

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 344 Reynolds Street, two 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 Vandeppeer and Rhonda Yerxa  
344 Reynolds Street  
Oakville L6J 3L8