

Mr. Gabon Charles,  
Planning Services Dept.,  
Town of Oakville.

27 11, 2013

Re 70 Old Mill Road

As residents and owners in 40 Old Mill Road we are naturally concerned when a development is proposed for the No. 70 land that we believe will bring additional hazards and traffic congestion at the entrance to our Oakridge Heights community. We also believe that it could negatively impact the value of our home here. Our principal reason for objecting to the proposed by-law amendment is that the number of parking spaces required by the development considerably exceeds the number of spaces that are to be provided.

These are the specific concerns we have about this development:

1. If the success of a business depends upon the assured availability of parking spaces for its employees and its customers or clients it will not locate in No. 70 without such assurance. There will be no walk-in customers, except for any living in our small community. Once the first occupants of commercial office space have the parking spaces they need, either in the garage or outside, what others would want to purchase or lease office space there? Few, if any, retail shops would be attracted to such an isolated location with so little space for customer parking. We believe that the consequences of this are "space for lease or purchase" signs and papered-over windows, and, for those businesses that have located there, frustrated visitors will cause congestion on our interior road when they fail to find a vacant parking space and struggle to turn around near the exit or back out to Old Mill Road.
2. The 6 parking spaces proposed at the north side of the building appear to be infringing upon the interior roadway, but even if they aren't this is a very poor place to be parking motor vehicles because it is so close to the only entrance to our community. We'd have an "accident waiting to happen" situation here, so for that reason these spaces should not be allowed.
3. There are also issues related to the proposed parking spaces abutting Old Mill Road. A vehicle about to leave one of the northernmost spaces could collide with one leaving the interior roadway because the parked driver couldn't see the other vehicle. Also, when all these spaces are occupied, delivery vans and taxis will probably be standing on the road because the doors used by their customers open onto Old Mill Road or Cornwall. Because the drop-off area proposed at the residential entrance isn't at all convenient for use by those in the commercial section of the building, or their deliveries, another drop-off area should be provided. The logical solution is to remove 2 or 3 of these parking spaces and put it there. (Presumably some temporary arrangement could be made with the Town when moving vans are to be parked near the Cornwall entrance.)

RECEIVED

JUN -7 2013

PLANNING SERVICES DEPT

4. Because the proposed building would occupy such a large part of the site, and would be so close to the interior roadway, there doesn't appear to be room for a moving van serving a residential customer in No.70 or enough space for taxis, mail and parcel delivery vans, etc. near the residential entrance. Furthermore, if some or all of the aforementioned 6 parking spaces are in use, would there be enough space for EMS and Fire Department vehicles when responding to a fire in one of the higher residential units without completely blocking the interior roadway and preventing anyone from driving out of the community?
5. In the floor plans for the two garage levels there seems to be no provision for facilities such as residents' lockers, bicycle storage, a generator room, etc. If they are needed would parking spaces have to be removed?
6. Of the total number of proposed parking spaces 23 are inside the gated area, at ground level. Presumably the developer would want to make them available to the employees of the commercial businesses in No.70, at least during business hours. The 3 spaces adjacent to No.60 would probably be put to the same use. Will this arrangement be consistent with the Town's parking regulations, considering that the number of spaces for residents' visitors will be significantly reduced while the number of such visitors will increase as people move into the No.70 residences?

Most, if not all, of our objections would disappear if the developer were to propose a residence-only building 9 or 10 storeys high with a smaller footprint, and containing 45 to 50 units. Although some would object to any tall building on this site, we believe that this would be an appropriate addition to the Oakridge Heights community, especially if it were designed to match the appearance of the existing buildings. (If the number of units exceeds the garage parking capacity some units could be offered without a parking space, as has been done elsewhere in the GTA.)

Oakville, ON L6J 7V9

email address:

May 2, 2013

The Town of Oakville

Clerk's Department, Planning and Development Council,

1225 Trafalgar Road

Oakville, ON L6H 0H3

To whom it may concern:

We are writing with concerns regarding the proposed development of Lot 70 Oakridge Heights and the zoning by-law proposed change for this site.

When we purchase our unit 11 years ago it was our understanding that the proposed development would be a maximum of 3 stories, not a 9 storey mixed use building.

As our unit will face the proposed building and at the moment we have our unit for sale. Everyone who views our unit is very concerned about what development will take place and what it will look like.

We have a concern re the use of our parking ramps by the commercial and residential units in the proposed building as well as the security of each building.

What parking spaces will this proposed building have for both commercial and residential uses?

The GO parking garage has been built with consideration given to the surrounding buildings and as far as we have seen that is not the case with the proposed building.

The traffic in this small area has always been a concern and as far as we can foresee it will

continue to be even worse.

The worst scenerio would be to have a fast food or 7 Eleven type of commercial unit and for sure that would not be acceptable.

Please make a very informed decision before changing the present by-law.

Yours truly  
/

-  
-



GABE CHARLES  
TOWN PLANNING DEPT.

Page 1 of 1

---

**From:**   
**To:** <GCharles@oakville.ca>  
**Cc:** "mayor@oakville.ca kbird@oakville.ca dgittings@oakville.ca"  
**Sent:** May-13-13 11:36 PM  
**Subject:** Re-zoning application by Apache Development Co. for Lot 70 Old Mill Road  
**Gentlemen:**

I have some serious concerns about this application.

The developer has aquired this piece of land and is proposing to put up a building which, if approved, would be far larger than the lot size and location can reasonably accommodate. Why am I not surprised? Developers, in spite of their sweet talk, seem only interested in the bottom line regardless of the impact their actions have on the neighborhood. A nine storey commercial/residential building in this location would create a number of significant problems and have a negative impact on the quality of life for those of us living in the condos nearby.

The aggravation and hazards of additional traffic on tiny Old Mill Road is one thing, but what about the parking for both visitors and tenants a building of that size would require? The developer, with a straight face, is proposing 7 spaces for parking on the west side of the street. This would require vehicles doing a U turn in order to park, assuming there was any remaining space. Apache is also asking that the present requirement of 157 parking spaces for a nine storey building be reduced to 82 spaces, a reduction of almost 50%. Both of these proposals in my view are ill conceived to the point of being ridiculous.

For security reasons we do not want the commercial clients of any business located in 70 Old Mill Road to have access to our underground parking areas. Apache's proposal is allowing for this to take place.

Apache's proposal does not provide any space for a loading dock or a waste disposal area.

If a building is put up on lot 70 Old Mill Road, my personal preference would be a 3 storey red brick residential condominium.

with respect



May 16, 2013

Mr. Rob Burton, Mayor  
Corporation of the Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
Re: Ward 3 - Development & Site Plan Applications

**Subject: 2317511 Ontario Inc. - 70 Old Mill Road - Z.1614.71**

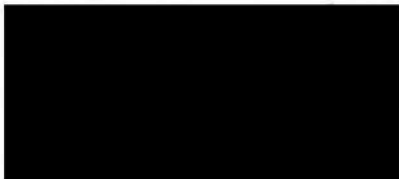
We wish to register our opposition to the proposed zoning by-law amendment for 70 Old Mill Road. This property is adjacent to the Oakridge Heights community where we reside, and its development was originally planned to be part of this residential complex.

Changing the by-law to permit retail commercial use would adversely affect our living environs in the following areas:

- Increased traffic on Old Mill Road, which has already seen higher volumes due to the expansion of the GO facility
- Additional congestion at the entrance to the existing Oakridge Height properties. (The Traffic Impact report by the Penalta Group does not seem to include any mention of commercial traffic, which the by-law amendment will generate.)
- Lack of adequate customer parking leading to parking spaces abutting our entrance way. (Seriously, a minimum setback of 0.0 metres!)
- Angle parking impinging on the existing roadway would be problematic.
- Parking on the west side of Oak Mills Road in front of the proposed structure will result in U-turn traffic flow at the entrance to Oakridge Heights, further adding to the congestion.
- Lack of adequate room for a loading dock will lead to delivery vehicles regularly impeding access to our residences. The plan states that service, loading and garbage areas will be located "at the back of the building away from public view". However, vehicles reversing into or out of the loading area will have a significant impact on access to our residences and traffic on Old Mill Road.
- Security issues because the general public will have access via elevators to the proposed underground parking garage, which shares access to the site with the existing condominiums. This will result in two-way traffic on the existing garage ramp
- Reduced pedestrian safety due to increased traffic and congestion between Oakridge Heights and Oak Mills Road
- Tunnel effect due to minimal to no building setback requirements. This will create poor sightlines for drivers entering and exiting the Oakridge Heights properties.
- Minimal landscaping and green space will diminish the current Oakville "look-and-feel", which we so much appreciate. The proposed building looks like a steel and glass office building one would see in downtown Toronto, and does not blend with the existing architecture.

Please reconsider this agreement with Apache Developments.

Sincerely,



Cc: Gabe Charles, Manager, Development & Site Plan Applications  
Dave Gittings, Keith Bird, Ward 3:councillors

RECEIVED

MAY 22 2013

CLERKS DEPT.

17 May 2013

Town of Oakville  
Clerks Department  
Planning & Development Council  
1225 Trafalgar Rd.  
OAKVILLE, ONT. L6H 0H3

Dear Department

RE: ZONING BY-LAW AMENDMENT RE LOT 70

I am writing to express my concerns about Apache's application for the above amendment.

My main concern is that there is not enough space available on Lot 70 or Oakridge Hts for parking, the increased volume of traffic, congestion & parking blocking our (residents of Oakridge Hts) entrance way into the underground garage & our complex. We would prefer a smaller residential only building on Lot 70.

I hope you take all our concerns into consideration when making your decision.

Yours sincerely

/mm

P.S. I have no way of copying this letter to the magazine.  
as I do not have a computer.

## Gabe Charles

---

**From:** [REDACTED]  
**Sent:** 21-May-13 5:54 PM  
**To:** Gabe Charles  
**Subject:** 70 Old Mill development

Hello Mr. G. Charles,

I am a resident at [REDACTED] I work in real estate and understand the complexities of developer/resident relationships. Having attended the various meetings pertaining to the proposed development and reviewed the material presented by Apache, I'd like to express my support for this project.

The two points of concerns from current residents that are repetitive through the meetings, are parking and security, I disagree with both. Having resided here for 18 months now, I have witnessed 6 visitors parking spaces on level one parking to be constantly vacant and surfaced visitor parking is always in abundance. As for security, multifamily typically offers a more secure environment and a solution for underground parking access is a matter of monitoring, which is the same as it's present use. Perhaps an alternate would be either a car share program to support any deficiencies in parking of the new project or a parking space rental program from the current condominiums, thus generating income to support a viable condominium corp mandate.

The long term economic security of Oakville is reliant on developments like 70 Old Mill rd and I trust the current residents will benefit from increased property values and a fulfillment of an enhanced community with the addition of 70 Old Mill.

The site meets all variables of the "Liveable Oakville Plan", with the continued support of the town, informed residents and investment from developers like Apache, the town will succeed in achieving this initiative.

Regards,

[REDACTED]

Gabe Charles

---

**From:** [REDACTED]  
**Sent:** 17-May-13 3:18 PM  
**To:** Gabe Charles  
**Subject:** Re-zoning of Lot 70

Hi Gabe;

As a resident of 60 Old Mill Rd., i have major concerns re zoning of a 9-storey commercial/residential building. The upper most priority is the safety of my family, especially my 2-year old daughter.

The newly GO 6-storey parking structure meters away from where we live, It has created additional traffic to the already busy area.

Lot 70, in particular, stands out as oddly zoned as it is, there are concerns re security, safety and environment in the Area.

Obviously, the only reason for such zoning is for the taxes revenue generated from residential and business units owners. This comes at a time when town of Oakville expanding construction in what used to be the green belt area and the result is hundreds of new homes and condo unit. also, the current Trafalgar hospital site may be used for building new housing projects. Thus, there is no lack of revenue sources to come in the future.

Instead of having a comfortable place to call home, it will a nigh-mere coming in and out of the building with potential car and pedestrian accidents. This building will depreciate our condo unit value, making it a less desirable location.

Sincerely yours;

[REDACTED]

## Gabe Charles

---

**From:** [REDACTED]  
**Sent:** 17-May-13 11:26 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Town Planning ,Proposal for lot 70 Old Mill Rd.

We are owners and residents in [REDACTED] and are concerned with the effect the proposed 9 story building on lot 70 will have on:

- 1) Traffic flow.
- 2) Parking overload
- 3) Overloading present waste disposal facilities.
- 4) Present security and the cost of needed new security to deal with proposed commercial traffic including restaurant and possible fast food use.

Someone is really trying to change the rules.

If the proposal is approved the people who will pay and suffer are the residents of 40,50, and 60 Old Mill Rd.

We feel the present proposal for lot 70 will severely drive down our property values.

[REDACTED]

**Gabe Charles**

---

**From:** [REDACTED]  
**Sent:** 17-May-13 2:20 PM  
**To:** Gabe Charles  
**Cc:** [REDACTED]  
**Subject:** Re: Zoning By-Law Amendment - 70 Old Mill Road, 2317511 Ontairo Inc.  
**Attachments:** Town of Oakville.let 051715.doc

Dear Gabe:

I am attaching my submissions with respect to the May 21<sup>st</sup> public meeting with respect to Lot 70. If it needs to go to the Clerk's Office so that Council Members have it for the May 21<sup>st</sup> meeting, I would be most appreciative if you could direct it there as well.

I look forward to meeting you Tuesday, May 21<sup>st</sup>.

