

Planning and Development Council Meeting
July 11, 2022

Comments Received Regarding Item 6.2
Greywood Developments

2365-2377 Lakeshore Road West
File No. OPA1729.61 and Z.1729.61

From: [Shaun Osborne](#)
To: [Town Clerks](#)
Subject: Objection to Greywood Development proposal
Date: Friday, July 8, 2022 10:53:31 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.

To whom it may concern:

My name is Shaun Osborne and I am the owner of [REDACTED] Sovereign street and just took possession December 6, 2021. Upon seeing the information and proposal for the Greywood Development, I became immediately alarmed and concerned about this for many reasons.

Here are some that are top of mind....

Trees: Over 2/3 of the trees on the subject lands have been identified for removal. Considering that a large number of trees were previously removed from the subject properties when the lot currently used by the Firehall was expanded for parking, the combined effect would represent a significant decline in the canopy.

While protection has been recommended for the remaining trees, observation of infill construction in the neighbourhood suggests it is often inadequate, with mature trees within the so-called protection zone and/or adjacent to the property line dying within a short number of years following construction.

The tree canopy offers significant value in terms of a natural vs. manmade environment, and protection in terms of sound, light (especially at night) and privacy to neighbouring residents. Any further loss would be very detrimental.

We have previously requested permission to plant additional trees along the south-side of the residential fencing on Sovereign St. The request was denied, with the Town citing drainage imperatives. Assuming the trees proposed in the landscape plan would not *also* conflict with the drainage requirements, it remains unclear how they would offer neighbouring residents protection from a 9-storey building overlooking, or any visual protection at all in winter.

Transportation/Safety Impact: The study identifies that capacity concerns along Lakeshore between Nelson and Jones are expected to worsen. It is not difficult to imagine that traffic along residential streets parallel to Lakeshore would worsen also.

Given the proposed residential use, we can also expect numerous trips outside of peak hours. The study does not appear to consider the impact of site-generated traffic, noise and exhaust on residents immediately north of the proposed project. The increase relative to current conditions would be enormous, effectively adding a new roadway in residents' backyards. From a safety perspective, I am also concerned that the added traffic and business will only potentially pose issues in terms of loitering, noise and potential other issues as a result of this.

As you can imagine as a new owner who purchased this unit due to its quiet neighbourhood and tree lined backyard, this is extremely concerning on many levels.

Please let me know if there is anything else you require from me to make this "complaint" official.

Kind regards,

Shaun Osborne

From: [Thomas Bloor](#)
To: [Town Clerks](#)
Subject: Graywood Developments
Date: Friday, July 8, 2022 10:14:01 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.

Dear Sir/Madam,

With respect to the above development I would like to speak at the council meeting on Monday. Please can you let me know how to do this via the online meeting.

In regard to the Graywood Developments application to build a 9 storey condo block on Lakeshore in the heart of Bronte.

I would like to state my, and many of my neighbours' objections to this development as being incompatible with the Liveable Oakville plan and an overreach by the developers.

The lands they are proposing to build on are currently zoned for a maximum building height of 15m, where they are proposing a 29.75m high development. They refer to this as a '9 storey' development, which is in fact a 9 storey plus 1 for the building HVAC systems and elevator mechanisms housed on the roof. The single family homes adjoining the site on Sovereign Street are zoned RL8 with a maximum building height of 10.5m.

Permitting this development will inevitably mean that Oakville will have to allow 9/10 storey developments all along Lakeshore between Nelson and Jones streets with zero standoff to the sidewalk. This will create a dark 'urban canyon' that is incompatible with the development plan for the area and future buildings of this size between Jones and Nelson will inevitably shade the residential homes along Sovereign Street.

