

Planning and Development Council Meeting

February 15, 2022

**Comments Received Regarding Item 6.1**

Public Meeting – Official Plan and Zoning By-law Amendment – 2317511 Ontario Inc. –

70 Old Mill Road, File No.: Z1614.77

February 9, 2022

I am opposed to the development at 70 Old Mill Road, Oakville.

A twelve storey structure with 154 units and 160 underground parking spots is unrealistic for such a small lot. The entrance and exit to the parking garage is in a very inappropriate location and will obstruct the traffic from the three existing buildings.

The extremely congested intersection at Trafalgar and Cornwall cannot handle more traffic at this time. Once traffic to the go train lots increases the problem will be exacerbated.

If Oakville is "to be the most livable town in Canada" as your letterhead claims, the amendment to the Official Plan needs to be revisited.

Sincerely,

Kathryn Bridgman



Old Mill Road  
Oakville, L6J7W2

February 9, 2022

Hello,

I just wanted to express my full support on the revised plans for lot 70.

I am on the board of directors in building [REDACTED] Old Mill Road. The feedback I am getting from our residents is that we are in full support of the revised plan because it will be a full residential building and no commercial units. This is great for our community as commercial units would have created a lot of traffic and security issues. The feedback I have been receiving from our residents is that they want a building there as soon as possible as this has become an eyesore all these years. This will potentially add value to our complex and goes along with the intensification plan of the area as we are right by the GO trains.

We are fortunate that the developer has been very cooperative and did not have to build an all residential unit and negotiated in principle that he will build an all residential building.

The last six months I and a representative from building 40 and 60 have been part of the group that has had meetings with the developer (Malvinder) and found that the meetings were and still are very cooperative, positive and very accommodating to the needs of our community and his development.

This letter is to confirm that I am in full support of the new revised plan of Lot 70.

Thank you,

Kerry Bigas



February 10, 2022

Greetings,

I would like to express my utter dismay at the proposed building at 70 Old Mill.

Let go that the design is ugly as sin ... I am concerned about the devastating impact of a building so dense on a neighborhood otherwise having provided a suitable living environment for owners of 60-50-40 Old Mill:

- Noise and congestion from the vehicular **\*traffic\*** ensuing out of 154 apartments – will be a daily and painful struggle for everyone. Traffic is ALREADY a nightmare at the top of Old Mill, and the return of regular life, with the filling up of the GO parking lot, will become a major problem that has not been addressed in any materials I have seen.
- It is unclear how the builder will arrange for garbage collection – adding to the risk of complete gridlock. (Will the garbage trucks go into the garage, or will the bins line Old Mill Rd?) The same goes for trades and maintenance trucks.
- I do not feel reassured that there will not be rampant AirBnB rentals, leading to all kinds of security and crime issues, raising a risk for current residents of 60-50-40.
- It is unclear how the builder proposes to manage access to the building into and out of the garage while ensuring the safety of everyone.
- Blasting 6 levels down for a parking garage is a serious risk to the structural integrity of Building 60.
- My home will be the closest unit to the proposed building, and I will lose significant daylight.

Sincerely, Ulla de Stricker

■ Old Mill Road ■

Oakville, Ontario



**Trafalgar Chartwell Residents' Association**  
*advocating for our community*

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Box 177  
Oakville, ON  
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Town Clerk at the Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario  
L6H 0H3

February 11, 2022

**Proposed Official Plan and Zoning By-law Amendment**

70 Old Mill Road

2317511 Ontario Ltd. OPA 1614.77 and Z.1614.77, Ward 3

Tuesday, February 15, 2022 6:30 pm

Mayor Burton and members of the Planning and Development Council,

**T.C.R.A.'s Position Statement**

We have watched, with great interest, the public presentations that Town staff made last year about the Town's vision for Midtown. We support intensification in this area, if it will conform to that vision. However, we feel that the proposal for 70 Old Mill Road disregards almost every positive attribute of the community vision that was presented.

70 Old Mill Road is probably the smallest parcel of land that will be developed in Midtown. Yet the developer himself, at his own public meeting, called it a "Superstructure". The building and the density is over-sized for the lot, the road it will be on, and the proximity to an established residential neighbourhood.

