

Planning and Development Council Meeting
January 22, 2024

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

Format Lakeshore Inc.
42 Lakeshore Road West
File No. OPA1715.25, Z. 1715.25

From: Chris Curran

Sent: Wednesday, January 10, 2024 3:53 PM

To: Jill Marcovecchio <jill.marcovecchio@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>;
Cathy Duddeck <cathy.duddeck@oakville.ca>

Subject: Submission for Development 42 Lakeshore OPA1715.25, Z.1715.25 Ward 2

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Hello all

Chris Curran resident of Chisholm Street

The height of the property greatly exceeds the other structures along the south side of Lakeshore. Although discussions have always referenced a ten, recently amended to 8, floor building, once amenity and mechanical spaces are included, the effective height is similar to 10 floors. This will have a direct

impact on the neighbourhood as it affects privacy and shadowing. At a virtual meeting with Batory on July 25, 2023 the discussions of neighbour privacy and shadow casting were touched upon. Interestingly at that meeting the shadow plan that was presented did not include the impact in December when the shadows are longest. The development application on the Town website refers to updated shadow analysis diagrams but those diagrams are not available as part of that same web page. I believe that the height of the building at close to 42 metres will cast winter shadows that will seriously impact the surrounding properties to the south and east of the development.

I quote from the news release dated October 26, 2023, commenting on the Ford Government's decision to Halton Region Official Plan:

In 2017, Town Council unanimously approved an Oakville Plan Amendment, OPA 15, that reinforced the Town's official plan's direction of growth to corridors and growth centres with frequent transit service.

Even the building going up where the guide dogs were is only 6 stories, and that it is not a residential area like beautiful Chisholm Street

Please do the right thing for your constituents and neighbours

Thank you. Chris Curran

From: Martin
Sent: Wednesday, January 10, 2024 5:11 PM
To: Town Clerks; Ray Chisholm; Cathy Duddeck; Rob Burton
Cc: Riley McKnight
Subject: RE: 42 Lakeshore Application for condominium

Follow Up Flag: Follow up
Flag Status: Flagged

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I understand that there will be a Town meeting on January 22, 2024 to consider a Proposed Official Plan and Zoning By-Law Amendment with respect to the proposed development of 42 Lakeshore Road West by Format Lakeshore Inc. Unfortunately, I shall be unable to attend this meeting, whether in person or online. I am registering with the Town Clerk to be informed of any decisions taken at the meeting.

I am re-submitting my original submission with respect to this proposed development. It is preposterous and outrageous, in the light of almost universal opposition in the neighbourhood, that the Town would be considering an 8-storey building instead of a 10-storey building, when the current zoning is for 4-storeys.

My views expressed below have not changed at all and continue to be valid, especially when, not only is an 8-storey building being even considered, but there is no additional information about other important matters such as excessive density and the traffic problems that will be created by such a large development

The Town must, quite simply, not allow such a development to take place, as proposed.

I reiterate the previous opposition to the development for extremely good reasons, which have been more than adequately outlined by many parties in previous communications – all of which must be carried forward and considered by the Town.

There has been massive and almost universal neighbourhood opposition through both many individual submissions and through a very well supported petition to the Town expressing opposition to this egregious proposal.

I sincerely hope and trust that our Council will not support this Zoning By-Law Amendment and see common sense in alternatively approving a much needed development with no more than 5-storeys and reasonable density requirements, along with traffic measures that will save Chisholm Street from a complete traffic disaster.

Martin Brown
Chisholm Street
Oakville, L6K 3H7

From: Martin
Sent: Saturday, October 28, 2023 6:25 PM
To: TownClerk@Oakville.ca; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; 'Mayor Rob Burton' <Mayor@oakville.ca>
Cc: riley.mcknight@oakville.ca
Subject: FW: 42 Lakeshore Application for condominium

To the Town of Oakville

I am attaching my submission relating to the Application by Format Lakeshore Inc to build a condominium property at 42 Lakeshore Road West, Oakville, ON. This is attached as a Word document and also in text below

I am writing to express my views and my opposition to the proposed new development at 42 Lakeshore Road West.

