

**Martin Meintjes Statement - 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**

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 2262-2266 Lakeshore Road West and 83 East Street.

I acknowledge receipt of the email dated April 12, 2022, regarding the Revised Notice of Meeting which stated that **COUNCIL WILL BE RECEIVING COMMENTS FROM THE PUBLIC WITH RESPECT TO A SETTLEMENT OFFER, viz:**

- 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.

The Settlement Offer information also include the following:

WITHOUT PREJUDICE
77 East
Basic Statistics
All Versions
12-Apr-22

Project Version	Height (metres incl. overrun)	Height (metres w/o overrun)	Height (storeys)	Unit Count (subject to change)	Parking Spaces (subject to change)	Commercial GFA (square metres)
10-storey	40.40	38.00	10	244	268	586
13-storey	46.40	44.00	13	244	268	394
15-storey	52.90	50.50	15	245	273	446

Note: The storey count on the 10 and 13-storey versions excludes the mezzanine level. Absolute heights include mezzanine for all versions.

1. Overview of 2266 Lakeshore LP OPA 1728.66, Z.1728.66

The Official Plan Amendment and Zoning By-law Amendment submitted by the Applicant was for the development of a 15-storey, 50.5 metre high, mixed-use building.

The Official Plan Amendment submitted by 2266 Lakeshore LP proposed 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.

2. Comments on Proposed Project Versions

The proposed site plans on ground level for the three project versions are very similar except that the 10-storey version provides more retail space at the corner of East Street and Lakeshore Road West.

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Building 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 Settlement Offer information indicated:

Project Version	Height (metres incl. overrun)	Height (metres w/o overrun)
10-storey	40.40	38.00
13-storey	46.40	44.00
15-storey	52.90	50.50

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 ²
Sir Richard Towers, 30 East St.	43.65 m	16 storeys	773 m ²
<u>Oakville Seniors Citizens' Residence</u>			
2222 Lakeshore Rd. W.	24.21 m	9 storeys	780 m ²
2220 Lakeshore Rd. W.	31.24 m	12 storeys	764 m ²
Oakville Apartments, 2220 Marine Dr.	51.14 m	19 storeys	819 m ²
<u>Ennisclare on the Lake</u>			
2185 Marine Drive	41.79 m	15 storeys	1369 m ²
2175 Marine Drive	41.77 m	15 storeys	1440 m ²
<u>Ennisclare II on the Lake</u>			
2180 Marine Drive	61.45 m	22 storeys	1525 m ²
2170 Marine Drive	61.06 m	22 storeys	1549 m ²
Lake & East – Proposed 2266 Lakeshore Rd. W./83 East St.	59.17 m	20 storeys	765.9 m ²

* 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).

It is interesting to note that the elevation drawings of all three project versions indicate a ground floor (i.e., the first level) height of 6.10metres and which includes mezzanine level. The remaining levels are between 3 metres and 3.25 metres. So is it fair to say that the first level at 6.10 metres should rather be considered as two levels, and therefore the project versions should be:

- 11-storey
- 14-storey
- 16-storey

3. Conclusion

As stated in my delegation to Council in October 2021, I fully support the **Livable Oakville Plan** which guides future growth and change in the town. I would therefore support Councils **proposal for a 10-storey option** - taking into account my statement above regarding the inclusion of the mezzanine level.

In my delegation of October 2021, I also raised concerns related to safety of pedestrians, obstructed sightlines, structural safety / integrity of adjacent buildings due to construction activities and traffic congestion. I acknowledge that Mayor Burton and Councillor O’Meara have noted that such items would be addressed at site plan stage. I therefore respectfully request that Town Council make the site plan for this development open to the public for comment and input, and that it be presented by staff in a future Planning & Development Council meeting.

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

Martin Meintjes,
Unit [REDACTED] Marine Drive,
Oakville, L6L 5K1

May 2, 2022



Town of Oakville

Re: Ontario Land Tribunal Appeal – OLT-22-002119, 2262-2266 Lakeshore Road and 83 East Street (Z.1728.66)

Via: townclerk@oakville.ca

On behalf of the Bronte BIA, thank you for the opportunity to comment on and provide our support in principle for the site plan application/Ontario Land Tribunal Appeal – OLT-22-002119, 2262-2266 Lakeshore Road and 83 East Street (Z.1728.66)

In 2021, the Bronte BIA engaged more than 1,000 residents, business owners/operators and visitors to develop a collective understanding and wish for what Bronte could look, feel, taste and smell like in the coming decades through its Bronte Forward! process.

