

Planning and Development Council Meeting
May 2, 2022

Comments Received Regarding Item 7.3
Ontario Land Tribunal Appeal

OLT-22-002119
2262-2266 Lakeshore Road and 83 East Street
File No. Z.1728.66

From: [Marylka Empey](#)
To: [Franca Piazza](#)
Cc: [Town Clerk](#)
Subject: Re: Question regarding Proposed Zoning By-law Amendment 2262-2266 Lakeshore Road West and 83 East Street 2266 Lakeshore LP OPA 1728.66, Z.1728.66, Ward 1
Date: Monday, April 25, 2022 4:04:55 PM
Attachments: [Revised Notice of Meeting_OPA1728.66_May-2-2022.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.

Hi Franca,

Thank you for your email.

The diagrams provided outline information regarding the mezzanine levels, but it is NOT clear how these numbers translate into metres, and where they are to be assigned in the "Basic Statistics All Versions without prejudice".

It is my considered opinion that because most individuals are not planners, it is valid to request a transparent explanation from the Oakville Planning department in advance of the May 2nd meeting. Without clarity in disclosure, the community will not have been fully informed.

Is there someone else to whom I may direct this request?

Thank you Franca.

Kind regards,

Marylka Empey

On Apr 25, 2022, at 3:24 PM, Franca Piazza <franca.piazza@oakville.ca> wrote:

Hi Maylka,

I was hoping the link to the Staff Report would have answered your question.

I would recommend you register as a delegation to the May 2, 2022 meeting to ask your particular question. I apologize but I do not have particulars of the settlement offer. I have attached the notice of meeting that gives you instructions on how to register.

I hope this is of assistance to you.

Sincerely,

Franca.

From: Marylka Empey [REDACTED]
Sent: Monday, April 25, 2022 2:08 PM
To: Franca Piazza <franca.piazza@oakville.ca>
Cc: Town Clerk <TownClerk@oakville.ca>
Subject: Re: Question regarding Proposed Zoning By-law Amendment 2262-2266 Lakeshore Road West and 83 East Street 2266 Lakeshore LP OPA 1728.66, Z.1728.66,

Ward 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 Franca,

Thank you for your email and response.

I have checked the attached link and the Site Statistics are unchanged from last week.

Please confirm the following answer to my original question:

Could you please clarify what are the absolute heights for the storey versions identified in the attached? I am not familiar with the labelling, and thought it wise to check with you.

Thank you Franca,

Kind regards,

Marylka Empey

On Apr 25, 2022, at 12:11 PM, Franca Piazza <franca.piazza@oakville.ca> wrote:

Thank you for your email Marylka,

You may access information with respect to 2262-2266 Lakeshore Road West and 83 East Street on our online here:

<https://www.oakville.ca/business/da-38994.html>

Stay well,

Franca.

From: Marylka Empey [REDACTED]

Sent: April 25, 2022 12:07 PM

To: Franca Piazza <franca.piazza@oakville.ca>

Cc: Town Clerk <TownClerk@oakville.ca>

Subject: Re: Question regarding Proposed Zoning By-law Amendment 2262-2266 Lakeshore Road West and 83 East Street 2266 Lakeshore LP OPA 1728.66, Z.1728.66, Ward 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.

Hi Franca,

I trust you had a good weekend.

I am following up regarding my previous question. Kindly advise where I may access this information.

Thank you,

Marylka Empey

On Apr 19, 2022, at 2:03 PM, Franca Piazza

<franca.piazza@oakville.ca> wrote:

Good afternoon Marylka,

Thank you for your email.

Additional information will be provided in the staff report that is expected to be published this Friday.

Thank you,

Franca.

Franca Piazza
Legislative Coordinator
Planning Services

Town of Oakville | 905-845-6601, ext.5986 | f: 905-338-4230 | www.oakville.ca

[Complete our Community Development customer service survey](#)

Canada's Best Place to Live (MoneySense 2018)

Please consider the environment before printing this email.

