

## APPENDIX "C"

### Kate Cockburn

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**From:** atiq [REDACTED]  
**Sent:** August 16, 2020 7:27 PM  
**To:** Town Clerk  
**Subject:** Fwd: 11673092 Canada Inc., File No. Z.1411.26 and 24T-20008.1411, Ward 6  
**Attachments:** NCA\_Z.1411.26\_24T-20008\_July-20-20.pdf

**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 Town Clerk,

I Atiq [REDACTED], owner and resident of [REDACTED] Ravineview Way requests to register my opposition and concerns on the proposed amendment to the by law on the following grounds.

1. The Triangular lot of land adjacent to my backyard fronting on the Woodridge way was donated to the City by its previous owner and I approached the city to purchase it in the past to add green space to my backyard however the Oakville City Parks division refused my application and informed me that this triangular plot of land has now been designated a "Woodridge Parklet" and the city does not sell its parks. I would like to now understand if the city is considering to sell this Parklet and if so on what ground and why my application was turned down.
2. The proposed 3 lots fronting on Woodridge Way do not meet the Frontage of adjacent lots specially my lot [REDACTED] has frontage on Woodridge way of 125 Feet whereas the combined frontage of the proposed 3 lots is less than 100 feet.
3. The NW most proposed lot fronting on Woodridge way, adjacent to my backyard will seriously disturb the privacy and tranquility of our home.
4. The existing proposed lot is a Single family dwelling and ideally a single large home to be developed to maintain the peace and existing green nature of the neighbourhood, this single large home will mirror the existing set up as the lot opposite to the proposed lot on the 8th Line is an identical large lot single house.
5. The proposed 6 lots on the available land is not aligned with the neighbouring homes frontage and layout and if approved will be a serious deviation from the existing Oakville city bylaws and is not in line with city aspiration of the "most livable city".
6. If the city is planning to sell the triangular patch of land "Woodridge Parklet" then I would like to register my claim as a first interested party and request the city to consider my interest in the land which was declined earlier and allow me the opportunity to buy it.
7. The proposal in its present form is having a negative effect on the residents on Ravineview way and Woodridge way and many families are considering moving elsewhere as this unforeseen development will negatively affect our quality of lives and value of our properties.
8. If the proposed lot cannot be maintained and developed as a single dwelling than given the odd shape, small frontage on woodridge way no more than 3 lots to be allowed 2 fronting on 8th Line and 1 fronting on

Woodridge Way, a minimum set back of 5 meter from the existing backyard fence to be put as a condition to allow some privacy and reduce disturbance to the families living adjacent to the proposed property.

I thank you and the city in anticipation.

Kind Regards

Capt. Atiq [REDACTED]  
[REDACTED] Ravineview Way  
Oakville.  
[REDACTED]  
[REDACTED]  
[REDACTED]

Notice of Complete Application  
Proposed Zoning By-law Amendment and  
Proposed Plan of Subdivision  
2352 Eighth Line  
11673092 Canada Inc.  
Z.1411.26 and 24T-20008.1411, Ward 6

----- Forwarded message -----

From: **Franca Piazza** <[franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)>  
Date: Mon, Jul 20, 2020 at 6:50 AM  
Subject: 11673092 Canada Inc., File No. Z.1411.26 and 24T-20008.1411, Ward 6  
To:  
Cc: Kate Cockburn <[kate.cockburn@oakville.ca](mailto:kate.cockburn@oakville.ca)>

Attached is the notice of complete application served in accordance with the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

If you prefer that we use an alternative email address for service, please contact Franca Piazza, Legislative Coordinator at 905-845-6601 ext. 5986 or at [franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)

**Franca Piazza**  
**Legislative Coordinator**  
**Planning Services**

Town of Oakville | 905-845-6601, ext.5986 | f: 905-338-4230 | [www.oakville.ca](http://www.oakville.ca)

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

## Kate Cockburn

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**From:** Amarjit . [REDACTED]  
**Sent:** September 1, 2020 5:02 PM  
**To:** Kate Cockburn  
**Subject:** 11673092 Canada Inc., File No. Z.1411.26 and 24T-20008.1411, Ward 6

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.

