

---

**From:** Jill Rudderham  
**Sent:** July 11, 2022 8:25 AM  
**To:** Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Cc:** Beth Robertson <[beth.robertson@oakville.ca](mailto:beth.robertson@oakville.ca)>; Sean O'Meara <[sean.o'meara@oakville.ca](mailto:sean.o'meara@oakville.ca)>  
**Subject:** Fwd: Developer appeal

Please note below another addition to the list of residents opposed to the Graywood Development.

Also Howard Baillie XXXX Silverthorn Dr would like to be kept informed.

On a related but separate note : Harry Shea of the Bronte Village Residents' Association alerted me to the fact that any 'public benefit' offered by developers in exchange for bonusing might not actually benefit Bronte.

Assuming true, I would guess that, like us, many residents are unaware of that fact.

Which then leads me to ask :

If not already intended, would the Town please make clear in tonight's meeting what public benefit the developer proposed in exchange for bonusing and how the extra storeys are calculated?

If it was outlined in the documents provided on the website, i have not yet found it.

I trust the public would have visibility to the proposal and the opportunity to comment on whether we agree the 'public benefit' is indeed of value, necessitates extra height, and offsets any negative impacts.

Also, my understanding - based on a Town document from 2017 - was that the subject property is zoned 4 storeys with the potential for 2 additional storeys with bonusing.

If this is no longer the case, please advise when this changed and what public consultation was involved. (For clarity, I am referring to a provision for extra height or additional bonusing, and not simply a conversion of storeys to a height restriction in meters.)

thank you,

Jill Rudderham & Primo Lopa

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

**From:** **june b**  
**Date:** Mon, Jul 11, 2022 at 12:19 AM  
**Subject:** Developer appeal  
**To:**

Hi Jill:

Please add my name to the appeal list.

June Brockett, XXXX Hixon Street, Oakville L6L 1S6.

my e-mail is

Thank you Jill

---

**From:** Jill Rudderham  
**Sent:** July 10, 2022 9:40 PM  
**To:** Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Cc:**  
**Subject:** Graywood Development

Hello,

Please register the following Bronte residents who object to the Graywood Development proposal on Lakeshore Rd.

Tricia Lindsay XXX East St  
Melanie Fellowes & Bruce Bennett XXX East St  
Ann Ooi XXXX St Anns Court  
Alison Brett XXXX St Anns Court  
Kadir Karakoc XXXX Sovereign St  
Dilek Duman XXXX Sovereign St  
Josh Maugeri XXXX Sovereign St  
Roy and Daphne Collins XX Nelson St  
James and Merri Lynn Todd.XXX Nelson St  
Sukhi & Dietger Burgen XXX Nelson St  
John & Kathryn Gal XXX Nelson St  
Nicholas de Panicis XXX Nelson St  
Diane Quigley XXX Nelson St  
Yazan Saffaranimosa XXXX Sovereign St  
David Pearson XXXX Sovereign St  
Brad Mol & Cristel Mol-Dellepoort XXX Sovereign St  
Bill Helm XXWest St.  
Michelle Young XXX Timeless Dr  
Maryanne Mason XXX Spring Azure Cres.

John MacKenzie XX Bronte Road

(added)

Dave Wittmann, XXXX Hixon St, L6L 1S6

Lorraine Wittmann, XXXX Hixon Street, L6L 1S6

All are interested in the outcome though not everyone will be able to attend the virtual meeting tomorrow July 11th.

(Many thanks to all who shared their concerns.)

Thank you,

Jill Rudderham  
XXXX Sovereign St

---

From: Andrea Hughes  
Sent: July 10, 2022 7:47 PM  
To: Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
Subject: Greywood Proposal 2365-2377 Lakeshore Road West

We are writing to voice our objection to the Greywood Bronte Village proposal for 2365-2377 Lakeshore Road West.

We are aware that many of our neighbours have already submitted their objection to this build proposal. We would like to say that we agree with our neighbours objections that they have sent in.

The Town of Oakville advertises Bronte as a village while they continue to tear down historical remnants and build monstrous buildings.

This build is wrong for so many reasons. The disruption to light and air by the height of this building. Noise from the increase in cars and overhanging balconies. Lakeshore Road in Bronte is currently jammed with traffic especially during the after work rush hour. It can't take anymore cars. There will be a complete removal of privacy from our yards, decks and inside our homes. Are we to live with our blinds closed in order to not have people from this building viewing our private lives. Is Bronte less entitled than the residents of downtown Oakville who seem to be more protected from builds of this size.

The list goes on. Bronte can simple not take a build of this size.

We will be watching the meeting and would like to be notified of the decision in this matter.

We join our neighbours and neighbours who have submitted their objections in writing, in objecting to this build and its size.

Thank You  
Darryl and Andrea Hughes  
XXX Nelson Street

---

From: Jill Rudderham  
Date: 2022-07-07 11:52 p.m. (GMT-05:00)  
To: \_Ward1 <[Ward1@Oakville.ca](mailto:Ward1@Oakville.ca)>  
Subject: Graywood Developments

Beth and Sean,

I am writing with respect to the Graywood Developments application, lending my voice to those of other residents who have expressed objection to this proposal.

Various concerns have been raised already. I would like to add to the list.

**Arborist report/Tree Protection Plan:** 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 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.

The study estimates 169 trips in/out of the building at peak hours. 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.

**Zoning:** Others have already highlighted that the proposed building exceeds height restrictions.

My understanding of the zoning is that it permits 4 storeys, with bonusing of up to 2 storeys to be *permitted for consideration* in exchange for significant public benefit and only after the

developer has demonstrated that the proposed additional height would not create adverse impacts and that the local benefit warrants the increased height. I would submit that these conditions have not been met.

**Transparency:** I appreciate the Town's invitation to the July 11<sup>th</sup> meeting and links to the development application; however, I remain dismayed that the developer's application reached this stage with what appears to be little public awareness.

Some residents did receive an invitation to a public meeting last December but many didn't. (When such a large project is being considered, I would urge the Town to promote consideration of residents outside the '60 m buffer' rule that seems to guide such notices.) No one in the neighbourhood has home mail delivery anymore, and yet invitations were placed in mailboxes at the door. Unlike some, we do still have a mailbox but discovered the invitation only by accident. Being unable to attend the meeting, I reached out via email to the developer who purported to be interested in hearing from the community. I received a response 3 or 4 months later, only after requesting assistance from Sean.

I trust it's not too much to suggest residents deserve better.

I understand that the recommendation before council is to deny the application, and urge you to vote in accordance with the recommendation. Thank you if that choice has already been made.

I remain concerned about what might happen next. How do residents ensure their concerns are heard and truly taken into consideration beyond the municipal level? If this lands before a tribunal, who protects residents?

I appreciate any guidance and thank you for your consideration,

Jill Rudderham

---

**From:** Colleen Flanagan  
**Sent:** July 11, 2022 11:06 AM  
**To:** Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>  
**Subject:** Opposed 2365-2377 Lakeshore building

To the town clerk,  
I have read about the proposed 9 story building at 2365-2377 Lakeshore and am opposed to this intensification of Bronte. Our lakefront and Bronte village is already quite busy. Having more large building with many residential units will exacerbate this and eventually make Bronte far too crowded and unliveable. Please record my opposition.  
Thank you,  
Colleen Flanagan  
Bronte Resident