redacted] Eighth line, [redacted]

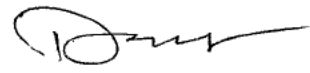
Phone No:- [redacted]

4 Name:- INDER PAL SINGH
Address:- [redacted] EIGHTH LINE, [redacted] 

PhoneNo:- [redacted]


5 Name:- Fatima 95mail 
Address:- [redacted] North Ridge Trail oak [redacted]

Phone:- [redacted]

6 Name:- BHATT DHARUV & GAURI BHATT
Address:- [redacted] NORTH RIDGE TRAIL, 

Phone:- [redacted]

7 Name:- Manyu Lin
Address:- [redacted] North Ridge Trail [redacted]

Phone No:- [redacted] 

8 Name: ONKAR ATWAL
Address:- [REDACTED] North Ridge Trail
OAKVILLE, [REDACTED]
Phone No:- [REDACTED] *(Signature)*

9 Name:- MARIO PETROVIC
Address:- [REDACTED] NORTH RIDGE TRAIL
OAKVILLE [REDACTED]
Phone No:- [REDACTED] *(Signature)*

10 Name:- JIN LONG ZHANG
Address:- [REDACTED] North Ridge Trail. *(Signature)*
Phone No:- [REDACTED]

11 Name:- SAFSHIKAN SINGH S. Singh
Address:- [REDACTED] CORONATION DR
Phone:- [REDACTED]

12 Name:- Paul Andrade *(Signature)*
Address:- [REDACTED] Coronation Dr.
Phone:- [REDACTED]

13 Name:- RAYMOND RAY
Address:- [REDACTED] Corona Dr. *(Signature)*
Phone No:- [REDACTED]

14 Name: JINGHONG CAI
 Address:- [Redacted] Coronation Dr. Oakville L6H7N2
 Phone No: [Redacted] *Ca*
 Name:- _____
 Address:- _____

15 Phone No: [Redacted]
 Name:- A. Horton Ayata
 Address:- [Redacted] Coronation Dr

16 Name:- ALESSANDRO ROMANO (ALEX) *Ar*
 Address:- [Redacted] CORONATION DR. [Redacted]

17 Name:- Jian Li
 Address:- [Redacted] High Line [Redacted] *Ar*
 Phone:- [Redacted]

18 Name:- TERRY MEDEIROS
 Address:- [Redacted] TESLA CR5
 ([Redacted] TESLA CR5) *TM* [Redacted]
 Phone No:- [Redacted]

Subject: FW: Block 47 block 75 block 212

From [REDACTED]

Sent: September 29, 2017 11:08 AM

To: Town Clerk <TownClerk@oakville.ca>

Subject: Block 47 block 75 block 212

To whom it may concern,

As a resident in zone 7 I am in favor of supporting the halton Catholic school board for proposed development of a school at that location.

Thank you

Jason Alvarez

[REDACTED] morning dove drive.

Oakville [REDACTED]

Subject: FW: Objection to Proposed Zoning By-law Amendment and Proposed Plan of Subdivision

From: Vella, Mark [REDACTED]
Sent: Thursday, October 05, 2017 7:50 PM
To: Town Clerk
Subject: FW: Objection to Proposed Zoning By-law Amendment and Proposed Plan of Subdivision Block 75, Plan 20M-827; Block 212, Plan 20M-858 and Lot 28 Plan 20M-881 Halton Catholic District School Board File Z.1410.20 & 24T-16008/1410, Ward No.6

Hi,
I received a letter this past week informing me of the Public Meeting on Oct 10, 2017 for the Proposed Zoning By Law amendment and Notice of Application for approval of Plan of subdivision Block 47 asking for feedback. Unfortunately I will be unable to make the meeting, however, I wanted to re-iterate my original feedback noted in the chain of emails below.

Please confirm receipt of this email and that my comments will be taken into consideration.

Thanks in advance,
Mark Vella
[REDACTED] Salcome Drive
[REDACTED]

From: Vella, Mark
Sent: January-22-17 8:42 PM
To: 'Tom Adams' <tom.adams@oakville.ca>; 'Town Clerk' <TownClerk@oakville.ca>
Cc: 'Tara Vella' [REDACTED] 'Geoff Abma' <geoff.abma@oakville.ca>; 'Natalia Lishchyna' <natalia.lishchyna@oakville.ca>
Subject: RE: Objection to Proposed Zoning By-law Amendment and Proposed Plan of Subdivision Block 75, Plan 20M-827; Block 212, Plan 20M-858 and Lot 28 Plan 20M-881 Halton Catholic District School Board File Z.1410.20 & 24T-16008/1410, Ward No.6

Hi Tom,
Thanks for the attachments. My thoughts below:

- The land is currently zoned for a “Community Use Zone” so why don’t we determine a project that fits that description. I came up with a few such as trails (walking/biking), mountain bike park, football field, outdoor skating rink (winter) and basketball court (summer), landscaped area/garden, green park, water playground for kids or a natural/wild life zone. Our Town Planners have much more expertise than I do in this area but likely need support from city council to be able to institute ideas that will make this Town stand out from others and truly be a livable community for generations to

come i.e. let's think outside the box on finding a solution instead of just defaulting to more houses.