In regard to the single family homes on Sovereign Street that directly adjoin the site it is telling in the developers 'Planning Justification Report' these are totally ignored in Section 2.2 'Surrounding Land Use'. They chose to talk of Nelson Street to the North and Jones Street to the West and completely ignore the multiple single family residences that are adjacent. This indicates that the developers are aware that their proposal is incongruent with the surrounding area but that they are choosing to ignore this fact in the pursuit of profit. To allow buildings nearly three times taller than their immediate neighbours will be a jarring negative to the environment the city is trying to create in Bronte.

The building will inevitably increase parking pressures on Sovereign Street immediately behind the development as the developer is under provisioning parking spaces for the building. Sovereign Street is already a high traffic area and frequently full of vehicles accessing business around Lakeshore Road since Farm Boy started towing vehicles parked in its lot.

Thank you,

Thomas Bloor

Proposed Official Plan and Zoning By-law Amendment
2365-2377 Lakeshore Road West
Greywood Bronte Village LP
OPA1729.61 and Z.21729.61, Ward 1

**WRITTEN SUBMISSIONS OF BRAD HALLOWELL,
OWNER OF 5-2351 LAKSHORE RD. W.**

To: Planning and Development Counsel,
Planning Services, and the Town of Oakville

By: Brad Hollowell
Owner, [REDACTED] Lakeshore Road West
Oakville, Ontario, L6L 1H4

Date: July 8, 2022

OVERVIEW

These submissions are provided for the sole purpose of opposing the application by Greywood Bronte Village LP for the proposed Official Plan and Zoning B-law Amendment at 2365-2377 Lakeshore Road West (the “**Subject Lands**”) to permit a nine-storey mixed use building with 180 residential units, and 673 square metres of commercial space at grade, with two levels of underground parking (the “**Application**”).

The Application, and the proposed development of the Subject Lands, does not conform with and is not consistent with the current residential and mixed-use residential properties in the area immediately surrounding the Subject Lands. Moreover, the Application is not consistent with the Livable Oakville Plan for Bronte Village, last updated August 31, 2021 (the “**Livable Oakville Plan**”). On this basis, the Application should be denied for three reasons: (1) the proposed type of building on the Subject Lands (large tower); (2) the height of the building (nine stories); and, (3) the density of the residential component of the building (180 residential units).

ISSUES WITH THE APPLICATION

(1) Type of Building

The Application proposes a nine-storey mixed-use building on the Subject Lands which are located in the area designated “Main Street 1” in Schedule P1 of the Livable Oakville Plan (see **figure 1** below).

