

Addendum 2 to Comments

October 04th, 2022

Committee of Adjustment

BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE
OAKVILLE.CA

1)

CAV A/151/2022

PLAN M8 LOT 27, 28, 29 AND 30

2370 LAKESHORE RD W

Proposed

Under Section 45(1) of the *Planning Act*

Zoning By-law 2014-014 requirements – MU1

No.	Zoning By-law Regulation	Variance Request
1	Table 8.3.1 (Row 10 Column MU1) The maximum number of <i>storeys</i> shall be 4.	To permit a maximum number of <i>storeys</i> of 6.
2	Table 8.3.1 (Row 13 Column MU1) The maximum <i>height</i> shall be 15.0 metres.	To permit a maximum <i>height</i> of 21.85 metres.

Comments from:

Email in Opposition – 12

Email in Support - 1

Letters of Objections:

1.

I am reaching out as we have received a notice of Public Hearing regarding a variance request to 2370 Lakeshore Rd West. File no: CAV A/1512022

This variance must NOT be allowed to go ahead. The introduction of large/tall buildings through central Bronte will transform "the village" and set precedence for future developments. Bronte will become a high-rise corridor as opposed to a quaint small town.

As an owner of one of the townhouses directly beside the proposed retirement home I will be directly affected by the increased height. Not only will we lose valuable sunlight, but the impact to privacy from the windows and balconies of the new building will be highly detrimental. It will also have severe consequences to our property values.

Bronte must be protected and developed with the same manner of care and respect as downtown Oakville.

Regards,
Michael Mihaichuk
29 - 96 Nelson St.

2.

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Regards,
Kathryn Mihaichuk
29-96 Nelson Street

3.

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Regards,
My Tran Trinh
9-96 Nelson St

4.

The developer of the anticipated Senior Amica building on Lakeshore lied to you when they applied for their plan for just a 4 storey building. I understand they will now be taking it up to 6 stories!

This cannot be allowed to go ahead. This will dwarf the neighbouring townhouses and set the stage for another nine storey development right across from it. As well as angering the people of Bronte who put their faith in your decisions as you create the new face of Bronte.

I will be expecting you to do something to stop this.

Catharine Scott

5.

Hello there,

I hope this email finds you well,
Regarding the new retirement residence at Bronte Village, file number: CAV A/151/2022.
I am living right behind this new project. This is to record my objection to add two more storeys to the currently approved four.
Best regards,

SAMIH AL-SAHAB

6.

I would like to participate in the electronic hearing on Tuesday Oct 4th at 7 pm (**File No.: CAV A/151/2022**) in regards to the addition of 2 stories to the proposed Amica building on Lakeshore road west.

I would appreciate if you could please let me know how to register and attend this meeting

Thank you kindly,
Dr. Sylvie Dansereau

On Thu, Sep 29, 2022 at 4:22 PM Sylvie Dansereau wrote:

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As an owner of one of the townhouses directly beside the proposed retirement home I will be directly affected by the increased height. Not only will we lose valuable sunlight, but the impact to privacy from the windows and balconies of the new building will be highly detrimental. It will also have severe consequences to our property values.

Bronte must be protected and developed with the same manner of care and respect as downtown Oakville. Existing Bronte residents deserve this from their town and their representatives. Please do not let Bronte be destroyed by greedy developers. Bronte is beautiful and unique and we wish to keep it so.

Regards,
Sylvie Dansereau
96 Nelson street #15

7.

Dear Ms. Radomirovic,

I am writing to you to express my objection to the adjustment application of Amica Bronte Village. This building, which was originally to be four stories, is now being assessed as a six story building.

My husband and I and my neighbours live extremely close to this building in a residential neighbourhood. Not only will the extra height of this building change the nature of the neighbourhood, it will transform our living conditions. A six story building will be higher than any other structure between Nelson and Jones Street on Lakeshore Rd. It will block the sun from our property. I understand that Amica intends to build balconies on the east side of the building, which will overlook our townhouses, infringing on our privacy.

Asking for this variance is not a "minor" request as it says in the letter I received. It is a major change for those of us who live within 60 metres of the area to which the application applies.

My comments are:

1. Why did the developer not ask for six stories in his original request?
2. After tearing down the perfectly good building that once stood on the property, this request seems like a last minute or underhanded way to force the town of Oakville and its residents to agree to the expansion of a significantly larger Amica residence that was not originally intended.
3. The atmosphere of Bronte Village is changing quickly. Developers are erecting high rises that are changing the nature of our neighbourhood. Allowing another tall building in our cherished neighbourhood would further hasten this distressing process.
4. I am hoping the town council will consider the residents of the community before the requests of developers.
5. I wish to be notified of the decision of this application,

Regards,
Joyce Wayne

8.

Hi Jasmina,

I am reaching out as we have received a notice of Public Hearing regarding a variance request to 2370 Lakeshore Rd West. File no: CAV A/1512022

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Regards,
Shahnawaz Nabi
24-96 Nelson street Oakville L6L3H8

9.

Jasmine

As a resident of Oakville and Bronte Village.

6 storey development can NOT be allowed to go ahead. This will dwarf the neighbour hood, and the community that makes it's so unique and special. How can they say they are going to be a 4 story development to a 6 story development.

Having grown up in bronte village I want to be able to take my family and share the community I love. Oakville is already the Beauty it hold and the charm of this area. There is so much potential and build these developments are killing the vision .

Should we not be looking for ways to keep small business alive and help build jobs for the community then tearing down the history of this town.

should we not keep the village as a village and a place people will be proud of.

Please stop this from happening.... Oakville is going from a town to a city. And no one wants this

Basra

10.

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Regards,

Roya pourmostofi

3-95 Nelson street oakville ontario L6l 3h8

11.

Assistant Secretary-Treasurer, Committee of Adjustment

I am reaching out as we have received a notice of Public Hearing regarding a variance request to 2370 Lakeshore Rd West. File no: CAV A/1512022

We are strongly opposed to this variance. The introduction of large/tall buildings through central Bronte does not conform to the Urban Design Direction for Bronte Village. This variance is not compatible with the surrounding adjacent residential area.

As an owner of one of the townhouses adjacent to the proposed retirement home I will be directly affected by the increased height.

Has a shadow study been done with the additional height? We are already noticing a green residue in our stucco exterior of the building from lack of sunlight, the additional 3 stories will make it worse.

Additionally, the impact to privacy from the windows and balconies of the new building will be highly detrimental. It will also have severe consequences to our property values.

Bronte must be protected and developed with the same manner of care and respect as downtown Oakville.

Please notify us of the decision for this application.

Sincerely,
Bi Pham & Kieu Tran
96 Nelson St. Unit 17

12.

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Regards,
Sylvie Dansereau
96 Nelson street #15

Letter of Supports:

1.

Hi Ms. Radomirovic,

As a bronte resident, I wanted to write in support of the proposed height increase for file CAV A/151/2020 - 2370 Lakeshore Rd.

At just 6 stories, this is still a relatively short building. There is a huge demand for senior care, and increasing the number of seniors who could continue to live in the neighborhood they love, with the support they need, seems like a win.

Thanks,

-Chris Wasik