

Planning and Development Council Meeting
September 8, 2020

Comments Received Regarding Item 4
Zoning By-law Amendment

Branthaven West Oak Inc.
2170 Postmaster Drive
Block 107, Plan 20M696
File No. Z.1427.13

From: [Antonio Martin](#)
To: [Town Clerk](#)
Subject: 2170 Postmaster Drive - proposed zoning by-law amendment
Date: Friday, July 17, 2020 7:05:11 PM

To whom it may concern,

I am absolutely against this amendment! I live in the neighbourhood and it is already very busy with cars. There are many children in the area and it is quite dangerous as it is. This proposal will exasperate the situation and put lives at risk!

No... absolutely not!!! It would be much better if it was turned into a garden space where people could walk or sit down on a bench and look at some greenery perhaps.

Regards,
Tony Martin



From: [Steven](#)
To: [Town Clerk](#)
Subject: Strong against the Zoning By-law Amendment of Block 107, Plan 20M-696 - Z.1427.13
Date: Tuesday, August 04, 2020 7:59:48 PM

Zone : Branthaven West Oak Inc. - Block 107, Plan 20M-696 - Z.1427.13 should NOT be amended,

It should be kept as CU.

Steven Hong Jiang

From: [Rosanne Robinson](#)
To: [Town Clerk](#)
Subject: File No.Z.1427.13, Ward 4
Date: Wednesday, August 12, 2020 3:20:41 PM

Re: Proposed Zoning By-law Amendment
2170 Postmaster Drive, Branthaven West Oak Inc.

We **strongly object** to the proposed rezoning for a 59 unity development on this property. The lands are currently zoned for Community Use and need to be developed for CU accordingly.

Please notify us of the decision reached by the Town of Oakville on this proposed zoning by-law amendment.

Thanks very much,

David & Rosanne Robinson
[REDACTED] Golden Orchard Trail
Oakville, ON L6M3W8

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

From: Linda Feth [REDACTED]
Sent: August 26, 2020 1:54 PM
To: Kelly Livingstone <kelly.livingstone@oakville.ca>
Subject: Zoning Change 2170 Postmaster Drive

Hello Kelly,

My name is Linda Feth and I am a resident of Shorncliffe Blvd. I will be impacted by the zoning change to the above referenced property and I have two concerns with the proposed plan that I would like to have addressed by the Town:

I live in the unit that will have the corner of a townhouse within 2 metres of my back fence. I believe that having a

1. unit this close will affect my resale value and would like to see more space between this unit and my property line.
2. There are 59 units in this new complex and only 11 visitor parking spots. I am concerned that with the parking restrictions on Postmaster Drive and West Oak Trails around these units, that it will result in significantly more parking on Shorncliffe Blvd from visitors to this complex and thus will create an issue for our visitors to find parking.

Please advise as to how I can get these concerns addressed.

Regards,
Linda Feth



From: [Rajan Randhawa](#)
To: [Planning](#)
Cc: [Town Clerk](#); pam.damoff@parl.qc.ca; effie.triantafilopoulos@pc.ola.org
Subject: New Application - File No. Z.1427.13 Block 107, Plan 20M-696
Date: Thursday, August 27, 2020 4:18:14 PM

As a resident in the neighborhood of the proposed new development I would like to highlight and bring to your notice the following concerns;

1) This plot was designated for a Church initially. In fact the population in the area has grown including North Oakville and North of Dundas. There is only one Catholic Church (St. Matthew Parish) serving the increased population.

It is difficult to even find parking on important days of the year. The town must consider another Catholic Church/Rec centers/retirement homes instead of allowing unprecedented housing starts in every corner of Oakville.

2) The permission for 59 townhouses including stacked towns is a huge population density issue in the limited acreage available to develop. While we understand that the numbers have increased due to making the project financially viable, it is certainly creating a very high density of homes in a smaller area.

3) There are two schools on the same street and the addition of so many houses and vehicles could adversely impact the traffic density on this street. On school days anyway, there are traffic Jams during school opening and closing times.

4) The addition of more townhouses will affect the peace and quiet of the residential community as well as dilute the housing prices in the neighborhood.

Overall, the town needs to give careful consideration to this application and either reduce the number of units or proceed with a Catholic Church as was originally planned.

Having said the above I am as a responsible citizen raising my concerns and objections to the proposed development.

I look forward to your response

Kind Regards,

Rajan Harold Randhawa
Tel: [REDACTED]

From: [Anto Vrdoljak](#)
To: [Town Clerk](#)
Subject: Proposed Branthaven Development (NW corner of Postmaster and Westoak Trails)
Date: Monday, August 31, 2020 12:54:28 PM

To Whom It May Concern,

I was on a call last week for the proposed development at the North West corner of Westoak Trail and Postmaster.

I am not in favour of this development for several reasons:

1. No traffic study was done. There was speculation and opinions in a report, but I feel the 59 units will create much more traffic and the way they have jammed in 59 units there will not be enough parking and it will create congestion in the area. A valid study from an unbiased third party should be required with a zoning change.
2. The Setback from the road to the homes is too close and is allowing the developer to again jam in too many homes that will cause cars to be parked on Westoak Trail and Postmaster.
3. The developer has continually used "minimum requirement" but 11 visitor spots for 59 units will not be nearly enough. With my home being on Glenhampton Road we have a further setback from the road, one lane driveway and there are parking issues from time to time. The developer's proposal does not seem adequate nor does it fit the current areas consistency.

Please keep me apprised of any further communication or meetings on this proposed development and I hope you do not approve the current proposal.

Thank you,

Anto Vrdoljak
[REDACTED] Glenhampton Road

From: [Maxine Paraboo Morris](#)
To: [Town Clerk](#); [Kelly Livingstone](#); [Allan Elgar](#); [Peter Longo](#); [Ward4](#); [Bob Ball](#); [Jorge Gomez](#)
Cc: [Joan Pinto](#); [Brijesh Jaggi](#); [puja](#); [Shirzad Mohajerani](#); [Jitin Gaba](#); [REDACTED]
[REDACTED] [Kevin Zhou](#); [REDACTED] [max morris](#); [Piyush Arora](#);
Subject: APPEAL - Proposed Zoning By-law Amendment – 2170 Postmaster Drive, Block 107, Plan 20M-696, Branthaven West Oak Inc. ("Branthaven") – File No. Z.1427.13, Ward 4
Date: Thursday, September 03, 2020 10:58:14 AM
Attachments: [RezoningAppeal_with_signatures_Sept_3_2020.pdf](#)

Good morning Mayor Burton, Council c/o Town Clerk, Ward 4 Councillors,

Attached please find our appeal submission in regards Proposed Zoning By-law Amendment – 2170 Postmaster Drive, Block 107, Plan 20M-696, Branthaven West Oak Inc. ("Branthaven") – File No. Z.1427.13, Ward 4

Please contact me to confirm receipt of correspondence.

