

Planning and Development Council Meeting
August 14, 2023

Comments Received Regarding Item 7.1
Official Plan Amendment and Zoning By-law Amendment

Amica Bronte Village Inc.
2370 Lakeshore Road West
File No. OPA1729.62 and Z.1729.62

From: kdbelluz

Sent: Thursday, June 15, 2023 4:05 PM

To: Colin Westerhof <colin.westerhof@oakville.ca>

Subject: Amica Bronte Village Inc. - 2370 Lakeshore Road West - OPA 1729.62 and Z.1729.62

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.

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?

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.

A 6 story building that is pushed up against our yards with windows will also pose a problem from a privacy standpoint.

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.

As this is a special care seniors accommodations my thoughts go Emergency Responders and sirens;. Has there been some measures put in place to mitigate any potential noise issues.

Thank you for your consideration,
Kelly Belluz

Council of the Town of Oakville
c/o Clerk's Department
Town of Oakville
1225 Trafalgar Road,
Oakville, Ontario L6H 0H3
Or at TownClerk@oakville.ca

August 1, 2023

RE: Proposed Official Plan and Zoning By-Law Amendment
2370 Lakeshore Road West,
Amica Bronte Village Inc.
OPA.1729.62.Z.1729.62, Ward 1

Dear Council of Town of Oakville,

This is to support the application of Amica for a **6-storey** facility on Lakeshore Blvd in Bronte. Principal reasons for our support are:

1. We are senior seniors living at 2170 Marine Drive in Bronte and we look forward to the opportunity to continue living in Bronte when the time comes and we need more support.
2. Given the excess demand by seniors for this type of housing, it makes sense to use the site to full capacity, i.e., six storeys.
3. Amica has demonstrated its willingness to provide the best support possible for retail space on the ground floor facing Lakeshore to enhance the vibrancy of Bronte village.

We urge Council to approve Amica's proposal for a six-storey building.

Sincerely,

Peter and Sharon Good
writing as Oakville taxpayers and residents of Bronte.
2170 Marine Drive, Oakville ON L6L 5V1

August 2, 2023

Council of the Town of Oakville
c/o Clerk's Department
Town of Oakville
1225 Trafalgar Road,
Oakville, Ontario L6H 0H3
Or at TownClerk@oakville.ca

August 1, 2023

RE: Proposed Official Plan and Zoning By-Law Amendment
2370 Lakeshore Road West,
Amica Bronte Village Inc.
OPA.1729.62.Z.1729.62, Ward 1

Dear Council of Town of Oakville,

I support Amica's application for a 6 storey building in Bronte on Lakeshore.

Regards,

Jean Thurley
2170 Marine Drive,
Oakville, ON
L6L 5V1

cc: Colin Westerhof, Planner, Town of Oakville



August 4, 2023

Council of the Town of Oakville
c/o Clerk's Department
Town of Oakville
1225 Trafalgar Road,
Oakville, Ontario L6H 0H3

Via Email: TownClerk@oakville.ca

Dear Members of Council,

**Re: Proposed Official Plan and Zoning By-Law Amendment
2370 Lakeshore Road West,
Amica Bronte Village Inc.
OPA.1729.62.Z.1729.62, Ward 1**

On behalf of the Ontario Retirement Communities Association (ORCA), I am calling on the Town of Oakville to support the construction of retirement homes in your community, in particular, Amica Bronte Village Inc. at 2370 Lakeshore Road West.

To help fulfil its commitment to build 1.5 million new homes by 2031, the Ontario Government has assigned aggressive [housing targets](#) to 29 large and fast-growing municipalities, including the Town of Oakville with a target of building 33,000 new homes by 2031. The construction of retirement homes will support the Town of Oakville in achieving those targets. Additionally, retirement homes bring significant local economic benefits and, most importantly, allow seniors to age in place in a community setting of their choice.

About the Retirement Communities Sector

Retirement communities are regulated by the *Retirement Homes Act, 2010* (RHA) and are licensed and inspected by the Retirement Homes Regulatory Authority (RHRA). Each retirement community can offer up to thirteen care services, including but not limited to assistance with dressing, assistance with personal hygiene, medication management, and provision of a meal.

Local Economic Benefits

In 2018, the [Canada Mortgage and Housing Corporation](#) (CMHC) called on municipal governments to “attract and support older residents” by supporting a range of housing options that allows them to age in place, including retirement communities. A proactive approach to building age-friendly communities will help municipalities prepare for the upcoming demographic shifts and the housing pressures that come with it.

Furthermore, CMHC highlighted that seniors hold more assets and less debt, maximizing their ability to support local businesses and organization, and noted that most spending by seniors “is local, including household expenses, food, transportation, clothing, recreation, and gifts. It supports local employment in retail and service businesses, from home repairs and renovations to travel agencies and golf courses. Through them, older residents contribute to the tax base of local municipalities.”