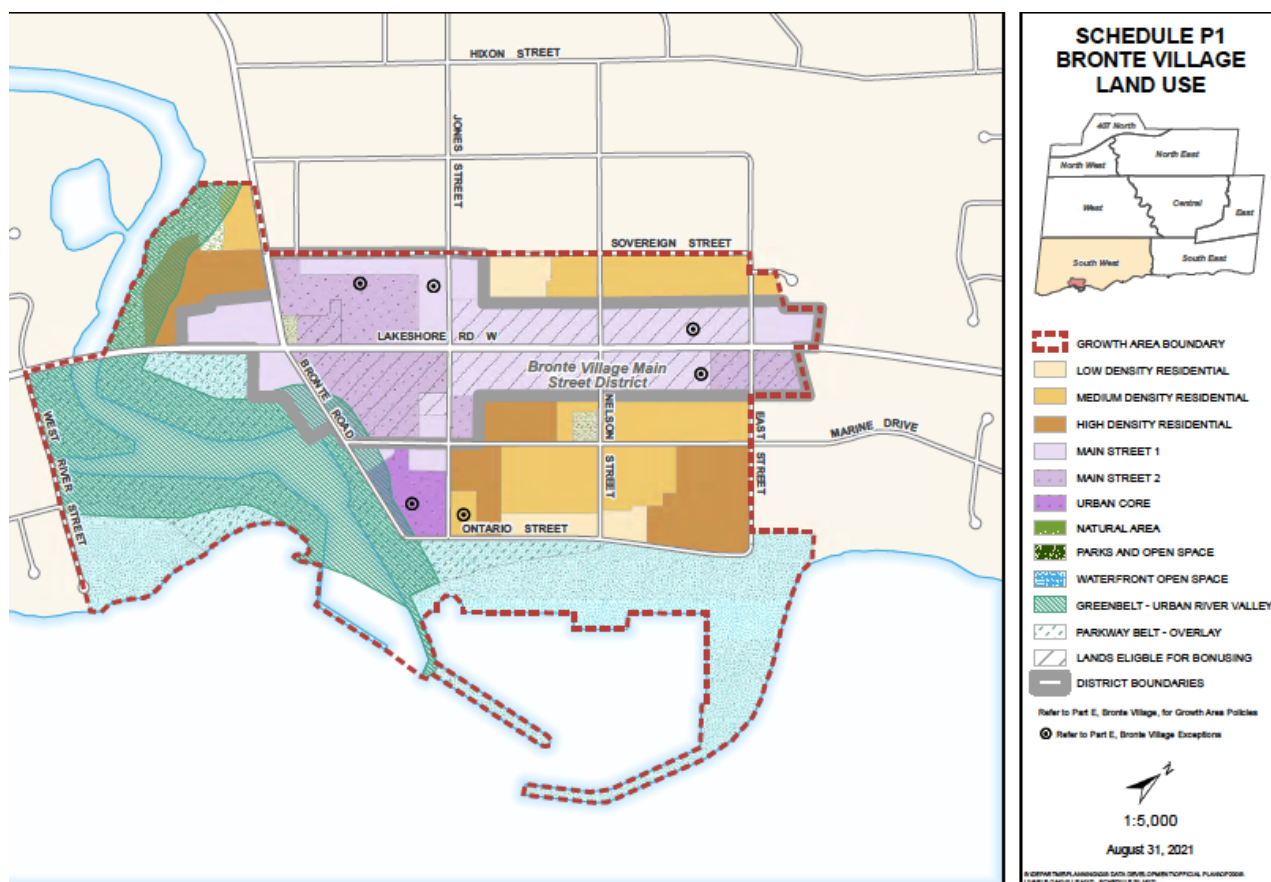


Figure 1: Schedule P1 Bronte Village Land Use, Livable Oakville Plan (Aug. 21, 2021).

The Application is not consistent with the objectives for Bronte Village as set out in section 24.2.1 of the Livable Oakville Plan, which include:

- a) Promoting a **predominately low-rise** and pedestrian-oriented built form along Lakeshore Road West, Bronte Road and Jones Street; and
- b) Ensuring high quality urban design that complements and **contributes to the historic lakeside village character**. [*Emphasis added*].

Moreover, the Livable Oakville Plan defines “Main Street 1” as “small scale, mixed use development along main streets and is intended to reflect a pedestrian-oriented, historic main street character.” A nine-storey mixed-use tower, as proposed in the Application, is neither “small scale” nor does it preserve the “historic main street character”. For these reasons alone, the Application should not be approved.

(2) Height of the Building

The Application, for a nine-storey building, violates the maximum four storey building height restrictions for “Main Street 1” as set out in section 12.2.2 of the Livable Oakville Plan:

“Buildings within the Main Street 1 designation shall be a **minimum of two storeys** in height and a **maximum of four storeys** in height.” [*Emphasis added*].

Although the Subject Lands are eligible for Bonusing, section 24.8.2 of the Livable Oakville Plan provides that public benefits which can be considered appropriate for increased height in Bronte Village may include, but are not limited to:

1. improved local transit service and transit user amenities;
2. affordable housing;
3. public parking facilities;
4. streetscape enhancements;
5. cultural heritage conservation and enhancements;
6. parkland improvements beyond the minimum standards for public squares; and,
7. public art.

