

Planning and Development Council Meeting  
October 4, 2021

**Comments Received Regarding Item 6.1**  
Official Plan and Zoning By-law Amendment

2266 Lakeshore LP,  
2262-2266 Lakeshore Road West and 83 East Street  
File No. OPA.1728.66 and Z.1728.66

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**From:** s o  
**Sent:** September 16, 2021 3:02 PM  
**To:** Beth Robertson ; \_Ward1 ; gary.carr@halton.ca  
**Cc:** Vicki Tytaneck  
**Subject:** Re: Bronte Village Development

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for your response. Yes, I'm aware that the Province does set targets, however, I hope that at the Regional and Municipal levels, there is strong advocacy for protecting not only green spaces but protecting the type of community that residents want. It is not possible for one region of the province (GTA) to absorb huge numbers of newcomers annually. There has to be a plan to channel growth to smaller rural and northern communities who would welcome it. I'm wondering how areas like Caledon are able to implement development policies such as building height limits.

Shiela O.

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**From:** Beth Robertson <[beth.robertson@oakville.ca](mailto:beth.robertson@oakville.ca)>  
**Sent:** Thursday, September 16, 2021 2:08 PM  
**To:** s o ; \_Ward1 <[Ward1@Oakville.ca](mailto:Ward1@Oakville.ca)>; gary.carr@halton.ca <[gary.carr@halton.ca](mailto:gary.carr@halton.ca)>  
**Cc:** Vicki Tytaneck <[vicki.tytaneck@oakville.ca](mailto:vicki.tytaneck@oakville.ca)>  
**Subject:** RE: Bronte Village Development

Hello Shiela.

Thank you for reaching out. I am cc-ing your email to the Town Clerk so it is on record with the whole of Council before the October 4th meeting.

The one piece of information that you do not include, and may not know, is that growth targets are set by the Provincial Government rather than the municipalities or Regions. This means that Halton has been designated to grow to one million people by 2041, and each municipality must take on a portion of that required growth. I like that you recognize the importance of saving green space and farms. These are also very important to me but it means a willingness to accept vertical growth for homes. The numbers we need to take won't be solved with low level tri-plexes or even mid-rise buildings, even though the vast majority of residents would like that.

In 2015, after much public consultation, Oakville designated specific growth areas such as Bronte, Kerr Village, Downtown Oakville as moderate growth areas, as well as large scale areas such as Midtown where you will see many 20 - 30 storey buildings over the next few years. This is meant to keep density out of long-time established residential areas as much as possible. When I moved here 33 years ago, Oakville had 70,000 people and now has 211,000. We are now a dynamic urban centre that does its best to maintain the heritage of its origins. The problem is that when you design a liveable community, it is popular for others to want to live here as well, which makes many long time residents long for what was. We recognize that and suggest you contact your MPP Stephen Crawford to let him know that you would like to see limits on this required growth.

Please know that your voice will be heard on October 4th and beyond.

Sincerely,

Beth

----- Original message -----

From: s o

Date: 2021-09-16 1:42 p.m. (GMT-05:00)

To: \_Ward1 <[Ward1@Oakville.ca](mailto:Ward1@Oakville.ca)>, [gary.carr@halton.ca](mailto:gary.carr@halton.ca)

Subject: Bronte Village Development

Hello.

I understand that a developer is planning to build a 15-storey building at Lakeshore Road and East Street. Since I'm unable to attend the public meeting in October, I wanted to share my input on this to you directly.

While I like the idea of a mixed use plan for the site, I strongly disapprove of highrise developments that block views, create more gridlock, and spoil the whole aesthetic of a lakeside community. High density buildings have also been shown to contribute to increased crime and pollution.

One of the things that has set Halton apart from other GTA communities in the past is its small-town charm. But in the past 5 years alone, there's been an alarming amount of development in Oakville and Milton. I greatly prefer infill development to new builds that take away our precious woodland, parkland, farms and fields. To me, these are sacred spaces that should be conserved, not only for food production, but for people's physical, mental and spiritual health. Yet, although the plans for Glen Abbey were stopped, so much green space has been lost and we are seeing more and more urban sprawl and highrise buildings.

Towns like Caledon have limited development and put caps on building heights to preserve quality of life for residents and keep the community liveable and beautiful. We need to have similar protections and more creative zoning requirements.

Instead of allowing mansion sized houses, why not create more duplexes and triplexes. I live in a multigenerational family and would love those options, but they don't seem to exist in Halton. And instead of luxury highrises and condos, what about more affordable lowrise rental buildings for young people who can't afford to live in their own region?

Please consider such options instead of allowing Halton to fall into the 'growth trap' of so many GTA communities that once used to be lovely places but have now become crowded and stressful urban wastelands.

Shiela Olley

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**From:** David Moores  
**Sent:** September 17, 2021 9:30 AM  
**To:** Town Clerk  
**Cc:** Mayor Rob Burton; Sean O'Meara  
**Subject:** Development at East Street And Lakeshore in Bronte

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bronte has too many high rise towers and does not need another, particularly at this central location. It is upsetting to see developers and The Town collaborating to progressively change the character of Bronte. Downtown Oakville? No way! Bronte? Who cares?

The desires of those who live there should count, we do live in a democracy after all.

A mid-rise structure that would not dominate the intersection and cause shading might work, but not this monument to greed. Town planners need to come down to earth.

I also have concerns about digging the kind of hole that will be required to accommodate the underground parking for 250+ cars.

David Moores  
Marine Drive

Sent from my iPad

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**From:** SR J Lui  
**Sent:** September 21, 2021 1:36 PM  
**To:** Town Clerk  
**Subject:** 77 East Street, Oakville Development

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

I have received the Statutory Public Meeting letter regarding the captioned development proposal. Therefore I write this response and hope you would consider the following concerns about the proposed development:

- 1/ high density development (15 story high rise) will crowd out the residential quality of the area
- 2/ more anticipated traffic from the high density development will overload the local traffic
- 3/ Rental housing is a development strategy for a “newly” develop area, not Bronte Village where there is already a rental complex at the East gate of the village

Thank You  
CY Lui

Sent from [Mail](#) for Windows

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**From:** A windh  
**Sent:** September 23, 2021 3:43 PM  
**To:** Town Clerk  
**Subject:** re: input

**SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

I just saw in the Oakville Beaver that "input sought on Bronte Village Development"  
I would like to add my input. I am sorry I can only do this by email, and hope it will be accepted.

I have been a resident of Bronte since 1994, and I love Bronte. Bronte has been a dream come true to me, as far as having found a good place to live.  
Bronte is a Village, or should I say was a Village. It is sadly no longer the Village I came to love. It is now so overpopulated, and more and more difficult to enjoy living in.  
Bronte needs a supermarket. You have given us a fancy food market that is also quite expensive. I am not complaining about Farm Boy, but it doesn't replace a supermarket.  
They don't sell basic household goods, such as cleaning supplies, and all the stuff that a household needs. We are told to go to the drugstore. The drugstore does not have the space to stock large supplies of such things, they have small amounts of some, which we have to pay a higher price. That means when we do our grocery shopping we still have to drive out of town to Basics on Lakeshore towards Burlington, or Fortininos on Lakeshore the other way, or Metro up 3rd. Line. There is no grocery store within walking distance.

Also the traffic. Who is making all the decisions about housing and high rises? I am afraid  
It is the developers who are running the show. I thought we had a limit on how high we could build highrises? They are now all over, and higher and higher - especially around Lakeshore Rd. and Bronte Rd. Soon we won't be able to see the sun.  
They have not yet filled the ones being built now, and there are still more being built, and still more being planned. You realize that every unit will have at least 1 car, if not 2. PLEASE - do not allow any more highrises. It is difficult now to come out of your driveway, and make a left turn onto Lakeshore at any time of the day. The traffic keeps on coming. On Lakeshore  
I have had to wait for a red light to change, and then wait again as not everyone got through that one. Knowing that it is only getting worse, is really sad.

Please think about the streets, They can not get any wider, or hold any more traffic  
Please build out, not up.

I hope someone will read my letter, and find a place to give us a supermarket.

Thank You

Anne E Windh  
2511 Lakeshore Rd.W  
Oakville On L6L 6L9

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**From:**

**Sent:** September 23, 2021 5:48 PM

**To:** Clerk@Oakville.ca

**Subject:** Bronte

I'm not sure why you ask the public resident's opinion on these matters. We all know that developers always get their way. From rezoning ( what is the point of zoning if its easily overturned ?) to density to , well everything.

No one here wants this monstrosity in Bronte. Sure fire ways to ruin a neighbourhood are high density, no parking and low-income housing. Throw in a drug rehab centre and you've completed how to screw up yet another neighbourhood, right ?

Anyways at least I'll have the memories of when the harbour had a charm to it.

Dan

Bronte

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**From:** Ann Imrie-Howlett  
**Sent:** September 30, 2021 10:58 AM  
**To:** Town Clerk  
**Cc:** John Howlett; Ruth-Ann; paj00755@gmail.com  
**Subject:** 77 East Street

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May concern,

My husband and I will be attending the youtube.com live stream on Monday October 4, 2021 as well we have signed the petition prepared by the Bronte Village Residents Association for the proposed building of 77 East Street. I would like to submit a few questions ahead of time.

Our concerns are:

1. The density of a 15 story building with several 2 & 3 bedroom apartments
2. Blasting into bedrock perhaps weakening the structures near by at Ennisclare and the Lighthouse Condominiums
3. The parking assignment of only 1 space per unit which although an admirable environmental goal requires a more gradual approach to downsizing families to 1 car
4. Bronte businesses have already suffered from lack of parking so people can enjoy the restaurants, meander and shop-- 24 visitor parking spaces for both guests and commercial rental is insufficient.
5. Traffic flow and grid lock at the corner of East and Lakeshore
6. Bonusses have been promised at other infill building sites such as a Town square on the corner of Bronte and Lakeshore. There is no square and traffic is already congested here and the apartments are not near fully occupied.

I thank you in advance for the care and consideration you will give to the community in your discussions.

Sincerely,  
Ann Imrie-Howlett  
East Street, Oakville, ON  
L6L 3K3

----- Original message -----

From: Squisha House

Date: 2021-09-30 2:20 p.m. (GMT-05:00)

To: \_Members of Council

Subject: 77 east new building

Hi there my name is Cameron Stubbins. I own a shop in Bronte village on lakeshore and I believe we should be moving forward with this building. The place now is an eye sore and we hear daily about how something should be there. In my 3+ years being open it has just been an empty lot. It would be a great addition to our community and bring more money into the neighborhood which we can all agree would benefit everyone immensely. Please consider moving forward with this project as I think everyone would be very happy. The rendering photo I have seen looks beautiful and fits the Bronte vibe perfectly. Thanks again for taking the time to read this.

Regards,

Cameron & Katelynn Stubbins

Squisha House owners and residents

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**From:** C. Stuart Walsh  
**Sent:** September 30, 2021 5:03 PM  
**To:** Town Clerk  
**Subject:** Delagation - 77 East Street - Mixed Use Development Application - 2266 & 2262 Lakeshore Rd West

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

September 30, 2021

Dear Sir/Madam,

Re: Delegation - 77 East Street - Mixed Use Development Application - 2266 & 2262 Lakeshore Rd West

I would like to register my support for the above application. I would respectfully submit that the BVRA as well as Oakville Town Council have failed the best interests of Bronte Village in not encouraging, or choosing to oppose, regentrification projects that would bring some badly needed modernization in architecture as well as additional shopping and other consumer-fulfilment stores to the area.

Presently, Bronte Village is a mish-mash of low rise residential and community living dwellings, as well as empty parking lots, ad hoc business establishments and unused commercial space. Bronte Village deserves the same lens that was used for the redesign of downtown Oakville in the southeast to introduce much-needed improvements.

Constructive progress in Bronte Village is long overdue and I support the applicant's desire to bring about this change.

Thank you,

C. Stuart Walsh

Vance Drive | Oakville ON | L6L 3K9 |

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**From:** Harry J. Shea <bvravicepresident@gmail.com>  
**Sent:** September 30, 2021 5:32 PM  
**To:** Town Clerk  
**Subject:** Written Submissions for Agenda Item 6.1 for the P&D Meeting 10.04.21  
**Attachments:** 23 Residents Sign Community Petition 2 Agenda 6.1 10.04.21.pdf; 58 Residents Sign Community Petition 1 Agenda 6.1 10.04.21.pdf; Ennisclare 226 Residents Sign Petition Agenda 6.1 10.04.21.pdf; Lighthouse 89 Residents Sign Petition Agenda 6.1 10.04.21.pdf

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Clerk: Please accept these four (4) signed petitions from 396 Ward 1 residents speaking to Agenda Item 6.1 upholding MU1 zoning for the proposed development as written submissions for 10/04/21 Meeting.

Thank you in advance,  
Harry

Harry J. Shea  
Vice President-Corporate Secretary  
Bronte Village Residents Association  
[www.brontevillageresidents.com](http://www.brontevillageresidents.com)  
Your Ward 1 Voice!

“You cannot expect a community  
greater than your willingness to contribute to it”.



# PETITION

## PROMOTE BALANCED DEVELOPMENT BY UPHOLDING THE LIVABLE OAKVILLE PLAN & CURRENT ZONING BY-LAWS FOR 77 EAST STREET APPLICATION



### The Mayor and Members of Council

I write today deeply concerned about the impact that this development application will have on the character of Bronte Village and set a dangerous precedent for the area. Developers view the Livable Oakville Plan and Zoning By-laws as a starting point not respecting Oakville's planning process, community input and vision for Oakville.

There is a greater need for community voice and representation in this process. Why are we not defending these policies and zoning by-laws vigorously in a consistent and transparent manner? Why do developers feel that they can dictate to the community and municipality how our town is shaped, nurtured, and developed? Why is the community not a recognized stakeholder in the Planning Act and planning process?

The developer seeks to almost quadruple the zoning through an OPA and zoning by-law amendment for a mixed-use building of 15 storeys treating bonusing as a right, 50.5m in height introducing shadowing and privacy issues, 4.5 levels of parking excavating down approximating 12m in depth - a safety concern for adjacent buildings, inadequate setback on East Street reducing sight lines and safety for pedestrians, and a reduction in residential and visitor/commercial parking requirements where we already feel the effects of inadequate parking and predator towing. This seeks to drastically change the character of Bronte Village with the magnitude of the proposed development, inserting another Bronte Village Mall at a residential corner.

