

PLEASE NOTE: The petition was signed by 34 members of the public. The names have been removed however if you would like to view the petition you can do so at ServiceOakville.

To the Town Clerk, Oakville Town Hall

November 13 2020

Please provide receipt of confirmation for the following signatures submitted regarding the Randall Church Developments proposal to the following, including sending confirmation to P.O. Box 52028, Oakville, Ontario, L6J 7N5. Others have sent or emailed in their signatures separately.

Please note that this letter and a complete list of resident names/addresses was submitted on October 26 2020 for the associated meeting, and that these signatures follow the Town Clerk's request for individual signatures. More signatures are pending. This process of getting signatures has been made much slower due to the pandemic and the fact that many residents do not use email and do not have scanners. Please take into consideration the challenges of the current pandemic when recording dates of signature submissions given the original October 26 2020 submission-date.

Thank-you.

RECEIVED  
NOV 16 2020  
CLERK'S DEPT

Phyllis Patai  
J Barry  
M Simcomi

October 26 2020

From: *Concerned Oakville Residents and Friends of Oakville*

To: **Mayor Rob Burton, Senior Town Planner Tricia Collingwood, and Town Council**

Re: Online Public Townhall Meeting: Monday Oct.26 2020 @6:30pm

Subject: **PROPOSED 12+ STOREY DEVELOPMENT in DOWNTOWN OAKVILLE**

Re: Proposal to change current by-law (2014-014) to allow re-zoning in order to permit 12-storey building

To The Honourable Mayor Rob Burton, Ms. Tricia Collingwood, and Oakville Town Council,

We are listing our names here to document our opposition to the most recent high density development proposed in downtown Oakville, specifically the 150 Randall/125 Navy/143 Church Street high-rise development, proposed by Randall Oakville Developments Ltd. and Church Oakville Developments Ltd., and to protest a zoning-change of this downtown development area from "Central Business District" to "Mixed Use" (MU4) as part of the "Urban Core" land use designation policies in the "Livable Oakville Plan." We therefore counter the 12+-storey proposed development, as well as the associated "Bonusing."

The 8-storey high-rise development at 109 Reynolds Street, site of the old Ward Funeral Home, was approved on the eve of the pandemic. The high-rise developments now proposed for the historic old Town area, as part of the province's mandate to intensify, move towards the current high-density development in downtown Bronte and the 25-storey high-rise developments in downtown Burlington, and they set a dangerous height and scale-precedent for all future downtown developments. As long-time tax payers and friends of Oakville, we ask that the maximum-height of new developments return to the 4-storey maximum in order to fit with the surrounding heritage buildings that set apart Oakville's downtown from any other suburban downtown. Despite the provincial growth mandate, the exponential development proposed for the downtown is short-sighted for a historic area which has always sold itself as a destination town.

Resident concerns include the following:

1. Oppose the 12-storey height plus the associated "Bonusing," and request to return to the 4-storey maximum, in keeping within the context of the historic downtown area. Oppose the amendment of by-law 2014-14 in this context.
2. As part of the provincial mandate for growth, request for low-level 4-storey development with architectural sensitivity and planning that is sensitive to the heritage of the downtown Oakville area as a whole and to current residents.
3. Request for further planning and studies, and to actively seek out more public consult with existing residents, including those who may be elderly, and with those struggling during the pandemic and unable to attend the meeting online. Residents are already exhausted with the continuing demands of covid-19: notification of public meetings must be increased and more respect given to existing residents confronting these development proposals.
4. Request for more appropriate 4-storey lower-density development due to current untenable traffic volume on Randall Street towards Rebecca Street, and area. (See current real estate advert,

listing the property at 235 Randall Street at Dunn as "*one of the busiest intersections in downtown Oakville*": <https://www.realtor.ca/real-estate/22423220/235-randall-street-oakville>) To add high-density to the current traffic density is overdevelopment and bad planning. Current residents already live the reality of the traffic, irrespective of the traffic studies.

5. Request to advertise and detail to current site signage the policy of "Bonusing" and to indicate clearly the actual desired height so that the actual scope and height of the proposal are easily visible and understandable to the public.
6. Request to freeze this newer policy of "Bonusing" in this and future development proposals due to loss of public trust in a Town Planning process that appears to favour big-profit developers over long-term benefit (ie: heritage, ie: tourism, ie: economic growth) for the Town. Residents want consideration for greenspace and preservation of the downtown heritage context, not 'bonusing' cheques.
7. Request for increased advocacy for Oakville heritage in all Heritage Planning, including advocacy for lower height-maximums by the Town of Oakville in dealings with the province and with developers, for all downtown area development proposals during this process of provincial intensification.
8. Request for important consideration of green space given that the public need for park space will only increase with this exponential growth. The pandemic highlights the movement of many to greenspace areas---(think Navy Street Park on a weekend, to start)---away from urban core density, and away from condominiums; more progressive planning must be given to these big development proposals and the changed future in which they will live.
9. Request for architectural expertise with specific priority for environmental and heritage context, including the 4-storey maximum, in this and future development proposals.
10. Argument has been made for the high-rise development as increased business for the downtown. It is rather the astronomical rents themselves and the absent property owners, along with the removal of the trademarks of a living-community---ie: the removal of local schools, vital stores---that drain the life of any downtown. New residents will continue to buy elsewhere unless the rents are controlled to allow relevant businesses to survive in the first place.
11. Residents are aware of the mandate by the provincial government for intensification; many residents work in building themselves and understand the need for growth. A lack of public trust however has been created in prioritizing big development of this magnitude over current residents, and above protecting the heritage context of the larger downtown area; this Randall/Navy/Church development proposal does indeed set a very visible height and density precedent for all "site-specific" new high-rises to follow.
12. With the provincial mandate there is the potential for Oakville development to set an environmental and design precedent and to represent a higher standard of sensitive, artistic, heritage-respecting, future and pandemic-thinking green design: the solution is not the easy blocks of high-rise overdevelopment. **Intensification doesn't have to mean the high-rise destruction of the heritage context and surrounding streetscape area that has---up until now--set Oakville apart as a destination town.**

Sincerely,

*Concerned Oakville Residents and Friends of Oakville*