

Planning and Development Council Meeting  
October 5, 2020

**Comments Received Regarding Item 4**  
Official Plan Amendment and  
Zoning By-law Amendment

Transmetro Limited  
358 Reynolds Street  
File No. OPA 1613.63 and Z.1613.63

September 16, 2020

Town of Oakville Planning Department

Town of Oakville Clerk and Council Members

Trafalgar Chartwell Residents Association

Reynolds, Macdonald, Trafalgar Streets' Residents

**Re: Transmetro Amendment and Rezoning Application**

**# OPA 1613.Z.1613.63 for 358 Reynolds Street, Oakville, ON.**

My wife and I own and reside at ■■■ Reynolds Street, ■■■ doors down from the property under consideration; 358 Reynolds Street.

We are concerned about this planning application on several levels:

**Privacy:**

Notwithstanding the existing commercial building is already non-conforming, the applicants propose to significantly increase the height of the building. As opposed to a commercial setting whereby the building would be sparsely occupied outside of business hours, the prospect of permanent residents and their guests being able to casually surveil our activities at any time of day or night is concerning - especially as we have young children. Combined with the proposed lot coverage variation, this represents a serious encroachment on bordering and nearby properties like ours.

**Heritage tree canopy:**

The property to the South of the applicant is bordered by a line of century-old black walnut/other trees. The application contemplates underground parking, as close as 3 metres from the property line. Foundation work for the property as planned would possibly sever the root systems of the trees, which have provided a valuable canopy for natural and human residents far predating the financial imperatives of the new developers of 358 Reynolds Street. Oakville has benefited from a healthy ecosystem, because of its increasingly rare mature trees. To date, the town has been effective at staving off short-sighted destruction by property owners, as per its tree policy <https://www.oakville.ca/townhall/en-tre-001.html>. We write in the hope that the town will stay true to the best of its vision in this respect.

**Light and Noise Pollution:**

To be clear, ours is zoned as a **low-density** residential neighbourhood. The commercial building at 358 Reynolds Street only exists courtesy of a grandfathered allowance as a service building to the former hospital. The prospect of 28-56 new residents stacked into 14 units in an enlarged 3 storey building looming over the neighbouring houses is concerning. Not only is it likely to bring

increased noise to the neighbourhood, but the light pollution blazing over our properties is a major worry, especially after we laboured to halt unreasonable development on our boundary with McLachlan College, in part for the same reason.

### **Traffic Volume and Driveway:**

A direct consequence of the proposed high-density residence is the impact on traffic. The planned driveway exits on Macdonald Street, at the side of the property. The new Community Centre has added complexity to vehicular and pedestrian traffic on Reynolds street. The proposed addition of vehicles attempting to enter and exit a 37 car parking garage on Macdonald, especially so close to already busy intersections, will compound our existing challenges and possibly raise safety issues.

### **Quality of life:**

The imposition of a looming high-density structure, crammed with people, noise, light and cars, casting a shadow on neighbouring homes and potentially killing or endangering the tree canopy, will **materially lower our quality of life**. The new developers of 358 Reynolds Street are entitled to risk purchasing the property and entitled to apply for planning variances. However, they are **not entitled to compromise the quality of life of those around them**. In fact, the property next door; 350 Reynolds Street, is one of the oldest in the entire town. Quite apart from the risk of damage to its century-plus foundations, to cast it in the shadows would be culpable, and the sheer intrusion into our neighbour's life would be a violation. Along with the other owners in this low-density zoned area, we all purchased our homes in the knowledge that we were paying a premium for a tree-covered, private, heritage-zoned district. The benefits of the proposed development accrue to the developer, not to the neighbourhood.

### **Principle:**

In principle, Council should reject this development as a matter of trust and consistency. The very thing that makes the Town of Oakville such a valuable haven along the grey-brown, industrial QEW is that it still has a contiguous town, a visible history, an established hard-wood tree canopy and quiet spaces where families can safely and privately live their lives. This planning proposal flies in the face of that. It is inconsistent with the principles that got Oakville where it is today. If it were consistent with those values, the applicant wouldn't need the variances for 358 Reynolds Street in the first place.

Along with our neighbours, we urge you and your colleagues to block this development. There are other options which would ensure a respectable profit for this developer that do not raise the problems we've listed above.

Many thanks for your time and attention.

Tom Vandepier and Rhonda Yerxa

■ Reynolds Street

Oakville L6J 3L8

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**From:** Sally Reynolds [REDACTED]  
**Sent:** Friday, September 18, 2020 8:04 PM  
**To:** Town Clerk  
**Cc:** Janet Haslett-Theall  
**Subject:** October 5 Statutory Public Meeting - Transmetro Application re:358 Reynolds St.  
**Attachments:** TVan918.docx; Reynolds917.docx

Attn: Town Clerk, Oakville

Attached please find two letters which I kindly request be submitted/distributed to the appropriate people ahead of the Statutory Public Meeting on October 5, 2020.

We are hoping for additional community feedback to the proposal through next week as well.

I would also like to request an opportunity to address Council on this topic at the meeting. Unfortunately I will be out of town and am unsure of Internet access, so kindly advise on how I may phone in if possible?

Many thanks,

*Sally Reynolds*  
[REDACTED] *Reynolds St.*  
*Oakville, ON L6J 3L8*

[REDACTED]

September 16, 2020

Town of Oakville Planning Department

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increased noise to the neighbourhood, but the light pollution blazing over our properties is a major worry, especially after we laboured to halt unreasonable development on our boundary with McLachlan College, in part for the same reason.

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Many thanks for your time and attention.

Tom Vandepier and Rhonda Yerxa

■ Reynolds Street

Oakville L6J 3L8

September 14, 2020

Town of Oakville Planning Department

Town of Oakville Clerk and Council Members

Trafalgar Chartwell Residents Association

Reynolds, Macdonald, Trafalgar Streets' Residents

**Re: Transmetro Amendment and Rezoning Application**

**# OPA 1613.Z.1613.63 for 358 Reynolds Street, Oakville, ON.**

This letter will outline my opposition to this application, with reference to both the Trafalgar Road Heritage District Conservation Plan, as well as the Oakville Official Plan, specifically as it relates to Part D 11.9.

For the past 19 years, I have been the proud owner of a heritage home at [REDACTED] Reynolds. My home is to the immediate south of the proposed 3-storey, 14 unit condominium redevelopment proposal property at 358 Reynolds St.