The community is already experiencing the effects of the current level of growth and lack of infrastructure development with increased traffic, inadequate parking and safety issues. We need your help to address this by upholding the LOP and zoning by-laws for planned growth and revitalization for the area that supports community safety and vibrancy. That is what we thought the Livable Oakville Plan and its Zoning By-laws were enacted to do. And they were formulated to align with the Provincial Policy Statements and the Regional Plan – so let us take a stand now to defend what is already in place.

**Please uphold MU1 zoning for the site and help to promote balanced growth!**


This is not about one development application; this is about our neighbourhoods, the character of Bronte Village and our communities! It is time to stop, listen and work together! Develop and innovate together! Build and prosper together!

**Please insert your information and sign the petition:**

Date	Name	Street Name/Address	Contact Number	Email	Signature



Date	Name	Street Name/Address	Contact Number	Email	Signature
	ED SNEU				
	Maria Latic				
	Larry Hahn				
	George Stewart				
	Andrew O'Brien				
	Nokia Dymel				
	Anton Bergles				
	Court Kramer				
	Gretha Kramer				
	Douise F. Ritchie				
	Eleanor Kelly				
	Roman Plasznyk				
	Judith Magnus				
	MARTHA SANDOZ				
	Elizabeth Beaudoin				
	Henry Beaudoin				
	Paulette Irvine				
	JUNE HAINES				
	JEAN KNIGHTON				
	JALARIE NAKKEFF				
	K.T. Nakkeff				
	JIM LAOMAPPELE				

Date	Name	Street Name/Address	Contact Number	Email	Signature
9 20 21	JOHN NAEEM				



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There is a greater need for community voice and representation in this process. Why are we not defending these policies and zoning by-laws vigorously in a consistent and transparent manner? Why do developers feel that they can dictate to the community and municipality how our town is shaped, nurtured, and developed? Why is the community not a recognized stakeholder in the Planning Act and planning process?

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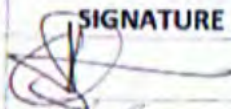
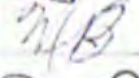

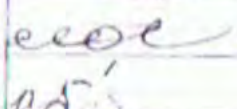
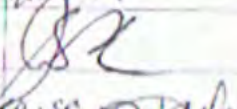

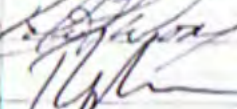
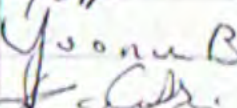
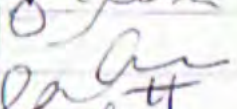
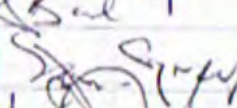
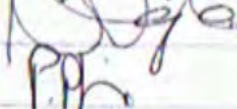


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**Please insert your information and sign the petition:**

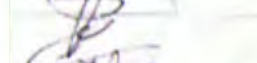



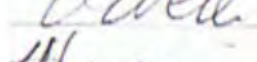
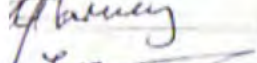
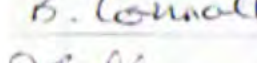
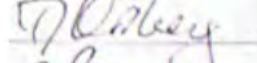
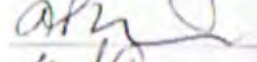

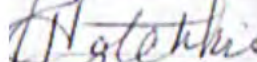
Date	Name	Street Name/Address	Contact Number	Email	Signature
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# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
09/21	Chris Hudson				
"	Maryorie Ball				
"	James Ball				
"	Grae Jose				
	Anna Accor				
	Biagio Accor				
"	J. Sisk Raku				
"	P. Jackman				
"	Franca Djarka				
"	Robert Winkler				
"	Richard Barnes				
"	Yvonne Barnes				
"	Liz Gibbs				
09/21	Lisa Gruel				
09/20	Burnett				
09/20	S. Gray				
"	N. Freyke				
"	P. Phillips				
20/09	Ashu Adna				

# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
1/20	MICHAEL NIKIFORUK				
1/20	Sgt Scott				
1/20	GREGSON CORNWELL				
1/20	CYNIS SAUSBERG				
1/21	OLUBUNMI ADE				
1/21	CYNIS SAUSBERG				
1/21	Mat Chisbon				
1/21	Muome HARVEY				
1/21	Brian ALLEN				
1/21	B. Connolly				
1/21	Janet Bell				
1/21	David Bell				
1/21	NANCY OSABO				
1/21	Anne Brown				
1/21	Abigail Chow				
1/21	Rita Hotchkiss				
1/21	ROB MELVIN				
1/21	SAUDY VON KALDEBERG				



## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
2-17-11	Ra-Inde Amara				
"	PETER RANEWS				
"	MATT MALONEY				
"	Karin Cardella				

# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
17/21	Jacqueline Findlay				J. Findlay
18	Claire Lee				Claire Lee
	Margaret Dawber				Margaret Dawber
	Xenofonakis				Xenofonakis
	ELEANOR TODD				Eleanor Todd
	JOHN ANDERSON				REDWINE 126 @ - O - Gordon 1A1 L. CO H
	MARGARET EDWARDS				
	Bonald Patterson				Bonald Patterson
	VIRGINIA M'CALLISTER				V. McCallister
	G Loveland				G. Loveland
	K Walls				K. Walls
	M. V. J. R.				M. V. J. R.
	Edelyn Cook				Edelyn Cook
	Bary Cook				Bary Cook
	Dario Spensio				Dario Spensio
	Prattier hin				Prattier hin



# PETITION

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The community is already experiencing the effects of the current level of growth and lack of infrastructure development with increased traffic, inadequate parking and safety issues. We need your help to address this by upholding the LOP and zoning by-laws for planned growth and revitalization for the area that supports community safety and vibrancy. That is what we thought the Livable Oakville Plan and its Zoning By-laws were enacted to do. And they were formulated to align with the Provincial Policy Statements and the Regional Plan – so let us take a stand now to defend what is already in place.

**Please uphold MU1 zoning for the site and help to promote balanced growth!**

This is not about one development application; this is about our neighbourhoods, the character of Bronte Village and our communities! It is time to stop, listen and work together! Develop and innovate together! Build and prosper together!

**Please insert your information and sign the petition:**

Date	Name	Street Name/Address	Contact Number	Email	Signature



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NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
1. Tripat Tolly				Tripat Tolly
2. Ruth Harris				Ruth Harris
3. Mayana Boye				M. Boye
Lois Hammell				Lois Hammell
Sukhi Chopra				Sukhi Chopra
Clarence Yu				Clarence Yu
Katherine Yu				Katherine Yu
Violet Simpson				V. Simpson
Halle HARRIS				H. Harris
<del>Anna HARRIS</del>				
d. Ching				d. Ching
12. JEFF GABURN				Jeff Gaburn
F. C. FRONZ				F. C. Fronz
Dickinson				Dickinson
C. S. Gold				C. S. Gold
Helen Reideger				H. Reideger
Sharon Mossa				Sharon Mossa
Germaine Watson				Germaine Watson

## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

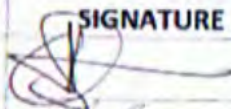
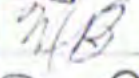

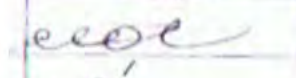
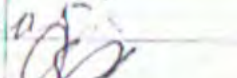
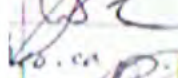

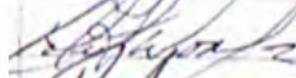
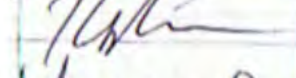
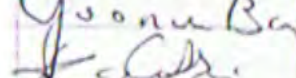
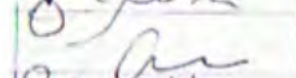
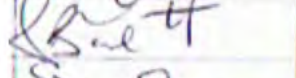



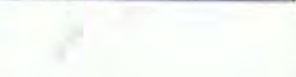

	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
7	BRUCE ATTRIDGE				B Attridge
	BARB ATTRIDGE				B Attridge
	Tish Murray				Tish Murray
	Wilma McNiff				W J McNiff
	S Dupuis				S Dupuis
8	Kid Bleach				Kid Bleach
	Shiraz Wajji				Shiraz Wajji

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NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
21 Risa Whalen				Risa Whalen
21 Wallace Whalen				Wallace Whalen
21 SANDRA MARLATI				Sandra Marlati
21 JILL MARK				Jill Mark
21 Bob Mark				Bob Mark
21 Sandra Mark				Sandra Mark
21 Elizabeth Mark				Elizabeth Mark
21 Lina Caplan				Lina Caplan
21 Harry Cook				Harry Cook
21 Jonathan Hamburg				Jonathan Hamburg
21 Gail Fitzgibbon				Gail Fitzgibbon
21 Anne Lachholm			Anne Lachholm	Anne Lachholm
21 Mike				Mike
21 Mike Mene				Mike Mene
21 Joe Mene				Joe Mene
21 M. Best				M. Best
21 A. Knisper				A. Knisper



# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
09/21	Chris Hudson				
"	Maryorie Ball				
"	James Ball				
"	Grae Jose				
	Anna Accor				
	Biagio Accor				
"	J. Sisk Raku				
"	P. Jackman				
"	Franca Djarka				
"	Robert Winkler				
"	Richard Barnes				
"	Yvonne Barnes				
"	Liz Gibbs				
09/21	Lisa Gruel				
09/20	Burnett				
09/20	S. Gray				
"	N. Freyke				
"	P. Phillips				
20/09	Ashu Adan				

# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
1/20	MICHAEL NIKIFORUK				M. N.
1/20	Sgt Scott				S. Scott
1/20	GREGSON CORNWELL				G. Cornwell
1/20	CYRIL COWLEY				C. Cowley
1/21	OLUBUNMI ADE				O. Ade
1/21	CLYNIS SAUSBERG				C. Sausberg
1/21	Mat Chisbon				M. Chisbon
1/21	Muhammed HARVEY				M. Harvey
1/21	BILAL ALLEHA				B. Alleha
1/21	B. Connolly				B. Connolly
1/21	Janet Bell				J. Bell
1/21	David Bell				D. Bell
1/21	NANCY CASERO				N. Casero
1/21	Anne Brown				A. Brown
1/21	Abigail Chow				A. Chow
1/21	Rita Hoteliers				R. Hoteliers
1/21	ROB MELVIN				R. Melvin
1/21	SAUDY VON KALDEBERG				S. von Kaldeberg



## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

[illegible]

# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
17/21	Jacqueline Findlay				J. Findlay
18	Claire Lee				Claire Lee
	Margaret Dawber				Margaret Dawber
	Xenofonakis				Xenofonakis
	ELEANOR TODD				Eleanor Todd
	JOHN ANDERSON				REDWINE 126 @ - CL Gordon A.L. CO H
	MARGARET EDWARDS				
	Bonald Patterson				
	VIRGINIA MCCLELLAN				V. McClellan
	G Loveland				G. Loveland
	K Walls				K. Walls
	M. V. J. R.				M. V. J. R.
	Edelyn Cook				E. Cook
	Bary Cook				B. Cook
	Davolo Spensiea				D. Spensiea
	Prutten hui				P. Prutten hui



# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

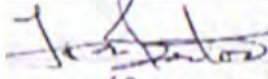
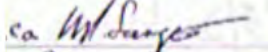
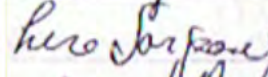
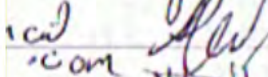
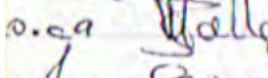



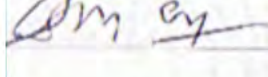
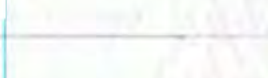
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3. Mayana Boye				M. Boye
Lois Hammell				Lois Hammell
Sukhi Chopra				Sukhi Chopra
Clarence Yu				Clarence Yu
Katherine Yu				Katherine Yu
Violet Simpson				V. Simpson
Halle HARRIS				H. Harris
<del>Amey Atchak</del>				
d. Ching				d. Ching
12. JEFF GABURN				Jeff Gaburn
K. C. FRONZINO				K. C. Fronzino
Dickinson				Dickinson
C. S. Gold				C. S. Gold
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21 Bob Mark				Bob Mark
21 Sandra Mark				Sandra Mark
21 Elizabeth Mark				Elizabeth Mark
21 Lina Caplan				Lina Caplan
21 Harry Cook				Harry Cook
21 Jonathan Hamburg				Jonathan Hamburg
21 Gail Fitzgibbon				Gail Fitzgibbon
21 Joyce Loe				Joyce Loe
21 Mike Wode				Mike Wode
21 Mike Wode				Mike Wode
21 Joe Wode				Joe Wode
21 M. Best				M. Best
21 A. Knisper				A. Knisper



## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
12/21 Fran Barton				
NEIL SARGEANT				
LISE SARGEANT				
Stephen Williams				
MARY BALLANTYNE				
BILL LONGLEY				
Maggie Saunders				
MYRNA TAYLOR				
Robert Gasco				
J. GASCO				

# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
B. The Nobles				B. Nobles
Kon Steighman				Kon Steighman
Loren Jacobson				Loren Jacobson
Lynne Halliday				Lynne Halliday
Bruce Halliday				Bruce Halliday
VALERIE BOYD				V. Boyd
PHILIP BOYD				Philip Boyd
Stephen Choy				S. Choy
Carliea Chong				C. Chong
George Comman				G. Comman
Sally Knut				S. Knut
Ala Korman				Ala Korman
J. Grace				J. Grace
D. G. Lunt				D. G. Lunt
M. G. MORRISON				M. G. Morrison
Bernice Parsons				Bernice Parsons
Evelyn Brown				Evelyn Brown
Briggs				Briggs
Jenex MacLeod				Jenex MacLeod



## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
1 Ivy Lee CLIFF HARDY W				
M. Phillips				
S. Turpin				
RZIRGER				
Diane Lee				
Va Perry				
SONN PERRY				
Carole Annett				
Margaret Lee				
MAKY GARVEY				

## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
021 AND SACAMON CATHY DUNN				CA
ROBERT YORKE				RDun-
Barbara Willson				RL York
G. Grantab				RP Willson



# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
6 Ruth Barrett				R. Barrett
6 Pearl Moffat				P. Moffat
117 Roxan Davis				Roxan Davis
1111 McClellan				McClellan
19 Acorn				Acorn
Margaret Perichy				Margaret Perichy
Jean Threlap				Jean Threlap
Rae Jackson				Rae Jackson
Sandra Blak				S. Blak
David Blak				D. Blak
Conchey Michael				C. Michael
Amber Foulkes				Amber Foulkes
Ken & Jane Briggs				K. Briggs
Bamburghgate				B. Bamburghgate
DONNA BURT				Donna Burt
BRAD BURT				Bradley Burt
ROD RAFAULI				R. Rafauli
NADIA RAFAULI				N. Rafauli
FLORA BISHOP				Flora Bishop

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NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
JORDAN SCOTT				J. M. Scott
Bill Baughman				W. F. Baughman
Bruce Adams				B. Adams
Marilyn Adams				M. Adams
21 Michael Hargreaves				M. Hargreaves
Shel D. Sullivan				S. D. Sullivan
21 Valerie Russell				V. Russell
Jack Robinson				J. Robinson
4 Joe & Jane Zere				J. Zere
Robert L. Kline				R. Kline
19 John Markow				J. Markow
Elizabeth				E. Markow
Lorna Macdonald				L. Macdonald
Steen Macdonald				S. Macdonald
D. Keale				D. Keale
C. Keale				C. Keale
ADRIAN AUR				A. AUR



Name	Street Name/Address	Contact Number	Email	Signature
2021 DIDA STEVENSON				Dida Stevenson
1/21 Mary Ann Dyer				Mary Ann Dyer
1/21 Mania Gupta				Mania Gupta
2/21 Karan Gupta				Karan Gupta
1/21 BILL BOUGHNER				Bill Boughner
7/21 Sandy Boughner				Sandra Boughner
18/21 Leanna Ringer				Leanna Ringer
1/21 FLORA BISHOP				Flora Bishop
26/21 TERRY BRAMWELL				Terry Bramwell
SUSANNE DAVIS				Susanne Davis

Name	Street Name/Address	Contact Number	Email	Signature
11 BILL BOUGHNER				W.P. Boughner
7/21 Maureen Phelan				Maureen Phelan
11/21 Dan Hamilton				Dan Hamilton
7/21 Lou Kulcsar				Lou Kulcsar
7/21 MARILYN MEDJUCK				Marilyn Medjuck
7/21 Russell Kemp				R. Kemp
1/21 Ellen Patkos				Ellen Patkos
1/21 Mary Jane Tuthill				Mary Jane Tuthill
18 2170 2104 Margaret Perschy				Margaret Perschy
19/21 <sup>70</sup> 2101 Rowland Jones				Rowland Jones



## PETITION FOR PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

[illegible]

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DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
7.18.21	Hamilton Rezzagli				ail. Con
18/8	Thomas Foxman				Thomas Foxman
18/8	Mary Monteith				Mary Monteith
18	Roma Buike				Roma Buike
"	GENNY IANNUCCI				Genny Iannucci
"	MARIO IANNUCCI				Mario Iannucci
"	And. Eough				And. Eough
"	Gore Brandon				Gore Brandon
2	Margaret Wamen				M. Wamen
20	Jean Hayker				Jean Hayker
	Sorja Craig				S. R. Craig
	Alma White				Alma White
20	AC Durbey				AC Durbey



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[illegible]

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TE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
15	BOBB CARTER				PJ Carter
15	D+W BECKER				D Becker
15	WERN BECKER				W.E. Becker
PT16	BARRY KECHER				Barry K
PT16	BETTY KECHER				B Kecher
	ANDRZEJ MARTYNIAW				Martyniawski
	TREVOR LEATHAM				Trevor L
	RON CIESLINSKI				Ron Cieslinski
	HELEN CIESLINSKI				Helen Cieslinski



## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
28 GEORGE AND ROSAMIE PALINKAS				GE. Palinkas ROSA FOR ROSAMIE
121 Sue Brady				Sue Brady
121 Lily Blyth				Lily Blyth
0/21 K BLYTH				K. Blyth
7/21 Chrysanthos Strathos				Chrysanthos S.
121 Carole Tamulionis				Carole Tamulionis
21 LORRAINE DAVIS.				Lorraine Davis

# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
4/21 S. M. Kay				S. M. Kay
4/21 H. Theag				H. Theag
16 Micki/JIM CLEMENS				Micki/J. C.
6 Alsf Janet Klein				J. M. Klein
16 Harold & Don Brydson				H. & D. Brydson
16 Robert Redman				R. Redman
2 VANCE/URSULA				V. & U.
16 Ray Nguyen				R. Nguyen
16 M.A. Pettbridge				M.A. Pettbridge
16 T.J. Hapton				T.J. Hapton
16 Steve Dixon				S. Dixon
17 Bonnie Wace				B. Wace
David Lusby				D. Lusby
Pat Williams				P. Williams
7 Kay L. Lowby				K. Lowby
7 Nancy Vail				N. Vail
17 Sheila Jensen				S. Jensen
Andrey Turnbull				A. Turnbull



PETITION FOR PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

TE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
4/21	Laura Harper				Laura Harper
14/21	GLADYS PLUIS				Gladys Pluis
14	MICHAEL KNUCKEY				M. Knuckey
14/21	H. Wilkinson				H. Wilkinson
14/21	Marion Hest				Marion Hest
4/21	LOUIS MEIER				Louis Meier
14/21	KIRUSHROO MIRZA				K. E. Mirza
14/21	MINNIE MIRZA				M. Mirza
14/21	A. FREEER				A. Freeer
14/21	John Marlow				J. Marlow
14/21	Graham Scott				G. Scott
14/21	Pam Leonard				P. Leonard
14/21	Ken Vaughan				K. Vaughan
14	Karen Vaughan				K. Vaughan
14	Mani M. Vorma				Mani Vorma
14	Julie Verme				J. Verme
14	S. MILLER				S. Miller
14	ART LAVER				A. Laver





## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
21 COLETTE WYUE				m. Gligio
21 Suzanne Meekins				S. Meekins
ROBERT REGAN				R.R.
21 WERNER BECKER				W.E. Becker



# PETITION

## PROMOTE BALANCED DEVELOPMENT BY UPHOLDING THE LIVABLE OAKVILLE PLAN & CURRENT ZONING BY-LAWS FOR 77 EAST STREET APPLICATION



### The Mayor and Members of Council

I write today deeply concerned about the impact that this development application will have on the character of Bronte Village and set a dangerous precedent for the area. Developers view the Livable Oakville Plan and Zoning By-laws as a starting point not respecting Oakville's planning process, community input and vision for Oakville.<sup>3</sup>

There is a greater need for community voice and representation in this process. Why are we not defending these policies and zoning by-laws vigorously in a consistent and transparent manner? Why do developers feel that they can dictate to the community and municipality how our town is shaped, nurtured, and developed? Why is the community not a recognized stakeholder in the Planning Act and planning process?

The developer seeks to almost quadruple the zoning through an OPA and zoning by-law amendment for a mixed-use building of 15 storeys treating bonusing as a right, 50.5m in height introducing shadowing and privacy issues, 4.5 levels of parking excavating down approximating 12m in depth - a safety concern for adjacent buildings, inadequate setback on East Street reducing sightlines and safety for pedestrians, and a reduction in residential and visitor/commercial parking requirements where we already feel the effects of inadequate parking and predator towing. This seeks to drastically change the character of Bronte Village with the magnitude of the proposed development, inserting another Bronte Village Mall at a residential corner.

The community is already experiencing the effects of the current level of growth and lack of infrastructure development with increased traffic, inadequate parking and safety issues. We need your help to address this by upholding the LOP and zoning by-laws for planned growth and revitalization for the area that supports community safety and vibrancy. That is what we thought the Livable Oakville Plan and its Zoning By-laws were enacted to do. And they were formulated to align with the Provincial Policy Statements and the Regional Plan – so let us take a stand now to defend what is already in place.

**Please uphold MU1 zoning for the site and help to promote balanced growth!**

This is not about one development application; this is about our neighbourhoods, the character of Bronte Village and our communities! It is time to stop, listen and work together! Develop and innovate together! Build and prosper together!

**Please insert your information and sign the petition:**

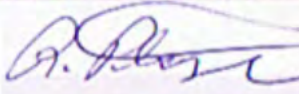
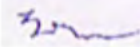
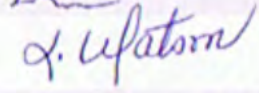

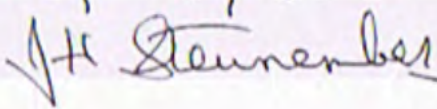
Date	Name	Street Name/Address	Contact Number	Email	Signature
------	------	---------------------	----------------	-------	-----------



We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
5-21	Angela Spiteri				Angela Spiteri
6-21	Karen Sims				Karen Sims
10-21	DANICA VIDOVIC				Danica Vidovic
1/21	Douglas Ridout				Douglas Ridout
1/21	Kim Mugford				Kim Mugford
7/21	Jennifer Lomboso				Jennifer Lomboso

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Date	Name	Street Name/Address	Contact Number	Email	Signature
6/21	Roman Ptasznyk				
6/21	Joseph Hinton				
17/21	LAURA WATSON				
20/21	M. Malcolm				
23/21	Jennie Steinenberg				



We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

ite	Name	Street Name/Address	Contact Number	Email	Signature
9/21	JOHN JAMES				John James
9/21	VERNA DALGLEISH				Verna Dalgleish
0/21	JAMI CANT				Jami Cant
9/21	MIA FICZERE				Mia Ficzere
9/21	Jack Stevenson				Jack Stevenson
9/21	Deanna Kelly				Deanna Kelly

We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
17/21	Linda Brox				Linda Brox
19/21	ALFRED SCHENBR				H. Schenbr
	DIANE ALUMBRACK				Diane Alumbrock
Sept 21	GAIL MACLAREN				Gail MacLaren

We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
17	T.M. Dupuis				T.M. Dupuis
7	Anna M. Joyce				Anna M. Joyce
8	M. McCormick				M. McCormick
8	S. Maloney				S. Maloney
7	Joe Barber				J-36



Date	Name	Street Name/Address	Contact Number	Email	Signature
	ELIZABETH MONTGOMERY				<i>E.M.</i>
	Silvia Cavarero				<i>Silvia Cavarero</i>
	ALLAN M. CAULFIELD				<i>Allan M. Caulfield</i>
	m. Tanel				<i>m. Tanel</i>

We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
18/21	Renee Chudzik				R Chudzik
17/21	LYNDEY THOMAS				L. Thomas
	Jeff Bolger				J Bolger



Date	Name	Street Name/Address	Contact Number	Email	Signature
09/21	MARGUERITE OVERLAND				
✓	RON OVERLAND				
09/21	Eileen Smith				
09/21	Mike Traynor				



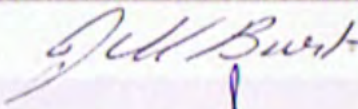
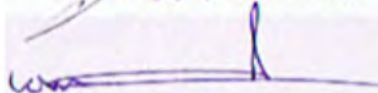
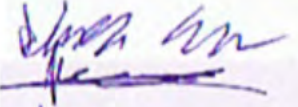
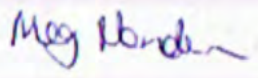
We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
2021	LOUISE RITCHIE				Louise Ritchie
11.16	TOM GRAHAM				T. Graham
	Sherrill Crisell				Sherrill Crisell
	BOB Crisell				R. Crisell
	CHRIS DAVIDSON				Chris Davidson
	Milton Bertrand				M. B.
	Marilyn Bertrand				M. B.
11.18	VERNA DALGLEISH				V. Dalgleish

We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
Sept 17/2021					31, 226
Sept 17/2021					Paul Dorely
Sept 17/2021					Dorely
Sept 17/21					Stalo

We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
7-2021	JEANNETTE BURTON				
8/21	PETER LEE				
ep 21	Jonathan Sparks Jeff Michener				
Sep 21	Meg Henderson				



We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
12/21	DIANG JAMES				com James James
16/21	LINDA SANELLI				Linda Sanelli
1/21	HARRY SIKES				Shu
6/21	M. ENGMAN				M. Eng
10/21	K SALARI				K Salari
20/21	DAVE SCHWARTZEN DRUBER				Dave Schwartz
1/20/21	MARA SCHIAVETTO				Mara
12/21	VICTORIA DUZ				VIDUZ



We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
09/20	Margaret Mc Cossie				Margaret Mc Cossie
09/2021	Jean Knighton	901			J. Knighton
09/21	Jean Windor				J. Windor
09/21	Dunja Cijko				Dunja Cijko
09/21	Indumati Conway				Indumati Conway
09/21	Marc Ferraro				M. Ferraro

09/21

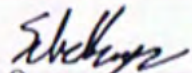
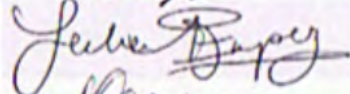
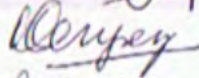
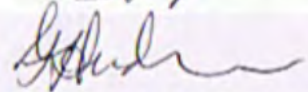
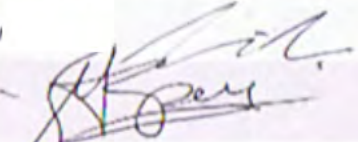


We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
17/21	E. Beaudoin				E. Beaudoin
✓	H. Beaudoin				H. Beaudoin
✓	M. HERBERT				Margie Herbert
✓	D. DIFLOCK				D. Diflock
✓	E. Gernsey				E. Gernsey
18	M. Hampson				M. Hampson
8	T. Basinski				T. Basinski
2	L. MEINTJES				L. Meintjes

Site	Name	Street Name/Address	Contact Number	Email	Signature
05	MIKE MINO				Abb M
116/21	KATARINA DURIC				
116	Shirley Rauth				S Rauth
120	Marnie Faustino				Marnie Faustino
20	DAVID MANICCA				DS

We, the residents of the Lighthouse, are opposed to this development application as it does not conform to the Liveable Oakville Plan

Date	Name	Street Name/Address	Contact Number	Email	Signature
17/21	Felicia Empey				
1/21	Julia Empey				
19/21	M. Kempsey	114			
9/21	G Henderson	111			
29/20	M. McEvoy				
20/21	Gary Empey				



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**From:** Harry J. Shea <bvravicepresident@gmail.com>  
**Sent:** September 30, 2021 5:36 PM  
**To:** Town Clerk  
**Subject:** Written Submission for Agenda Item 6.1 for P&D Meeting on 10/04/21

**SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Dear Town Clerk: Please accept this email written to the BVRA regarding Agenda Item 6.1 on the 10/04/21 P&D Meeting.