The Application does not meet any of the above criteria to be eligible for Bonusing:

1. The Application will not improve local transit service, and in fact, the density will increase an already problematic stretch of roadway during rush hour. Residents at units 4-7 of 2351 Lakeshore Rd. W. already have difficulty exiting their laneway onto Lakeshore Rd. W., and it is often impossible to leave the property eastward during rush hour. There is also no ability to widen Lakeshore Rd. W. in this area to ease traffic.
2. If the goal is to create affordable housing, it can be accomplished through an affordable low-rise building or group of townhomes.
3. There is already significant community parking and street parking.
4. The proposed streetscape will not meet Bronte’s objective of “historic lakeside village character.”
5. There is no conserving of cultural heritage.
6. There is no parkland improvement.
7. There is no appeal to public art.

Furthermore, a nine-storey tower is not consistent with the mixed-use and residential townhomes in the immediate vicinity of the Subject Lands. Directly to the east of the Subject Lands at 2351 Lakeshore Rd. W., there is a complex of three mixed-use three-storey townhomes (see **figure 2** below), and behind those, there are four additional three-storey townhomes which can only be accessed from Lakeshore Rd. W. (see **figure 3** below).



Figure 2: Units 1-3 of 2351 Lakeshore Rd. W.



Figure 3: Units 4-7 of 2351 Lakeshore Rd. W.

Similarly, directly south of the Subject Lands, from 2334 to 2364 Lakeshore Rd. W., there is also mixed-use three-storey townhomes (see **figure 4** and **figure 5** below)



Figure 4: 2334 to 2354 Lakeshore Rd. W. (above)

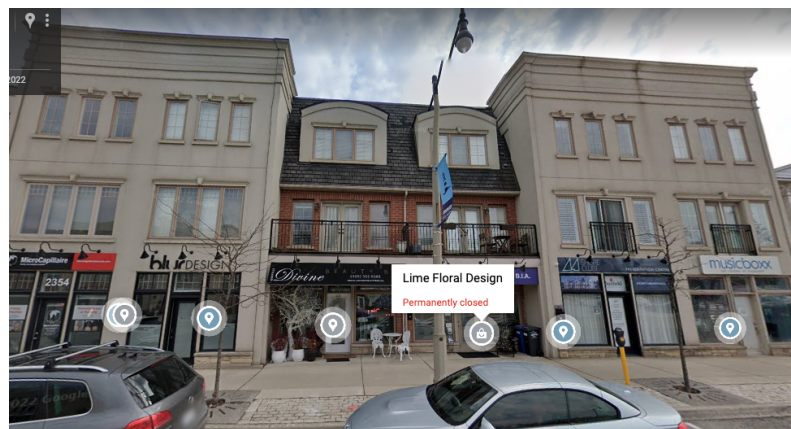


Figure 5: 2354 to 2364 Lakeshore Rd. W. (left)

Based on the foregoing, the Application should not be approved nor should it be eligible for Bonusing.

(3) Density of Residential Component

The Application proposes 180 residential units. This density is inconsistent with section 24.4.3 of the Livable Oakville Plan which provides that:

“A minimum planned density shall be established for Bronte Village through Provincial conformity coordinated with Halton Region.”

Should the Application be approved, it will result in a high density of residents living in the Subject Lands, an area outside of the Bronte “Urban Core,” that it not suited for this level of density. As outlined in the previous section, traffic on Lakeshore Rd. W. is already a significant problem. Should the Application be approved, this problem will only be worsened.

CONCLUSION

For clarity, I am not opposed to the development or revitalization of Bronte. However, Bronte and specifically, the Subject Lands, should be developed in a way that is consistent with the Livable Oakville Plan and the objective of maintaining Bronte’s historic lakeside village character.

As set out above, the Application, and the proposed development of the Subject Lands, is not consistent with the Livable Oakville Plan based on (1) the proposed type of building on the Subject Lands (large tower); (2) the height of the building (nine stories); and, (3) the density of the residential component of the building (180 residential units). Moreover, the Application does not conform with and is not consistent with the current townhomes and mixed-use townhome properties in the area immediately surrounding the Subject Lands. It is for these reasons that I kindly request that the Application be denied.