We cannot support this development for reasons related to traffic issues; inappropriate structure and density for the lot, the objectionable precedent it sets, and the impact on an established residential neighbourhood.

## **Basis for position:**

### **1. Precedent**

70 Old Mill would constitute a precedent we do not want to see set for future developments in Midtown. The vision of Midtown that was created by Town staff at two public meetings was of vibrant streets with wide sidewalks, buildings with set-backs, lots of greenspace, safe public spaces, open spaces, and compatibility with the existing community. The proposed building at 70 Old Mill is in complete defiance of all these features. There is no space for set-backs, as the entire lot will be consumed with the building. The traffic situation on Old Mill Road, outlined below, does not constitute a safe public space. This development simply does not match the vision for Midtown that we were shown at two public presentations that Town staff made.

If this development is one of the earliest to be approved, or to be built in Midtown, and it is in such flagrant rejection of the Town's vision for Midtown, it will set a regrettable precedent for actually achieving that livable vision for Midtown.

### **2. Traffic & Safety**

Many of the traffic problems that we have put forth at other Midtown meetings also apply to adding 160 + cars in this location – such as the inability of the surrounding intersections and the major arterial roads to handle the volume. But, I am going to focus on a more micro, very local, traffic problem since I experience it first-hand as an Old Mill Road resident.

If one good thing has come out of the pandemic, it is that residents of Old Mill Road can drive north, towards their home, safely in the late afternoon. GO Train traffic has been absent during the pandemic. However, while none of us can predict the future, we have to assume that it will, someday, return to pre-pandemic levels. However, when Metrolinx built their indoor garage, they made the mistake of making the indoor Kiss 'n Ride exit *only* to Old Mill Road. It could and should have exited through the new intersection that Metrolinx built on Cornwall. Cars that use that Kiss 'n Ride, and the south surface Metrolinx parking, come flying onto Old Mill Road at high speed as if it is nothing but an extension of Metrolinx property.

Several years ago, representatives of each of the three existing buildings on Old Mill Road met with Metrolinx representatives who came out from Toronto specifically for our meeting. We walked them around the area, showing them the problems and suggesting solutions. They saw no problem and flatly refused, when asked, to even install a more visible stop sign on their property.

Now, 70 Old Mill Road will add 160 + more cars, plus taxis, service trucks, etc. to an already dangerous and chaotic situation on this short, narrow road. In addition, the size of the units in

the proposed building are likely to attract renters. We are in favour of rental housing being available in Midtown, but attracting renters to this site will increase the frequency of truck traffic on a road that is ill-equipped to handle the increased car traffic that will result.

There is also a problem with Metrolinx customers using the apron of the driveway that belongs to 40, 50 and 60 Old Mill as an unofficial Kiss 'n Ride, because it is easier than those that Metrolinx supplies. They also stop at the top of Old Mill Road, where the town has a tiny, worn and rusted "No Stopping" sign. In spite of best efforts with Metrolinx and the Town, these traffic issues have existed for many years. Now residents of Old Mill Road face the prospect of adding 160 + cars to the chaos, and another enter/exit ramp to an underground garage – right at the apron of the driveway that has become an unofficial (and unwelcome) Metrolinx Kiss 'n Ride.

We have also been told that Midtown would be a pedestrian and cycle-friendly neighbourhood. Old Mill Road is a narrow street with narrow sidewalks. The danger I have described for cars, only presents more danger to pedestrians or cyclists during peak commuter traffic periods. There is simply no room on this lot for a building with the proposed number of units and cars, and it is impossible to accommodate the pedestrian-friendly, set-backs, wide sidewalks, and livability of the nature described in the vision for Midtown

The developer's traffic study purports to know how many cars will enter and exit the site at various times of day. Yet, not a single unit has been sold, so nothing is known about the demographic that will occupy it. We have concerns about the traffic based on the existing situation there, and they are greatly enhanced by adding 160 + more cars.

All of the traffic and safety problems I have cited will commence, as described, once the proposed building is occupied. But the more immediate concern, for an even larger area around it, is the presence of construction vehicles. Building a structure of this size does not happen quickly. Cornwall Rd., as well as Old Mill, are likely to have one lane blocked for the duration of the construction phase. And what if GO Train traffic returns during that time?