Thank you in advance,  
Harry

Harry J. Shea  
Vice President-Corporate Secretary  
Bronte Village Residents Association  
[www.brontevillageresidents.com](http://www.brontevillageresidents.com)  
Your Ward 1 Voice!

“You cannot expect a community  
greater than your willingness to contribute to it”.

Begin forwarded message:

**From:** Richard Gough  
**Subject:** Over crowded area  
**Date:** September 29, 2021 at 10:20:27 AM EDT  
**To:** [brontevillageresidents@gmail.com](mailto:brontevillageresidents@gmail.com)

This area has a high density and overcrowding population would not be in the best interest of the residence RV Street and Lakeshore Road best regards Richard Gough East St.

Sent from my iPhone

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**From:** Harry J. Shea <bvravicepresident@gmail.com>  
**Sent:** October 1, 2021 11:52 AM  
**To:** Town Clerk  
**Subject:** Fwd: 77 East Street as Written Submission for Agenda Item 6.1 at the 10/04/21 Planning and Development Meeting.

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Clerk: please accept this email below as a written submission speaking to Agenda Item 6.1 at the 10/04/21 Planning and Development Meeting.

Thank you,  
Harry  
Harry J. Shea  
Vice President-Corporate Secretary  
Bronte Village Residents Association  
[www.brontevillageresidents.com](http://www.brontevillageresidents.com)  
Your Ward 1 Voice!

Begin forwarded message:

**From:** Anne Johnson  
**Subject:** 77 East Street.  
**Date:** October 1, 2021 at 11:40:16 AM EDT  
**To:** [brontevillageresidents@gmail.com](mailto:brontevillageresidents@gmail.com)

Hi. The application for 77 East Street is not in keeping with Bronte Village atmosphere. Right now it still has a friendly/cottagey feeling but that is gradually being depleted with more high rises/condo buildings. This particular corner of Lakeshore Rd. W. and East Street should have a building more in keeping with the surrounding area. Thanks, Anne Johnson.

---

**From:** Lyndsey Thomas  
**Sent:** October 1, 2021 11:54 AM  
**To:** Town Clerk  
**Subject:** October 4th delegation - Registration for Agenda Item 6.1

**SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hello,

I would like to submit an oral delegation for the Town council meeting on Monday, October 4th regarding the 77 East development. I have a small Powerpoint slideshow to include as well as the words I will be reading.

The slideshow has timed slides to correspond with my reading.

Please find attached the slideshow. In addition, I am including the written delegation that I will be reading.

Sincerely,

Lyndsey Thomas  
Marine Drive  
Oakville, Ontario



October 4, 2021,

Good evening Mayor Burton, Town Councilors and Staff as well as members of the community,

My name is Lyndsey Thomas and I live in Bronte Village. **SLIDE** I am speaking this evening to shed some light on the reality of the 77 East development proposal application.

Contrary to what the developer has stated, this proposal is not sensitive to its surroundings and does not “knit” the residential buildings to the rest of the village. This is neither a gentle nor appropriate transition and will create an “unacceptable adverse impact”. (Livable Oakville Plan, Page F-22) **SLIDE** It will compromise established connections within the neighbourhood and will alienate a vulnerable population group. The one it has already removed was one too many.

This proposal is like having a nice garden in the front yard when the backyard is full of weeds. **SLIDE**

The developer presentation stated the average distance between OSCR and the proposed building is 30m. However, that average was drawn using floors of the proposal which are above the height of the OSCR building. If the correct dimensions are used, the average is 26m. This may not seem significant but leads one to wonder what else has been minimized in order to pretend the impact of this building will not affect its surroundings.

**SLIDE** For instance, the quoted “gradual stepped up” facades are actually at a 65-degree angle off the horizontal. Hardly gradual. Also, the 20% of the site devoted to the open corner is more like 11% when using the actual numbers on the drawings to make the calculations.

The 15<sup>th</sup> storey termed “very partial” may not cover its own building, but it is longer than the Lighthouse building. Oakville’s Zoning By-Law (2014-01, page 8-4) states allowable height is measured to the tallest point of the building which means even the elevator shaft is included. This brings the overall height to 52.8m. And just because the 15<sup>th</sup> storey is a partial floor does not mean it does not cast shadows and block views.

It is also misleading to emphasize this proposal as only 15 storeys when it is taller than the 17 storey Lighthouse and a full 9m taller than the other 15 storey buildings nearby. The

building will have rooftop vegetation where, quote, “surrounding buildings will have a very pleasant roofscape to look down to which will be green.” The landscaped roof on Level 2, will quote, “be visible from neighbouring buildings and sidewalks”. I am struggling to see how this is possible when the rooftop vegetation will be 47m up in the sky, the top floor of the Lighthouse is several metres below that and the adjacent OSCR building is only 24m tall. The Level 2 vegetation will be on the north side, blocked from view by its own building.



Current



Future?

The Town's shadow study requirements (v.DE2017) allow analysis to stop 1.5 hours before sunset and "buildings should... avoid excessive shadows". (Livable Oakville Plan, Page C-16)

**SLIDE** The application concludes it meets the requirements however, the study for June 21<sup>st</sup> stops at 6:18pm. The sun sets at 9:03pm, a full 2 hours and 45 minutes later. Shadows start to cover the neighbouring amenity spaces shortly after 3pm and by 5 the deck and pool at the Lighthouse, plus the large patio at OSCR, are completely in the shade. **SLIDE** By 6pm, the entire Lighthouse deck and lawn, is in shadow. Again, the sun sets at 9:03pm on June 21<sup>st</sup> so those spaces are in shadow for a total of just under 6 hours (3:18pm to 9:30pm) because of the proposed building.

Independent shadow study showing additional hours in day on June 21st.



June 21<sup>st</sup>, 7:18pm





June 21<sup>st</sup>, 8:18pm



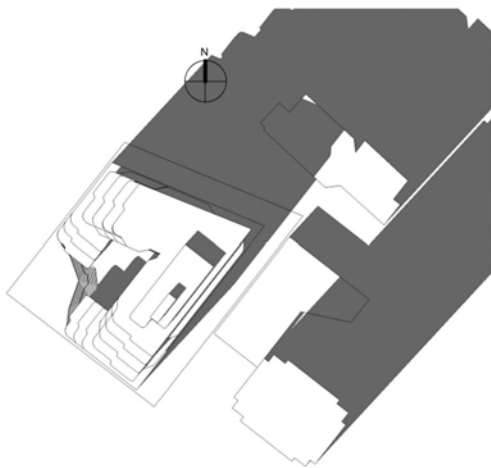
June 21<sup>st</sup>, 9:18pm

**SLIDE** From April to September, the outdoor spaces of adjacent buildings will be shaded from at least 4pm onwards. This means that residents or visitors using the amenities at the end of a normal workday will never see the sunlight there. (Urban Design Brief)

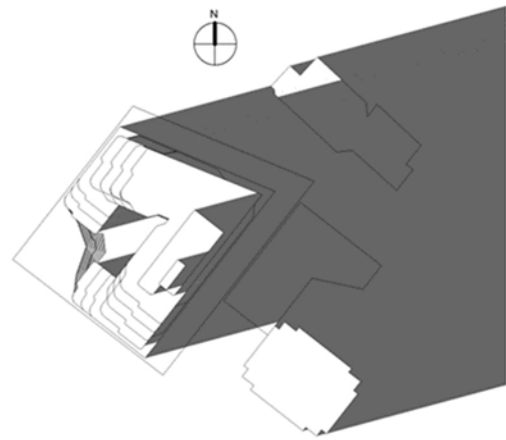
In the colder months, the proposed building will be shadowing the OSCR building from 1pm onward. The sun sets at 4:45pm. **SLIDE** (Urban Design Brief)

The shadow study conclusion ignores the cumulative shadows from existing buildings. Those original shadows are minimal on their own in comparison to what is added on by this proposal. The proposal's Urban Design Brief (Page 42) tries to say that summer and winter solstices don't count. **SLIDE** The REALITY is that these are very important dates when outdoor spaces are in high use in the summer and when days are short in the winter. Shadows are not experienced on only two or four days of the year. **SLIDE**

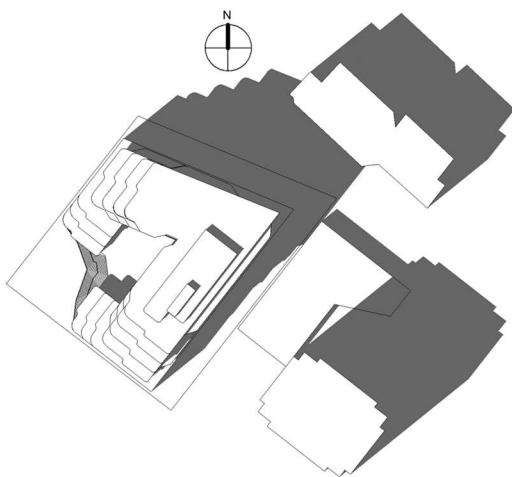
Independent shadow studies showing shadows in additional months.



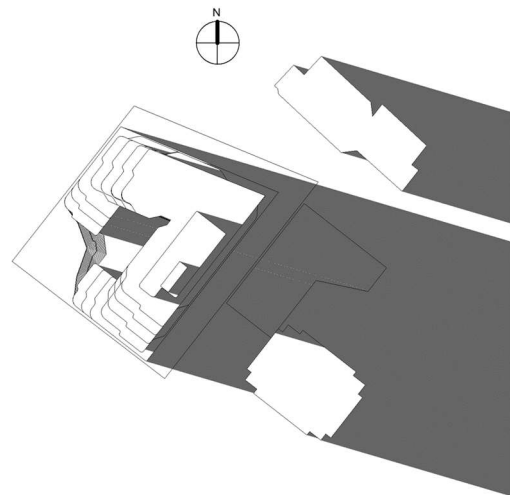
February 21<sup>st</sup>, 3:07pm



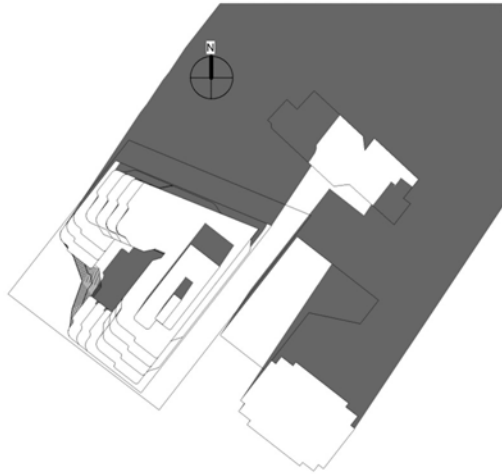
February 21<sup>st</sup>, 5:55pm (sunset)



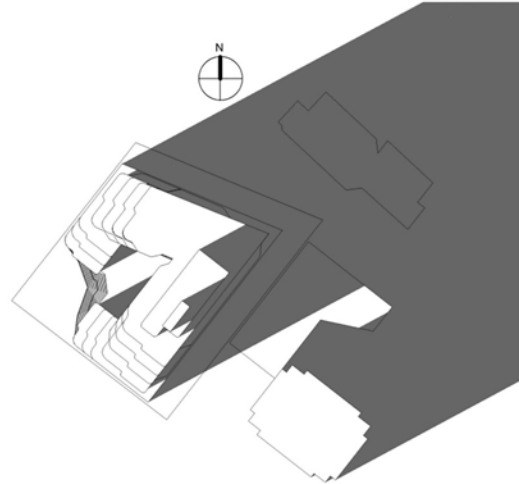
August 21<sup>st</sup>, 2:30pm



August 21<sup>st</sup>, 7:30pm (sunset)



November 21<sup>st</sup>, 2:20pm



November 21<sup>st</sup>, 4:46pm (sunset)

As stated in the Livable Oakville Plan (Page D-5), “all development shall consider the integration of new and existing buildings”. The first Guiding Principle in the LOP (Livable Oakville Plan) is to “preserve, enhance and protect the distinct character, cultural heritage, living environment, and sense of community”.

The LOP has many references to preserving character, providing vistas and compatibility with the existing community, and ensuring privacy of existing residential areas. It also states the new development has to consider existing development “in order to reduce adverse impacts on adjacent properties”. (Page C-19)

The proposed development has not considered its neighbours in this established community. It is very easy to portray the building as having minor impact when the concept rendering is viewed from a distance instead of directly at the edge of the site. It is also convenient that the sun always shines in a concept rendering.



Adjacent Buildings - Sunlight blocked, Views blocked



Current



Future?

**SLIDE** At over 50m tall this proposal is more than double the height of the OSCR building, which is home to seniors with reduced mobility, averaging 86 years old. Eighty-eight of whom have rooms facing west plus their common rooms. These are seniors who rely on

sunlight coming through their windows, the connection to nature, plus the views to the village beyond. These elements are key to actually anyone of any age for mental and emotional health and everyone requires this basic health. Sixty units (almost 80 residents) in the Lighthouse will have half if not all of their windows, and therefore their view, entirely blocked by this proposed building. Other nearby buildings and the eastern Marine Drive neighbourhood will lose their views and visual connection to the village.

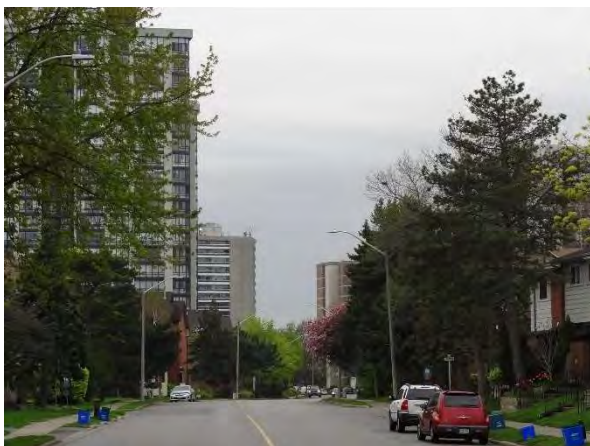
#### Views blocked throughout Marine Drive neighbourhood



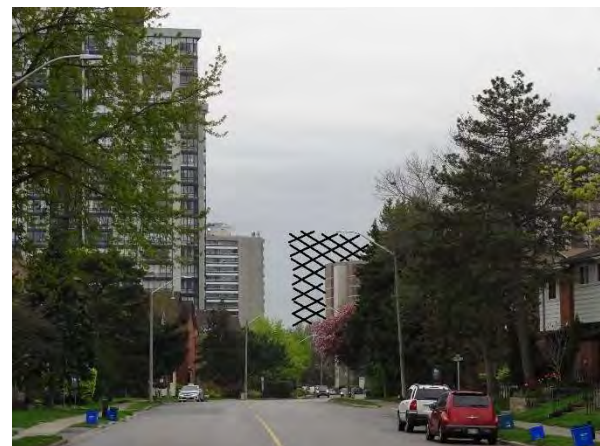
Current



Future?