Regards,

[REDACTED]

[REDACTED]

**MILLS & MILLS LLP** Established 1884 – Generations of Trust



[REDACTED]

[REDACTED]  
Oakville, ON

e-mail [REDACTED]

May 17, 2013

VIA EMAIL – gcharles@oakville.ca

Mr. Gabe Charles,  
Manager, Current Planning,  
Town of Oakville,  
Central District, Planning Services Department,  
1225 Trafalgar Road,  
Oakville, ON

Re: Zoning By-Law Amendment - 70 Old Mill Road  
2317511 Ontario Inc., Z.1614.71, Ward No. 3

Dear Mr. Charles:

I am aware that the project upon which 40, 50 and 60 Old Mill Road, Oakville and the subject lands represent an unfinished project. It is my desire to see the project completed but in a fashion that is compatible with the existing uses of the properties and would support the continuation of the total residential aspect for 70.

With respect to the above-noted Application, I submit the following comments:

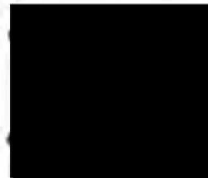
1. I have reviewed the various Schedules to the Mid-Town Plan and noted that the lands west of Trafalgar Road, south of the railroad tracks and north of Cornwall Road were designated as residential. I further note that the lands north of the tracks have been designated as mix-use. I am suggesting that what the subject Application is attempting to do is to create a mix-use on lands that have been designated residential. With respect, I submit that this is not good planning and would create what I might classify as a "non-conforming" use or a "spot" zone. I respectfully suggest that in order to remain consistent with the residential "oasis" created by 40, 50 and 60 Old Mill Road that 70 should also be exclusively residential.
2. The proposed design and outward appearance of the structure for 70 is not in keeping with the buildings that surround it. I am aware that there will be a full pictorial presentation made showing the construction of all the surrounding buildings including the commercial plaza and the garage which blend with one another and with the entire

area. The building proposed for 70 does not fit in and therefore should not be permitted in its present design.

3. I am aware of other problems relative to parking, traffic, and property access which I will not belabour here as I am quite aware that other parties have made their views known.

In conclusion, I support a residential use of Lot 70 and that I have the desire to see the project completed. I trust that this will of some assistance to you.

Yours truly,

A large black rectangular redaction box covering the signature area.A small black rectangular redaction box.

PERSON: [REDACTED] OWN OF OAKVILLE LET 051713

## Gabe Charles

---

**From:** [REDACTED]  
**Sent:** 16-May-13 4:30 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Lot 70, Oakridge Heights

I do not believe that the proposed Apache Development Co. Ltd plan for mixed commercial & residential complex on 70 Old Mill Road is workable. The existing 3 condo buildings are already short of parking spots; allowing another building to be built with a shortage of parking will only compound the problem; I believe that commercial units will require many more spots for staff, clients and suppliers use. Apache plans show new parking spots above ground that will impact on traffic on Old Mill Road and the safe passage of traffic on condo property. At least one of the new parking spots for #70 on Old Mill Road appears to be on property owned by #60.

Waste management would be a big problem. The only garbage room for both commercial and residential units is shown on Document 103 on the ground floor, with no planned access. Would residents take their recycling material through the lobby to the garbage room; will commercial owners enter through the leasable area; how will the recycling and garbage material be removed to outside the building - Document 303 West Elevation shows a door leading from leasable area not from the garbage room. The West Elevation has a very poor appearance from the Main Driveway.

The Drop Off area outside the residential front entrance looks very awkward for residents and commercial clients to be dropped off; cars and taxis coming to pick up and drop off passengers would have to make a u-turn in two way traffic into a very small space.

The mixed commercial & residential complex proposed by Apache Development covers such a high proportion of the available space, that insufficient space would be available for necessary amenities such as those above.

I understand that under the Oakville High Density Plan this area which includes #40, #50, #60 and #70 Old Mill Road has been designated Residential. I believe that it would be more viable to build a solely residential building on #70, eliminating some of the problems that a mixed commercial & residential complex such as Apache Development is proposing, and more in keeping with the existing condos.



RECEIVED  
MAY 15 2013  
CLERKS DEPT.

~~CONFIDENTIAL~~  
2013-05-15  
~~CONFIDENTIAL~~

Dear Sir,

I am very much opposed to the  
Amendment being proposed for 107th and 108th  
Being a contractor here for many years  
and so far enjoying it, changing the zoning  
by-law will stir all the  
many concerns - too many to mention.

Sincerely [REDACTED]

## Gabe Charles

---

**From:** [REDACTED]  
**Sent:** 15-May-13 11:30 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** zoning change proposed for Lot 70 Old Mill Road - oakville

RE: zoning change proposed for Lot 70 (Old Mill Road)

Mr. Gabe Charles

Cc. Mayor Rob Burton, Councilor Keith Bird, Councillor Dave Gittings.

Dear Sirs,

I am a resident and is opposed to the proposed change for the Lot for the following reasons:

Resident at [REDACTED], facing east, the new application for re-zoning will deface what we had purchase, and we will be face with a new tall structure.

- Why Oakville had had until now the attraction it had, it was based on past leadership and vision. While other north-american cities were defacing their cities. Oakville kept a vision of harmony by leadership. Why cities like Paris or other municipalities like Westmount or Outremont are jewels, is again by scope, refinement and vision of their leadership. Please do not fail, or we will not retain the work of past leaders. I came here because visually Oakville please the eye for its harmony in its development (Olde Oakville)

- I am concerned of the fire routes, in case of emergencies, the proximities and angle of the other structure connected to our building, and the garage entry to be rescued. Likewise for traffic of people and vehicle and the crimes that would become more prevalent with a denser traffic just there. We have to remember, there is already a denser traffic due to the go Parking and flux. Already the area is dangerous. Adding more traffic, would make the city responsible of any death or hurt, I believe, and should be accountable to push to the extreme this further development.

- When we bought, we were assure that only four floors would be next to us. This change the dynamic and we would have not purchased. Oakville may start to have a poor reputation to retain its heritage, despite the new call of higher density dictate by the province. Here, you can make a difference, please, show your true colors.

- Other resident will share other concerns, please listen. I will not write the same of the same concerns, to make your reading succinct. But, what I hear, I agree, the quality of our life and value of our resident will suffer by the same token, due to supply and demand golden rule.

Please address our concern.

Sincerely,

[REDACTED]

## Gabe Charles

---

**From:** Hillary McKenzie  
**Sent:** 13-May-13 9:23 AM  
**To:** Gabe Charles  
**Subject:** FW: Development of Property at #70 Old Mill Road

fyi

Hillary McKenzie  
Executive Assistant - Mayor's Office  
Office of the Mayor and Council  
Town of Oakville | 905-338-4173 | f: 905-815-2001 | [www.oakville.ca](http://www.oakville.ca)

Please consider the environment before printing this email.  
<http://www.oakville.ca/privacy.html>

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

**From:** ~~~~~  
**Sent:** Friday, May 10, 2013 10:52 AM  
**To:** Mayor Rob Burton  
**Subject:** Development of Property at #70 Old Mill Road

Dear Mr. Burton,

I am an original owner of ~~~~~ I am expressing my concern regarding the proposed development of Lot # 70 on the quality of life for the owners of #s 40, 50 and 60.

- \* The impact of additional traffic created by a 9 storey building versus the original 3 story building.
- \* The impact on our security from access and underground areas by commercial customers of # 70.
- \* The proposed glass building versus the current brick theme of the surrounding properties.
- \* The location of the loading dock and Apache's use of the current 'maxed - out' waste disposal area.
- \* The insufficient visitor and resident parking for the proposed 9 story building is a real concern.

These and several other major concerns were not properly addressed by the developer during our passed meetings. Please be very thoughtful concerning your decisions regarding the property at # 70.

Listen to your constituents.

Sincerely,

GABE CHARLES  
TOWN PLANNING DEPT.

Page 1 of 1

  
**From:**  
**To:** <GCharles@oakville.ca>  
**Cc:** "mayor@oakville.ca kbird@oakville.ca dgittings@oakville.ca"  
**Sent:** May-13-13 11:36 PM  
**Subject:** Re-zoning application by Apache Development Co. for Lot 70 Old Mill Road  
Gentlemen:

I have some serious concerns about this application.

The developer has acquired this piece of land and is proposing to put up a building which, if approved, would be far larger than the lot size and location can reasonably accommodate. Why am I not surprised? Developers, in spite of their sweet talk, seem only interested in the bottom line regardless of the impact their actions have on the neighborhood. A nine storey commercial/residential building in this location would create a number of significant problems and have a negative impact on the quality of life for those of us living in the condos nearby.

The aggravation and hazards of additional traffic on tiny Old Mill Road is one thing, but what about the parking for both visitors and tenants a building of that size would require? The developer, with a straight face, is proposing 7 spaces for parking on the west side of the street. This would require vehicles doing a U turn in order to park, assuming there was any remaining space. Apache is also asking that the present requirement of 157 parking spaces for a nine storey building be reduced to 82 spaces, a reduction of almost 50%. Both of these proposals in my view are ill conceived to the point of being ridiculous.

For security reasons we do not want the commercial clients of any business located in 70 Old Mill Road to have access to our underground parking areas. Apache's proposal is allowing for this to take place.

Apache's proposal does not provide any space for a loading dock or a waste disposal area.

If a building is put up on lot 70 Old Mill Road, my personal preference would be a 3 storey red brick residential condominium.

with respect



Gabe Charles,

Town Planning Department

Oakville

As a resident of \_\_\_\_\_ I would like to express my concerns with respect to the zoning by-law amendment being proposed for Lot 70.

After having attended a meeting held here on Apr. 23, it became clear that the representatives for Apache Development were unprepared to handle detailed questions raised from the floor. For example, they have proposed perpendicular parking at the entrance to the development. This is already a problem without the additional parking. When asked the distance from the property line and the north side of the entrance, they did not have an answer. They were also unable to discuss the proposed locations of additional waste disposal facilities, delivery truck parking, moving van docks as well as regular service vehicles, school buses, and care-a-van transportation vehicles that are on site daily. Presently, these vehicles must manoeuvre around the entrance to the underground parking facilities for our three buildings.

Parking on Old Mill Road (west side) would take up a lane on an already overburdened street. One only needs to observe the location from 4:30 p.m. to 7 p.m. to witness the gridlock that already occurs. When trains are unloading, the mass exodus begins. Although there is a passenger pick up spot within the Go train parking lot, many people ignore it and just drive up Old Mill Road to pick up passengers. They then turn around at the top of the road adding further congestion. This situation is already dangerous for pedestrians trying to exit the train station to walk down Old Mill Road or to enter the Oakridge Heights complex. In my opinion, much further planning is required before this project can be rezoned.

Thank you for your attention.

## Gabe Charles

---

**From:**  
**Sent:** 21-May-13 8:24 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Zoning By-law Amendment Z.1614.71

Dear Mr Charles,

### Re: Zoning By-law Amendment Z.1614.71

I am a resident of Oakville at  
within the condominium complex of which the 70 Old Mill rezoning application is part.

I am opposed to the development in its current form, and believe that the Town would be derelict in its diligence if it were to accept at face value the pronouncements of the developer in its current application.

The proposed parking ratios not only fall short of the Town's standard requirements, but are significantly overstated by the developer in several respects:

- The curbside parking proposed on Old Mill Rd to accommodate vehicles facing south, is wholly impractical given that Old Mill Rd is in reality a cul-de-sac and can only be entered by public traffic approaching from the south, thus demanding an illegal u-turn to afford access
- The laying claim by 70 Old Mill to grade level commercial visitor parking in the application is at best unfounded and at worst a deliberate distortion of the condominium declarations and shared facilities agreements
- 70 Old Mill will have only a minority representation on the shared facilities committee and I am lead to believe that other condominium owners will be quite within their rights to impose traffic flow restrictions and parking permits to prevent their common area being abusively converted to public use.

To compound the Town's predicament, the Town runs the risk of making itself party to a potentially nefarious series of historical changes to successive condominium declarations, that may well be subject to scrutiny as a deliberate abrogation of the law by a developer intent on having its way.

Furthermore I will be holding the Town accountable for any decisions negligently taken without proper due diligence.

Kind regards

## Gabe Charles

---

**From:**  
**Sent:** 21-May-13 6:53 AM  
**To:** Gabe Charles; Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** development of lot at 70 old mill rd

I antonio morra am formally voicing my concerns now . regarding the zoning by laws and amendments being proposed for lot 70 by Apache Developments . I have lived here since it was first built and feel the lot cannot handle a building of this size and parking would be a nightmare on the site as there are already problems we have have to deal with the lot just cannot handle a building of this size by town regulations for the number of units he praposes he needs 188 parking spots !!!!!!! on that little pieces ? and if he thinks he can just come into the oakridge hieghts property I think he wrong this building is all wrong for the property and does not go with whats here already . and from the meeting we had here on the property with the delveloper Apache most residents were angry and very appossed to what he wants to do .

we would rather this lot stay bare and vacant the wrong thing go in

thank you ,for listening and hearing my concerns

Resident here 12 years

## Gabe Charles

---

**From:**  
**Sent:** 20-May-13 9:48 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Town Council Meeting May 21, 2013 - Apache Proposal for the Rezoning of Lot 70 at Old Mill Road Oakville - ENVIRONMENTAL IMPACT AND WHEEL CHAIR PARKING SPACES

As a resident of I have the following concerns about the impact the proposed development will have on the quality of life at Oakridge Heights. I trust Town Council will ask Apache to review the following items in detail well in advance to the start of construction. They should be asked to report back to the condo board directors on these matters as soon as possible.

### RE-EVALUATE WHEEL CHAIR PARKING SPACES

Apache should re-evaluate the number of designated wheelchair parking spaces for the physically challenged. As part of the overall plan Apache should confirm that sufficient wheel chair parking spaces are available for the entire Oakridge complex including any potential retail operations and condos. Apache's new project on Old Mill Road will attract more people to the site. There now appears to be minimum wheel chair parking spots at Oakridge Heights. Apache should be asked to look above and beyond the minimum building code requirements for wheel chair parking spaces. I would ask that Apache re-evaluate this from the point of view of a good corporate citizen and from a common sense point of view. It appears that additional wheel chair parking spaces will be required for the proposed condo and retail operations. As part of the project Apache should not be allowed to pass the responsibility back to the original developer on this matter. As part of the new construction Apache should be asked to ensure adequate wheel chair parking is provided for the original and new construction. This should be part of the requirements laid out to Apache for their new project.

