

February 28, 2025

Public Information Meeting Summary

327 Reynolds Street, Oakville (Former Oakville Trafalgar Memorial Hospital site)

Application for Zoning By-law Amendment

Batory Planning + Management has been retained by Fernbrook Homes (OTMH) Ltd. as the planning consultant for the property located at 327 Reynolds Street, Oakville, Ontario - the former Oakville Trafalgar Memorial Hospital (OTMH) site. On behalf of our client, we are pleased to submit the following Summary of the Public Information Meeting in support of a Zoning By-law Amendment application to permit the proposed development.

The subject site is located within Ward 3. The Subject Lands are bound by Reynolds Street to the west, MacDonald Road to the north, Allan Street to the east, and Wyndham Manor Long Term Care Centre to the south. The proposed development consists of 19 individual lots with frontages between 14.5 metres and 15.65 metres intended to accommodate built forms of single detached dwellings, and 2 medium density blocks to accommodate 16 townhouses.

As part of the Oakville Pre-consultation process, an applicant was strongly encouraged to conduct a 'Public Information Meeting' (PIM) prior to submission of a development application. A Public Information Meeting was held on December 17, 2024 for the proposed development. The Public Information Meeting process is an important step in the overall submission process as it provides opportunity for public input and allows the applicant to consider the feedback received from the meeting as part of the development proposal.

The PIM for the proposed development included a summary of the purpose and intent of the proposed application and provided a two week notice to all residents within 240 metres of the subject site. The date of the PIM was coordinated in consultation with the Ward Councillors and Town of Oakville planning staff. The following meeting summary includes the minutes of the PIM. The PIM was held virtually and was recorded - this recording may be provided to the Town at their request. The meeting was attended by the public and Fernbrook Homes, along with their consulting team, including land use planners and architects.

The PIM minutes are appended to this letter. The public comments received have been categorized under the headings. These comments and concerns were responded to at the meeting in December, as well as through the reports and architectural package provided in support of the application.

If there are any questions or additional information is required, please do not hesitate to contact our office at jlee@batory.ca. Respectfully submitted by,



Jacqueline Lee
Intermediate Planner

Public Information Meeting Minutes – Virtual Meeting

Tuesday, December 17, 2024 (6:30 PM – 7:30 PM; extended to 8:00 PM)

Attendees: 13 participants - including members from the project team, local and regional Ward 3 Councillors, Planning and Urban Design staff from the Town, members of the public, and representatives from the Trafalgar Chartwell Residents Association

Summary of Public Comments:

Planning & Urban Design

- Need clarity on the specific deviations from the applicable zoning by-law provisions. Batory noted that there is a chart highlighting the deviations for each lot. There will be a revised chart showing these details more clearly in the rezoning application package and supporting images and that the intent for the new development is to fit into the surrounding context.
- What is Planning Staff's feedback on the proposal? Batory and Staff noted that what is being proposed is a result of discussions with Planning and Urban Design Staff.
- Why a rezoning application and not a Minor Variance application? What is the appropriate planning application process? Staff confirmed that a Minor Variance application could have been sought but the Owner and Staff felt it would be more comprehensive of a review and provide a better opportunity for public consultation through a rezoning application.
- Are there additional images or renderings of what is being proposed? Hunt Design noted that they are not available at this time but shared the streetscape drawings and detailed the architectural features.
- Sidewalks proposed along Allan Street. Batory confirmed that there will not be a new sidewalk along Allan Street but the one along MacDonald Road would be maintained and a new one would be proposed along the new public road for the proposed townhouses. Staff noted that this decision was a result of public consultation with neighbourhood residents who preferred to utilize the existing Allan Street sidewalk in favour of preserving existing canopy. Bike lanes were also considered but pushed back by residents. There is a question about whether two sidewalks are needed in the new internal road but this is still being contemplated.

Detached Accessory Structures

- Additional details pertaining to the design and use of the detached rear yard garages. Batory noted that these are detached garages with coach house opportunities and were encouraged by Town Staff to increase the architectural variation in the development and to meet Provincial directions for gentle forms of intensification through additional dwelling units (ADUs).
- Concern regarding the coach houses being used as rental units. Batory noted that this is a permitted use and the opportunity exists but that is not the outright intent of the owner.

- Can the coach houses be used for Airbnbs? Staff noted that they have short term accommodation regulations and that a process exists to obtain necessary permissions to facilitate short term rental uses. There is a Provincial mandate which applies to all of Ontario to create more housing supply by permitting up to three units per lot. The local zoning by-law provides the provisions to regulate additional dwelling uses.

Construction Management

- Can there be a schedule to understand neighbourhood impact as it relates to construction? Batory noted that this can be shared once there is better determination on timelines.

PIM Details

- Request for access to the PIM slides and recording. Batory noted that this would be provided as part of the formal application package.