

Planning and Development Council Meeting
May 13, 2019

Comments Received Regarding Item 3

Proposed Official Plan and Zoning Amendment,
Draft Plan of Subdivision and Draft Plan of Condominium
320-350 Bronte Road

File No.s Z.1631.01, OPA 1631.0, 24T-19001/1631, 24CDM-19001/1631

Bronte Road
Oakville
ON, L6L 3C6

24th April 2019

Re: Proposed development 320, 324, 338, 346 and 350 Bronte Road
File No: Z.1631.01.OPA 1631.01, 24T-19001/1631, 24CDM-19001/1631, Ward 1

Dear Sir / Madam,

As we will be out of the province on holiday on the date of the public meeting we would like to lodge our objection, in writing, to the proposed development on Bronte Road.

We attended the informal public meeting held by the developer on the site some months ago and we believe the development, as tabled at that meeting and set out in the notices we received from the Oakville Council, should not go ahead for the following reasons:

1. The development as proposed introduces town houses and will change the character of the local area and set an unwanted precedent for further developments of this type
2. The density of the development is not in keeping with the surrounding area
3. The development has insufficient off-street parking and will inevitably result in parking congestion in roads surrounding the development. Each premises should have parking for at least three vehicles as the units are clearly designed for family occupation and most households have a minimum of two vehicles (it should be noted that many households choose to use their garage for storage reducing the planned parking to just one per property)
4. The development will increase the number of vehicles entering and exiting Bronte Road in an area that is already very congested at peak hours and can be expected to become more so when the apartment developments already in progress on the corner of Lakeshore are completed
5. The development in general does not meet the existing zoning requirements regarding building type, density or height.

We believe there is no pressing reason why the application for a zoning change should be granted. The developer was aware of the zoning regulations in force when the properties were purchased and any future development should comply with those regulations and not be granted leave to change the zoning in force after purchase of the properties.

If the developers purchase of the properties was with a zoning change in mind the developer should have taken out options to purchase subject to approval of the zoning amendment and not assumed that it would be granted.

Yours sincerely,


Christopher Waller

Elizabeth Waller


RECEIVED
APR 25 2019
CLERK'S DEPT

[REDACTED]

From: Jane Nguyen [REDACTED]
Sent: Saturday, April 20, 2019 4:58 PM
To: Town Clerk
Cc: Hai Tran
Subject: 320 Bronte Road Inc. development

Hello,

I'm emailing wishing to be notified of the decision of the Town of OAKVILLE on the proposed official plan for the above address. We live in the area and it will directly affect us over the course of the construction and the potential influx of traffic that this will create!

Sent from Jane Nguyen-Tran

[REDACTED]

Subject:

FW: 320-350 bronte road

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

From: Linda Leeson [REDACTED]

Sent: Thursday, March 28, 2019 4:02 PM

To: Robert Thun

Subject: 320-350 bronte road

Thank you Robert for putting my name on the list for the upcoming statutory meeting relative to the subject line above.

I am extremely concerned relative to the possibility of 72 additional vehicles which may be approved with this specific application.

2 parking spaces per unit x 28 units, plus 14 visitors parking and 2 single detached homes.

As you may be aware there already exists a significant volume of traffic in this immediate area without the above development, not to mention the additional proposal at 595 bronte road.

Would you kindly advise of the following -

when will lakeshore road construction commence and possible substantial completion of lakeshore road be achieved

When will the wyecroft bridge construction commence and what might the duration of construction be

Thank you for looking into the above for me , I'm certain that not all of my questions are within your portfolio.

Lastly, I would like to sit down with you to review the 320-350 information with you to ensure I have a complete understanding.

Thank you very much Robert, your time is greatly appreciated.

