

Planning and Development Council Meeting
March 18, 2019

Comments Received Regarding Item 1

Zoning By-law Amendment MacLachlan College
(2555765 Ontario Ltd. and 2587978 Ontario Inc.)
331, 337, 339, 349 Trafalgar Road and 272 Macdonald Road
File No. Z.1614.72

MacLachlan College Rezoning Application

- 1979: MacLachlan purchases Kerosene Castle and LACAC recommends the Tower and north wing be designated as being of “architectural and historical significance under Part IV of the Ontario Heritage Act”.
- By-Law 1980-69 designates the property “as a property of Historic and Architectural Value and Interest”.
- Since 1980 there have been 5 additions of various sizes approved by the Committees of Adjustment. These additions have consumed and hidden parts of the historic portion of the house and make it difficult to differentiate the original building from the later additions.

MacLachlan College Rezoning Application

- In 1996 Council passed a Town initiated site specific By-Law 1996-121 to “impose further controls on any future expansion of the school facility”. This By-Law established the maximum gross floor area to be 2986m². The existing school has a gross floor area of 3073.5m². This is the result of “Minor Variances” approved by the Committees of Adjustment after By-Law 1996-121 was approved.
- This application seeks to add an additional 1018.38m² of GFA for a total of 4059.98m² an increase of 32.1%. The current zoning CU SP 283 allows 3073.5m². These numbers are under review. In 2010 there was a change in the method of calculating floor area which will reduce all these numbers.

MacLachlan College Rezoning Application

- This application proposes a three storey addition topped with a glass bowl housing a boardroom and an office which when the lights are on will be like a beacon shining into the abutting homes on Reynolds and MacDonald.
- The proposed addition is too tall and too bulky. It will completely overpower the original Part IV heritage building and tower since some of the tower has already been “absorbed” by previous additions.
- The proposed addition is slightly lower than the tower and the allowed height of 11.5m. However because of its bulk and the glass bowl it appears taller and will draw your eye to it and away from the heritage tower.

MacLachlan College Rezoning Application

- In 1996 the school stated “300 students is the optimal teaching environment” however, enrollment is now 350 as per the school’s website going to 450 a 28.6% increase. But 450 may not be the final enrollment since page 5 of the TIS states “over 450 students”.
- This increase in enrollment will increase the number of cars entering the site daily from 240 to 332 (TIS figure 4 and 13) a 38.3% increase which Trafalgar Road cannot handle during the AM and PM peak hours.
- Not only will traffic increase on Trafalgar but this proposal will increase traffic on MacDonald by 160 cars per day (TIS figure 13).

MacLachlan College Rezoning Application

- This rezoning application would see the removal of 3 viable affordable homes to be replaced with a driveway, school offices and classrooms, and the Headmaster's House. The applicant says this is in keeping with the OP, HROP, PPS 2014 and the GPGGH objective of intensification. However these documents are looking for Intensification of Residential Units - Not Private Schools.
- This application proposes the exact opposite to what is occurring in our neighbourhood. The Medical Arts building at MacDonald and Reynolds is rezoning to Residential and the Hospital Lands are rezoning to CU and Residential.
- The applicant tries to use the intensification objectives in the OP, HROP, PPS 2014 and the GPGGH to justify expanding a "for profit" business instead of Residential Units.

MacLachlan College Rezoning Application

- The expansion of this Commercial Enterprise is not in keeping with our stable residential neighbourhood in a Heritage District.
- We are concerned that allowing a commercial venture to increase its footprint and visibility in a stable residential Heritage District and the gateway to our attractive downtown will encourage other businesses to assume Oakville is open to allowing our gateway to become a mixed commercial/residential street similar to Hurontario Street south of QEW in Mississauga.
- This would not support the Town's objective to be the most Livable Town in Canada and would destroy the attractive and enviable entrance to our downtown.

MacLachlan College Rezoning Application

- Why is there a need to rezone 331 Trafalgar? The school has stated numerous times that this heritage building will remain a residence for the Headmaster/Founder with no school activities conducted therein. If 331 is rezoned CU this would allow the school to expand to the south into the rear yard of 331 with no community input – only a building permit.
- The school advertises JK to Grade 12 however their floor plans do not show classrooms for Grades 10, 11 and 12. Is there already another expansion planned?

MacLachlan College Rezoning Application

- The existing property traffic configuration can accommodate approximately 50 cars in the PM peak hour. How many cars can be accommodated on the proposed site plan? If the same, or less than the existing then the proposed Trafalgar traffic congestion will be worse than presented in the TIS.
- TIS. There is no Capacity Analysis Summary for Existing Conditions for South driveway AM & PM Peak Hours and North driveway AM & PM Peak Hours. However, Synchro 9 Reports are available and included in the TIS.
- TIS Table 6. There is no Overall Capacity Analysis for Future Trafalgar Road and School Access (In/Out) although the Synchro 9 is included in the TIS. Could it be because the Overall LOS rating is “D” for the AM peak hour and “E” for the PM peak hour?

