

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 350 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.

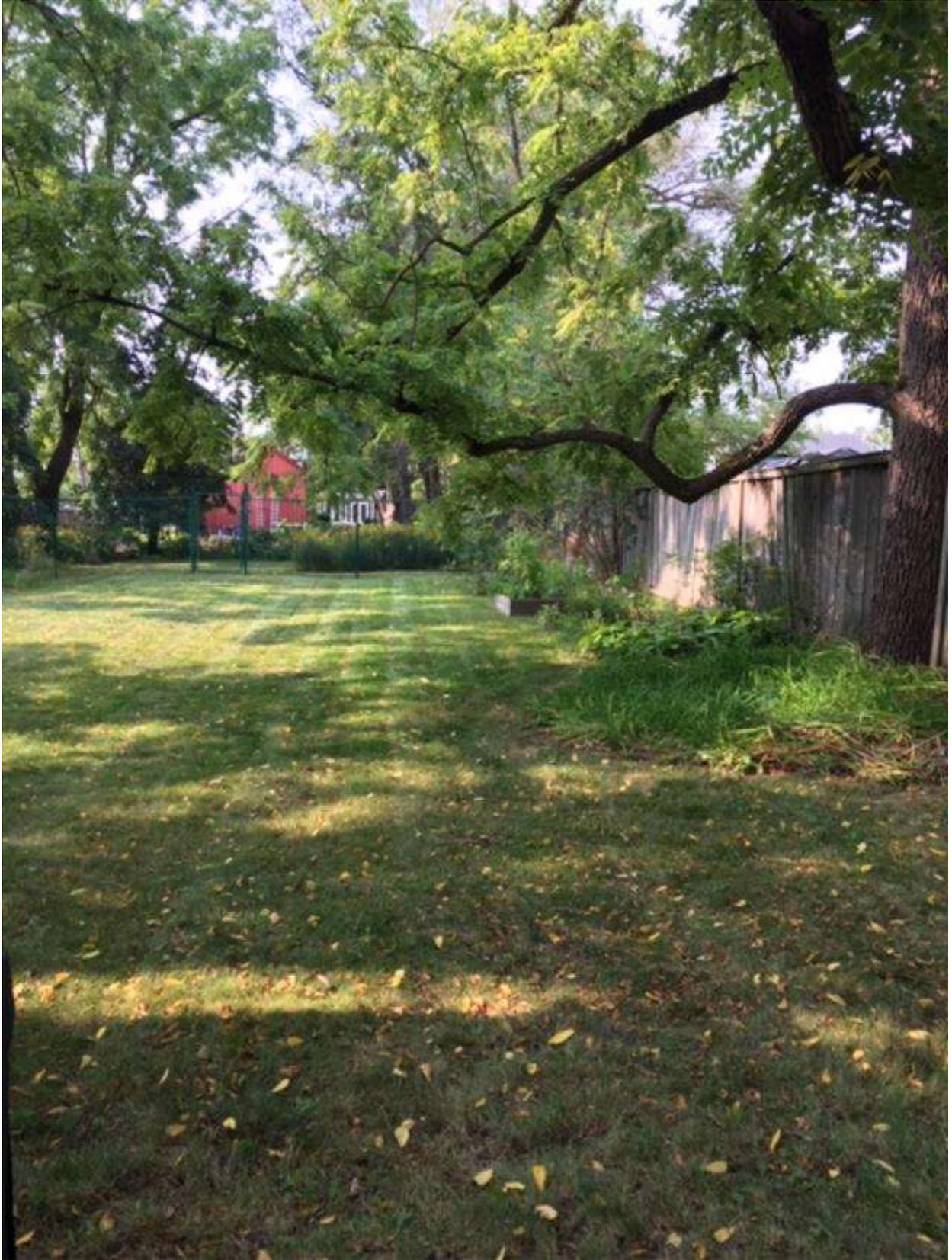
Background

I have been a resident of Oakville for over 25 years. We purchased our home at 350 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.