Linda Leeson

[REDACTED] Swansea drive

Subject:

FW: 320 Bronte Road

From: Derek Ramm [REDACTED]

Sent: Monday, March 25, 2019 9:20 AM

To: Robert Thun; Sean O'Meara

Subject: Re: 320 Bronte Road

With regard to the proposed development at 320 Bronte Road, among others, can you please advise as to what the Town's plans are with regard to traffic and infrastructure in the area? I know the developers paid Nextrans to conduct a study (which is entirely another discussion about conflict of interest) but I can speak with some experience, as a Ward One resident for more than 17 years, that new developments have always brought far more infrastructure and traffic woes than predicted.

Despite its expansion several years ago, I don't believe Bronte Road is capable of handling current traffic volumes (particularly at rush hour) and the development of the Bronte Village Mall, Saw Whet Golf Course and potentially 320 Bronte Road are going to dump a heck of a lot of additional vehicles on an already overtaxed road.

Regards,
Derek Ramm

Planning and Development Council Meeting
May 13, 2019

Comments Received Regarding Item 4

Zoning By-law Amendment

2250 Speers Road

Acclaim Health & Community Care Services

File No. Z.1628.01

[REDACTED]

From: Melissa Cameron <mcameron@acclaimhealth.ca>
Sent: Friday, May 10, 2019 8:31 AM
To: Henry Jelinek; Town Clerk
Cc: [REDACTED]
Subject: RE: Acclaim Health Application re 2250 Speers Road

Hi Henry,

Nice to hear from you.

Yes, we are very familiar with the types of businesses and industries in the E1 zone, as our head office is just a little further west on Speers Road. We know exactly what to expect. We are designing the facility with this in mind, and truly don't anticipate any issues. Your future production and distribution will not be impacted by anything we plan to do on the site.

We're working with our planner to determine the appropriate contents of the letter. Stay tuned!

Melissa

Melissa Cameron
Director, Development and Marketing
Acclaim Health
E: mcameron@acclaimhealth.ca
T: 905-827-8800 x2040
C: 289-259-5648

From: Henry Jelinek [REDACTED]
Sent: Thursday, May 9, 2019 8:01 PM
To: Melissa Cameron ; townclerk@oakville.ca
Cc: [REDACTED]
Subject: Re: Acclaim Health Application re 2250 Speers Road

Hi Melissa,

I am the owner of the building at 2260 Speers Rd next door to you. Thank you for contacting us. We have been in our building since the early 1980's and trust that your proposed dementia care centre will not have any effects on our operations. We do run some machinery and as a distribution centre for our products there will be daily truck pickups and deliveries. I am sure you are aware of this and trust that we can respect each other as good neighbours, appreciating each other's business requirements.

I have read Guy Dorbeck's submission to the Town of Oakville (copy below) and I concur with his proposed solution based on your verbal assurances to him. A letter from Acclaim Health to the Town and to the neighbouring property owners expressing that Acclaim Health accepts the fact that now and in the future there will continue to be some noise and dust within the E1 zone as is currently. We are simply wanting assurances that future production and distribution can continue unhindered by your dementia facility needs.

Thank you for your cooperation.

Henry Jelinek
per Henry Jelinek Enterprises Ltd
2260 Speers Rd.
Mobile: 905-617-2515

Sent from my iPhone

From: Guy Dorbeck [REDACTED]
Sent: Thursday, May 09, 2019 3:10 PM
To: townclerk@oakville.ca
Cc: [REDACTED] Melissa Cameron
<mcameron@acclaimhealth.ca> [REDACTED]
Subject: Acclaim Health Application re 2250 Speers Road

To Oakville Town Council,

Regarding: Application for a zoning by-law amendment by Acclaim Health and Community Services at 2250 Speers Road.

I am the owner of 2240 Speers Road which is the building immediately to the east of and adjacent to 2250 Speers Road. We also own 2220 and 2270 Speers Road which are in close proximity to the proposed dementia care facility. In general, we support the Application by Acclaim Health to establish a dementia care facility. However, we are concerned about this kind of facility being located in an E1 zone where a certain amount of noise and dust is generated by the business operations in this zone. We anticipate that clients in Acclaim's care will prefer a less noisy and less dusty environment. We also anticipate that those needs will begin to dictate, suppress or interfere with the legitimate business activities that are permitted in the area or to impose mitigation measures at the expense of surrounding property owners.

