

VIRTUAL PUBLIC INFORMATION MEETING

PROPOSED DRAFT PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS FOR 358 REYNOLDS STREET

TUESDAY JUNE 13, 2023 (7:00 pm to 8:00 pm)

Attendees:

- ❖ Adam Cairns – Star Oak Developments Limited
- ❖ Leo Wu – Star Oak Developments Limited
- ❖ David Faye – David Faye & Associates Inc.
- ❖ Joe Laronga – Rosehaven Homes
- ❖ Bill Tam – KLM Planning Partners Inc.
- ❖ Janet Haslett-Theall – Ward 3 Town and Regional Councillor
- ❖ Dave Gittings – Ward 3 Town Councillor
- ❖ Sally Reynolds
- ❖ Paul Ambrose
- ❖ Jayne Huddleston
- ❖ Leigh Musson
- ❖ Doug Plant
- ❖ Brandon Hassan
- ❖ Colleen Dugard
- ❖ AC
- ❖ Sandra Mundy
- ❖ Tom

Presentation by Bill Tam:

- Overview of site context within the Town of Oakville’s Ward 3 at the Southwest corner of Reynolds Street and MacDonald Road.
- Overview of the site conditions (0.28 hectares) including description of existing vacant commercial building in eastern half of the Subject Lands while the western half of the site is a surface parking lot previously used to serve the building. Some trees are located within the site at the extreme northwest portion of the lands as well as at the corner of Reynolds Street and MacDonald Road. The Subject Lands are currently secured by perimeter fencing and the building is boarded up. Outlined surrounding existing uses.

- Provided overview of the existing Official Plan policies and land use permissions applicable to the Subject Lands including the 2021 referral of development applications to the Ontario Land Tribunal (“OLT”) by the previous owner of the Subject lands. The resultant 2022 OLT decision approved the change in Official Plan designation from Low Density Residential to Medium Density Residential which allows a range of multiple-unit residential uses with a density range between 30 to 50 units per hectare.
- Advised the previous owner submitted a concept as part of their original official development applications. Said concept included 14 apartment dwelling units in a three storey building with a height of 14.35 metres and a density of 50 units per hectare.
- Specified the current owner of the Subject Lands is not seeking an Official Plan amendment since townhouses are permitted in the Medium Density Residential OP designation.
- Provided overview of the existing zoning by-law permissions which were approved as part of the OLT decision. Specifically, the current zoning permit apartments with a maximum height of 14.35m as well as including site specific exceptions for minimum yards to the southern property line (interpreted as the ‘interior side yard’ for the existing property). Noted the current owner shall be seeking a zoning by-law amendment to allow townhouses, a use which is already permitted within the Medium Density Residential official plan designation.
- Advised the Subject Lands are part of the Trafalgar Road Heritage Conservation District Plan which is intended to manage physical change and development in order to conserve the unique character of the area. This includes permitting new development where it respects and complements the prevailing character of the existing heritage buildings within the area. Specifically noted that while the property is within the Conservation District Plan, the existing building on site is not considered of historical significance.
- Advised the Subject Lands were sold to the current owner in early 2023
- Provided overview of the proposed development:
 - Current owners of the Subject Lands Intend to submit a draft plan of subdivision and implement zoning by-law amendment;
 - Proposal for 11 townhouse dwelling units in two buildings;
 - Each dwelling unit will be at least 5.9m in width;
 - Each unit will be three storeys in height which is equivalent to 11.9m;
 - The overall density of the proposed development will be approximately 40 units per hectare;
 - The proposed setback to each lot existing property line;
 - The corner unit will have two side by side spaces in the garage accessed by a double width driveway from Reynolds Street for a total of 4 parking spaces on site;

- The interior units will each have two tandem parking spaces in a garage accessed by a single car width driveway from MacDonald Road for a total of 3 parking spaces on site;
- Since the number of parking spaces for each unit is at least 3 on site, the current development proposal is not contemplating the need for on-street parking.
- Road widening and sight triangle along MacDonald Road provided as requested by Town staff.
- Sample elevations and floor plans for each of the dwelling units shown.
- Landscape design for the Subject Lands shown.

Questions and comments:

- AC enquired if more detail can be provided regarding the road widening on MacDonald Road as well as clarifying if there will be any street parking on said Road.
 - Bill Tam responded the road widening was requested by Town Staff. With respect to on-street parking, the intention of the current development proposal is to accommodate all parking on site and therefore on-street parking should not be necessary.
 - AC follow-up question on whether the widening is only for the Subject Lands or if there would be an impact on the north side of MacDonald Road as well.
 - Bill Tam advised the only direction received from Town staff with respect to a road widening was specifically for the Subject Lands and there was no mention of widenings elsewhere.
 - AC follow-up question on whether the Councillors can address the question of road widenings along the north side of MacDonald.
 - Councillor Gittings advised the road widening question can be considered once the proposed development has been reviewed by Town staff for the Subject Lands as well as how it relates to the Fernbrook site east of Reynolds Street.

- Sally Reynolds asked for clarification on the height of the current proposed development
 - Leo Wu confirmed the concept provided by the previous land owner of the Subject Lands contemplated a height of 14.35m whereas the proposal by the current owner is 11.86m.
 - Sally Reynolds follow up question seeking clarification on whether the 11.86m height quoted for the current proposal include the peaked roofs.
 - Bill Tam confirmed the total height shown on the elevation diagrams is 11.86m from grade to the top of the roof.
 - Sally Reynolds follow-up question on what will happen on the ground floor outdoor space of the back yards of the proposed development.