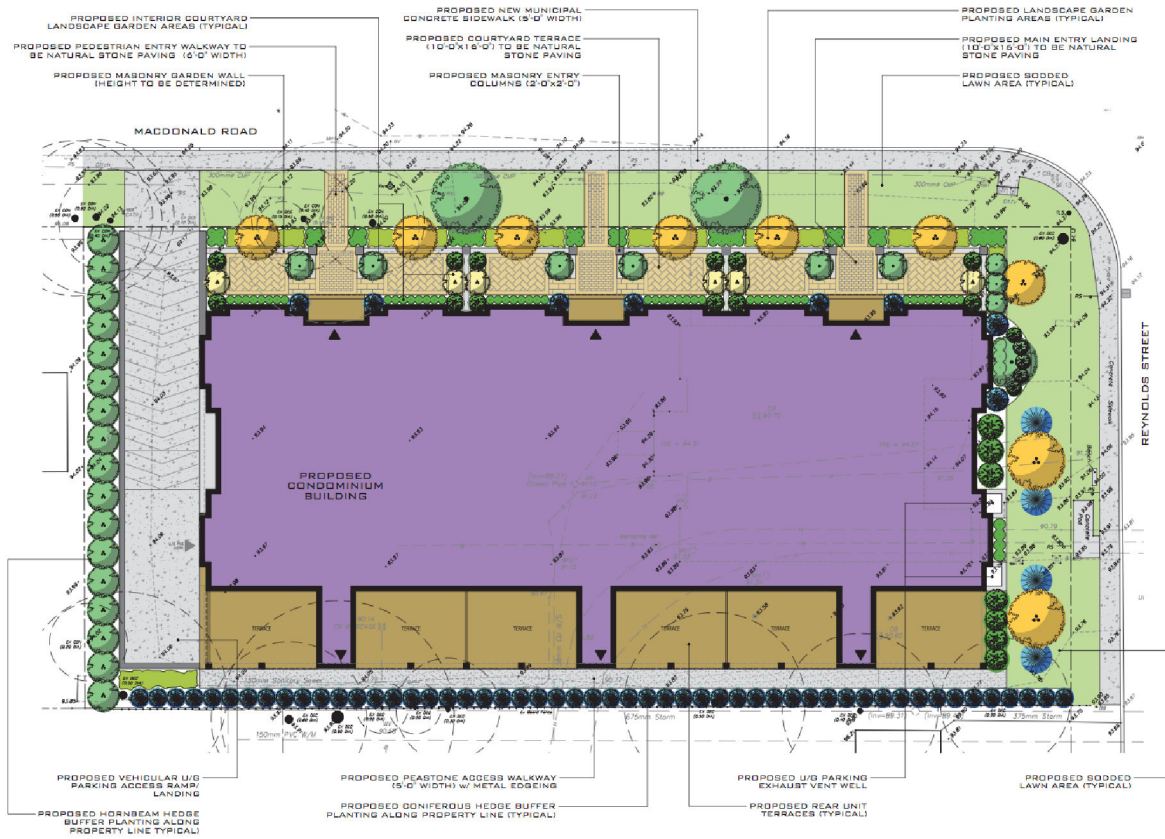
*If approved, this redevelopment will ruin my property.* The entire north side of my 200 ft. property will be in shadow, 14 large terraces will overlook my side yard, my privacy will be lost, and my century-old trees likely destroyed.

**Background**

I have been a resident of Oakville for over 25 years. We purchased our home at [REDACTED] Reynolds St in July 2001. Although the house's construction date appears as 1941, I have been informed from the Historical Society that a structure was here long before that, in fact, as early as c.1900. It is a 1 ½ storey, (approximately **18 feet in height**), 1100 sq ft home built in the Gothic Revival vernacular style. The lot is approximately 55 ft of frontage on Reynolds, with a depth of 200 ft whose rear property line borders 349 Trafalgar, a heritage property next to MacLachlan College. The views to the rear are stunning – huge old walnut and other trees, long lawns, gardens and the Heritage red carriage house of 349 Trafalgar. The property abuts 358 Reynolds, the old Medical Arts Building. While there was definitely activity, noise and traffic around the old Hospital and Medical Arts, 358 Reynolds

is/was always empty at night and on weekends, and we enjoy countless gatherings of friends and family in our backyard, in peace and quiet.

We purchased this house for its charm, its heritage, its location within a Heritage District, and for the expanse of a 1/3 acre lot, with an enormous tree canopy, fresh air, southwest exposure and views. Preserving all of these is the key priority. The proposal below does not.





