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January 14, 2023

Town Clerk - TownClerk@oakville.ca
Tricia Collingwood, Senior Planner - tricia.collingwood@oakville.ca
Town of Oakville,
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Ms. Collingwood:

**RE: COMMENTS ON 166 SOUTH SERVICE ROAD EAST
OPA1614.79, Z.1614.79 AND 24T-22006/1614
CENTRE CITY CAPITAL LIMITED
105, 111, 117 AND 125 CROSS AVENUE
MHBC FILE: Y132A**

We are writing on behalf of our client, Centre City Capital Limited, owners of Trafalgar Village Shopping Centre located at 105, 111, 117 and 125 Cross Avenue. Our client owns and operates Trafalgar Village Mall located in the northwest quadrant of Midtown Oakville. The property represents a reverse "L" stretching from Lyons Court to the west, Cross Avenue to the South and South Service Road to the north.

We have had the opportunity to review the active application by Distrikt Development for three towers towers that are 44 storeys, 50 storeys and 58 storeys in height, inclusive of a six storey podium element. We have a number of concerns relative to the applicant's proposed separation distances from adjacent property lines, location of access points to public roads including South Service Road and future roads, and the plan's lack of regard for the emerging policy framework for Midtown Oakville.

In particular, it is our opinion that a block context plan is needed by the applicant to demonstrate how the proposal will have regard for and fit with the existing and emerging context, having consideration for the above noted issues at a minimum.

We would object to this application being approved in its current form.

Please keep us updated on any communication going forward relative to the evolution of this application and recommendation report.

Thank you.

Yours truly,

MHBC

A handwritten signature in black ink, consisting of a large, stylized 'E' followed by a cursive 'C' and 'T'.

Eldon C. Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

cc.: *Jonathan James – Centre City Capital Limited*
Bruce Engell – Weirfoulds