Yours Truly,

Brad Hallowell

Brad Hallowell
B.A. (Hons.), J.D.

From: [Rebecca Marshall](#)
To: [Town Clerks](#)
Subject: Development 2365-2377 Lakeshore Rd W
Date: Wednesday, July 6, 2022 6:00:51 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.

Good afternoon,

I am writing to you today to state my opposition to the proposed development of File No: OPA 1729.61 and Z 1729.61 for 2365-2377 Lakeshore Road West.

While housing supply and affordability continue to be challenges within Ontario as a whole and the GTA specifically, adding more units with no rent controls into areas already extremely congested with traffic is not a solution. This neighbourhood has seen an influx of new available units at highly unaffordable rates with the new developments at the intersection of Bronte Road and Lakeshore Rd West and the impact on local facilities, services, and traffic/transit are not able to be observed yet due to the lack of filled units in those buildings.

Local businesses such as Wheels of Oakville have been a fixture of our community for many years and thrive on a perfect location along a major biking route. The Firehall is a huge part of Bronte community who rely on the current parking available in these locations to continue to thrive.

In addition, long time residents of the building intended to be demolished will be removed from safe, sustainable rent controlled options for housing and there simply are no more comparable places within Oakville for them to go.

Regards,

Rebecca

From: [Gladys Rubatto](#)
To: [Town Clerks](#)
Subject: Graywood Developments - 2365-2377 Lakeshore Road West - OPA 1729.61 and Z.1729.61
Date: Tuesday, July 5, 2022 11:28:20 AM

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Gladys Rubatto
Casa Mia Latin Restaurant and Cafe
367 Yale Cres.
Oakville, Ontario
L6L 3L6
July 2, 2022
Oakville Town Council
c/o the Town Clerk
1225 Trafalgar Road,
Oakville, Ontario
L6H 0H3

RE: Graywood Developments - 2365-2377 Lakeshore Road West - OPA 1729.61 and Z.1729.61

Dear Council,

Graywood Developments has submitted a proposal for a 9-storey building at 2365-2377 Lakeshore Rd.

West, immediately adjacent to my property at 2361 Lakeshore Rd. West. Although the final building

seems attractive, I have serious concerns regarding the continuity of my business during the construction phase. I have outlined my concerns in the points below.

1. The proposed construction envelope will have an adverse effect on my small business and as

such will reduce my ability to provide for myself and immediate family.

2. The submitted construction plan places my property and customers in danger. I note that there

is a 1.5m pedestrian sidewalk replacement with overhead protection along the roadway.

However, the construction envelope encroaches on my property, which has a store front patio seating area immediately adjacent to the construction site. Furthermore, the sidewalk redirection and enclosure appear to eliminate access to my property.

3. Construction of a 9-storey building will have a much deeper impact on my small business.

The

construction time of a 9-storey building vs a 4-storey building will be much longer. Although I foresee difficulty in maintaining my business even while a 4-storey building would be constructed, I believe that the extended period to build a 9-storey building would destroy my business. The current plan does not take any preventive measures to ensure the points below are addressed while construction is taking place. The dust and noise from construction will not allow for my patio to remain open during construction.

4. Reduced visibility and increased shadow from a 9-storey, opposed to a 4-storey building, building will diminish the value of a store front patio section and again, negatively impact my small business.

5. In 2015, I signed an agreement with the then owner Basko Holdings Inc. this agreement stipulated that I have full use of the driveway between the existing buildings to allow for customer parking at the rear of my building. Under the proposed plans, the driveway usage is

included as a final product. However, during construction there will not be access to parking at the rear of my restaurant. The lack of parking will prevent regular customers who drive to the restaurant to continue coming.

6. The proposed accessway also appears to eliminate the possibility of removing the front patio

from my property to accommodate parking at the front of my business. The submitted Renderings and drawings depict a curb that encroaches on the frontage of my property.

7. Although local and regional plans call for residential intensification, future developments of adjoining lands may be limited to only 4 storey buildings due to a lack of available land. This will

have the effect of creating a 9-storey looming oddity within Bronte Village.

