

Appendix “G”: Public Comments

Town Resident	Comment
Mark E. Dawber	<p>Members of Oakville Town Council,</p> <p>I am in full support of the Amica proposal to construct a 6 story retirement residence on Lakeshore Rd. in Bronte.</p> <p>My wife passed away 4 weeks ago after spending her last 15 months in a retirement residence. She had dementia that required full time service. I tried to provide this service from home with the assistance of multiple PSW’s, but in the end she became too much for me to handle. In the early winter of 2022 I inspected numerous long term care facilities and private care homes in the area that provided assisted living services on specified floors.</p> <p>My first choice was Amica Bronte Harbour, however no rooms were available. I left a deposit in place just in case a room became free. Most of the assisted living rooms are taken up by residents from the independent living floors, before they are offered to outsiders. I then settled on The Village of Erin Meadows which is 23 kms. from my home. I am 84 yrs.old and found the drive on QEW, 403, Winston Churchill, Ford Drive and Eglinton very stressful, especially during meal hours. Fortunately after 3 months Amica offered us a room and my wife moved last June. It was a huge improvement both in level of service and convenience. I could walk over once or twice a day in 12 minutes or drive in 3.</p> <p>The above is being offered as evidence of the need for more assisted living and memory care rooms in Oakville. Amica is proposing a new building to partially overcome this dire need.</p> <p>Some members of the public feel parking will be an issue. In the 9 months that Margaret was at Amica I and family members were always able to find indoor parking spaces when needed. We were never turned down as several spaces were always available. Please keep in mind that only a few residents in the proposed building will still be driving.</p> <p>Kindly consider the above comments when debating the Amica proposal. Thank you.</p>
Peter and Sharon Good	<p>We would like to register our personal support for the proposed Amica six-story seniors’ residence in Bronte for these reasons:</p> <ol style="list-style-type: none"> 1. My wife and I have lived in the Bronte area for nearly 20 years and would love to move to Amica at the appropriate time in our lives so that we can continue to enjoy the community, parks and trails we enjoy so much. 2. We particularly like the opportunity for one of us to remain in our present condo unit and walk to visit the other, should that become necessary. 3. We support the proposal for six storeys because of the scarcity of this type of accommodation. We can anticipate being on a long waiting list and the more units that are built the better our chances of moving into Amica Bronte.

Appendix “G”: Public Comments

<p>Chris Wasik</p>	<p>The proposed Amica building on Lakeshore is in a prime location for street-level retail. Their own justification report cites the 467 m² of ground floor commercial space multiple times, saying how it will contribute to the vibrancy of Lakeshore.</p> <p>However, as I understand it, about half that space is not actually retail, but private commercial space for a bistro only for Amica residents.</p> <p>It seems disingenuous that they claim 467 m² of ground floor commercial space, when really it's more like a private amenity space for their residents. I'm not sure if there's anything that can be done there; but just passing on my thoughts about how important actual public street-level retail is to creating a vibrant street life.</p>
<p>Ron Worton (June 3, 2023)</p>	<p>My wife, Helen and I moved to Oakville 11 years ago to be near family and to live out our retirement years in Oakville. I have contributed significantly to the local community as President of The Shores Condominium and as a board member of an Oakville federal political association, and more broadly as an Officer of the Order of Canada entrusted with conferring citizenship on several hundred new Canadians.</p> <p>I write to you today to express my hope that the Town will <u>approve the application by Amica Bronte Village Inc.</u> to add two floors to the planned four-story building at 2370 Lakeshore Road West.</p> <p>My wife and I are in our early to mid 80's, and have health challenges that make us think seriously about the need for a retirement residence in the next 2-3 years. The proposed new Amica residence on Lakeshore Road, with a projected opening in three years, may coincide in time with our need for such a move.</p> <p>In preparation for that possibility we have been visiting and evaluating retirement residences in the Bronte area and adjacent region, and have learned that accommodation for someone like us, with minimal need for assistance, is classified as “independent living” as opposed to “assisted living” or “memory care”. Having all three levels of care, separated in space, but located in one building, provides a continuum of care through to end-of-life, highly desirable for those of us in our advanced senior years. It is the new post-covid model for seniors care.</p> <p>To our surprise, we recently learned that the new Lakeshore Road facility is planned to house “assisted living” and “memory care” on the four approved floors, with “independent living” units planned for the 5th and 6th floors, if those floors are approved by the Town. There are many reasons why the Town must approve this two-floor addition.</p> <p>First, the demand is such that retirement residences, including the existing Amica facility on Bronte Road, have waiting lists for all three levels of care, and this demand will only grow with time as more baby boomers approach the 85 mark. Second, with the pressing need for increased population density in Oakville, it would be ludicrous to turn down a two-floor addition to a planned four-story building in Bronte</p>

