

Appendix "E" - Public Comments

From: [Allan Caldwell](#)
To: [Kate Cockburn](#)
Subject: Development on Lakeshore
Date: Wednesday, May 11, 2022 1:59:17 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.

We received the notice of a 9 storey building proposed for 2365-2377 Lakeshore.

We live at [REDACTED] Sovereign St which is directly behind this site.

There is an easement behind our property which allows for drainage from our property.

Will any of this easement be given to this new development?

How far from the property line will the building be situated?

When is construction scheduled to begin, and how long for completion?

We appreciate your response.

Regards,

Al

From: [Brad Hallowell](#)
To: [Town Clerks](#); [Kate Cockburn](#)
Subject: 2365-2377 Lakeshore Road West - Application by Greywood Village Bronte LP
Date: Wednesday, May 18, 2022 8:48:53 AM

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,

I am the owner of [REDACTED] Lakeshore Road West and I am in receipt of the Notice of Complete Application by Greywood Village Bronte LP for the proposed development at 2365-2377 Lakeshore Road West.

I would like to make oral and written submissions to Council with respect to the proposed official plan amendment and zoning by-law amendment. Please advise how I can proceed.

Best Regards,

Brad Hallowell

[REDACTED]

From: [Dolores Saunders](#)
To: [Town Clerks](#)
Subject: 2365-2377 Lakeshore Road West
Date: Tuesday, May 31, 2022 8:48:40 AM

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 wish to be notified of the Town's decision on the following application;

Graywood Developments
Official Plan Amendment and Zoning By-law Amendment
2365-2377 Lakeshore Road West
File No: OPA 1729.61 and Z.1729.61

My husband and I are opposed to this development.

Dolores and Wayne Saunders

[REDACTED]

Oakville,

[REDACTED]

From: [Emily Slaney](#)
To: [Town Clerks](#)
Cc: [Brett Slaney](#)
Subject: Official Plan Amendment and Zoning By-law Amendment for 2365-2377 Lakeshore Road West File No: OPA 1729.61 and Z.1729.61
Date: Tuesday, May 31, 2022 8:01:33 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.

To the Town of Oakville Town Council c/o the Town Clerk regarding the Official Plan Amendment and Zoning By-law Amendment proposed by Greywood Village Bronte LP for 2365-2377 Lakeshore Road West.

We would first like to preface this submission by stating that we are not opposed to development in general and certainly understand the need for more housing, particularly given the increasing unaffordability of housing.

However, the proposed development in question is of a scale SIGNIFICANTLY beyond what is set out in the Town of Oakville's official plan for growth and development in the Bronte area, namely that tall buildings (greater than four storeys) are to be located ONLY at the "gateways" to Bronte – for example, the Bronte Rd and Lakeshore intersection and the East St and Lakeshore corner. Developments in these gateway areas CANNOT be used as precedent for what will be built along the Lakeshore strip as per the official plan for a liveable Oakville. Nine stories is MORE THAN DOUBLE THE HEIGHT of any existing building on the Lakeshore Road strip outside of the gateway areas.

If a 9 storey building is allowed at this site in the middle of Bronte's Lakeshore strip, the entire Lakeshore strip will soon consist of such high buildings, completely obliterating the "village-by-the-lake" tourist streetscape that the Town and its residents have long enjoyed and embraced. In fact, I'm certain that Greywood Village would be using this tourist lakeside village image of Bronte Village to market their development despite the very destruction of this atmosphere by their building. If the Town of Oakville wishes to preserve Bronte as its "village-by-the-lake" it MUST require developers to adhere to the Town's official plan.

In addition to the impact on the Bronte streetscape and atmosphere, the traffic flow of new vehicles from 180 residential units all turning from or onto Lakeshore Rd without an intersection for traffic regulation will be chaotic; this area already has significant traffic issues during peak times as acknowledged in the Traffic Impact Study for this proposal.