Ontario Retirement Communities Association

2401 Bristol Circle, Suite 202, Oakville, ON L6H 5S9
Telephone 905 403 0500 Fax 905 829 1594 Email info@orcaretirement.com

1 888 263 5556
orcaretirement.com

Proactive Housing Action Needed to Address Ontario's Demographic Shifts

The number of seniors as a proportion of Ontario's population is growing rapidly, a significant number of whom continue to choose to live in single-family homes. The significant increase in the senior demographic presents a critical need for provincial and municipal government action to unlock more housing stock by incentivizing seniors to downsize. Policy directions that support seniors downsizing, including supporting the development of retirement homes, will not only open up more single-family homes, but also allow for gentle densification through the potential redevelopment of these homes into multi-unit dwellings, including triplexes.

A [report by Professor Les Mayhew](#) for the UK's Centre for the Study of Financial Innovation found that "for the 65+ cohort, the number of surplus bedrooms is on track to almost double from 6.6m in 2000 to 12.8m by 2040." He concluded that the "under-occupation of the housing stock caused by ageing population has created a dysfunctional housing market." More research is required to better understand the number of seniors living alone in single-family homes in Ontario. However, what is clear is that a [significant number of seniors live alone at home](#); in 2016, 25.7 per cent of Canadians aged 65 and over live alone, or 1.4 million Canadians.

Developers have taken note of the opportunity to expand seniors housing in Canada. In their annual [Seniors Housing Industry](#) report, Cushman and Wakefield note that "Over the next 20 years, the age 75-plus segment is expected to grow by almost 4.0 per cent per year and will account for 13.5 per cent of the total population by 2040... To maintain the current level of seniors housing inventory per capita, total supply will need to more than double over the next 20 years."

Ontario municipalities and housing experts are beginning to take notice. In a recent [Globe and Mail](#) article, experts noted that a growing number of people are overhoused, with 29% of singles and couples living in a home with a minimum of three bedrooms. Aled ab Iorwerth, Deputy Chief Economist at the Canada Mortgage and Housing Corporation, said that "The concern is maybe the people with all these spare bedrooms would like to move somewhere in their community but there is nowhere more suitable for them to live in." Retirement homes are in a strong position to help fill that gap.

Retirement Homes are a Critical Part of a Robust Continuum of Care

A September 2021 [PhD thesis by McMaster University student Derek Manis](#) found that retirement homes support aging in place. Residents who were newly diagnosed with dementia and lived in a retirement home with a dementia care program had a 40 per cent lower rate of transition to a long-term care home. Manis further concluded that retirement homes reduce strain on the long-term care sector.

According to [Health Quality Ontario](#), the median waiting period for a bed in 2021-22 was over seven months for those living in the community and almost three months for those living in hospital. The value of retirement homes for reducing the demand for a bed in a long-term care home should be an important strategy for policymakers who are seeking ways to increase health system capacity for older adults and the long-term care sector.

We also know that with the current structure of Ontario's long-term care waitlist policies, seniors are moving out of the community, including retirement homes, and into LTC, prematurely. According to the [Canadian Institute for Health Information](#) (CIHI), in 2021-22, about 1 in 10 newly admitted long-term care residents potentially could have been cared for in a home community, with the primary reasons being difficulty navigating the health care system, financial barriers, and the lack of reliable home care.

In the Town of Oakville, there are 5 long-term care homes with a bed capacity of 790 and waitlist of 3,305, as of April 30, 2023. Retirement homes can play a role in reducing this long waitlist by around 331 seniors, based on the CIHI figures.

Furthermore, retirement homes reduce pressures on local hospitals. With the lack of appropriate housing options, some seniors are languishing in hospital beds, as alternate level of care (ALC) patients, i.e., people who no longer need a hospital bed but cannot go home safely. According to the [Measuring Up 2019 report](#) by Health Quality Ontario, of the total number of days patients waited to in hospital beds for care elsewhere, 24 per cent of those days were patients waiting for supervised or assisted living, or home care.

More recently, the [Ontario Hospital Association reported](#) that there are more than 6,000 patients designated ALC, or about one out of five occupying a hospital bed; 28 per cent of those patients are waiting for supervised or assisted living, or home and community care.

Conclusion

Seniors deserve housing options like retirement homes, which makes it easier for them to access the care they need in a location of their choosing – options that helps them connect with their care providers more easily, that provides more choices for those seniors with higher care needs to remain in a community setting, and that keeps them healthier and in the community for longer.

ORCA calls on the Town of Oakville to be part of the solution and collaborate with the sector to support the construction of retirement homes. By working together, we are putting the health, safety, and well-being of seniors first.

Since 1977, ORCA has been the voice of Ontario's retirement communities and we remain committed to setting a standard for operational excellence in the sector. ORCA represents over 90 per cent of all licensed retirement community suites in Ontario, employing 30,000 front line workers caring for nearly 60,000 seniors who choose to call retirement communities their home.