MacLachlan College Rezoning Application

- The numbers on the SP-1 and the Floor Plans A2 through A6 distributed at the January 17 2019 meeting with MacLachlan appear not to be consistent with Town documents. For example CAV A/172/2007 states “a total floor area of 3073.5m²”. SP-1 shows Floor Area of 1713.67m². This discrepancy is the result of a change in floor area calculation in 2010. These numbers on SP-1 are not comparable.
- Apparently there will be a “reduction of asphalt and increase in lawn area”. This is not evident on the site plan. They propose to remove virtually all the grass at 272 MacDonald, most of the grass behind 349 Trafalgar and a good portion of the grass in front of 331 Trafalgar. All this grass to be replaced by asphalt and various types of hard surfaces.

MacLachlan College Rezoning Application













- And Finally
- On Page 39 the applicant states this application would be “beneficial for the neighbourhood”. There are no benefits for the neighbourhood only for the school. Our “benefits” will be more traffic congestion, more noise, more light pollution and the elimination of three viable affordable homes in our Stable Residential, Heritage neighbourhood. Some Benefits!!

MacLachlan College Rezoning Application

- Thank you for listening to our concerns.
- We know you will consider what you have heard tonight from the neighbours of MacLachlan College and our 58 name petition opposing the application, when making your decision regarding this rezoning application.
- Thank you.

Petition Against MacLachlan College Expansion

We, the undersigned, are opposed to the rezoning of 3 residential properties (331 & 349 Trafalgar Road and 272 MacDonald Road) located adjacent to the MacLachlan College campus. Rezoning these properties and their amalgamation with the MacLachlan campus represents a poorly thought out school expansion and a hollowing out of our heritage neighbourhood. This is the opposite of intensification. The existing road network is already overburdened and dangerous during peak periods. Trafalgar Road and MacDonald Road (both limited to two lanes), will be overwhelmed by the additional traffic load created by 100+ additional students. Dated: March, 2019

Name (Please Print)	Address	Phone	email	Signature
David Sculati	[Redacted Contact Information]			
Martine R. Sculati				
Tom Bark				
BURBA Mc...				
DENG Y. SUN				
Ling Feng zhang				
Scott Lamb				
Omar Zayid				
Ugis Zvilna				
Urszula Zvilna				
Nancy Gessling				
Bob Howard				

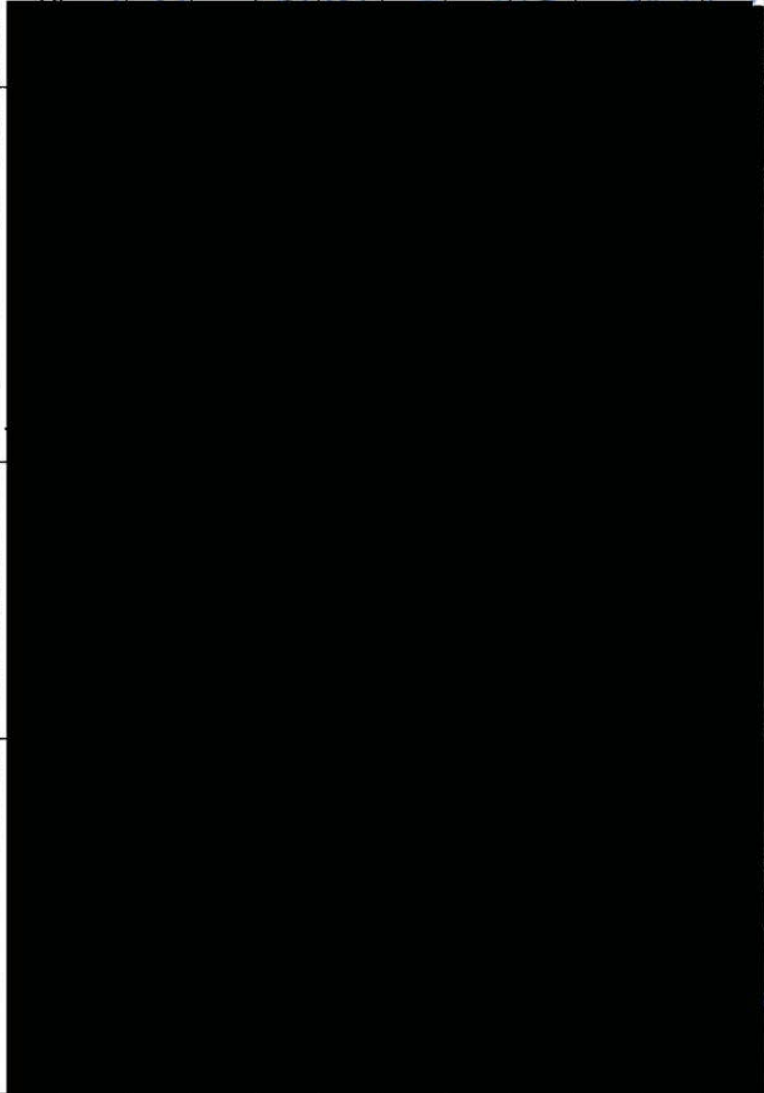
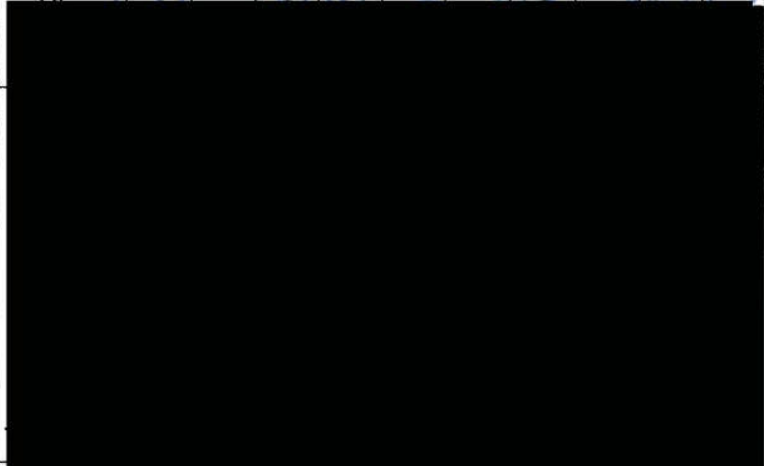