This development simply should not be allowed to proceed under the current proposal. The previous developer worked extremely hard to propose a 5-storey mixed-use building with 47 dwelling units that was acceptable to the local residents. A 10 storey building, with such great density, twice the number of stories for which the property is zoned and 152 dwelling units, is completely unacceptable, not only in terms of height, but also the number of units and the consequent impact on both people and traffic on the local community. I believe the majority of local residents are opposed to this project in its current form.

The planned building proposes 152 dwellings, an extremely high density, especially given the characteristics of the local neighbourhood. There are currently 36 households on Chisholm Street and that would rise to more than 180 if the project is approved. While there are some high rise buildings clustered around 16-mile creek, this is not a justification to extend high-rise, or even what is described as mid-rise, to the area under consideration. There are no other high-rise buildings in the neighbourhood. A 5-storey building, which is what the land is zoned for, would be much more reasonable. The whole concept of very small dwelling units in this location, with limited public transportation options is not in keeping with the character of the neighbourhood. The building would be better suited to the type of development intended to occur in the mid-Town area of Oakville.

I quote from the news release dated October 26, 2023, commenting on the Ford Government's decision to Halton Region Official Plan:

In 2017, Town Council unanimously approved an Oakville Plan Amendment, OPA 15, that reinforced the Town's official plan's direction of growth to corridors and growth centres with frequent transit service.

I wish to make the point that Lakeshore Road West is not one of those corridors and it is clearly unreasonable for the developers to claim that the property is suitable within the Kerr Street growth area

The traffic study completely missed the point – it being stated that there would be virtually no impact on Chisholm traffic during weekday business hours. The planners have completely failed to understand the flow of traffic on Chisholm Street, especially at weekends and especially during the evenings when the highly successful gelato store is in full swing, let alone the noisy and frequent traffic running at high speed to Tannery Park. The impact of ingress and egress of traffic to the proposed building along Chisholm has not been understood.

Chisholm Street is already overcrowded and traffic is a real problem. The planned building proposes a total of 183 parking spaces. To add another 183 or more cars with entry and exit on Chisholm St would be an absolute nightmare, let alone the exponential increase in attendant visitor traffic. As relates to traffic, the study does seem to miss the mark. Even assuming that all current households on Chisholm have three cars, the number of vehicles requiring access to their homes on that street alone would significantly more than double and, in reality, traffic is more likely to triple. That increase is not nominal as the traffic study concludes. Also, allowing for visitor spaces, the plan seems to include one parking spot per dwelling. The average ratio for cars in Ontario is 1.5 per dwelling. Where is it contemplated that all these possible extra vehicles might go – where will they park?

Furthermore, Chisholm street is one-lane in each direction. However, parking is permitted on the West side, giving rise to significant traffic jams during popular use periods, because when vehicles are parked the available road width is small causing difficulties to the flow of northbound and southbound traffic and, if a wide vehicle is on the road, vehicles cannot pass each other at all. The study also does not account for the tremendous increase in traffic eastbound along Lakeshore Road West, especially at weekends. This traffic is often stop and go from well west of Chisholm Street right into the downtown area, which leads to tremendous jams northbound on Chisholm Street as traffic tries to enter Lakeshore Road West in both an easterly and westerly direction.

The Shadow Study included in the planning materials is deficient as it omits all drawings showing the impact if shadows on local properties. However, the previous Batory study showed examples of the shadowing impact, with little falling along Chisholm and mostly along Lakeshore Rd. I found that study extremely difficult to believe and think that the shadowing impact on local properties is much greater than the study finds. Furthermore, without drawings it is impossible to see exactly what is being claimed but the previous study clearly omitted the most likely periods when a disturbing shadow would be formed.

Finally, the height and footprint of the proposed building gives rise to serious concerns about privacy in terms of outlook over local properties, despite attempts to mitigate the impact by stepping back some of the balconies.

In closing, I want to state that I and many local residents do want to see this land developed, but in a responsible way that reflects community and Town goals and is in keeping with the character of the neighbourhood, with an expectation of reasonable density and traffic impacts.