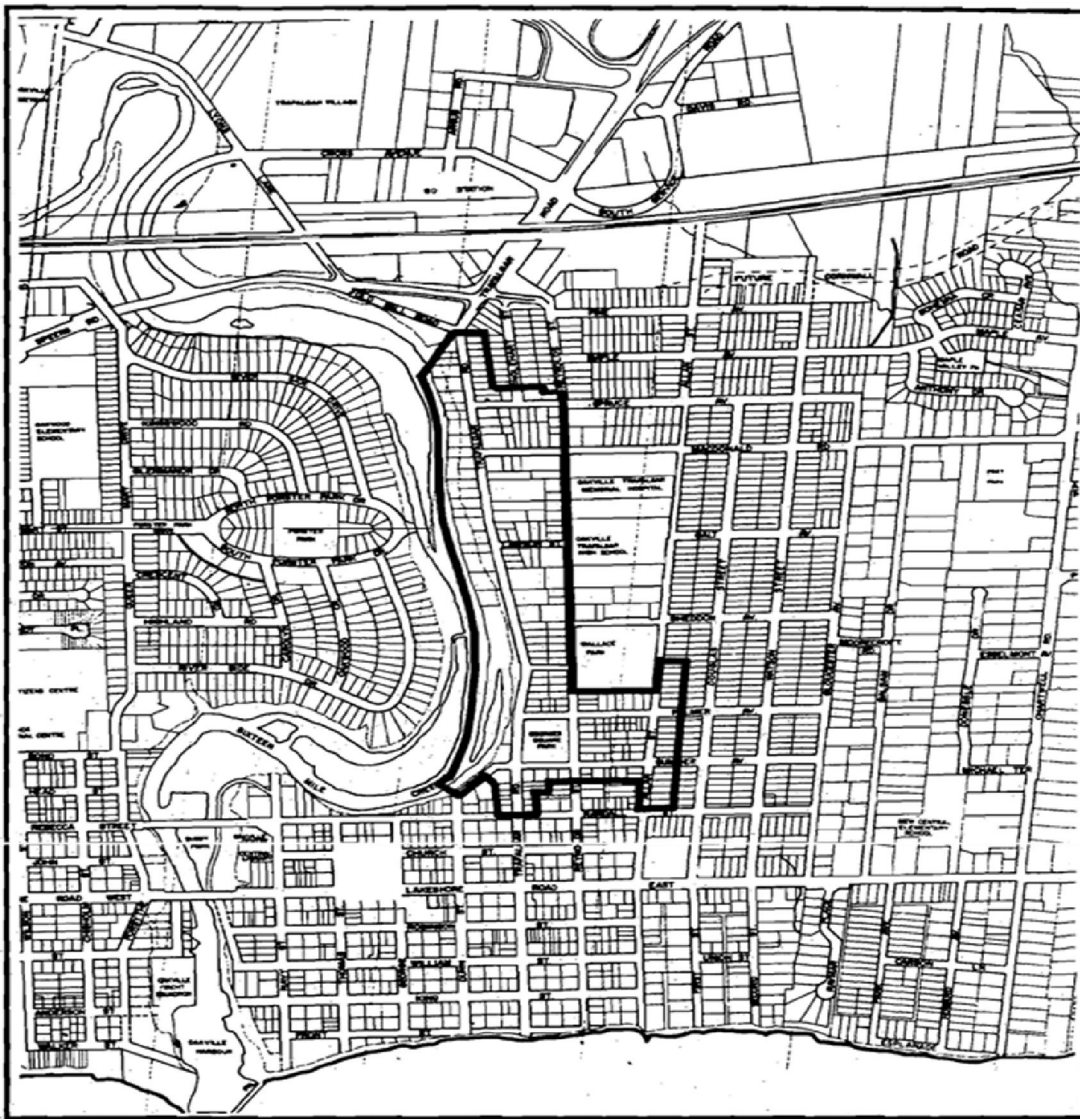


Reynolds – Back Yard View

## Current Proposal for 358 Reynolds – Issues and Concerns

### 1) The Trafalgar Road Heritage District Conservation plan

The area of Sumner Avenue-Palmer Avenue-Lawson Street-Spruce Street Reynolds Street-Allan Street-Dunn Street and Trafalgar Road-MacDonald Road comprises a considerable wealth of heritage buildings, streetscapes and development history.



This designated area contains a grouping of buildings that are architecturally significant due to workmanship, age, beauty, and/or uniqueness. The area has historical significance, value or interest through its association with an important person, event or community activity.

The area offers a definite sense of place and time through a series of common building elements, focal buildings and landscape features.

The Trafalgar Road study area is a microcosm of these historical themes and built heritage that **distinguish it from the larger community**:

- *historical associations* with a formative aspect of Oakville's growth and development, notably the extension of the boundaries of the original Oakville town site north and east and the later annexation of parts of Trafalgar Township.
- *historical associations with early nineteenth century settlers* who played a leading role in the social, economic and political life of the community, such as: the Chisholms; Samuel Lawson; Donald Campbell; Robert Farley; James Potter; Captain Francis Brown; Charles Doty; James and George Freestone.
- *considerable range and diversity in its architectural heritage of frame and brick residential development* including examples of such nineteenth century styles, usually in a vernacular form, as Second Empire; Gothic Revival, and Italianate. Examples of twentieth century styles and building practice, usually in a vernacular form and detailing, include: Four Square; Tudor Revival, Period Revival, Craftsman and Bungalow.
- *a mature, residential landscape* comprising a diverse, well maintained, scenic setting of private front yards defined by hedges, low ornamental fences or planting beds; a grass boulevard which runs the length of Trafalgar Road; treelined sidewalks and treed canopies; a layout of roads that respond to the topography of Sixteen Mile Creek valley; the traditional town park - Georges Square; and building lots with a variety of setbacks attesting to the evolution of the area over a long period of time.

**The Trafalgar Road study area is considered to be of heritage significance within the Town of Oakville and satisfies the Official Plan requirements respecting heritage conservation district designation.**

Under this Conservation plan, the property located at 358 Reynolds is designated **Low Density Residential** (1-29 units per hectare) which aligns with all other properties in the Trafalgar Road District, save for two buildings on Reynolds, and the College on Trafalgar, and aligns with all the properties currently existing on Macdonald St. from Trafalgar through to Chartwell Road. Although 358 Reynolds' current entrance fronts Reynolds, the proposed development entrances front Macdonald, which changes the current building orientation.

The proposed development of a **47-foot high, 200-foot wide**, 14-unit condominium at **49 units** per hectare density does not in any way conserve, preserve nor reflect the identified character of our established, mature Low Density Heritage neighbourhood.

Proposed First Seven Units on Corner Reynolds, Fronting Macdonald





Proposed Second 7 Units (Matching, Attached) on Macdonald

After all the years of Hospital Lands' discussion/proposals/consultations, the final approved plan includes **12 net new Single-Family Detached homes on the south side of Macdonald between Reynolds and Allan to respect the Low Density designation character of all the single detached homes on the north side, despite that area NOT being in the Trafalgar Road Conservation District. How, then, could there be any different consideration for the south side of Macdonald between Reynolds and Trafalgar, which indeed IS in the District??**

Given the main objectives of designating an area Heritage, with all its resultant restrictions, guidelines, and plans, (consultation study time and expenses aside) - shouldn't we all agree to adhere to these, in order to preserve our beautiful, historic neighbourhood for future generations?

## 2) Oakville Official Plan

### Part D - 11.9

Development within all stable communities must meet the following criteria:

a) built form to be compatible with existing neighbourhood:

- proposed development is not compatible with low density adjacent residential homes, in scale, height or massing, although the architectural style and materials may be.

b) built form to be compatible with setbacks, orientation and separation of distances of surrounding neighbourhood:

- proposed development's setbacks of 7 metres (front) and 3 metres (rear) do not reflect current neighbouring properties' allowances.

c) built form to achieve a transition in height from gradation:

- condo proposal height at 47 feet, despite its gradation design, towers over adjacent homes, e.g. █████ Reynolds is **18 feet** in height.

d) built form to be compatible with surrounding lotting patterns:

- condo plan of approximately 21,000 square feet footprint out of a total 30,250 square feet represents 69% of lot, well over and above the current non-conforming 33% building, and over three times the RL-5 limit.

f) surface parking to be minimized on the site:

- condo plan includes underground parking for 37 vehicles, with garage exhaust emptying directly above █████ Reynolds front property line – not compatible with any other home in the existing neighbourhood.