Finally, this site backs directly onto low density residential lots, without even the benefit of a street to separate them from a behemoth 9 storey building, as exists for the new development at the Farm Boy plaza (The Village at Bronte). This is significantly disruptive to those residents and will negatively impact privacy, noise levels, and natural light.

It is extremely likely that Greywood Village Bronte LP could both provide more housing stock AND make a significant profit by building a mixed housing and retail development on this site that adheres to the official plan and zoning rules for height in this area.

Please consider this submission as an objection to the amendments requested by the Greywood Village Bronte LP application of April 2022.

We wish to be notified of the Town of Oakville's decision on this amendment request.

Sincerely,

Brett & Emily Slaney
[REDACTED] Sovereign St, Oakville [REDACTED]

From: [Gladys Rubatto](#)
To: [Kate Cockburn](#)
Subject: File # OPA 1729.61, Z1729.61 / 2365-2371 Lakeshore Rd. West Bronte Village
Date: Thursday, June 9, 2022 11:17:56 AM

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 Kate

It was very nice to speak to you yesterday.

The reason for my call was to talk about the proposed construction of the building next to my property [REDACTED] Lakeshore Rd. West.

I have several concerns about this proposal, because I don't have enough information about it. For that reason and in order to overcome this situation I would like to have the web site, plans and details of the proposal, if possible.

So in this way I can see how it can affect my property and my business.

I also would like to be informed of the public meetings regarding this matter through this e-mail or by mail.

Thank you very much for your help and support.

Gladys Rubatto
[REDACTED]

From: [Perihan Eid](#)
To: [Town Clerks](#)
Cc: [Kate Cockburn](#)
Subject: Greywood Village Bronte LP
Date: Thursday, May 26, 2022 11:27:30 AM

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,

We have received the letter about the proposed new condo building on Lakeshore and Nelson. This comes as a shock to us. The area already has a few condo buildings and is becoming overly crowded. The services are barely meeting our needs as residents. Overloading it with an additional 180 units is going to add additional strain to the services. We are paying excessively high property taxes and this will devalue our properties.

Kindly note that as residents and owners of [REDACTED] Jones St., Oakville we are against this proposed development.

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Sincerely,
Perihan Eid & Mohamed Khalil

May 25, 2022

Subject: Opposed to - Complete Application of Plan and Zoning By-law Amendments – 2365-2377 Lakeshore Road West, Graywood Bronte Village LP, OPA1729.61 Z.1729.61, Ward 1

To Town Clerk,

As residents of [REDACTED] Belyea Street, Oakville, ON, [REDACTED], we would like to appeal the application and zoning amendments. The basis of our appeal relates to inadequate drainage, lack of plan for pedestrian and traffic safe and easy access, and lack of affordable housing in the planned development.

Inadequate Drainage

The Bronte Village area sewage infrastructure commencing from Rebecca Street down to south of Lakeshore is more than 70 years + in age and unable to accommodate such a large development along the area of Lakeshore in between East Street, Nelson over to Bronte Street. There have been numerous sewage backups in the past two years due to increased density and lack of capacity for the sewage system. Many homeowners have experienced the unfortunate consequences of sewage backups into their homes. This new development will only make the situation worse. Although the new development will have adequate sewage drainage, sewage drainage of the neighbouring residents and businesses in the immediate area will not be adequate when the new 180 residents and commercial businesses are added.

Every spring and summer, our Bronte Harbour area and beachfront becomes overrun with algae from poor water quality due to inadequate protections from sewage overflow and surface runoff. This proposed development together with it's underground garage will increase sewage overflow and surface runoff thereby making the harbour and beach area less habitable and enjoyable for all Oakville residents.