Melissa Cameron (Director, Development and Marketing – Acclaim Health) has assured me that they are establishing this facility in an E1 zone with their eyes wide open to the current nature of the neighbourhood and that they will have to

tolerate the noise and dust generated by the businesses close-by. This is a very generous statement but it comes in the middle of the excitement of the “honeymoon” phase of development. Years from now, tolerance levels may wear thin and/or new management staff may not share Melissa’s perspective.

I propose the following solution to my concerns; Acclaim Health should prepare a letter of record addressed to the Town and the neighbouring property owners which simply states that they are fully aware of the many uses permitted in this E1 zone which may in future locate close to their facility and that they accept the fact that there will be noise and dust from time-to-time that is not perfectly compatible with the operation of a dementia care facility.

I look forward to Council and Planning staff resolving this issue.

Sincerely,

Guy Dorbeck

Valley Creek Inc.

26A Market Street

Georgetown, ON

L7G 3C1

This email (including attachments) contains confidential information and is intended only for the individual named. If you are not the intended recipient you should not disseminate, distribute or copy this email. Please notify the sender immediately by email or by phone at 1-800-387-7127 and delete this email from your system. Thank you.

[REDACTED]

From: Guy Dorbeck [REDACTED]
Sent: Thursday, May 09, 2019 3:10 PM
To: Town Clerk
Cc: [REDACTED]; 'Melissa Cameron'; [REDACTED]
Subject: Acclaim Health Application re 2250 Speers Road

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Georgetown, ON
L7G 3C1

[REDACTED]

From: Henry Jelinek [REDACTED]
Sent: Thursday, May 09, 2019 8:01 PM
To: mcameron@acclaimhealth.ca; Town Clerk
Cc: [REDACTED]
Subject: Re: Acclaim Health Application re 2250 Speers Road

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Thank you for your cooperation.

Henry Jelinek
per Henry Jelinek Enterprises Ltd
2260 Speers Rd.
Mobile: 905-617-2515

Sent from my iPhone

From: Guy Dorbeck [REDACTED]
Sent: Thursday, May 09, 2019 3:10 PM
To: townclerk@oakville.ca
Cc: 'Greg Dorbeck' [REDACTED]; Melissa Cameron
<mcameron@acclaimhealth.ca>; hsj@jelinek.com
Subject: Acclaim Health Application re 2250 Speers Road

To Oakville Town Council,

Regarding: Application for a zoning by-law amendment by Acclaim Health and Community Services at 2250 Speers Road.

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[REDACTED]

From: patriciaarch [REDACTED]
Sent: Thursday, April 25, 2019 10:15 AM
To: Town Clerk
Subject: Re 2250 Speers Rd.

Thank you for the notice re the Acclaim Health meeting. My property abuts the above property and I have no problem with the rezoning.

Please notify me of the committees decision.

Thank you.

Patricia Arch

Sent from my Galaxy Tab® E

Planning and Development Council Meeting
May 13, 2019

Comments Received Regarding Item 5

Proposed Zoning By-law Amendment and Draft Plan of Subdivision
47 Nelson Street
File No. Z.1728.65 and 24T-18007/1728

May 10, 2019

Robert Thun

Senior Planner

Town of Oakville

Dear Robert;

I am writing in response to the revised reports which have become available, containing recent updates on the proposed development at 47 Nelson Street, in Bronte. I reside at [REDACTED] Marine Drive. The south side of my property backs on to the north side of the property in question. The opportunity for local residents to weigh in on this most recent information, and for our feedback to be considered by Mayor Burton and Town Council is truly appreciated.

