

APPENDIX F - Public Comments

From: Eva Baxter [REDACTED]
Sent: July 13, 2020 12:55 PM
To: Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>
Subject: Wilson Street proposed development - your help is needed

Dear Ray and Cathy

We are writing to you as concerned residents of Head Street and hope you can help to bring our concerns to the planners of the Town of Oakville.

We chose to move to [REDACTED] Head Street 3 years ago. One of the main reasons for moving to this street and eventually building a house here was its special charm and character. We appreciated the historic 'look and feel' of the neighborhood and made every effort to fit our house design to that look. Our neighborhood even has a special Bylaw designation restricting the square footage, height and building setback. Even though we wanted to have a deeper backyard, we were forced to move our house back 15 feet to follow these strict guidelines. The height of the house could not be taller even by 1 foot! We painstakingly followed the guidelines in order to obtain the building permit and assumed that everyone, residents as well as large corporations must adhere to the Town's building bylaws. **So we were very shocked to see the height of the proposed building exceeding the bylaw by 2 storeys ! This is a drastic change to the population density in this area and to the current bylaw.**

A closer look at the plans revealed other issues that will change our street and affect our way of life here. This is a street with little vehicular traffic, where residents often walk in the middle of the street, stopping by to chat with their neighbours, where children ride their bikes and parents walk with baby strollers.

We are very concerned that the new development, as currently proposed, will drastically change the character of our neighborhood, with its size, increased traffic and visitors parking on our streets.

Head Street and Wilson Street are small, quaint streets lined with old trees and gardens full of flowers. In the spirit of making Oakville the 'best livable city in Canada', we need to ensure we don't destroy it's treasures.

Here are our main concerns and possible solutions:

1. Building footprint, height and density

Today when we look west from Head Street, we see open space, greenery and trees. According to the new building design, these trees will be replaced by a garbage collection area, which will jutt out all the way next to the sidewalk. This is unacceptable. We need a wider green area landscaped with large trees and flowers to provide a visual transition between the residential space on the east side of Wilson and the building. The plan needs to change to provide a more 'livable' design for area residents going for their walks around the neighbourhood. There should be large trees in the plan between the garbage collection and the street. We would rather look at trees and flowers than the concrete of the garbage collection structure.

We are questioning the safety of housing 230 residents in small units in one retirement building with many shared facilities.. Unfortunately we have seen during the Covid pandemic how easily viruses are transmitted in high density living conditions. Has the safety of the future residents been considered ?

We believe that in order to minimize the health issues of the future residents and to provide a reasonable transition from the low density area, the building should adhere to the current bylaw of 4 stories which would reduce the population density. The building should be recessed starting at floor 3 in order to reduce the shadow on Wilson.

2. Increased traffic on Head Street

We have reviewed the traffic study that was submitted as part of the application and noticed that the impact on Head Street was not studied or considered. This is a major omission. Head Street will lead directly into the parking area and garbage disposal of the new property. Visitors will use the light at Forsythe and Rebecca in order to avoid the intersection at Wilson and Kerr. This will lead them straight into the building. The traffic on Head Street will increase not only with cars visiting the property but also delivery and garbage trucks. Head Street is occupied by seniors and young families. This will be a major impact on our relaxed lifestyle and a danger to young children and seniors. A solution can include making the building smaller and/or providing entrance to the building from Rebecca instead of Wilson.

3. Parking on Head Street

The current plan is only providing 13 parking spaces above ground, including disabled parking. Most visitors prefer to park above ground as it is faster and more convenient. We are concerned about them parking on Head Street instead. We already have a shortage of parking space during town events and are afraid that this is going to be an ongoing situation on our street.

The building should be made smaller and moved further west in order to provide more above ground parking spaces. Additional parking spaces can also be provided along the south side of the building.

In summary, we want to continue to enjoy our home on Head Street and want to preserve the character of the neighbourhood as much as possible. We enjoy our gardens and trees and this is why we chose Oakville and this neighbourhood as our home. We are counting on the politicians and planners of the Town of Oakville to ensure that the motto of 'having the most livable town' is not just an empty slogan, but their true mission.

We hope you can help us to resolve the above issues.

Thank you for your help

Eva and Lew Baxter

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

From: Gavin Virgo [REDACTED]

Sent: Monday, July 13, 2020 1:02 PM

To: Carly Dodds <carly.dodds@oakville.ca>; Paul Barrette <paul.barrette@oakville.ca>

Cc: Laura Virgo [REDACTED]

Subject: Development Application - 152 Wilson Street

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carly,

Hope you are keeping well during these unusual times amid the pandemic.

I am writing to follow-up on our telephone conversation in mid-February regarding a proposed development at 152 Wilson Street - presently home to the Lions Foundation of Canada Dog Guides. As you may recall (from our conversation on or about February 18, 2020), we are homeowners and a family of two young children at [REDACTED] Wilson Street - directly across the street from the proposed development.

We have significant concerns about the proposed development of a high density six-storey seniors' residence on this site - which appears well outside the scope of the Town's Official Plan (and area zoning). In our opinion, the use of these lands and the proposed development is wholly inappropriate given immediate adjacency to lands designated as low density residential (including our family home).

Our concerns include (but are not limited to) the following:

- Inappropriate building height, casting shadows on adjacent homes (and over the adjacent park);
- Insufficient buffer of open / green space between a six-storey building and adjacent single-family residential homes;
- Increase in traffic on a quiet and mostly-residential street, given planned density and locations for site and parking garage access;
- Inadequate public benefits to justify “bonusing” provisions on building height, including inconsistency with the Official Plan that requires mixed use / retail on Kerr Street frontage;
- Inadequate public consultation by the developers, and misrepresentations about community support for the development (per Appendix C: Public Information Meeting Summary of the “Planning Justification Report”);

We are greatly interested to know your current position on the application. Furthermore, we would like to receive timely updates on the steps of the application process (including the time/location/format of any public consultation meetings, where we can voice our justified concerns).