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Name (Please Print)	Address	Phone	email	Signature
Mark Goot	[Redacted Contact Information]			<i>[Signature]</i>
LIZ WEBSTER				<i>[Signature]</i>
Mary Ellen Fitzpa				<i>[Signature]</i>
Geo McTishin				<i>[Signature]</i>
Jennifer Perdue				<i>[Signature]</i>
Colr Perdue				<i>[Signature]</i>
Brian Williams				<i>[Signature]</i>
Helen Williams				<i>[Signature]</i>
Teresa Ryan				<i>[Signature]</i>
ALAN HAKI				<i>[Signature]</i>
Jeff Heyman	<i>[Signature]</i>			
<i>[Signature]</i>	<i>[Signature]</i>			

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Name (Please Print)	Address	Phone	email	Signature
TOM DUGARD				T. Dugard
Annie McKay				Annie McKay
Rhonda Wild				Rhonda Wild
Bill McKelvey				Bill McKelvey
LYNDA MARY				Lynda Mary
HEATHER de la Cruz				Heather de la Cruz
Courtney of Andrew Hampton				Courtney of Andrew Hampton
DAN O'SHEA				Dan O'Shea
Rhonda yepxh				Rhonda yepxh
COLLEEN DUGARD				Colleen Dugard
CHARLES D. CLARKE				Charles D. Clarke
Mary E. Clarke				Mary E. Clarke

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Name (Please Print)	Address	Phone	email	Signature
TIM SMITH	[REDACTED]			[Signature]
LAURIE SHETLER				[Signature]
James Albrecht				[Signature]
Chad Sakolyk				[Signature]
Victoria Svedy				[Signature]
Livelmira Savely				[Signature]
ERICA AUBRECHT				[Signature]
Dianne Bost				[Signature]
Bahareh Ghadafi				[Signature]
Matthew Clarke				[Signature]
Rob Street	[Signature]			
PAUL AMBROSE	[Signature]			

4/5 ✓

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Name (Please Print)	Address	Phone	email	Signature
Grace McKigan	[REDACTED]			[Signature]
Doug McKigan				[Signature]
Ron PROCKE				[Signature]
KALAMACHLAN				[Signature]
Bonnie Sitherlee				[Signature]
JENNIFER COHEN				[Signature]
SALLY REYNOLDS				[Signature]
Hughene Adams				[Signature]
DIANE SHNEIDER				[Signature]
LACHY KREYTZBERG				[Signature]
				[Signature]
				[Signature]

From: Angela Furness [REDACTED]
Sent: Thursday, March 14, 2019 10:47 PM
To: Town Clerk
Cc: _Ward3
Subject: Written Submission to Town of Oakville - Planning and Development Council - Zoning By-Law Amendment MacLachlan College - File No. Z.1614.72

Council,

I am submitting comments with respect to the proposed Zoning By-Law Amendment submitted by 25557565 Ontario Ltd. and 2587978 Ontario Inc. (MacLachlan College).

I am submitting my **OPPOSITION** to the proposed zoning by-law amendment brought forward by 25557565 Ontario Ltd. and 2587978 Ontario Inc., collectively the business.

As stated by other concerned residents, 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 re-zoning expands the footprint of the business beyond its natural boundaries, negatively impacting a heritage district in physical terms, as well as reducing its population; and
3. The proposed expansion benefits only the business and not the community at large.

