

## Appendix A

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**From:** Doug Sams [mailto: [REDACTED]]  
**Sent:** Monday, August 31, 2020 9:39 AM  
**To:** Paul Barrette <paul.barrette@oakville.ca>  
**Cc:** Dean MacLean < [REDACTED] >; Cathy Duddeck < [REDACTED] >; Ray Chisholm < [REDACTED] >  
**Subject:** Re: 152 Wilson

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 Paul,

I am writing you to respond to #2 below as it pertains to the Kerr Village BIA.

We have no objection to amend the requirement as parking along that area is limited due to the location across from the fire station. We have had a chance to speak with the developers and we support the project.

The project enhances our area in other ways while providing a health care component near the Senior Centre.

If you have any further questions for us regarding this matter please let me know.

Best regards

Doug Sams  
Executive Director

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**From:** Adam Laird [mailto: [REDACTED]]  
**Sent:** Tuesday, September 1, 2020 11:06 PM  
**To:** Paul Barrette <paul.barrette@oakville.ca>  
**Cc:** [REDACTED]  
**Subject:** Proposed Official Plan and Zoning By-Law Amendment 152 Wilson

Good evening Paul,

I've cc'd Ward 2 Town Councillor Ray Chisholm, as I've had a similar conversation with him regarding the surrounding parking of this proposed plan for a 230 unit retirement home.

You and I had our first conversation in July, but the summer has flown by, so I must apologize for the delay in providing these pictures (enclosed).

As mentioned, I live on the corner of Bond and Wilson (50 Bond Street). And I've expressed my

understanding to you and Ray regarding the likelihood of this project going through as the builder wants. Setbacks, six storeys, etc.

However, I do ask that the town consider the surrounding homes that will be impacted by construction as well as the increased traffic and visitors that will inevitably result from a 230 unit retirement home.

I did review the supporting documents as it pertains to my concern, such as the landscape plans, traffic impact study and underground parking plan.

Each of these documents do not lower my concern that a visitor will not park at the facility, as they will find it easier to use the surrounding streets, which provide free parking, no "sign-ins" and a quick walk over.

In our phone conversation, you mentioned other retirement homes in Oakville have witnessed this sort of behaviour, and I even have personal experience with this, as I was born and raised close to the Old OTMH in south east Oakville. Instead of paying for visitors parking or registering my licence, which was a hassle, it was easier to park on Sheddon, Douglas, Palmer, etc. and walk over.

The retirement home will have similar family visitors and will operate similar to a hospital. I believe you and I found common ground with this perspective.

As promised, I will be actively participating in these upcoming meetings with a realistic view of how things will likely transpire. But I will be more vocal and will raise the awareness to my fellow neighbours that our properties will not become parking lots for attendees of this facility.

Thanks again for your support and understanding.

