

John and Christine Ng
1556 Stationmaster Lane
Oakville, ON L6M 3A9
Home: (905) 825-3528

To Whom It May Concern:

We are voicing our concern with the development project that is taking place at the south end of Upper Middle Road and West end of Reeve's Gate in Oakville, Ontario. More specifically, the Parkway Belt West Plan. We feel that this development project, like others that are also occurring in Oakville, has been rushed in to avoid any unnecessary delays. The proposed project would consist of a 207 unit, 9-storey apartment complex. This property, immediately west of my property and home, is currently zoned O5 Open Space. Should the province permit it to be removed from the Parkway Belt, the developer plans to make an application for rezoning to R9 High Density Residential. This type of development is out of character with the neighborhood and not evident anywhere in the surrounding area. The developer's proposal will have the effect of deleting the goals set out in the July 1978 Parkway Belt West Plan. Specifically, Goal 2.4 and Objectives 3.10, 3.12, and 3.13 of the Parkway Belt Plan would be deleted. This cannot occur for the following reasons:

1. The long-term environmental impact on the wildlife in the immediate and surrounding areas. We often see deer, birds (blue heron, red-tailed hawk, orioles, hummingbirds, etc.), foxes, raccoons and other forms of wildlife that co-exists with the current farm buildings in existence. What will happen to them when the new dense apartment buildings are created?
2. The long-term environmental impact on the trees and shrubs in the immediate vicinity. Will they survive such a grotesque form of land mutilation? Will the construction activities damage the creek, trees and shrubs?
3. The water supply. Currently, the homes are on well-water systems. What will the damage be when 207 units are added to this list as well? And even worse, what will happen to the surrounding areas when city water is introduced?
4. The increase in traffic. There is an "assumption" that Upper Middle Road will be converted to 4 lanes by the time the development is completed. Well, we were told that the complete development of the units would be done in 2006-2007. What will happen if the Upper Middle Road construction has not yet been completed? There would be major congestion outside that road that leads into the proposed apartment complex. Also, with the addition of 207 new units, this would lead to a bottleneck at the Bronte and Upper Middle Road intersection. This intersection has already had its traffic increased due to the houses to the North of Upper Middle Road and West of 3rd Line.
5. Conversion of the two remaining plots of land from rural to urban designation. There are two plots that are still designated as rural, which are in the plans for the developer to develop them as high-density. Because of the first two points given, these plots of land should retain their rural designation and the building of this high-density complex should not be allowed.

I'm hoping that this letter bears some concern over the development activities and that you can help to put a stop to it at once. The points that I have listed above should justify not building in those areas. At least not a 9-storey, 207-unit complex! I'm really hoping that you do have the power to do what's right and that is to get rid of this 9-storey apartment building and proceed with an alternative course of action.

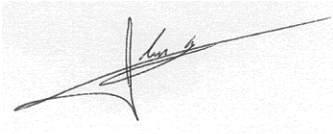
The lands slated for development are in the Parkway Belt West Plan. The following are actual quotes from this agreement:

1. Goal 2.4 of the Parkway Belt West Plan, July 1978 states: "Provide a system of open space and recreational facilities linked with each other, with nearby communities, and with other recreational areas."

2. Objective section 3.10: "Provide extensive areas of public and private open space and complementary uses in the Parkway Belt that, together with non-urban areas outside the Parkway Belt, will maintain a continuity of open space through the system of urban areas."
3. Objective section 3.12: "Link existing and proposed public open space and recreational areas into a network extending through the Parkway Belt and connecting to areas beyond."
4. Objective section 3.13: "Preserve prominent natural features, such as river valleys and the Niagara Escarpment, and protect other features, such as wooded areas, watercourses, and other points of interest."

I was informed that the developers would be just bypassing the meetings and going straight to the OMB for their authorization. If there is truth to this remark, then you must resolve the matter of whether the two remaining lots are to be designated as rural or urban. This decision, as I am told must arrive by September 9th, 2005, as 180 days will have passed by since the town received official notice of the decision (Mar 9th, 2005). If the town retains their designation as rural properties, then the developer will not be allowed to go to the OMB for an appeal process. The decision made by the Town of Oakville will stand as the decision that was made.

I request to be assured that my extreme objections as outlined above will be properly recorded through the various provincial processes. Thank you for your time and consideration in this matter.

A handwritten signature in black ink, appearing to read "John & Christine Ng", written over a light grey rectangular background.

John & Christine Ng
E-mail: ngj@alumni.uwaterloo.ca, ngc@alumni.uwaterloo.ca
Home: (905) 825-3528