Further to your correspondence dated August 14, 2020, please register all of us cc'd (reply to all) to participate in the Council meeting - **Tuesday, September 8, 2020, at 6:30 p.m.**

There are 410 supporting signatures in our attached appeal and the numbers keep growing, we are currently at 438.

Our online petition can be found at this link:

url : <http://chng.it/LP69nXszZL>

Please do not hesitate to contact me if you require any additional information.

Best regards,

Maxine Morris
[REDACTED] Village Squire Lane
Oakville, ON L6M 3Z8
[REDACTED]

and

Joan Pinto
[REDACTED]
Village Squire Lane
Oakville, ON L6M 3Z8
[REDACTED]

August 30, 2020

Council c/o The Town Clerk
Clerk's Department
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Council,

RE: Proposed Zoning By-law Amendment – 2170 Postmaster Drive, Block 107, Plan 20M-696, Branthaven West Oak Inc. (“Branthaven”) – File No. Z.1427.13, Ward 4

The neighbourhood surrounding 2170 Postmaster Drive (“subject property”) has received statutory notice of proposed rezoning of the subject property from Community Use to Residential Medium Density Zones: RM1 and RM2. As per the same notice, in conjunction with the proposed rezoning, Branthaven has filed for development of 59-townhomes in the subject property which are non-compliant with parent provisions of RM1 and RM2 zones. The undersigned residents surrounding the subject property (further referenced as “we” or “our”), appeal to the Council of the Town of Oakville (the “Town”) not to rezone the subject property. We also firmly oppose the proposed Residential Medium Density development of 59-townhomes and request that the Council certainly refrains from permitting such blatant non-compliance with parent provisions of RM1 and RM2 zones. Non-adherence with our Town’s explicit zone standards allows developers to irresponsibly increase the density of acreage at a great cost to the well-being of mature and pre-established communities, thereby increasing risks to the safety of our children given the expected increase in traffic.

Note: our views and observations represent a typical pre-Covid-19 landscape and not the current unusual but transient circumstances. We present the following reasons to support our appeal against the proposed rezoning by-law amendment and Branthaven’s 59-unit Residential Medium Density development plan of the subject property:

❖ **Traffic congestion a safety concern:** Traffic site access estimates for the proposed 59-unit Residential Medium Density development have been grossly underestimated. The Traffic Impact Study submitted by R. V. Anderson on behalf of Branthaven estimates 6 vehicles exiting south via Postmaster, 14 exiting east on Westoak Trails at peak hour AM; 5 entering from the south via Postmaster, 16 entering from the east on Westoak Trails at peak hour PM. On the contrary, we estimate that a 59-unit, on average 2-car per household development translates to about 118 additional cars on our streets. It is inconceivable to expect only about 20 cars (less than 20%) to enter and exit during peak hours from 59 proposed homes! For comparative purposes, one of the streets directly opposite the subject property with 12 detached single-family homes has about 25 cars. On a daily basis at least 20 of these vehicles (about 80%) enter and exit the street at peak hours during a typical workday. In fact, the traffic impact assessment was not rooted on data specific to our neighbourhood at all, as mentioned in section 8.0 of the study, “[...] Collection of traffic data at the intersection of Westoak Trails Boulevard and Postmaster Drive is not possible. Furthermore, historical traffic data for the intersection was not available from the Town. Therefore, traffic counts were not completed at the intersection for the purpose of this study [...]”. As such, we highlight that the Traffic Impact Study submitted for the purposes of rezoning is inaccurate and paints a false narrative of negligible impact on traffic operations rather than expected congestion which is a significant safety concern for our children.

Moreover, additional traffic inevitably means additional delays for working families of existing communities driving via Third Line or Bronte Road to and from the GO train station during peak hours. Already peak-hour trip times to the GO station from streets surrounding the subject property have increased from about 7 minutes, 10 years ago, to over 20 minutes prior to the pandemic. An additional 90+ cars (about 80% of estimated new cars from the subject property) during peak hours into the traffic flow will not be negligible, as the study claims, but extremely disruptive.

- ❖ **Dangerous shortcuts put children at risk:** Signal light avoidance is rampant especially during peak hours. Drivers are known to use Village Squire, Peachtree, and Golden Orchard as signal bypass streets, thereby gravely endangering our kids. **Heavier flow of traffic in and out of the subject property directly north of these signal bypass streets adds to the dangers our children face and doesn't comply with our Town's goals for safer communities.**
- ❖ **Inadequate visitor parking:** **Visitor parking overflow** is another major concern. The site concept plan indicates 11 spaces for the proposed 59-unit Residential Medium Density development, which we deem as grossly insufficient. Inevitably, adjoining streets bear the brunt of overflow visitor parking, leaving our visitors with fewer parking options, our streets congested, and our children, who play on the street, at greater risk of being run over.
- ❖ **Incompatibility with existing neighbourhood:** The proposed 59-unit Residential Medium Density development is not consistent with our *predominantly low-density residential area* (as described in section 3.1 of the aforementioned Traffic Impact Study) that complies with up to 29 dwellings per site hectare. As specified in the official 2018 Livable Oakville Plan Part D Section 11.1.9.
 - a) *development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood;* **proposed 59 dwellings vs. existing up to 29 dwellings per site hectare are not in the least compatible in scale.**
 - b) *development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood;* **for example, the proposed development of 20 2-storey townhomes backing a row of 7 existing lots is hardly compatible in terms of scale or separation distances.**
 - d) *proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood;* **the proposed development with 10% minimum landscaping per lot and accordingly 90% maximum dwelling coverage per lot is not at all compatible with existing lots of 35% maximum dwelling coverage.**
 - Hence, the proposed 59-unit Residential Medium Density development is not compatible with our predominantly low-density neighbourhood on several counts of scale, height, massing, separation distances, and lotting pattern.
- ❖ **Original Livable Oakville Plan zoning:** Let's be clear, imposition of the proposed 59-unit Residential Medium Density development on designated Community Use land goes against the original Livable Oakville Plan zoning done in 1995/96. Undoubtedly, planners at the time had recognized that blocks of designated residential homes and communities would be better served with an area for Community Use land such as a Public Park/Playground. Also, 59 additional families to the area puts added pressure on local schools already struggling to return to normalcy. We appeal to the Council to honour the original zoning strategy and not crowd and crush a mature, predominantly low-density community with Residential Medium Density housing that further seeks exemptions from compliance with the following standard RM1 and RM2 zoning provisions in the Town's Zoning By-law 2014-014:

Provision	Original Standards	Proposed Non-Compliant Standards
Minimum front yard RM1	4.5m	2.4m
Minimum rear yard RM1	6.0m	2.0m
Minimum flankage yard RM1	3.0m	2.0m
Minimum lot area RM1/RM2	135m ² /135m ²	100m ² /80m ²
Maximum allowable projection into front yard RM1/RM2	1.0m/1.0m	2.3m/2.9m
Maximum building height RM1	12.0m	13.5m

