



Trafalgar Chartwell Residents' Association
advocating for our community

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Town Clerk at the Town of Oakville
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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