### ENVIRONMENTAL CONCERNS

I view one of the most valuable items at Oakridge being the 16 Mile Creek running alongside the condominiums. Has there been an environmental impact study completed for the proposed new construction to ensure there will be no environmental damage during the construction phase or after. Apache should be required to clean up any garbage or debris that enters 16 Mile Creek as a result of construction activity. Apache should be held responsible for clean up any environmental damage to 16 Mile Creek.

I also have the following major concerns:

- The impact of additional traffic on Old Mill Road created by a 9-storey commercial/residential building vs. the original proposal for a 3-storey complex.
- The impact on security to the site and underground parking areas.
- The problems created by insufficient visitor and resident parking for the proposed 9-storey parking.
- The proposed glass building vs. the current brick theme/
- The location of any loading dock and Apache's use of the current maxed out waste disposal area and the impact on current residents.
- The impact on proposed street parking requiring vehicles to do a u-turn on our property or at the top of Old Mill Road.

Regards,

## Gabe Charles

---

**From:**  
**Sent:** 20-May-13 9:18 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Development of lot 70 Old Mill Road

Dear Mr Charles and Councillors

Like many residents of 40,50 and 60 Old Mill Road I object to the proposed building plan for lot 70. I endorse the detailed submission on the petition filed by the residents of my building, in general. In particular I feel that the new plan does not provide for enough parking for the type and size of project set forth. This will cause several adverse consequences including accidents at the top of Old Mill Road as people do U turns there and pull out of parking spots at the top of the road. It also threatens the security of the parking lot now in existence if there are commercial visitors coming and going all daylong; and it will cause havoc on the ramp to the underground parking lot if there is two way traffic on a ramp not designed or safe for such two way traffic. (I don't care that this is private road and technically not your concern; by changing the planned usage of lot 70 you will be creating the problem.)

The issue of where the loading dock will be is also of concern with this very loosely designed plan. We need more detail to proceed and probably a promise to drop the commercial side altogether to make this work at all.

Thank you for your attention to this matter.

Yours sincerely

Gabe Charles

---

**From:**  
**Sent:** 20-May-13 8:59 PM  
**To:** Gabe Charles  
**Subject:** 70 Old Mill Road - File: 1614.71

Dear Mr. Charles,

Section 4.3.4 of the Environmental Site Assessment states that no Areas Of Natural or Scientific Importance are located within 250m of the site but it does mention the Sixteen Mile Creek which is located on the other side of Cornwall Road. As any frequent visitor to the Sixteen Mile Creek can confirm this area is a much-used resting spot for migratory birds. The mostly glass structure that is being proposed at 70 Old Mill Road will reflect the lush green vista in its abundant windows, enticing a number of these birds to fly toward the reflected trees causing them to collide with the glass and fall to their death. It is estimated by FLAP (Fatal Light Awareness Program) that nine million birds meet their end this way across the GTA every year.

In light of the recent Ontario Court of Justice case of *Podolsky Vs Cadillac Fairview* where it was ruled that emitting reflected light that kills birds is an offence under the EPA will there be any provisions made in the design and construction of the glass structure to minimize the building's impact on bird fatalities?

It might be worth bearing in mind that one of the birds spotted at the Sixteen Mile creek is the Wood Thrush, a bird that has recently been designated as "Threatened" by the Committee on the Status of Endangered Wildlife in Canada. Under the *Species at Risk Act*, building owners or managers can be convicted under section 32 for the conduct of killing or injuring birds in window strikes even though their conduct is inadvertent.

Yours Sincerely,



## Gabe Charles

---

**From:**  
**Sent:** 20-May-13 7:49 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Proposed Development at 70 Old Mill Road

Hello Mr. Charles,

I would like to register my opposition to the proposal for 70 Old Mill Road due to the lack of available parking for a commercial building and the security issues associated with members of the public sharing the above ground and underground parking facilities of 40, 50, and 60 Old Mill Road. There are other concerns, but I believe security and a shortage of available parking are the major issues.

I am not opposed to appropriate development of the vacant lot at 70 Old Mill Road.

Sent from my iPad

## Gabe Charles

---

**From:**  
**Sent:** 18-May-13 5:18 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton  
**Subject:** development of 70 Old Mill Road, Oakville

Sirs,  
We are  
the property known as 70 Old Mill Road, Oakville We have resided here since 2001 and therefore are very familiar with the history of these properties.

Understanding that 70 Old Mill Road is presently designated commercial, a lot has changed on Cornwall since the 1990's when this property was designated Commercial. At the time there was no retail/commercial developments nearby to service the future residents of Old Mill Road. Since that time, the offices of the HongKong Bank, Whole Foods Plaze, now the Longo Place plus several office plazas have been added from Trafalgar to Maple Grove. These include, banks, boat equipment, restaurants, cleaners, various food stores, drug stores, ladies wear, shoes, liquor store, jewellery stores, coffee shoppes, dentists, lawyers, engineers, etc.etc.etc. It is a known fact that there is plenty of vacant office and retail spacel presently available and that it takes up to 4 years from the time of built to occupancy by a tenant. Do we really NEED MORE commercial????????? We think not.

We are also aware of the unsightliness of the corner of Old Mill and Cornwall. TheTown has not seen us worthy of building proper sidewalks and supply of maintenance of the weed patch — unjust considering the amount of revenue from taxes that the town of oakville collects from us.

We see the congestion created by the GoTrain pickups and dropoffs as well as the debris they leave behind. Considering shortage of parking spaces, lack of green space, congestion, WE RECOMMEND 6 to 8 Storey RESIDENTIAL building only to be built of brick and cement - the same as the other 3 buildings to create a uniform community. We also recommend that the developer improve the entrance to the complex and that the footprint be only large enough that green space and plenty of landscape be left for the front entrance to the complex to separate the residential community from the GoTrain environment. perhaps and electronic gate may be considered

We trust you will take our comments and suggestions seriously because after you say yes --- we are the ones that have to live with your decision. This community is located and forms part of the Old Oakville and so far the architecture is of mainly brick as are the historical homes in Old Oakville. A glass structure adds nothing to the estheticsn or the privacy of the people living here. The building will be too close to building 60 and the GoTrain.

Respectfully,  
Signed.

## Gabe Charles

---

**From:**  
**Sent:** 20-May-13 8:34 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton  
**Subject:** ZONING BY-LAW AMENDMENT / 70 OLD MILL ROAD

FROM:

HAVE TWO CONCERNS:

- (1) ADEQUACY OF SURFACE PARKING TO ACCOMODATE THE NEEDS OF THE OWNERS, EMPLOYEES AND CLIENTS OF THE COMMERICAL ENTERPRISES AS WELL AS THE VISITOR PARKING REQUIREMENTS OF THE RESIDENTS OF 70 OLD MILL.
- (2) THE PROVISION OF SURFACE TRAFFIC PATTERNS THAT ALLOW FOR SAFE MOVEMENT OF VEHICLES AND PEDESTRIANS IN ADDITION TO MAINTAINING THE CURRENT LEVEL OF SECURITY IN UNDERGROUND PARKING AREAS OF 40, 50 AND 60.

## Gabe Charles

---

**From:**  
**Sent:** 17-May-13 2:22 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Dave Gittings; Keith Bird; Ralph Robinson; Alan Johnston; Pam Damoff; Cathy Duddeck; Roger Lapworth; Allan Elgar; Marc Grant; Jeff Knoll; Max Khan; Tom Adams; chair@tcra.ca  
**Subject:** Opposition to Proposed Building at 70 Old Mill Rd.  
**Attachments:** Lot70OldMillJayneHuddlestonletter.docx

Re: Public meeting, May 21, Development of 70 Old Mill Rd., Hard copy attached

Town of Oakville  
Town Planning Department  
Attn: Mr Gabe Charles  
1225 Trafalgar Rd.,  
Oakville, Ontario L6H 0H3  
[gcharles@oaville.ca](mailto:gcharles@oaville.ca)

Sent electronically May 17, 2013

Dear Mr. Charles;

In advance of the public meeting on May 21, I am expressing my strong opposition to the current plan by Apache Development Company Ltd. for 70 Old Mill Rd. I live at \_\_\_\_\_ There may be a misconception that 60 Old Mill Rd. will suffer the most negative effects if this project proceeds. However the issues of traffic and pedestrian safety, as well as shortage of parking will affect all three buildings of Oakridge Heights equally.

The shared facilities currently belonging to 40, 50 and 60 Old Mill Rd., as well as traffic and pedestrian safety both on Old Mill Rd. and inside Oakridge Heights, will be negatively and dangerously impacted by the proposed building.

I understand, and I believe the majority of my neighbours understand, that this area is intended to be high-density and that the neighbourhood will change in the coming years. However, with so many proposed projects in the mid-town corridor, and sufficient space for them, I wonder why such high-density would even be considered for such a small piece of land in a stable neighbourhood that does not have the parking or sufficient space for other facilities to accommodate such a building and its occupants?

We do not oppose the development of Lot 70, but we hope it will be done in a manner that is compatible, in size, parking requirements, and design, with the available land and the existing neighbourhood.

The following are the primary reasons I oppose this project, as it is currently proposed:

1) Not enough parking for proposed building's density and use: Apache Development Company Ltd.'s current plan shows parallel parking on the southbound side of Old Mill Rd. (spaces numbered 33 to 39 on their plan). This is unacceptable. Old Mill Rd. is a dead-end. There is no southbound traffic on it, except traffic exiting either Oakridge Heights or the outdoor GO Train parking. Therefore, anyone wishing to park in these spaces, to visit 70 Old Mill Rd., would have to go northbound on Old Mill Rd. and make a u-turn in our driveway to access these parking spots. That would be dangerous for vehicular and pedestrian traffic and would cause unnecessary congestion. Apache's plan also includes narrowing our existing driveway, making u-turns in it even more hazardous.

An additional danger would be presented by cars pulling out of these parallel parking spots, since the southbound turn out of our driveway would be so close to them, and sightlines coming out of our driveway would be reduced by the size and lot coverage of the proposed building.

These street parking spaces could become inaccessible when there are snow banks, reducing the parking for Lot 70 even further during as much as four, or more, months of the year.

Another safety hazard would result from the parking spaces numbered 27 to 32 on Apache's plan. They would narrow the existing Oakridge Heights driveway to about half its present width. The only way to exit those parking spaces would be to back into the path of traffic entering and exiting Oakridge Heights. This, too, is unacceptable for obvious reasons. Narrowing of the driveway would make it barely wide enough, or possibly not wide enough, to have an in and out lane available simultaneously. Even now, with a wider driveway, we regularly have a taste of what it would be like with a narrowed driveway. Cars frequently park at the base of our driveway while waiting to pick up a GO train passenger, thereby narrowing the driveway. The result is congestion and near-accidents. Additional security has recently been contracted by Oakridge Heights to keep these vehicles out of our private driveway. To narrow it permanently would be dangerous for drivers and pedestrians and would slow traffic in and out of our homes, thereby slowing traffic on Old Mill Rd.

Mr. John Van Den Elzen, of Apache Development Company Ltd., told residents of Oakridge Heights at a meeting on April 23, 2013 that he expects the commercial tenants in his proposed building to be "dentists, lawyers and a coffee shop". However, there is not enough space for the employees and customers of such businesses to park. *In spite of the fact that the two above-described parking areas are dangerous and unacceptable, even if they are allowed they would not create enough parking to accommodate the commercial portion of the development.*

There is, quite simply, not enough parking available for the size, density and use that Apache Development Company Ltd. is proposing.

2) Traffic problems on Old Mill Rd. and surrounding area: Before anything is constructed on Lot 70, I believe a traffic study is necessary on Cornwall Rd. between Trafalgar and Kerr, and on Old Mill Rd. Since the new stoplight was installed at the entrance/exit, to/from the indoor GO parking, traffic volume and timing of the lights on Cornwall is a major problem at peak hours.

Old Mill Rd. has several existing traffic problems. Drivers exiting the outdoor GO parking seem to have difficulty recognizing that Old Mill Rd. is a public road and not an extension of the GO Train parking. Many of them ignore the STOP sign at the exit, creating a danger as we approach the driveway of our homes, driving northbound.



In both morning and afternoon, some drivers use the dead-end of Old Mill Rd., as an extension of the GO “Kiss and Ride” area. This creates a hazard at the base of the Oakridge Heights driveway. Traffic volume on Old Mill Rd. is likely to increase with the soon-to-be increased frequency of GO Trains. Therefore, these problems will get worse, even without the addition of a high-density mixed-use building on this very short, dead-end street.

To narrow the Oakridge Heights driveway, thereby making it less visible, and add the southbound parallel parking (both as per Apache’s current plan) would only compound an already dangerous situation for traffic and pedestrians.

3) Impediment to existing underground garage: Apache Development Company Ltd.’s current building plan (page 103) shows the residential entrance “drop-off” located at a curve in our driveway on the approach to the underground garage. It is precisely where cars entering the existing underground garage turn from the westbound driveway to the southbound garage ramp. This would create a serious traffic hazard and impede passage to our underground garage. It would also present a serious risk to pedestrians.

The proposed narrowing of the Oakridge Heights driveway would double the danger presented by this “drop off”. Sightlines on the curve would be reduced. At any given time, cars would potentially be approaching a small area, within a curve, from three directions (incoming Oakridge Heights to garage; leaving the Building 70 “drop-off”; plus exiting Oakridge Heights from the west).

4) Waste management: It is my understanding that Oakridge Heights waste management facilities are currently at, or near, capacity. The high-density, mixed-use nature of the proposed Lot 70 building will create a greater need for waste facilities. However, Apache Development Ltd.’s plan relies only on the existing waste management facilities and cites such as a reason the building will be “cost effective”.