- **Yard frontage standards not observed:** The proposed RM1 concept plan submitted seeks minimum front yard acreage amended to as little as 2.4m, rear yard acreage down to 2.0m, and minimum flankage yard acreage reduced to 2.0m which **grossly undermines the Town’s parent provisions** of minimum front yard acreage of 4.5m, minimum rear yard standard acreage of 6.0m, and minimum flankage yard acreage of 3.0m.
- **Smaller lots unnecessarily increase density:** Requesting lot sizes to shrink from the standard 135m² for both RM1 and RM2 zones down to 100m² and 80m² **breaks with original standards and norms set by the Town**, and would grossly and deliberately increase the density of an established, mature community beyond allowable limits set by the Town.
- **Privacy destroyed:** In the surrounding neighbourhood that adheres to maximum standard building height of 12.0m, the **proposed much taller 13.5m 3-storey townhouses will be intrusive and destroy the privacy of pre-established communities** rather than *minimize privacy impact on adjacent properties* as specified in the official 2018 Livable Oakville Plan Part D Section 11.1.9 h).
- **Sun blockage:** The proposed Residential Medium Density 3-storey townhouses will also block a substantial portion of daily sunlight over pre-established homes with mature yard landscaping south of Westoak Trails. Hence, *minimizing the impact of microclimatic conditions such as shadowing on adjacent properties* as specified in the official 2018 Livable Oakville Plan Part D Section 11.1.9 h) is also being ignored.

We urge the Council to maintain the integrity of our predominantly low-density neighbourhood and allow for a much valued Public Park/Playground space on the existing Community Use subject property rather than disruptively rezone as Residential Medium Density acreage. We also exhort the Council to preserve our Town’s explicit parent provisions for RM1 and RM2 zones, thereby rejecting Branthaven’s request for non-compliance with the Town’s zoning standard provisions. In our desire to promote a more livable Oakville with a vibrant mix of land use and housing options, let’s not destroy the livability of our cherished, existing neighbourhoods.

Thank you and best regards,

Residents surrounding the subject property

Name	Province	Date	Comment
1 Sonia Illner		2020-09-01	"I do not want the property at the corner of postmaster and west oak trails to be rezoned!"
2 Leila Waters		2020-09-01	"As a resident in the area, I have concerns about adding this much traffic to streets that serve three schools and are already very congested."
3 Steve Camacho		2020-09-01	"Over the last 13 years I have noticed a substantial loss of water pressure in our home. I am sure this new site proposal will not make any improvements to our water systems. The beauty of the Town of Oakville is the greenery and public community trails and parks which I believe this land is better suited for. We have enough concrete jungles within our reach, Oakville is an amazing place to reside because of its natural beauty Let's keep it that way."
4 Jeanine Garlow		2020-09-01	"There are already 2 schools on Westoak Trails and safety us a HUGE concern!! Safety must come before profit!! Postmaster also opens to Dundas... what a disaster this would be for our community!!!"
5 ma. alejandra barron hernandez		2020-09-01	"I live in the area"
6 Erin Grubbe Butler		2020-09-01	"We don't need anymore housing in the area which will bring more traffic. Westoak trails is already a traffic hazard and there are multiple schools in the area"
7 Angela Pereira		2020-09-01	"Already a busy street with two schools on it!"
8 Tony Martin		2020-09-01	"In addition to the reasons stated above I would like to highlight the increase in pollution that will be brought to the area. There will be a substantial increase in air, noise, and water pollution due to the increase in automobiles and removal of green space. Also, note that many of today's vehicles are larger than previous generations and that means bigger tires and brakes are required. Heavy metals from brakes and tires will end up on the road and later to be washed into the source of our drinking water. Noise is another concern. The amount of noise generated by the current car volume is already unacceptable! Adding more noise will make it intolerable and make it one of the worst places to live. Let's be clear this noise has an adverse affect on mental health. A decline in air quality will also lead to health issues. It is difficult to go any length of time without noticing any car exhaust while outside. These are direct impacts on life expectancy! Adding this development will increase issu"
9 Hania Ward		2020-09-01	"It appears that the type of development proposed will cause much congestion (too dense) and make it unsafe for pedestrians."
10 Carrie Smith		2020-09-01	"West oak trail is too busy already!"
11 Brijesh Jaggi		2020-09-01	"Our schools & parks are already overwhelmed after covid, last thing we want is more congestion."
12 Perry Bennett		2020-09-01	"Postmaster Drive and Westoak Trails Blvd. intersection is already extremely busy mornings and afternoons with children walking to and from the schools located on WESTOAK. Postmaster to Dundas route is busy with vehicular traffic. Please be mindful and put safety first. This area should be a useable green space."
13 Sam Care		2020-09-01	"These will make the area more congested as it's already is for a community with young children's in the area...please keep this area safe and peace. Jeanne Kho"
14 Angélica Meyer		2020-09-01	"I'm signing this petition because it not fair when you buy a house for to live and as an investment whit a lot of effort at least you want to increase the value not decrease due worth quality of life in your neighborhood"
15 Michelle D		2020-09-01	"This is my backyard!"
16 JB Abbas		2020-09-01	"Stop these crooks!"
17 Lisa Belli		2020-09-01	"It's too small of a lot for the number of homes you would like to build."
18 Janell Gonsalves		2020-09-01	"There isn't enough community resources to support these residents. The area where this will be built will gravely impact local traffic. The neighborhood would benefit from a small shopping Center rather than more homes."
19 Jan Disher		2020-09-01	"Because "FAR TOO MANY UNITS for that extremely SMALL piece of land!!! Traffic congestion is bad enough!"
20 Suzanne Muir		2020-09-01	"I believe our area needs to limit development. The density planned for this site is going too create too much traffic. We already will have bottle-necks happening on Bronte Road with all the new homes being built on the former golf course."
21 Dylan Dcosta		2020-09-02	"I think the council should be more transparent to inform the whole neighbourhood not just the adjacent lots. In doing so, they should with a good conscience, delay the vote for the rezoning so that they can really hear the frustration of the residents and make the right moral decision. They should also NOT give in to pressure from Branthaven to allow any exceptions."
22 Liat Lamberti		2020-09-02	"Tho is an already busy area that experience lots of traffic. There are couple of schools near by whatcha means more traffic and danger for the kids and also bigger class sizes"
23 Shirzad Mohajerani		2020-09-02	"The construction which will take almost two years will disturb the community with alot of noise, pollution and heavy trucks traffic. Having heavy construction in the middle of already dense residential area is bringing huge safety concerns specially for seniors and children. STOP THIS PROJECT."