Sincerely,

*Adam*

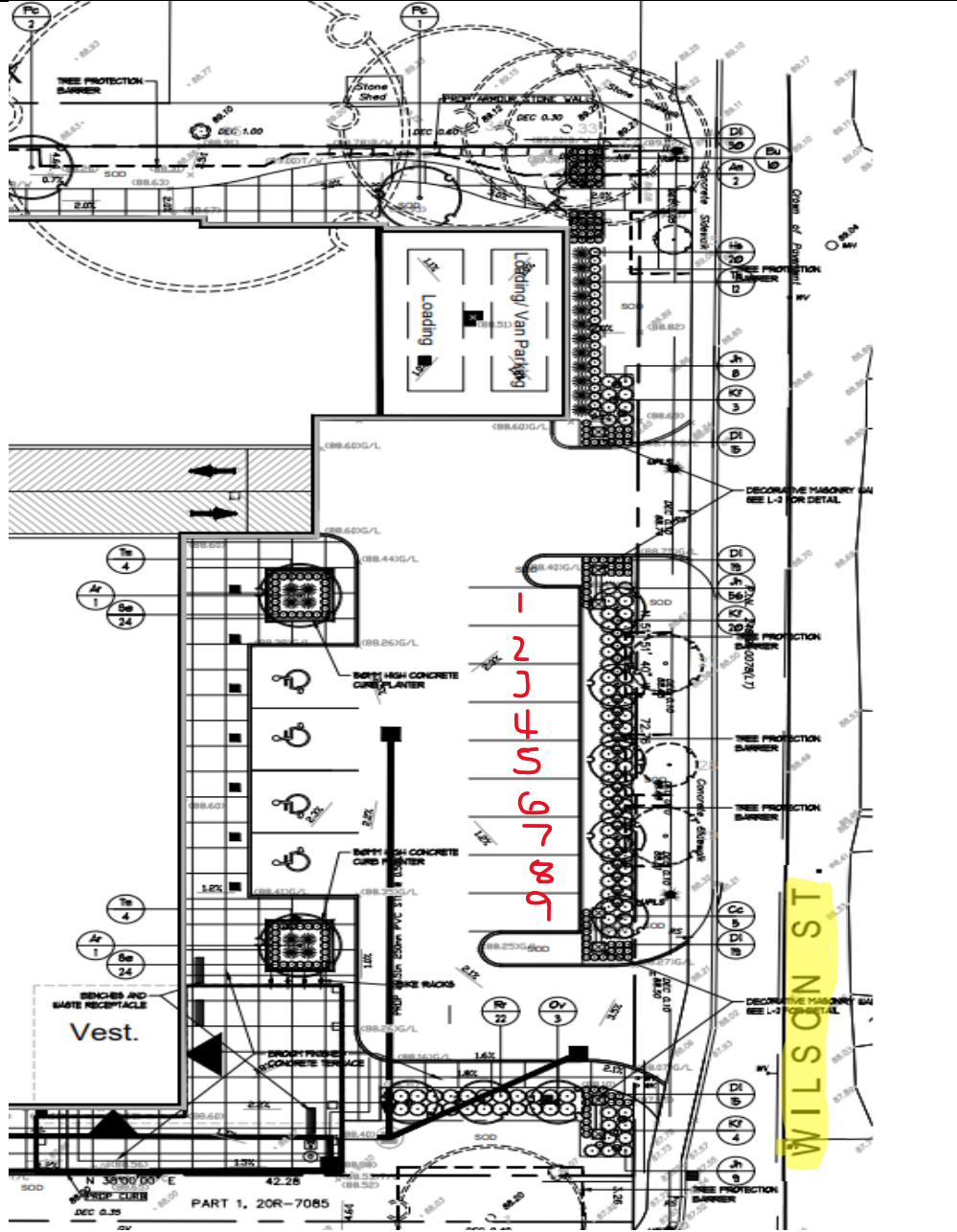
**Adam G.E. Laird, MBA, CFA**  
**Vice President & Principal**

**Phone:** [REDACTED]  
**Fax:** [REDACTED]  
**Web:** [REDACTED]  
**Blog:** [REDACTED]

**Oakville:**  
[REDACTED]

**Toronto:**  
[REDACTED]

Proposed Landscape Plan (97 Underground & 9 Aboveground Parking Spots)



Our House – Corner of Wilson & Bond – Parking on the North Side of the Property



Our Home From Wilson St. – Parking on the West Side of the Property



Looking South on Wilson St. – Site pLan



**Amico Properties Inc./Spruce Partners Inc.,  
152 Wilson Street, File Z1615.12 and OPA  
1615.12**

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**Public Written Submission**

**Andrea Mann, [REDACTED] Lees Lane, Oakville**

**2/22/2021**

## COMMENTS ON THE DEMOGRAPHIC NEED FOR THIS

I am reviewing the various proposals for multiple retirement "residences" that are now in the planning stages, in the Town of Oakville, and I find a major omission in the facts used to justify the need for so many of these, based on demographic data. I see a huge overbuilding of these residences, and want it on record that there are no numbers in any of the proposals that demonstrate some urgent need for building so many of these private pay retirement homes.

In your planning justification report, you refer to demographic counts of 17,524 people over 70 living within 5 kilometers of the subject site by 2028. Another proposal uses numbers of 20,359 over 75, for the entire town, by 2029. These numbers, on their own, are just numbers, without context. People do not move to retirement "residences" in larger numbers, until age 85 and needing some sort of care. The independent living category is not even on the radar anymore as the capture rate for it is so low. People who downsize to independent living now generally move into all ages apartments and condos. They do not segregate themselves, outside of geared-to-income buildings, which this clearly is not. Many of the proposals in the pipeline exclude the independent living category completely now and just go with assisted living and higher needs.

There is a base count of 14,284 people in the Town, in 2019, over age 75, subdivided by ages 75-84 with 10,063 and 85+ with 4,221. As of 2019, I counted a total of 1,862 retirement residence spaces, already built, in Oakville. Using CMHC and Statscan data for the "living arrangements of seniors" in that demographic, we have very little demand for any form of congregate retirement residential living until you hit the age of 85. All growth, according to them, is driven by older seniors aged 85 years and older and a primary driver of that is the lack of LTC bed space. The capture rate in this area, for retirement residences for ages 75-84 is only 2.6% and it increases to 13.8% for 85+.