I cannot comment on e) and g) as these are town services and infrastructures.

## Additional ■ Reynolds-Specific Issues

- 1) **Privacy:** my current property borders 200 of the 250 feet of 358 Reynolds lot, which means that the condo proposal would add 14 units x 525 sq ft of outdoor living spaces in the form of balconies directly facing my entire property. That is **7,350 square feet** of NET NEW space intrusion, not to mention the potential accompanying resident/guests' noise and air issues – 14 BBQs, music, etc.
- 2) **Setbacks:** while the space between my house and 358 Reynolds is currently non-conforming, it has allowed for 32 feet between that building and our property line. The proposed plan would take that measure to 9 feet – an **84%** reduction in distance between us. Even as a “rear” yard in RL-5, the setback would need to be a minimum of 20 feet. The existing non-conforming building occupies 33% of lot, while the proposed structure is 69% of lot.
- 3) **Trees:** despite the arborist report stating only 5 of 21 trees would need to be removed, everyone understands that once you excavate a site at this proportion, with an underground parking garage, that the dig will be so inclusive and extensive that all tree roots right down the property line will be affected. My yard has “forever” walnut and other trees on it, and it would be an environmental crime to lose them to development. Even if tree death is not immediately apparent, in a few years they will likely die.
- 4) **Shadowing:** the proposed development, at its current width and height, would significantly reduce sun exposure throughout the entire length of my back yard.
- 5) **Traffic/Noise:** the last traffic study did live counts of current traffic patterns, and while there was a caveat that future development would result in definite changes, it was not estimated or quantified. We need a “future picture” study completed which incorporates the net new Trafalgar/Cornwall Condo plans, the net new Oakville Trafalgar Community Centre members and staff numbers, and a best guess at the 36 net new houses soon to occupy the old Hospital lands between Reynolds and Allan Streets.
- 6) **Air Quality:** while I have not investigated the science behind living under/beside an underground garage exhaust mechanical system, I can only imagine the air quality is compromised.
- 7) **“Creeping:”** if development proposals such as this were ever to be approved, it would set a slippery precedent – that even if an area is designated Heritage, developers can apply for an amendment and change our zoning bylaws.

## Recommendations

- 1) Do not approve this overbuild redevelopment plan as submitted!
- 2) Revisit options for Low Density land use – e.g. 4 or 5 Single Detached homes, a retrofit of 358 to Apartment Suites, a combination of these, etc. – that are consistent with the adjacent and surrounding single family dwellings in height, massing, style and landscape.
- 3) Ensure, as much as possible, that NO old forestry/canopy is destroyed in the name of development. Oakville has a rigorous Tree Care program in place.
- 4) Consider a “best-guess” future model traffic study, including all the new known and estimated resident/user inflow from the immediate and wider areas.

Thank you for the opportunity to express my concerns. I adore living in the Town of Oakville, with such dedicated, professional Regional and Town stewardship. I am very proud of my beautiful neighbourhood, and I love my little old home dearly.

Thank you for considering my input. A special thank you to Kate Cockburn for her invaluable assistance in this process.

Sincerely,

Sally Reynolds  
[REDACTED] Reynolds St.  
Oakville L6J 3L8

[REDACTED]



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**From:** Jennifer Hibberd Mundy [REDACTED]  
**Sent:** Sunday, September 20, 2020 11:35 AM  
**To:** Town Clerk  
**Subject:** 358 Reynolds

Hello,

My name is Jennifer Mundy and I live at [REDACTED] [Macdonald Road](#), between Allan and Reynolds, with my husband and three young kids. We plan to be in this home essentially forever, and feel very invested in what happens with community developments in our surrounding area.

While most of the proposed changes around here look great, we are writing today to strongly oppose the current proposal for redevelopment of [358 Reynolds Street](#).

We have concerns about a large parking and condo building being added here — concerns related to keeping the character and history of this special neighborhood, even more increased traffic on our street, and the precedent this would set. We also think it would diminish property values here, and that is a central worry for us and our neighbours. For these reasons and more, we oppose the current redevelopment plan.

We can be reached at [REDACTED] or at this email address, or by mail at [REDACTED] [Macdonald road](#).

Thank you  
Jen and Matt Mundy

Sent from my iPhone

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**From:** Gallant, Greg [REDACTED]  
**Sent:** Monday, September 21, 2020 9:40 AM  
**To:** Town Clerk  
**Subject:** 358 Reynolds

My name is Gregory Gallant and I live at [REDACTED] Trafalgar Road. I oppose the current redevelopment proposal at 358 Reynolds because it should remain at low density zoning.

GREG

**From:** [John Eull](#)  
**To:** [Town Clerk](#)  
**Subject:** FW: 358 Reynolds Street, Transmetro Amendment/Rezoning Application #OPA 1613.Z.1613.63  
**Date:** Monday, September 21, 2020 8:31:37 PM

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.....  
I am writing to express my grave concerns regarding this proposed application to build a condominium in the Trafalgar Road Heritage District.

As a concerned member of the community living on Reynolds Street, I attended many of the consultations regarding the future of the Hospital lands—literally just across the street from the proposed condominium. In no uncertain terms, the members of the community said that we wanted development to be **consistent with the neighbourhood and existing zoning**. The plan adopted by the Town of Oakville respected our wishes and ensured that new housing, single family detached homes (on MacDonald Road), would fit in.

When my wife and I wanted to do some work on our house—just down the street at 304 Reynolds—we had to meet with the Town’s Heritage Planning staff to make sure that our new siding, new door, and shutters were in character with Heritage District.