Martin Brown

Chisholm Street

Oakville, ON, L6K 3H7

From: [Martin](#)
To: ["Mark Majewski"](#); ["to: Lorna Sinclair"](#); ["Manlio Marescotti"](#); ["cc: Adams, Scot"](#); ["Andrew Dorrington"](#); ["Andy Kenyon"](#); ["Anthony Heather Kulla"](#); ["Chris Copeling"](#); ["Chris and Sheena Curran"](#); ["Linda Dorrington"](#); ["Nancy June Jackson"](#); ["Riadh Matti"](#)
Cc: [Paul Barrette](#); [Riley McKnight](#); [Cathy Duddeck](#); [Ray Chisholm](#); [Town Clerks](#)
Subject: RE: Amendment Concerns: Marks
Date: Monday, January 15, 2024 8:46:14 AM

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Hello all

I support these comments and, more to the point, while Town Staff state that public input has been considered, it is pretty obvious from the report that it has not been or it has been completely ignored

Town staff appear to have just accepted the traffic study put forward by the Developer's traffic consultant. As has been pointed out in multiple previous submissions, this traffic study was seriously flawed and takes no account of periods when traffic is at its worst – in fact, the traffic study looks at periods of lightest traffic use and only seems to take account of the impact along Lakeshore Road, whereas the real impact is on Chisholm Street – a narrow residential street that is incapable of accepting the much higher volume of traffic that would result from this proposal. These issues really need to be reconsidered in a proper manner by Town staff

While there is a suggestion that density would be reduced, the reduction in the number of units seems only to be as a result of there being two fewer floors. That is not a reduction in density!

As has been clearly put forward by the vast majority of local residents, this building, if approved at 8-storeys, would seriously adversely affect the local neighbourhood, in terms of building height, setbacks and shadowing, traffic and density. It is unconscionable that the Town would even consider an 8-storey building in this position, where there is current zoning for 4 storeys.

Council needs to direct staff to properly consider local input, rather than pushing forward an approval that appears to be solidly in favour of the developer

Martin Brown
Chisholm Street

From: Mark Majewski
Sent: Monday, January 15, 2024 6:52 AM
To: brownmjk to: Lorna Sinclair ; Manlio Marescotti ; cc: Adams, Scot Andrew Dorrington ; Andy Kenyon Anthony Heather Kulla ; Chris Copeling ; Chris and Sheena Curran ; Linda Dorrington ; Mark Majewski ; Nancy June Jackson ; Riadh Matti

Subject: Amendment Concerns: Marks

I wanted to copy all of you on my letter to the Town of my concerns with the Amendment OPA1715.25:

I am writing to express my views on the Amendment Plan at 42 Lakeshore Road West.

Although the amendment captured many parts of the community's concerns it has fallen short on some very important issues.

Safety and Traffic

Although it was stated in the amendment that a review would still take place there is no mention of the issue that the entrance on Chisholm is a major issue. This one property entrance is within 15 meters of three existing entrances for a commercial parking lot and two townhouse entrances. Chisholm is a very narrow street and this will at least double the gridlock, increased accidents and a lack of Vision Zero planning.

With the construction on the Tannery park there have already been multiple meetings with the Town over the last two years as traffic become gridlocked in the evenings and weekends. This is a safety issue as emergency vehicles are limited and it has created accidents at this intersection. (There are Town and Police records).

Offsets on Chisholm Street

There are no offsets from the ground level nor height offsets. From Chisholm street the visual dominance is overwhelming, not to mention the privacy and shading of the east properties. Why is Lakeshore and the back of the building have offsets but none on Chisholm?

Size

The previous developer worked extremely hard to propose a 5-storey mixed-use building with 47 dwelling units and LEEDS certification that was acceptable to the local residents. This is still far to big in height and units.

Sustainability

There is no Sustainability and only an ask from the Town. I believe with the importance of the environment it should be a demand.

West Harbour Village

We are saddened that our community that never had a building over 4 stories, had a plan to support 5 stories is now allowing the floodgates to be open for 8 story development.

Developers Methods and Culture

The developer had one community meeting where they told us what they were doing and failed to answer any of the community questions. (In your amendment you stated there as a meeting. this is not true as a meeting is a discussion)

The developer had on their website and showed the community a 8 story building then submitted a 10. The "plan" was 8 all along. We where played.

The developer failed to maintain the heritage house then claimed it was in disrepair and should be taken down and replaced with a plaque.