Using these numbers, it would imply that we needed, in 2019, 262 spaces to satisfy demand for under age 85 and 583 for 85+, for a total of 845 spaces. We had 1,862 spaces so 1,000 more than what should have been the demand. Our capacity is more than double what CMHC and Statscan say is required based on their statistical analysis. Extrapolating these numbers to 2029, and assuming the uptake remains the same, that seniors under 85 don't all of a sudden become sicker and more frail than today's seniors of the same age band, we would need 1,170 spaces, so a total of 325 more. Our current number of already built residences can handle the 2029 numbers, with capacity to spare.

The one huge shortage we have in Oakville is the lack of LTC bed spaces; we have one of the lowest ratios in Ontario. There was an announcement from the Ontario government that we will get a significant increase of 512 beds coming down the pipeline so that should reduce the number of people having to private pay for memory care and assisted living in retirement homes because the LTC wait lists are so long. Estimates, hard to find, range from 30% to 50% of people, in a retirement residence, on admission,

would already qualify for LTC. That number increases during their stay in these retirement homes.

Now I have counted many more applications for more retirement "residences" that will further increase the supply based on the belief that somehow Oakville seniors will move en masse to them in a much higher rate in the next decade.

We have 2135 Dundas Street West, 182 spaces. 351 Dundas Street East, 310 spaces. 1280 Dundas Street West, 342 spaces. 2380 Lakeshore West, 107 spaces. South Oakville Centre, 161 spaces. Garden Drive with 132 spaces and you with, 230. That is another 1,464 spaces, when we are already significantly over supplied. I seriously question why developers see a need for an 80% increase in spaces when we are not underserved today.

No senior in Oakville today can't find a local retirement home to live in and based on what we have built now, we could handle a two decade's worth of demographic change with the buildings we have already. We are preparing to have a massive overbuilding for one small segment of the population, a segment that is apparently a highly profitable one.

We've lost one third of all our Millennials, which nobody seems to be concerned about. We haven't lost any seniors due to a lack of private pay retirement residences. There is no senior housing crisis, outside of LTC beds and spaces for low income seniors, the ones provided by the Region of Halton via OSCR. There won't be a senior housing crisis needing 80% more capacity in a decade or even two.

I want the demographic data to be on record as it seems nobody has commented on the extreme overbuilding in this sector.

The planning documents submitted for the redevelopment of 152 Wilson Street illustrates the continued use of Wilson St. as the primary access to the new facility for both passenger and commercial vehicles.

The redevelopment of the property is noted to have 230 suites, 100 or more employees and 110 parking spaces with all passenger and commercial vehicular traffic accessed along Wilson Street. A facility of this size comprises one of the largest of its kind in Oakville.

The redevelopment of the site into a retirement and senior care facility illustrates a significant increase in commercial activity of the site in both nature-of-use and density. This includes a significant increase in staff, 24 hour operations with shift changes, supplies provisioning, waste management, supplemental support activities and increased resident / visitor activity.

The existing access to the site pre-dates the use of the property by the Lions Club and was originally defined for the Westwood Public School over 70 years ago.

The IBI Group Transportation Impact Study prepared for Spruce Partners / Amico Affiliates outlines (in Section 4.2) a significant increase in projected traffic flow, particularly during ingress (AM) and egress (PM) from the property.

The environmental and traffic studies conducted on behalf of Spruce Partners / Amico Affiliates do not appear to include a projected noise / soundscape impact due to the increase in passenger traffic, and in particular, heavy commercial vehicles required for continuous supplies delivery, waste collection and increased resident turnover (moving). This traffic, and the related noise / vibration / exhaust (created by larger displacement Diesel engines) will be primarily focused toward the residential areas of Wilson, Head and Bond Streets.

We observe that such a facility should have its residential and commercial access along Rebecca Street or Kerr Street, both of which already harbour commercial traffic and have capacity for more. The nature of this facility is a significant departure from the historical use of the property. As such, we consider the ensuing impact on the neighbourhood due to traffic flow, noise and vibration to be detrimental to residents. Town planners will note that the placement of the Fire Station at Kerr & Rebecca Streets has substantially increased impulse noise events in the neighbourhood. This development, if not planned appropriately, will only add to the disruption the neighbourhood is experiencing.