Current



Future?

**SLIDE** Bronte Village is made up of visual connections, to water, to sky, to trees, from one end of the village to the other, including all of the residential areas. Everyone living in Bronte Village is integral to the knit fabric of the community. If some are left out or even worse, cut out, the knitting will fail. And while the proposal contains a small public space, pretending that the building will not be the dividing wall that it is, it neglects to consider the colder weather and as everyone who lives here knows, the wind tunnels.

The winter is long and residents, who are mainly seniors, stay inside and rely on their windows as connection to the village.

**SLIDE** Many people with dementia and other health concerns spend a lot of time looking out of the window. It is a lifeline. Trees and views of community are not static, they provide stimulation and passive interaction. They change with the seasons. They provide a multi-sensory experience. They connect the viewer to a sense of time, weather, and other living things. Access to natural light is essential to regulate the circadian rhythm which in turn improves mental and physical health. A wall does none of these things.



Current view from OCSR window



Current view from OCSR window





Future?

**SLIDE** Many of Bronte's residents have lived here for most of their lives. The main factor for that longevity is the ability and ease of aging in place. Included in that is the ability to maintain optimum mental health. Elements that support health and well-being for any demographic are green space, access to nature through views, a sense of security and a feeling of inclusion. The LOP (Page B-1) calls it social well-being in the very first paragraph of the Mission Statement.

**SLIDE** A person is more likely to venture into a community if they feel a part of it. If they cannot see out of their window into that community, they are less likely to feel safe to explore.



Current view to Village from OCSR building



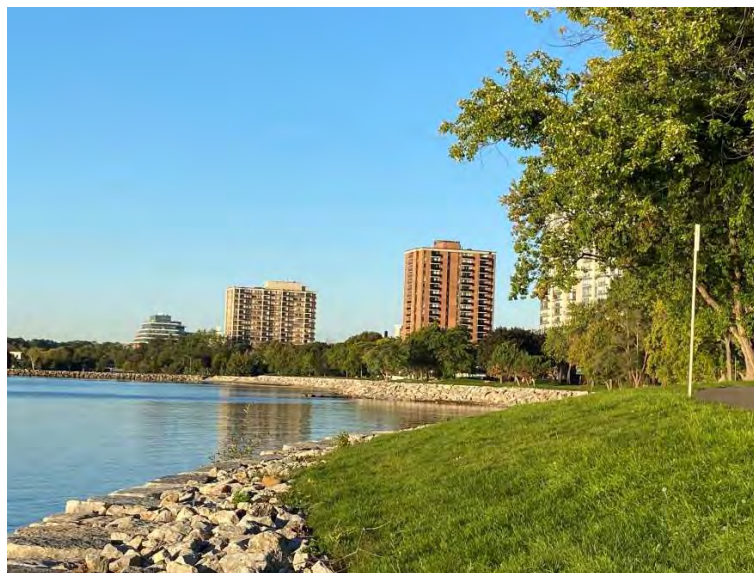
Blocked view to Village from OCSR building

This uncertainty increases if the person is at all physically or mentally compromised. Reducing good mental and physical health can ultimately compromise the vibrancy and diversity of the neighbourhood.

Depression is a leading cause of disability worldwide. (WHO.int) Poor mental and physical health are intertwined. It can be a vicious cycle. No matter which started first, it can lead to less interaction in the community which means fewer trips to the shops and restaurants. Less time, money and contribution spent anywhere. That is why an investment in mental health is paramount to achieve a community which is thriving and sustainable. The LOP calls it sustainable community design. (LOP, Page B-1)

**SLIDE** It is not a new concept. We have excellent examples right here with the “Tower in the Park” concept of every tall building in the area, some almost 50 years old. Just look around. The designers of these properties each were conscientious and prioritized mental health, and the established, sunlit gardens of each property are shared visually between the neighbours. This invites more social interaction.

Some have said that what makes a great piece of music is the space between the notes. Bronte is a great, balanced neighbourhood because of its space between built form.



**SLIDE** Everyone wants to be able to take a breath and have calm from the pressures of society nowadays. We have that here in Bronte. And the great thing is that Bronte is also still

vibrant, like the LOP desires. Bronte is unique and because of all that, Bronte is already a destination. When they say, “build it and they shall come”, it doesn’t necessarily mean to fill every square inch with concrete and steel. Let us not forget that it is the people and the connections to nature and each other who make Bronte Village, not the buildings.



Isn't it time to actually follow through with what is being said should be done with policies and focus on maintaining and improving good mental health?

To finish with a quote, “there is more to life than increasing its speed.” (Mahatma Ghandi) I would also add to that and say, there is more to life than increasing its greed. “The future depends on what we do in the present”. (Mahtama Ghandi) This is a permanent decision that could very well cause a lot of damage to the very community it is claiming to enhance. Thank you.



# Bronte Village

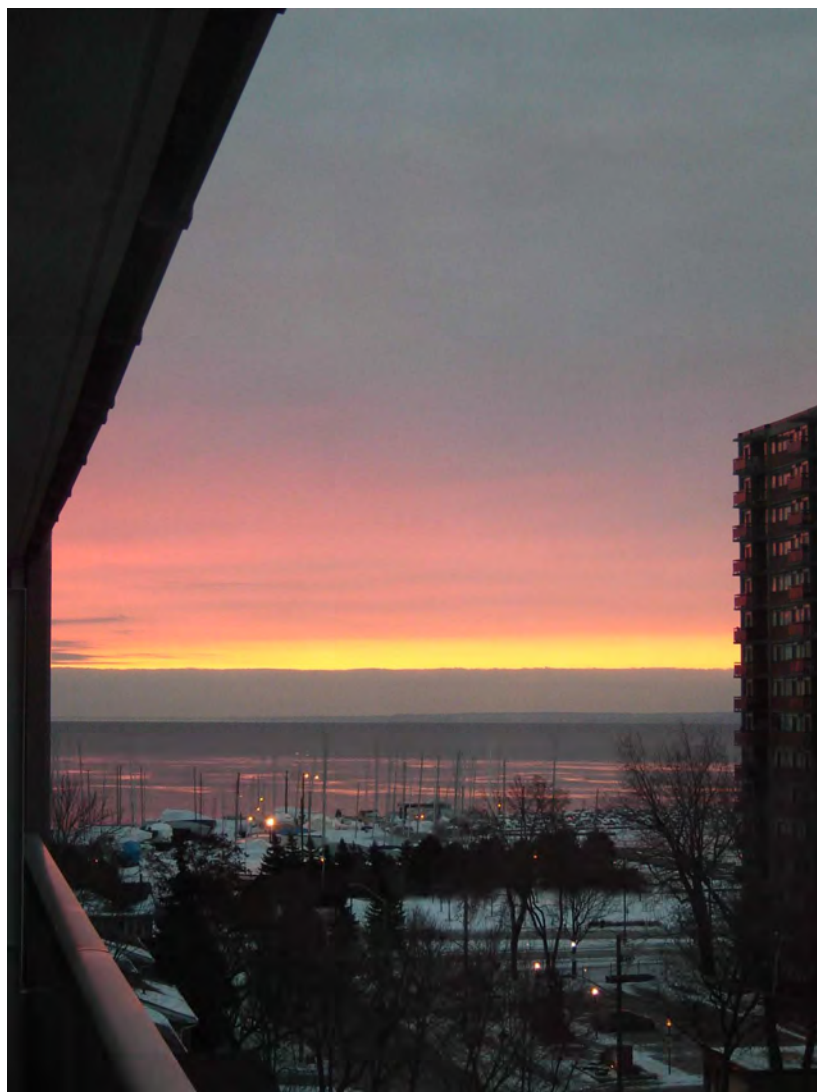
“77 East” Development

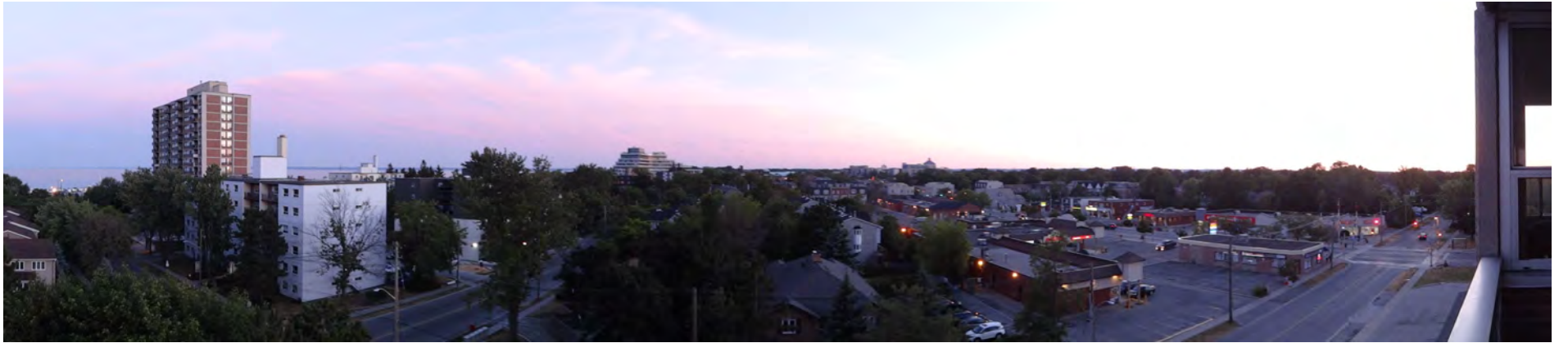
2262-2266 Lakeshore Road West and 83 East Street

Statutory Public Meeting  
Proposed Official Plan and Zoning By-law Amendment

October 4, 2021

Lyndsey Thomas









Current



Future?



## Independent shadow study showing additional hours in day on June 21<sup>st</sup>

7:18pm





8:18pm

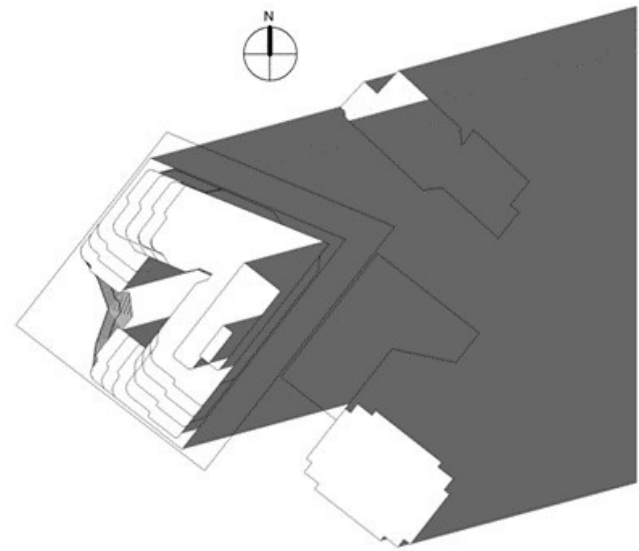
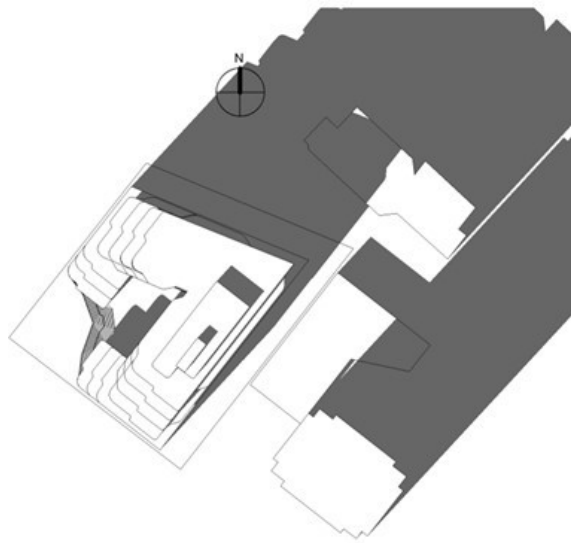


9:18pm (sunset at 9:03pm)



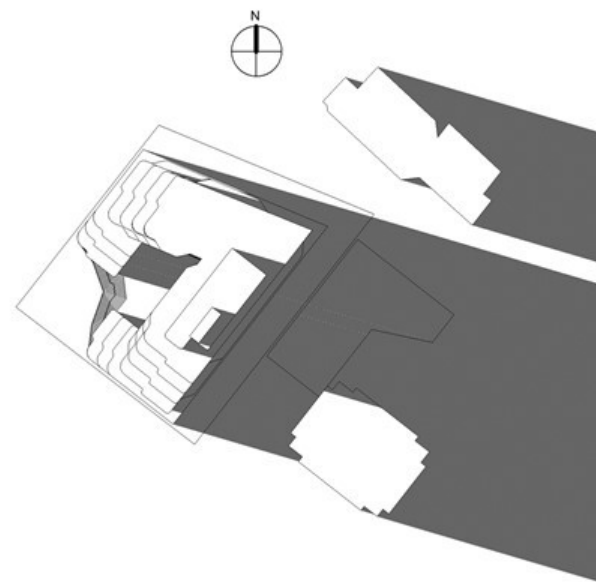
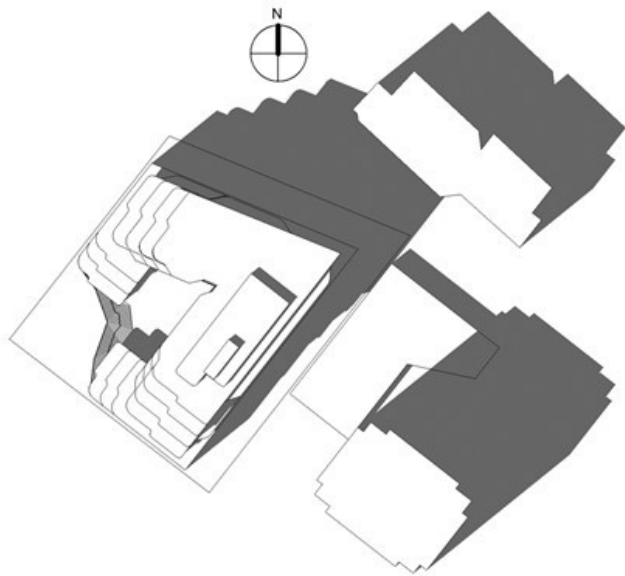
## Independent Shadow Studies showing shadows in additional months