- Bill Tam advised the rear decks will be accessed from the main floor while the space underneath the deck will be accessed through the lower floor.
- Sally Reynolds follow-up question on the depth and width of the rear decks.
 - Bill Tam advised the rear decks will be 3m in depth which span the entire width of each unit (5.9m)
- Sally Reynolds follow-up comment that the southern elevation will be comprised of decks across width of the building at the main floor level and asked what will be distance between her building and the decks.
 - Bill Tam advised there will be about 5.6m between the face of the decks and southern property line and 4.6m between the edge of the access staircase and the southern property line; Ms. Reynolds northern setback is to be added to the aforementioned measurements to determine the total distance between her building and the decks/stairs.
 - Bill Tam also emphasized the main buildings of the current proposed development will be setback at least 8.6m from the southern property line.
- Sally Reynolds follow-up question on whether there are any landscape designs contemplated in the rear yards of the proposed development.
 - Bill Tam these will be freehold units and each owner will have the ability to use the rear yard as they please subject to any Town property standards by-laws.
- Sally Reynolds follow-up question on the number of parking spaces will be provided for the units.
 - Bill Tam advised will be a total of four parking spaces on site (2 in the garage and 2 in the driveway) for the corner unit while the other units will each have 3 parking spaces on site.
 - Leo Wu emphasized again the proposed development is not contemplating on-street parking.
- Sally Reynolds follow-up question on whether the need to remove vegetation from her lands is alleviated since there is no longer an underground garage contemplated in the current proposed development.
 - Bill Tam these there will only be one unhealthy tree removed near the southern property line and said tree is within the Subject Lands; the current proposal does not contemplate removal of any trees within Ms. Reynolds' lot.
- AC asked if there was any projection on when the project will be started and finished as well as whether the construction on the Subject Lands will be done concurrently with the Fernbrook project as a method to manage the amount of construction on the same street. Further enquires on how noise, dust, pollution will be managed.
 - Bill Tam advised the Town will likely have a construction management procedure the proposed development will need to comply with.

- Leo Wu advised the approval process will required a minimum of 1.5 to 2 years to complete prior to construction.
 - Leo Wu advised a construction management plan will be submitted as part of the formal submission package to manage externalities such as dust and traffic management during construction.
 - Leo Wu observed Fernbrook has already started earth works thus that project is ahead of the proposed development on the Subject Lands. Leo Wu suggested by the time construction occurs on the Subject Lands, the Fernbrook project will likely have already poured foundations thus the disruption to the neighbourhood caused by multiple simultaneous projects will likely be minimized.
 - Leo Wu suggested the construction can be completed within a year of the issuance of building permit, weather permitting.
 - AC follow-up question on the background of MacDonald Rose Inc. as that is a company not known to them and there is concern the project can be stalled mid-construction due to internal corporate factors.
 - Leo Wu advised the corporate parent entities of MacDonald Rose Inc. is Melrose Investment and Rosehaven Homes who have done many projects in the Greater Toronto Area and completing this project will not be an issue.
 - AC follow-up question on whether the existing building will be used as a sales center prior to demolition.
 - Leo Wu advised the existing building will likely not be used as a sales centre as Melrose/Rosehaven has design studio in their nearby corporate building
- Councillor Gittings asked Town staff what is the timing for this application to proceed to Planning and Development Council
 - Leigh Musson responded the application will proceed to Planning Development Council within a month of said application being submitted. The timing of the proposed development being brought to Council for a decision will be based on public comments received.
 - Councillor Gittings follow-up question on whether a comparison will be conducting to determine the differences in the developments contemplated by the previous owner and the current owner of the Subject Lands.
 - Leigh Musson responded the Town staff report to council will describe the differences between the two proposals.
 - Councillor Gittings follow-up question on whether the proposed fence along the southern property line will be built by the developer or by the individual home owners.
 - Leigh Musson advised this application will be subject to site plan approval since 11 units are contemplated and that the fence issue will be addressed at that time.

- Councillor Haslett-Theall asked Town staff on the timing for the Fernbrook development
 - Leigh Musson advised the Fernbrook subdivision is not yet registered and is currently working with the Town's control architect to finalize the design of the dwellings.
 - Councillor Haslett-Theall asked a follow-up question regarding the timing of the demolition of the existing building on the Subject Lands if said building will not be used as a sales centre for the proposed development. Councillor Haslett-Theall also asked can a demolition permit be applied for immediately after approval.
 - Leigh Musson responded a demolition permit can be applied for at any time and the Town staff will make sure the process is done in a safe manner.
 - Councillor Haslett-Theall follow-up comment expressing more follow up required as part of the Town's review of the proposal including the depth and length of the decks along the southern façade of the proposed buildings as well as expressing interest in seeing a landscape plan to control the amount of oversight upon the existing property south of the Subject Lands.

- Sally Reynolds asked for confirmation from staff that the demolition of the existing building can occur at any time.
 - Leigh Musson confirmed demolition can occur at any time but there is a process to be followed in executing such a permit including the termination of utilities.
 - David Faye advised timing of demolition is still being decided upon and may be impacted by the timing of the approval process.
 - It should be noted the Subject Lands are currently secured by a 1.8m high chain link fence and the existing buildings entrances and windows are boarded up as seen in the site photos presented. Furthermore, the Subject Lands are regularly inspected every 72 hours or less.