The current waste management area is located parallel with the driveway that would have to be narrowed to accommodate the proposed building with its proposed parking. At present, small vehicles from each of 40, 50 and 60 Old Mill Rd. tow waste to that location and store it for pick-up by Halton Region trucks. Performing this function in a narrowed driveway would block traffic, in addition to adding waste from a fourth building of high-density commercial and residential.

5) Loading dock and deliveries: Apache Development Ltd.’s plan does not appear to have a loading dock. For the reasons stated in items 1), 2) and 3), there is also a shortage of room to accommodate small deliveries without creating traffic hazards. Presently, each of the buildings in Oakridge Heights has its own loading dock sufficient to handle residential moves. There is also adequate shared visitor parking to accommodate small deliveries to the three existing buildings. Despite the fact that the proposed building on Lot 70 will accommodate both commercial and residential tenants, the plans do not show room for either. This is likely to result in trucks stopped illegally on Old Mill Rd. It will also likely cause large moving vans to be parked in a manner that blocks our driveway, impeding access to Oakridge Heights.

Apache’s own consultant, Upper Canada Consultants, wrote in their Planning Impact Analysis for Lot 70, “The service and loading area is located at the back of the building, in behind, so that it is screened from the public street minimizing any negative impacts on the public realm from noise and visual effects.” The report also admits, “Due to the nature of the site, options for alternative loading areas are minimal”. They are so minimal, in fact, that Apache’s drawing shows no loading dock. And, while the Consultant’s report claims it is out of public view and minimizes negative impacts on the *public* realm, that puts it squarely in our front entrance with a very negative impact on our existing community.

6) The proposed structure: According to Apache's documentation, the proposed building meets the set-back requirement on the Cornwall Rd. side. However, it does so at the expense of Oakridge Heights, because the traffic and parking problems occur mostly at the back (north end) of the proposed building. So, in order to satisfy one Town requirement, they will take away some of the quality of life and safety that Oakridge Heights residents have established. This quality of life has been established between three existing Condominium Boards and the Shared Facilities Committee, of which they are each members. Now Apache wants to virtually block our entrance to our homes in order to build a higher-density, more profitable building than Lot 70 can realistically accommodate.

Apache's drawing of their proposed structure is inaccurate in its portrayal of the area around the proposed building. It shows the grade on Cornwall being level, if not slightly uphill, going west from Lot 70. In actual fact, it runs steeply downhill. It portrays Cornwall Rd. as a quiet, two-lane street. In reality, it is a busy four-lane street on which many cars and trucks drive at excessive speed. The artist's rendering obliterates the GO Train outdoor parking on the east side of Old Mill Rd., replacing it with a park-like setting with grass and trees. It places that park-like setting at the same grade as Old Mill Rd, when, in fact, it is considerably elevated and completely fenced off, with cars parked right to the fence line. The artist's rendering shows no sign of the gates to Oakridge Heights. It buries Oakridge Heights well behind a tall commercial-looking structure and surrounds the proposed building with an idealistic park-like setting with quiet streets on all sides. The artist or architect that created this rendering obviously had not visited the site. The drawing is not to scale, and does not acknowledge or represent the actual surroundings. Before any decision can be made regarding Lot 70, Apache Development Company Ltd. should be required to provide a proper artist's rendering. It should be to scale and show the surroundings as they actually exist, including Oakridge Heights.

Oakridge Heights is part of Old Oakville. When John Van Den Elzen, of Apache Development Company Ltd., purchased Lot 70 Old Mill Rd., he did so with the knowledge that he was buying a portion of Oakridge Heights. The "Livable Oakville" plan makes reference to growth areas in Oakville, including midtown, and says "Planned growth in these areas will preserve, enhance and protect the distinct character, cultural heritage, living environment and sense of community in Oakville's established neighbourhoods". In our "established neighbourhood" at the north end of Old Oakville, this has been the case with recent development. The buildings of Oakridge Heights, the Olde Oakville Marketplace, the Sunrise Seniors' Residence and the indoor GO Train parking are all architecturally compatible. In my opinion, design is an even more important factor on Lot 70, than it might be on some other lots in the area, due to Lot 70's extremely close proximity to 60 Old Mill Rd. and the gatehouse of Oakridge Heights, and because it becomes part of the Oakridge Heights community.

Mr. Van Den Elzen made a presentation to the residents of Oakridge Heights on April 23. He said that his proposed building would create a "gateway" to Oakridge Heights. However, while saying that he said that he finds our architecture outdated and that his will be more attractive. The proposed building is architecturally opposite to anything in Old Oakville. Mr. Van Den Elzen told us, "This will be like Mississauga City Centre". However, on June 7, 2012, Mayor Burton stood before Oakridge Heights residents and told us all the ways in which Oakville's plan differs from Mississauga's. For me, and for many of my neighbours, we choose to live here because it is NOT like Mississauga.

Apache's proposal also raises important questions about who our shared facilities partner will be once the building is complete. Apache's plans indicate "leasable" space in the commercial portion. However, the residential condominiums will, of course, be turned over to a condominium corporation once sold. Who will be the landlord for the leasable space? Who will be operating the building? Most importantly, will the commercial landlord or the residential condominium corporation be our partner in our Shared Facilities Agreement? The Condominium Boards and residents of Oakridge Heights have a right to know this before anything proceeds.



Apache Development Company Ltd. is proposing a building with a small amount of parking that will totally consume the available land. It is therefore relying the shared facilities of Oakridge Heights to provide the necessary infrastructure. It is true that a contractual portion of the shared facilities of Oakridge Heights was acquired by Apache through the purchase of Lot 70, and that contract is not governed by the Town of Oakville. However, that contractual agreement, alone, will not enable Apache Development Company Ltd. to infringe on our shared facilities in the manner shown in their current plan, thereby, altering the nature of and the safety and security of our existing community. Apache Development Company Ltd. needs the Town of Oakville's approval on the zoning by-law amendment in order to do that. As a resident of Oakridge heights, I ask that our elected officials NOT enable Apache Development Company Ltd. to proceed with their current building plan.

I would like to invite all councillors to visit Lot 70, and the rest of Oakridge Heights, to see the problems with the current plan for themselves.

Sincerely,



c.c.

Mayor Rob Burton  
Councillor Dave Gittings  
Councillor Keith Bird  
Councillor Ralph Robinson  
Councillor Pam Damoff  
Councillor Cathy Duddeck  
Councillor Roger Lapworth  
Councillor Allan Elgar  
Councillor Marc Grant  
Councillor Jeff Knoll  
Councillor Max Khan  
Councillor Tom Adams  
Trafalgar Chartwell Residents' Association

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

May 16<sup>th</sup>, 2013

Attention: Gabe Charles

Re Zoning By-Law Amendment

70 Old Mill Rd.

2317511 Ontario Inc.

Z.1614.71, Ward No. 3

We have reviewed the application by 2317511 Ontario Inc. to have the existing By-Law Number 2003-138 for 70 Old Mill Road – Z.1614.71 modified and request that the application be rejected.

We would consider redevelopment only if the following conditions are met:

- a. That the site plan be filed with the zoning application for residential only. There are so many issues that impact the other 3 Condominium Buildings whose resolution will determine whether the proposed building should proceed.
- b. That a legal opinion re the shared facilities agreement is respected in the layout of the application.
- c. That the number of parking spaces must meet current by-law standards. That sufficient underground parking must be provided with egress only on to Old Mill road.
- d. That the height be restricted to 6 stories residential.
- e. That the building mass be reduced to allow for more at grade parking, loading docks, site circulation etc.

#### **Historical Context:**

The original developer, United Lands, exchanged his 3 storey commercial permission for extra height on the building at 40 Old Mill Rd in the 2003 OMB decision.

*"The application for additional height of six storeys is rooted in the desire to respond to the market demand and was explained in these terms by the Manager of Development with the current owner, Oakridge Heights. The owner, having experienced difficulty with the pre-construction marketing*

*of commercial space at the eastern end of the site at 70 Old Mill, elected to develop more residential space at 40 Old Mill"* Page 19, OMB Decision.

### **Official Plan/Liveable Oakville Plan:**

The Official Plan for Oakville of 2006 does not include the property north of Cornwall Rd, west of Old Mill Rd, south of the CNR tracks and east of 16 mile creek as part of the high density area. However, the Liveable Oakville plan of 2009 now includes this area. The existing density for the 3 Condo buildings exceeds the density requirements in the Official Plan. However, using the Liveable Oakville Plan, the following policies in Urban Design have not been met.

#### *6.2.6 Streetscapes shall:*

##### *a) reflect the local context;*

The proposed architecture of building 70, using grey brick but primarily glass for the residential floors, is not consistent with not only the 3 existing Condominium buildings, but the Sunrise building, the Olde Oakville Market commercial establishments, as well as the Metrolinx GO Parking structure.

#### *6.5.3 New development shall ensure that proposed building heights demonstrate compatibility with adjacent existing development by employing an appropriate transition of height from new to existing development*

The 3 existing Condo buildings heights start at 12 storeys for building 40, drops to 10 storeys for buildings 50 and 60. With the greater height requirements for commercial floors, a 9 storey building at 70 Old Mill will be the same height as building 60 whereas a transition of height would indicate a more reduced number of storeys.

#### *6.11.2 Service and loading areas should be:*

##### *a) located and oriented away from the general circulation of pedestrians and automobiles both on-site and in the public right-of-way;*

According to the application, the service and loading areas would be between buildings 60 and 70 and off the roadway to the down ramp to the underground garages.

### **Zoning**

The current zoning requirements according to the Liveable Oakville Plan are as follows:

#### *20.5.11 Exceptions*

##### *a) The lands designated High Density Residential at the northwest corner of Cornwall Road and Old Mill Road are subject to the following additional policies:*

*i) A neighbourhood shopping centre with a maximum of 930 square metres of gross leasable area may also be permitted.*

*ii) A maximum of 2,300 square metres of non-retail service commercial area, including office and private recreational uses, may also be permitted*

The plan indicates “*may also be*” which does not prevent the option of converting the land use to residential.

## Parking

The current zoning allocation for spaces for Oakridge Heights Limited ( for all 4 buildings) is set out on page 2 of the zoning By-Law 2003-138 3 “.c. Regulations vii) Parking – The regulations as set out in Section 46 of By-Law 1984-63 apply except where in conflict with the following:

- (I) *Residential uses – regardless of ownership – 1.75 paved parking spaces per unit of which .25 paved parking spaces per unit will be designated visitor parking and may be located underground and one parking space for each of the three units be used as the superintendents suites. ...*
- (II) *Commercial uses – 1 paved parking spaces per 28m2 leasable floor are of which all the parking spaces shall be provided at or above grade and seven spaces may be provided on the west side of the Old Mill Road allowance providing there is a minimum sidewalk width for pedestrian use of 1.7 meters between the edge of the on-street parking and the building at 70 Old Mill Road.”*

The developer has, on page 24 of the of his Current Zoning appeal, has proposed a change from the 1.50 required Residential Parking to 1 space per unit, and a change from .25required for visitor ( he had a convenient typo of .05 instead of .25 ) to .15 spaces per unit. The following are some concerns with this proposal.

The parking breakdown submitted is:

Floor	Provided
P1	23
P2	20
Grade	39
Total	82

The parking requirement submitted is:

Type	Required	Provided
Residential	1.75/unit = 51	32
Commercial	1/28m2 = 106	50
Total	157	82

There is no guarantee that the 7 street spaces would be used exclusively for the commercial and or retail operations.

The 6 visitor spots on the north side of the building, and 3 by building 60 are questionable as if Metrolinx decide to charge for parking, these “free” spaces would be quickly used by GO train travellers pretending to be clients of the commercial operations.

There needs to be confirmation of underground layout before a final count of spaces is taken as the current proposal does not allow for exhaust fans, lockers, pipes and other infrastructures.

If the developer’s request for a substantial reduction in parking for the Commercial Development is accepted, and if the Town’s own required levels are achieved, then there would be 56 more vehicles requiring parking spaces in the complex than what Apache is proposing. Unless strictly monitored, this would result in Commercial users taking up visitor spaces for the rest of the residents as first come, first served. . The reverse is also possible. This would result in cars backing up on Old Mill Rd., when the limit is reached and entry to the site rejected.

### **Access**

The Shared Facilities Agreement does not allow 70 Old Mill Rd to use the west ramp of the complex which is the exit ramp from the garage

*“The Commercial Development shall only have the shared use and benefit of the Shared Facilities limited to the Common Interior Roadway (excluding the west ramp, and any roadways beyond the designated commercial visitor parking).and related systems and equipment and Waste holding Unit as set out in Article VII(1)(a), (c) and (d) herein.”*

Without access to the west ramp, the exiting from Building 70 would have to be direct to Old Mill Road, further reducing the number of parking spaces available.

### **Shadow**

In Apache’s proposal, there is no chapter dealing with a shadow analysis. However, the sun does shine on the east side of building 60. See picture. The addition of 6 floors will have a negative impact to the quality of life for those in building 60.

### **Waste Disposal**

According to the “Planning Impact Analysis” page 10 of the proposal, *“The development proposal is also cost effective in that it will be using the existing underground parking garage, parking ramp, parking lot, garbage storage area and a number of other existing facilities, rather than creating a separate set of facilities”.*

The space for the garbage storage area was, in the original Oakridge Heights Zoning plan, based on the occupancy of 10 storeys for buildings 30, 40 and 50, as well as 3 floors for building 70. When

building 40 was changed to 12 storeys with the resulting additional usage, no changes were made to the space allocated for the Waste Disposal site. History has proven that the 3 buildings have max'd out the space based on 2 pick-ups a week. The addition of building 70 will either require a separate location for just that building, or an increase in the size of space for the existing location, taking away visitor spaces to which 70 has access and would potentially require the guard house closer to Old Mill Rd, or a Town agreement to increase the number of days that the city picks up the garbage. As well, there is an indication from Halton Region that the implementation of green bins for compost for apartment and condo buildings is close at hand. All this should be reviewed with the Town first on options.