The Applicant is proposing to demolish the dwelling at 272 MacDonald Road and use the property for parking, and a vehicular exit from the site.

It is my understanding there will be 75 cars on the property and 4 Buses!! The school currently has approximately 340 students and the goal is 450 students.

This will increase air pollution, idle bus noise, car and bus parking overflow and increase traffic flow onto MacDonald Road.

MacDonald ROAD is not a highway. It is a residential street where families live, walk and breathe. Residents value the sense of community that living in this area brings.

It has been very telling that public sentiment has been nearly unanimously against this proposal.

Notice of Public Consultation Meeting – August 20 and 29, 2018 @ 2:00 pm – 4:00 pm
Application submitted to Town of Oakville on December 19, 2018
MacLachlan College Public Meeting – January 17, 2019
Council decision May 18, 2019

Respectfully,

Angela Furness
MacDonald Road, Oakville

Subject:

FW: Submission of appeal for Z.1614.72

From: Christopher McKay [REDACTED]

Sent: Thursday, March 14, 2019 4:19 PM

To: Town Clerk

Cc: Leigh Musson

Subject: Fwd: Submission of appeal for Z.1614.72

As per correspondence with Leigh and Heinz, please note the following:

As a resident of Macdonald Road, I am submitting a written appeal against the proposed Zoning By-law Amendment for 331, 337, 339, 349 Trafalgar Road and 272 Macdonald Road as it would significantly impact the quality of life for my family and the other families who reside on Macdonald Road between Trafalgar Road and Reynolds Street.

Regards,
Christopher McKay

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[REDACTED]

From: Charles Clarke [REDACTED]
Sent: Thursday, March 14, 2019 2:46 PM
To: Tom and Colleen Dugard
Cc: _Ward3; Town Clerk; [REDACTED]
Subject: Re: MacLachlan College Rezoning Application Update February 18 2019
Attachments: Maclachlan Proposal.doc

Tom and Colleen, ladies and gentlemen,

Thank you for the information. I attach a copy of the letter I mailed to the Town Council at the address you provided. I am copying it to the Town Clerk as the mailed version may not arrive until after the meeting on Monday so that it can be put into the system under today's date.

Thank you again for your assistance,
Regards
Charles and Mary Clarke

On 02/18/19, **Tom and Colleen Dugard** wrote:

As previously reported the Town has received the MacLachlan College Application to rezone the three properties they purchased, and amalgamate them with the existing property.

Update: We have met with all relevant Town officials and expressed your/our concerns. They are listening! However more voices and action are required! As an example we attach a letter that one of your neighbours has sent to the Mayor. Please read it as it is excellent! Please consider doing one or many of the following!

One: The first public meeting to address this application will be held on **Monday, March 18 at 7:00PM** at the Halton Region Offices on Bronte Road, just north of the QEW. At this meeting the Town Planners will present the application with their comments to the Mayor and Councilors. It is critical that you attend this meeting. Presence at these meetings speaks volumes to the Mayor and Councillors! Please put this important date on your calendar.

Two: The public will have an opportunity to address the council with their concerns about this major expansion of the school in our stable, residential, heritage neighbourhood. If you wish to address the council, and we urge you to do so, there will be an opportunity for public comments after the planners present the application.

If you wish to speak to this application, please register with the Town Clerk at TownClerk@oakville.ca. For planning purposes please note the public's comments will be limited to 10 minutes each.

Three: If you wish to send a letter to council please send it to:

Council,

C/O Town Clerk at the Town of Oakville,

Clerk's Department,
1225 Trafalgar Road,
Oakville ON L6H 0H3.

We have attached a letter to the Mayor from one of our neighbours. Take ideas from it, add your concerns and send your letter!

Four: If you wish to send an email the address is TownClerk@oakville.ca.

Please send a copy of your correspondence to our local councillors, Janet Haslett-Theall and David Gittings at ward3@oakville.ca. Your message can be as simple as "I am writing to let you know of my opposition to the rezoning application submitted by MacLachlan College".

Five: In addition to writing to the Council, it is important that we participate at this and future meetings. The Mayor and Council can be influenced when a large number of residents make their concerns known by participating at these meetings.

Six: The Trafalgar Chartwell Residents' Association (TCRA) is supporting our position opposing this application. The TCRA will delegate at this meeting and support us financially to retain an expert to address Council and any appeals to the Local Planning Appeal Tribunal (LPAT) (the new OMB). To that end, we would ask that anyone who is not a member of the TCRA, please join asap. You can join by going to www.tcra.ca click on Join Here and follow the instructions. If you wish you may give your cheque to any of us and we will forward it to the TCRA. Membership is \$25 per year (November to October) per household.

Seven: Another vehicle to influence the Council is through a petition. If you would be willing to sign a petition opposing the MacLachlan expansion plans please email us with a convenient time and we will drop by your home to get your signature. Call or email us please!

Eight: We will need to hire professional help (Planning Consultant, Traffic Consultant) to win our case against this MacLachlan application. If you would be able and willing to financially support this cause please let us know.