For this they are being rewarded with almost all they wanted.

Conclusion

Our community would like to see the site developed in a responsible way where the developer and the community create value for each other. This amendment (with its height, footprint and density) is playing into a developer who puts profit first, played everyone and has no community involvement.

We hope the community concerns can be still worked into the next application as this proposal and amendment does not reflect the character and value of the community.

Mark Majewski
Chisholm Street
Oakville, ON,L6K 3H8

From: Mark Majewski

Date: January 15, 2024 at 12:44:48 AM EST

To: Ray Chisholm <ray.chisholm@oakville.ca>, Cathy Duddeck <cathy.duddeck@oakville.ca>, Jill Marcovecchio <jill.marcovecchio@oakville.ca>, Jessica Warren <jessica.warren@oakville.ca>, Natasha Coric <natasha.coric@oakville.ca>, Andrea Holland <andrea.holland@oakville.ca>, Vicki Tytaneck <vicki.tytaneck@oakville.ca>

Subject: Plan Amedment for Development 42 Lakeshore OPA1715.25, Z.1715.25 Ward 2

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Mark Majewski

Chisholm Street

Oakville, ON,L6K 3H8

From: Ahughes33
Sent: Thursday, January 18, 2024 5:39 PM
To: Town Clerks
Subject: 42, Lakeshore West Development Proposal

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Burton and Councillors,

We understand the Planning Department has given the go ahead for an 8 story building on this piece of land at the south west corner of Chisholm and Lakeshore West with a small reduction in the number of units it will house.

Our comments from our previous emails still hold. We believe this proposed development south of Lakeshore remains totally unsuited for this West Harbour area south of Lakeshore which is low rise and low density. Bringing in such a high density building with an associated large number of vehicles will overburden our narrow streets (many without side walks), particularly when vehicles are parked and in the summer months when Tannery Park has high usage, be a safety hazard to the many pedestrians in the area and cause considerable impact on traffic flow along Lakeshore at peak times, which for us is in the better weather when everyone queues along Lakeshore to get into / through town.

Would you approve such a building in a residential area in Olde Oakville or in the areas either side of Chartwell below Cornwall?

Please do not approve this proposed high density development at 42 Lakeshore Rd West. It is unwanted by the existing community and will cause unhappiness within existing residents should it go ahead. You do not have to approve such developments simply because developers buy land and want to make a lot of money, to the detriment of the existing community.

Thank you for your time,
Anne and Mark Hughes,
Forsythe St.

Sent from my iPad

From: Brian Gore
Sent: Friday, January 19, 2024 10:36 AM
To: Town Clerks; Ray Chisholm; Cathy Duddeck
Cc: Helen Gore
Subject: 42 Lakeshore Rd. West Development

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Burton and Councillors,

We understand that the Planning Department has recommended accepting the development of an 8 storey, plus penthouse mechanical space building totalling 46 meters in height on this piece of land at the south west corner of Chisholm and Lakeshore West. To put this in perspective this is over 5 times the maximum height allowable for a house in Oakville.

Further to the issues of traffic, congestion and pedestrian safety that you have heard from many of the local residents during the public review process and again this time round, I would say that the precedence this development will set will be irreversible.

On reviewing the landscape of Lakeshore Road from the east end of Oakville to Bronte the tallest buildings are at 370 Lakeshore Road East (at First Street) and 25 Lakeshore Road East. Both buildings are six stories. This proposal will set a new precedence for developments along this corridor.

I have lived in the area for almost ten years and have seen the last couple of proposals for this site. My understanding of this piece of property is it has changed ownership many times, with each subsequent developer looking for "more" than the last. The development of a 4 storey building was approved in 2015, the development of a 5 storey building with 41 units was approved in 2019 and here we are again looking for 10 storeys.

Doubling the number of residential units in this area with the development of one building is unfathomable.

Simply because developers buy land and try to make as much profit as possible does not mean that town council has to approve it.

Simply because there is a demand for additional housing in the province approving this development in this location will not address this issue.

Please do not approve this proposed high density development at 42 Lakeshore Rd West.

Regards.

Brian and Helen Gore
Forsythe St., Oakville