## **Traffic**

While the proposal addresses the traffic flow on Old Mill Rd. moving to the lights on Cornwall, it does not address the traffic congestion that currently occurs during peak hours between Old Mill Rd., the entrance to the GO parking lot on the east side of Old Mill Rd., and the entrance to Oakridge Heights. A survey that measures peak traffic over an hour assumes that there is a steady flow of that traffic over that hour. In practice, the flow occurs when the train arrives. Traffic does get backed up well into the GO parking lot during these peaks.

With the addition of street parallel parking, tie ups at the Security Gatehouse to get into the site, tie ups when the waste disposal trucks come for pick-ups, tie ups when cars are backing up from the 6 visitor spaces by the residents entrance at building 70, and the normal illegal stopping to let out and pick up passengers from the GO with a reduced space to perform the U turn, the traffic at this intersection will become dangerous. The amount of traffic and conflicts may dictate the amount of reasonable height and commercial floor space.

## **Site Plan**

An amendment was made to the site plan to carve out a property at 70 Old Mill. The impacts of the proposal should be self-contained on the property subject to the site plan. The current conceptual site plan shows the need to rely on lands outside the site plan area for parking and access. A site plan amendment to last year's site plan modification would be required and none has been filed.



## Gabe Charles

---

**From:**  
**Sent:** 15-May-13 9:54 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton  
**Subject:** Re: zoning change proposed for Lot 70

Council Members:

I am writing to you as the owner of the building on Lot 70 for nine years to express my concern regarding the rezoning proposed for Lot 70.

I understand that the building being proposed for Lot 70 is three times the height of the building that was originally proposed. I am very concerned about the increase in traffic this would cause. There is already a lot of traffic from the owners, their visitors and tradespeople coming and going from the three existing buildings as well as the traffic from people parking at the GO train parking lot or stopping on Old Mill Road to let people off or pick them up and then turning back down the road. The additional traffic from the proposed nine-storey building right at the top of the hill would certainly cause a bottleneck there.

I respectfully ask the council to consider my concern and the concerns of all others put forward with regard to the rezoning of Lot 70.



Gabe Charles

---

**From:**  
**Sent:** 15-May-13 9:28 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** 70 Old Mill Rezoning

I wish to express my concern regarding the rezoning of this site. I recently attended an information session held by the developer, and many questions around security, parking and location of refuse and loading facilities were met with a demonstration that very little thought seems to have gone into the plan.

Of particular concern is the traffic that a larger building will bring to our neighbourhood. Already, we experience the annoyance and safety concerns related to those cars that park/stop on Old Mill Rd with impunity, treating it as another kiss and ride (and this also includes the entranceway to our buildings). Only once in 5 years have I ever witnessed parking enforcement on the street. Furthermore, the lack of attention paid to the maintenance of Old Mill Rd only serves to add to the "do what you like" chaos that ensues on this street (the wires hanging out of the utility box being a prime example).

When I bought my condo, I checked with the town regarding the zoning of 70 Old Mill, and the Livable Oakville plan, and was aware of the future plans for this area. I realize that we cannot be immune to development, however I would like to ensure that all factors in relation to the impact of this particular rezoning request be given due consideration - by both the developer and the Town.

I look forward to Tuesday's meeting, when I hope the developer feels a greater burden to answer questions put to him.

Regards,

Sent from Yahoo! Mail on Android

**Gabe Charles**

---

**From:** .  
**Sent:** 15-May-13 9:11 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** The Zoning By-Law Amendment re Lot 70

Dear Sirs:

After attending the meeting in April at 50 Old Mill Road and listening to the proposed plans by the new owner of Lot 70 namely Apache Lands, I am deeply concerned, and that this small area SHOULD NOT BE REZONED AS COMMERCIAL.

The lack of sufficient parking and the increased volume of traffic which commercial zoning would entail, would not only bring great congestion, but would be very dangerous.

PLEASE STOP ANY CHANGE TO THE ZONING LAW.

Sincerely,

## Gabe Charles

---

**From:**  
**Sent:** 15-May-13 8:40 PM  
**To:** Gabe Charles  
**Cc:** Mayor@oakville.ca kbird@oakville.ca dgittings@oakville.ca  
**Subject:** Lot 70 Oakridge Heights

Unfortunately I was out of the country and missed the Town Hall meeting of April 11 and subsequent meeting in our complex of April 23. I am a resident/owner and wish to express my concerns having reviewed the proposed plan put forward by Apache for the captioned property.

I moved to Oakville from Toronto approximately 3 years ago and have enjoyed the location, town and people immensely!  
In fact I have joined the TCRA as I am interested in participating in this town which I am so proud of.

When I bought I was told about the 3 storey commercial complex that would be going up at sometime in the future. Since living here I have noted the increase in traffic on Old Mill Road and the traffic related to the GO parking and drop off. Vehicles are forever parking on Old Mill to await GO train pickups, turning or sitting in our lane causing congestion. The building proposed with its huge parking requirement and additional traffic would magnify this. I understand their plan is to add several parking spaces on Old Mill Road itself - I can just imagine the additional congestion this will cause!!

I have done some traveling to the old cities of Europe and have been impressed with Oakville's maintenance of its historical architecture and even with the new GO parking garage which maintains the integrity of the surrounding community's construction appearance. The picture I saw simply does not fit.

Security is a serious issue for me. I appreciate we do not have the crime problems of Toronto (yet) but can see it coming on the horizon. The 3 storey commercial complex would be easier to fit in but changing it to a much larger combination of business and additional residences expands the risk.

Thank you for listening,

## Gabe Charles

---

**From:**  
**Sent:** 15-May-13 7:58 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Proposed Zoning change for Lot 70 at Old Mill Road

Dear Mr. Charles and Oakville Town Planners,

I am a concerned resident of [redacted]. I have been a resident at this condo for over 10 years!  
I have tremendous trouble and concerned in this application by the builder Apache to change the zoning of Lot 70 from the original 3 storey commercial complex to a 9 storey high building.  
The obvious reason is the immediate impact of additional traffic along Old Mill Road. This is a small road, share by GO transit, lots of passengers pick up and drop off, and the residents of 40, 50 & 60 Old Mill Road. Not to mention the impact of the proposed 7 spaces of street parking! There are not enough room for all the cars to maneuver, they'll have to make U turn on our property or on the top of the road, it will increase the probability of accidents to occur or pedestrians may get hurt.  
In addition, I will not feel secure if commercial customers can gain access to our gated property and underground areas. We strive on safety in our property, all the residents no matter old or young feel safe and secure even in the evening or at night around our surroundings. I feel safe even though late at night at the garage, it will not be the case if the zoning is allow!  
There is also the problem created by insufficient visitor and resident parking for the proposed 9 storey building, the requirement are 157 spaces but with the re-zoning application is asking to reduce to 82 spaces. The owners of Apache Development Co. Is unable resolve these concerns of the current residents of 40, 50 & 60 Old Mill Road.  
And their design of glass building versus our brick theme totally destroy the chi or harmony of our surroundings. It will stand out like a sore thumb!

I urge you to consider our concerns and all the impacts that would cause us distress.

Sincerely,

Sent from my iPad

## Gabe Charles

---

**From:** : 1  
**Sent:** 15-May-13 5:22 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird  
**Subject:** Zoning change proposal Lot 70 - Old Mill Road

Attention: Town Planning Department  
Gabe Charles

Re: Apache proposal for re-zoning of Lot 70 - Old Mill Road

I live at [redacted] and I'm very concerned about the re-zoning of Lot 70 in order for Apache Development Co. to build a 9 story commercial/residential building. Two gentlemen from Apache Development kindly met with residents from 40, 50 & 60 Old Mill on April 23 to answer our concerns. However they did not reassure me that the following concerns of mine would be met.

These concerns are:

1. Parking - current parking requirements for the proposed 9 story building calls for 157 spaces. Apache application is asking for a reduction to 82 spaces. As some of their spaces will be adjoining our visitor spaces and we are talking commercial how could this be policed so that they aren't using our visitor spots. My understanding is that due to the lack of space our ramps to and from our underground parking will become a two way ramp. This becomes a safety issue.

2. Loading docks - large trucks - waste disposal- we already have congestion at our gate when the garbage is being loaded. I see that with deliveries to commercial business there would be continual congestion at our gate.

I felt there had been no consideration given to these problem by the Apache representatives on April 23.

Thank you for your time.

## Gabe Charles

---

**From:**  
**Sent:** 15-May-13 1:19 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Re: Application by Apache Development Co. for Rezoning of 70 Old Mill Road  
**Attachments:** Letter to Town re Application for rezoning of 70 Old Mill Road.docx

Dear Mr. Charles,

Attached and below please find my letter of concerns re: the Application for rezoning of 70 Old Mill Road.

Re: Application by Apache Development Co. for Rezoning of 70 Old Mill Road

As a resident owner of \_\_\_\_\_, I wish to express my concerns with this application.

### **Parking issues:-**

#### **On Street Parking:**

Included in this application, in an attempt to meet the necessary Town parking requirements, are 7 spaces of on street parking on Old Mill Road. It is my understanding that "on street" parking is "public parking" and don't understand why public parking can be used by a private developer to meet his building requirements.

These spaces were part of the original site plan years ago. If they are permitted, at this point in time, they will present major traffic congestion problems on Old Mill Road, not only for the residents of Oakridge Heights but also for GO passengers. To access these parking spaces drivers will need to go north on Old Mill Road (dead-end street) and do a U turn. This U turn will be executed at the top of Old Mill Road, inside the entrance to our property, or inside the entrance to GO property. In all three u turn options, traffic entering/exiting Oakridge Heights and the GO lot will be adversely affected. To make matters even worse, when vehicles are attempting to parallel-park in these on-street spaces they will be backing up into the traffic exiting Oakridge Heights and the GO lot.

#### **Existing Visitor Parking:**

Apache is claiming "exclusive use" to 23 above ground visitor parking spaces. These spaces are not designated in the Declarations of the three existing corporations or in the Shared Facilities Agreement. No one has exclusive use to any of the above ground visitor parking spaces. Use of these spaces is on a first come first served basis. Therefore, no assumption of availability for visitors to Lot 70 can be made.

#### **New proposed above ground spaces:**

The proposal also indicates 6 above ground spaces at the north end of Building 70. If these spaces are permitted, it will drastically narrow the present drive lanes of the existing property making it dangerous for residents. To exit these spaces, vehicles would back up directly into the ingress and egress lanes. This driveway space must also be sufficient to accommodate the access/egress of emergency vehicles such as fire trucks. (During a snow storm the space would be further reduced.)

#### **New spaces under Building 70:**

Vehicles parking in spaces created under Building 70 should exit directly from that garage onto Old Mill Road..



The application does not come close to providing sufficient parking either residential or commercial for a building of the proposed size.

**Architecture:** The rendering of the proposed building-all glass- does not in any way meet the street scape guidelines of the Town. It does not fit in with the immediately adjacent three buildings of Oakridge Heights or the nearby existing buildings such as Sunrise or the Whole Foods plaza. Almost all recently built structures on Cornwall Road heading east to Maple Grove are of a traditional or classic Old Oakville style.

**Size of the proposed structure:** The proposed building appears to go lot line to lot line. It is far too large for the size of the lot. Town required set backs are not recognized in this proposal.

**Loading dock:** The Apache proposal states: *"The service and loading area is located at the back of the building so that it is screened from the public street minimizing any negative impacts on the public realm from noise and visual effects."* This statement clearly recognizes the "negative" impact of the proposed facility and suggests it be located immediately adjacent to Bldg. 60. Are the residents here not the public? Is it more important to protect the GO parking lot from noise and adverse visual effects than the residents here?!

It doesn't appear that recognition has been given to the fact that there is no room for a standard loading dock in this area. Large trucks backing into it would block all traffic into and out of Oakridge Heights. The height elevation for this was missing from the Application filed with the Town.

#### **Use of existing facilities:-**

##### **The garage:**

Apache Development claims in the proposal: *"The development proposal is also cost effective in that it will be using the existing underground parking garage, parking ramp, parking lot, garbage area and a number of other existing facilities, rather than creating a separate set of facilities."*

Apache's access to use of the exit ramp of the garage is under dispute. The Apache owners have signed onto the Shared Facilities Agreement which clearly states in Section VII, e) **"The Commercial Development shall only have the shared use and benefit of the Shared Facilities limited to the Common Interior Roadway (excluding the west ramp, and any roadways beyond the designated commercial visitor parking) and related systems and equipment and the Waste Holding Unit set out in Article VII ..."**

**Use of the garbage disposal area:** The outside space provided by the original developer, United Lands, for pick-up of garbage and recycling was designed to accommodate three ten storey buildings and one three storey (Lot 70). Bldg. 40 has 12 stories. The space is now maxed out. To add to the challenge, Halton Region is planning future green bins for all of us.

#### **Other Issues:**

The shadowing of the homes on the east side of Building 60 and the matter of green space have not been addressed.

Further to the PIM held at the Town on April 11, Apache was invited to present his proposal at Oakridge Heights on April 25<sup>th</sup>. At both meetings, Apache was unable to respond satisfactorily to concerns expressed by residents. At the Oakridge Heights meeting, John Van Den Elzen stated that we should look at it as a "cardboard box". The questions remain-what is in the cardboard box?

In conclusion, little or no consideration/recognition has been given by Apache Development to certain Town requirements or to the problems the application presents to the residents of three hundred and ten homes at Oakridge Heights.

Thank you for your consideration of my concerns.