The shared vision is 'Bronte as a vibrant community where everyone is welcomed and everything you need is here.' Overall, respondents said they are excited about and welcome change in Bronte as the district must evolve and grow to keep pace with retail requirements of a complete & thriving 15-minute district and a walkable neighbourhood with accessible public spaces.

Specifically, the community said that Bronte should prioritize local benefits of (re)development through improved investments to the public realm and business district.

Read more about the [Bronte Forward! vision process](#) outcomes.

The Bronte BIA encourages the Town and developer to come to a swift agreement that maximizes both the retail and housing capacity with future needs in mind, and prioritizes inclusion of a privately owned publicly accessible space at this key gateway location.

Sincerely,

Maureen

Maureen Healey, ABC*, CAE**, LPM***

Executive Director

Bronte BIA

**Accredited Business Communicator*

***Certified Association Executive*

****Leader in Place Management*

2360 Lakeshore Rd. W., Oakville, ON L6L 1H5

T: 905-825-3258 www.bronte-village.ca

May 2, 2022,

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. I am speaking this evening to provide input for the settlement offers at the 77 East Street development. **SLIDE**

Bronte Village is a place where the residents know their neighbours. As the Livable Oakville Plan states, Bronte has the character of a village community and the Town wishes to nurture, conserve and enhance that character. **SLIDE** The Livable Oakville Plan's mission is to ensure that environmental sustainability, cultural vibrancy, economic prosperity and social well-being are incorporated into growth and development decisions. It also states that 10 storeys is the maximum allowable height for the properties included at the development. **SLIDE**

I hope that the Town will support the Livable Oakville Plan and minimize the negative impact on the immediate community by voting for 10 storeys. **SLIDE**

As for the community benefit, I wish for the Town to keep the funds for the permitted bonussing within Bronte Village by investing in the Harbour, specifically, Bronte Beach. This is an area that could use the support of the first half of the Livable Oakville Plan's mission statement which is to enhance the natural, cultural, social and economic environments. All while preserving its natural habitats and beauty. **SLIDE**

Bronte's culture is its connection to nature and especially water as it was born a fishing village. Bronte has a distinct heritage and has become a welcoming community for every demographic. Let's strive to keep it that way.

Thank you.

Lyndsey Thomas

■■■■ Marine Drive, Oakville

DELEGATION

MAYOR BURTON AND MEMBERS OF COUNCIL TOWN OF OAKVILLE

2262 TO 2266 LAKESHORE ROAD WEST AND 83 EAST STREET

FILE NO: OPA 1728.66 AND Z.1728.66

STATUTORY MEETING: MAY 2ND, 2022 ITEM 7.3

UPHOLD MU1 ZONING

MAXIMUM 4-6 STOREYS

MAXIMUM 15M HEIGHT

SETBACK 3M ALONG
EAST STREET

REJECT SUPER
BONUSSING

UPHOLD THE LIVABLE OAKVILLE PLAN AND CURRENT ZONING OF MU1 4-6 STOREYS WITH POSSIBLE BONUSSING UP TO 10 STOREYS TO PRESERVE THE CHARACTER OF BRONTE VILLAGE & PROMOTE BALANCED GROWTH

On behalf of the Bronte Village Residents Association executive board and membership, I am writing to request that members of council **uphold the MU1 zoning for a maximum of 4-6 storeys as endorsed by council, planning staff and the community after the Bronte Village Area Growth Review**. Whilst the site is eligible for bonussing, it is not an as-of-right, and we request council to **reject the bonussing beyond the maximum of 10 storeys permissible**. This would undermine the Livable Oakville Plan and entire planning process imposing density and intensification to the site exceeding that of the former Bronte Village Mall.

Bronte Village is a historic area and Lakeshore Road is a historic route. Growth should be balanced and sustainable maintaining the unique character of Bronte Village and aid revitalization that is reasonable and safe for demographics of the community.

Non-conformance to Livable Oakville Plan & Zoning

The developer sought **15 storeys and 50.5m in height 237% more than the maximum allowed height of 15m prior to the appeal before the Ontario Land Tribunal**. This creates negative shadowing effects to the west and south affecting 88 vulnerable seniors at OSCR and longstanding residents at the Lighthouse. It also impedes privacy and blocks village views and connections to the surrounding area affecting quality of life.

The community lacked the opportunity to receive a recommendation report from the Oakville Planning Department when the town failed to set the second statutory meeting within the prescribed timeline and allow for a more transparent process. As a result, concerns raised by the community were not addressed and our only hope is for council to consider them in earnest when reviewing the settlement offers.