February 21<sup>st</sup>, 3:07pm and 5:55pm (sunset)

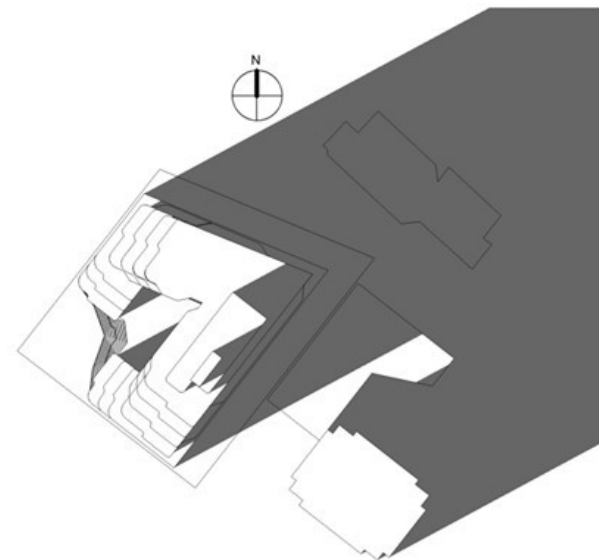
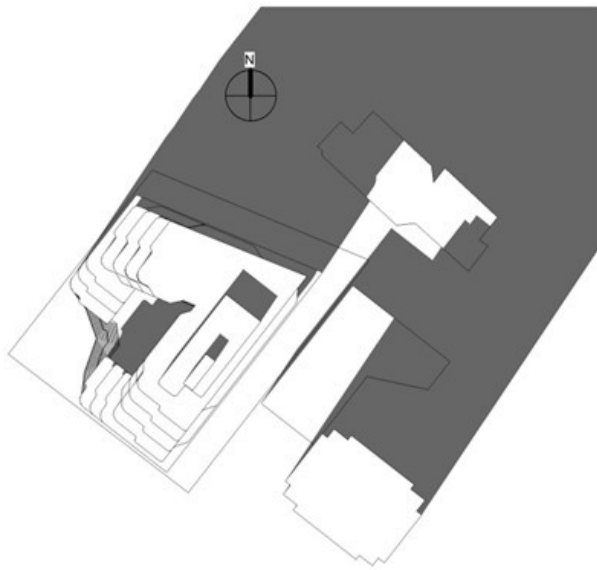




August 21<sup>st</sup>, 2:30pm and 7:30pm (sunset)



November 21<sup>st</sup>, 2:20pm and 4:46pm (sunset)



Current



Future?





## Views throughout Marine Drive neighbourhood



Current



Future?



Current



Future?

## Current view from OSCR windows



Future?





Current view to Village from OSCR building



Blocked view to Village from OSCR building



Space between built form



There is more to life...





---

**From:** Martin Meintjes  
**Sent:** October 1, 2021 9:13 AM  
**To:** Town Clerk  
**Cc:** Kathy Patrick; Jill Marcovecchio; Jessica Warren  
**Subject:** Re: FW: Registering for Oral Submission at Statutory Public Meeting - Oct 4th - Agenda Item 6.1  
**Attachments:** 20211001 M Meintjes Delegation Statement re 77 East.pdf

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your response.

I would also like to submit the attached written delegation to Council, which I will be using to talk to my slide presentation.

Regards,

Martin Meintjes

On Fri, 1 Oct 2021 at 09:08, Town Clerk <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)> wrote:

Good day,

Thank you for contacting the Town of Oakville.

Your request to delegate and your presentation have been forwarded to Council and Committee Services staff for review and response.

Regards,

Laura Pennal

Clerk's Information Administrator

#### **Town Clerk**

Town of Oakville | 905-845-6601 | [www.oakville.ca](http://www.oakville.ca)

Vision: To be the most livable town in Canada

Please consider the environment before printing this email.

<http://www.oakville.ca/privacy.html>

---

**From:** Martin Meintjes  
**Sent:** October 1, 2021 8:49 AM  
**To:** Town Clerk <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Subject:** Registering for Oral Submission at Statutory Public Meeting - Oct 4th - Agenda Item 6.1

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

In response to the Town of Oakville's letter regarding the "**Notice of Complete Application** - Proposed Official Plan and Zoning By-Law Amendments , 2262 to 2266 Lakeshore Road West and 83 East Street (OPA 1728.66 and Z.1728.66, Ward 1"

I wish to register to make an oral submission in regard to Item 6.1 on the Planning and Development Council Agenda of October 4, 2021.

I have included a copy of my presentation that I will be talking to.

Thanks you,

Martin Meintjes,

2263 Marine Drive,

Oakville

L6L5K1

## **Martin Meintjes Statement - Development Proposal 2262 & 2266 Lakeshore Road West and 83 East Street (77 East Street)**

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**Good evening Mayor Burton, Town Councillors, Staff Members as well as members of the community.**

My name is **Martin Meintjes**, and I am a resident of the Lighthouse, which is adjacent to the proposed 77 East Street site and is likely to be the most directly impacted should this development go ahead in its current form.

I have over 40 years' Project and Engineering Management experience within the mining industry – including 11 years within Ontario and Saskatchewan. A significant amount was leading multi-discipline teams on large mine infrastructure projects such as tall and complex concrete headframes, the associated earth works, and foundations based on structural and geotechnical considerations.

I fully support the **Livable Oakville Plan** which guides future growth and change in the town. However, I am concerned that the proposed development will change the character of Bronte Village and will set a dangerous precedent.

An Official Plan Amendment and Zoning By-law Amendment has been submitted to facilitate the development of a 15-storey, 50.5 metre high, mixed-use building at 77 East Street.

The Official Plan Amendment proposes to maintain the existing Main Street 2 designation but increase the maximum height on the site to 15 storeys with bonusing, whereas the site's maximum height is six (6) storeys and ten (10) storeys with bonusing.

I am concerned of the impact this proposed development will have on:

- Safety of pedestrians.
- Obstructed sightlines.
- Structural safety / integrity of adjacent buildings due to construction activities.
- Traffic congestion.
- Building height and shadows on neighbouring buildings.

**I urge Council to defend the current policies and zoning by-laws vigorously in a consistent and transparent manner.**

### **1. Safety, Well Being and Security**

In considering a new development of utmost importance is its impact on the three important pillars of **Safety, Well Being, and Security** of the community as a whole. This should be a marker in determining what is the best, not only for the present, but also during construction and over the long term.

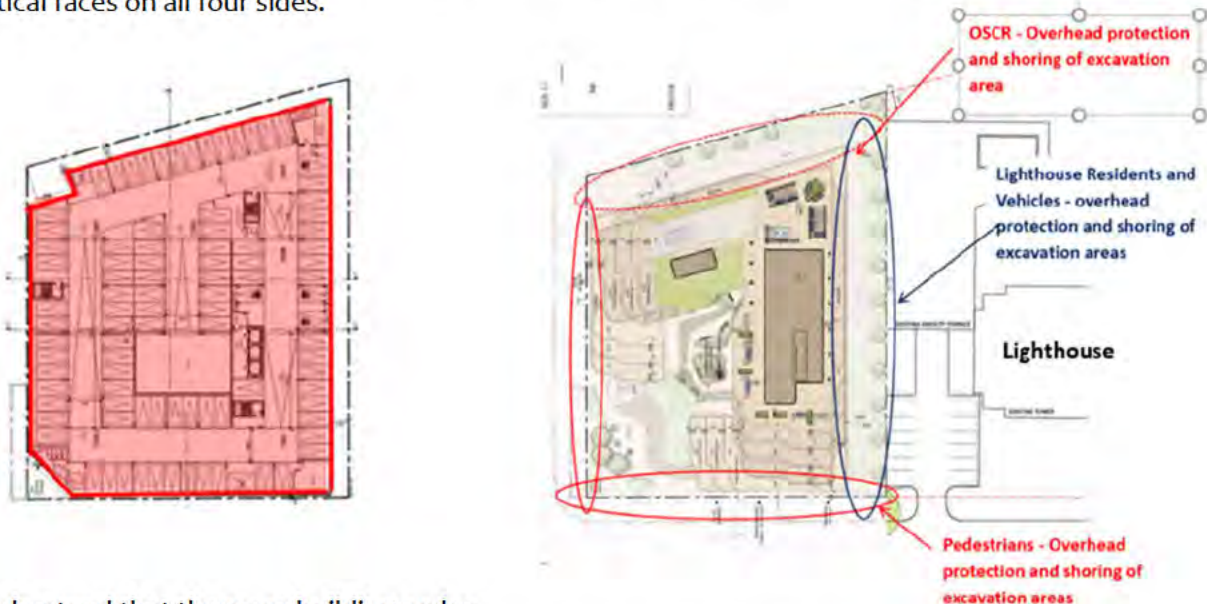
Although aspects such as building esthetics are important, they pale in comparison to these three important pillars.



## Martin Meintjes Statement - Development Proposal 2262 & 2266 Lakeshore Road West and 83 East Street (77 East Street)

The 3<sup>1/2</sup> levels of 77 East Street underground parking varies in depth below grade from ~ 12.5 metres at Lakeshore Road West to ~ 9.5 metres adjacent to the Lighthouse.

To **construct the underground garage and the building foundations**, the area will be excavated to the extremities of the property lines or separation distances as indicate in red and there will be vertical faces on all four sides.



I understand that there are building codes and regulations that must be adhered to, but what considerations have been made to ensure the safety of:

- Pedestrians (a large proportion being Seniors) along the sidewalks of Lakeshore Road West and East Street.
- Residents and visitors of the Lighthouse that are either on the pool deck or within the parking areas adjacent to the development.
- Residents from the existing Oakville Senior Citizens Residence (OSCR).

There will be **obstructed sightlines** for vehicular egress from the Lighthouse or 77 East during the construction period and when the development is completed due to insufficient setback on East Street.

Exiting 77 East or the Lighthouse, drivers will go either north to access Lakeshore Road, or will cross traffic to go south on East Street to Marine Drive.

Neighbourhood children either walk or are driven to the elementary school that is on East Street north of Lakeshore.





## Martin Meintjes Statement - Development Proposal 2262 & 2266 Lakeshore Road West and 83 East Street (77 East Street)

There are also Seniors, some of whom use mobility devices and walkers, as well as parents with strollers, as well as the cyclists.

All are at risk - blind spots create a high risk for car accidents, and pedestrians of all ages, being hit, seriously injured, or killed.

Since **vehicular access to 77 East** will be from East Street, which is a 2 lane secondary street does not have enough lanes to carry the large vehicle volumes.

There are safety concerns as to traffic congestion for residents of the new development, the Lighthouse, Ennisclare, Reflection Bay, Sir Richard Towers, as well as residents of the East Street and Marine Drive areas travelling north on East Street to access Lakeshore Road East or West. Traffic snarls from those going north on East Street and turning either east or west on Lakeshore Road with pedestrians crossing.

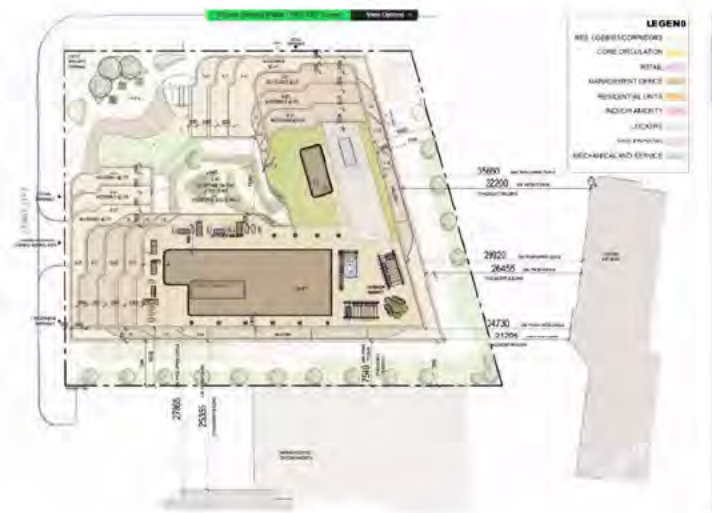
Since East Street is also an access and exit from Bronte Waterfront Park and Boat Harbour, its not only the immediate building residents, but other Oakville residents who also will be impacted.

**Fire safety:** The *Transportation impact study* states *"The AutoTurn analysis .... demonstrates that a typical garbage truck and fire truck can maneuver within the designed route, site access"*.

Having recent experience of a fire in our corporation and firsthand knowledge of the emergency response vehicles and personnel, what fire response plan will be implemented at 77 East Street. There is no perimeter access for Fire Trucks, and where would Residents gather in times of emergency evacuation.

**Proximity to the Lighthouse:** The drawings indicate a separation distance of 25.35 metres to the Lighthouse, but this does not consider our building balconies. The 77 East underground parking garage walls are within 3 metres of our property line.

The proximity of 77 East relative to the Lighthouse, a 40+ years old building, is like the scenario where Champlain Towers residents commented that their entire building was shaking during construction of the Tower adjacent to their building. We need to have the assurance that this will not be the case with the 77 East development.









## Martin Meintjes Statement - Development Proposal 2262 & 2266 Lakeshore Road West and 83 East Street (77 East Street)

- Will crack monitoring and vibration / shock metering equipment be installed at the Lighthouse to monitor / record activities?

The developer should provide a Construction Plan with details mitigating the above, and that indicates how / where construction vehicles, office trailers, storage areas, overhead crane etc will be located and managed. **This should be considered as part on this application.**

### 3. Building Height and Shadows

77 East is referred to as 15-storeys high, and this is used in comparison to adjacent buildings heights.

Symgine's 2015 application compared neighbouring building heights in metre, e.g. 15-storey buildings of 41.8 metres and a 17-storey building (the Lighthouse) of 46.63 metres.

The proposed 77 East Street at 50.5 meters will be taller than the 17 storey Lighthouse and marginally shorter than the 19-storey building at 51.1 metres.

Shadows created by 77 East Street will impact the Lighthouse, OSCR and even extend to Ennisclare on north side of Marine Drive. Has the developer taken the following into account in their shadow analysis?