This proposed development does not respect the character of our neighbourhood or the Trafalgar Road Heritage District. It is totally out of scale and style from the streetscape on Reynolds Street and MacDonald Road. It does not comply with either the Town of Oakville Official Plan or the Heritage District Plan and Guidelines. **It does not belong here and should not be approved.**

John Eull

█ Reynolds Street  
Oakville L6J 3L4

█

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**From:** Jon North [REDACTED]  
**Sent:** Monday, September 21, 2020 3:34 PM  
**To:** Town Clerk  
**Subject:** Re: 358 Reynolds

My name is Jon North and I own [REDACTED] Reynolds Street L6J 3M4. I strongly oppose the redevelopment proposal for 358 Reynolds. The proposal is inconsistent with the historical nature of the dwellings and forest of the neighbourhood and it is inconsistent with the low density Residential zoning of this historic neighbourhood.

I lived at Upper Middle and Eighth Line for 25 years and was fed up with the ever increasing population density and traffic attendant with all of the development along Upper Middle, Trafalgar Road, and Dundas Street, etc. That is why I moved to my current address. I assumed that the population density and traffic would not increase. As it is Reynolds Street is a busy street already and nobody with children or pets would ever allow them unsupervised along Reynolds Street. The proposal to build multi-story condominiums at 358 Reynolds will add nothing positive to this neighbourhood. The proposed development will not be compatible with the local architecture and it will kill the centuries old forest canopy in its vicinity. Moreover, the adjacent property owners will be severely impacted in a negative way, which is very unfair. Such condominiums can be built elsewhere.

Sincerely,

Jon North  
[REDACTED] Reynolds Street  
Oakville ON L6J 3M4



**Jon North, Ph.D., P.Geo.**  
**CEO**

**79North Ltd.**  
**82 Richmond Street East**  
**Toronto, Ontario, CANADA M5C 1P1**  
**V: [REDACTED]**  
**E: [REDACTED]**

[www.79north.ca](http://www.79north.ca)

**From:** [REDACTED]  
**To:** [Town Clerk](#)  
**Subject:** 358 Reynolds Street  
**Date:** Tuesday, September 22, 2020 9:05:19 AM

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Kurt & Barbara Moltner of [REDACTED] Trafalgar Road oppose the current redevelopment proposal at 358 Reynolds Street.  
Trying to preserve Macdonald Street as a quiet, charming side road and to leave Old Oakville as it is.

Regards,  
Kurt & Barbara Moltner

**From:** [Robert Sherrington](#)  
**To:** [Town Clerk](#)  
**Cc:** [Janet Haslett-Theall](#)  
**Subject:** Medical Arts Building Redevelopment - 358 Reynolds  
**Date:** Tuesday, September 22, 2020 8:10:31 AM

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My name is Robert Sherrington and I live at [REDACTED] Reynolds Street, three properties south of the proposed redevelopment of Medical Arts Building. We live in a Heritage District and it needs to stay that way. The property at 358 Reynolds is designated Low Density Residential, and thus I oppose the current redevelopment as I understand it. The only solution that I see befitting are that of 3 or 4 single dwelling homes replacing the medical building.

I have many objections however will not bore you with them at this time. Please respond and let me know that this mail has reached the office. I look forward to updates.

Best  
Rob

[REDACTED]

**From:** [REDACTED]  
**To:** [Town Clerk](#)  
**Cc:** [janethasletttheal@oakville.ca](mailto:janethasletttheal@oakville.ca); [David Gittings](#); [info@tcra.ca](mailto:info@tcra.ca)  
**Subject:** 358 Reynolds Proposal OPA.1613.063, Z.1613.063, Ward 3  
**Date:** Tuesday, September 22, 2020 1:35:58 PM

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.....  
We are writing to express our opposition to the current proposal for a 3 storey, 14 unit condominium building at 358 Reynolds.

We have lived at [REDACTED] Trafalgar Road since we purchased our circa 1869 home in 1978. We chose Olde Oakville for its “old town” feel, the beautiful tree canopy and the variety of older homes in our neighbourhood which has since been declared a Heritage Conservation District.

Once again the fragile Trafalgar Road Heritage Conservation District is under “attack” by a commercial enterprise interested in profit rather than the maintenance of our heritage neighbourhood. This is the second time (MacLachlan College in 2019) in two years that the residents of this neighbourhood have had to fight to maintain our heritage, residential neighbourhood. This proposal is not in keeping with the single family homes adjacent to the property or the property at 293 MacDonald designated as a Part IV of the Ontario Heritage Act.

The developer uses the new condominiums on Sheddon as a reason for allowing this development. These two properties are not comparable. The development on Sheddon is not adjacent to any single family homes. It is adjacent to the Wyndham Manor Long Term care facility to the north, an apartment building to the west and a park to the south and is outside the Trafalgar Road Heritage Conservation District. The Reynolds Street property in question is zoned residential low density and is in the Trafalgar Road HDC and was such when the new owners purchased the property, if they were not ready to live within these constraints they should not have purchased the property. Or propose development within these standards.

The mass of the proposed building is inappropriate for the property – it will dwarf the home adjacent to and in the vicinity of the property. The surrounding existing single family homes and those proposed north of the new community centre will be adversely impacted. The proposed terraces will overlook the backyards of 350 and 344 Reynolds, as well as the homes at 272 and 268 MacDonald which would have a terrace overlooking their backyards. What about their privacy? The mature trees along the south property line will be jeopardized given that construction activity for the retaining wall and “driveway” may impact the root system of these mature trees and their survival. There is no compelling reason for the Town to approve a rezoning, a reduced set back and an excessive lot coverage when there are viable alternatives for the development on this property. That is, either repurposing the existing building or the construction of single family homes which would be in keeping with both the neighbourhood and the Trafalgar Road HCD. We urge the Town to deny this application and help us to retain our beautiful heritage district.

Thank you for your attention to our concerns.

Tom and Colleen Dugard

[REDACTED] Trafalgar Road  
Oakville L6J 3H3

**From:** [Andrea Stewart](#)  
**To:** [Town Clerk](#)  
**Subject:** FW: #OPA 1613.Z.1613.63 for 258 Reynolds Street  
**Date:** Wednesday, September 23, 2020 1:04:54 PM

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**From:** [Andrea Stewart](#)  
**Sent:** September 23, 2020 12:16 PM  
**To:** [Town.Clerk@Oakville.ca](mailto:Town.Clerk@Oakville.ca)  
**Subject:** Re: #OPA 1613.Z.1613.63 for 258 Reynolds Street

Dear Town Clerk,

I am writing in support of Ms. Sally Reynold's opposition to this application to amend the Trafalgar Road Heritage District Conservation Plan as well as the Oakville Official Plan.