- I also assume this “Community Use” designation was first implemented as the Town already allocated enough housing in the area especially after taking into account the high density 8 storey condos at the corner of Prince Michael and Dundas (which was originally zoned for 4 storey) as well as all the high density housing to be built north of Dundas. Let's not overturn the original decision.
- Page 3 Considerations:
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 - point (B) refers to Financial impacts. The main financial impact is that residents purchased land in the area with the understanding that the land was zoned for Community Use and therefore paid a premium to live near the area. Now that it will be turned into residential land with more houses, congestion, etc it will only benefit the School Board and reduce the value of the property for residents who live nearby. I cannot find one benefit of having more houses in the neighbourhood that were never planned for in the first place. The town and the School Board need to take that fact into consideration when finalizing its decision.
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 - Is there not a way to keep some green space even if 50' lots are built
 - The document does not address how adding 48 lots will help with traffic congestion especially given the current build north of Dundas
 - The document does not address how adding 48 lots will impact Saint Andrews school which is already overcrowded.

I thank you for your time and hope the above is taken into account by the Town Councilors, Town Planners, School Board and OMB when making its final decision.

Sincerely,

Mark

From: Tom Adams [<mailto:tom.adams@oakville.ca>]

Sent: January-18-17 3:51 PM

To: Vella, Mark; Town Clerk

Cc: Tara Vella [REDACTED]; Geoff Abma; Natalia Lishchyna

Subject: RE: Objection to Proposed Zoning By-law Amendment and Proposed Plan of Subdivision Block 75, Plan 20M-827; Block 212, Plan 20M-858 and Lot 28 Plan 20M-881 Halton Catholic District School Board File Z.1410.20 & 24T-16008/1410, Ward No.6

Hi Mark,

Thank you for your email regarding this application. Councillor Lishchyna and I have discussed your comments and we appreciate your thoughts. As you have sent your comments to our planning staff, they will be considered during the review process.

I appreciate your comments about the desire to have a school at the location. Unfortunately, the Halton Catholic District School Board has now declared the site surplus to their needs and the Province of Ontario never provided funding for the construction of the school in earlier years during which the school board had actually considered building on the site.

I am forwarding to you two links to a 2015 Town of Oakville report (report and appendix) responding to my request for report from May 2015 asking staff to review the status of the Coronation Drive site and to consider options for the site if no school board expressed an interest to build a school at the location.

<https://securepwa.oakville.ca/sirepub/cache/107/zmgbphsrpe0vpey5x4avptpp/35383801182017032113356.PDF>

<https://securepwa.oakville.ca/sirepub/cache/107/zmgbphsrpe0vpey5x4avptpp/35383901182017032025136.PDF>

I hope that the report will provide additional context to the situation. Council approved the recommendation found in the report. I appreciate your concerns about local traffic and the integration of the property with the existing neighbourhood. The concerns are important and need to be considered during the planning process in order to protect the neighbourhood from incompatible development.

Please do not hesitate to contact me if you would like to discuss the application further.

Best regards,

Tom

Tom Adams

Ward 6 Town & Regional Councillor

Office of the Mayor & Council

Town of Oakville | 905-849-7915 | www.oakville.ca

Vision: To be the most livable town in Canada

Please consider the environment before printing this email.

<http://www.oakville.ca/privacy.html>

From: Vella, Mark [REDACTED]

Sent: January 13, 2017 8:51 PM

To: Town Clerk

Cc: Tara Vella [REDACTED] Geoff Abma; _Ward6

Subject: Objection to Proposed Zoning By-law Amendment and Proposed Plan of Subdivision Block 75, Plan 20M-827; Block 212, Plan 20M-858 and Lot 28 Plan 20M-881 Halton Catholic District School Board File Z.1410.20 & 24T-16008/1410, Ward No.6

Tara Vella and I live at [REDACTED] Salcome Drive in Oakville and received a “Notice of Complete Application” dated Jan 10, 2017 with respect to the Proposed Zoning By-law Amendment and Proposed Plan of Subdivision Block 75, Plan 20M-827; Block 212, Plan 20M-858 and Lot 28 Plan 20M-881 Halton Catholic District School Board File Z.1410.20 & 24T-16008/1410, Ward No.6. Please accept this email as Tara’s and my formal objection to the proposed zoning by-law amendment for the following reasons as well as our recommendations:

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- The property should be purchased by the Town at cost from the School Board (since they are not fulfilling their intended use of the land and requesting it be rezoned) and turned into green space for all of our Oakville residents to enjoy for generations to come. This will ensure that Oakville continues to remain a “livable Town”. Potential use for the green space could be trails (walking/biking), mountain bike park, landscaped area/garden, green park, water playground for kids or a natural/wild life zone. At a minimum, a large portion of the land should be zoned for green space as per above with lower density/less dwellings/larger lots to avoid congestion and better fit with the current neighbourhood (however recommend 100% green space).
- The neighbourhood is already packed with houses and a condominium and traffic congestion which will only get worse if we add another 52 houses along with the planned high density development just north of Dundas.
- The 52 houses will cause incremental overcrowding at St Andrew’s school which is already over capacity.

Sincerely,
Mark and Tara Vella

[REDACTED]

Kathy Gjirjanc
[REDACTED] Salcome Dr.

Oakville, ON [REDACTED]
[REDACTED]

RECEIVED
OCT 10 2017
CLERK'S DEPT

Oct 10 / 2017

Council The Town Clerk at the Town of Oakville
Clerks Department
1225 Trafalgar Road, Oakville, ON L6H 0H3

I am unable to attend the meeting on Oct. 10/17 at 7 P.
but I would like to be notified of the decision
of the Town of Oakville on the proposed zoning
by Law and proposed plan of subdivision

Block 47, Registered Plan 20M-881
" 75 " " 20M-827
" 212 " " 20M-828

Hutton Catholic District School Board
Z. 1410.20 and 24T-16008, Ward 6

Kathy Gjirjanc