

*Nigel F. Byars*  
*Oakville, Ontario*

October 7, 2017

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

**Attention:** Mr. Gabriel A. R. Charles, MCIP, RPP  
Senior Manager, Current Planning and Urban Design Planning Services

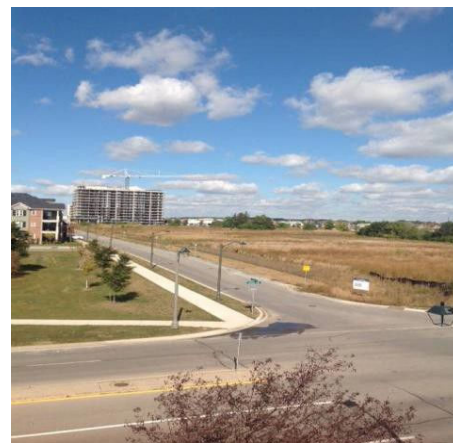
Dear Mr. Charles:

**RE: Proposed Zoning Amendment By-law 2014-014, 2264, 2274 and 2320 Trafalgar Road; Your File # 42.24.018**

Thank you for meeting with me on October 6, 2017 to discuss aspects of the proposed zoning amendment to permit the significant densification of the subject lands. Your comments and responses to my questions were very helpful in enhancing my understanding of the intent of the proposed zoning amendment.

The purpose of this letter is to provide a written submission containing my comments regarding the proposed zoning amendment as requested in the official notification of the Public Meeting scheduled for October 10, 2017. Accordingly, a copy of this communication is also being sent to the Town Clerk of the Town of Oakville for provision to the Planning and Development Council.

I reside at 276 Glenashton Drive, Oakville, which is located on the south side of Glenashton Drive adjacent to Lane 112. The property that is the subject of the proposed zoning amendment fronts on the north side of Glenashton Drive slightly northeast of my residence. As such, the subject property is in direct line of sight from the front windows of my residence. To place this in perspective I am attaching below photos of the views from my main floor and upper floor windows.



The Town of Oakville aspires “To be the most livable town in Canada”. Certainly the concept of “livable” can take on many meanings depending on one’s perspective and preferences, however in my own view it speaks to a **quality of life** condition and the ability to peacefully enjoy one’s property and the community surroundings. I am concerned that the focus on the significant densification of the subject lands, as contemplated in the proposed rezoning provisions, will be inconsistent with the objective of being the “most livable town” and will contribute to a noticeable deterioration in the peaceful enjoyment of my residential property and its value.

The Oak Park area of the Uptown Core is substantially made up of low to medium density residential dwellings, the vast majority of which do not exceed four storeys in height. The recent addition of the rental apartment property fronting on Oak Park Drive, which is currently under construction, has added approximately 12 storeys of new high density residential units to the property that abuts the property that is the subject of the rezoning proposal. The rezoning proposal seeks to permit the addition of properties of 12-16 storeys, with up to 20 storeys with bonusing, to this area. The rezoning proposal contemplates the addition of a minimum of 1,215 units without placing a maximum restriction on the number of units permitted.

My concerns with the risk of there being a noticeable deterioration in the peaceful enjoyment of my residential property as a result of the rezoning proposals is focused on the following matters:

**1) Vehicular traffic**

Currently there is substantial northbound and southbound traffic on Trafalgar Road. The general pace of the traffic regularly exceeds the posted speed limit and red lights are often ignored by drivers due to the rapid pace at which the vehicles are generally driven.

The traffic light at Trafalgar Road and Glenashton Drive, by example, is currently set for an extended delay in permitting eastbound and westbound vehicle and pedestrian traffic to move along Glenashton Drive and to cross Trafalgar Road. As a frequent user of Oakville Transit Route 1, I have observed many times when descending from the bus the frustration of other pedestrians seeking to cross Trafalgar Road at Glenashton Drive with the extended delay following the pushing of the walk signal, with the result that many, particularly young people, then proceed to cross without the benefit of a green light and walk sign, cutting across the Trafalgar Road traffic flow. It is likely just a matter of time before one or more of these pedestrians is seriously injured.

The opening of Taunton Road has as well increased the traffic flow of vehicles proceeding south and turning east onto Glenashton Drive. I have observed a lack of understanding by drivers of the right of way of northbound vehicles turning east out of Lane 112 over southbound vehicles turning east from Taunton Road. Glenashton Drive is a principal artery for the Oak Park area and the pace of traffic on Glenashton often exceeds the posted speed limit which creates additional contention between vehicles seeking to enter onto Glenashton Drive. As the existing residential properties become fully occupied traffic congestion in this area will progressively increase.