Allow me to say up front, that I am strongly opposed to the project going forward *as planned*. There were oral presentations, and written submissions made at the Public Meeting on March 18th, by those of us who reside in the immediate neighbourhood of the lands in question, expressing our real concern over the health and very survival of the majestic, century old maple trees, that line the frontage of the property on 47 Nelson Street. The additional information that has been brought to bear, in the reports of March and April 2019, pertaining to the impact of the planned development on these irreplaceable trees, is very sobering indeed. The recent arborist reports by Welwyn Consulting are fraught with red flags; for anyone who takes the time to read the details, it is apparent that these much loved maples, that lend such character and charm to our established neighbourhood, would stand little chance of survival, if the project is approved as proposed, despite the documented efforts that would go into attempting to spare them. The scale of this development is simply too ambitious for the size of the property, and would threaten the integrity of the trees. It is my firm belief that the arborist knows this, and has attempted to convey his concerns as truthfully as possible, while being sensitive to the ambitions of the current owners.

Firstly, Welwyn Consulting has noted not once, but in three separate places in the report, that the root system of the trees in question, is likely to *"extend 2-3 times beyond the canopy/dripline."* This is clear indication, that while the mandate of the arborist report is limited to observations concerning the portion of the root system that is confined to Town property, there is very real concern for what lies beyond, in terms of the potential injury to the tree roots that extend far and wide past the Town property line. In addition, p.8 of the report amended on Apr 12th, explicitly states that *"there is the potential for root injury to these 4 trees due to the proximity of the proposed driveways."*

Secondly, the root zone investigation conducted on Apr 9th, was limited due to the density of the surface roots around the trees. The arborists were unable to dig down as far as was intended/planned to adequately assess the situation; they indicate that there may well be large roots underneath, that could not be accessed by their methods. Therefore, a more detailed depth analysis would be required, according to the author, to provide a fully informed opinion. I ask, what more needs to be said!

Further, given that the report repeatedly states that the trees “may sustain a degree of injury (including but not limited to root severance, soil compaction, and disturbance),” it seems to be a contradiction that aeration methods, as well as mulching, both *known* to reduce soil compaction, p. 13, according to the arborist report dated Apr 12th, would not have been recommended, in this situation. Perhaps this is because these methods are to be implemented post-construction if required, however what legal recourse does the neighbourhood have, to ensure compliance with such recommendations, after the fact? Finally, given that trees of this size and age, take from 2-5 years to show their strain, and decline, it is unconscionable that the current owners are proposing to monitor the trees for the bare minimum of 2 years, beyond which they will hold no liability, while local residents will only be able to stand by and watch, as our beloved trees decline and ultimately die, over the three years that will follow, which they are almost sure to do, if the development proceeds as proposed.

If the Town is as serious as it purports to be, regarding preserving its tree canopy, especially its stately, old trees that define our older neighbourhoods, and in all likelihood, have many more years of life to give, it is imperative that they not knowingly be put in peril by a development project, that has the capacity to be scaled back, to preserve and protect them, and better suit the needs of the neighbourhood. At the very minimum, it is imperative that the elevator depth garages, and the variance requested to shorten the frontage beyond regulation, for this development, be denied.

Respectfully, I urge you, to please vote against this development as it stands, and rather seek an amendment to permit just 3 townhouses, with a height of two stories, in line with the townhouses adjacent, on the south side. This would meet the medium density zoning of the land, while demonstrating some good will, and respect for the neighbours who have invested so much in their own properties, on this lovely, sought-after, tree-lined street, and want to know that their property values will be maintained. These trees go a long way to creating the kind of established “old Oakville” look, that homeowners seek, but so rarely find in our Town today.