Nine: If you have questions or concerns or wish to become more involved about what we propose please call or email us.

Time is of the essence!!

Finally, for your long range planning, the final Rezoning Application will go before Council on **Monday, May 13 at 7:00PM** for a final decision. Please put this important date on your calendar and plan to attend this meeting.

Thanks and Regards,

Mark Boot Tom Dugard David Sculati

[Redacted signature]

[Redacted signature]

229Trafalgar Road,
Oakville, ON.,
L6J 3G9

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

13th March 2019

MacLachlan College Expansion

Ladies and Gentlemen,

As a member of the Trafalgar Chartwell Residents' Association and local resident I have been provided with a set of plans and elevations pertaining to a proposed expansion of MacLachlan College. I have also been told that the College and associates have applied for a zoning by-law amendment to enable them to implement their proposed changes which, I understand, include an increase in the number of pupils.

I hereby put on record my opposition to the proposed expansion as currently understood based on the following major concerns:

- i. Introduction of incongruous modern buildings into an established Heritage Conservation District
- ii. Increased traffic congestion on Trafalgar Road
- iii. The size and height of the proposed extension are not consistent with the surrounding area
- iv. Increased pressure on local amenities

As a property owner in the Trafalgar Road Heritage Conservation District, I expect "fair and equitable consideration in the determination of permit applications for alterations within the District". In this context a simple test of the reasonability of the proposed additions to MacLachlan college would be to ask whether a equally incongruous addition would be allowed if I were to propose it abutting my dwelling on Trafalgar Road. If such a change would not be considered appropriate for my dwelling, it cannot be considered reasonable for any other property in the above heritage conservation district.

The above concerns are further addressed in the following paragraphs. Possible ways of mitigating the apparent negative implications are also suggested.

Heritage Designation

I believe that the existing building at 337 Trafalgar Road is designated under Part IV of the Ontario Heritage Act and the other properties at 331, 339, and 341 Trafalgar Road and at 272 MacDonald Road are included in the Trafalgar Road Heritage Conservation District.

Heritage designation imposes restrictions on alterations to existing buildings and on new construction which should, according to the guidelines in the Trafalgar Road Heritage Conservation District Plan, "respect the prevailing character of: adjacent buildings; the existing streetscape,..." etc. In particular, new construction should be of compatible design in location, size, height, etc.

The "style" of the proposed extension cannot, in my opinion, be considered even remotely compatible with the existing buildings. The extension building abuts the existing building and the differences in style will be glaringly obvious.

Re-design of the extension to make the buildings compatible is considered essential. At the very least, the third floor of the extension should be removed and the second floor should be incorporated into a compatible Mansard type roof of the same height, materials, and roofline as the existing north wing. It appears that a similar roof treatment is being proposed for the third floor modifications in the existing building. Elimination of the third floor of the extension (a boardroom and 18 m² of office space) is hardly critical to the education of the students and two other houses have been slated for conversion to office space. In addition to incorporating the second floor of the extension into the roof, the windows and wall treatment of the extension should also be modified to be as compatible as possible with the existing north wing.

Traffic Congestion

Vehicular access to the school has been, and continues to be, a problem. During periods of high pick-up/drop-off activity, the traffic on Trafalgar Road is frequently blocked by vehicles waiting for space to become available within the school grounds to allow them to turn off Trafalgar Road. The proposal to close the southern entrance from Trafalgar Road and make the northern entrance two-way is not going to ease the situation at all and the proposal to allow an increase in the number of students will result in even more traffic tie-ups.

I suggest that the only ways to stop the blocking of traffic on Trafalgar Road are to prohibit entry to the school from Trafalgar Road or to guarantee that there is always space for traffic to turn into the school grounds. The latter is probably impossible to realize given the concentration of vehicles near the entry gate and it seems unlikely that a regulation making traffic by-pass the entry if it were blocked would be enforced.

Opening an entrance from MacDonald Road could alleviate the problems on Trafalgar Road if all vehicles were made to enter from MacDonald Road as this would permit a logical traffic flow through the school and greatly reduce the frequency of blockages of Trafalgar Road. Southbound traffic on Trafalgar would still have to turn left onto MacDonald but the probability of having MacDonald Road blocked all the way back to Trafalgar seems less likely. The proposed MacDonald entrance appears to be only about 4m wide which is clearly insufficient for two-way traffic and the proposed bus stops will restrict traffic flow; however widening the entrance or moving it a couple of meters west would allow smooth traffic flow toward the front of the school.

For safety, it may be necessary to allow school busses to exit onto MacDonald Road but, if vehicle entry from Trafalgar Road is stopped, only busses should be allowed to exit onto MacDonald Road. Having two exit lanes onto Trafalgar Road would enhance traffic flow through the school.

No increase in pupil numbers should be countenanced until the problems of traffic congestion are solved.

