

Distributed at the Planning and Development Council Meeting of October 26, 2020
Re: Item 2 – Public Meeting Report, Randall Oakville Developments Ltd., Church
Oakville Developments Ltd., Zoning By-law Amendment, Z.1614.74

From: Lori Mann

Sent: Thursday, October 22, 2020 9:27 AM

To: Town Clerk <TownClerk@oakville.ca>

Subject: Proposed 12+ storey development in downtown Oakville. LOCATION: 150 Randall Street, 125 Navy Street and 143 Church Street.

Attention to: Tricia Collingwood, Senior Town Planner

LOCATION: 150 Randall Street, 125 Navy Street and 143 Church Street.

Hi Tricia,

My understanding is that the downtown Oakville area (Randall/Navy/Church Street area) was re-designated from Central Business District (CBU) to Urban Core. With this change the maximum height permissions were increased from 4-storeys to the proposed 12-storeys. *However, the official plan review is ongoing and still in the draft stage:* Zoning permissions have still not been cemented, therefore, I am formally requesting that the maximum height of new developments be returned to 4-storey maximum in order to fit with the surrounding heritage buildings that make downtown Oakville unique and cherished.

I will also join the virtual meeting on Monday, October 26 at 6:30pm: youtube.com/TownofOakvilleTV

Kind regards,
Lori Mann.

From: Sarah Valiant

Sent: Sunday, October 25, 2020 1:22 PM

To: Town Clerk <TownClerk@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>

Subject: Comments for Town Meeting regarding By-Law 2014-14

Importance: High

Dear Mayor and Town Councillors,

We would like to comment on By-Law 2014-14.

We do not support the building of developments up to 14 storeys with specific mention of 150 Randall St., 125 Navy St and 143 Church St. by Randall Oakville Developments.

We are asking for a return to the 4 storey maximum on downtown Oakville buildings/developments.

When looking at downtown Bronte and Burlington, it has been made abundantly clear that high rises, no matter the style or look of the building, do NOT respect the heritage of our beautiful and UNIQUE town. Slating the development of these high rise towers ERASES that unique beauty and feel of old Oakville. We love living in Oakville BECAUSE it does not have the feel of a larger city. Once one development of a building this high (14 stories) is allowed, MANY more will follow.

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We are truly unimpressed that the town would try to push something like this through during a pandemic when residents are focussed on health and well being and not changes to our beloved town.

In reference to the fact that only 25 people attended the last meeting, I would like to mention that we are very involved members of our community and have not heard ANYTHING about this development at all over the last year. Which means that the town's advertisement of this has not been sufficient. If we, as active community members are not aware, it is clear that the majority of downtown Oakville residents are also not. For such a major development and change to our town to be passed it is irresponsible for the town not to ensure every tax paying member is made aware.

Traffic is already out of control with many Randall St. residents (a number who are elderly) unable to safely cross the street. Myself, as a mom have been dealing with major delays during school drop off and pick up due to JUST the construction of the smaller development at Thomas and Randall. I cannot even fathom, how much earlier I will have to leave in the morning to get my child to school on time if a major building begins construction, and then the ensuing hundreds of extra cars on the street in the morning during rush hour from all the new residents.

The real estate ad for the development even mentions this claiming "it will be on one of the busiest intersections in downtown Oakville. This is BAD planning and OVERDEVELOPMENT to then add hundreds of new cars to a street that was NOT built to accommodate that number of residents.

We do not want to be looked upon as people adverse to change, but rather in support of change that is in keeping with our town's heritage and feel.

Kind regards,

Sarah Valiant and Xavier Labrecque
Head St.
Oakville, ON

From: Linda Coleman
Sent: Sunday, October 25, 2020 3:37 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Proposed 12+ Storey Development in Downtown Oakville

Attention: Tricia Collingwood, Senior Town Planner
Location: 150 Randall, 125 Navy, 143 Church Street
Zoning By-law (2014-014)

It's my understanding that an amendment is in place to re-zone this downtown development from Central Business District (CBD) to Mixed Use (MU4) in order to implement Urban Core land use designation policies in the Livable Oakville Plan.

I am requesting that the maximum height of new developments be returned to 4-storeys to fit with the surrounding heritage buildings that set apart Oakville's downtown from any other suburban downtown.

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I'd be very interested to know who the architect is and see the architectural plan that addresses sensitivity to Oakville's heritage and current residents.