The rezoning proposal, if approved, will ultimately result in a further significant increase in vehicular traffic in this sector. It is my understanding that it is intended that Gatwick Drive and Georgian Drive will be extended eastwards to meet Trafalgar Road, however, this will not alter the significant increase in the number of vehicles seeking to access Trafalgar Road, a situation that will undoubtedly be further aggravated by the substantial current residential construction underway in the area to the north of Dundas Street and to the east of Trafalgar Road.

**2) Building height and line of sight restrictions**

The majority of existing residential properties in the close proximity to the lands that are the subject of the proposed rezoning are of a height of four storeys or less. In my own case, the construction of the rental residential apartment building on Oak Park Drive, which has now reached twelve storeys, has almost fully blocked my view to the north from the third floor windows of my residence (see photos above). If new towers of 12-16 or even 20 storeys are constructed on the subject lands, they will totally obliterate the line of sight view that now remains, thereby depriving me and other citizens of the enjoyment provided by the sense of open space that previously existed.

**3) Shadow casting**

The proposed building heights that the rezoning proposals envisage will result in a substantial increase in the building shadow that will be cast over residential properties. This will be particularly noticeable in the area to the east of Trafalgar Road, which is substantially composed of single family residential properties, during the afternoon and early evening travel of the sun. I believe that the shadow casting, particularly during the afternoon and early evening hours will be substantially greater than that depicted in the schematics prepared to show the impact of the rezoning proposals. This substantially increased shadow casting will, in my opinion, materially contribute to a further degradation in the “livability” of the existing properties in the areas adjacent to the lands that are the subject of the rezoning proposals.

**4) Night light casting**

The addition of several multiple storey high density buildings on the subject property will lead to a significant increase in the presence of night lighting from the surrounding road and walkways and more particularly from the residential properties themselves. I am attaching below a night photo of the subject property taken from my third floor window. Even though the residential rental property now being constructed on Oak Park Drive is only using temporary construction lighting, the significant impact of this one property is already apparent. The addition of several multiple storey high density buildings to this area will only add to the presence of significant night light, thereby further detracting from the peaceful enjoyment of existing properties.



**5) Inadequacy of transitional green space buffer zones**

The rezoning proposal indicates that there will be green space provided by the existing high pressure natural gas line right of way and by a modest continuation of the park in the area identified as Area E on the draft Appendix 4 of the rezoning proposals.

However, Appendix 3 of the rezoning proposals groups Areas E and F under Area C, thereby apparently permitting construction of buildings of 4-6 storeys on the lands noted as Park lands.

Notwithstanding whether or not the intent is to provide the park space Area E as a buffer zone, it is my view that the provision of a green space buffer as a transition between the existing low density residential properties and the proposed very high density multi-storey buildings contemplated by the rezoning proposals is inadequate and not sufficiently aligned with good urban planning design guidelines.

With the exception of the little used pond area to the east of Sixth Line and north of Trafalgar Road, the Uptown Core area does not benefit from any abundance of park land green area nor areas of mature trees. More green space and more mature treed space is needed if the Town of Oakville is sincere in its desire to become the most "livable town" in Canada.

In my view, it is imperative that an adequate green space buffer zone be provided as a transitional barrier between the existing low density residential properties in the Oak Park area and the significant multi-storey high density buildings that are contemplated for the subject lands under the rezoning proposals.

I understand that there is no current development proposal for the subject lands and that the Town, through enacting the proposed rezoning, seeks to clarify and remove uncertainty regarding the development potential of the property in order to enhance the value and attractiveness of the property to potential developers. Typically however, it is more often the norm that rezoning is considered in connection with specific development proposals actively under consideration for a specific property. In this connection it is disconcerting to see the reference to **minimum** numbers of development units and ranges in the number of storeys from 4-6; 6-10 and 12-16 (and even 20 storeys with bonusing) creating an uncertainty that is not tempered by corresponding **maximum** development limits. I understand the need to provide for some increased densification in the Town's development plans, but I question the merits of imposing such densification in an area that is predominantly comprised of existing low density residential properties. I believe it is relevant for planning officials to consider whether or not the existing property owners would have been as attracted to take up ownership in the Oak Park area if it had been apparent to them at the time that high density multi-storey properties would subsequently be imposed upon them.

I respectfully request that the concerns with the potential impact of the rezoning proposals expressed in the forgoing comments be taken into consideration when the rezoning proposals are reviewed. Thank you for this opportunity to provide my views on the rezoning proposals prior to their consideration by the Town of Oakville planning officials.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nigel F. Byars', with a stylized flourish extending to the right.

Nigel F. Byars

Copy to: Town Clerk, Town of Oakville