Streetscape

Removal of the building at 272 MacDonald road and replacing it with a driveway and parking lot will, to all intents and purposes, remove the screen between the school and MacDonald Road. The new "view" from MacDonald Road will be almost entirely the extension - the north faces of the existing building will not be visible except from between 357 Trafalgar and 268 MacDonald. Effectively a modern "concrete

box" with a "greenhouse" on the top will be the dominant structure thrust into the landscape. The north face of the extension will become the dominant architectural feature of the south side of MacDonald Road and a less suitable vista for a heritage area is hard to imagine. At the very least, the north face of the extension must be designed to fit into this heritage area and the height must be limited to that of the existing north wing.

Local Amenities

The re-development of the "hospital lands" between Reynolds and Allen Streets south of MacDonald Road is currently under weigh. The re-development includes a recreation centre with gym, swimming pool, etc and is intended to be for the benefit of the under-served residents of the area, not to act as additional amenities for the pupils at Maclachlan college. Even now Maclachlan students regularly use Wallace Park for sports/PE activities.

Additional students at Maclachlan college will put more pressure on Wallace Park, although the future facilities and uses of that park are currently being re-defined. It is therefore of concern that the new recreation centre might be treated as an extension to the school by Maclachlan students, or worse, that use of the recreation centre facilities will be scheduled by Maclachlan staff.

It is also of concern that the bus service on Reynolds Street is being withdrawn which may be expected to result in yet more vehicular traffic in the area.

Oakville council must find ways of ensuring that the use of local amenities will not be increased by pupils or staff of the college before any increase in the number of students is allowed.

Conclusion

The proposed extension is not compatible with the existing buildings in style, height, materials, roof, and roof line, hence does not follow the guidelines for alterations, additions and new construction given in the Trafalgar Road Heritage Conservation District Plan. The demolition of 272 MacDonald Road and the height of the proposed addition would significantly change the streetscape of the south side of MacDonald Road.

Additional traffic and pressure on local amenities will result from any increase in number of pupils at the school and no increase should be contemplated until traffic and other local issues have been solved.

I thank council in advance for their consideration of this submission and I trust that no approval will be given to the Maclachlan college expansion proposal until all relevant concerns have been addressed.

Sincerely,

Charles D. Clarke P.Eng

Copies by e-mail to: Trafalgar - Chartwell Residents Association
Ward 3 Councillors
Petition organizers

Subject:

FW: Submission of appeal for Z.1614.72

----- Original message -----

From: Annie McKay [REDACTED]

Date: 2019-03-13 10:35 PM (GMT-05:00)

To: Leigh Musson <leigh.musson@oakville.ca>

Subject: Submission of appeal for Z.1614.72

Hello,

As a resident of Macdonald Road, I am submitting a written appeal against the proposed Zoning By-law Amendment for 331, 337, 339, 349 Trafalgar Road and 272 Macdonald Road as I am concerned about the effect on quality of life caused by the addition of any more students, specifically additional traffic congestion (on top of the current congestion) and the effect it has on the air quality, and additional minors choosing to smoke cigarettes due to the apparent ease of access to them at the corner of Macdonald Road and Trafalgar Road.

Regards,

Annie McKay

[REDACTED]

From: [REDACTED]
Sent: Monday, March 11, 2019 11:01 AM
To: Town Clerk; Janet Haslett-Theall; David Gittings; [REDACTED]
Subject: MacLachlan College Rezoning Application

March 11, 2019

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

Attn.: Town Clerk – TownClerk@oakville.ca
Councillor Janet Haslett-Theall - janet.haslett-theall@oakville.ca
Councillor Dave Gittings - dave.gittings@oakville.ca

To the Town of Oakville,

After living for almost 50 years on [REDACTED] Trafalgar Road and experiencing the increase in traffic, noise and pollution, Barbara and I must OPPOSE the planned rezoning for the expansion of MacLachlan College. Not only will conditions on Trafalgar become worse but also a nice, quiet MacDonald Street will become a busy thoroughfare. So please keep our Heritage zoned part of Oakville in the most livable town in Canada from deteriorating.

Regards,

Kurt & Barbara Moltner

[REDACTED]

From: Tom and Colleen Dugard [REDACTED]
Sent: Sunday, March 10, 2019 9:51 PM
To: Town Clerk
Subject: MacLachlan College File No. Z.1614.72, Ward 3

TO: The Mayor and Town Council,

I am writing to record my objection to the proposed rezoning and expansion of MacLachlan College.

Over the past 40 years I have witnessed what has evolved on the current site. What was, in the 1970s, a large home divided into small apartment units on a site that had generous green space, large mature trees and minimal traffic impact. Today the site/school is grossly over populated for the location, fully paved and/or artificially turfed, not a single tree has survived and any historic attributes originally present have been poorly replicated or hidden completely. As well, the horrific traffic congestion and safety violations on Trafalgar Road associated with school access is most worrisome.

