

August, 2023

Public Information Meeting Summary
42 Lakeshore Road West, Oakville
Applications for Official Plan & Zoning By-law Amendment

Batory Planning + Management has been retained by Format Lakeshore Inc. as the planning consultant for the property located at 42 Lakeshore Road West, Oakville, Ontario. On behalf of our client, we are pleased to submit the following Summary of the Public Information Meeting in support of an Official Plan Amendment application and Zoning By-law Amendment application submitted to permit the proposed development.

The subject site is located within Ward 2, on the south side of Lakeshore Road West, west of Chisholm Street. The landowner is proposing to redevelop the subject site with a 10-storey, 38.25 metre, residential apartment building containing 152 apartment dwellings, including unit types ranging from one bedroom to three bedroom layouts. A total of 477 square metres of commercial and retail space is proposed on the ground level.

As part of the Oakville Pre-consultation process, an applicant is strongly encouraged to conduct a 'Public Information Meeting' (PIM) prior to submission of a development application. A Public Information Meeting was held on July 25th, 2023 for the proposed development at 42 Lakeshore Road West, in Oakville, ON. The Public Information Meeting process is an important step in the overall submission process, as it provides for public input and allows the applicant to consider the feedback received from the meeting.

The PIM for the subject development included a summary of the purpose and intent of the proposed applications, and provided a two week notice to all residents within 240 metres of the subject property. The date of the PIM was coordinated in consultation with the Ward Councillors and Town of Oakville planning staff. The following meeting summary includes the minutes of the PIM as well as the list of attendees. A number of email and telephone correspondence also took place between interested parties and Batory, in advance and subsequent to the PIM. The PIM held virtually and was recorded, and this recording has been included within the submission material provided to the Town.

The meeting was attended by the public and Format Group along with its entire consulting team. The PIM minutes are appended to this report. The public comments received have been categorized under the headings. These concerns have been responded to through the various reports and studies provided in support of the applications.

If there are any questions or additional information is required, please do not hesitate to contact our office at info@batory.ca. Respectfully submitted by,

Paul Demczak, MCIP, RPP
Principal, Batory Management

Public Information Meeting Minutes – Virtual Meeting
Tuesday July 25th, 2023 (6:30 – 8:00 PM)

Summary of Public Comments:

Planning & Urban Design

- The development does not follow the Official Plan or Urban Design Guidelines.
- The architecture does not fit in with the character of the neighbourhood.
- Scale of the building is a concern
- Concern that the unit sizes are too small.
- Concerns with noise potential from the development.
- Fewer units were requested.
- Where is vehicular access to the site?
- What are the setbacks to the adjacent properties?
- What are the shadow impacts of the development?
- Concern with proposed height of the development – why are they not per The Town's Official Plan and Zoning By-law?
- What is the Zoning By-Law for this area, and what is allowed?
- How many years will this development take?
- Will the heritage dwelling be restored?
- Spoke to frustration of previous removal of Magnolia Tree.
- Why are we adding density here and not North Oakville?
- Who is the Town Planner on this file?

Heritage

- This is a historic site and neighbourhood; 10 storeys is not appropriate.

Traffic

- Concerns of traffic and parking; over 150 units will cause a considerable amount of traffic
- Bicycle parking and use is not reasonable in our Canadian climate.
- Concern that existing streets cannot handle this amount of traffic.
- Will this development warrant a new traffic light at the intersection of Lakeshore Road and Chisholm Street?

Construction

- Questions of timing of construction
- Would like to see a construction management plan.
- Wanted information on unit types and sale price of the development.

List of Attendees: 44 Total Attendees

- Paul Demczak (Batory Management)
- Graig Uens (Batory Management)
- Ali Mohtashami (Format Group)
- Babak Sarshar (Format Group)
- Debang Chen (Lea Consulting)
- Emliy Collins (ERA Architects)
- Maryam Farhoodi (Icon Architects)
- Reza Eslami (Icon Architects)
- Al Polimac
- Anne
- Brian Gore
- Unknown Caller 1
- Unknown Caller 2
- Unknown Caller 3
- Unknown Caller 4
- Unknown Caller 5
- Unknown Caller 6
- Unknown Caller 7
- Unknown Caller 8
- Unknown Caller 9
- Unknown Caller 10
- Unknown Caller 11
- Unknown Caller 12
- Carole
- Daniela Jansson
- Diana Trask
- E. Hooper
- Amy A. Ge
- George Botros
- Giles Marks
- Gord Iverson
- Kurt Strobele
- LizaDozdrov
- Mark M.
- Martin
- Max Farley
- Michele
- MS
- Niky Cloutis
- RM
- Robert
- Sheena Smith Curran
- Tim Cloutis
- Tony