

Distributed at the Planning and Development Council Meeting of September 8, 2020
Re: Item 4 – Public Meeting Report - Zoning By-law Amendment - Branthaven West Oak Inc. - Block 107, Plan 20M696 (West Oak Trails Blvd. and Postmaster Dr.) - File No.: Z.1427.13

From: Lucia [REDACTED]
Sent: Sunday, September 06, 2020 10:27 AM
To: Town Clerk
Subject: File No. Z.1427.13, Ward 4

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Hello there,

I am inquiring about the new rezoning proposal of Branthaven's residential development plan at 2170 Postmaster Drive.

Could you tell me approximately how long it might take for approval to take place?
Also, what is the timeline of residential development typically after city approves zoning?

Finally, I would like to keep updated on the development of this zoning and any changes that may occur.

Kind regards,
Lucia
Oakville resident

From: Krystal Edwards [REDACTED]
Sent: Sunday, September 06, 2020 6:35 PM
To: Town Clerk
Subject: Notification Request

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Hello -- I would like to be notified of the decision of the Town of Oakville on the proposed zoning by-law amendment for 2170 Postmaster Drive, Block 107, Plan 20M696 Branthaven West Oak Inc. File No. Z. 1427.13, Ward 4.

Thank you,
Krystal Edwards
2189 Postmaster Dr. Unit 36
Oakville, ON L6M 4E5

From: Ed Kwiatkowski [REDACTED]
Sent: Monday, September 07, 2020 8:49 PM
To: Town Clerk; Kelly Livingstone
Cc: Allan Elgar; Sandy Nettleton
Subject: Proposed Branthaven West Oak by-law amendment proposal

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Mr. Kelly Livingstone

We are long time residents of Oakville, live on Woodcrest Drive and object to the proposed Branthaven West Oak Inc. development for the reasons as stated in the attached letter.

We are not opposed to development in the Westmount area provided the homes are consistent in size and appearance with the community as a whole and include semi and detached homes with sufficient space for parking and green space to add value to our properties and the Town. In our opinion, this proposed development does not offer any of these attributes and only reflects a developer trying to maximize profits by “wedging 59 small units” onto a small property at the intersection of two increasingly busy streets with 10 elementary, Montessori & high schools in the immediate vicinity, 2 major bus routes along these streets and Postmaster is also an alternative secondary route to the Hospital for all emergency vehicles.

We would prefer to provide an oral submission via the video conference to the members in attendance at the meeting on September 8th so they can hear directly from local residents and consider our dissatisfaction with the proposed development. (which is consistent with many other local residents including the 600 residents that signed a petition to stop this development to the Town Council members)

Thank you for your time and consideration of our request and we look forward to our views being presented and considered prior to the Town making any decisions on this proposed development. Our e-mails are attached, but we can also be reached at one of two cel numbers – Sandy – [REDACTED], or Ed – [REDACTED].

Regards
Sandy Nettleton and Ed Kwiatkowski

September 7, 2020

Dear Oakville Town Council members;

We are long time Oakville residents living on Woodcrest Drive – 100 meters north of proposed development

We object to the proposed Branthaven Development for the following reasons:

- The Westmount area is primarily single detached & semi-detached homes with 19-20' wide driveways, 23-24' long with similar 20' wide lawns
- Residents could sit on their porch and enjoy seeing their neighbours and kids playing on the lawns, but the noise and traffic on Postmaster currently is making it more difficult to enjoy our community and the number of cars, buses and trucks speeding along Postmaster makes it dangerous for young kids playing on or near the street
- Building 59 small townhouses onto a 123 metre x 88 metre empty field does not add value to the Town or my property because of;
 - increased traffic with approx. 120 more cars added into the development – (based on the 2016 Traffic Study the developer has relied on)
 - reduced available street parking and congestion with only 11 guest parking spots for the 59 families which inevitably will lead to overflow parking taking up many spots along Postmaster & Westoak Trails
 - Increased garbage and congestion with the developer trying to reduce “footprints” for each unit with their proposal to revise minimum standards for front and rear lawns, porches, etc. to make the unit smaller and taller than Oakville bylaws permit which also sets a bad precedent for future Town development and adds no value to my neighbourhood