In 1980 our then Mayor, Harry Barrett, championed the historic designation of the entire site and LACAC singled out the tower and the structure to the north for historic preservation. Unfortunately this did little to curtail the aggressive building of additions, the paving, and the loss of mature trees. In fact, 3 very large mature trees on the southern boundary simply disappeared one day and an expansion/addition was built just 3.048m (minimum setback is 4.5m) from that property line.

In 1996 our then Mayor and Council having had enough of the endless submissions for expansions initiated a site specific By-Law in an effort to curtail the growth of the school and destruction of this historic site. The structure was getting out of portion to the size of the site and the constant declaration by the school that each request was the final phase of development and that the school population was optimally capped at 200 students were simply not reliable/truthful.

Even with this By-Law passed the school has come back to the Committee of Adjustment several times since 1996 with requests for "minor" variances. These variances add up and together with the building additions, and school population of 350 students what we see and experience today as neighbours is totally inappropriate for the current site.

I urge the Mayor and Council to once and for all put a stop to this development and not only deny the application but also impose new restrictions and solutions both to the traffic problems and the general appearance and preservation of the attributes of an historic site in an historic neighbourhood.

Please deny the rezoning application and retain these three viable homes in a prime residential historic neighbourhood to be occupied by families once again.

Respectfully,

Colleen Dugard
[REDACTED] Trafalgar Road



[REDACTED]

From: Jacqueline Hawken [REDACTED]
Sent: Friday, March 08, 2019 9:30 AM
To: Town Clerk; _Ward3
Subject: MacLachlan

I am writing this letter to you in support of the proposed zoning by-law amendment for MacLachlan College, 2555765 Ontario Inc. and 2587978 Ontario Inc., collectively.

The reasons I am in support are:

- The design of the planned expansion is attractive and in my view adds to the neighbourhood. MacLachlan is improving the circulation of cars by adding the exit on Macdonald. With this and the planned staggering of grade start and stop times the traffic flow on Trafalgar road will improve.
- As always, the school is maintaining/restoring all heritage aspects of the buildings on-site, and improving the streetscape.
- The proposed expansion benefits our future learners and our community at large.
- I have lived in this neighbourhood for many years and plan to be here for many more. I understand that some neighbours are very negative about the proposed plan. There always has to be give and take with changes in a neighbourhood like ours. I see no reason for negativity or concern about these proposed changes. In fact, I welcome them and have no objections to the current or future operation of the school.
- The Hadfield family have run the school for many years and are a respected part of this community.

Thank you for accepting feedback about the plan prior to the public meeting on March 18, 2019.

Regards,
Jacqueline Hawken
[REDACTED] Spruce Street

From: [REDACTED]

Subject: Comments regarding file Z.1614.72 proposed expansion of MacLaughlin College

Date: March 7, 2019 at 7:30pm EST

To: <townclerk@oakville.ca>

Cc: <ward3@oakville.ca>

I am writing to put on record **my SUPPORT** to the proposed zoning by-law amendment brought forward by MacLachlan College, 2555765 Ontario Inc. and 2587978 Ontario Inc., collectively the business.

My support to the application is based on a few factors:

1. The school expansion plan is beautifully designed and would have an impressive roadside appeal as one walks and/or drives by.
2. From the school's traffic report, I understand that MacLachlan is improving the circulation of cars on site and adding a new exit on Macdonald. As the school expands, the new staggering of grade start and finish times will reduce and improve the traffic flow on Trafalgar Road.
3. From the heritage report, I understand that the school is maintaining and restoring all heritage aspects of the buildings on-site, and improving the streetscape to help reconnect the school to the neighbourhood as a whole.
4. The proposed expansion benefits our next generation of learners and community at large. MacLachlan's school vision is committed to providing enriched academic, community and global learning opportunities to our fortunate students.

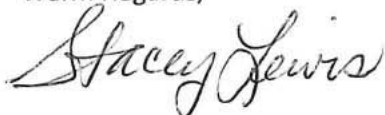
I have lived across from the school for 12 years. I knew when I bought my home, that there would be very short periods of traffic congestion during student arrival and departure times of day. I intend to stay in my home for many, many more years. I have **no objections** to the current or future operation of the school.

I value and respect my neighbours and the sense of community that living in this area brings with it. During the public consultations, it became readily apparent that some of our neighbours viewed the proposed changes from a negative, self centered perspective.....very disappointing.

I want MacLachlan College to thrive financially and continue to offer an excellent education to our present and future students. I have known the Hadfield family for over 20 years. They are respectful, considerate neighbours, both on a business and personal level.

Thank you for seeking comments regarding the business's intentions prior to the public meeting, scheduled for March 18, 2019. Both I and other supporting neighbours will be present.

Warm Regards,



Stacey Lewis

[REDACTED] Trafalgar Rd., Oakville.