I moved into my historic bungalow ten years ago for the heritage character of the neighbourhood and would regret any damage done to its charm.

We have seen too many high rise buildings being erected in the neighbourhood and the ensuing truck traffic and mess.

I am appealing to Mr. Mayor, Councillors and the Planning Department to take this matter seriously. Oakville's historic character is being seriously undermined.

Yours sincerely,

Andrea Stewart,

█ Reynolds Street  
Oakville, ON L6J 3M4

█

Sent from [Mail](#) for Windows 10



**From:** [REDACTED]  
**To:** [Town Clerk](#)  
**Subject:** Proposed condo development at the corner of Reynolds and McDonald  
**Date:** Wednesday, September 23, 2020 8:22:35 PM

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I am definitely opposed to the above development as it does not fit with the neighbourhood. No wonder the park on the Hospital lands was located in its present location. Something nice for the potential owners to look at. Gail Cherrington [REDACTED] Allan St. L6J 3P4

Sent from my iPad

**From:** [Peter and Marie Bonfield](#)  
**To:** [Town Clerk](#)  
**Subject:** - Subject: 358 Reynolds Street.  
**Date:** Wednesday, September 23, 2020 1:28:32 PM

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To: Town Clerk , Town of Oakville

My name is Mrs Marie Bonfield and I live at [REDACTED] Reynolds Street. I oppose the current redevelopment proposal at 358 Reynolds.

We have lived at [REDACTED] Reynolds for 46 years. All these years we have put up with the traffic from the old hospital and the school. Now we have a community centre on our street to contend with - not to mention it is ugly. When will the abuse end. We deserve some peace and quiet. I strongly oppose the redevelopment at 358 Reynolds.

Marie Bonfield.

[REDACTED] Reynolds Street.

**From:** [Meg Hardman](#)  
**To:** [Town Clerk](#)  
**Subject:** 358 Reynolds  
**Date:** Wednesday, September 23, 2020 10:34:47 PM

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My name is Margaret Hardman and I live at [REDACTED] MacDonald Road. I wish to add my name to the many neighbours who oppose the redevelopment proposal at 358 Reynolds which is directly opposite where I live.

Any block of residences higher than two-stories would be unacceptable for this particular site, given how close it is to the homes immediately to the south and west. I note that other people have commented on the fact that single-family detached homes have been approved for the south side of MacDonald between Reynolds and Allan, and I agree that the same consideration should be applied to MacDonald west of Reynolds.

Thank you for giving our concerns your serious attention.

Sincerely,

Margaret Hardman

**From:** [Sally Reynolds](#)  
**To:** [Nadya Lawson](#); [Town Clerk](#)  
**Subject:** Re: 358 Reynolds  
**Date:** Wednesday, September 23, 2020 3:53:10 PM

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Thanks very much, Nadya! Of course I remember you, and Jack and Sander :)

I am forwarding your email to the Town Clerk to add to the 358 Reynolds St Feedback file.

Many thanks for your support,

***Sally***


On Wednesday, September 23, 2020, 01:31:06 p.m. EDT, Nadya Lawson wrote:

Hi Sally,

We've met a couple of times via Julie (Armstrong) - I'm the one with the 2 dogs, Jack and Sander. Sander is the huge white Pyrnees cross with brown spots, and Jack is a rusty brown border collie mix. We're the ones that Whiskey barks at when we walk by (I love seeing his nose under the fence!).

I ran into Doug on the street a couple of days ago - he gave me the rundown and I am with you 100%. At this point building anything in the area makes me shudder as we will already have traffic issues when the rec center and other residential buildings are open and built.

Not sure how I can help, but count me in!

Take care,  
Nadya (  Trafalgar)

Best regards,  
Nadya Lawson

Let's get social...

**From:** [Norman Young](#)  
**To:** [Town Clerk](#)  
**Subject:** Transmetro at the old medical arts site  
**Date:** Wednesday, September 23, 2020 7:56:30 PM

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Marilyn and I do not support TCRA view.

For business downtown to thrive they need people living below Cornwall as people above the QEW are loathed to come down so let's increase the density and have buildings higher than 4 stories.

We do not favour the towers at Beertown unless something can be done to create better traffic flow at the corner of Cornwall and Trafalgar. The high rises do not bother us

Sincerely

Norman Young

■ Douglas AVE

Sent from [Mail](#) for Windows 10

**From:** [Peter and Marie Bonfield](#)  
**To:** [Town Clerk](#)  
**Subject:** - Subject: 358 Reynolds St  
**Date:** Wednesday, September 23, 2020 1:23:47 PM

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> Sept. 23,2020,

>

> To: Town Clerk, Town of Oakville

>

> Re: Opposition to plans at 358 Reynolds Street

> Oakville ON

>

> I would like to express my vehement opposition to re-developing the site of the old Medical Arts Building, now falling into ruins. It symbolizes the Town's long neglect for promises of urban planning and preserving the residential nature of a heritage, central and residential heart of old Oakville. Just like the neglected OTHS building your planning and re-zoning spell neglect and disrespect for the citizens of our area. We have lived at [REDACTED] Reynolds Street since 1974 and have been victims of great change, very few to the better. We have lately suffered increased traffic, noise, pollution, but worst of all, neglect and disregard from our Town Government.

>

> The Town of Oakville purports to defend the traditional nature of our ward by simply changing zoning, supposedly intended to preserve. We are a senior-concentrated, low density residential area, which the town considers expendable, proven in reckless planning and building of a blue elephant, called community centre, in the heart of it, with an added horror of the left-over parking garage. All that combines to form a good imitation of an airport hangar.

>

> The decision for approving a 14-unit condominium at 358 Reynolds and legislating town-houses at the MacDonald corner, very close by, that defies logic and defies your much-vaunted desire to preserve a heritage area. Your actions speak louder than words, as years of abuse and disrespect for the seniors in our ward show. In addition, the advertised sharing of communication leaves much room for improvement since we have not seen or personally experienced any attempts from our Town Counsellor. We have over the years suffered a tremendous increase in traffic noise from the constant construction in our area, but the proven neglect and disrespect by the Town of Oakville is much harder to endure. Enough is enough!