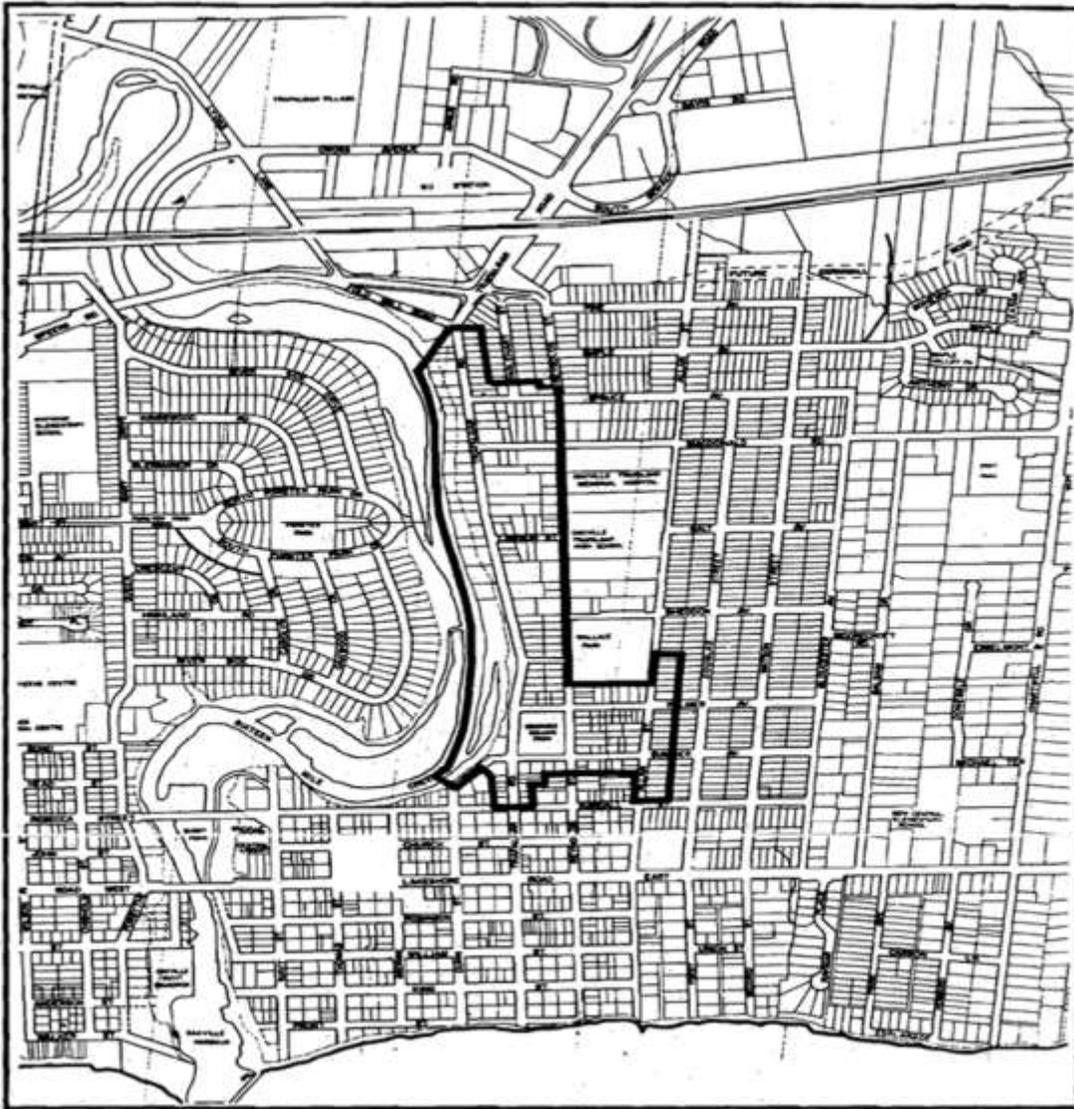


350 Reynolds – Back Yard View

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. 350 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 350 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 350 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,

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