Subject:

FW: MacLachlan College

From: Peter Welsh [REDACTED]

Sent: Monday, March 04, 2019 6:42 PM

To: janet.haslett-theal@oakville.ca; _Ward3 <Ward3@Oakville.ca>; David Gittings <david.gittings@oakville.ca>; ServiceOakville <ServiceOakville@oakville.ca>

Subject: MacLachlan College

Lady and Gentlemen

As disappointed as I am that our Mayor does not have on the Oakville Website his direct e-mail address, in favour of several other entry points for other municipal services contrary to the Councillors who are front and centre...

And in recognition of the efforts Dave, before before the last Election, offered to me and my Family at 295 Trafalgar Road...(which, was, respectfully appropriately xtended with no reciprocal benefits, I point out)....

I join this time in to the issue of MacLachlan College.

I record my disapproval to their intentions...plain and simple

I had the same issue with St Mildreds, years ago on Linbrook, and then, selfishly, with a daughter at St Mildreds, sided with the School

But this is a completely different issue

We already know of Trafalgar being a 30,000 car a day route..and its resident suffer daily with access/egress

We already know the heritage houses on Trafalgar are preserved...and the home owners are restricted...but maybe not this school

We already know the potential loss of the "community" of Trafalgar may well erode the charm of Oakville

We already know conversion to commercial on Trafalgar...which this will be will seriously interrupt and challenge the core of Oakville, as if it (the Core) does not already have enough challenges with 15 or so empty street front retail locations..

We already know that the Cornwall to Lakeshore passage is critical...forget more traffic...

Why in the world would there be any debate ?

This must not proceed

This is a direct threat to the core of Oakville

And you guys ought to appreciate this for what it is: both a singular business initiative on a residential street and the beginning of the erosion of what has been a Street of homeowners relishing their Heritage properties, and I might add, bound by the strictures of those heritage designations, but respecting that Heritage..which this project does not

Please do not accept this plan....think about the greater good..and respect your Property Owners who have invested dearly in the neighbourhood with the acknowledged limitation on what they can do with their properties...but intent on maintaining the culture and character for their neighbours and the area

Thank you

██████████ Trafalgar Road

Peter R. Welsh
Barrister & Solicitor
Peter R. Welsh Professional Corporation

██████████ Cornwall Road
Oakville, ON ██████████

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www.welshlaw.ca

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

From: Horning

Sent: Monday, March 18, 2019 10:46 AM

To: Town Clerk <TownClerk@oakville.ca>; info@tcra.ca; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; David Gittings <david.gittings@oakville.ca>

Subject: Proposed bylaw change for MacLaughlin College expansion

To whom it may concern,

As residents in the area of MacLaughlin College, we would like to express our concerns regarding the proposed bylaw changes in order for the school to expand. While we don't live directly adjacent to or around the school, we are concerned for the 3 homes (as well as those directly opposite) that will now be boxed in and have further encroachment on their lives. In our view this takes away from a neighbourhood feel and one of the reasons we love living in the area.

The other concern we have is the traffic and how it is managed. For years we had to contend with MacLaughlin parking on our street (Spruce) and the garbage that was left from the students. We managed to have 'no parking' signs installed along most of the street and then the whole street was designated 'no parking' due to the hospital. Those signs are now gone since the hospital has closed. In the expansion, is there going to be adequate parking for staff and students so that they don't have to use surrounding streets? I believe they must rent or use the lot on Cornwall near the baseball diamonds at the moment.

As far as traffic, currently Trafalgar (and MacDonald) are extremely busy during school drop off and pick up. It makes it almost impossible to travel along Trafalgar at that time. Since Trafalgar is the main road into and out of downtown, are you not doing a disservice to those who live, want to shop, or work downtown? There was a similar problem with the expansion of St. Mildred's along Devon and the situation of traffic is still a problem along that route. However, it is not a main access to the downtown area.

The motto of the town is 'To be the most liveable town in Canada'. Both of these concerns: having a neighbourhood feel, and the amount of traffic and how it is managed, in our mind is in direct contradiction of the town motto. We welcome your feedback and clarification in this matter.

Zoë and Mike Horning
Sent from my iPad

From: Mitchell Easton

Sent: Monday, March 18, 2019 2:57 PM

To: Town Clerk <TownClerk@oakville.ca>; _Ward3 <Ward3@Oakville.ca>

Subject: Opposition to MacLachlan College proposal

Good afternoon,

We are writing to let you know of our opposition to the rezoning application submitted by MacLachlan College.

Our biggest concern is that the proposed expansion to the existing building does not fit with the "look and feel" of the current neighbourhood. It also seems like a fairly large commercial expansion in what is intended to be a residential neighbourhood. Although we feel that exceptions can and should be made within the Trafalgar Road area (for necessary expansion of living areas, upgrades/modernization to homes, etc) this one seems to go beyond the reasonable limits.

We appreciate your attention to and review of our concerns, and those of our neighbours.

Thanks,

Mitchell Easton & Jennifer Smith
Trafalgar Road Residents