Appendix “G”: Public Comments

	<p>Village where I believe that six-story buildings have already been approved along this stretch of Lakeshore Road. And third, as a former Vice President of a major teaching hospital, and CEO of its research institute, I learned first hand how a lack of senior care facilities results in hospital beds being occupied by seniors who are unable to find space in a chronic care facility. Two additional floors on the new Amica facility will undoubtedly take some of the pressure off the Oakville Trafalgar Memorial Hospital, freeing up beds for acutely ill patients.</p>
<p>Ron Worton (June 1, 2023)</p>	<p>I write to you today to express my hope that the Town will approve the application by Amica Bronte Village Inc. to add two stories to the planned four-story building at 2370 Lakeshore Road West. My wife Helen and I are in our early to mid 80’s, and have health challenges that make us think seriously about the need for a retirement residence in the next 2-3 years. The new Amica residence on Lakeshore Road, with a projected opening in three years, might coincide in time with our need for such a move. After weeks of research we have discovered that suitable accommodation for someone like us, with minimal need for assistance, is classified as “independent living” as opposed to “assisted living” or “memory care”. Having all three levels of care, separated in space, but located in one building, provides a continuum of care through end-of-life, highly desirable for those of us in our advanced senior years. It is the new post-covid model of seniors care. To our surprise, we recently learned that the new Lakeshore Road facility is planned to house “assisted living” and “memory care” on the approved four floors, with “independent living” units planned for the 5th and 6th floors if they are approved by the Town. There are many reasons why the Town must approve this two-floor addition, not just for us, but for the many Oakville seniors, some of whom are neighbors in The Shores. First, the demand is such that retirement residences we investigated all have waiting lists for all three levels of care, and this demand will grow with time as more baby boomers approach the 85 mark. Second, with the pressing need for increased population density in Oakville, it would be ludicrous to turn down a two-floor addition to a four-story building in Bronte Village where I believe that six floors is the new norm along this stretch of Lakeshore Road. Thanks Sean, and Jonathan, for all you do for the people of Oakville. I hope you will see the wisdom in approving this upgrade to an important new addition to Bronte Village. I don’t know if NIMBYism is a factor in this development, but if it is, please do not let it block the construction of a much needed facility for ageing Oakville residents.</p>
<p>Sandra Spratt</p>	<p>This is a written submission to approve of a six storey seniors residential mixed-use facility to be built at 2370 Lakeshore Rd. West Oakville Ontario Amica Bronte Village Inc.</p>
<p>Laurence Wedderburn</p>	<p>My name is Dr. Laurence Wedderburn and I am a resident (Senior and Widower) of Oakville. I am writing to express my support of Amica’s Development Application to build a Six-Storey Seniors’ Residence in Bronte at 2370 Lakeshore Road West.</p> <p>More Seniors’ Housing is urgently needed in our community. In March, 2018, I joined Amica Bronte</p>

**Appendix “G”:
Public Comments**

	<p>Harbour’s Waitlist as my circle of loved ones and friends grows smaller, and my personal ability for independent living gradually lessens. Amica Bronte’s occupancy is 100%; Amica Bronte’s Waitlist is very long. Troubling it is even now, for, as a widower living at home alone, I am soon to undergo surgery, but will not be able to benefit from respite and postoperative care at Amica. My friends are all seniors and there are no family members close enough to assist me.</p> <p>I, like most people, would like to be living in a comfortable caring all-inclusive homelike institution knowing that no matter how my health changes, (independent, or dependent, or memory loss, or palliative) a trusted trained professional will be available to support me. Being part of an Amica community with independent living and fully licensed support, would lessen the burden on my family, while allowing me to remain and grow older within the same Amica Residence: should my physical or cognitive or medical needs deteriorate.</p> <p>I know of other seniors here in Oakville facing similar challenges, and their situation will only be aggravated. Their future is worrisome. With our rapidly aging population, where will seniors be able to socialize and enjoy life, while having easy access to care when needed? My elderly friends spent endless hours travelling to and from the Hospital, Doctor’s office, for Lab tests and prescriptions. In light of the many aging seniors and very few with next-of-kin around, surely more seniors’ residences should be built. There is a critical shortage of Seniors Residence in Halton Region and elsewhere. The situation can only become worse. This need may be termed “HOMELESSNESS” when it comes to the elderly, weak, widow, the widower.</p> <p>Two more floors for Amica 2370 Lakeshore Rd West are not too much to ask when the number of seniors seeking trusted housing with care increases exponentially each day. I ask, therefore, for you to please approve Amica’s development application for adding two more floors, so more seniors in our community can continue to live well here in Oakville and safely and comfortably enjoy life. Those citizens of the Bronte neighbourhood who opposed the Amica Residence expansion may find themselves in need of this very facility – who knows how soon?</p>
Jill Rudderham	I have reviewed the applicant’s Planning Justification Report available on the town website, and was dismayed to learn the applicant