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

From: Marylka Empey [REDACTED]

Sent: April 19, 2022 12:58 PM

To: Town Clerk <TownClerk@oakville.ca>; Franca Piazza <franca.piazza@oakville.ca>

Subject: Question regarding Proposed Zoning By-law Amendment 2262-2266 Lakeshore Road West and 83 East Street 2266 Lakeshore LP OPA 1728.66, Z.1728.66, Ward 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.

Dear Franca,

Thank you for the documentation regarding the above virtual meeting.

Could you please clarify what are the absolute heights for the storey versions identified in the attached? I am not familiar with the labelling, and thought it wise to check with you.

Thank you Franca,

Kind regards,

Marylka Empey

With regard to the Basic Statistics,

To be the most livable town in Canada.

Revised Notice of Meeting

Proposed Zoning By-law Amendment
2262-2266 Lakeshore Road West and 83 East Street
2266 Lakeshore LP
OPA 1728.66, Z.1728.66, Ward 1

Monday, May 2, 2022, at 6:30 p.m.
Videoconference broadcast from the Council Chamber
Town Hall, 1225 Trafalgar Road
[youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)

You are invited to attend and provide input at this videoconferencing meeting hosted by Planning and Development Council.

Due to the COVID-19 emergency, attendance at Town Hall is restricted and public meetings are being held by videoconference only. Instructions on how to view the meeting or participate by written submission, videoconference or telephone are provided below.

The subject land is approximately 0.38 hectares of land **at the corner of Lakeshore Road West and East Street.**

Applications for an Official Plan Amendment and Zoning By-law Amendment were filed to facilitate the development of approximately 0.38 hectares of land, located on **the corner of Lakeshore Road West and East Street.** The application proposes a 15 storey mixed use building containing 245 residential rental units and 446 square metres of at-grade commercial space and 273 parking spaces within 3.5 underground parking levels.

These applications have been appealed to the Ontario Land Tribunal which will be making the final decision (Case No. OLT-22-002119 and OLT-22-002120). As of the date of this Notice, no hearing dates have been set. Questions with respect to participation in any future hearing should be directed to the Ontario Land Tribunal.

COUNCIL WILL BE RECEIVING COMMENTS FROM THE PUBLIC WITH RESPECT TO A SETTLEMENT OFFER. Council will be considering two options for settlement based on either a 13 storey building or a 10 storey building with different designs. Each option includes up to 244 units, at grade retail space and 268 parking spaces (1 parking space per residential unit + 24 parking spaces for retail and visitor parking). The offer is without prejudice to the ability of the applicant to request approval of the original development if the matter proceeds to a hearing.

For more information about this matter, you may view additional information related to both the original application and the settlement offer on the Town's website at <https://www.oakville.ca/business/da-38994.html>. Information related to the settlement offer will be posted on or before April 20, 2022.

This meeting will be live streamed on YouTube at [youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)

Written submissions to Council may be submitted c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at TownClerk@oakville.ca. Any submission to the Planning and Development Council, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt no later than noon on May 2, 2022 to ensure its availability to the Members of Council at the meeting.

Individuals wishing to make an oral submission at the meeting must contact the Clerk's Department prior to the meeting to register as a delegation and to obtain instructions on how to participate in the meeting. Requests must be made no later than noon on May 2, 2022 by email to: TownClerk@Oakville.ca or call 905-815-6015. Requests to delegate will not be processed during the meeting.