24	Kathryn Fish	2020-09-02	"Too many units"
25	Komal Budhiraja	2020-09-02	"This is really dangerous for small kids to play near the area decided. The traffic would increase."
26	Tracey Waller	2020-09-02	"Protect our natures habitat"
27	Christina Walker	2020-09-02	"There are 2 schools on this street creating crazy traffic."
28	Kathleen Jones	2020-09-02	"Current traffic infrastructure CANNOT handle any more residential building. This has to stop. Do not allow this to be built"
29	Paras Dодhia	2020-09-02	"Paras Dодhia"
30	Colin Flood	2020-09-02	"I 2nd concerns for privacy negative impacts, using our street for overflow parking and bypassing traffic signals. Also, this type of housing that does fit in to the types of homes in the neighbourhood."
31	Johanna Kenwood	2020-09-02	"Developers are destroying our town"
32	Marc Knightly	2020-09-02	"Too many houses for that size lot."
33	rosemary newsham	2020-09-02	"I don't want a new development on Westoak trails."
34	Suzanne Thomson	2020-09-02	"I'm signing because I live in the area and the land in question was designated for a place of worship and 59 units does not represent the character of this area."

	Name	Signed On
1	Brijesh Jaggi	2020-08-31
2	Nikita Jaggi	2020-08-31
3	Dylan D'Costa	2020-08-31
4	Joan Pinto	2020-08-31
5	Shirzad Mohajerani	2020-08-31
6	Maxine Morris	2020-08-31
7	Jitin Gaba	2020-08-31
8	Isha Goel	2020-08-31
9	Sarah Angiola	2020-08-31
10	Puja Aghi	2020-08-31
11	Piyush Arora	2020-08-31
12	Yu (Kevin) Zhou	2020-08-31
13	Irene Liao	2020-08-31
14	Megan Mouradian	2020-08-31
15	Areasha Kansi	2020-08-31
16	Krishna Ramashire	2020-08-31
17	Hina Siddiqui	2020-08-31
18	Richard Mediarmid	2020-08-31
19	Hanna Nguyen	2020-08-31
20	Kiana Dashtbazi	2020-08-31
21	Clayton Leible	2020-08-31
22	Ishay Thompson	2020-08-31
23	Arzoo Nazli	2020-08-31
24	Bruce L	2020-08-31
25	K E	2020-08-31
26	Alfonso de los Reyes	2020-08-31
27	Elaine VACHERESSE	2020-08-31
28	Mike Saleh	2020-08-31
29	Jasmeet Aulakh	2020-08-31
30	Mandeep Sandhu	2020-08-31
31	Jean Chagnon	2020-08-31
32	Hope Vande Beek	2020-08-31
33	andrea arpia	2020-08-31
34	Sherif Seweify	2020-08-31
35	Julia Varricchio	2020-08-31
36	Elinor Hawke-Szady	2020-08-31

37	Karen Chan	2020-08-31
38	TheFormalBear Raso	2020-08-31
39	Addi Plays	2020-08-31
40	Maryana Al-kes	2020-08-31
41	Sama Hamad	2020-08-31
42	Beatrice Gueco	2020-08-31
43	Chiharu Sanada-Williams	2020-08-31
44	Lansin Goodrunning	2020-08-31
45	Roman Markov	2020-08-31
46	Jeffrey MacDonald	2020-08-31
47	Athanasios Pozantzis	2020-08-31
48	victor kusmenko	2020-09-01
49	Louis de Jager	2020-09-01
50	Oscar Chu	2020-09-01
51	Dymphna 	2020-09-01
52	Fokruddin Shaikh	2020-09-01
53	Emily Desjarlais	2020-09-01
54	Abina Bala	2020-09-01
55	Camilla Mehler	2020-09-01
56	Kali Malko	2020-09-01
57	Audrey Allan	2020-09-01
58	Jan Valent	2020-09-01
59	Michelle Connolly	2020-09-01
60	Srini Kesavan	2020-09-01
61	Malcolm McPherson	2020-09-01
62	Chantal Hart	2020-09-01
63	Arshdeep Singh	2020-09-01
64	Julia Lim	2020-09-01
65	hayley mcclain	2020-09-01
66	Som Shankar Chandra	2020-09-01
67	Arun Bhat	2020-09-01
68	Heather Parekh	2020-09-01
69	Cathy Blakley	2020-09-01
70	Sarah Lu	2020-09-01
71	mary mckenzie	2020-09-01
72	Emma Blakley	2020-09-01
73	Zain Khot	2020-09-01

74	Jayden D'Costa	2020-09-01
75	B B	2020-09-01
76	Esther Beaudoin	2020-09-01
77	Ashwini Kamath	2020-09-01
78	Mike Tuira	2020-09-01
79	Supritha Pai	2020-09-01
80	Colin Hillier	2020-09-01
81	Tamara McPherson	2020-09-01
82	MATHEW OMORUYI	2020-09-01
83	Jake Parreno	2020-09-01
84	Jessica Patel	2020-09-01
85	Rebecca Götesson	2020-09-01
86	Grace Mclean Arubi	2020-09-01
87	Angeline Requillo	2020-09-01
88	t u	2020-09-01
89	Salvador Pineda	2020-09-01
90	Asha Suleiman	2020-09-01
91	Vasileios Grigoriou	2020-09-01
92	Rula Al-Nabulsi	2020-09-01
93	Rahaf Alnabulsi	2020-09-01
94	chelsea hernandez	2020-09-01
95	Macy Bryce	2020-09-01
96	Jatin Raja	2020-09-01
97	Pukhraj Badial	2020-09-01
98	Sophia Haag	2020-09-01
99	Shannon Slakinski	2020-09-01
100	Lisa Petts Hachey	2020-09-01
101	farzana Khan	2020-09-01
102	Zhila Moradi	2020-09-01
103	Xisheng Zhao	2020-09-01
104	Huda Ali	2020-09-01
105	Ian Roberts	2020-09-01
106	Sue Salis	2020-09-01
107	Kristin Weber	2020-09-01
108	Ravish Shah	2020-09-01
109	Hanie Tahir	2020-09-01
110	Margaret Gillies	2020-09-01

111	Sonia Illner	2020-09-01
112	Tanya Monteith	2020-09-01
113	Leila Waters	2020-09-01
114	Kim Kane	2020-09-01
115	Susan Ferguson	2020-09-01
116	Hugh Son	2020-09-01
117	Michelle Mahoney	2020-09-01
118	Veerpal kaur	2020-09-01
119	Sameh Hanzal	2020-09-01
120	Helen Smith	2020-09-01
121	Amrik Singh	2020-09-01
122	Rashmi Sinha	2020-09-01
123	lillee blakely	2020-09-01
124	Maria Dunning	2020-09-01
125	Marla MacDonald	2020-09-01
126	Sean Sun	2020-09-01
127	Charlene Stinson	2020-09-01
128	Jason Paul	2020-09-01
129	Amanda Airey	2020-09-01
130	Abigel Salmi	2020-09-01
131	Heidi Prince	2020-09-01
132	Madelyn Schneider	2020-09-01
133	Carlos Charles	2020-09-01
134	Thom Nguyen	2020-09-01
135	Harman Kapadia	2020-09-01
136	Joseph Ma	2020-09-01
137	Chloe Schmidt	2020-09-01
138	Connie Burke	2020-09-01
139	Claudia Alvarez-Vega	2020-09-01
140	Ed Kwiatkowski	2020-09-01
141	Saranya Sarveswaran	2020-09-01
142	Steve Camacho	2020-09-01
143	Deepti Tiwari	2020-09-01
144	Rose M. Ford	2020-09-01
145	Kenzy Avery	2020-09-01
146	Paul Endres	2020-09-01
147	Simran Rana	2020-09-01