Traffic

- Current traffic count was not provided on Postmaster or West Oak Trails but the engineering firm made assumptions based on a 2016 Transportation survey of the complete Ward 4 area with a total of 18,200 households
- Engineering firm felt there would be negligible impact on traffic along Postmaster and West Oak Trails based on
 - 29 cars in a morning hour 7 in and 22 out
 - 37 cars in an afternoon hour 23 in and 14 out
 - However, there is no mention of the 10 schools within 1-2 kms of the site, the thousands of children and parents walking to school and back in the area, the number of cars transporting the students or the number of school buses, Town buses or other traffic congestion caused by courier trucks, service vehicles, garbage and recycling trucks, ambulances and emergency vehicles.
- My observations are based on viewing Woodcrest every morning and at evening at rush hour watching 4-5 cars at a time backed up at the 2 stop signs along

Postmaster and the Pine Glen/Postmaster intersection where traffic lights had to eventually be installed to help children and their parents manage their way through this intersection safely even with two crossing guards helping them.

- If a bus stops at southeast corner of Springdale & Postmaster, traffic backs up 4-5 cars at a time, and similarly when people stop in front of the community mailbox on the northeast corner of Springdale & Postmaster causing even more traffic congestion.

Parking

- Woodcrest single detached homes have roughly 19-20' width driveways allowing 2 cars to park and a garage so even with a garage full of toys and bikes, 2-3 cars can safely be parked at a time
- 26 x 2 storey townhomes have a single driveway 8 ½' wide x 18 ½' long allowing only 1 car to be parked and assumes the garage contains only the car – no bikes, toys, garden tools, storage, etc.
- 14 back to back townhomes with single driveways shown in plan with optional 2nd driveway and no lawn!
- 19 x 3 storey townhomes with rear lane presumably have two car garages but my scaling shows the garages would be approx. 16 feet wide with two average cars taking up 12 feet width – average car door is almost 3' so person would not be able to get out of his/her car and doesn't allow bikes or anything else to be stored in the garage
- Average car – 6-6 ½ ' wide x 14-15' long
- Similar developments in the area are heavily congested with cars parked everywhere – especially on weekends and holidays, significantly restricting the road width

We are not opposed to the developer requesting the Town's approval to change the zoning to lower density single & semi-detached homes consistent with the neighbourhoods surrounding this corner but becoming increasingly tired of seeing the traffic congestion presently and knowing that 120 more cars could conceivably be added to the corner lot just south of our home!

Thank you for your consideration of our request.

Sincerely,

Ed Kwiatkowski & Sandy Nettleton

Residents of [REDACTED] Woodcrest Drive

To be the most livable town in Canada.

NETTLETON SANDRA
WOODCREST DR
OAKVILLE ON L6M 4C6

Statutory Public Notice

Proposed Zoning By-law Amendment
2170 Postmaster Drive; Block 107, Plan 20M696
Branthaven West Oak Inc.
File No. Z.1427.13, Ward 4

Tuesday, September 8, 2020, at 6:30 p.m.
Videoconference broadcast from the Council Chamber
Town Hall, 1225 Trafalgar Road
[youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)

You are invited to attend and provide input at this videoconferencing meeting hosted by Planning and Development Council.

DUE TO THE COVID-19 EMERGENCY attendance at Town Hall is restricted and public meetings are being held by videoconference only. Instructions on how to view the meeting or participate by written submission, videoconference or telephone are provided below.

The subject property is located on the vacant lands at the northwest corner of the Westoak Trails Boulevard and Postmaster Drive intersection, municipally known as 2170 Postmaster Drive.

The Zoning By-law Amendment proposes to rezone the subject property from Community Use (CU) to Residential Medium (RM1 and RM2) with a special provision, in keeping with the Livable Oakville Medium Density Residential land use designation.

The proposed zone change would establish site-specific regulations, and allow for a future 59-unit development consisting of 26 two-storey townhouse units, 14 three-storey back-to-back townhouse units, and 19 three-storey rear lane townhouse units all on a common element condominium road.

At this time there are no other applications, under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Oakville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at TownClerk@oakville.ca before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, before the by-

law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Oakville on the proposed zoning by-law amendment, you must make a written request to the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca

This meeting will be live streamed on YouTube at [youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)

Any submission to the Planning and Development Council, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt no later than noon on Tuesday, September 8, 2020, to ensure its availability to the Members of Council at the meeting. Individuals making oral submissions at the public meeting are requested to contact the Clerk's Department as early as possible prior to the meeting at TownClerk@oakville.ca or 905-815-6015 to obtain instructions on how to participate.

