

Appendix “D” – Public Information Meeting Minutes



Meeting Report

Purpose: Public Information Meeting
Date: Tuesday, December 14, 2021
Time: 7:00p.m. to 8:30p.m.

Project No.: 21200-2

SUMMARY

There were approximately **30 attendees** at the applicant-led meeting for 2365-2377 Lakeshore Road. There was a mix of comments from the community, with a particular focus on the existing zoning by-law, proposed height, site plan details, and the engagement process.

The discussion focused on the following matters:

- Zoning: proposed height, density bonusing and community benefits
- Building Design: site plan details, landscaping, and public realm
- Housing
- Traffic and Parking
- Engagement Process

This meeting provided an opportunity to inform community members about the upcoming development proposal and seek early feedback.

PANELISTS

NAME	TITLE
Neil Pattison	Graywood Developments
Shwaan Hutton	Graywood Developments
Paolo Brindley-Pantalone	Graywood Developments
Oz Kemal	MHBC Planning
Jocelyn Deeks	Bousfields Inc.
Alex Smiciklas	Bousfields Inc.
Simone Hodgson	Bousfields Inc.
Angie Daci	Bousfields Inc.

AGENDA

- Introductions
- Applicant Presentation
- Facilitated Q&A
- Next Steps

NEXT STEPS

1. **Meet with interested organized groups**
 - a. Meet with BIA/RAs as they make themselves identified throughout the process
2. **Application Submission**
 - a. Submit application to begin formal review process in March 2022

PRESENTATION

Speaker	Notes
Jocelyn Deeks	Opened the meeting by providing a Land Acknowledgement, provided an overview of the agenda, and instructed attendees on use of the Zoom Webinar platform
Shwaan Hutton	Introduced the project team and Graywood Developments, providing a brief overview of the firm's previous work and their involvement, as well as an overview of the site and surrounding context
Oz Kemal	Provided an overview of planning and urban design policies, the current thinking around the proposal, and the planning process

FACILITATED DISCUSSION

Approximately **20** questions and/or comments were shared through the Q&A, including questions and comments from **three** verbal speakers.

Speakers

Speaker	Questions & Comments
Brian Hassett	<p>My concern, and the concern for residents of 30 years here in Bronte Village, is the architecture. I know you said you're a long way away from finalizing that, but I hope (and you'll certainly have my support and the people I know around here's support) that the architecture will be beautiful. I would suggest you look at The Shores at 1 Bronte Road or the proposed building at East and Lakeshore. These are beautiful architectural buildings.</p> <p>The monstrosity that was put in there at Lakeshore and Bronte Road that looks like a utilitarian industrial complex type of thing for manufacturing doesn't look like a residential building at all. If you notice in both The Shores and the proposed building at East and Lakeshore, they're flowing. They have sort of undulating walls, and the setback and the curve create an interesting design. They have a white color scheme as opposed to silver and black and sort of industrial colors. And you know, this is a lakefront community. It's almost a little beach community. The undulating waving walls of The Shores and the East and Lake Shore buildings reflect the waterfront where we all live and it's such a big part of the whole community here.</p> <p>If the architecture looks beautiful, and it is something that is in keeping with these two other buildings, you're certainly going to get my support on this and the support of other people I know. And if you come in with this sort of industrial utilitarian type thing that's an eyesore to all, you might have a lot less support. Go for the most creative, beautiful architect you've got on hand and that might be the best path to success.</p>
Harry Shea, BVRA Vice President	<p>When you say it's going to be 9 storeys, what height would each storey be? How many units will you propose?</p> <p>My concern is with every new building that's coming in along Lakeshore. It is the only main street that we have, and it is three small blocks long. The planning that the Town of Oakville made was for 6 storeys, and every application that seems to be coming in now is over the 6 storeys and increases the intensification of the number of people that are going in that small area.</p> <p>So, if you plan as a planner to have a street that's going to have a certain set amount of population, and then everybody's exceeding up to a third, to a half, to 100%, the intensification and density of the population becomes</p>

	increasingly significant. I just wonder why you can't stay within the six floors to respect that not only is the look of a height of the building and the number of people that you're putting in a very small area.
Shelley Thornborrow, BVRA President	So, you're proposing a range of 100 to 175 units. We're just trying to understand what the approximation of parking units would be, both residential and surface to support the retail element of the proposed development, and how many levels of parking does it translate to?

Written Questions and Comments

Theme	Question/Comment
Zoning & Bonusing	<ul style="list-style-type: none"> You mention that the location is zoned for 4 to 6 storeys with bonusing. You are proposing 9 storeys. What are you proposing for bonusing? Why would you propose a plan that has more storeys than what the zoning bylaw allows? What community benefits are proposed to support permissions beyond the as-of-right zoning? I feel that every developer who comes to Bronte wants more height, and based on each new building asks for more than the zoning provides. Either the zoning is wrong or is being ignored. I would be much more supportive of a building that was closer to 6 storeys than 9.
Building Design & Site Plan	<ul style="list-style-type: none"> Why does the site plan show driving connection to the adjacent site? Has this property been purchased as well? What privacy considerations are going to be in place for the residential area to the north? Does your building layout include any natural features? Or is the footprint all concrete with the underground parking below the site. We are looking for more detail around the development including design.
Housing	<ul style="list-style-type: none"> Will the living space be rental units or condominiums?
Traffic & Parking	<ul style="list-style-type: none"> Neither of the grocery stores are full service so people will still need cars. If you're expecting families to live in this building, they will need a car to go places. Do not make shortcuts on parking. When, in the process, will the traffic study be completed?
Public Realm	<ul style="list-style-type: none"> One of your drawings showed the road allowance with the building up against it. How much space would there be for sidewalk and streetscape between the building and Lakeshore Road?
Engagement Process	<ul style="list-style-type: none"> Why was the public given less than 24 hours' notice that this meeting was being held? I'm a board member of the BVRA and residents have reached out that they would have liked to attend but notice was too short and questioned the validity of this "pop up" meeting.

	<ul style="list-style-type: none"> • Will you have a website where we can access the presentation as well as questions raised, and answers provided? • Can you use the list of people presently online in this presentation to advise us of further meetings? • Can you advise if the presentation and the transcript of questions and answers be provided to the public via email until a website can be established? • The BVRA encourage a second PIM and a public website so that residents can view the proposed development. We represent residents and know there would be avid interest with more information and design details. • Please include the Bronte Village Residents Association in your communications and notifications at brontevillageresidents@gmail.com
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