- The raised outdoor pool and pool deck amenity space at the Lighthouse that is open from May until early October and is used daily in these months.
- The west side of OSCR, and their outdoor patio area that is used year-round. The resident's vital sunlight would be severely compromised impacting the health and well being of vulnerable seniors who will no longer have any access to sunlight.
- The residential areas on the West side of OSCR.

Figure 7: High-Rise Towers in East Bronte

Name and Address	Building Height*		Tower Floorplate (approx.)
The Lighthouse, 2263 Marine Drive	46.63 m	17 storeys	789 m <sup>2</sup>
Sir Richard Towers, 30 East St.	43.65 m	16 storeys	773 m <sup>2</sup>
<u>Oakville Seniors Citizens' Residence</u>			
2222 Lakeshore Rd. W.	24.21 m	9 storeys	780 m <sup>2</sup>
2220 Lakeshore Rd. W.	31.24 m	12 storeys	764 m <sup>2</sup>
Oakville Apartments, 2220 Marine Dr.	51.14 m	19 storeys	819 m <sup>2</sup>
<u>Ennisclare on the Lake</u>			
2185 Marine Drive	41.79 m	15 storeys	1369 m <sup>2</sup>
2175 Marine Drive	41.77 m	15 storeys	1440 m <sup>2</sup>
<u>Ennisclare II on the Lake</u>			
2180 Marine Drive	61.45 m	22 storeys	1525 m <sup>2</sup>
2170 Marine Drive	61.06 m	22 storeys	1549 m <sup>2</sup>
Lake & East – Proposed			
2266 Lakeshore Rd. W /83 East St.	59.17 m	20 storeys	765.9 m <sup>2</sup>

\* In this table, the height in metres is measured from the finished ground floor elevation to the top of the main roof or parapet. The heights of the existing buildings were surveyed by J.H. Gelbloom Surveying Limited (see Appendix 1).



## Martin Meintjes Statement - Development Proposal 2262 & 2266 Lakeshore Road West and 83 East Street (77 East Street)

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### 4. Conclusion

In conclusion, I fully support the **Livable Oakville Plan** and I support the **Goal for Bronte Village:**

*“Bronte Village is envisioned as a vibrant community, with a thriving commercial area and a variety of housing opportunities that provide a year-round environment for residents, employees, and visitors”.*

**Let our future generations be proud of the decisions we make today. Please uphold the current by-laws and policies for the site and help to promote balanced growth!**

I thank you for the opportunity afforded me to present my statement at the meeting today.

Martin Meintjes,  
Unit 1601 – 2263 Marine Drive,

Oakville, L6L 5K1



-----Original Message-----

From: Selina Chiasson

Sent: October 1, 2021 3:26 PM

To: Robert Thun <[robert.thun@oakville.ca](mailto:robert.thun@oakville.ca)>

Subject: 2262-2266 Lakeshore rd west zoning



Good Afternoon Mr Thun,  
I hope this email finds you well.

I am writing to express my concerns over the development plan for the corner of Lakeshore and East street in Bronte. My concern is the height of the proposed building looming over a quaint neighborhood. It will be aesthetically displeasing and will cast a large shadow on neighbouring buildings.

This will set a precedent for other builders to do the same. The effect will be one of turning the charm of Bronte into a concrete, dark, uninviting neighborhood. This will impact the tourism value of downtown Bronte.

Bronte is also a haven for senior citizens. I am concerned for their safety at that corner with the increased traffic. Did you know to get a walk signal at the lights a person needs to lay their palm on the button? Today with concerns for Covid protocols pedestrians do not want to touch that button. Seniors are taking chances and cars do not respect the right to walk if the signal does not state so. Safety with the amount of pedestrians and traffic at that intersection should be part of the planning while considering the changes being proposed.

Thank you in advance for your consideration of these points.

Kind Regards,  
Selina Chiasson

Planning and Development Council Meeting  
September 13, 2021

**Additional Comments Received Regarding Item 6.1**

Public Meeting Report, Official Plan and Zoning By-law  
Amendment, 2266 Lakeshore LP, 2262 – 2266 Lakeshore Road  
West and 83 East Street , File No. OPA.1728.66 and Z.1728.66

**From:** Colette Wylie  
**Sent:** October 2, 2021 10:54 AM  
**To:** Town Clerk  
**Subject:** East and Lakeshore

Ladies and Gentlemen;

I must admit to being horrified at the proposal for yet another rental building at the intersection of Lakeshore Road West and East Street. The area between Bronte Road and East Street already contains 11 large and 5 small rental buildings. No improvements have been made to any of the roadways in the area, in fact there is no space to change any of the existing infrastructure so why would anyone in their right minds think adding more people driving more cars would be an improvement.

The site in question is adjacent to the Oakville Senior Citizen Residence, which is supported by LHIN and Halton Region and provides the only affordable senior accommodation for the whole area. So why are not all levels of government working together to acquire that space and extend the Seniors Residence. Many seniors do not drive so it would be a minimum increase in traffic and less pollution in the area as well as providing much needed affordable living space for seniors in the Halton region.

If a demonstration was needed to prove our area cannot handle more traffic on a regular basis it occurred on Thursday, September 30th. From early afternoon all streets in the area were completely jammed with vehicles due to the accident on the highway making it extremely dangerous to be a pedestrian, particularly an elderly, pedestrian to cross the road.

When there appears to be no problem finding money to fund legal battles to save a commercial golf course and pay for an unwanted federal election then surely money can be found to provide much needed accommodation for senior citizens.

Thank you for your attention.

Colette Wylie

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**From:** Chris Wrigley  
**Sent:** October 4, 2021 9:53 AM  
**To:** Town Clerk ; Sean O'Meara ; [stephen.crawford@pc.ola.org](mailto:stephen.crawford@pc.ola.org)  
**Subject:** 77 East St Bronte

These large developments are destroying the heart and nature of Bronte. After the huge eyesore condo development on the old Bronte Mall site, developers are assuming a "me too" argument. This trend won't be stopped until council and perhaps the provincial government decide to put Bronte residents first.

Chris Wrigley  
Bronte Resident.

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# PETITION

## PROMOTE BALANCED DEVELOPMENT BY UPHOLDING THE LIVABLE OAKVILLE PLAN & CURRENT ZONING BY-LAWS FOR 77 EAST STREET APPLICATION



### The Mayor and Members of Council

I write today deeply concerned about the impact that this development application will have on the character of Bronte Village and set a dangerous precedent for the area. Developers view the Livable Oakville Plan and Zoning By-laws as a starting point not respecting Oakville's planning process, community input and vision for Oakville.

There is a greater need for community voice and representation in this process. Why are we not defending these policies and zoning by-laws vigorously in a consistent and transparent manner? Why do developers feel that they can dictate to the community and municipality how our town is shaped, nurtured, and developed? Why is the community not a recognized stakeholder in the Planning Act and planning process?

The developer seeks to almost quadruple the zoning through an OPA and zoning by-law amendment for a mixed-use building of 15 storeys treating bonusing as a right, 50.5m in height introducing shadowing and privacy issues, 4.5 levels of parking excavating down approximating 12m in depth - a safety concern for adjacent buildings, inadequate setback on East Street reducing sightlines and safety for pedestrians, and a reduction in residential and visitor/commercial parking requirements where we already feel the effects of inadequate parking and predator towing. This seeks to drastically change the character of Bronte Village with the magnitude of the proposed development, inserting another Bronte Village Mall at a residential corner.

The community is already experiencing the effects of the current level of growth and lack of infrastructure development with increased traffic, inadequate parking and safety issues. We need your help to address this by upholding the LOP and zoning by-laws for planned growth and revitalization for the area that supports community safety and vibrancy. That is what we thought the Livable Oakville Plan and its Zoning By-laws were enacted to do. And they were formulated to align with the Provincial Policy Statements and the Regional Plan – so let us take a stand now to defend what is already in place.

**Please uphold MU1 zoning for the site and help to promote balanced growth!**

**This is not about one development application; this is about our neighbourhoods, the character of Bronte Village and our communities! It is time to stop, listen and work together! Develop and innovate together! Build and prosper together!**

**Please insert your information and sign the petition:**

Date	Name	Street Name/Address	Contact Number	Email	Signature
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# 2220+2222 Lakeshore Rd West Residents Tenants

## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
Oct 1/21	MATHILDE				Mathilde
Oct 1/21	Heather Williams				Heather Williams
Oct 1/21	Allison Corbett				Allison Corbett
Oct 1/21	Annam Albal				Annam Albal
Oct 1/21	Vicky Brug				Vicky Brug
1/21	JWardonald				JWardonald
Oct 1/21	Jean Wood				Jean Wood
	Helen DUNCOMBE				H. D.
Oct 1/21	19 FEATHERSTON HADGE				Featherston
	Hayward				Hayward
	Enka Reiv				Enka Reiv
	Ruby Pyra				R. Pyra
	Mrs Desloger				Mrs Desloger
	Bulm Patterson				Bulm Patterson
	Berry				Berry
	Tracy				Tracy
	Daisy				Daisy
	D. Dawes				D. Dawes
	Pat Yates				Pat Yates

# 2220 + 2222 Lakeshore Rd West, Tenants & Residents

## OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
Oct 1	Denise Crossley				D. Crossley
Oct 1/2	Colleen Mackinnon				Colleen Mackinnon
Oct 1/2	Carrie Richard				Carrie Richard
"	DAN DECARIE				D. St John
	THE RESIDENTS				L. Noakes
	Lorraine Noakes				Pauline Frenette
	Pauline Frenette				
	Penny Sutherland				
	Mandy Sutherland				
	Courtney Flatt				
	Carolyn Martelli				
	Adelle Levesque				
	Elizabeth Dunning				
	BRIAN WARDROP				
	ALEX WARDROP				
	Donna Schrader				
	Amy Hamacka				
	MARY Dlugosz				



# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
Oct 2	O. Daley				O. Daley
"	Sarah Pollock				Sarah Pollock
"	Naime Duleau				Naime Duleau
"	TERRY Mac William				Terry Mac William
"	JEAN BROOKS				Jean Brooks
"	HELEN DUNCOMBE				Helen Duncombe
"	BERYL SMITH				Beryl Smith
"	LEONA DELMORO				Leona Delmoro
"	NARDA AARON SINGH				Narda Aaron Singh
"	DIANA PANTAKY				Diana Pantaky
"	PAT OUTHWAITE				Pat Outhwaite
"	Lynda Caron				Lynda Caron
"	MARYLENE ST. JOHN				Marylene St. John
"	Kim Wierdel				Kim Wierdel
"	Laila P. Herrero				Laila P. Herrero
"	Claudia Dyle				Claudia Dyle
"	Linda Pennie				Linda Pennie
Oct 3	Wagui Lee				Wagui Lee

# OPPOSED TO PROPOSED CONDO BUILDING AT CORNER OF EAST STREET AND LAKESHORE

DATE	NAME	ADDRESS	CONTACT NO.	EMAIL	SIGNATURE
oct 3	Joan Gravelle				Joan Gravelle
	Ann Wethers				Ann Wethers
	FERNANDE TRAUERS				Fernando
	Russell Trauers				R. Trauers
	Barbara Kotsilidis				B. Kotsilidis
	FRAN O'CONNELL				Fran O'Connell
	Anniline Giambro				Anniline Giambro
	Ellie Carter				Ellie Carter
	Loei Bartlett				Loei Bartlett
	Mary Martinen				Mary Martinen
	C. Ulrich				C. Ulrich
	M. ISHAM				M. Isha
	PAT TAVERNER				P. Taverner
	GAIL WILKES				G. Wilkes
	S. CRACKAY				S. Crackay
	ROSEANNE				Roseanne
oct 3	Maria Lopus				Maria Lopus
	Agnes Miller				Agnes Miller

October 4, 2021

Dear Mayor Burton, Town Councillors, and members of staff,

I am writing to you regarding Bronte Village and the 77 East development application.

I attended the two Public Information Meetings and listened to the sales presentations. At the beginning of each presentation, the host read a Land Acknowledgment. The host also added that paying attention to topics such as these is one of the reasons why she enjoys working in the industry.

During the question-and-answer period, I submitted a question asking what this development will do to honour the land and the Indigenous people. The host chose to respond to this on camera however unfortunately, or perhaps conveniently, the recording of the presentation had stopped by then.

On camera, the host stated that they might incorporate something into their projects, probably not at this development but maybe some public art.

I am disappointed to find that what was stated on camera does not match what is now written in the summary of the questions and answers. I am also disappointed to discover the lack of thought that went into their summarized answer. "The team is open to suggestions." That doesn't answer my questions and since when is it someone else's responsibility to do their homework?

If the developer truly valued the words of the Land Acknowledgement, wouldn't they already have an idea of how they were going to contribute to the actual honouring of the land and its original people? Especially considering the ongoing difficulties and recent discoveries concerning Indigenous people?

Canada just honoured its first Day of Truth and Reconciliation. I attended an online talk that hosted some representatives from Grandmother's Voice, a group with local people educating about Indigenous culture, what it means to be Indigenous and steps into the future.

They mentioned the Land Acknowledgement and provided a link to a video of a Toronto comedy sketch group. The woman from Grandmother's Voice prefaced it by saying, "How NOT to do a Land Acknowledgement".

I invite you to watch the short video.

[https://www.youtube.com/watch?v=xIG17C19nYo&t=2s&ab\\_channel=CBCCComedy](https://www.youtube.com/watch?v=xIG17C19nYo&t=2s&ab_channel=CBCCComedy) If you do not feel comfortable using this direct link, please search "Land Acknowledgement Baroness Von Sketch Show" on You Tube.

I am sure you will be able to see the similarities between it and the developer's presentation and understand the hypocrisy that many people would feel listening to someone suggest, "maybe some public art" for a new development. Isn't it time to do something properly?

Sincerely,

Lyndsey Thomas, [REDACTED] Marine Drive, Oakville



Donovan Cox October 4, 2021 Delegation

Good evening Your Worship, Town Council and Staff, and our friends from Podium Developments. My name is Donovan Cox. As a long-time resident of Bronte, I would like to thank you for the opportunity to delegate this evening.

Tonight, I wish to express concerns on the magnitude of the proposed 77 East Street development and its impact on the community.

Specifically, can the character of a village community be maintained on the one hand, while meeting the Province's intensification mandate on the other? Where is the middle ground?

I would like to consider this question with reference to the "Transport Impact Assessment" (<https://www.oakville.ca/assets/2011%20planning/da-172866-TIS.pdf>) produced by NexTrans Consulting Engineers. Podium commissioned NexTrans to conduct the study to substantiate its 77 East St proposal.