Appendix “G”: Public Comments

	<p>is referring to 2365 Lakeshore Road West – File No. OPA 1729.61 / Z 1729.61 as part of their rationale for exceeding current zoning.</p> <p>As is known, the latter application was rejected by Council. As such, it should not be used as justification for exceeding building heights.</p> <p>In fact, most of the buildings referenced in the list of 6 storey or more buildings have existed in Bronte for some time. The official plan was designed with full awareness of their existence, and specifically planned for lower maximum heights along the central corridor for a reason. Newer buildings such as that on the NE corner of Bronte & Lakeshore occupy sites that were specifically designated for higher height buildings, at the edge of the central corridor. Their existence should not be considered a reason to change the plan; they <i>reflect</i> the plan – allowing for increased density and development in Bronte while respecting the nature of the central core as well as neighbouring property owners.</p> <p>The Town engaged in considerable consultation, including with local residents, for years to create the plan. The plan has been public and was available to developers prior to purchase of the property in question. The developers were not forced to purchase the land. If the site does not suit their purposes, they are free to sell it.</p> <p>As is quite clear by the number of residents who have spoken out regarding downtown Bronte development proposals, it is a concern that developers, in general, appear to believe their desire for profit is sufficient to over-rule negotiated plans. (I do feel obliged to acknowledge: it would appear that this property owner has engaged with the Town in a more respectful manner than the owner of 2370 Lakeshore. That is appreciated.) Furthermore, it is a concern that others would take an exception in this case as further justification of their desire to exceed maximum building heights, leading to the central corridor of downtown Bronte becoming something completely different than was planned.</p> <p>I appreciate your thoughtful review this evening.</p>
<p>Kelly Belluz</p>	<p>Good afternoon, I live in the townhouses that back onto Marine Ave Park (Marine/Nelson) I am concerned about this development and how it will impact homeowners in the area - visually and noise related.</p> <p>Emphasis appears to have been about maintaining a certain streetscape from Lakeshore Road (45 degree off set), are we subject to the same consideration behind the structure?</p> <p>From the drawings online the back of the building is unattractive and from homeowners perspective. I will be looking at a wall. Are there plans for a barrier or landscaping of some sort to ensure that it is not an eyesore from our standpoint.</p> <p>A 6 story building that is pushed up against our yards with windows will also pose a problem from a privacy standpoint.</p>

Appendix “G”: Public Comments

	<p>In addition, do we know where the mechanical components of the building will be located? My concern is noise that could emanate from them and the proximity to long term Bronte residents.</p> <p>As this is a special care seniors accomodations my thoughts go Emergency Responders and sirens;. Has there been some measures put in place to mitigate any potential noise issues.</p>
Harry Shea	<p>Good evening Mayor Burton and members of Town Council, my name is Harry Shea and I’m with the Bronte Village Residents Association.</p> <p>Let me first begin by stating, BVRA was not able to attend either one of the two In-Person only Public Information Meetings held on the same day of March 21st due to our various scheduling conflicts. I for one was out of the country at the time.</p> <p>However, the BVRA has had two meetings with Amica’s senior staff and one meeting with Amica’s architect. We discussed our three concerns during these meetings.</p> <p>First, in our initial meeting with Amica senior staff and again with the architect, we highlighted that our retail in Bronte Village has been shrinking significantly as new developments have wiped out our existing retail space. And, regardless of how much new retail space is planned with these new developments, it does not replace all the retail stock that has been lost.</p> <p>We are very pleased that Amica has acknowledged the community’s need for more retail at grade and has decided to have a portion of their retail space now facing forward for public access from the sidewalk. We would have preferred to have it all but we recognize their need to service their residents.</p> <p>Furthermore, we discussed with Amica that ideally we would want this space to afford a vibrant retail experience. Vibrant retail in which a restaurant could be located and with design options like Juliette balconies or floor to ceiling windows which could be open onto the sidewalk.</p> <p>It is our understanding that their revised plan will attempt to include these features. We are very supportive of this revision.</p> <p>Second, the BVRA has heard from the community who live to the east of the proposed development regarding their shadowing concerns. We addressed shadow concerns with Amica when we spoke to them. Amica indicated they would look at how they might be able to scale back the envelope to minimize the effects of shadows.</p> <p>I personally understand these shadowing concerns because I too have shadow concerns with the new development being built next to where I live. Once the new building is completed, I too will live in its shadows. How will it affect me, in terms of total loss of sunlight, time will only tell. But the uncertainty of not knowing, is real. And, Amica’s effort to help reduce the overall impact is greatly appreciated.</p> <p>The property on the other side of the Amica’s site will in time be redeveloped as well. The location is currently zoned RH. It is conceivable, that in the future Amica too will be in someone else’s shadows.</p>