Amico Properties Inc./Spruce Partners Inc. are encouraged to consider a "mirror" option to their plan that sees traffic ingress/egress on Kerr Street as opposed to Wilson Street. I would be pleased to meet with any group or individual involved in this process to discuss and petition this concept.



## BRIAN & CINDY MEAGHER

Head Street, Oakville, ON L6K 1L5 | [REDACTED]

September 3, 2020

Oakville Town Council c/o Town Clerk  
Town of Oakville, Clerk's department  
1225 Trafalgar Road  
Oakville, ON, L6H 0H3

Re: OPA 1615.12 and Z.1615.12, Ward 2

### To Members of Oakville Town Council:

We are writing to express our concern over the proposed amendments to the development proposal at 152 Wilson Street as they relate to the Livable Oakville Plan.

We have been residents of Oakville for more than 25 years and have lived in our home on Head Street for the last 7 years. When we moved to this location from east Oakville, we did so largely on the basis of the approved plans for the neighbourhood and how they fit with our lifestyle.

While we will miss the Lions Foundation of Canada Dog Training facility, we fully support the plan for the senior's residence. With that said, we do not support the plan to increase the size of the facility by 50%. We believe that the expansion will significantly impact the neighbourhood appearance and more importantly, the amount of traffic congestion on our street and neighbouring streets. Ultimately, we believe that it will negatively impact the value of our property.

We would ask for your support in denying the requested amendments and remain committed to the Livable Oakville Plan as approved by Town Council.

Thank you for your consideration.

Sincerely,



Brian & Cindy Meagher

## Paul Barrette

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**From:** paul sustronk <[REDACTED]>  
**Sent:** February 5, 2021 9:33 AM  
**To:** Mayor Rob Burton; Cathy Duddeck; Ray Chisholm  
**Cc:** \_Members of Council; Paul Barrette; Town Clerk; Joe Wiley; Cindy Prince  
**Subject:** Fwd: 152 Wilson Street Oakville - ZBA/OPA Re-Submission

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Dear All

It was suggested by Councillor Duddeck this morning that we respectfully include a larger group in this “site specific” message’s distribution, which we do today. I would add that Councillor Chisholm has also noted that he supports the revised application(s), as it relates to commercial use on Kerr.

Please find below the Spruce and Amico’s message of yesterday afternoon regarding suggested “site specific” approval of our recent re-submission, the practical reasoning and the vibrant Bistro opportunity for this project.

Thanks to all for your consideration.

Begin forwarded message:

**From:** paul sustronk [REDACTED]  
**Subject:** 152 Wilson Street Oakville - ZBA/OPA Re-Submission  
**Date:** February 3, 2021 at 1:31:30 PM EST  
**To:** [REDACTED], Cathy Duddeck [REDACTED] >, Ray Chisholm [REDACTED]  
**Cc:** Joe Wiley [REDACTED] >, Cindy Prince [REDACTED]

Good Afternoon Mayor Burton and Ward 2 Councillors Cathy and Ray

Thank you for working with our group on an Oakville Senior’s Living development at the northeast corner of Kerr and Rebecca, directly across from Oakville’s new Fire Station 3. As you are likely aware, Spruce/Amico re-submitted our ZBA/OPA on Thursday January 25th, in hopes of gaining approval for our proposed Amica Seniors Living project. Our re-submission addresses ALL of administration’s comments and concerns. The only possible exception is the Official Plan policy direction that re-developments include commercial use(s) on the main floor along the Kerr Street frontage.

In that regard and as an alternative approval approach, we ask that the Municipality consider the use of a site specific official plan policy and corresponding zoning that exempts the subject property only from the provision of commercial use as stated in the general policies of the Official Plan. In support of our request, we respectfully submit the following:

1. Establishment of the Official Plan commercial policy for Kerr Village pre-dates the new Fire Station 3 and, accordingly, the circumstances regarding Kerr Street at this particular location have changed;

2. The Fire Truck turning radius requires the entire width of Kerr Street at this site and, thereby, prohibits street parking and loading;
3. Notwithstanding a parking and loading prohibition, an active commercial streetscape at this site creates a likely potential for conflict between commercial use, owners, patrons and emergency vehicles;
4. The proposed Seniors Living operation will require a secure facility. Thus, also requiring third party retail operators, if they were to be located along Kerr Street, to service locations from Kerr Street entrances creating an increased likelihood for street level conflict;
5. Traffic wise, Kerr and Rebecca is a busy intersection for both vehicles and pedestrians and made more so by the presence of a bus stop, all of which contributes to the potential for conflicts with commercial uses and the Fire Station at this location;
6. In a letter dated September 8 2020, the Kerr Village BIA Board of Directors and its Executive Director understand and support the decision for no commercial use on this site. Similarly, the decision is supported overwhelmingly by neighbours who attended the neighbourhood meeting on the evening of February 26 2020.