### **3. Streetscapes and Established Residential Neighbourhoods**

Oakridge Heights, consisting of 40, 50, and 60 Old Mill Road is the only established neighbourhood already existing in Midtown, and has been for 22 years. It has many of the features you aspire to create in Midtown. It has its own streetscape, its design is consistent with the surrounding neighbourhood, it has open spaces. Putting 70 Old Mill Road, as currently proposed, at the base of their driveway, as their gateway, will not be consistent with the existing residential neighbourhood or with the Town's visions of Midtown.

The people who live there have always known that something would be built on what they have come to know as "Lot 70". But it was never presumed to add almost as many units as two of the existing buildings combined onto the smallest possible lot. The concept is ridiculous.

Not only the increased volume of cars, but the placement of the enter/exit ramp to the proposed building's 6-story underground garage will make *safe* access and egress to and from any of the buildings site impossible.

We would very much prefer that all new developments in Midtown adhere to the vision the Town have created for Midtown, which we fully support.

Sincerely,  
The Board, Trafalgar Chartwell Residents' Association

February 13, 2022

Jayne Huddleston  
[REDACTED] Old Mill Road  
Oakville, Ontario  
L6J 7W2

Town Clerk at the Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario  
L6H 0H3

February 9, 2022

RE: Proposed Official Plan and Zoning By-law Amendment

70 Old Mill Road, 2317511 Ontario Ltd. OPA 1614.77 and Z.1614.77

To Mayor Burton and members of the Planning and Development Council,

I am writing you you as a condominium owner at 40 Old Mill Road. I am a member of the condominium board, but I am writing to you only as an individual property owner at this address.

I am opposed to the proposal to build an over-sized building, on a small lot, at the gateway to our community, and at the foot of our driveway. There are many reasons to oppose it but the worst part is the placement of the enter/exit ramp to a six-story underground garage.

However, the number of letters of opposition vs. of support may not be an accurate reflection of the opinions of Old Mill residents. Making submissions in advance of the statutory public meeting has been discouraged, or even stifled in some situations, by a committee of one board member from each of the three buildings. This committee has been negotiating with the developer for approximately two years or more to remove easements that impact our property.

This committee has agreed with the developer to make an "agreement in principle" to his proposed building, in return for him removing the easements. However he has not yet done so.

They have promised that this "agreement in principle" will be the public position of 40, 50 and 60 Old Mill Road because they believe he will remove the easements. However, condominium boards do not have the right to speak for individual unit owners. Many owners *do not* support this development. Many others have not been properly informed about the details of it or of this "agreement in principle". We agree only that *something* will be built there *someday*.

The original developer of the three existing buildings placed easements on the title of 70 Old Mill because he intended to build a small commercial building there. The easements allows cars belonging to those who occupy that property to go through our underground garage. The small commercial building might have involved 6 to 10 cars having that right. The currently proposed building could result in 160 cars going through our underground garage IF the developer decides to exercise that right.

I am not a lawyer, but it seems that attempting to remove the easements might be better attempted on the basis of reasonableness and safety than by saying we "agree in principle" with the proposed development and believing in the good faith of the developer to actually remove them.

Even some of the condominium board members on the committee who are pushing this "agreement in principle" are in strong opposition to the currently proposed building and are leading individual owners to believe that their strategy is working to get the easements removed.

Please understand that the feedback you are receiving from owners and/or condo boards on Old Mill Road may not be a true reflection of the reaction to this development and I hope you will take this into consideration.

Personally, I support high density in Midtown, but strongly oppose this development.

Thank you,

Jayne Huddleston



February 14, 2022

Dear Sir or Madame

I have a great concern regarding the proposed Condominium Development on the corner lot at Cornwall and Old Mill Road.

I am a resident owner in Oakridge Heights, at ■ Old Mill Road.

In my opinion the design of the proposed structure is in conflict with the architecture of the existing 3 buildings and does not in any way complement the existing buildings. As well, an additional 160+ automobiles can only impact negatively on traffic flow to and from this community. Currently, it can take up to 5+ minutes leaving my parking spot to turning left onto Trafalgar, and this is a distance significantly less than 2 km. The Trafalgar/Cornwall intersection is already very busy, and there are other developments "in the works"/being considered for this area (so I have been told).

Please let me know if my note is misdirected.

Best Regards

Audrey Bodnar