Sincerely,



5/14/2013

The Town of Oakville  
Clerk's Department  
Planning and Development Council  
1225 Trafalgar Road  
Oakville ON L6H 0H3

Dear Sirs,

With reference to the proposed zoning by-law amendment requested by 2317511 Ontario Inc. regarding the property at 70 Old Mill Road I hereby go on record as opposing a zoning change for the following reasons:

1. **Parking.** Resident parking for 40, 50, and 60 Old Mill is accommodated underground with the outdoor spaces reserved for visitors. The proposal for 70 Old Mill is for 40 underground spaces, 20 for residents and 20 for commercial tenants. Along with 23 outdoor spaces allocated to the project it would appear there is insufficient parking for the 29 residential units proposed never mind visitors. While additional parking spaces are to be created there is no assurance that will be sufficient. The developer claims that will be worked out once the rezoning is in place.
2. **Traffic Flow.** The architect's drawings shown to the residents do not provide for access to a loading dock or garbage disposal for the proposed building. The added volume of moving vans and delivery vehicles imposed on current facilities especially those of the building at 60 Old Mill will become a problem. The added parking spaces proposed for the front of the new building would impinge on the entrance driveway making maneuvering of large moving vans and also fire service equipment more complicated than it already is. The developer claims that will also be worked out once the rezoning is in place.  
Access to the proposed on street parking will require vehicles to proceed to the top of Old Mill Road and execute a three point turn on the road or using part of our entrance driveway before reaching a parking space. This is in addition to the dozens of vehicles dropping off and picking up GO passengers now that do not use the Kiss-and-Ride facilities provided in the GO parking lot.
3. **Building separation and height.** The positioning of the building at 70 Old Mill shown on the architect's drawing shows minimal separation from the building at 60 at the west end. The builder claims he does not know what the separation is but it would appear to be the width of the existing driveway. Given the height of the new building the residences on the north-easterly face of building 60 especially those at the north-westerly end would be permanently shadowed by building 70, cutting of the morning sunlight these units now receive.

In summary, the original site plan for the Oakridge Heights development was executed without consideration for the additional needs now anticipated. The site is now simply too small to accept the structure proposed for the rezoning. The developer's claims that concerns will be addressed once rezoning is in place are not credible given that the problem is one of space availability not utilization. The developer's argument that a 3 story commercial building as now zoned is not economically viable is not germane. It was obviously viable in the original site plan. The town should not be required to accommodate developers' poor financial planning.

The developer's focus appears to be solely on getting the property rezoned. He indicates no planning can be done before then. I would submit that a substantial amount of planning needs to be in place before applying for rezoning.

I therefore propose that the zoning for 70 Old Mill Road should be retained as it now exists.

Yours truly,

Sent via E-mail to:

Gabe Charles [gcharles@oakville.ca](mailto:gcharles@oakville.ca)

Rob Burton [mayor@oakville.ca](mailto:mayor@oakville.ca)

Keith Bird [kbird@oakville.ca](mailto:kbird@oakville.ca)

Dave Gittings [dgittings@oakville.ca](mailto:dgittings@oakville.ca)

## Gabe Charles

---

**From:** [REDACTED]  
**Sent:** 15-May-13 11:00 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Re-zoning request for lot 70, Old Mill Road, Oakville  
**Importance:** High

Dear Mr. Charles

We have lived in Oakville for the past 29 years, first on [REDACTED] and in 2004 we bought [REDACTED] a nice place, conveniently located with much to offer and even with all the city conveniences, it is still in Oakville, in our opinion, a town which has so much more charm than any other place we know.

When learning about the Apache Development application for re-zoning of lot 70, we were very surprised to say the least, because when we bought our apartment, we were told, that on lot 70 only a low-rise building would ever be permitted. This made a lot of sense, and never would we have imagined that on a lot of that small size anything other could ever be possible.

We understand, that it is a property, which for a builder is financially most rewarding, if as many units as possible are allowed to be built.

In our opinion, however, this is the wrong priority and new buildings should be true improvements to living conditions.

We would like to state our major concerns regarding this proposal for re-zoning:

1. The infrastructure of the Old Mill Road complex, including building 60, 50 and 40, was planned based on a future low-rise building on lot 70. A 9-story building on lot 70, as the one proposed, would create a tremendous increase in traffic. It would create havoc with parking and access and compromise the safety of the residents of the whole complex. With the addition of the new traffic light at the Go-Train Parking Garage, the traffic load has already increased and going in and out of Old Mill Road already takes far too long.
2. No matter where loading dock and waste disposal areas for the future building would be located, they would certainly create a serious negative impact, especially for residents of 60 Old Mill Road.
3. There is definitely not enough space for parking to accommodate residents and visitors for a building of that size, which would further impact not only the residents of 40, 50 and 60 but also any future residents of 70.
4. The look of the proposed structure is a major mismatch with the existing buildings and would certainly not be an enhancement to the area.

Sincerely,

## Gabe Charles

---

**From:** ~ ~ ~ ~ ~  
**Sent:** 14-May-13 6:19 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Dave Gittings; Keith Bird  
**Subject:** 70 Old Mill Road

Dear Mr. Charles,

I am contacting you as a concerned owner of 1.

The proposed increased development of #70 Old Mill Road by Apache Development Co is an unacceptable alternative to the 3 story building originally discussed.

1. The traffic flow at the entrance to the buildings is already congested due to the entrance of the underground parking and entrance to the site being accessed by the same road space. Not to mention garbage trucks and service trucks, movers etc.
2. Under no circumstances should the proposed building be allowed to reduce mandatory parking spaces by ½ as it will lead to illegal parking and/or usage of spaces designated for the other 3 buildings (by following other cars through the gate, a security issue) and the GO train. It will further exacerbate congestion issues with cars waiting at the side, lined up for spaces, trying to turn around when there are no available spaces etc.
3. A merger with the underground parking from a commercial building would compromise the original building security that we paid for.
4. The additional garbage from the proposed 9 storey building will overtax the already inadequate garbage disposal situation.
5. The town, successfully, spent a great deal of effort in creating a parking garage that was as attractive as possible for the development of the area. It blends well with the three buildings on Old Mill Road and the retirement residence. For Apache to construct a glass building, where no other exists, in the same complex as our 3 buildings, completely defeats the purpose of trying to develop the area in a tasteful and well thought out manner.
6. Lastly, those people who purchased on the East side of number 60 were told that the new building would be 3 storeys. They will have purchased with false information and will be left with a completely obstructed view. That hardly seems just.

I would like to add my objection to the many others and hope that it will be taken into account on May 21<sup>st</sup> at the council meeting.

Thank you for your time.

## Gabe Charles

---

**From:**  
**Sent:** 14-May-13 5:55 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; dgitting@oakville.ca  
**Subject:** Apache Development Co. Zoning Change

From:

To: Mr. Gabe Charles, Town Planning Dept.

Dear Sir,

We have increasing concerns about the proposed zoning proposal for Lot 70 that will negatively impact our quality of everyday living.

The following concerns were not addressed at the meeting at which Apache Development presented their details.

They are:

1. How do you propose to handle the additional traffic created by a 9-storey commercial/residential building versus the original 3-storey complex, which was the plan when we bought at 60 Old Mill Road 12 years ago.
2. We feel that our security will be breached by the clients of 70 Old Mill Road who of necessity would be using some of our secure areas.
3. The proposed reduction of parking spaces will greatly reduce our own visitor and resident parking.
4. The proposed 7 spaces of street parking will require vehicles to make a U turn on our property or at the top of Old Mill, creating a safety problem.
5. The proposed glass building set against the other three red brick buildings on the property concerns us.

We hope that our concerns will be heeded as you review the rezoning application prior to Council approval.

Thank you.

---

## Gabe Charles

---

**From:**  
**Sent:** 14-May-13 10:55 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Lot 70 Old Mill Road

Dear Mr. Charles,

My husband and I have serious concerns about the re-zoning application submitted to the Town of Oakville by the owners of Apache Development Company regarding their proposal for Lot 70 Old Mill Road.

These concerns are:

- The impact of additional traffic on Old Mill Road created by a 9-story commercial/residential building, especially as left-hand turns are necessary to access the Go Train parking lots
- The impact on security from access to gated areas and underground areas by commercial customers of 70 Old Mill Road
- The problems created by insufficient visitor and resident parking for the proposed 9-storey building. Current parking requirements for the proposed 9-storey building call for 157 spaces. The re-zoning application is asking for a reduction to 82 spaces.
- The location of any loading dock and/or Apache's use of the current maxed-out waste disposal area
- The impact of the proposed 7 spaces of street parking which may lead to dangerous U turns on Old Mill Road

Thank you very much for your consideration regarding this matter.



## Gabe Charles

---

**From:**  
**Sent:** 13-May-13 1:55 PM  
**To:** Gabe Charles  
**Cc:** Keith Bird; Mayor Rob Burton; Dave Gittings  
**Subject:** Apache Development - 70 Old Mill Rd By-Law Application Change

Good day to all,

I am a resident at [redacted], and wish to go on record against the proposed amendment/change to the parking by-law as requested by Apache Development to lower the parking requirements as officially stated for our town.

I believe by-laws are established as "standing rules and controls" to govern the needs and requirements for the town. They were set-up with specifics in mind and should not be allowed to change to accommodate the needs of developers & big business. Allowing them free reign and the opportunity to by-pass these town laws and the public needs is not well served. By-laws are rules governing and affording the fair and equitable needs of all town residents and the surrounding communities. I take offense when an outside and foreign investor buys a property and then expects the town to change its laws and change its position for the good of the corporation and not the good of the community or the town. Common decency and respect should and must be adhered to in respect to all established and standing by-laws. Simply changing by-laws to accommodate big business is not conducive to good business (public) and should be limited to the extraordinary and for the good of the people. This request offers and adheres to neither of these needs.

I am against this proposal for the following and specific reasons (but not limited to).

1. Added congestion and traffic on Old Mill Rd. Already congested with GO train users entering/exiting and vehicles waiting on the road for train passengers.
2. Removing a section of "public road" on Old Mill Rd to accommodate additional 70 Old Mill parking will increase traffic congestion and create an unsafe environment. This doesn't even address the removal of public land at accommodate a site that doesn't have enough land to meet the needs of a building of this size.
3. There already exists a limited and not an appropriate amount of space for garbage removal vehicles. When waste removal is taking place, traffic into the complex is stopped at the front entrance and affects all tenants of the property. Additionally, the availability to enter and exit for emergency situations are not only hampered but blocked entirely. There is and exists a significant risk of accidents not only to vehicles but pedestrians as well as trucks back-up to manage the waste bins and exit the facility. Think of the little girl that was killed a few months back in Scarborough by a waste removal truck that was moving forward not backing. FYI, 70% of all parking lot & facility accidents are caused by backing vehicles even with having backing alarms....
4. Loading Dock: As it stands today, limited space in the complex already hampers the ability of service vehicles for day-to-day deliveries such as couriers, major deliveries and moving vans etc. There is no easy access and not enough area to accommodate additional demands of a commercial and residential complex of this size and scope. As a transportation industry professional, I understand the needs of large trucks and the time requirements needed to accommodate such activities and service needs. I also understand the risks associated with these activities such as load dock needs, backing and forward movement needs and high risk maneuvering.
5. Inbound ramp parking access as it now stands will be hampered and limited because of the proposed loading dock. The loading dock would face an already existing residential building creating an unsightly and blemished view. Parking ramp access would be narrowed creating an at-risk scene for accidents. Additional traffic from this commercial and residential building would allow downward moving vehicle traffic in an already short and congested circle driveway. Cars entering and circling downwards into the underground parking garage have limited sight lines in-front of them for cars waiting for the garage doors to open. Rear-end collisions are a real possibility and especially affect the many elderly and the very young.



6. Security concerns to tenants especially to the elderly and children living in the complex with high inbound and outbound traffic.

7. Speeding cars in parking lot - both above-ground and underground. Outside traffic speeding for parking spots will ultimately create an unsafe environment with the additional vehicles entering and exiting. Affected will be pedestrians of all ages, but especially the elderly, small children and their pets. You see these unsafe drivers everyday in parking lots over-driving for conditions and other traffic both vehicular and pedestrian.

8. Limited parking in winter. Snow removal and placement reduces already tight parking availability. Currently the piling of snow already blocks many parking spots including emergency and handicapped areas. Adding congestion from 70 Old Mill would worsen this issue.

9. There isn't enough "green space" facing Old Mill as it is, a building with a sizable foot-print such as it is currently proposed will eliminate all open space and block the whole block and would encroach on all site lines.

10. If we currently have enough parking spots available for the existing three (3) buildings, why would there be enough parking for a fourth building? Amending the by-laws to accommodate the wants of the developer would further limit parking spaces and add to congestion. The need to "right size" is the goal, not downsize the existing facilities.

11. A smaller residential building would be appropriate for this site and this area. The proposal as is however is not and should not be allowed by changing and by-passing existing town by-laws.

12. The community feel that we now have and need in our complex would be eliminated as we would move into a more commercial & industrial feel. Our way of life and standard of living would be changed for the worse. True changes to make better a community would be welcome, however change to down grade our way of living in our little community or elsewhere in Oakville is certainly not well served. We do not want to be a Toronto, or a Milton, or a Hamilton. Our little town has a charm and quaintness that is lacking elsewhere...let's keep it that way.

When reviewing these changes and proposals to existing by-laws, please keep in mind the needs of the community and the wishes of the town residents, specifically us who live in this area that is already surrounded by a new and very large parking lot and a train station that is already noisy and and traffic filled. We at do not wish to be overrun by a mall atmosphere, we wish to be in and have a quiet and safe community to raise our children and live in safety. Allowing changes will not serve the public and or the community.

Thank you for your time and consideration

## Gabe Charles

---

**From:** -----  
**Sent:** 13-May-13 1:12 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** #70 Old Mill Rd

To: Gabe Charles, Town of Oakville Planning Department

Copy to Mayor Rob Burton, Councillor Keith Bird, Councillor David Gittings

Dear Mr. Charles:

I have lived for 11 years ----- I am a widow and I care a great deal about my safety. So far, I have felt very safe ... but I am alarmed at the potential public entry into my home as a result of the proposed building for lot 70 with commercial establishments and their customers' access to my garage.