Sincerely,

Diane Garley

Planning and Development Council Meeting
May 13, 2019

Comments Received Regarding Item 6

Proposed Zoning By-law Amendment

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

By e-mail to: council@oakville.ca

1225 Trafalgar 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

9th May 2019

Re: MacLachlan College Proposal

Ladies and Gentlemen,

I wish to put on record my opposition to the proposed expansion of MacLachlan College for the following reasons:

- i. MacLachlan College is not a school for neighbourhood children but a "for profit" institution which has been expanding and expanding over the years with already several alterations to the historic building in which it is housed.
- ii. By altering the use of the two family homes purchased on Trafalgar road (one of historic architecture and the other an "Old Oakville" type of house) they are further eroding a well established family neighbourhood.
- iii. The proposed extension to the present school building (which the neighbours have for generations called "Kerosene Castle") is a large modern cube-like structure which one would surely not be permitted to add on to one's own heritage home.
- iv. It is recognized that the addition is set well back from Trafalgar Road however "out of sight - out of mind" should not be used as an excuse as it is still altering the inherent architecture of the building and the neighbourhood. The only element of the extension which is in keeping with the original building appears to be that both are white.
- v. Trafalgar Road has for a long time been the visually pleasing gateway to Old Oakville. The residents have struggled to keep it a two-lane two-way street without heavy truck traffic and have tried to keep speeding in check. For far too long we have persevered with the traffic problems caused by the continual expansions of MacLachlan College. Even with the addition of an entrance on MacDonald Road the school is still bound by Trafalgar Road on the west and Reynolds Street on the east. There will be additional traffic problems on these two main arteries into downtown Oakville which may affect emergency vehicle access to the three retirement/long term care residences in the area - Churchill Place, Trafalgar Lodge, and Wyndham Manor.

- vi. There is a long established variety store on the north east corner of MacDonald and Trafalgar Roads as well as the community mail boxes on the south east corner - both of which cause lot of traffic. There is a sidewalk on only the north side of MacDonald Road which will add to the potential for pedestrian and vehicular accidents.
- vii. Tearing down a family home to make a driveway into an over-expanded school is a further erosion of a very livable neighbourhood. We have already recently lost our hospital, wonderful Brantwood School, our two Tim Hortons (one in the hospital), two medical buildings (with labs, pharmacies, dentist and doctors offices, physiotherapists, etc.) all to be replaced by expensive condos and townhouses. Many older residents are feeling pinched by the loss of amenities in the area and question how the expansion of MacLachlan College makes the area any more "livable".
- viii. The school proposes making the rear of 331 Trafalgar Road into a playground which will be immediately beside another single family historic home and will result in constant daytime noise as children are meant to have fun at recess, etc. However, should there not be a buffer zone to minimize the impact of the noise on adjacent properties.
- ix. What is to prevent the school from, in the future, making one or both of the recently purchased properties on Trafalgar Road into residential dormitories for out of town or any other students now housed in private homes.
- x. The new recreation centre on Reynolds Street is meant to be for local residents. With the proposed increase in enrollment it seems likely that more students will use the community centre. How will the school prevent their students from treating it as an extension to the school facilities.

In conclusion, please stop this expansion. If MacLachlan College must expand then let them move to a purpose built school with lots of room for expansion and a student density more in line with other private schools in the area. Restore the three recently purchased houses to family homes.

Sincerely,

Mary E. Clarke

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

[REDACTED]

From: David MacKay [REDACTED]
Sent: Wednesday, May 08, 2019 10:21 PM
To: Town Clerk
Cc: _Ward3; [REDACTED]
Subject: FW: Written Submission re: File No. Z. 1614.72, Ward 3, MacLaughlin College Proposal

Attention: Town Clerk at the Town of Oakville
CC: Janet Haslett-Theall,
Dave Gittings

Regarding the proposed zoning by-law amendment 331, 337, 339, 349 Trafalgar Road and 272 Macdonald Road 2555765 Ontario Ltd. And 2587978 Ontario Inc. (MacLachlan College) File No. Z. 1614.72, Ward 3

In advance of the meeting on Monday May 13, 2019; 7:00pm at the Town Hall I wish to register my opposition to the proposed zoning by-law amendment presented by MacLaughlin College. This year will mark our twentieth year at [REDACTED] Trafalgar Road – several houses south of MacLaughlin College. For twenty years MacLaughlin College has been nothing more than a marker on the street to help direct guests or pizza delivery guys to our home. The only time MacLaughlin College has engaged with the local community was when we were invited to provide parking for college staff for a stipend during the school year. MacLaughlin College is a private business that contributes nothing to the neighbourhood but traffic congestion on Trafalgar Road at peak times of the day. The proposed expansion will only create a larger private business and increased traffic congestion.

