

Appendix C: Public Comments



Trafalgar Chartwell Residents' Association
advocating for our community

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Town Clerk at the Town of Oakville
1225 Trafalgar Road
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December 29, 2019

Response to a Zoning By-law Amendment Application
JRB-109 Reynolds Holdings LP-JRB Developments, File No. Z.1613.61,
Ward 3

TCRA is very impressed with this in-depth application for an eight storey, 21 unit residential condominium building on 109 Reynolds Street.
<https://www.oakville.ca/business/da-34643.html>

We are particularly impressed with the supporting documents including the Shadow Drawings Package as well as the Site Context Plan that includes 3-D drawings in situ. Mr. John Bowman is a respected Oakville developer who has had a long-term relationship with TCRA. He continues to welcome us to his office to keep us abreast of his future projects.

Our only concern with this application is the height of the building that we understand is “in keeping with the intent of the Main Street 2 land use designation...” This is the first application in the Downtown Oakville Growth Area (Livable Oakville Plan, Official Plan Amendment Number 20) and, therefore sets a precedent.

As a result, we ask the Town to consider the following points when reviewing future new builds in this area:

- Should the Town list a maximum building height in the Downtown Oakville Growth Area guidelines, not the number of storeys?
The Zoning Bylaw for a residential home includes a height restriction. Why is there no height restriction for buildings in this business area?
or
Should the Town define a storey, including the height of the condo floors, the foyer floor, and the interstitial space between floors?

- Should the height of the Mechanical Room on the roof be included in the height of new buildings?

We wish to be notified of the decision on the above application and look forward to meeting with the Zoning and Planning Committees in the future.

Sincerely,
Linda Wilson-Pauwels, TCRA Director (l.wilson.pauwels@utoronto.ca)
Peter DeRosa, TCRA President
Bob Brunini, TCRA Director

RE: JRB-109 Reynolds Holding LP-JRB Developments.

Town Clerk:

I am opposed to the proposed zoning by-law amendment regarding the above stated file.

The proposed development is not in keeping with the surrounding area and will set a dangerous precedent for future potential oversize buildings.

I wish to have the ability to appeal as a participant or party any decision made that is not in keeping with current well thought out by-laws. Please keep me informed on all matters concerning this file.

Thank you in advance.

Regards,

A large black rectangular redaction box covering the signature area.

RE: JRB-109 Reynolds Holding LP-JRB Developments.

I have seen the plans for this building and think that, while it is on the high side, I approve.

My main concern is for traffic, trucks, soil removal and building materials on Reynolds, particularly in view of the proposed new development at the corner of Reynolds and McDonald and the building that is to take place on the north side of the old hospital lands.

We have been living with much mess, noise and traffic disruption during the Rec Centre construction and despite an agreement to route traffic along Allan as well as Reynolds, and many calls to Town, the builders continued to use Reynolds.

I wonder if anything can be done to mitigate these concerns by routing traffic on other streets and ensuring compliance.

[REDACTED]