In summary, we understand and respect the reasoning for the existing Official Plan policy regarding commercial use along Kerr Street. However, we are of the opinion that the subject site's location and proximity to the Fire Station, together with our proposed use, creates a somewhat unique circumstance and as such may warrant different consideration and a site specific approval.

Finally and in an effort to satisfy the OP's intent for Kerr Village, we would note that our revised submission includes a 3,550 square foot Bistro fronting on Kerr Street, with more than 2,500 square feet of outdoor space, including permanent tables and chairs, to be used in conjunction with a Bistro and for long term benefit of the community. This revision enlivens the Kerr streetscape without creating potential conflicts that other commercial uses would create.

We have been very sensitive to the concerns of the neighbours and have worked with staff to resolve the above and all other site plan matters regarding this proposal. During the site plan application process, the operator will become more involved in design and may have innovative ideas on how to best address any possible site plan concerns.

Thank you again for your consideration. We are looking forward to co-operating with staff through the SPA process in Oakville and adding to the successful redevelopment of Kerr Village with this current proposal.

**Paul Sustronk**



## Paul Barrette

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**From:** Kathy Patrick  
**Sent:** September 14, 2020 1:21 PM  
**To:** Town Clerk; Paul Barrette  
**Subject:** FW: Letter re: Wilson Street Retirement Home from Linda North

FYI below.

**Kathy Patrick**  
**Manager, Council and Committee Services**  
**Clerk's Department**

Town of Oakville | 905-338-4235, ext.4235 | f: 905-815-2025 | [www.oakville.ca](http://www.oakville.ca)

**Vision: To be the most livable town in Canada**

Please consider the environment before printing this email.

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

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**From:** Meagher Cindy [REDACTED]  
**Sent:** September-10-20 6:48 PM  
**To:** Kathy Patrick  
**Subject:** Letter re: Wilson Street Retirement Home from Linda North

**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 Kathy,

Below please find the letter that Linda wrote regarding the Retirement Home. I am Linda's neighbour and I was just helping her to send to you! Please let me know if you can see the letter!

Thank you,  
Cindy Meagher

PS - We wrote you a letter too!

Re Proposed Official Plan and Zoning Bylaw Amendment  
Amico Properties Inc/Spruce Partners Inc.  
OPA 1615.12 and 2.1615.12 Ward 2

August 24, 2020

Because my home [REDACTED] Head Street, is very close to the proposed building, I have some concerns regarding this application.

Although I believe that a retirement home could be an appropriate use of this property in our community of both seniors and young families, the proposed changes to the bylaw are not compatible with our neighbourhood of smaller, including some Historic, homes.

Another concern I have is parking on Head Street. Will the facility provide appropriate parking for visitors? I fear Head Street will become a parking nightmare, similar to what we experience when there are special functions downtown, or on Kerr Street. Those are understandable and welcome; similar parking on a daily basis is not.

Having a larger building will also necessitate large garbage bins. Will the garbage and delivery trucks access the property from Wilson Street, Opposite Head Street? I am deeply concerned about truck traffic, the noise and the potential danger to the toddlers and seniors who live here, as well as the many walkers who daily walk in our quiet, shady neighbourhood.

I hope that a decision will be made that will allow the retirement home to be successful without overwhelming our neighbourhood.

Sincerely,

Linda North

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**From:** Eva Baxter [REDACTED]  
**Sent:** July 13, 2020 12:55 PM  
**To:** Ray Chisholm [REDACTED]; Cathy Duddeck  
[REDACTED]  
**Subject:** Wilson Street proposed development - your help is needed

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Dear Ray and Cathy

We are writing to you as concerned residents of Head Street and hope you can help to bring our concerns to the planners of the Town of Oakville.