MacLaughlin College is currently shoe-horned in our residential neighbourhood and will remain shoe-horned in our residential neighbourhood should this expansion be permitted. It's simply too small a property for a private school and offers no room for expansion, unless the owners see future opportunity in purchasing more neighbourhood homes.

What I found most offensive about this proposal was the merging of three properties into the MacLaughlin College footprint; the community has lost three neighbours. The commercializing of Trafalgar Road started with the conversion of houses to business operations south of Georges Square and continued to Moore Chiropractic at 275 Trafalgar Road. The erosion of our neighbourhood appears to be on the increase along Trafalgar Road. I fear that this will continue to the point where Trafalgar Road will become just another commercial strip linking Cornwall Road to Lakeshore – how unfortunate.

David S. MacKay
[REDACTED] Trafalgar Road,
Oakville, ON

[REDACTED]

From: Tom and Colleen Dugard [REDACTED]
Sent: Friday, May 03, 2019 11:05 AM
To: Town Clerk
Cc: Janet Haslett-Theall; David Gittings
Subject: MacLachlan College File No. Z.1614.72, Ward 3
Attachments: MacLachlan College File No. Z.1614.72, Ward 3

TO: The Mayor and Town Council,

I am writing to reiterate my objection/opposition to the rezoning and expansion of MacLachlan College.

Further to the meeting of 18 March 2019, where the numerous objections/concerns of the surrounding neighbourhood were presented to Council - several developments have come to light.

The original proposal, by the applicant, to relieve the horrific current and proposed traffic congestion was flawed and inadequate. Although the traffic proposal has been totally revamped it remains inadequate to address the real issue – that is, this site is inappropriate not only for the development that already exists there and that any approval of future expansion plans is literally ludicrous.

I addressed the history of what I have witnessed on this site over the past 40 years in my letter of 10 March 2019 which is attached. The intrusion of MacLachlan College on this entire neighbourhood is intolerable and although I refrained, in the past, from addressing the impact to my personal space I can no longer remain silent. The home at 331 Trafalgar Road is directly adjacent to my home of 40+ years at [REDACTED] Trafalgar Road – the impact of this property becoming an extension to the school property is dreadful and invades not only my privacy but my enjoyment of my outdoor space. In the latest submission the 331 property is referred to as the founders' residence. As such, is there any compelling reason for including this residence in the rezoning application? It can remain "The Founders' Residence" as long as the founders reside there and could revert to a viable home for a family to purchase once the founders no longer occupy the home – no need to rezone !! Should this property be rezoned to CU the future is predictable further school expansion(s) that will likely include more classrooms, more students, staff, traffic and/or building additions as well as landscape alterations. The history of this business is to build on, pave or artificially turf every square foot of the property they own.

I want to be clear that I object not only to the rezoning of 331 Trafalgar Road but the entire rezoning application. No doubt other neighbouring properties have the same objections as I to the impact to their personal space and I support and stand with them and with the 58 residents who signed the petition to oppose.

Please deny this rezoning application and stop this business expansion.

Respectfully,

Colleen Dugard
[REDACTED] Trafalgar Road

[REDACTED]

From: Angela Furness [REDACTED]
Sent: Thursday, May 02, 2019 11:15 AM
To: Town Clerk
Subject: RE: 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

Planning and Development Council Recommendation Report Meeting May 13, 2019

Respectfully,

Angela Furness
MacDonald Road Resident, Oakville