Please notify me of the decision of the Town of Oakville on the proposed zoning by-law amendment.

Thank you,
Linda Coleman

By e-mail to: **TownClerk@oakville.ca**

Council
c/o Town Clerk at the Town of Oakville,
Clerk's Department,
1225 Trafalgar Road
Oakville, ON
L6H 0H3

25th October 2020

Re: Proposed Zoning By-law Amendment

Ladies and Gentlemen,

I wish to put on record my opposition to the proposed zoning by-law amendment related to 150 Randall Street, 125 Navy Street and 143 Church Street to be the subject of the Statutory Public Meeting on Monday, 26th October 2020.

The reasons for my opposition are primarily based on my understanding that the proposed by-law amendment would allow a building of up to 12 storey on the subject lands.

Any building height in excess of the generally established 4 storey limit in downtown Oakville will be out of character and will adversely affect the unique appeal of Oakville's down town area

In conclusion, please stop this amendment to the current CBD zoning.

Sincerely,
Charles D. Clarke P.Eng

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

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Re: Item 2 – Public Meeting Report, Randall Oakville Developments Ltd., Church
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From: Christine Ferguson

Sent: Monday, October 26, 2020 6:14 AM

To: Town Clerk <TownClerk@oakville.ca>

Subject: Attention: Tricia Collingwood, Town Planner - Zoning Bylaw 2014-14 - Planned 14 Story Developments in Downtown Oakville

Attention: Ms.Collingwood, Town Planner:

Our family and extended families are long time southeast Oakville residents and we are very concerned about the proposed change to the zoning by-laws impacting the Oakville's beautiful and family friendly downtown.

Specifically, **the proposed 14 story developments** (not one but THREE) at 150 Randall Street, 125 Navy Street and 143 Church Street.

This kind of development is a major departure from the existing allowable 4-storey maximum on downtown buildings and compromises the entire downtown core. The current project has already made the downtown area difficult to navigate and increased traffic both south and north of downtown Lakeshore for residents.

If this proposal is approved, it would also clear the way for 14 story development on other areas:

1. On Navy - By the Oakville Club
2. On Robinson – The Old Ballet School (already on the same block that “luxury townhomes” are advertised)
3. The Old Firehall
4. The Old Red Cross Site
5. The Centennial Pool Site
6. The Guide Dog Site

I would like to request:

1. An email with Monday's FULL Planning report
2. An email with a list of ALL pending proposed developments for Downtown Oakville
3. The environmental assessment of the development proposal on the 16 Mile Creek
4. The signage be updated on the development sites to indicate the EXACT HEIGHT COMPARISONS of the proposed property to the other downtown buildings.

We are also concerned and extremely disappointed that this is being pushed through quietly during the pandemic, when residents are trying to stay updated up with ever-changing rules and regulations, focus on family and school and not always available to “read the fine print” buried in the Town of Oakville website meeting minutes.

It is clear from the many conversations we have had, that residents are not even aware of the proposed change to the Zoning Bi-law, much less the impact. It is not clear from the development signage, nor the vague terminology what is proposed. There is no “Bonus” to Oakville Residents to granting 14 story developments.

Christine Ferguson

Distributed at the Planning and Development Council Meeting of October 26, 2020
Re: Item 2 – Public Meeting Report, Randall Oakville Developments Ltd., Church
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From: Heather Yale

Sent: Monday, October 26, 2020 8:43 AM

To: Town Clerk <TownClerk@oakville.ca>

Subject: Fwd: PLEASE FORWARD BY NOON TODAY: Re:Proposed Zoning Bi-Law Change to allow 14 story buildings in downtown Oakville

I received this email today and I too do not want to see big developments taking over properties in Oakville.

Heather Yale

From: Susan King

Sent: Monday, October 26, 2020 11:23 AM

To: Town Clerk <TownClerk@oakville.ca>; AffairsOfTheDay@outlook.com

Subject: Change to Zoning Bylaw 2014-14

To whom it may concern

I would like to submit my protest to the changing of the zoning bylaw 2014-14.

My concerns are for the future considerations of the downtown Oakville..

- > incredible increase of traffic..where are the studies?
- > precedent setting of future development...where does it stop?
- > loss of heritage architecture and appeal of small town main street
- > what is the motivation?? Money?