All submissions should include the full name and address of the presenter.

For more information about this matter, including information about preserving your appeal rights, you may: view the information on the Town's website at <https://www.oakville.ca/business/da-35787.html>, or contact Kelly Livingstone, Planner, Planning Services department at 905-845-6601, ext. 3045 (TTY 905-338-4200) or at kelly.livingstone@oakville.ca

If you have any accessibility needs, please advise Kelly Livingstone one week before the meeting.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and may form part of the public record which may be released to the public.

Dated at the Town of Oakville August 14, 2020



August 10th, 2020

Our File: 656-013

Attention: Homeowner or Occupant

**Public Open House for proposed Development Application
Block 107 on Plan 20M-696
NW corner Westoak Trails and Postmaster Drive, Oakville
PRE-REGISTRATION REQUIRED**

Our firm has been retained by Branthaven West Oak Inc., to assist in the submission of a zoning by-law amendment application for the property located at the northwest corner of Westoak Trails Boulevard and Postmaster Drive.

The intent of this letter is to notify abutting property owners and occupants of an upcoming Applicant-Initiated Open House to review the proposed development plan for the property and to provide an opportunity for you to voice your thoughts on the proposed application before it is presented to the Town at a formal Public Open House. Your commentary will be used to inform the applicant of any neighbourhood concerns and determine possible mitigative measures.

Branthaven will be seeking permission to construct 59 townhouse units on a comment element condominium road. The proposed development consists of traditional condominium townhouses, back-to-back townhouses, and rear lane townhouses. The proposed development conforms with the Town's Official Plan but requires a zoning by-law amendment to implement the provisions of the Official Plan.

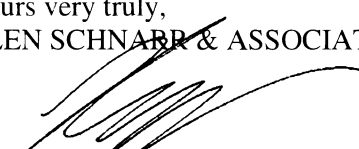
We look forward to hearing from you. The details of the Open House are below.

When: Thursday, August 27th (Begins at 6:30 pm)
Where: Virtual Meeting, Pre-Registration will be required.

If you would like to attend the virtual meeting, please pre-register by emailing the following email address BreannaSB@gsai.ca with your name and the location of your property and we will send you the digital link to join the Public Open House.

Should you have any questions or concerns, please do not hesitate to contact the undersigned at (905) 568-8888 ext. 268.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

