

APPENDIX A - Public Comments

Appeal to reject proposed Zoning By-Law Amendment 2136 and 2148 Trafalgar Road, DiCarlo Homes, File Z.1413.31 by the Residents of The Estates of River Oaks, Biddington Homes-Namron Gate, Lillykin Street and Vineland Crescent

Re: Item 5 - P4DCo. mtg of Sept. 11 2017

October 25, 2017

The Mayor of Oakville and Planning and Development Council,
Town Hall, 1225 Trafalgar Road, Oakville.

RECEIVED
OCT 26 2017
CLERK'S DEPT

REF: Proposed Zoning By-Law Amendment 2136 and 2148 Trafalgar Road DiCarlo Homes (2500674 Ontario Limited) File No. Z.1413.31, Ward 5 Public Meeting Hosted by Planning and Development Council on Monday September 11, 2017 at 7.0 pm, Town Hall 1225 Trafalgar Road, Council Chamber

Respected Mr. Burton and Councillors,

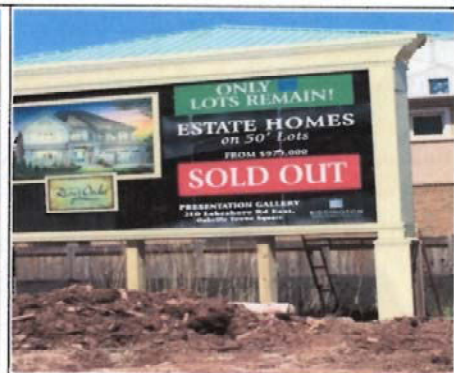
Thank You for providing us the opportunity to present some of our concerns in Council meeting on September 11, 2017. Summary of our key points is as following.

1- BIDDINGTON HOMES COMMUNITY, 52 HOMES ON 50 feet wide lots:

THE ESTATES OF RIVER OAKS community was developed and constructed by Biddington Homes comprising of 52 Homes on 50 feet wide Lots located on three streets, Namron Gate, Lillykin street and Vineland Crescent and few homes on River Oaks Blvd E. Most of the Estate Homes were purchased by current Homeowners during 2013, 2014 and 2015. In the community development process, Biddington homes community infrastructure was designed and built mainly to serve Biddington Homes community and typically roads and other services were approved prior to start of selling the homes and construction. The only entry and exit road access to this community is from intersection of Namron Gate and River Oaks Blvd East.



Pic 01 - Corner of Namron Gate, Lillykin Street and Vineland Cres.



Pic 02 - Biddington Homes Sale sign at the corner of Namron Gate and River Oaks Blvd East. ESTATE HOMES ON 50 feet lots. 2013 to 2017

Plng Portal
J. Clochev
M. Simeon
Co. Info

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Pic 03. Lillykin Street View: North- new Biddington town home site & Building N of Glenashton, East-Existing Dunpar Four storey towns & proposed DiCarlo Development (green and no exit to Lillykin), West-Biddington 50 ft. lots



Pic 04- Proposal notice for 59 four-story town house. Public Meeting Date: September 11, 2017



Pic 05 -Namron Gate & River Oaks Blvd E, South- Church & other existing Community. The only entry point/Bottle-neck to entire community.



Pic 06 - Namron Gate & River Oaks Blvd E, South- Church & other existing Community. The only entry point /Bottle-neck to entire community

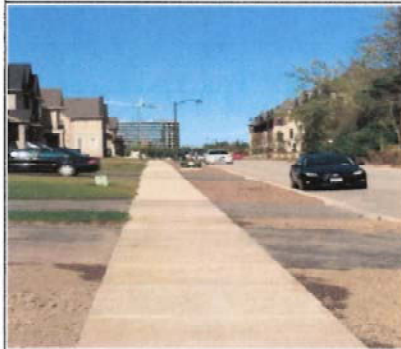
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Pic 07 - Namron Gate, street view



Pic 08 -Lillykin Street & proposed DiCarlo 59 Four storey town homes site. Existing Zoning and use: Entry from Trafalgar road, Green and no exit to Lillykin Street)



Pic 09 - Lillykin street, pathway in front of 50 feet estate homes



Pic 10 - No parking sign: Lillykin Street & proposed DiCarlo 59 Four storey town homes site. Existing Zoning and use: Entry from Trafalgar road, Green and no exit to Lillykin St.



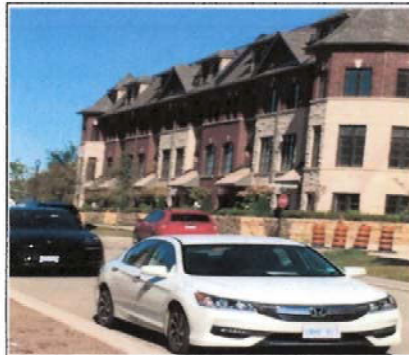
Pic 11 - Existing Use /zoning of proposed site: no access to Lillykin street



Pic 12 -South side view- Dunpar Town Homes North side of Proposed Development

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- 2- DUNPAR, TOWN HOMES COMMUNITY, 112 Townhomes:
DUNPAR community comprising of 112 Townhomes, 3 Bed Rooms, 2 car garage, vertical design four floor townhomes were introduced on East side of Lillykin street and west of Trafalgar road, while the Biddington Homes community (52 lots on 50 ft. lots) construction and sales were in progress. Very few home owners had the opportunity to give comments to city of Oakville on this development . There were issues regarding provision of road access to North side on Glenashton during the approval process. The access to Glenashton was denied. This community has no road access from Trafalgar road. The only main access to this community located on Lillykin street is from intersection , Namron Gate and River Oaks Blvd East.