We chose to move to [REDACTED] Head Street 3 years ago. One of the main reasons for moving to this street and eventually building a house here was its special charm and character. We appreciated the historic 'look and feel' of the neighborhood and made every effort to fit our house design to that look. Our neighborhood even has a special Bylaw designation restricting the square footage, height and building setback. Even though we wanted to have a deeper backyard, we were forced to move our house back 15 feet to follow these strict guidelines. The height of the house could not be taller even by 1 foot! We painstakingly followed the guidelines in order to obtain the building permit and assumed that everyone, residents as well as large corporations must adhere to the Town's building bylaws. **So we were very shocked to see the height of the proposed building exceeding the bylaw by 2 storeys ! This is a drastic change to the population density in this area and to the current bylaw.**

A closer look at the plans revealed other issues that will change our street and affect our way of life here. This is a street with little vehicular traffic, where residents often walk in the middle of the street, stopping by to chat with their neighbours, where children ride their bikes and parents walk with baby strollers.

We are very concerned that the new development, as currently proposed, will drastically change the character of our neighborhood, with its size, increased traffic and visitors parking on our streets.

Head Street and Wilson Street are small, quaint streets lined with old trees and gardens full of flowers. In the spirit of making Oakville the 'best livable city in Canada', we need to ensure we don't destroy it's treasures.

**Here are our main concerns and possible solutions:**

**1. Building footprint, height and density**

Today when we look west from Head Street, we see open space, greenery and trees. According to the new building design, these trees will be replaced by a garbage collection area, which will jutt out all the way next to the sidewalk. This is unacceptable. We need a wider green area landscaped with large trees and flowers to provide a visual transition between the residential space on the east side of Wilson and the building. The plan needs to change to provide a more 'livable' design for area residents going for their walks around the neighbourhood. There should be large trees in the plan between the garbage collection and the street. We would rather look at trees and flowers than the concrete of the garbage collection structure.

We are questioning the safety of housing 230 residents in small units in one retirement building with many shared facilities.. Unfortunately we have seen during the Covid pandemic how easily viruses are transmitted in high density living conditions. Has the safety of the future residents been considered ?

**We believe that in order to minimize the health issues of the future residents and to provide a reasonable transition from the low density area, the building should adhere to the current bylaw of 4 stories which would reduce the population density. The building should be recessed starting at floor 3 in order to reduce the shadow on Wilson.**

**2. Increased traffic on Head Street**

We have reviewed the traffic study that was submitted as part of the application and noticed that the impact on Head Street was not studied or considered. This is a major omission. Head Street will lead directly into the parking area and garbage disposal of the new property. Visitors will use the light at Forsythe and Rebecca in order to avoid the intersection at Wilson and Kerr. This will lead them straight into the building. The traffic on Head Street will increase not only with cars visiting the property but also delivery and garbage trucks. Head Street is occupied by seniors and young families. This will be a major impact on our relaxed lifestyle and a danger to young children and seniors. A solution can include making the building smaller and/or providing entrance to the building from Rebecca instead of Wilson.

**3. Parking on Head Street**

The current plan is only providing 13 parking spaces above ground, including disabled parking. Most visitors prefer to park above ground as it is faster and more convenient. We are concerned about them parking on Head Street instead. We already have a shortage of parking space during town events and are afraid that this is going to be an ongoing situation on our street.

The building should be made smaller and moved further west in order to provide more above ground parking spaces. Additional parking spaces can also be provided along the south side of the building.

In summary, we want to continue to enjoy our home on Head Street and want to preserve the character of the neighbourhood as much as possible. We enjoy our gardens and trees and this is why we chose Oakville and this neighbourhood as our home. We are counting on the politicians and planners of the Town of Oakville to ensure that the motto of 'having the most livable town' is not just an empty slogan, but their true mission.

We hope you can help us to resolve the above issues.

Thank you for your help

Eva and Lew Baxter

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-----Original Message-----

From: Gavin Virgo [REDACTED]  
Sent: Monday, July 13, 2020 1:02 PM  
To: Carly Dodds <[carly.dodds@oakville.ca](mailto:carly.dodds@oakville.ca)>; Paul Barrette <[paul.barrette@oakville.ca](mailto:paul.barrette@oakville.ca)>  
Cc: Laura Virgo [REDACTED]  
Subject: Development Application - 152 Wilson Street

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Hi Carly,

Hope you are keeping well during these unusual times amid the pandemic.

I am writing to follow-up on our telephone conversation in mid-February regarding a proposed development at 152 Wilson Street - presently home to the Lions Foundation of Canada Dog Guides. As you may recall (from our conversation on or about February 18, 2020), we are homeowners and a family of two young children at [REDACTED] Wilson Street - directly across the street from the proposed development.