We are asking for our voice to be heard and recognized and concerns addressed by rejecting the egregious proposal beyond that permissible in the Livable Oakville Plan. The planning process is designed to promote planned growth and address housing requirements but not at the detriment of stable residential areas and the vitality of the community.



Analysis of the Proposal Settlements

An analysis of the settlement offers illustrates that the developer as no community stake and respect for Oakville’s planning process and legislation proposing super intensification beyond that of urban core zoning at the Bronte Village Mall for all options with minimal community benefit and consideration for the preservation of a sustainable and safe Bronte Village. The developer has ostensibly maintained the residential unit count for all 3 proposals, and we are hard pressed to understand why the developer would then seek to impose a monolith with height exceeding that as prescribed in current LOP and zoning. The inclusion of the urban square raised questions by the town planning staff and the community for further investigation at the statutory meeting in October 2021 and have yet to be addressed.

Ultimately, the variation analysis, indicates the egregious level of intensification with no real community benefit with the removal of mature trees and a building that creates shadowing and restriction of the public realm.

	Zoning	Original	% Var	13 Storey	% Var	10 Storey	% Var
Storeys	4-6	15	150%	13	116%	10	66%
Height (m)	15	50.5	236%	43.85	192%	34.35	130%
Units	N/A	245		244		244	
Retail Area(m ²)	N/A	446		394		586	
Parking – Residential	273	245	(10%)	244	(10%)	244	(10%)
Parking – Visitor/Retail	22	28	27%	24	9%	24	9%
Urban Square (POPS)	N/A	Yes		Yes		No	

Parking

The developer seeks to reduce the minimum parking requirement for an area already impacted by inadequate parking and predatory towing. Whilst the proposed reduction for parking is supported by aspirational planning estimates, Bronte Village has been impacted by inadequate parking for over 10 years. Lack of municipal parking lots and more development within the village and surrounding area will only increase the parking deficit.

Traffic

Oakville’s vision through the Active Transportation Master Plan is applied by “ensuring that every street accommodates pedestrians and cyclists.”¹ A proposal for **245 residential units means 245 more cars** for an area already experiencing traffic congestion and gridlock during peak hours with a lag in infrastructure development of the Wycroft Bridge, widening of Lakeshore Road West and the underpass at Burloak Drive. Safety for pedestrians and cyclists is impacted by increased traffic and setback of less than 3m along East Street from the sidewalk diminishes sightlines even with an urban square.

Tree Canopy Loss

29 mature trees will be removed from the site in return for a hardscaped urban square. Replacement of the tree canopy should be directed to the urban forest areas within the surrounding area and along Lakeshore Road West.

Excavation Impacts

The developer seeks to excavate for **4.5 levels of parking to an approximate depth of 12m. Soil core samples have indicated bedrock at 6m** which leads to concerns of noise, shock, and vibrational impacts to surrounding buildings, amenities and their foundations with the excavation methodology used.

Construction

Whilst construction impacts are normally associated to the construction period, they can extend to have residual effects, such as noise, dust pollution and impacted line of sight. Safety for pedestrians, cyclists and motorists is paramount during construction and a vetted construction plan is required. **Given the concerns about construction and excavation impacts, it is requested that the site plan process be brought before council in public view.**

Community Benefits for Bonussing

We advocate for no more than 10 storeys as prescribed in the LOP and current zoning and that bonussing to support a capital project in Bronte such as the restoration of Bronte Beach: quality of water, restoration of the beach and washrooms, recreational amenities, and improved access to the area.

Anything less would surely signal to developers they are not required to have a stake in community development in the areas they seek to profit from. The community in Bronte is already impacted by the short and long term effects of development runoff adding to the siltation in the harbour.

“Healthy, livable, and safe communities are sustained by: ... avoiding development and land use patterns which may cause environmental or public health and safety concerns.” Provincial Policy Statement 2020

Thank you for the opportunity to delegate, and with the sincere hope for careful consideration of all inputs and long-term adverse impacts to Bronte Village and the community, that council rejects the settlement proposals beyond that of LOP and permissible bonussing.

Sincerely,

Shelley Thornborrow

BVRA, President

Delegation: Donovan Cox

Re: May 2, 2022 Planning and Development Meeting: Agenda Item 7.3

Good evening Your Worship, Town Council, Staff and members of the community.

My name is Donovan Cox. I am a long-time resident and home owner in Bronte Village.

Thank you for the opportunity to delegate this evening.