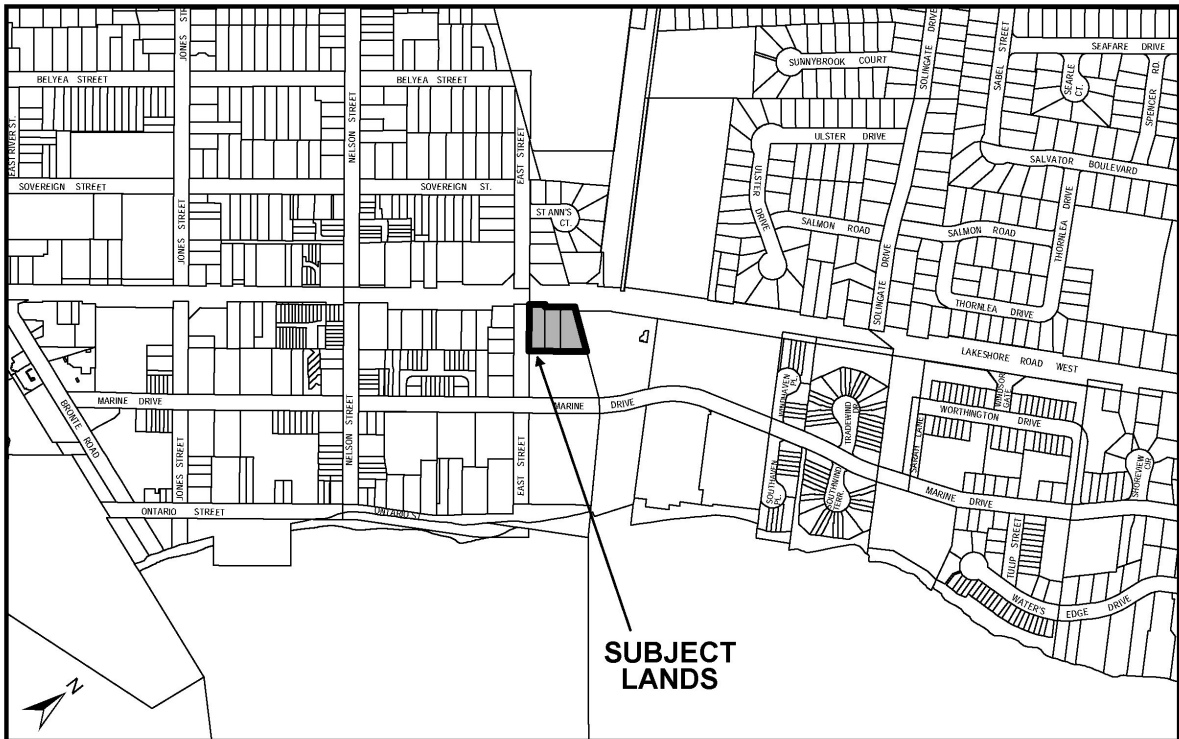
All submissions should include the full name and address of the presenter.

If you have any accessibility needs, please advise the Town Clerk one week before the meeting.

Since this application is subject to appeal, staff will not be responding to questions about the proposal.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and may form part of the public record which may be released to the public.

Dated at the Town of Oakville April 12, 2022.



From: [retro_109](#)
To: [Franca Piazza](#)
Subject: RE: Why ?
Date: Thursday, April 14, 2022 12:46:37 PM

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'm referring to the one in Bronte on Lakeshore. If I recall the developer even started advertising units for sale before any rezoning was approved. This is how confident they are in getting their way. Although we are speaking of this one application, this message applies to all of them.

Sent from [Mail](#) for Windows

From: [Franca Piazza](#)
Sent: April 14, 2022 11:56 AM
To: '[retro_109](#)'
Subject: RE: Why ?

Good afternoon,

Thank you for your email.

If you can please let me know what application you are referring to and I can have the Planner on the file answer any concerns you may have.

Regards,

Franca.

Franca Piazza
Legislative Coordinator
Planning Services

Town of Oakville | 905-845-6601, ext.5986 | f: 905-338-4230 | www.oakville.ca

[Complete our Community Development customer service survey](#)

Canada's Best Place to Live (MoneySense 2018)

Please consider the environment before printing this email.

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

From: retro 109
Sent: April 14, 2022 11:48 AM
To: Franca Piazza
Subject: Why ?

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'm not sure why you ask the public input on these applications. The developers always win. What is the point of zoning when it is always overturned ? Only developers and investors want high density, the surrounding resident do not , simple as that.