Appendix "G": Public Comments

Third, we addressed parking with Amica. We asked Amica to consider off-street parking in front of their building as the site is being built out now. Waiting for the Lakeshore Road Reconstruction which is at minimum 5 years away and more like 7-10 years until that reconstruction is completed to have off-street parking is not an option.

We need the extra parking now.

And, Amica's willingness to modify their site plan to accommodate additional street parking now should not only be approved but more importantly welcomed.

We also asked Amica about consideration of a public private partnership for additional parking underground or at the very least to have underground parking which could be allocated for public access.

I am told by staff that current public underground parking in Bronte goes under utilized because people do not want to park underground.

I'd like to offer an alternate theory.

Underground parking in Bronte goes under utilized because of poor or nonexisting signage letting the public know where this public parking is. Having public parking available and not telling the public where it is, is like well, winking in the dark, no one knows you are doing it, except yourself.

I believe tonight, it would more than appropriate to share that the BVRA has stood before the planning and development council from this very podium or its predecessor with previous applications in which there was an advisory relationship between the developer and the community.

And, in some cases, I might add it was well deserved.

Amica on the other hand is different. They have shown a real desire to work with the community. Examples of this community engagement is their willingness to customizing their hoarding with images supplied by the Bronte Historical Society.

As an aside, the BVRA has an agreement in principle with another developer to use the same graphics for their hoarding to have a unified look or feel along Lakeshore as we endure the wave of interruptions with the upcoming construction.

Back to Amica, we asked Amica during one of our meetings about their willingness to offer their open space before construction for potential public use for pop-up events like musical entertainment, occasional food trucks we even asked about the possibility of parking which we realize is a stretch.

Amica has indicated their willingness to prepare a portion of this open space for this public use. Details on their end are being worked out.

The BVRA acknowledges this public benefit would be limited in time but while available and utilized could add a fun buzz to the village. The BVRA asks council to direct town staff to provide the necessary support to Amica to see this possibility come to fruition.

Amica's outreach to the community is candidly refreshing. It should be used as the **community engagement model** with future development applications which surely will come.

My closing comment is directed toward town staff as much as is it with town council. It is the discussion of vibrant retail which I brought up as our first concern. I implore council to use all means available to ensure that utility lockers at grade do not and I repeat do not impede this vibrant retail concept.

It is my understanding that Enbridge has in the past been less than flexible regarding the placement of their utility lockers. If the town

**Appendix “G”:
Public Comments**

	<p>through staff recommendations is going to continue to promote an urban feel to all future mix-use developments, an urban feel that Bronte Village can benefit from, then town council must direct and support staff's concerted efforts to insure this urban vibe is delivered. Lastly, notwithstanding the concerns mentioned previously, the BVRA supports the Official Plan Amendment and Zoning By-law Amendment submitted by Amica Bronte Village Inc.</p>
Robert Mark	<p>Resident provided a delegation regarding the six storey proposed development.</p> <p>Supportive of the proposed development for the following reasons:</p> <ul style="list-style-type: none">• Provides much needed additional housing for seniors with special needs• Provides different levels of care and specifically for those with dementia and Alzheimer's• Acute shortage of dedicated health care professionals for seniors – believes an AMICA facility will bring in additional staff to fill this gap• Allows seniors with different needs to age together in their community• Pedestrian-oriented and walkability is excellent for seniors• Potential positive impacts on housing in the Town as residents move to the AMICA facility• Sensitive to the needs of the community as a whole <p>In favour of the proposed development to proceed as presented.</p>