148	Gichaga wathuta	2020-09-01
149	Alf Gurr	2020-09-01
150	Maxine Murdock	2020-09-01
151	Beverly Hansen	2020-09-01
152	Trevor Holsworth	2020-09-01
153	Seerat Dhanoa	2020-09-01
154	Joshua Campbell	2020-09-01
155	Bella McGillivray	2020-09-01
156	Jason Deng	2020-09-01
157	connie O'Connor	2020-09-01
158	Zen Lafond	2020-09-01
159	Smriti Sharma	2020-09-01
160	Bryce Stewart	2020-09-01
161	Abigail McPherson	2020-09-01
162	Shelby McPherson	2020-09-01
163	Alex McPherson	2020-09-01
164	Jennifer Mahovlich	2020-09-01
165	Garth rollo	2020-09-01
166	Cara Camacho	2020-09-01
167	Jeanine Garlow	2020-09-01
168	Sandra McDermott	2020-09-01
169	ma. alejandra barron hern	2020-09-01
170	Erin Grubbe Butler	2020-09-01
171	Stéphanie Charruau	2020-09-01
172	Teresa Harley	2020-09-01
173	Claudia Ascuna	2020-09-01
174	Laura Nicholson	2020-09-01
175	Carol Somers	2020-09-01
176	Patricia King	2020-09-01
177	Tony Martin	2020-09-01
178	Tatiana Shattuck	2020-09-01
179	Erin Little	2020-09-01
180	Janice Brown	2020-09-01
181	Miriam Castillo	2020-09-01
182	Halina Lipinski	2020-09-01
183	Silvana Picard	2020-09-01
184	Tarek Abdel Hakem	2020-09-01

185	Rana Shawaf	2020-09-01
186	Sunshine Punzalan-Batson	2020-09-01
187	Imad Haffar	2020-09-01
188	Anette Kerner	2020-09-01
189	Andrea Humeniuk	2020-09-01
190	Michelle Knupfer	2020-09-01
191	Angela Pereira	2020-09-01
192	Diana Mistautas	2020-09-01
193	Karen Vary	2020-09-01
194	Suvi Sharma	2020-09-01
195	Hala Nasser-Haffar	2020-09-01
196	Sue Scicluna	2020-09-01
197	Jamie Telfer	2020-09-01
198	Allyson Hays	2020-09-01
199	Tarryn Kirby	2020-09-01
200	Hania Ward	2020-09-01
201	Heidi Cyfko	2020-09-01
202	Olga Koutsokostas	2020-09-01
203	Carrie Smith	2020-09-01
204	Cristina Arana	2020-09-01
205	Sophie Pal	2020-09-01
206	bansi shah	2020-09-01
207	Nadine Haffar	2020-09-01
208	Emily Boast	2020-09-01
209	Perry Bennett	2020-09-01
210	Sam Care	2020-09-01
211	Stacey Marciniak	2020-09-01
212	Caren Fortin	2020-09-01
213	Sharjeel Farooqui	2020-09-01
214	Patrick Belliveau	2020-09-01
215	Angélica Meyer	2020-09-01
216	Michelle D	2020-09-01
217	Ridhima Suri	2020-09-01
218	Kylie Wilson	2020-09-01
219	Wendy Gunn	2020-09-01
220	Laura Saveriano	2020-09-01
221	Rich Fortin	2020-09-01

222	Antonio Belli	2020-09-01
223	JB Abbas	2020-09-01
224	Aparna Bhan	2020-09-01
225	Kelly Stevens	2020-09-01
226	Clino Fernando	2020-09-01
227	Casey Perue	2020-09-01
228	Neddy Elkhoury	2020-09-01
229	Lisa Belli	2020-09-01
230	SABINE HAYEK	2020-09-01
231	Harpartap Warraich	2020-09-01
232	Rania Diab	2020-09-01
233	Kaitlyn Schmelzer	2020-09-01
234	Farhana Fyzee	2020-09-01
235	Donna Evs	2020-09-01
236	Ana Valdivieso	2020-09-01
237	Meraya Savicki	2020-09-01
238	Janell Gonsalves	2020-09-01
239	Stewart Pollock	2020-09-01
240	Unme Jahan	2020-09-01
241	Salam Dibe	2020-09-01
242	Sandra Pollock	2020-09-01
243	Fiona Sanderson	2020-09-01
244	Gurpreet Singh	2020-09-01
245	Jan Disher	2020-09-01
246	Diana Thomas	2020-09-01
247	Eide Tavares	2020-09-01
248	Salma Fares	2020-09-01
249	Tracy Leonard	2020-09-01
250	Shawn Davis	2020-09-01
251	Tyler Reed	2020-09-01
252	Raza Jamali	2020-09-01
253	Tina Roberts	2020-09-01
254	Suzanne Patrick	2020-09-01
255	Jeffrey Casciato	2020-09-01
256	Sharron Carter	2020-09-01
257	Luke Vasilakos	2020-09-01
258	Dory Elkhoury	2020-09-01

259	Lynn Skipper	2020-09-01
260	Kathleen Davis	2020-09-01
261	Chris Vasilakos	2020-09-01
262	Natasha Guthrie	2020-09-01
263	Jo Stevens	2020-09-01
264	Michelle DSouza	2020-09-01
265	Yana Mendizabal	2020-09-01
266	Deborah Porszt	2020-09-01
267	Ashley Elaine	2020-09-01
268	Jacquie Tancoo	2020-09-01
269	Suzanne Muir	2020-09-01
270	Shellie Diplock	2020-09-01
271	Alexandrina Petrova	2020-09-02
272	Donna Mason	2020-09-02
273	Alina Achy	2020-09-02
274	Vicki Bayer	2020-09-02
275	Jennifer MacKinnon	2020-09-02
276	Frances Yap	2020-09-02
277	Christina Settimi	2020-09-02
278	Karen Atkinson	2020-09-02
279	Carla Ongaro	2020-09-02
280	paul manchisi	2020-09-02
281	Pallavi Dhar	2020-09-02
282	Graham Smith	2020-09-02
283	Gina Moustafa	2020-09-02
284	Vidya Balkissoon	2020-09-02
285	Kristina Ezergailis	2020-09-02
286	Shona Johnson	2020-09-02
287	Emily Bain	2020-09-02
288	Margaret Bawol	2020-09-02
289	Dallas Noftall	2020-09-02
290	Geron Beach	2020-09-02
291	Liat Lamberti	2020-09-02
292	paul snosek	2020-09-02
293	Kalpna Chatnani	2020-09-02
294	Deborah Green	2020-09-02
295	Ramandeep Kaur	2020-09-02