In short, the plans as submitted will have the undesired effect of rendering my small business bankrupt

and severely jeopardize my ability to provide for myself and my family.

Kind Regards,

Gladys Rubatto

From: [Mohamed Wafaa Khalil](#)
To: [Town Clerks](#); [Kate Cockburn](#)
Subject: Nine Story mixed used building Lakeshore West
Date: Sunday, June 26, 2022 12:11:00 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

My submission for this issue is : No (I refuse)

Please advise recival of my feedback

Khalil, Mohamed Wafaa
[REDACTED] Jones Street
Oakville ON L6L 3E8
[REDACTED]

From: [Samer O. Hamze](#)
To: [Town Clerks: Dana Dannaoui](#)
Subject: Fwd: Greywood Bronte Village LP, File No. OPA1729.61 and Z.21729.61, Ward 1
Date: Tuesday, June 21, 2022 9:57:25 AM
Attachments: [StatPM Rec_OPA1729.61_Z.1729.61_July-11-2022.pdf](#)

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Hello,

My family and I recently purchased and moved to our home on Sovereign Street very close to the proposed development.

Kindly note that my wife, 4 kids and myself would like to appeal the decision to allow for a nine-storey mixed use building with 180 residential units, and 673 square metres of commercial space at grade, with two levels of underground parking.

I also would like to be notified of the decision of the Town of Oakville on this matter,

Thank you in advance,

----- Forwarded message -----

From: **Legislative Coordinator** <legislative.coordinator@oakville.ca>
Date: Tue, Jun 21, 2022 at 9:47 AM
Subject: Greywood Bronte Village LP, File No. OPA1729.61 and Z.21729.61, Ward 1
To:
Cc: Kate Cockburn <kate.cockburn@oakville.ca>

Attached is the Notice of Statutory Public Meeting served in accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended.

If you prefer that we use an alternative email address for service, please contact Franca Piazza, Legislative Coordinator at 905-845-6601 ext. 5986 or at legislative.coordinator@oakville.ca

Legislative Coordinator

legislativecoordinator@oakville.ca

Planning Services

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

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Statutory Public Meeting

Proposed Official Plan and Zoning By-law Amendment
2365-2377 Lakeshore Road West
Greywood Bronte Village LP
OPA1729.61 and Z.21729.61, Ward 1

Monday, July 11, 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.

Currently 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 Planning Services department will be presenting a recommendation report with respect to the development proposal at this meeting.

The purpose and effect of the application is to permit a nine-storey mixed use building with 180 residential units, and 673 square metres of commercial space at grade, with two levels of underground parking.

The subject land is located on the north side of Lakeshore Road West, between Nelson Street and Jones Street.

At this time there are no other applications, under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Oakville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council 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 before the proposed official plan amendment is adopted, or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, before the proposed official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Oakville on this matter, you must make a written request to the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville ON L6H 0H3 or at TownClerk@oakville.ca

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

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 July 11, 2022, to ensure its availability to the Members of Council at the meeting. Individuals wishing to make an oral submission at the public meeting are strongly encouraged to contact the Clerk's Department by noon on July 8, 2022 by email to: TownClerk@Oakville.ca or call 905-815-6015 to register as a delegation and to obtain instructions on how to participate. Requests to participate electronically will also be received during the meeting to ensure that those watching the live stream will be given the opportunity to speak. Instructions will be given on how to speak to an item during the live stream of the meeting.

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

Information and material will be available to the public for inspection on June 30, 2022, including information on preserving your appeal rights at <https://www.oakville.ca/business/da-41245.html>, or contact Kate Cockburn, Senior Planner, Planning Services department at 905-845-6601, ext. 3124 (TTY 905-338-4200) or at kate.cockburn@oakville.ca.

If you have any accessibility needs, please advise Kate Cockburn one week before the meeting.

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 June 21, 2022