As someone in the building/renovation business, I am all for Urban renewal...and get that. However city planners must keep the feel and charm of the Oakville core.

I am a tax payer and would hope that the elected officials would heed the wishes of their residents.

Regards

Susan King

River Side Dr.,Oakville Ontario

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Re: Item 2 – Public Meeting Report, Randall Oakville Developments Ltd., Church
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From: Alex Flye

Sent: Monday, October 26, 2020 11:44 AM

To: Town Clerk <TownClerk@oakville.ca>

Subject: Attention: Tricia Collingwood, Town Planner - Zoning Bylaw 2014-14 - Planned 14 Story Developments in Downtown Oakville

Attention: Ms.Collingwood, Town Planner:

We are lifelong residents of the downtown Oakville area and are concerned about the proposed change to the zoning by-laws impacting Oakville's beautiful and family friendly downtown.

Specifically, **the proposed 12 story developments** (not one but THREE) at 150 Randall Street, 125 Navy Street and 143 Church Street.

This kind of development is a major departure from the existing allowable 4-storey maximum on downtown buildings and compromises the entire downtown core. While we are in favour of development up to 4 storeys, higher density to the tune of anything above 4 storeys will exacerbate the already troublesome traffic in the downtown area not to mention the aesthetic including long shadows cast on the streets and a skyline that is no longer unique and inviting.

If this proposal is approved, it would also clear the way for 12 story development on other areas:

1. On Navy - By the Oakville Club
2. On Robinson – The Old Ballet School (already on the same block that “luxury townhomes” are advertised)
3. The Old Firehall
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We are also concerned and extremely disappointed that this is being pushed through quietly during the pandemic, when residents are trying to stay updated with ever-changing rules and regulations, focus on family and school and not always available to “read the fine print” buried in the Town of Oakville website meeting minutes.

It is clear from the many conversations we have had, that residents are not even aware of the proposed change to the Zoning Bi-law, much less the impact. It is not clear from the development signage, nor the vague terminology what is proposed. There is no “Bonus” to Oakville Residents in granting 12 story developments.

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Thank you,

Alexandra Flye

From: Conor Snape
Sent: Monday, October 26, 2020 12:39 PM
To: _Ward2 <Ward2@Oakville.ca>; Town Clerk <TownClerk@oakville.ca>
Subject: By-law

Hello - this seems crazy! Please vote against amending this by-law. It is pointless to crush businesses by taking forever with the work on Lakeshore to take cars out of the town center just to build buildings like this directly adjacent to it. Everyone knows that once there is one there will be a dozen in no time - which is presumably the point.

The Town has sufficient resources that it doesn't need to sell its soul - and to ram this through now is super sketchy. Please do not be party to this horrible initiative.

Thanks

Conor Snape
Rebecca St.

From: lesley.henshaw
Sent: Monday, October 26, 2020 12:49 PM
To: Town Clerk <TownClerk@oakville.ca>
Cc: Ray Chisholm <ray.chisholm@oakville.ca>
Subject: Re the application for a zoning change 125 Navy St, File # Z.1614.74

Re the application for a zoning change 125 Navy St, 150 Randall St., 143 Church St.

File # Z.1614.74:

I would like to express my full approval for a request for zoning change for this site to allow for the construction of a 12 story mixed use building for the following reasons:

- there is a shortage of apartment/condo style 1 floor living options in downtown Oakville. (Places for people in the neighborhood to downsize to or just for people looking for apt/condo units in a walkable community.)
- I agree with the concept of intensification of downtown areas of Oakville to provide more options for smaller units and a walkable lifestyle. (Understand that there might be residents complaining of a possible increase in traffic; however, I think in the long run, building more units in a walkable community will have a positive impact traffic-wise and certainly reduce development of sprawl and traffic elsewhere.)
-
- We would hope that an influx of residents in downtown might support the downtown businesses, helping the downtown to stay vital.

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- The site seems to be ideal in that, in addition to the above arguments, it does not overshadow any residential neighborhoods, so would minimize any potential negative effects on the surrounding area.
- I feel 12 storeys is not so high as to make a significant change in the character of the neighborhood; esp as it is surrounded by other buildings of similar height. And if the opportunity is there to have more units available with no negative affects, I am all for it.

I thank you for the opportunity of providing my input.

Sincerely,

Lesley Henshaw

Bath St., Oakville, L6K 1A7