***Context: The Village / The Growth Area***

The designated Growth area according to the Livable Oakville Plan is Bronte Village. Bronte Village is 8 small streets only, nested within Bronte. Its population is over 3,500 living in about 1,300 residential dwelling units. This does not include the new build at Bronte Village Mall.

The NexTrans Study indicates that 77 East Street, along with all active developments in the study area will add an additional 1,055 residential dwelling units. This should accommodate over 2,200 new residents. This does not take into consideration the longer-term development that will occur.

So, the intensification effort is pointing to a doubling the number of residential units in Bronte Village in the near term.

***Impact on the Village Character***

Section 24.2.1 of the Livable Oakville Plan stipulates that a key objective of the Town should be:

- "To nurture, conserve and enhance the historic lakeside village character of Bronte Village by:
- a) promoting a predominately low-rise and pedestrian-oriented built form along Lakeshore Road West, Bronte Road and Jones St. and,...
  - g) providing a sensitive transition between the concentrations, mix and massing of uses and buildings within, and adjacent to, the village."

The 14-story monolithic build at the former Bronte Village Mall does not come close to meeting this criteria. Yet it seems to have introduced a development precedent into our neighbourhood.

It appears that Podium is attempting to springboard off that precedent to justify its colossal 15-story proposal. That development alone will account for over 10% of the Village's near term intensification.

I understand that the Bronte Village Growth Area Review desires intensification at gateway locations, but 15-stories dwarfs both adjacent buildings - the Lighthouse Condominium and OSCR - hardly a sensitive transition. This kind of large development is meant for the more Northern growth areas in Oakville, not for lakeside Bronte Village.

Modest gains from full bonusing will come at a significant loss to existing residents. The "low-rise" and "sensitive transition" criteria of the Livable Oakville Plan will not be met.

### ***Impact on the Environment***

The BIA website reminds us that "Bronte Village is a 15-minute drive from anywhere in Oakville." Driving is an important benefit to village residents and visitors alike.

On a busy schedule, especially in the colder months, most residents will rely on their vehicles to access many of the amenities that Oakville has to offer that are simply not available within Bronte Village.

The Nextrans Study attempts to model an intensified Bronte Village after big cities where driverless communities are feasible. That modelling is not applicable to Bronte's small village community.

Disincentive strategies that attempt to reduce fossil fuels by eliminating the option of vehicle use within Bronte Village are impractical and a tad hypocritical, particularly since we know that local businesses will continue to woo visiting drivers to the community shops, restaurants and waterfront.

But a great benefit of being a Bronte Villager is that we can reduce our vehicle use by walking and cycling and when time allows, bussing.

Uber or taxi options still rely on fossil fuels. Electrical generation for electric vehicles still relies on fossil fuels.

I worked for 10-years in the renewable energy sector conducting mass/energy balance analysis across alternative renewable energy regimes. Alignment with the Council's Climate Emergency policies is very important to all Oakville residents. But techniques and systems explored often do not translate into desired results in a timely fashion.

Incentive programs that allow residents to replace their vehicles (or furnaces) with non-fossil fuel alternatives offer a more reliable emission reduction strategy. Residents should adopt new technologies as they become more widely available and affordable.

Realistically speaking, Bronte Villagers will continue to rely on cars to exploit the great benefits that Oakville has to offer even though they will drive less in Bronte itself.

### ***Impact on Parking***

The Nextrans Study argues that 20% less available parking at 77 East St. is good for Bronte Village. Nextrans justifies its claim subjectively, by couching it in an environmental improvement strategy.

But residents' anger over inadequate parking and “predatory” towing dominated the election campaign in 2018. COVID has reduced this concern but only temporarily.

Town Council did take positive steps to mitigate those concerns and the BIA has posted how residents and visitors can find a parking spot. But parking meters had to be implemented which took away from the “Village” character of the neighbourhood. And the few hundred spots that are available have regularly been overwhelmed even at times during the COVID period when driving was much reduced.

The NexTrans study recognized that Podium's development proposal clearly presented a technical shortfall in available parking spaces. Oakville Zoning By-Law 2014-014 requires 342 parking spaces, Podium is proposing to provide 273 only - a shortfall of 69 spaces - that is a third of the free public parking spaces that are available at the waterfront!

Bronte Village is Oakville's waterfront tourist destination. As Oakville's population intensifies and the number of visitors increase, parking resources will again be overwhelmed. Lack of available parking will cause 77 East St residents and visitors alike to use neighbouring lots. Store owners will get angered and the result will be an increase in “predatory” towing and the crowding of side streets.

The onus to supply and pay for adequate underground parking should be on the developer and not the residents particularly as we head into inflationary times. Podium should not be allowed to build if adequate parking is not provided.

### ***Impact on Traffic***

Traffic studies have not been conducted in Bronte Village in recent years due to COVID. Therefore, the NexTrans Study relied on old data generated 5 years ago.

The Study attempted to normalize that data to predict a 5-year horizon by increasing the old data by 1% per year. That growth trajectory significantly underestimates the intensity that will occur in Bronte Village.



Arterial roads - Bronte Road, Third Line and Lakeshore Road West - were clogged during rush hour periods before COVID. It was not uncommon for drivers to take 30 - 45 minutes to drive from Speers Road to their homes in Bronte Village.

The NexTrans Study did not measure traffic congestion on weekends and after hours during warm months when visitors team into Bronte Village to visit its waterfront and eat at one of its many restaurants.

If Podium's 15-story proposal is allowed, a similar development will occur across East St. Accordingly, the gateway location at Lakeshore Road and East Street will be permanently congested. This will additionally cause ongoing safety challenges for many of the seniors living in the area.

Reducing the proposed 15-stories at least by half will set a precedent for the prospective neighbouring development, will significantly reduce traffic congestion and will improve pedestrian safety at the gateway location. This is more suitable for a village.

## **Summary**

We are in an era where mandated intensification is threatening the character of our village community.

But Bronte Village has witnessed several re-imaginings since its founding in 1834. To quote our Director of Planning, "The only real way you can build good communities is to have that public participation." (Oakville News, Jan 27, 2021)

The 15-story East St. proposal does not meet a suitable balance between intensification and village community character and should therefore be rejected.

I am merely advocating tonight that we reasonably uphold the integrity of our existing community By-Laws and Livable Oakville Plan policies.

Thank you.

## 1. Introduction

Good evening Your Workship, Councillors, staff, community members and the applicant. My name is Jonathan McNeice, I am here today to speak in regards to the proposed development at the southeast corner of Lakeshore Road West and East Street. I have a background in urban planning and have worked for medium and large sized municipalities in Ontario, Alberta, and New York over the past dozen years. Additionally, seven generations of my family have lived in Bronte and have always fought to preserve its unique history and character that makes it the great place that it is today.

I'd like to preface by saying that I am not opposed to development on this site or in this area, but we have a number of specific concerns that what is being proposed through this development is not in line with the Town of Oakville's Livable Oakville Plan (LOP).

## 2. Overview

I have reviewed the application and would like to specifically touch on and address the following concerns:

- Height & Density in the context of the Livable Oakville Plan (LOP) Policy
- Gateways on the East & West of the main street
- As well as additional concerns including:
  - Bonusing & Precedent
  - Parking & Infrastructure
  - Sustainability Features

## 3. Height and Density Policy

The Official Plan Amendment from the applicant proposes to maintain the existing Main Street 2 designation. The maximum height of the Main Street 2 designation is four-to-six storeys with bonusing up to 10 storeys. The proposal seeks to increase the height inclusive of bonusing, to 15 storeys. The proposed bonusing provisions would permit an increase in the number of storeys eligible for bonusing from four to nine storeys, more than doubling it.

The proposed density and height is not in line with the Livable Oakville Plan – bonusing is already taken into account in the LOP and a request for increasing it is inappropriate for a number of reasons.

First, what is outlined in the LOP is already a considerable amount of height and density on a site that currently only has a few occupants and is not more than 2 storeys high. Height and density is being embraced on this site by the neighbours and community but it needs to be respectful and responsible to not present further negative externalities to the community.

Second, section 4.1 of the LOP directs the highest levels of density in Oakville towards Midtown Oakville, Uptown Core and Palermo Village. These are places that are closer to highways, rapid transit, and have larger sites to better accommodate large buildings and density. Bronte Village, Kerr Village and Downtown Oakville are intended to accommodate lesser amounts of growth, as they are intended to

accommodate a mix of uses with viable main streets. There are many other sites on the main street of Bronte Village that can also be filled in to meet growth targets – density and intensification does not have to be met all on the proposed development site.

Third, the Bronte GO Major Transit Station Area Study (MSTA) is currently being conducted. High density development, such as the 77 East proposal, would be more appropriate in the Bronte GO area which is in line with the Provincial Policy Statements (1.1.3) and Growth Plan (1.2.1, 2.2.1) which directs growth where there is better infrastructure. The proposed development is a form of transit supportive development and should be directed towards this growth area.

The Livable Oakville Plan Section 24 policies pertaining to Bronte Village, in my opinion, discourages the type of density that is being proposed because the main street character becomes compromised. The LOP has already identified appropriate development height that will allow for appropriate density at four-to-six storeys in order to allow for a human scale and a viable main street.

#### **4. Height & Density Visual** (see presentation)

Based on this visual of Bronte Village, the justification that is being proposed for the 77 East development along the main street is that there are a number of tall buildings along Marine Drive. This is two completely different contexts. On the left, the Marine Drive corridor was envisioned and planned for higher density buildings many planning regimes ago and has the associated infrastructure to support it. Further, its tower in the park design minimizes the negative externalities on its neighbours. On the right, the historic lakeshore main street area seeks to be pedestrian oriented, and the buildings are less intimidating, predominately the height of treetops. Therefore, the proposed building form of 77 East does not fit in with the main street area based on the justification that there are tall buildings along Marine Drive.

#### **5. Gateway Balance Visual** (see presentation)

The proposed development is on a site with a gateway designation. The applicant attests that they seek to “balance the gateway locations” on the east and west sides of the main street area by adding a tall building on their site to match the tall buildings at the Bronte Village Mall site. These two gateway sites are starkly different. The Bronte Village Mall site is a much larger site (about 5 times the area) that used to house a 1970’s era mall, it can accommodate more parking, has a large urban square, has multiple access points, is predominantly set back from the main street, and the whole block has compatible development. Higher density and height on this site makes sense as it is the urban core of the village.

In comparison, the proposed 77 East development site is much smaller, 3 small lots joined together at the periphery of the village, yet it seeks similar height and density as the Bronte Village Mall site. While the building heights are similar, these are not apple to apple comparisons based on site locations and characteristics. If you were to balance the two gateways based on the site characteristics, the 77 East proposal would have to be greatly reduced.

#### **6. Gateway Policy**



Section 24.3.1 of the LOP states that “Higher residential densities shall be directed to the gateways of the district and serve to anchor Lakeshore Road West within Bronte Village as the main street.” This has already been accounted for in the LOP through the Bronte Village Growth Area Review (BVGAR) by increasing the sites allowable height on Main Street 2 designations and, in addition, making them eligible for bonusing.

Section 24.5.6 (a) of the LOP states that gateways shall enhance the historic lakeside village character and can include “well designed built form or structure, distinctive streetscape treatments, landscaping and/or public art.” Nowhere does it mention that height, density, or tall buildings are characteristics of gateways. The eastern gateway where this development is proposed in fact already has a gateway treatment. The Town of Oakville including Council went to great lengths, efforts and expense to create the existing gateway treatment – flags and artistic concrete signage on two corners welcoming visitors to Bronte Village.

## **7. Additional Concerns**

In the interest of time, I am outlining some more additional concern that may be elaborated on by other speakers and can be investigated further by staff.

### Bonusing & Precedent

Bonusing is not a right, it is a privilege and should be considered on a case-by-case basis. In this situation bonusing was added to the site only because of the Bronte Village Growth Area Review, which at that time there was concern that intensification was not being met in Bronte due to the fact that the western Gateway (Bronte Village Mall site) was stalled, and the Town wanted to provide alternative sites to meet growth targets and demand. However, The Villages is now under construction with occupancy coming soon and more units on the way that have not yet been absorbed in the market therefore there is not pressure to allow more bonusing on other sites. Further, it was alluded to in the PIM that the bonusing would be the site features itself, the environmental features of the building, the proposed waterfall and greenway and a small POPS. This provides little benefit to the community as a whole rather it serves the occupants of the development.

By allowing bonusing, and the requested more than doubling of the bonusing as requested through the OPA would set a dangerous precedent for the other sites at the corner of Lakeshore Road and East Street and start to create a corridor of tall building along what is supposed to be a historic and viable main street.

### Parking

It is my opinion that the parking being provided for the site is grossly underestimated. Providing one parking space per unit even though there are many two and even three-bedroom units is not realistic outside of high density urban areas without already built infrastructure such as rapid transit and protected bike lanes. The reality is that most people living in this proposed development will be driving a vehicle. At minimum the parking rate of the Town should be maintained. There are also concerns with

visitor parking and providing enough parking for retail. If not enough parking is being provided then there will be overflow and there is no street parking available to accommodate such overflow. People will start parking in other people's plazas and parking area.

### Sustainability Features

There are a number of environmental features that the developer has promised to incorporate into the development, such as a geothermal system, rooftop garden and electric charging stations. Though these features are not being guaranteed through the OPA and our being sought in exchange for additional height. Many if not all of these features are already encouraged through policy as per Section 10 in the LOP and in my opinion does not go above and beyond and meet the policy requirements for bonusing.

### **8. Conclusion**

In reviewing the application you have before you today, I would ask that Council seriously consider that there are a number of concerns from the community with regards to the proposed development. I have not heard anyone say they are opposed to development on this site, but there is a feeling that this is far in excess of what was outlined in the LOP and enhanced through the BVGAR. I am also concerned about how attainable and affordable a development like this would be to ensure diversified housing options as is encouraged in the PPS.

In my opinion, the height that is already considering in the LOP of four-to-six storeys is appropriate, with four storeys along the main street to provide a human scale, and stepped back to 6 storeys to accommodate additional density. As you can see in the images on the slide, four-to-six storeys can provide more of a human scale while accommodating density.

Finally, I'd encourage the staff recommendation to come back before Council within the 120-day period. This site is already familiar through past applications and this development review is a high priority for Bronte.

I thank you for your time and consideration on this very important decision for Bronte's future. I'd be happy to take any question now and throughout the review period.

Sincerely,

Jonathan McNeice