Regarding the settlement offer that Council will be considering this evening, respectfully, I urge Council to vote for the 10-story option in line with our MU1 Zoning By-Laws and bonusing provisions.

I am a part of Bronte Village's consensus view that development is a good thing within the constraints of the Livable Oakville Plan and the Bronte Village Growth Review.

When I delegated last October, I spoke with reference to the NexTrans Transportation Impact Study. It proposed that a reduction in suitable parking was good for Bronte Village on aspirational grounds. But the requirement for adequate parking is nevertheless a reality and the 10+% of residential spaces that are not being provided at East Street will have to be found elsewhere in the community, presumably at the community's cost.

Respectfully, I am highlighting this point since the East Street development is but one among many active developments within the study area which will add over 2,200 new residents in the near term. If the reduction in parking at East Street sets the precedent across residential developments, a larger-scale parking solution will be required by the end of the decade otherwise predatory towing practices will again, become commonplace.

Other concerns during October's delegation included the impact on the village and historic waterfront character. As an offset to the larger-scale building, bonusing revenues derived from the East Street development should be directed to the enhancement of the natural, cultural surroundings including Bronte Beach.

Your consideration is appreciated. Thank you.

Donovan Cox
[REDACTED] Ontario St
Oakville ON
L6L 1A7

Town of Oakville - Planning and Development Council

Monday, May 02, 2022

RE: Ontario Land Tribunal Appeal – OLT-22-002119, 2262-2266 Lakeshore Road and 83 East Street (Z.1728.66)

Good evening Your Worship, 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 delegated at the first meeting and I have been engaged in the consultation throughout the process. I have over 15 years experience in planning, design, and healthy communities having worked on over 100 projects around the world. I am a property owner at the Lighthouse as well. My views on the settlement before you are as follows:

1. Current Proposal

Based on the statistics provided, you are predominantly seeing 3 versions of the same thing. Out of the list of many concerns that I've heard from the community, only the height has been addressed. Outstanding issues that remain include density, parking, safety for seniors, shadowing, etc.

2. Continue to Negotiate

I would urge you to follow your Legal Department's advice in the Staff Report, "Changes to some of these numbers may be achievable through further negotiations or required as a result of detailed design." Therefore I would encourage you to continue to negotiate towards the best possible settlement. I would also seek advice through the Planning Staff report that would have been near completion, and would have received comment through circulation of the application at the Town and Region.

3. Vibrant Retail at the Pedestrian Level is Critical

One critical element that seems to be overlooked in the current proposal is ensuring that there is vibrant retail at the pedestrian level. This is where the vast majority of people will be interacting with this building and this is where it takes on the character of the Village. This is something that is a win-win for the community and the developer. **I would strongly encourage a pedestrian level workgroup** with the applicant that includes as many voices as possible (community, businesses, youth, seniors etc.) to create the best retail environment possible. While I realize that this would likely be voluntary for the applicant, they have demonstrated a willingness for feedback and a focused workshop could be fruitful.

4. Community Benefits

Set up a **Bronte Placemaking Fund** that is community driven and decisions are made at the community level. It could go towards such initiatives as the Bronte Beach improvement that you have heard others discuss. There has been great work recently begun through the work of 8-80 Cities and the Bronte Forward plan, but that is only the beginning. Let's not lose momentum. The fund could also be topped up through other bonussing or even community grants or

sponsorship. This could go a long way to help Bronte maintain its identity and knit together the community fabric.

Recommendation:

While it is unfortunate that the current Provincial planning system puts municipalities in this precarious position where their policies and plan can not be fully enforced. I do think we have to take a stand on height and enforce the LOP height restrictions of 10 stories with bonussing on this site, while continuing to work with the Province to give municipalities more power to make decisions at the community level. Therefore my recommendation is that when it goes to Council the 10 storey proposal be chosen, however consider what further can be done as this proposal does not address many of the other concerns from the community, and no doubt from planning staff. Infact, the 10 storey proposal appears to make some factors worse in reviewing the shadow study by casting a wider shadow for more hours of the day.

The litmus test of “What is Good Planning?” becomes cloudy in situations like this. I would say that the decision in this situation is:

- How do we get the best possible compromise?
- What will set the best precedent for Bronte to avoid opening the floodgates for more aggressive development?
- What can we learn from this process? What needs strengthening in our current plans so that we can get the best possible results for the community next time?

I thank you for your time and consideration on this very important decision for Bronte’s future.

Sincerely,
Jonathan McNeice, MDes, MUP