>

> Peter Bonfield

> [REDACTED] Reynolds Street

> Oakville, ON

>

**From:** [Wayne Stephen](#)  
**To:** [Town Clerk](#)  
**Subject:** Reynolds & Macdonald development  
**Date:** Wednesday, September 23, 2020 2:36:12 PM

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We absolutely do NOT support the apartment development being proposed at the Medical Arts site at Reynolds and Macdonald. Why is it even a consideration? It is so far “out of line” at this location that it ought not to even have time spent on it. Will it never end??

Wayne & Carole Ann Stephen

■ Watson Ave

Oakville

L6J 3V1

**From:** [Angela Furness](#)  
**To:** [Town Clerk](#)  
**Subject:** Transmetro Limited - Application for Official Plan and Zoning By-Law Amendment - No. OPA .1613.063, Z.1613.063, Ward 3 - 358 Reynolds Street, Oakville ON  
**Date:** Thursday, September 24, 2020 3:57:14 PM

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Council,

I am submitting comments with respect to a proposed development of a 47 foot high, 200 foot wide, 14 unit condominium at 49 units per hectare density at 358 Reynolds Street and MacDonald Road.

I am submitting my OPPOSITION to the proposed zoning by-law amendment brought forward by Transmetro Limited, referencing the Trafalgar Road Heritage District Conservation Plan and the Oakville Official Plan, D 11.9.

As stated by other concerned residents, my opposition to the application is based on the following:

1. Under the Conservation Plan, the property located at 358 Reynolds Street is designated Low Density Residential (1-29 units/hectare) which aligns with all other properties in the Trafalgar Road District. The proposed development of a 47 foot high, 200 foot wide, 14 unit condominium at 49 units/hectare density does not in any way comply, conserve, and/or preserve the identified character of the established, mature low density heritage neighbourhood.
2. Currently the front entrance to the existing building is off of Reynolds Street. The proposed development's entrances would be from MacDonald Road along with the parking garage, which changes the building orientation. MacDonald ROAD is not a highway. It is a residential Road where families live, walk and breathe.  
Residents value the sense of community that living in this area brings. This change will increase air pollution, idle noise, car parking overflow and increase traffic on MacDonald Road.
3. The proposed rezoning and condo development benefits the developers, not the community at large.

The above-mentioned proposed application reduces the livability of the surrounding neighbourhood, and is in opposition to the Town's long term blueprint.

Respectfully,

Angela Furness

MacDonald Road Resident, Oakville



**From:** [Kathy](#)  
**To:** [Gordie Mason](#); [info@tcra.ca](mailto:info@tcra.ca); [Town Clerk](#); [REDACTED]  
**Cc:** [Dottie O'Grady](#); [Andrea Stewart](#)  
**Subject:** Development at 358 Reynolds Street  
**Date:** Thursday, September 24, 2020 8:53:40 PM

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To Whom it May Concern:

My husband and I agree with the letter below from Dorothy and Wayne O'Grady.

> We are opposed to the proposed development at the corner of MacDonald and Reynolds as it would not be in keeping with the character of the surrounding neighbourhood. The existing low-density residential zoning, which allows for five detached single-family homes, should be maintained.

>

> Sincerely

> Kathy and Gord Mason

[REDACTED] Spruce Street

L6J 2G8

[REDACTED]

**From:** [Rory Meleniclis](#)  
**To:** [Town Clerk](#)  
**Subject:** Proposed Redevelopment at 358 Reynolds St  
**Date:** Thursday, September 24, 2020 12:14:41 PM

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Hello there,

I would like to express my concern around the new development proposed at 358 Reynolds St. I live at [REDACTED] Reynolds st and my concern is really centered around the proposed development requiring a change to the density rezoning from Low to Medium.

Whilst I feel that the design of the development is in line with similar townhouse build happening further down Reynolds, on Sheddon and along Randall St, I feel that the density of the units is too high and will bring additional load on infrastructure and more traffic to an inherently suburban area. Perhaps the developer can reconfigure their living space to be in line with low density numbers.

With the new community centre being opened on Reynolds, the traffic will almost definitely increase exponentially and having yet another medium density development will add unnecessary noise and strain on our mostly quiet part of Oakville.

Please consider this request and I look forward to any views you have on the topic.

Regards

Rory.

**From:** [Dottie O'Grady](#)  
**To:** [Town Clerk](#)  
**Cc:** [Wayne O'Grady](#); [REDACTED] [info@tcra.ca](mailto:info@tcra.ca)  
**Subject:** 358 Reynolds Street  
**Date:** Thursday, September 24, 2020 4:52:08 PM

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We are opposed to the proposed development at the corner of MacDonald and Reynolds as it would not be in keeping with the character of the surrounding neighbourhood. The existing low-density residential zoning, which allows for five detached single-family homes, should be maintained.

Sincerely  
Wayne and Dorothy O'Grady  
[REDACTED] Reynolds St. Oakville  
[REDACTED]

**From:** [Douglas McKirgan](#)  
**To:** [Town Clerk](#)  
**Cc:** [Mark Simeoni](#); [Kate Cockburn](#); [Janet Haslett-Theall](#); [David Gittings](#); ["David Capper"](#); [info@hicksdesignstudio.ca](mailto:info@hicksdesignstudio.ca); ["Linda Wilson-Pauwels"](#); ["Carolyn McMinn"](#); ["John Canham"](#); ["Sally Reynolds"](#)  
**Subject:** Request to delegate at the meeting of the P&DC, October 5, 2020  
**Date:** Friday, September 25, 2020 2:27:59 PM  
**Attachments:** [TCRA Position Statement on 358 Reynolds final.docx](#)

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To whom it may concern,

I would like to register to delegate on behalf of the Trafalgar-Chartwell Residents' Association (TCRA) on Agenda item #4, Public Meeting Report – Official Plan Amendment and Zoning By-Law Amendment – Transmetro Ltd – 358 Reynolds Street, File Nos.: OPA.1613.63 and Z.1613.63.

Attached is a position statement from the TCRA which we would appreciate being added to the record on this matter.