CC’ing Paul Barrette, who is listed as a contact on recent received correspondence (“Notice of Complete Application”)

Sincerely,

Gavin Virgo & Laura Virgo
Residents, [REDACTED] Wilson Street
Telephone: [REDACTED]

From: Johannes Linstead [REDACTED] >
Sent: July 21, 2020 9:29 AM
To: Town Clerk
Subject: CPA 1615.12 and Z 1615.12 Ward 2

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

RE: Notice of Complete Application

Proposed Official Plan and Zoning By-law Amendments

152 Wilson St

Amico Properties Inc./Spruce Partners Inc.

CPA 1615.12 and Z 1615.12 Ward 2

From: 1119384 Ontario Inc.

Message: We recently received a letter from the Town of Oakville regarding the application for the rezoning of the property at 152 Wilson St from the current by-law of 4 stories to the proposed 6 stories. This amendment is strongly opposed. While we appreciate the concept of a retirement home, we believe the added traffic and additional street parking will take away from the quiet neighbourhood that residents and homeowners have long enjoyed. Hence, we respectfully request that no amendment be granted and the development adhere to the current 4 story by-law.

Kind regards,

1119384 Ontario Inc.

From: [bill whitaker](#)
To: [Town Clerk](#)
Cc: [Cathy Duddeck](#); ray.chisolm@oakville.ca; [Paul Barrette](#)
Subject: Re: Development of 152 Wilson St Amico Properties Inc./Spruce Partners Inc.
Date: Wednesday, July 15, 2020 4:10:00 PM
Attachments: [Amico Spruce Properties Town of Oakville Letter July 15 2020.pdf](#)

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached letter regarding the development of 152 Wilson St. by Amico Properties Inc./Spruce Partners Inc.

Thank you

Bill & Judy Whitaker
[REDACTED] Wilson St.
L6K 3H1

July 15, 2020

Attention: The Mayor of Oakville

Town Councilors

Town Planners

Re: Amico Properties Inc./Spruce Partners Inc.

152 Wilson St.

OPA 1615.12 and Z 1615.12 Ward 2

As residents at [REDACTED] Wilson St. we were very disappointed upon reading the letter from the town of Oakville (June 29, 2020) regarding the proposed project at 152 Wilson St. Particularly the second paragraph which seems to indicate Amico/Spruce Partners has no willingness to compromise and build a less intimidating structure.

We now refer to the paragraph from the 7.0 Summary & Conclusions page 33:

The proposed development provides adequate transitioning of height, scale and massing to the adjacent neighbourhood to the east. The proposed redevelopment will be compatible with the surrounding uses including other mid to high rise residential developments and commercial/community uses within the area.

Upon inspecting some of the large properties in the neighbourhood, we believe this statement is not quite true. There is virtually no greenspace at 152 Wilson St., it is essentially being built property line to property line. Here is a short list of properties that have adequate green space and set back:

- 1) Oaklands – 56 Bond St.
- 2) Seniors Building – 271 Kerr St. (parklike setting)
- 3) Arbour Glen – 212 Kerr St.
- 4) The apartment buildings at the corner of Queen Mary Dr. & Forsythe St.

The properties listed above represent sufficient set back and green space.

We now turn to the south, west and north elevations which do not have any residential single family homes. However the east elevation faces onto single family homes, yet the proposed floor set back starts at the fourth floor up to a proposed sixth floor. This presents a monolithic view to Wilson St. The east Wilson St elevation should be set back at least at the third floor. Amico/Spruce Partners is picking up extra square footage by not providing commercial and office space; therefore, this building does not need a sixth floor.

We believe the Town of Oakville has a responsibility to protect its area residents.

Looking forward to a satisfactory resolution for both the residents and the developer.

Bill & Judy Whitaker

■ Wilson St.

Oakville ON

L6K 3H1

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

From: Nancy Brunelle <[REDACTED]@m>

Sent: July 13, 2020 1:41 PM

To: ray.chisolm@oakville.ca

Cc: Cathy Duddeck <cathy.duddeck@oakville.ca>

Subject: Hello Mr Chisholm and Ms Duddeck:

Hello Mr Chisholm and Ms Duddeck:

I am a resident at [REDACTED] Head Street who, along with my neighbours, has concerns regarding the Amica development on Wilson.

22 years ago I chose my house because I could see the potential in this old home (now 106 years old) and even more potential in the historic neighbourhood. Over the years I have been charmed by the older homes, and equally impressed by the new houses which have been designed with precision and maintained with care. Homeowners were mostly seniors when I moved here... but now we have a mix including young families. Our neighbourhood has thrived.

What we all take issue with is that the original Amica plan was smaller, including fewer units and less invasive physical requirements. Even so we were very, very concerned about the implications a project like this can have. The parking, for example: the construction alone will be long and messy with vehicles parking on our streets. My point is that the bigger the building, the more construction...And also when complete many visitors will most certainly use our street as an opportunity to park, instead of the limited interior parking spaces available... So parking issues definitely need to be addressed.

The mix of our neighbourhood population has to be considered as well. The imprint of much-increased traffic could surely negatively impact on our young families and seniors alike.

Please help us! The original bylaws must be respected! Size cannot be increased!
Parking must be resolved! Thank you so much for representing us...

Sincerely,
Nancy Brunelle

Sent from my iPhone

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.