We have significant concerns about the proposed development of a high density six-storey seniors' residence on this site - which appears well outside the scope of the Town's Official Plan (and area zoning). In our opinion, the use of these lands and the proposed development is wholly inappropriate given immediate adjacency to lands designated as low density residential (including our family home).

Our concerns include (but are not limited to) the following:

- Inappropriate building height, casting shadows on adjacent homes (and over the adjacent park);
- Insufficient buffer of open / green space between a six-storey building and adjacent single-family residential homes;
- Increase in traffic on a quiet and mostly-residential street, given planned density and locations for site and parking garage access;
- Inadequate public benefits to justify “bonusing” provisions on building height, including inconsistency with the Official Plan that requires mixed use / retail on Kerr Street frontage;
- Inadequate public consultation by the developers, and misrepresentations about community support for the development (per Appendix C: Public Information Meeting Summary of the “Planning Justification Report”);

We are greatly interested to know your current position on the application. Furthermore, we would like to receive timely updates on the steps of the application process (including the time/location/format of any public consultation meetings, where we can voice our justified concerns).

CC’ing Paul Barrette, who is listed as a contact on recent received correspondence (“Notice of Complete Application”)

Sincerely,

Gavin Virgo & Laura Virgo  
Residents, [REDACTED] Wilson Street  
Telephone: [REDACTED]

**From:** Johannes Linstead [REDACTED] >  
**Sent:** July 21, 2020 9:29 AM  
**To:** Town Clerk  
**Subject:** CPA 1615.12 and Z 1615.12 Ward 2

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RE: Notice of Complete Application

Proposed Official Plan and Zoning By-law Amendments

152 Wilson St

Amico Properties Inc./Spruce Partners Inc.

CPA 1615.12 and Z 1615.12 Ward 2

From: 1119384 Ontario Inc.

Message: We recently received a letter from the Town of Oakville regarding the application for the rezoning of the property at 152 Wilson St from the current by-law of 4 stories to the proposed 6 stories. This amendment is strongly opposed. While we appreciate the concept of a retirement home, we believe the added traffic and additional street parking will take away from the quiet neighbourhood that residents and homeowners have long enjoyed. Hence, we respectfully request that no amendment be granted and the development adhere to the current 4 story by-law.

Kind regards,

1119384 Ontario Inc.

**From:** [bill whitaker](#)  
**To:** [Town Clerk](#)  
**Cc:** [Cathy Duddeck](#); [ray.chisolm@oakville.ca](mailto:ray.chisolm@oakville.ca); [Paul Barrette](#)  
**Subject:** Re: Development of 152 Wilson St Amico Properties Inc./Spruce Partners Inc.  
**Date:** Wednesday, July 15, 2020 4:10:00 PM  
**Attachments:** [Amico Spruce Properties Town of Oakville Letter July 15 2020.pdf](#)

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Please see attached letter regarding the development of 152 Wilson St. by Amico Properties Inc./Spruce Partners Inc.

Thank you

Bill & Judy Whitaker  
[REDACTED] Wilson St.  
L6K 3H1

July 15, 2020

**Attention: The Mayor of Oakville**

**Town Councilors**

**Town Planners**

**Re: Amico Properties Inc./Spruce Partners Inc.**

**152 Wilson St.**

**OPA 1615.12 and Z 1615.12 Ward 2**

As residents at [REDACTED] Wilson St. we were very disappointed upon reading the letter from the town of Oakville (June 29, 2020) regarding the proposed project at 152 Wilson St. Particularly the second paragraph which seems to indicate Amico/Spruce Partners has no willingness to compromise and build a less intimidating structure.

We now refer to the paragraph from the 7.0 Summary & Conclusions page 33:

*The proposed development provides adequate transitioning of height, scale and massing to the adjacent neighbourhood to the east. The proposed redevelopment will be compatible with the surrounding uses including other mid to high rise residential developments and commercial/community uses within the area.*

Upon inspecting some of the large properties in the neighbourhood, we believe this statement is not quite true. There is virtually no greenspace at 152 Wilson St., it is essentially being built property line to property line. Here is a short list of properties that have adequate green space and set back:

- 1) Oaklands – 56 Bond St.
- 2) Seniors Building – 271 Kerr St. (parklike setting)
- 3) Arbour Glen – 212 Kerr St.
- 4) The apartment buildings at the corner of Queen Mary Dr. & Forsythe St.