296	Manisha Joshi	2020-09-02
297	Jan Copeman	2020-09-02
298	Leslie Dube	2020-09-02
299	Kristy Doherty	2020-09-02
300	SHELLY DHALIWAL	2020-09-02
301	Gaile Merritt-Murrell	2020-09-02
302	Kathryn Fish	2020-09-02
303	Komal Budhiraja	2020-09-02
304	Numila Parker	2020-09-02
305	Kathy Edelman	2020-09-02
306	Vijaya Bommineni	2020-09-02
307	Donnalea Urquhart	2020-09-02
308	Diana Terlizzi	2020-09-02
309	Njoud Rahmouni	2020-09-02
310	Tracey Waller	2020-09-02
311	Biagio Salamone	2020-09-02
312	Shana Couture	2020-09-02
313	Amanda Tran	2020-09-02
314	Shilpa Malandkar	2020-09-02
315	Amelie Perreault	2020-09-02
316	Jody Taylor	2020-09-02
317	Cynthia Giczey	2020-09-02
318	Eugenia Rabotnikov	2020-09-02
319	Diane Tassone	2020-09-02
320	Cody Taylor	2020-09-02
321	Thomas Illner	2020-09-02
322	Lisa Noyes	2020-09-02
323	Ekta Ekta	2020-09-02
324	Sarika Warang	2020-09-02
325	Michelle Zuzarte	2020-09-02
326	sudhanshu kumar	2020-09-02
327	Brett Christie	2020-09-02
328	K Flor	2020-09-02
329	Martha Arendt	2020-09-02
330	Susan Halliday	2020-09-02
331	April Brown	2020-09-02
332	Allison Besenski	2020-09-02

333	Joanne Rasmussen	2020-09-02
334	Mariachristina Cappuccit	2020-09-02
335	Vathsala Illesinghe	2020-09-02
336	Burcin DJAMGOUZ	2020-09-02
337	Marilyn Palacio	2020-09-02
338	Razak Shaikh	2020-09-02
339	Lisa O'Neill	2020-09-02
340	Christina Day	2020-09-02
341	Marielle Toner	2020-09-02
342	Michelle Ivey	2020-09-02
343	Tracey Huchla	2020-09-02
344	Jenn Richards	2020-09-02
345	Sanjay Seegobin	2020-09-02
346	Cathy Bishop	2020-09-02
347	Tara McIntosh	2020-09-02
348	Christina Walker	2020-09-02
349	Mark Studholme	2020-09-02
350	Kathleen Jones	2020-09-02
351	Allan Murrell	2020-09-02
352	Christina McNab	2020-09-02
353	Bobby Ulcar	2020-09-02
354	Alanna Scott	2020-09-02
355	Akbar Husseini	2020-09-02
356	Flora Gerlai	2020-09-02
357	Colin Flood	2020-09-02
358	Paras Dodhia	2020-09-02
359	Mairah Munawar	2020-09-02
360	Johanna Kenwood	2020-09-02
361	Muzunza Musumbulwa	2020-09-02
362	Ahmed Shoukry	2020-09-02
363	Malwina Zerek	2020-09-02
364	Angela Kombe	2020-09-02
365	Catherine Chilupe	2020-09-02
366	Amy Spano	2020-09-02
367	Mwewa Musumbulwa	2020-09-02
368	Gloria Stevenson	2020-09-02
369	John Spano	2020-09-02

370	Diane MacNeill	2020-09-02
371	Patricia Garley	2020-09-02
372	William Doherty	2020-09-02
373	Malama Musumbulwa	2020-09-02
374	Norm Ibuki	2020-09-02
375	Mohammed Iqbal	2020-09-02
376	Peter Turnbull	2020-09-02
377	Kaminda Musumbulwa	2020-09-02
378	Mike Terlizzi	2020-09-02
379	Michael Mukupa	2020-09-02
380	Ivanka Prasin-Goedecke	2020-09-02
381	Sukhvinder Kaur	2020-09-02
382	Holly D	2020-09-02
383	Amita Raina	2020-09-02
384	Sarah Nash	2020-09-02
385	Anne Forward	2020-09-02
386	Elizabeth Avetissian	2020-09-02
387	Ashish Bhambhani	2020-09-02
388	Pamela Carrillo	2020-09-02
389	John Eliopoulos	2020-09-02
390	Pat Eliopoulos	2020-09-02
391	Lee Nanos	2020-09-02
392	Paul Howard	2020-09-02
393	Andre Trudel	2020-09-02
394	Francine Savelson	2020-09-02
395	Radhika Narasimhan	2020-09-02
396	Farida Abdelghaffar	2020-09-02
397	Roy Ferrari	2020-09-02
398	Ron Beauchesne	2020-09-02
399	Iris Kingston	2020-09-02
400	Bea Pellowe	2020-09-02
401	Safiya Yakana	2020-09-02
402	Carlos Rocchetti	2020-09-02
403	Marc Knightly	2020-09-02
404	Romila Chivers	2020-09-02
405	Dianna Dinevski	2020-09-02
406	Nora Cameron	2020-09-02

407	rosemary newsham	2020-09-02
408	Rob Kremer	2020-09-02
409	sydney patel	2020-09-02
410	Suzanne Thomson	2020-09-02

Planning and Development Council Meeting
September 8, 2020

**Comments Received Regarding Item 5
Official Plan Amendment and
Zoning By-law Amendment**

Amico Properties Inc./Spruce Partners Inc.
152 Wilson Street
File No. OPA 1615.12 and Z.1615.12

From: Doug Sams [mailto:doug@kerr-village.ca]

Sent: Monday, August 31, 2020 9:39 AM

To: Paul Barrette <paul.barrette@oakville.ca>

Cc: Dean MacLean [REDACTED]; Cathy Duddeck <cathy.duddeck@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>

Subject: Re: 152 Wilson

Hi Paul,

I am writing you to respond to #2 below as it pertains to the Kerr Village BIA.

We have no objection to amend the requirement as parking along that area is limited due to the location across from the fire station. We have had a chance to speak with the developers and we support the project.

The project enhances our area in other ways while providing a health care component near the Senior Centre.

If you have any further questions for us regarding this matter please let me know.

Best regards

Doug Sams
Executive Director



Kerr Village BIA
B-363 Kerr Street
Oakville, ON L6K 3B9

O-905-849-8865
F-905-849-1399

www.kerr-village.ca

On Aug 28, 2020, at 5:59 PM, Ray Chisholm <ray.chisholm@oakville.ca> wrote:

Hi Doug,

Please see below, #2 references the Kerr St. BIA. Could you please provide comment directly to Paul. As we discussed having on street commercial in this location makes no sense due no parking availability and directly across the street from the fire station. Could you be so kind to copy Cathy and I.

Thanks Doug.