Sincerely,



Cathy Hecimovich
Chief Executive Officer
Ontario Retirement Communities Association

CC: Colin Westerhof, Planner, Town of Oakville

Council of the Town of Oakville
c/o Clerk's Department
Town of Oakville
1225 Trafalgar Road,
Oakville, Ontario L6H 0H3
Or at TownClerk@oakville.ca

August 6, 2023

RE: Proposed Official Plan and Zoning By-Law Amendment
2370 Lakeshore Road West,
Amica Bronte Village Inc.
OPA.1729.62. Z.1729.62, Ward 1

Members of Oakville Town Council,

I am in full support of the Amica proposal to construct a 6-storey retirement residence on Lakeshore Rd. in Bronte.

My wife passed away 3 months 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.

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. Fortunately, a room became free and we moved her.

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.

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.

Kindly consider the above comments when debating the Amica proposal.

Thank you.

Sincerely,

Mark E. Dawber
Ennisclare on the Lake
2170 Marine Dr., Suite
Oakville, ON L6L 5V1

cc: Colin Westerhof, Planner, Town of Oakville

Copy of Presentation to the Meeting of August 14, 2023 regarding the Proposed Official Plan and Zoning By Law Amendment for 2370 Lakeshore Road West.

Presentation by:

Dr. Ronald Worton
Bronte Road,
Oakville ON L6L0E1

Good Evening Councilors,

Thank you for the opportunity to speak with you this evening. You have seen me in this spot before – twice in 2012 when I appeared before you with the goal of accelerating the registration of The Shores condominium on Bronte Road and again in 2014 when the Town bestowed on me its Certificate of Recognition related to my Induction into the Canadian Medical Hall of Fame. That honor was for achievements as a medical research scientist – 25 years at SickKids and a decade as founding CEO of the Ottawa Hospital Research Institute. I tell you this because I want you to know that my view on the matter before us is based in part on a lifetime of hospital-based research dedicated to improving health care for Canadians.

Now, well into our 80s, my wife and I find ourselves on the other side of the health care table, facing some significant challenges that do not require acute care in a hospital, but may soon require some moderate assistance in a facility like Amica where meals are prepared and access to a spectrum of care is available as needed. The level of care we might require is called “Independent Living” and is exactly what is proposed for the two additional floors at the planned Amica facility on Lakeshore Road.

As my wife and I have recently discovered, such accommodation is in high demand, with extensive waiting lists at Amica and other similar facilities in Oakville and Burlington. For this reason, we were astounded to learn that the new Amica facility planned for Lakeshore Road would accommodate two levels of care – “Assisted Living” and “Memory Care”, with “Independent Living” suites being dependent on the addition of two new floors. In my view it would be a lost opportunity if the Town were to deny the addition of the two floors needed to make the spectrum of care complete.

I’d like to close by noting that in my decade on the Ottawa Hospital senior management team I repeatedly learned that a prime reason for hospital overcrowding is the inability to discharge people who do not need to be in hospital but lack the “alternate level of care” required upon leaving the hospital. The proposed new Amica facility provides this alternate level of care, and with the additional two floors will provide three distinct levels of care to accommodate people who otherwise might find themselves taking up space in an acute care hospital when they do not need to be there.

So, please do not pass up this opportunity to approve a simple addition to an existing planned facility to maximize the opportunity for Oakville seniors to receive the care they need as they need it.

Council of the Town of Oakville
c/o Clerk's Department
Town of Oakville
1225 Trafalgar Road,
Oakville, Ontario L6H 0H3
Or at TownClerk@oakville.ca

August 1, 2023

RE: Proposed Official Plan and Zoning By-Law Amendment
2370 Lakeshore Road West,
Amica Bronte Village Inc.
OPA.1729.62.Z.1729.62, Ward 1

Dear Council of Town of Oakville,

We are writing in response for input on the Proposed Official Plan and Zoning By-law Amendment for 2370 Lakeshore Road West, Amica Bronte Village Inc. OPA 1729.62, Z. 1729.62, Ward 1

We are writing on behalf of the Halton Chapter of CARP, a national seniors advocacy organization. We have approximately 4600 families as members within the Region of Halton and of that about 1625 families who live in Oakville.

We are not supporting any particular company with this letter but rather the overall housing needs of seniors and the abhorrent comments about seniors that we heard of at the last public meeting. For a town whose motto is "To be the most livable town in Canada" comments ranged from NIMBY, Ageism, Stereotyping and degrading the value of seniors to society.

Adequate housing is a major issue in all parts of Canada and for all demographics including seniors. Combing this with the fact that studies after studies have shown that people want to "age in place" For many this may be communal living amongst their peers and in the heart of a vibrant community. Seniors bring a lot to the community both financially as many have more disposable income than the younger generations and will spend it in their communities and culturally, the majority of volunteers in a community are seniors

"To be the most livable town in Canada" means that we must start to accept the fact that seniors play a vibrant and vital role in Oakville.

Thank you for your consideration

Tom Carrothers, President Halton Chapter of CARP
C/O Barbara King Secretary/treasurer Halton Chapter of CARP

Unit
3050 Glencrest Road
Burlington, ON
L7N 1J4

cc: Colin Westerhof, Planner, Town of Oakville