Pic 13 - Four storey town homes on Lillykin Street



Pic 14 - Four storey town homes on Lillykin Street



Pic 15- Four storey town homes



Pic 16 -Parking Garages of Four storey town homes on Royalton Common and Lillykin streets by Dunpar - Narrow parking driveways opposite to each other and no Green area

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Pic 17 - DUNPAR Four-storey Town homes



Pic 18 - DUNPAR Four-storey Town homes



Pic 19 - Parking- DUNPAR Four-storey Town homes. Narrow parking driveways opposite to each other and no Green area



Pic 20 - 50 ft. lot, Biddington Home view from Royalton



Pic 21 - DUNPAR Four-storey Town homes- Inside view.



Pic 22 - DUNPAR Four-storey Town homes- View on Trafalgar road.

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- 3- BIDDINGTON HOMES CONDOMINIUM STACKED TOWN HOMES COMMUNITY, APPROVED May 2017: This community is located on North side of Lillykin street and is close to Glenashton Road without any access to Glenashton. The proposed zoning by-law change was approved during May 2017 prior to the first public meeting for DiCarlo Homes Proposal.



Pic 23 - Biddington- stacked town homes notice of development



Pic 24 - Biddington Homes Sale sign at the corner of Namron Gate and River Oaks Blvd East, ESTATE HOMES ON 50 feet lots has been replaced with Block 55, stacked Towns-July 2017.



Pic 25- cul-de-sac designed for Town homes, being converted to access for Biddington Towns

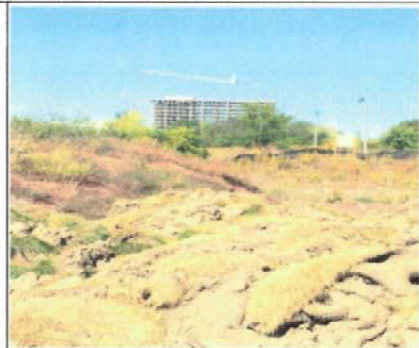


Pic 26- Road Blockage for construction of stacked town homes - by Biddington

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Pic27- Biddington stacked town homes site near Glenashton. no access to North on Gleashton



Pic 28 - Biddington stacked town homes site near Glenashton. no access to North on Gleashton



Pic29- Biddington stacked town homes site near Glenashton. no access to North on Gleashton



Pic 30 Biddington stacked town homes site Trailer



Pic 31- Biddington stacked town homes development site near Glenashton. no access to North on Gleashton



Pic 32- Biddington stacked town homes development site near Glenashton. no access to North on Gleashton

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Pic 33- Biddington stacked town homes site near Glenashton. no access to North on Cleashton



Pic 34- Biddington stacked town homes entry and exit on Lillykin street.



Pic 35- Biddington stacked town homes site entry & exit in front of existing town homes.



Pic 36- Biddington stacked town homes site south of Glenashton. no access to North

4-The Residential properties in Proposed zoning were purchased: 2148 Trafalgar Road, Oakville L6H7H2 on Jan 29, 2016 @ \$ 1,750,000; 2136 Trafalgar Road, Oakville L6H7H2 on May 16, 2016 @ \$ 3,000,000



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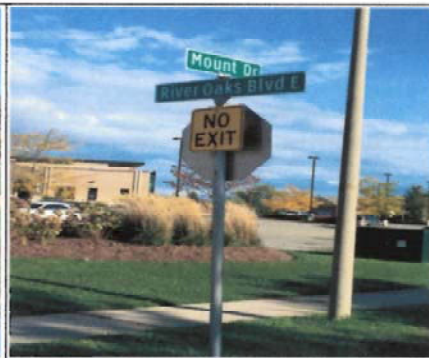
Pic 37- Normal Day Parking on Lillykin Street in front of DUNPAR towns and 50 ft. homes – The far end with Green plants is proposed development	Pic 38- The Only Entry and Exit for entire Community is from Namron Gate to River Oaks Blvd E- car exiting and same spot is for Entry vehicles, buses, trucks, cars etc.
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As result of this development, Quality of Life of existing neighborhood will be affected due to additional Townhomes in a saturated neighborhood. Some of key effects on existing neighborhood are as below

