

February 3, 2020

Mr. Paul Barrette, Senior Planner
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Reference Calloway REIT (Hopedale Inc.) - 1515 and 1521 Rebecca Street - OPA 1625.01

Dear Mr. Barrette,

Thank you for the opportunity to provide input on the above named development application.

Coronation Park Residents Association has several concerns regarding this request.

1. The Livable Oakville Official Plan has identified appropriate locations for intensification and has designated growth areas to accommodate the type of development being proposed. The site at 1515/1521 Rebecca Street is not located in a designated growth area and its mixed use type of development should be focused on lands located within Oakville's Growth Areas and identified corridors.
2. The location of the development site is amidst a land use area designated for Residential Low Density housing. None of the proposed uses outlined in the application are permitted.
3. When considering intensification within stable residential communities, construction projects are to be compatible with the lot area, and lot frontages of the surrounding neighbourhood and the policies of section 11.1.9.
4. As identified above, the site is located in an older stable neighbourhood and as such applications for development are subject to Part D: Land Use Designations and Policies, Section 11.1.9 in Oakville's Official Plan (Livable Oakville). Section 11.1.9 details a number of criteria intended to maintain and protect the existing neighbourhood character. These include the need for built form, including scale, height and massing to be compatible with the surrounding neighbourhood. While we understand compatible does not mean the same as, it does not mean introducing multi-unit and multi-storey structures that will stand in stark contrast to the surrounding community.
5. While Livable Oakville denotes that Low Density Residential may permit a density of up to 29 dwelling units per site hectare, the actual density of the built form that currently exists is 10 . The proponent's application suggests a density of a minimum 35 units in the townhome block and a minimum density of 60+ in the high density retirement home block. When compared to the "on the ground" surrounding neighbourhood these figures represent increases of 250% and 500%. This is hardly what one would consider modest.
6. Likewise, in general, the surrounding neighbourhoods represent single detached homes of heights ranging from approximately 7m to 9 metres. A dense node of multiple attached townhouses of 12m in height and a retirement home of 9 storeys does not reflect a built form that maintains or preserves the existing neighbourhood character. Indeed, the location of the

retirement home fronting on to Rebecca with a 2.5 metre setback doesn't even reflect consistency with the applicant's other buildings in the remaining commercial area.

7. We note from the documents filed with the application that the applicant is seeking an Official Plan Amendment for the entire site at 1515 and 1521 Rebecca Street - not simply the eastern portion of the lands. The OPA requested would preserve the Community Commercial land use designation and provide special exceptions to permit residential uses in the form of multiple attached dwellings, institution uses in the form of a retirement home, a maximum height of 3-storeys for townhouse dwellings and a maximum height of 9-storeys for the retirement building. We feel this approach is unusual at best. Why would the proponent not divide the land and file an application for subdivision?
8. Likewise, no draft by-laws whatsoever have been provided for the development site. Thus, the application is a request to have Town planning staff and Town Council approve an Official Plan Amendment based on nothing more than a concept. The Planning Justification Report filed uses the following: *'seek approval for an Official Plan Amendment ("OPA") application to create a framework for the vision for the lands'*. With no documented indication of what the final built form will represent in terms of size, height, massing, FAR, appearance, parking, etc. the possibility presents itself that future by-law requests could vary markedly from current descriptions.
9. The site plan reveals that all eastbound traffic from the commercial area on the western portion of the site will be required to exit at the current traffic lights at Rebecca Street immediately opposite Savannah Gate. This means traversing a residential area in order to exit a commercial area.
10. In its Planning Justification Report, the applicant notes *"The proposed OPA will allow for medium density residential and institutional uses to build synergy with abutting lands currently used for commercial, residential, institutional (church), and park uses. The proposed institutional use will also assist the Town in reaching the projected needs of a future aging population."* Unfortunately, in identifying abutting lands, it omitted the low rise Vistamere Retirement Residence with 94 suites offering both retirement living and assisted living.

In summation, this application represents over-development. It proposes built form and density that stand in stark contrast to not only the neighbourhood abutting, but as well, to the entire community of Southwest Oakville. When weighed carefully and judged accordingly there is little to suggest that it will do anything other than result in a mass of tall, closely spaced structures that overwhelm their surroundings. To give credence to such a proposal would not only fly in the face of the protection of older stable neighbourhoods, but indeed set a dangerous precedent that will invite future applications of the same nature. While there is still time, we encourage the applicant to reexamine their directions and revise their application to a design that would be welcomed by all concerned.

Sincerely,

Pamela Knight
President

Donald Cox
Vice President

cc: Town Clerk, M. Simeoni, C.Connell, Mayor Burton, Oakville Town Council.