I have heard that customers of the shops in #70 are supposed to have the right to drive into MY garage. How can I feel secure in my residence knowing that any member of the public can drive in, park, and then "lurk" and go behind a resident into our formerly secure buildings?

When I purchased, I was told there would soon be a 3-level building on the empty lot (#70 Old Mill). I later heard that the builder had given up on the idea of a commercial building in the area as there was not enough parking and a commercial building was in any case not viable, given the location.

It is a shock to find out about the proposal for a 9-level building with 2 commercial floors open to restaurants or take-out food places. I can only imagine the smells and the rats!

The owner of Apache has stressed that the proposed new building is supposed to be very high class, but it is hard to see how that could be achieved with a McDonald's or a tattoo parlour at street level.

Any building so close to 60 Old Mill will cause shadow and reflection, depending where the sun is. The picture we were shown suggests an ugly glass building not at all in harmony with the neighborhood. Even the parking structure at Trafalgar Road is "in visual harmony" with Oakridge Heights.

At rush hour, traffic on Old Mill Road is a mess because residents are trying to get in and out and users of the GO parking lot are clogging up the roadway. It is hard to imagine how the cars belonging to residents of #70, the cars and trucks of the shop owners in #70, and the cars of customers would fit on two lanes. We have been told Apache has applied for permission to offer much fewer parking spaces than the normal amount, but we have not heard an explanation why that would be appropriate.

I trust that the Town of Oakville will consider the concerns of residents such as me in planning for "livable Oakville".

Thank you,

## Gabe Charles

---

**From:**  
**Sent:** 13-May-13 11:25 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Oakridge Heights - Lot 70/ Town Meeting May 21,13

We live at [redacted] and would like to voice the following concerns regarding the zoning by-law amendment proposed by Apache Development for a 9-storey commercial/residential building as opposed to a 3-storey commercial building or a 4-storey commercial/residential building as planned initially.

The problems are:

1. We are already experiencing a high volume of traffic on Old Mill Road and Cornwall which is also affected by the 5 close traffic lights between Kerr and Trafalgar.
2. Parking areas are insufficient to accommodate the proposed 9-story building. It would also affect the visitor parking for guests of buildings 40, 50 and 60.
3. At present we enter the underground parking areas on the east side of building 60 by electronic fobs and exit on the east side of building 40. It, therefore, creates a security problem due to commercial customers of building 70 using the underground passage of buildings 40, 50 and 60.
4. We were told at the meeting in building 50 on April 23/13 by Apache representative that this could be solved by the use of two-way traffic on the downramp (east side of building 60), which we understand is not wide enough to accommodate two cars side-by-side.
5. The proposed building 70 would need a loading dock and Apache's use of the waste disposal area, which is currently maxed out, would impact on current residents.
6. The proposed 7 spaces of street parking would force cars to make a U-turn on our property or at the top of Old Mill Road.

## Gabe Charles

---

**From:** TownClerk  
**Sent:** 13-May-13 10:41 AM  
**To:**  
**Cc:** Gabe Charles; Lyn Morgan  
**Subject:** RE: Rezoning Application by APACHE development at Old Mill, - Oakridge Heights.

Good morning,

Thank you for contacting the Town of Oakville!

Your email has been forwarded to Lyn Morgan, Committee Coordinator and copied to Gabe Charles, Manager, Planning Services.


Have a great day!  
Neil

Neil Gallant  
Customer Service Representative  
Deputy Division Registrar  
Clerk's Department

TownClerk | Town of Oakville | 905-845-6601 | [www.oakville.ca](http://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:**  
**Sent:** May-10-13 12:49 PM  
**To:** TownClerk@Oakville.ca; KPatrick@oakville.ca  
**Cc:** n; Dave Gittings; Keith Bird  
**Subject:** Rezoning Application by APACHE development at Old Mill, - Oakridge Heights.

Good Day ,

On behalf of Trafalgar Chartwell Residents Association ( TCRA) ;

The following motion was passed at our Board of Directors meeting May 8th 2013:-

*Trafalgar Chartwell Residents Association expresses its concerns to the Town Of Oakville on the Apache Development rezoning application for 70 Old Mill Road. Issues of concern are traffic and parking, streetscape, infrastructure, and density.*

*W We understand that the rezoning application is to be heard on the 21 May and ask that Council be appraised of our concerns prior to or on that date.*

*T Thank You,*

*David O. Mallen*

*Chair, TCRA*

## Gabe Charles

---

**From:** >  
**Sent:** 12-May-13 7:58 PM  
**To:** Gabe Charles; Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Proposed rezoning of 70 Old Mill Road - Livable Oakville?  
**Attachments:** Letter to Town of Oakville re 70 Old Mill Road -- Ulla de Stricker.docx

May 13, 2013

To: Town of Oakville Planning Department - Attn GABE CHARLES: [GCharles@oakville.ca](mailto:GCharles@oakville.ca)

Copy to:

[Mayor@oakville.ca](mailto:Mayor@oakville.ca)  
[kbird@oakville.ca](mailto:kbird@oakville.ca)  
[dgittings@oakville.ca](mailto:dgittings@oakville.ca)

### Re: Proposed rezoning and development of 70 Old Mill Road: Livable Oakville?

Gentlemen,

*As a resident of the north end of Old Oakville, I wish to express my support for increased residential density, a walkable living area close to transit, and many other positive aspects of growth.*

*The proposed building for 70 Old Mill Road does not appear to support those aspirations for Livable Oakville.*

Please accept the following as expressions of concern regarding the proposed destruction of an attractive - and very livable - existing neighborhood in Old Oakville.

The three buildings of 60, 50, and 40 Old Mill Road constitute a visually consistent, upscale, and inviting residential environment. However, the proposed glass commercial/residential development for 70 Old Mill Road is **completely out of context with the surroundings, the neighborhood, and the environment.**

Please consider:

- Old Mill Road is **already congested** as the residents of 300+ homes and GO riders compete for 2 lanes. Street parking on Old Mill Road would result in further traffic chaos as users of the GO parking lot and Old Mill Road residents strive to get in and out from Cornwall. Note that those parking on the street would need to make a U-turn at the top of Old Mill Road, further creating a bottleneck that would not only be an inconvenience but also a risk as emergency vehicles could be impeded.
- Old Mill Road is not a shopping area (as is, for example, Lakeshore Road). There is no foot traffic to support stores, and the many empty shops in the plaza directly to the north on Cross Avenue point to the likelihood that retail stores on 70 Old Mill Road would soon be a **row of brown-papered shop windows covered in FOR SALE or FOR LEASE signs**. Surely that is not what Oakville planners have in mind for the area.

- Apache Development claims it has rights to enter the parking garage underneath 40-50-60 Old Mill Road. At the Town's Public Information Meeting on April 11, in response to a question from a resident, Apache's owner stated that indeed, customers of a Taco Bell in 70 Old Mill Road would be entitled to come through that garage, exiting via the ramp at 40 Old Mill (the existing entry ramp at 60 Old Mill is too narrow for two way traffic). Such customers would thus be - in effect - traversing the private property of owners in the 40-50-60 Old Mill Road shared garage. The **security implications** are downright **frightening**.
- Apache Development owners do not appear to have thought through the placement of a **loading dock** to serve 70 Old Mill Road. As we understand it, the proposal calls for a dock adjacent to the driveway leading into the 40-50-60 Old Mill garage. Any truck backing into a lot 70 dock at that location would bring traffic in and out of the 40-50-60 properties to a standstill, not to mention being an impediment to emergency vehicles. (A south side loading dock with direct access from Cornwall into lot 70 would not pose such a traffic problem and safety hazard.)
- The proposed 70 Old Mill building **appears to be lot line to lot line with 60 Old Mill** so that those living on the east side of the latter would be dramatically affected by shadowing.
- I am concerned about **structural damage to 60 Old Mill Road** during construction. Attention should be given to the potential effects of blasting through bedrock and the assumption of responsibility for damage to the 60 Old Mill Road building.

Your attention is greatly appreciated.

Sincerely,

Resident at this address since 2004



## Gabe Charles

---

**From:** j.ca>  
**Sent:** 12-May-13 5:31 PM  
**To:** Gabe Charles  
**Cc:**  
**Subject:** Fw: Rezoning lot 70 Old Mill Rd

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

**From:**  
**To:** GCharles@oakville.ca  
**Cc:** Mayor@oakville.ca ; kbird@oakville.ca ; dgittings@oakville.ca  
**Sent:** Sunday, May 12, 2013 4:27 PM  
**Subject:** Rezoning lot 70 Old Mill Rd

As owners of \_\_\_\_\_ we would like to express our concern regarding the proposed rezoning of lot 70 Old Mill Road to allow the development of a nine storey mixed use residential/ commercial building.

Our main concern is the proposed reduction of the required number of parking spaces from 157 to 82. which we feel is insufficient for a building of this size, and also of the impact of the proposed seven spaces of street parking. We feel that this will lead to increased congestion at the top of Old Mill Rd, which is already congested by vehicles dropping off and picking up passengers using the GO station ( despite the no stopping signs).

We are also concerned about the location of any proposed loading dock and the need to increase the size of the waste disposal area, which will have a significant impact on traffic flow at the entrance and exit from the current condominium buildings 40, 50 and 60 Old Mill Rd.

The proposed changes will have a significant impact on security at the three current condominium buildings from access to gated and underground parking areas by commercial customers of 70 Old Mill Rd.

We hope that these concerns will be adequately addressed at the meeting of Council on May 21st.

Many thanks for your attention,

## Gabe Charles

---

**From:** .ca>  
**Sent:** 12-May-13 11:51 AM  
**To:** Gabe Charles  
**Cc:** Mayor@oakville.ca / kbird@oakville.ca dgittings@oakville.ca  
**Subject:** Proposed Zoning change for lot 70 , Old Mill Rd.

I have attended two meetings where Apache Development have made presentations and answered questions , there answers were in the main vague and often evasive and their plans completely contrary to the ambiance of Old Oakville and only add to the increasing congestion at the complex. The Township have done an outstanding job of maintaining this ambiance as recently evidenced by the new Go train parking facility . My concerns over this proposal are as follows :-

1. The stark contrast of a glass building as opposed to the brick theme in evidence and the reflective qualities from morning and afternoon sun on the adjacent building #60. ( Any glass buildings would be more appropriate on developments north of the Go Train tracks )

2. The original proposal was flawed in allowing commercial access to a gated community and the impact this will have on security .

3. The impact of any additional traffic on an already congested area.

4. A proposed loading dock ,( which as proposed would encroach on cars exiting the property ) and the use by Apache of an already over capacity waste disposal area. If this proposal is allowed any loading and additional waste areas should have access off Cornwall .

5. The proposed street parking ( 7 spaces ) which would require vehicles to do a U turn at the top of Old Mill road or worse on our property. As you are aware congestion at this site is severe particularly at rush hour times and this proposal will only make matters worse !! I personally have experienced near misses when entering Old mill Rd. Last week THREE cars ignored the stop sign when exiting the Go train parking... anticipating the third would stop , which did not , i narrowly avoided a collision !! I would suggest a median ( Already on Cornwall adjacent to Whole Foods ) with trees would improve the separation of traffic on Old Mill RD .

I respectfully submit these concerns and trust they will be considered when considering the Apache proposal.

Thank you,

**Gabe Charles**

---

**From:**  
**Sent:** 12-May-13 10:17 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings; dave@gittings.ca  
**Subject:** Lot 70 Development Oakridge Heights, zoning by-law amendment

To: Gabe Charles

We would like to identify some concerns we have regarding the Lot 70 Development at Oakridge Heights zoning by-law amendment.

The current proposal does not meet the current zoning by-law for minimum parking spaces for residential or commercial units. It would cause undue difficulty regarding traffic congestion and safety for new and existing residents in Oakridge Heights area. If there is granted an amendment to the parking by-law, we would like to see the new building changed to residential use only, as the size of proposed lot 70 does not provide adequate space to accommodate both commercial and residential without compromising the quality of our neighbourhood.

The current proposed facade of the new building does not take into consideration the existing architecture or landscape of the neighbourhood. While we do not propose cookie cutter architecture we feel as part of old Oakville there should be a complimentary aspect to what is already existing. Note the new GO parking facility, Sunrise and the Whole Foods plaza have displayed an aesthetic that enhances the current neighbourhood.

We are not objecting to the development on Lot 70, only to the zoning by-law amendment that is required for the current plan to proceed.

Regards,

16,  
e

## Gabe Charles

---

**From:**  
**Sent:** 8-May-13 9:45 PM  
**To:** Gabe Charles  
**Subject:** Re-zoning application of 70 Old Mill Road

Dear Mr. Charles,

I hope this email finds you well and you haven't yet been overwhelmed by "input" on this particular re-zoning issue.

As a resident of \_\_\_\_\_ I am writing in the hopes that my entreaties will fall on fertile ground and the rezoning application will be denied.

Quite simply, the developer has not done his due diligence regarding traffic impact studies. The development of 70 Old Mill will significantly increase the amount of traffic in an already over taxed thoroughfare. I am sure you are sufficiently familiar with the physical layout of Old Mill Road and are aware that it is a dead end street that accesses the Oakridge Complex and the GO Train parking lot.

I have called the town bylaw enforcement office no less than 6 times to complain about the consistently unsafe actions of GO Train users. They regularly stop in areas marked "No Stopping" and make poorly executed and illegal u-turns blocking traffic in three directions!

Twice I have nearly been struck on my motorcycle as I enter and exit the complex by GO Train users, who are violating both city by-law and the provincial highway traffic act; and yet little enforcement presence is ever felt.

I imagine if a greater effort was made to control the traffic in the area than the current reactions to the application might not be so vehemently against re-zoning. And yet traffic is only one many concerns the residents have identified.