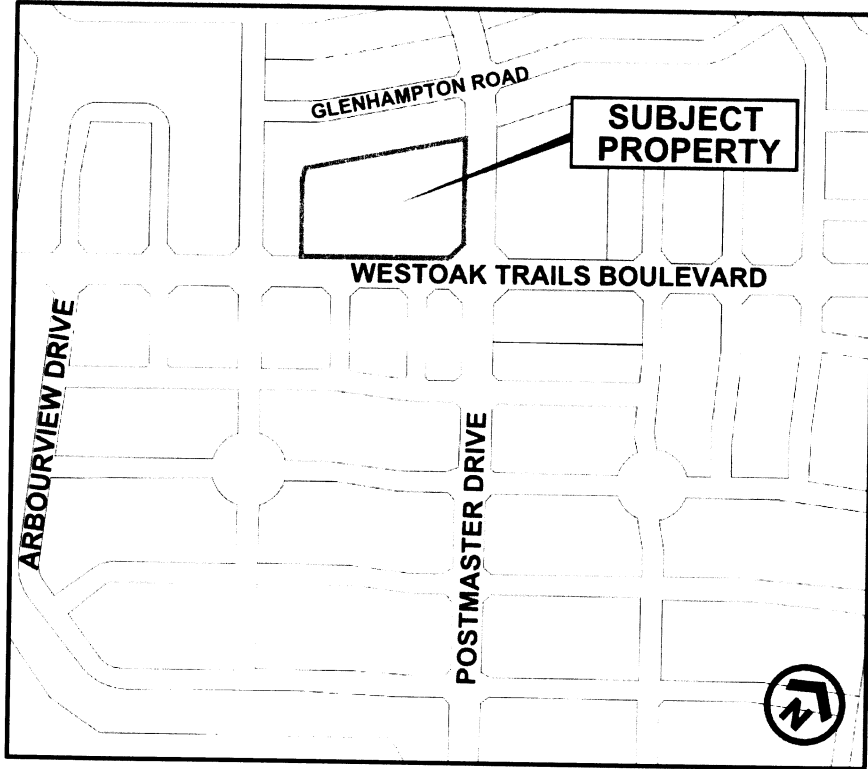


David Capper, MCIP, RPP
Associate

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
www.gsai.ca



Location Of Subject Property



From: Sam Hung [REDACTED]
Sent: Monday, September 07, 2020 11:04 PM
To: Town Clerk; Kelly Livingstone
Cc: [REDACTED]; [REDACTED]
Subject: Resident Opposition to Proposed Zoning By-law Amendment - 2170 Post Master Drive; Block 107, Plan 20M696

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning and Development Council,

As the property owners of [REDACTED] Glenhampton Road, Oakville, we are e-mailing to provide our official opposition against the proposed re-zoning amendment from Community Use (CU) to Residential Medium (RM1 and RM2). We are greatly concerned about the proposed zoning by-law amendment and hope the Town of Oakville will keep the vacant lands zoned for Community Use.

The reason for our strong opposition are as follows:

- This land has been designated as Community Use since we've lived here in 1999. We were informed by the Town of Oakville that the land is for Community Use when we bought this property. This played an important factor when we purchased our home in 1999.
- There is a lack of community space in this neighborhood. With this re-zoning, this problem will only grow and residents will continue to have to travel further out to enjoy community space. The pandemic has shown the importance of community use areas and green space as residents are stuck in their homes more than ever and need more nearby, outdoor space to enjoy.
- Many residents nearby purchased their homes and paid premiums on the value of their house due to these community use lands. The value of our homes will be reduced greatly with the lack of community space for the neighborhood from this proposed amendment.
- Population growth in Oakville is mainly being directed to North of Dundas lands in Oakville which has new residential developments. These areas can support new medium residential developments. This neighborhood near the Community Use vacant lands has enough medium residential and has a lack of community space to support the current medium residential. The vacant lands are a prime location for Community Use lands required for the current residents especially when there is a greater growing need for more outdoor space as a result of the pandemic.
- There is no privacy with the proposed new townhouses as there will be a direct view into our home and backyard everyday. We enjoyed continuous peace, quiet and privacy of our property since 1999 from the designated Community Use lands and would like this to continue for us and the adjacent residents.

- We are significantly concerned about the traffic, noise and pollution that will come with the increased density in the area which may cause health concerns for the current residents.

We wish to be notified of the decision by the Town of Oakville on the proposed zoning by-law amendment. We oppose the rezoning proposal for the vacant lands and we support community use initiatives for the vacant lands to benefit the current neighborhood and its residents as originally intended since our occupancy of our home in 1999.

We hope the Town takes into strong consideration of our points and the needs of the current residents.

Please confirm receipt of this email.

Thank you,
The Hung Family at [REDACTED] Glenhampton Road

From: Anthony Haries [REDACTED]
Sent: Tuesday, September 08, 2020 11:57 AM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Proposed Zoning By-law Amendment - Plan 20M696 - File No.: Z.1427.13
Importance: High

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning and Development Council,

We are the property owners of [REDACTED] [Glenhampton Road, Oakville](#) and vehemently oppose the proposed re-zoning amendment from Community Use (CU) to Residential Medium (RM1 and RM2). **We are greatly concerned about the proposed zoning by-law amendment and request the Town of Oakville to keep the vacant lands zoned for Community Use.**

Some of the reasons for our strong opposition:

- This land has been designated as Community Use since 1999. We were informed by the Town of Oakville that the land is for Community Use when we bought this property. This played an important factor when we purchased our home.
- The current Pandemic has highlighted an importance for green space and community use areas for physical and mental health.