- 4.1 Addition of 59 four storey townhomes will intensify neighborhood and add traffic on streets.
- 4.2 The streets are serving upscale housing, Quantity 52 on 50 feet lots.
- 4.3 The streets are over-crowded due to DUNPAR 112 four storey town homes.
- 4.4 The properties at 2136 & 2148 Trafalgar were purchased during 2016 and zoning amendment proposal is to make profits at the expense or degrading the existing housing.
- 4.5 Townhomes are low scale housing compared to 50 feet lots Estates homes. Townhomes will lower the Valuation of 50 feet lot houses.
- 4.6 Intensification of neighborhood: The population and traffic will increase to around 300 % due to contribution from 112 Dunpar townhomes and 34 Biddington Stacked condo town homes (approved and yet to be built) compared to Biddington 52 Homes on 50 ft. lots. With the addition of proposed DiCarlo 59 townhomes, the population and traffic will increase to almost 400 % due to additional contribution from this proposal compared to Biddington 52 Homes on 50 ft. lots.
- 4.7 Town of Oakville is implementing very controlled population growth. QUOTE “Recent report issued by Mayor of Oakville in newsletter. The proposed amendment is in contradiction with City ‘s population growth policies, well below 5-7 %.
- 4.8 ET- emergency access issue
- 4.9 Schools morning pickups at the intersection of Namron / River oaks,



Pic 39- Normal Day, School Bus Parking/ w Red Flashers on at Intersection of River Oaks Blvd E, Namron Gate on North and Mount Drive community on South.



Pic 40- The Only Entry and Exit for entire MOUNT DRIVE Community on South of River Oaks Blvd E is at Intersection of Namron Gate, River Oaks Blvd E and Mount Drive.

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- 4.10 Potential parking problem (visitors)
- 4.11 Threatened Green Space
- 4.12 Safety Issues
- 4.13 Children and families under risk while walking.
- 4.14 Parking in peak periods around 2 Churches.
- 4.15 Traffic Noise and Traffic contribution from other communities south of Namron Gate [Mount Drive and other streets] and River Oaks Blvd E intersection.
- 4.16 Disturbance and pollution caused by Construction Vehicles.



Pic 41- The Only Entry and Exit for entire Community is from Namron Gate to River Oaks Blvd E- Construction Vehicles on Namron Gate

Pic 42- The Only Entry and Exit for entire Community is from Namron Gate to River Oaks Blvd E- Construction Vehicles on Namron Gate

5.0 We reserve our rights to claim for compensation because of resultant losses to our properties and loss of our enjoyment as Estate Homes community due to proposed development.

We request that the proposed by-Law to change zoning to build town homes be rejected.

Thanking You

The Residents of The Estates of River Oaks,
Biddington Homes-Namron Gate, Lillykin Street and Vineland Crescent

Signatures of Residents (as attached)

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Name	Address	Email	Telephone	Signatures
Saad ALI	[Redacted Address Column]	[Redacted Email Column]	[Redacted Telephone Column]	<i>Ali</i>
Zia Malik				<i>Zia Malik</i>
Milena Orct William Orct				<i>Milena Orct</i>
Farouq Ahmed				<i>Farouq Ahmed</i>
Ali Madhani				<i>Ali M.</i>
JURE CAGALT				<i>Jure Cagalt</i>
Nasir Khan				
Sitki Mehmet				<i>K. Mehmet</i>
STUART LAKE				<i>[Signature]</i>
Brian Cunha				<i>[Signature]</i>
Vishal Sharma				<i>[Signature]</i>
Wei Chen				<i>[Signature]</i>
VIVIANI				<i>[Signature]</i>
Magued Gobran				
Amna Chishti				
Nayyar Shabbar				
Austin de Bourg				

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Li Ying Li		647-242-3918	
JOSIPA AND TOM GRANIC			
SHANGGANG ZHAO			
Ben Nepu Geoff Eby			
DENNIS CHANG			
Eric Tang			
KEVIN HOU			
LIPING YUAN			
Sarah Van Roson			
MARIAN IBRAHIM			
John Yu			
JANETTE SULJAK			
Moniane Ambersley			
MIKE ZGALIC			
Yuan Zhong Zhang			
Francis Tayi			
Zllen Ding			
Faisal Al Atheri			
Daniela Spehar			

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Jelena Skupnik					(Signature)
Velinka Slavisa Pavlovt					
Felix ZHU					8026 Tayf
EVA LAMANNA					(Signature)
MUTAZ ALNASSAR					Mulloz
ANSHUL NANDA					(Signature)
SHAUNI ROY					(Signature)
STEWART MARTIN					
AUSTIN					
DEE LEE					(Signature)
MARCO FEDORANI					(Signature)

Appeal by Residents of Estates of River OAKS (Namron Gate, Lillykin Street, Vineland Crescent)

	NAME	ADDRESS	SIGN	Tel + Email
✓	Maqeed Gobran		Maqeed Reda	
✓	Amna Chishri		Amna Chishri	
✓	Nayyer SHADAK SHADAK			
✓	Ausima de Bourg		Ausima de Bourg	
✓x	Yuanzhong ZHANG		Yuanzhong Zhang	
	VELINKA SILVIA PAVLOVA		Velinka Pavlova	
	DANIELA SPEHAR		Daniela Spehar	
	Fairul Aliffher			
£	Ellen Ding			
✓	Francis Taiji		E.T	
x	John Yu			
	Monique Amberley		Monique Amberley	
	Sarah Van Rossum		Sarah Van Rossum	