Safe and easy access for Pedestrians and Traffic

With the proposed development, underground parking will cause further traffic backups on Lakeshore and specifically impact the businesses near the proposed development. Today, in the morning and on statutory holidays business near the proposed development such as Tim Horton's and McDonalds already experience back up traffic along Lakeshore due to their Drive thru lineups. Vehicles regularly line up blocking the sidewalk for pedestrians and east / west vehicle and bicycle traffic. The proposed development will substantially increase the foot and vehicle traffic during these busy times and cause further backups and unsafe conditions especially for children walking or biking to Eastview Public School on East Street together with foot and vehicle traffic to Bronte Athletic Field where public parking is already compromised. Additionally, household deliveries (food, packages) to the new development will increase illegal parking along the vital artery of Lakeshore Road and will cause unsafe pedestrian and vehicle traffic. Has a traffic study been done and during school pickup and drop-off times, has consideration been made for timely emergency vehicle access for the proposed development and surrounding area of retirement housing? Traffic flow and public safety along this area of Lakeshore

Road is already constrained. Has a drive -thru area with temporary parking been included in the proposed development?

Lack of Affordable Housing in Planned Development – Inclusionary Zoning

Since this development is planned for 180 residents (greater than 10 residential unit development), is there a plan for a portion of the new development units to be allocated as affordable housing? Our Bronte Village residents consist of a significant population of older demographic and new immigrants with finite financial means and need to live in the area they currently reside and enjoy. There does not appear to be planned affordable units within this development. If so, how many? The number of should be determined on a basis of local census information based household income thresholds.

As a recent example, our newest residential development, “The Village at Bronte Harbour”, with 481 residential units, located at the corner of Lakeshore and Bronte Street, mere steps from this proposed development, remains significantly unoccupied with empty units due to the unaffordability of this housing project. How is this new development along Nelson Street and Lakeshore Road going to help those in our neighbourhood or others wanting to live Bronte Village afford housing?

Please help us maintain Bronte Village as an inclusive, safe and sustainable community. We are opposed to this new development, Proposed Official Plan and Zoning By-law Amendments for 2365-2377 Lakeshore Road West.

Kind regards,

Robert and Karen Marner

From: [Samer O. Hamze](#)
To: [Town Clerks](#)
Subject: 2365-2377 Lakeshore Road West Appeal
Date: Thursday, May 19, 2022 8:03:25 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.

Hello,

Would like to appeal this decision.

Thanks,

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Samer O. Hamze
[Profile](#) | [Linkedin](#) | [Website](#) | [Behance](#)

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From: [Sedef Ozkin](#)
To: [Town Clerks](#); [Kate Cockburn](#)
Subject: Proposed Official Plan and Zoning By-law Amendments 2365-2377 Lakeshore Road West Graywood Bronte Village LP
Date: Tuesday, May 24, 2022 9:32:55 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.

Council c/o the Town Clerk at the Town of Oakville,
Clerk's department,
1225 Trafalgar Road
Oakville, ON
L6H 0H3

I am writing to express my disagreement with permitting a new nine storey mixed use building with 180 residential units and approximately 670 square meters of commercial space on the ground floor, with parking grade, to be built on the north side of Lakeshore Road West, west of Nelson Street in Bronte.

The reasons I disagree with the proposed plan are as follow:

- Bronte Village is not capable to hold these many new residents and commercial businesses, as it has a small lakeside town flair and such construction will surely destroy that atmosphere;
- Lakeshore Road is the main road here and connects Oakville to Mississauga on one end, and to Burlington on the other, has only one lane in most places and is simply not capable of supporting the amount of traffic that would be added with this new building (traffic is already congested at various times throughout the day even without this addition being erected);
- Lakeshore Road has its own flair with low-rise buildings even in the downtown area of Oakville. Building nine storey medium or high rise buildings in Bronte area will kill this flair. Bronte Village with its marina and commercial area around Lakeshore Road is a great place to walk, live, shop, dine and more...again, this proposed building will destroy that vibe; and
- As homeowners in the area, we liked and fell in love what we have here, a sense of a small town/village to live in and with the proposed building, that sense of community will disappear and many long time residents will likely not want to stay.

Hoping these points are taken into consideration in the decision-making process.

Respectfully,

Sedef Ozkin
Engin Ozkin