Many thanks,

Doug McKirgan

Vice-President, TCRA

Home: [REDACTED]

Cell: [REDACTED]



**Trafalgar Chartwell Residents'**  
*advocating for our community*



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

September 25, 2020

**Proposed Official Plan and Zoning By-law Amendment**  
358 Reynolds Street  
Transmetro Limited  
OPA.1613.063, Z.1613.063, Ward 3  
Planning and Development Council, Monday October 5, 2020, 6:30 pm

To Mayor Burton and members of the Planning and Development Council,

**Position Statement**

The Trafalgar Chartwell Residents' Association (TCRA) opposes the proposed amendments to the Livable Oakville Plan (LOP) and Zoning By-law. The amendments would allow construction of a 3-storey, 14-unit condominium apartment building at 358 Reynolds Street.

Many neighbours and TCRA representatives attended a meeting held at the Grace Lutheran Church on November 15, 2019 where we voiced our concerns regarding this proposal to Planner David Capper and Architect Bill Hicks. Among them were the height of the building and the proposed density on the site (the highest end of medium-density). To our dismay, none of our concerns are reflected in this iteration of the proposed development. In fact, we are not sure that anything has changed.

**Observations**

- 1. Existing building.** The existing 3.5 storey Medical Arts Building on the property has been vacant for nearly 5 years. It has become an eyesore. *The TCRA welcomes the proposal to replace it with residences and we acknowledge that, from a design perspective, the owner has put forward a concept which accords broadly with the vernacular of the neighbourhood.*
- 2. Existing zoning and density.** The existing zoning on the property is RL5-0: Low-Density Residential. In the LOP, Low-Density Residential translates to a density of up to 29 units per hectare. On this site, RL5-0 allows for construction of a maximum of 5 detached dwellings. In order to build the proposed condominium apartment building, rezoning to RM4 (Medium-Density Residential) is required. *The TCRA considers that the proposed increase in density, from that actually present in the neighbourhood to the 49.5 units per hectare for the new building, will be too drastic.*
- 3. Trafalgar Road Heritage Conservation District.** 358 Reynolds is located within this district. Comments from the Heritage Advisory Committee support replacement of the existing Medical Arts Building, but express misgivings about the massing and height of the proposed building. The TCRA shares these conflicting views. *We note that all other lots on both sides of Macdonald between Trafalgar and Allan are zoned Low-Density.*
- 4. Lot Coverage and Massing.** The proposed apartment building will occupy approximately 60% of the lot. Excluding the car park ramp from Macdonald at the west end of the lot, it will occupy practically the entire lot. In contrast, were the property to be subdivided into 5 separate lots as permitted by current zoning, the maximum lot coverage would be 35%. The height of the proposed

building is 14.33 metres (47ft) versus the 9 metres (29.5ft) allowed by current zoning and present in surrounding homes. *The TCRA considers the proposed building to be too massive for the site.*

5. **Distance to the south property line.** The proposed building will be 3 metres (9.8ft) from the south property line, which it shares with 350 Reynolds. Were the property to be subdivided into five separate lots as permitted by current zoning, four of the lots would necessarily front onto Macdonald. Houses on these lots could be no closer to their south property line than 7.5 metres (24.6ft). Furthermore, while the proposed building is oriented to face Macdonald with all its entrances, pedestrian and vehicular, on Macdonald, its address will remain 358 Reynolds. This allows the real rear yard of the proposed building to be treated as an interior side yard, yielding a minimum setback of 4.5 metres which the owner is seeking to amend to 3 metres. All this is clever, but impacts unfairly on 350 Reynolds. It is bound to compromise its value. *The dramatic difference between the setback proposed and what is currently permitted represents an unreasonable injury to the owner of 350 Reynolds.*
6. **Balconies.** “Balconies and uncovered platforms are prohibited above the floor level of the first storey on any lot in a -0 Suffix Zone” (Oakville Zoning By-law 2014-014, section 6.4.5). The existing zoning has a -0 suffix. The proposed revised zoning (RM4) allows balconies. All 14 apartments in the proposed building will have balconies 3 metres from the south property line. 8 of these (those on the second and penthouse floors) will overlook 350 Reynolds and its yard, as well as other houses to the south. *The proposed balconies will compound the injury to the owner of 350 Reynolds.*
7. **Rationale for the amendments.** The amendments are required to allow the proposed apartment building to progress to the next stages of planning. However, the owner has not explicitly provided a rationale for an apartment building in the first place, rather than the permitted low-density housing. The owner suggests that the building will provide “a respectful amount of intensification”. We challenge the idea of intensification in a Heritage Conservation District. The owner notes that the neighbourhood has a diverse built-character form and that the Town has approved a future medium-density townhouse block within the former hospital lands. We question the relevancy of these comparisons. *The TCRA considers that intensification goals, pre-existing diversity and the future townhouse block are insufficient reasons for drastic change to zoning in a heritage conservation district. They are insufficient for setting an undesirable precedent.*

## Conclusion

The TCRA urges the Planning and Development Council to:

1. defer a decision on the requested amendments
2. request revision to the design of the proposed building to address the problems noted in the observations above; specifically the proposed height, density, south setback and balconies in the Trafalgar Road Heritage Conservation District.

Sincerely,

The Board of Directors, Trafalgar Chartwell Residents' Association

Copy      Mark Simeoni, Town of Oakville  
            Kate Cockburn, Town of Oakville  
            Janet Haslett-Theall, Town of Oakville

Dave Gittings, Town of Oakville  
David Capper, Glen Schnarr and Associates  
Bill Hicks, Hicks Design Studio

**From:** [Luigi Nieto Giovanini](#)  
**To:** [Town Clerk](#)  
**Cc:** [REDACTED]; [communications@tcra.ca](mailto:communications@tcra.ca)  
**Subject:** Proposed Development - 358 Reynolds St.  
**Date:** Tuesday, September 29, 2020 4:18:58 PM

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Good afternoon,

I am writing to you regarding the proposed development at 358 Reynolds. I would like to express that in good conscience, I can not support this development. This building will affect surrounding properties specially 350 Reynolds and 272 MacDonald Rd. The proposed building can not be compared to the development on Sheddon Ave. The one on Sheddon Ave. backs against a line of trees and another building not houses and backyards as the current proposal.

I understand that this is a 'business' and maximizing returns is the main objective. However, we should not sacrifice the spirit of the neighborhood for monetary reasons alone. Consideration should be given to having 5 or 6 lots instead while reaching a win-win solution. This approach will be in line with the current properties on MacDonald Rd. and also with the future properties to be developed at the old Hospital grounds.

Thank you very much for your support and consideration.

Kindest regards,  
Luigi Giovanini  
[REDACTED] MacDonald Rd.