The properties listed above represent sufficient set back and green space.

We now turn to the south, west and north elevations which do not have any residential single family homes. However the east elevation faces onto single family homes, yet the proposed floor set back starts at the fourth floor up to a proposed sixth floor. This presents a monolithic view to Wilson St. The east Wilson St elevation should be set back at least at the third floor. Amico/Spruce Partners is picking up extra square footage by not providing commercial and office space; therefore, this building does not need a sixth floor.

We believe the Town of Oakville has a responsibility to protect its area residents.

Looking forward to a satisfactory resolution for both the residents and the developer.

Bill & Judy Whitaker

■ Wilson St.

Oakville ON

L6K 3H1

-----Original Message-----

From: Nancy Brunelle <[REDACTED]>

Sent: July 13, 2020 1:41 PM

To: [REDACTED]

Cc: Cathy Duddeck [REDACTED]

Subject: Hello Mr Chisholm and Ms Duddeck:

Hello Mr Chisholm and Ms Duddeck:

I am a resident at [REDACTED] Head Street who, along with my neighbours, has concerns regarding the Amica development on Wilson.

22 years ago I chose my house because I could see the potential in this old home (now 106 years old) and even more potential in the historic neighbourhood. Over the years I have been charmed by the older homes, and equally impressed by the new houses which have been designed with precision and maintained with care. Homeowners were mostly seniors when I moved here... but now we have a mix including young families. Our neighbourhood has thrived.

What we all take issue with is that the original Amica plan was smaller, including fewer units and less invasive physical requirements. Even so we were very, very concerned about the implications a project like this can have. The parking, for example: the construction alone will be long and messy with vehicles parking on our streets. My point is that the bigger the building, the more construction...And also when complete many visitors will most certainly use our street as an opportunity to park, instead of the limited interior parking spaces available... So parking issues definitely need to be addressed.

The mix of our neighbourhood population has to be considered as well. The imprint of much-increased traffic could surely negatively impact on our young families and seniors alike.

Please help us! The original bylaws must be respected! Size cannot be increased!  
Parking must be resolved! Thank you so much for representing us...

Sincerely,  
Nancy Brunelle

Sent from my iPhone

**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.



**Paul Barrette**

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**Subject:** FW: 152 Wilson Street - Proposed Redevelopment

**From:** J Nugent

**Sent:** May 21, 2021 8:16 AM

**To:** Paul Barrette

**Subject:** 152 Wilson Street - Proposed Redevelopment

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.

Paul,

Obviously I missed the April review of the proposed redevelopment of 152 Wilson Street. I am hopeful, however, that my comments regarding traffic flow and volumes might be considered.

The traffic flow study was conducted in mid-February. Living on the corner of Wilson & Rebecca, it seems that traffic flow is lightest during the winter and increases substantially as the days get longer and weather gets warmer. I saw no mention of traffic seasonality in the report.

Additionally, I could find no mention of the increase in traffic volumes for staff, deliveries and waste removal once the site is fully occupied. The current staff and volunteer contingent at Dog Guides is likely 20% to 25% of the expected staff and resident volumes once the site is in full operation. The current facility gets perhaps a truck delivery (approximate 53 footer) once per week, if that. The new facility will likely see daily deliveries. The same for waste removal. This will likely increase by 100% to 200% or more.

We see a fair amount of northbound traffic on Wilson, the vast majority of which turns east or west onto Rebecca. This northbound traffic will obviously increase as will the percentage of traffic crossing Rebecca to Wilson, north of Rebecca. The intersection at Wilson Street and John Street is currently a one-way (north) intersection. However, this "north only" is consistently ignored and that may increase with traffic from Wilson north of Rebecca crossing Rebecca and continuing on Wilson to Lakeshore.


The front entrance is proposed to face Wilson Street. There is no pedestrian crosswalk at Rebecca & Wilson. That does not stop pedestrians from crossing at this intersection, including pedestrians from the Special Development Service north of Head Street. Pedestrian traffic at this intersection will obviously increase. Has this been considered?

All of this increase in traffic from staff, residents, deliveries, waste removal and others will have a negative impact on the Rebecca Street - Wilson Street interchange. I don't believe this is properly considered or reflected in the Traffic Study. And, while the Rebecca Street posted speed is 50 kph, the actual speed is much closer to 60 kph increasing the likelihood of accidents.

Thank you for your time and consideration.

Regards

*Jeff Nugent*

 *Wilson Street*

*Oakville, ON L6K 3G9*