- We purchased our home and paid premiums on the value of our house due to the community use lands. The value of our homes will be reduced greatly with the lack of community space.
- Population growth in Oakville is mainly being directed to North of Dundas lands in Oakville which has new residential developments. These areas can support new medium residential developments. This neighborhood near the Community Use vacant lands has sufficient medium residential and has a lack of community space to support the current medium residential. The vacant lands are a prime location for Community Use lands required for the current residents especially when there is a greater growing need for more outdoor space as a result of the pandemic.
- There is no privacy with the proposed new townhouses as there will be a direct view into our home and backyard every day. We enjoyed continuous peace, quiet and privacy of our property from the designated Community Use lands and would like this to continue for us and the adjacent residents.
- The proposed development/site plan shows the homes being built 7 meters from our property line. This goes against the local area and severely reduces our privacy.
- We are significantly concerned about the traffic, noise and pollution that will come with the increased density in the area which may cause health concerns for the current residents.
- School places and class sizes for local residents are already limited and at capacity. Rezoning will add additional strain. In the current pandemic, we should be reducing class sizes, not increasing.
- The increased traffic will pose a danger to school children to the local schools.
- The additional traffic will also add to the congestion and have negative effects on the environment.
- Noise and pollution from construction.

We wish to be notified of the decision by the Town of Oakville on the proposed zoning by-law amendment. We oppose the rezoning proposal for the vacant lands and we support community use initiatives for the vacant lands to benefit the current neighborhood and its residents as originally intended since our occupancy of our home.

We trust the Town of Oakville takes into strong consideration of our points and the needs of the current residents.

Please confirm receipt of this email.

Thank you,
[REDACTED] Gelnhampton Rd.

From: Sandy Nettleton [REDACTED]
Sent: Tuesday, September 08, 2020 1:04 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: File No. Z.1427.13, Ward 4

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We provided a written submission appealing and would also like to be notified of the decision of the Town of Oakville.

Proposed Zoning By-law Amendment
2170 Postmaster Drive; Block 107, Plan 20M696
Branthaven West Oak Inc.
File No. Z.1427.13, Ward 4

Cheers,
Sandy Nettleton
The Great Canadian Bagel, Ltd
and subsidiary companies
3300 Highway #7, Suite 101
Concord, ON
L4K 4M3
O:(905) 566-1903 ext:3
F:(905) 566-1402
sandyn@greatcanadianbagel.com
www.greatcanadianbagel.com

From: Antonio Martin [REDACTED]
Sent: Tuesday, September 08, 2020 1:12 PM
To: Town Clerk <TownClerk@oakville.ca>; Javier Ipod [REDACTED]
Subject: RE: Proposed Zoning By-law Amendment 2170 Postmaster Drive; Block 107, Plan 20M696

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Adding my wife Jeanine

And also – our address is [REDACTED] Glenhampton Road

Regards,
Tony

From: [Antonio Martin](#)

Sent: Tuesday, September 8, 2020 11:53 AM

To: townclerk@oakville.ca

Subject: Proposed Zoning By-law Amendment 2170 Postmaster Drive; Block 107, Plan 20M696

To whom it may concern,

I am completely AGAINST this proposed amendment. This is completely unacceptable!

I'd like to highlight four areas of concern:

- 1) Safety
- 2) Health Impacts
- 3) Congestion
- 4) Noise

Safety

There have already been times when I've almost been hit by a car and I'm an adult. There are many children in the area and cars are zooming back and forth over the speed limit and ignoring stop signs. It is not a safe area.

Health Impacts

The additional automobiles brought on by this development will dramatically increase pollution in the area. There is already an issue with the amount of cars traveling on Postmaster and West Oak Trails. You'd be hard pressed to find any time of day where you can go for a walk and breathe in fresh air without having to intake exhaust emissions. I often wonder if my child's asthma is a result of being outside and inhaling the exhaust of all the cars going back and forth.

On top of that, the heavier cars today release more heavy metals from brake pads and rotors and tires due to the amount of force required to propel and stop cars. These byproducts are then washed into what is the eventual source of our drinking water!

Congestion

This is a highly traveled area. When it was first developed I was told that Postmaster would not open up to Dundas. Well I was lied to and have been living in regret ever since. Adding more cars to the area would lead to increased congestion and travel through the area.

Noise

The current noise level is unbearable. Adding more cars will simply exacerbate the situation. I cannot open my window without hearing the rush of cars going up and down the street. Not to mention the heavy duty trucks that illegally use the road. It is a big strain on mental health.

The area has an existing issue with safety, health, congestion, and noise. This proposed development will make a bad situation worse.

It is the complete opposite of a livable town! This proposal must be rejected!

Regards,
Tony Martin