Hello Ms. Cockburn,

I am the homeowner residing at address:  
[REDACTED] Ravineview Way, Oakville, Ontario, [REDACTED].

I was made aware that you are the town planner overseeing the project indicated in the subject line of this email. Alongside our neighbours on Ravineview Way and Woodridge Way, my family is fully opposed to the bylaw amendment for the following reasons:

- Our family has been residing at this address for over 20 years. Our decision to remain here for as long as we have has been largely due to the backyard privacy afforded to us by the configuration of the lots around us. The 6 proposed houses back DIRECTLY onto our backyard, eliminating all of the privacy we have right now and also significantly lowering our property value.
- The existing homes around the proposed new dwellings will drop in value. The new homes will be disrupting the aesthetic continuity of existing houses (in terms of style, size, etc.), as well as the privacy and quietness that the latter values immensely.
- The Woodridge Parklet and the greenery it houses should be prioritized above all else. We believed that the Town of Oakville prided itself in caring for the environment through the preservation of spaces like these. It's not right for the Town to sell a space that is flourishing with flora and fauna - ergo an important part of the neighbourhood level ecosystem - in exchange a poorly-planned 6 house subdivision.
- Our neighbour at [REDACTED] Ravineview Way had previously requested to purchase the triangular land on Woodridge Way. His request was rejected on the basis that the Town of Oakville does not sell park land. When plans around developing this space were first brought to our attention, my neighbours and I were deeply surprised. Why is the development of park land now permissible?
- The proposed amendment has generated much stress for our family, particularly in regards to the significant drop in property value we will experience should this application be approved. The Town's cash grab comes at the expense of long-time residents of this area, who will experience several losses and burdens as a result of this amendment.

We would like to know that our concerns are being factored into the Town's decision-making process and that the voices of affected residents are heard and acknowledged. We look forward to hearing from you soon.

Thanks,

Amarjit

## Kate Cockburn

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**From:** R [REDACTED]  
**Sent:** August 31, 2020 11:50 AM  
**To:** Town Clerk  
**Subject:** 11673092 Canada Inc., File No. Z.1411.26 and 24T-20008.1411, Ward 6

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.

Attn: Kate Cockburn

[REDACTED] Woodridge Way  
Oakville, ON [REDACTED]

Hello Kate:

I have been given to understand that you are the planner on the above mentioned application. We have been in this house for 21 years and are retired. We enjoy the quietness of the neighbourhood, especially as the Woodridge Parklet is directly across from us. We are very upset to learn about the application to build three houses on this property, as these will not match the size of the adjacent houses in the area. Also, the natural beauty will be destroyed by cutting down the mature trees currently growing behind the parklet. It will cause overcrowding on our street, making it unsafe for the young families who frequently use this parklet. It will also drop the value of the properties in the area. We do not have enough street parking as it is, and having three more houses will only add to the problem. Any development should be in keeping with the rest of the neighbourhood, and three houses on Woodridge Way definitely do not fit these conditions.

Yours truly,

Ravi and Rani [REDACTED]

## Kate Cockburn

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**From:** Manny [REDACTED]  
**Sent:** August 26, 2020 11:45 AM  
**To:** Town Clerk  
**Cc:** Ruby Brar  
**Subject:** 11673092 Canada Inc., File No. Z.1411.26 and 24T-20008.1411 - Ward 6

**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.**

Good Day Town Clerk,

I'm sending this email regarding the proposed zoning bylaw amendment and proposed plan subdivision. I'm the owner of [REDACTED] Ravineview Way, our backyard backs on to the proposed subdivision.