Sent from my iPhone

Begin forwarded message:

From: Paul Barrette <paul.barrette@oakville.ca>
Date: August 28, 2020 at 10:16:42 AM EDT
To: Cathy Duddeck <cathy.duddeck@oakville.ca>
Cc: Ray Chisholm <ray.chisholm@oakville.ca>, Mayor Rob Burton <Mayor@oakville.ca>, Jane Clohecy <jane.clohecy@oakville.ca>, Jim Barry <jim.barry@oakville.ca>, Mark Simeoni <mark.simeoni@oakville.ca>, Gabe Charles <gabe.charles@oakville.ca>, Charles McConnell <charles.mcconnell@oakville.ca>
Subject: RE: 152 Wilson

Good Morning Councillor Duddeck,

Thank you for this information. I can certainly address the building height matter, and commercial units along Kerr Street in the presentation as follows:

1. **Building Height:** The lands are designated Main Street 1 which permit buildings between two to four storeys in height and are eligible for bonusing which may allow up to two additional storeys of height (total of 6 storeys) in exchange for the provision of public benefits. According the Livable Oakville Plan (Section 28.6.4 & 28.6.5), bonus by-laws should only be considered where such increases can be accommodated by the existing or improved infrastructure and where such increases are compatible with the surrounding area. Both the ability of the infrastructure to support the proposed development and the compatibility of the proposed development are being reviewed by staff.
2. **Commercial Units Facing Kerr:** Kerr Street is a 'primary street' in the Livable Oakville Plan, that requires commercial, community, cultural or limited office uses on the ground floor which helps foster an active main street environment. Given the retirement home land use being proposed, the applicant is proposing to amend this requirement, and fulfil the overall main street objective by a different means, which is included as part of the technical review by staff. If the Kerr Village BIA writes in / provides comments regarding parking concerns with respect to main street commercial in this area then I can reference those comments in the presentation as well.

As always, should you want to discuss please do not hesitate to contact me.

Paul

Paul Barrette, MCIP, RPP
Senior Planner
Planning Services

Town of Oakville | 905-845-6601, ext.3041 | www.oakville.ca

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[Canada's Best Place to Live \(MoneySense 2018\)](#)

Please consider the environment before printing this email.

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

Ray Chisholm
Ward 2 Town Councillor
Office of the Mayor & Council

Vision: To be the most livable town in Canada

Please consider the environment before printing this email.

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

From: Cathy Duddeck

Sent: Thursday, August 27, 2020 10:30 AM

To: Paul Barrette <paul.barrette@oakville.ca>

Cc: Ray Chisholm <ray.chisholm@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>

Subject: 152 Wilson

Hi Paul;

Ray and I have received some comments from the immediate neighbours in the area of this site.

There are 2 things that have come to the forefront and it might be useful to have you incorporate these in your presentation to Council / the public :

- 1) The 6 story height and the bonusing provision. The public does not understand that the applicant had an as of right to obtain the 6 story (they think it can be denied and if permitted they want to know what "community" benefit there is) It is important for them to understand that the applicant was requested to apply for an Zoning amendment to comply with the OP.
- 2) The commercial units at grade facing Kerr. Through our discussions with the Kerr Village BIA, staff, etc it was agreed that any type of commercial component would create parking problems – given the existence of the Fire Station at the corner.

I also wanted to make you aware of the fact that I have directed the applicant to touch base with our Heritage Planning staff to incorporate something in the build to acknowledge the Westwood School and the Dog Guide center (which former Mayor Harry Barrett assisted in making happen).

Appreciate your assistance in this regard,

Cathy

Cathy Duddeck
Ward 2 Town & Regional Councillor

From: Adam Laird [REDACTED]
Sent: Tuesday, September 1, 2020 11:06 PM
To: Paul Barrette <paul.barrette@oakville.ca>
Cc: rayjohnchisholm@gmail.com
Subject: Proposed Official Plan and Zoning By-Law Amendment 152 Wilson

Good evening Paul,

I've cc'd Ward 2 Town Councillor Ray Chisholm, as I've had a similar conversation with him regarding the surrounding parking of this proposed plan for a 230 unit retirement home.

You and I had our first conversation in July, but the summer has flown by, so I must apologize for the delay in providing these pictures (enclosed).

As mentioned, I live on the corner of Bond and Wilson [REDACTED] And I've expressed my

understanding to you and Ray regarding the likelihood of this project going through as the builder wants. Setbacks, six storeys, etc.

However, I do ask that the town consider the surrounding homes that will be impacted by construction as well as the increased traffic and visitors that will inevitably result from a 230 unit retirement home.

I did review the supporting documents as it pertains to my concern, such as the landscape plans, traffic impact study and underground parking plan.

Each of these documents do not lower my concern that a visitor will not park at the facility, as they will find it easier to use the surrounding streets, which provide free parking, no "sign-ins" and a quick walk over.

In our phone conversation, you mentioned other retirement homes in Oakville have witnessed this sort of behaviour, and I even have personal experience with this, as I was born and raised close to the Old OTMH in south east Oakville. Instead of paying for visitors parking or registering my licence, which was a hassle, it was easier to park on Sheddon, Douglas, Palmer, etc. and walk over.

The retirement home will have similar family visitors and will operate similar to a hospital. I believe you and I found common ground with this perspective.

As promised, I will be actively participating in these upcoming meetings with a realistic view of how things will likely transpire. But I will be more vocal and will raise the awareness to my fellow neighbours that our properties will not become parking lots for attendees of this facility.

Thanks again for your support and understanding.

Sincerely,

Adam

Adam G.E. Laird, MBA, CFA
Vice President & Principal

Phone: 905.599.7050

Fax: 866.590.8234

Web: www.highviewfin.com

Blog: www.thewealthsteward.com

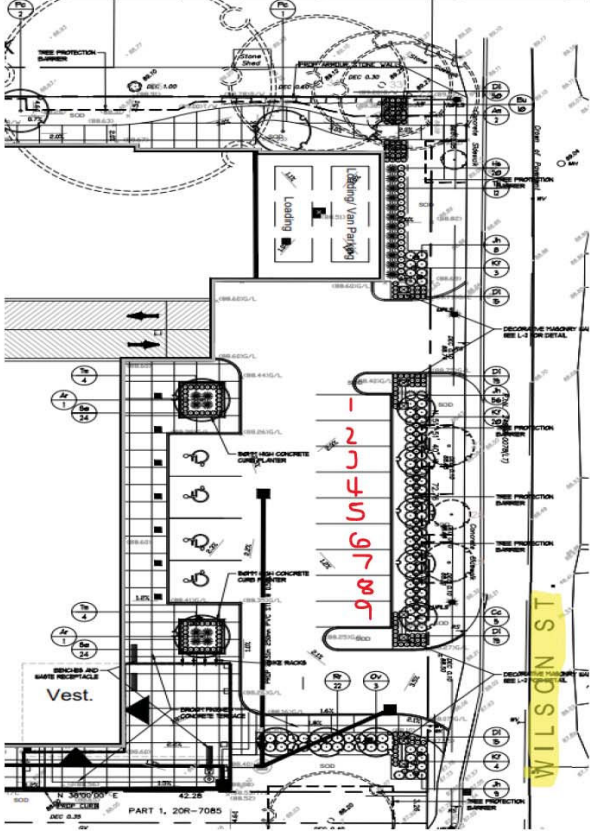
Oakville:

231 Oak Park Blvd Suite 207
Oakville, Ontario L6H 7S8

Toronto:

4141 Yonge St Suite 302
Toronto, Ontario M2P 2A8

Proposed Landscape Plan (97 Underground & 9 Aboveground Parking Spots)



Our House – Corner of Wilson & Bond – Parking on the North Side of the Property



Our Home From Wilson St. – Parking on the West Side of the Property



Looking South on Wilson St. – Site Plan



BRIAN & CINDY MEAGHER

Head Street, Oakville, ON L6K 1L5 | [REDACTED] | [REDACTED]

September 3, 2020

Oakville Town Council c/o Town Clerk
Town of Oakville, Clerk's department
1225 Trafalgar Road
Oakville, ON, L6H 0H3

Re: OPA 1615.12 and Z.1615.12, Ward 2

To Members of Oakville Town Council:

We are writing to express our concern over the proposed amendments to the development proposal at 152 Wilson Street as they relate to the Livable Oakville Plan.

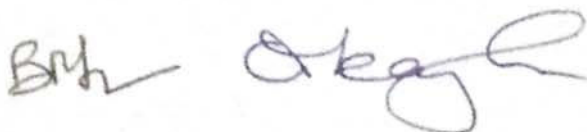
We have been residents of Oakville for more than 25 years and have lived in our home on Head Street for the last 7 years. When we moved to this location from east Oakville, we did so largely on the basis of the approved plans for the neighbourhood and how they fit with our lifestyle.

While we will miss the Lions Foundation of Canada Dog Training facility, we fully support the plan for the senior's residence. With that said, we do not support the plan to increase the size of the facility by 50%. We believe that the expansion will significantly impact the neighbourhood appearance and more importantly, the amount of traffic congestion on our street and neighbouring streets. Ultimately, we believe that it will negatively impact the value of our property.

We would ask for your support in denying the requested amendments and remain committed to the Livable Oakville Plan as approved by Town Council.

Thank you for your consideration.

Sincerely,



Brian & Cindy Meagher

From: [Mauro Lollo](#)
To: [Town Clerk](#)
Subject: Re: 152 Wilson (Westwood) Redevelopment
Date: Friday, September 04, 2020 10:15:55 AM
Attachments: [152 Wilson Development.pdf](#)

Thank you Laura. The attached PDF document is my submission for the September 8, 2020 (remote) meeting on the subject.

Please let me know if you have any questions.

Best Regards,

Mauro Lollo



■ Bond Street
Oakville, ON
L6K 1L7

The planning documents submitted for the redevelopment of 152 Wilson Street illustrates the continued use of Wilson St. as the primary access to the new facility for both passenger and commercial vehicles.

The redevelopment of the property is noted to have 230 suites, 100 or more employees and 110 parking spaces with all passenger and commercial vehicular traffic accessed along Wilson Street. A facility of this size comprises one of the largest of its kind in Oakville.

The redevelopment of the site into a retirement and senior care facility illustrates a significant increase in commercial activity of the site in both nature-of-use and density. This includes a significant increase in staff, 24 hour operations with shift changes, supplies provisioning, waste management, supplemental support activities and increased resident / visitor activity.

The existing access to the site pre-dates the use of the property by the Lions Club and was originally defined for the Westwood Public School over 70 years ago.

The IBI Group Transportation Impact Study prepared for Spruce Partners / Amico Affiliates outlines (in Section 4.2) a significant increase in projected traffic flow, particularly during ingress (AM) and egress (PM) from the property.

The environmental and traffic studies conducted on behalf of Spruce Partners / Amico Affiliates do not appear to include a projected noise / soundscape impact due to the increase in passenger traffic, and in particular, heavy commercial vehicles required for continuous supplies delivery, waste collection and increased resident turnover (moving). This traffic, and the related noise / vibration / exhaust (created by larger displacement Diesel engines) will be primarily focused toward the residential areas of Wilson, Head and Bond Streets.

We observe that such a facility should have its residential and commercial access along Rebecca Street or Kerr Street, both of which already harbour commercial traffic and have capacity for more. The nature of this facility is a significant departure from the historical use of the property. As such, we consider the ensuing impact on the neighbourhood due to traffic flow, noise and vibration to be detrimental to residents. Town planners will note that the placement of the Fire Station at Kerr & Rebecca Streets has substantially increased impulse noise events in the neighbourhood. This development, if not planned appropriately, will only add to the disruption the neighbourhood is experiencing.

Amico Properties Inc./Spruce Partners Inc. are encouraged to consider a “mirror” option to their plan that sees traffic ingress/egress on Kerr Street as opposed to Wilson Street. I would be pleased to meet with any group or individual involved in this process to discuss and petition this concept.

Planning and Development Council Meeting
September 8, 2020

Comments Received Regarding Item 7
Zoning By-law Amendment

JRB-109 Reynolds Holdings LP-JRB
Developments
109 Reynolds Street
File No. Z.1613.61

From: [Norman Young](#)
To: [Town Clerk](#)
Subject: FW: Development
Date: Tuesday, February 25, 2020 7:53:20 AM

From: [Norman Young](#)
Sent: Monday, February 24, 2020 8:19 PM
To: [Dave Gittings](#); [Oakville Mayor's Office](#); sharlene@oakvilledowntown.com
Cc: [TCRA Communications](#)
Subject: Development

Greetings:

It would be pleasant to keep Oakville downtown the way it is but I think we must be realistic. I think we must allow higher buildings, encourage more rentable apartments and living spaces rather than keep gobbling up good farmland which also contributes to greenhouse gases and climate warming.

Where the Ward funeral home used to being; there is no reason we can't have at least a 12 story building with spaces for business on the bottom etc. Larger density but also mean that more persons were available to shop downtown.

In order to have more people shopping downtown, we need more variety in stores; for which Dundas is a good example. Oakville has too many dress shops and eateries. There is not a good grocery store other than walking across the bridge to Fortinos. Jubilee serves a niche but is limited in products. There is no business and technical store, neither is there a good bookstore and music store. Many of us, older folks are hanging on to our homes because we cannot afford the expensive condos. We would like reasonable rental apartment buildings. Many of us are not the type of folks who enjoy retirement living the lodges. If we're going to catch the bus or drive we might as well go where there is free parking and more variety rather than shop downtown.

I think we must embrace change and encourage growth and height in the downtown area rather than living in the lovely past.

Oakville is a lovely place to live in the old core and we do not wish it to become barren like a lot of American cities and towns

Sincerely,
Norman Young