



Trafalgar Chartwell Residents' Association
advocating for our community

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Mr. David Capper
Associate, Glenn Schnarr & Associates Inc.
10 Kingsbridge Garden Circle, Suite 700
Mississauga, ON, L5R 3K6

November 16, 2019

Reference: Redevelopment of 358 Reynolds Street (old Medical Arts Building)

Dear Mr. Capper,

I am writing to you on behalf of the Board of the TCRA to record our concerns about the possible redevelopment of 358 Reynolds Street as presented at a public consultation on Wednesday, November 6th at Grace Lutheran Church.

Our Board questions the notion that it is acceptable to replace a legal, non-conforming structure with a medium-density (high end of range) development within a stable, low-density residential area.

Furthermore, the site is within the Trafalgar Road Heritage District. It is our understanding that the presented concept is contrary to the Official Plan and will require an Official Plan Amendment. Presently, single-family residences are the built form in the district and along MacDonald Rd, even those proposed on the Hospital Land. The transition between heritage and new homes to a three-storey condo will cause massing, and shadowing issues in the area. Our members are also very concerned with density creep, especially as it might affect those properties south on Reynolds St.

Additional concerns are the height of the replacement structure, towering over nearby residential homes and the location of driveway access to the site.

In summary, this development does not meet the objectives of the *Residential Character Study* (December 2017), "The built form of development, including scale, height, massing, architectural character and materials, is to be *compatible* with the surrounding neighbourhood"(page 5).

The TCRA appreciates the consultation and wishes to register our thanks to you, the property owner Transmetro Ltd., and the Architect Bill Hicks for your courtesy.

Yours sincerely,

Peter De Rosa
President

Copy: Mark Simeoni, Town of Oakville
Heinz Hecht, Town of Oakville
Janet Haslett-Theall, Town of Oakville
Dave Gittings, Town of Oakville
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