The current waste management and recycling systems in place are not capable of absorbing the excretions of a nine story mixed-used structure.

There simply has not been appropriate consideration of the parking needs for such a structure and the current situation is already challenging. The application for re-zoning grossly underestimates the amount of parking spaces that are required.

I would ask that you seriously consider the position of the residents of the Old Mill complex and deny the re-zoning application for Lot 70.

Sincerely,

Gabe Charles

---

**From:**  
**Sent:** 8-May-13 11:44 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** ByLaw Amendment Objection - Apache Development Corporation - Lot 70 Old Mill Road

I understand that Apache Development Company has applied to the town of Oakville for a zoning by law amendment to reduce the minimum amount of parking per resident or commercial unit for a development proposed for lot 70 at Oakridge Heights Old Mill Road, Oakville On.

On behalf of my wife, \_\_\_\_\_, presently living at \_\_\_\_\_, I strongly object to this being granted. Approval would result in the following list of problems:

- Increased volume of traffic on Old Mill Rd.
- Narrowing of the existing entrance to Oakridge Heights resulting in congestion
- Congestion and obstruction because there is not enough space for a loading dock that is sufficient for the proposed commercial and residential density on Lot 70
- Parking spaces on the north end of Lot 70, beside (and backing into) our entrance way
- Potential for security violations as the general public would visit the commercial portion of the new building and require parking
- Reduction in availability of visitor parking for all buildings which is necessary for the current proposed plan.
- Compromised pedestrian safety due to increased traffic volume and congestion
- Poor sight lines for drivers and pedestrians entering and exiting Oakridge Heights because the proposed building goes right to the edge of Lot 70 on all sides
- Increase in waste management requirements, for which no space is allotted
- No green space and no landscaping at Oakridge Heights entrance because Lot 70 would be covered entirely by the proposed nine-storey building
- Too little space between the proposed new building and Building 60
- Diminished quality, overall, of Oakridge Heights, as a community, not only as a result of the above functional problems, but also due to the aesthetic nature of the proposed building

In view of the above we would prefer that a residential only building be built. This would avoid the need for the requested amendment as the required parking would comply with the existing by-law.

Sincerely,

--  
Internet Address

Note New E Mail Address

## Gabe Charles

---

**From:** >  
**Sent:** 7-May-13 10:58 AM  
**To:** Mayor Rob Burton  
**Cc:** Keith Bird; Dave Gittings; Gabe Charles  
**Subject:** Zoning application for 70 Old Mill Road Oakville

Good Morning Mayor Burton

Over the past month I have attended a series of meetings regarding an application for a zoning change to the property at 70 Old Mill Road. During these meetings, residents expressed the following major concerns about the impact the proposed development will have on the quality of life for owners of 40, 50 and 60 Old Mill Road:

- The impact of additional traffic on Old Mill Road created by a 9-storey commercial/residential building versus the original proposal for a 3-storey commercial complex.
- The impact on security from access to gated areas and underground areas by commercial customers of 70 Old Mill Road.
- The problems created by insufficient visitor and resident parking for the proposed 9-storey building. Current parking requirements for the proposed 9-storey building call for 157 spaces. The re-zoning application is asking for a reduction to 82 spaces.
- The proposed glass building versus the current brick theme on the property and in the surrounding area.
- The location of any loading dock and Apache's use of the current maxed-out waste disposal area and the impact on current residents.
- The impact of the proposed 7 spaces of street parking requiring vehicles to do a U turn on our property or at the top of Old Mill Road.

Unfortunately, none of the above concerns were properly addressed by the developer during the meetings.

I understand that this application will be reviewed by yourself and council on May 21 2013 and I trust that the issues noted will be passed back to planning for their response.

In closing, as a resident of I am in favour of the development of 70 Old Mill Road but only on a scale where it does not overshadow and impact the quality of life presently offered in this area. The present application for a 9 story mixed commercial / residential building is not appropriate for this area and needs to be changed to a fully residential offering.

Sincerely



## Gabe Charles

---

**From:** .11>  
**Sent:** 6-May-13 1:38 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** LOT 70 - OAKRIDGE HEIGHTS

By way of introduction my name is . I have served .  
I wish to make the following submission re Lot 70 Oakridge Heights on Old Mill Road.

- 1) I do not have objection to this lot being developed and consider it will be an enhancement to the current vacant uncared-for lot.
- 2) I do not think the development should be of a commercial nature or a combo of commercial/residential. Any commercial enterprise(s) will cause traffic congestion and parking issues not compatible with the size and placement of the lot. If GO entrance/egress is to remain on Old Mill Road, there is enough congestion now without adding to it. With GO train services being extended to 1/2 hr. service, this will create more usage and more congestion throughout the day. There is an insignificant amount of walkers on Old Mill which is unlikely to attract walk-in business.
- 3) I consider a residential-only building is preferable. Perhaps smaller (studio) suites on the lower floors (could be popular for young male/female professionals commuting to Toronto) with larger suites on upper floors.
- 4) I do not think building should be higher than current building at #60--if anything I would think lower building would be preferable, i.e. 8 to 10 floors.
- 5) I am not particularly in favour of proposed glass construction: modern style brick that compliments current buildings would be more acceptable.

It is my opinion that a well constructed residential condo and appropriate landscaping on Lot 70 in alignment with the current buildings at Oakridge Heights will be a positive development for all concerned. It is of critical importance that the owner of Lot 70, appropriate representatives from Nos. 40, 50 and 60, and the Town of Oakville work together to make this a successful undertaking.

Sincerely



## Gabe Charles

---

**From:** :a>  
**Sent:** 3-May-13 11:41 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Lot 70 Old Mill Road

As a resident of I have several concerns regarding Lot 70 Old Mill Road:

1. Parking: Has the developer included sufficient parking for the staff and clients of the commercial / retail spaces?
2. Traffic: Ideally the ground level retail spaces will be fully occupied but will the foot traffic at this location be sufficient for these businesses to be viable?

Personally, I am in favour of a vibrant, diverse neighbourhood at the GO station but the information provided to date by the developer is rather short on details.

Thank you for your consideration.

## Gabe Charles

---

**From:**  
**Sent:** 2-May-13 2:45 PM  
**To:** Gabe Charles  
**Cc:** Keith Bird  
**Subject:** Proposal for lot 70 old Mill Rd

Dear Sir,  
Regarding Amendment being proposed for lot 70 Old Mill Rd by Apache Development.

We are opposed to this amendment to increase the number of units commercial or residential from the original proposal forwarded by the prior developer. These are our reasons.

The 285 owners of 40,50,60 buildings have all purchased their units with assurance that United Lands plans for 70 were as first stated.

Every extra unit for which parking space is not built on or under 70's own footprint, will impinge very disproportionately on the available service and visitor parking of the original three towers.

While efforts were made to build the new GO parking facilities to blend with the existing presentation of Oakridge Heights, the proposed edifice on 70 has not taken this into consideration.

The increased traffic caused by any additional units, commercial or residential will greatly compromise the security of the three existing towers and of the building on 70 itself.  
kindly consider our concerns and safety,

Yours sincerely,

---

Sent from my iPad

## Gabe Charles

---

**From:**  
**Sent:** 28-Apr-13 11:26 AM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Zoning ByLaw

I would like to express my concerns with the proposed zoning bylaw amendment for Lot 70 on Old Mill Road in Oakville, Ontario. It is my understanding that the property is currently zoned for a 3 or 4 storey building and Apache Developments are proposing an amendment to a nine storey mixed use building and I feel that this request should be denied. The zoning should remain as it is currently.

I am concerned that the proposed retail space will increase the number of vehicles to a point that this property cannot handle it. In addition to the congestion, this will introduce a safety hazard. We currently experience vehicles on a daily basis that pick up people from the GO station and then turn onto the property to do a U-turn instead of using the Kiss and Ride area. This interferes with the flow of traffic in and out of the Oakridge Heights buildings. With this risk being present today imagine what it will be like with the increased traffic flow retail space will bring, as well as delivery and service vehicles. There also does not appear to be enough space to accommodate parking for these vehicles.

The lot is extremely small to build that size building on it and unless the design is congruent with the existing buildings it will spoil the esthetics of the neighborhood. The three buildings on the property as well as the GO Parking Building next door all appear similar with the red brick, a modern glass building will look out of place.

It is also my understanding that the current infrastructure does not have the capacity to cope with the increased demands another building will present. Can you advise me how this will be addressed?

Thank you,

## Gabe Charles

---

**From:**  
**Sent:** 27-Apr-13 5:14 PM  
**To:** Gabe Charles  
**Cc:** Mayor Rob Burton; Keith Bird; Dave Gittings;  
**Subject:** Rezoning of Lot 70 Oakridge Heights - Objection

Dear Mr. Charles,

I am writing to register my objection to the re-zoning of Lot 70, Oakridge Heights to allow for commercial use within this area. I believe this is an inappropriate and unnecessary change to the zoning of this area for the following reasons.

- In both directions along Cornwall and Speers there is already more than enough commercial space available and being added, additional commercial space is not necessary.
- Traffic congestion in the Cornwall-Trafalgar area already exceeds reasonable capacity, more commercial space will attract more traffic to the area creating more congestion.
- Congestion in the area already continues to increase with the increased GO Train parking capacity and other expanding commercial uses (e.g. at Cornwall and Chartwell currently under construction).
- More traffic on Old Mill Road coupled with the existing GO Train traffic is not practical within the available space.
- The 70 Oakridge Heights location was established as residential along with the 40, 50, and 60 Oakridge Heights buildings, the intention was to create a residential community, as an owner and taxpayer within this community I have no desire to see this change and will not benefit from this change. In addition, the community, in general, will not benefit from this change.
- The introduction of commercial space within this residential community attracts more transient people and activities potentially leading to an increase in crime.

Please do not rezone Lot 70 Oakridge Heights and invite unnecessary commercial activities to this residential community.

Sincerely

## Gabe Charles

---

**From:**  
**Sent:** 25-Apr-13 10:37 AM  
**To:** Gabe Charles  
**Cc:** Keith Bird; gittings-dgittings@oakville.ca; Mayor Rob Burton  
**Subject:** Zoning By-Law Amendment, 70 Old Mill Road, 2317511 Ontario Inc., Z.1614.71, Ward No. 3

Corporation of the Town of Oakville  
1225 Trafalgar Road  
Oakville, ON  
L6H 0H3

I am an owner/resident at Mill Road will finally bring completion to . It is my hope that the development of 70 Old (Oakridge Heights).

I have reviewed the proposal for 70 Old Mill Road and have attended the developer's information meeting. These are my concerns about this project and it's possible negative impact on my residential complex.

At the April 11<sup>th</sup> Public Information meeting, held in the Town Hall Trafalgar Room, the developers were vague on details and seemed only to want to offer up statistics, talk about the official plan, property site density and the 2006 growth plan. Getting direct answers about the actual building and the impact on existing infrastructure was difficult.

- One major concern is the lack of resident parking; only one (1) space per unit is being planned, (well below the requirement in Oakville's By-Law).
- Handicap parking is not provided.
- The developer's vision for visitor's parking, both resident and commercial, is inadequate, (below by-law requirement).
- At the Town Hall meeting, the developer advised that commercial customers will use 70's underground parking facility and would exit through 60, 50 & 40's underground garage. Customers (strangers) driving through this private property may not be allowed. It is my belief, that only residents are permitted use of our u/g garage as per our Declaration /Shared Facility agreement.

### My preferences

- A residential building only, of no more that 9 floors. This would take care of the inadequate resident parking issue. Eliminating the commercial component will free up additional parking units for residential use.
- Without the commercial aspect any resident's visitor parking concerns could be resolved. Existing Oakridge Heights visitor parking appears to be adequate enough to meet all resident needs.

- Having a resident only building will eliminate my security concerns. Only residents living at Oakridge Heights, not commercial customers (strangers), would be using our underground parking and complex.

- Aesthetics of the proposed building should be in line with the present Oakridge Heights buildings (brick and mortar). GO transit made an effort, to blend in their recently constructed parking garage with the existing environment. I expect the developers, of 70 Old Mill Road, to do the same.

In my opinion, this design proposal is flawed; a mixed use building on this site will impact negatively on our community.

It is my hope that you reject this proposed rezoning application and give consideration to amending the zoning for this site to residential only, to which you would have my support.

Yours truly

|

## Gabe Charles

---

**From:** Keith Bird  
**Sent:** 2-May-13 1:41 PM  
**To:** Gabe Charles  
**Subject:** Fw: Lot 70 Oakridge Heights


Fyi

Keith

Keith Bird  
Ward 3 Town Councillor  
Office of the Mayor and Council  
Town of Oakville | 905-844-5571 | [www.oakville.ca](http://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:**  
**Sent:** Thursday, May 02, 2013 12:38 PM Eastern Standard Time  
**To:** Mayor Rob Burton; Keith Bird; Dave Gittings  
**Subject:** Lot 70 Oakridge Heights

Mayor Burton, Keith Bird and Dave Gittings:

We are writing with concerns regarding the proposed development of Lot 70 Oakridge Heights and the zoning by-law proposed change for this site.

When we purchased 11 years ago it was our understanding that the proposed development would be a maximum of 3 stories not a 9 storey mixed use building.

As our unit will face the proposed building and at the moment we have for sale. Everyone who views it is very concerned about what development will take place and what it will look like.

We have a concern re the use of our parking ramps by the commercial and residential units in the proposed building as well as the security of each building.

What parking spaces will this proposed building have for both commercial and residential uses?

The GO parking garage has been built with consideration given to the surrounding buildings and as far as we have seen that is not the case with the proposed building.

The traffic in this small area has always been a concern and as far as we can foresee it will continue to be even worse.



The worst scenerio would be to have a fast food or 7 Eleven type of commercial unit and for sure that would not be acceptable.

Please make a very informed decision before changing the present by-law.