

APPENDIX B

From: [REDACTED]
Sent: Wednesday, February 13, 2019 10:40 AM
To: Town Clerk
Cc: 'David Sculati'; _Ward3
Subject: Comments regarding file Z.1614.72 proposed expansion of MacLaughlin College

I am writing to put on record my opposition to the proposed zoning by-law amendment brought forward by MacLaughlin College, 2555765 Ontario Inc. and 2587978 Ontario Inc., collectively the business. I am copying this email to our tireless community organiser, and the ward 3 councillors for their information. My opposition to the application is based on three factors:

1. The plan reduces the livability of the surrounding neighbourhood, in opposition to the Town's long-term blueprint.
2. The rezoning expands the footprint of the business beyond its natural boundaries, negatively impacting a heritage district in physical terms, as well as reducing its population.
3. The proposed expansion benefits only the business and not the community at large.

During the public consultations, it became readily apparent that the effect of the proposal will be increased air, noise and light pollution. Increased traffic flow into the already congested site, combined with much increased usage of access roads when the new (and welcomed) community centre is opened, will result in gridlock for the surrounding area. The times of day are not restricted to mornings and afternoons; the business runs events such as opening and convocation ceremonies, evening BBQ's and Saturday open houses. These activities are welcomed by many as they enrich the learning of the business's clients, but an increase in scale is not warranted. The increase height proposed and the use of security lighting, combined with the plan to remove many mature trees will result in significant light pollution to residents with both direct and indirect line of sights to the property. Our Town has championed livability, including environmental factors, as a key component of our planning process. This re-zoning fails to reflect these choices made by our population and does not deliver on the promise of becoming Canada's most livable city.

The expansion of the business through purchase of three homes, two of which are heritage-plaques, within a designated heritage district is, in essence, hollowing-out the population. We value our neighbours and the sense of community that living in this area brings with it. During the public consultation, the business's consultant, MB1, stated that two of the purchased houses will still be present after the expansion and will still look "pretty", merely without people in them. What a damning statement of intent, and how arrogant to state in front of people who have lived decades in the neighbourhood. I cannot imagine that, when he first envisioned the designation of heritage districts, former mayor Barratt conceived of protected houses being transformed into fake facades of real life and a demolition in return for a driveway.

The benefits of this proposal are only received by the business. During meetings, the principals of the business stated that their estimated increase in clients would be approximately sixty. They also claimed that many existing clients were resident in the surrounding area. Based on the obvious cost of purchasing three large homes with extensive lot sizes in the neighbourhood, and the egregious difference in pricing between local and foreign designated students at private schools in Ontario, we can only surmise that, to make any return on investment, this expansion must be targeted at increasing foreign domiciled clients. I do not see any benefits accruing to Oakville from such a business plan.

During past meetings, the community has brought up alternatives to this re-zoning proposal, specifically drawing attention to available sites close to the business, including the decommissioned Brantwood school and the 356 Reynolds medical arts building. It became readily apparent that the business plan of the entities was focussed on a smaller vision. Also, one assumes that a downturn in revenue or a change in strategic direction would lead the business to consider reselling the houses on the open market at a favourable time. The future is murky.

It has been very telling that public sentiment in consultations has been nearly unanimously against this proposal. Thank you for seeking comments regarding the business's intentions prior to the public meeting, scheduled for March 18. Both I and my neighbours will be present.

Regards,

David A. R. Wild, P. Eng.

■ MacDonald Rd., Oakville.

From [REDACTED]

Sent: Saturday, February 23, 2019 12:27 PM

To: Town Clerk

Subject: FW: Re the zoning for MacLachlan College

I am writing to you to support the opposition of the rezoning request for MacLachlan College. Although they have been a considerate neighbour within the community, I have a concern that further expansion of the college will impact those of us living on Trafalgar Road.

As you are aware, Trafalgar Road is a very busy street however it is still very residential. My concern stems from....

- I want it to stay residential, we already have numerous commercial businesses on it which attract visitors and traffic,
 - I also believe that the more commercial conversions allowed the attraction to the community and this pivotal road will be diminished for those of us that are home owners,
 - Trafalgar also contains historical properties and an unusual configuration of land. This is all part of its charm and supports its historic nature,
 - Additionally, there has been other correspondence to your office which outlines three key issues...
- I. The plan reduces the liveability of the surrounding neighbourhood, in opposition of the Town's long term blueprint,
 - II. The rezoning expands the footprint of the business beyond its natural boundaries, negatively impacting a heritage district in physical terms, as well as reducing its population.
 - III. The proposed expansion benefits only the business and not the community at large.

I look forward to updates on this issue and hope that proposed expansion will be stopped.

Kind regards,

Tricia Ryan & Peter Welsh

Tricia Ryan
[REDACTED]

From: Terry Wilkins [REDACTED]
Sent: Wednesday, February 20, 2019 7:05 PM
To: Tom and Colleen [REDACTED]
Cc: Town Clerk; _Ward3; [REDACTED]
Subject: MacLaughlin College Proposed Expansion.

Gentlemen:

I appreciate the concerns of the neighbourhood with regards to possible negative impact of the major proposal. The neighbourhood has already suffered greatly since the 60's with short sighted development. The original historical context of the street is vastly altered. Large estate lots have been butchered and subdivided to smaller lots. Lost is that original grand scale. That scale is irretrievable but as we proceed with development more thought is imperative.

The two subject houses on Trafalgar are architecturally significant, and need be retained as viable residences. The house on MacDonald is not fundamentally significant. The old medical clinic at the corner of MacDonald and Reynolds is hoarded and its fate is also a consideration to the texture of this neighbourhood.

With so much in flux in the neighbourhood I trust that this current issue is to be thoughtfully and fully weighed.

I am looking for any indication of the exact content and intent of this proposal as I have only a fleeting impression. This of course should have been diligently prepared and issued to the neighbourhood. But I agree that this development would possibly be a stepping stone to further development. And this would have even greater impact on the block.

This is why I don't understand why a win/win solution has been illusive. This would be the ideal solution.

I am concerned about a strictly negative response.

I understand that Mr. D.Wild states that past consultations have brought up alternative action to accommodate the expansion. But I am missing the details and the extent of such negotiations. I have asked whether the old Oakville High School structure and surrounding lands had been considered as a viable option. It seems like such an obvious transition for the old building. Of course it would need major renovations but these would be beneficial to all concerned.

It is an aside but it is my thinking that the current Maclaughlin building needs to be restored, brick cleaned to its original condition and appearance. It was a grand building and whatever the outcome that restoration should be accommodated. Not just the exterior facade but the entire landscaping renders the site to be more institutional and noncompliant to the neighbourhood than it deserves to be.

These are some of my thoughts on the debate today.

Thank you for the attention
Best regards to all