For the record, my family is 100% against this bylaw amendment for the following reasons:

- We had purchased this property close to 7 years ago, on the basis that the "triangular" plot of land behind my house was designated as a town Park ( Woodbridge Parklet). Our understanding was that these parks do not go up for sale by the city.
- Our desire to purchase our current house and the premium we paid for the property was solely based on the fact we had a private backyard. With this new application to construct 6 dwellings in a limited frontage space, that directly backs on to our backyard not only lowers our property value but removes any privacy we have.
- The Value and look of the adjacent houses will also drop in value.
- Adding 6 dwellings in a very limited space also disturbs the overall aesthetics to the neighborhood in terms of the current style/size of houses vs the newly proposed smaller townhouse feel.
- Removing green space and an old tree(s) from this area is horrible for the environment, in exchange to for the Town to profit. I was under the impression the Town of Oakville valued green space and wouldn't sell out to a horribly planned 6 dwelling subdivision
- I do feel there is some major hypocrisy if the Town grants this amendment, especially when my neighbor at 502 Ravineview way had requested to purchase this "Triangular" land on Woodbridge Way in the past and was rejected based on the fact the Town of Oakville does not sell Park land.
- This proposed amendment has caused some serious stress for my young family, we can't afford to have a drop in our property value because the Town wants a quick cash grab without any compensation for the residents around the area. This is unacceptable!

I look forward to your response and next steps for me to be involved in this matter.

Sincerely,

Manny [REDACTED]  
[REDACTED]  
[REDACTED]



## Kate Cockburn

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**From:** Oneeb [REDACTED]  
**Sent:** September 17, 2020 9:40 PM  
**To:** Town Clerk  
**Subject:** 11673092 Canada Inc., File No. Z.1411.26 and 24T-20008.1411, Ward 6

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.

Hello Kate,

I am a resident of [REDACTED] Woodridge Way and have been informed that you are the planner on the proposal for construction on our street. We have been living in this house for 6 years and the Woodridge Parklet is directly across from our house. Our family, that includes four children and two seniors, especially enjoy the space this Parklet provides as it allows us to pass around a football or play a small game of soccer. In addition, this proposal will overcrowd our street causing more noise, pollution, and will be a danger to our safety. Street parking is another major issue on Woodridge Way and the addition of three houses will only make this worse. Lastly, this project will drive down the value of all the houses on our street as the new properties are bound to be made with new features and upgrades. Ultimately, this project should not proceed as it will be significantly detrimental to our neighbourhood. On the other hand, if this project does proceed, we believe the homeowners on this street should be reimbursed for the loss this will cause us personally as well as our community.

Thank You,

Oneeb [REDACTED]



## Kate Cockburn

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**From:** Bev [REDACTED]  
**Sent:** September 5, 2020 8:22 AM  
**To:** Town Clerk  
**Subject:** Re:11673092 Canada Inc., File No. Z.1411.26 and 24T-20008.1411, Ward 6

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 Town clerk,

Following up with the zoom meeting with Kurt Franklin re land owned by 11673092 Canada INC.

As a home owner on Ravineview Way, we attended the first zoom meeting regarding the proposal of transforming the land 11673092 into 6 two-storey single detached dwellings.

Do you have a proposed date for the second meeting ?

We have a few concerns we'd like to address regarding the proposed buildings:

We were informed that they would, in size, be in keeping with the surrounding houses, I would like more information on that, as the surrounding houses are roughly 45 feet wide, the land on the Woodbridge end is 108 ft from fence to fence of the adjacent properties, so please tell me how this is possible, I assume that there would also be spacing in between.

The triangle piece of unused land was previously not for purchase and now all of a sudden for the right person or the right price it is now available, which brings into question, how this came to be.

For an established estate to have construction trucks travelling through is an upheaval and a unnecessary undertaking.

We oppose this infrastructure, as it will diminish the value of our property and certainly would not be in keeping with the surrounding properties.

Regards

B and N [REDACTED]

## Kate Cockburn

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**From:** Theresa [REDACTED]  
**Sent:** July 28, 2020 8:13 PM  
**To:** Town Clerk  
**Subject:** Reply for your letter re Z.1411.26 and 24T-20008.1411, Ward 6

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.

Hi Oakville Town Hall,

I am writing this email to response the letter dated at the Town of Oakville July 20, 2020 I received for below application:

2352 Eighth Line  
11673092 Canada Inc.  
Z.1411.26 and 24T-20008.1411, Ward 6

I have noticed that the letters sates that there will be six new residential lots for detached dwellings in the area, that I think it is too crowded and busy to the current neighborhood. It will definitely increase the traffic, more people moving around, more noises and more safety concerns, not mention it may not match the style of the current neighborhood.

Thanks for your attention.

Your sincerely  
Qin [REDACTED]