

Addendum to Comments

April 17th, 2024

Committee of Adjustment

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

1)

CAV A/063/2024

85 BRONTE RD

PLAN M8 LOTS 1A, 3 TO 5, 9 AND 10 PT LOTS 1, 7, 8 AND 11 RP 20R3921 PARTS 1 TO 8

Proposed

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

Zoning By-law 2014-014 requirements – MU2

1. To permit a minimum of 20 non-residential parking spaces whereas a minimum of 50 non-residential parking spaces are required in this instance.

Comments from:

Email of Objections-6

Email of Objections-1

As someone who lives in Bronte this does not seem like a good idea. Where will they park? This does not seem like a good idea for the local residents or customers of existing businesses.

Elaine Pankratz, Millward ave.

Email of Objections-2

File# CAV A/063/2024

85 Bronte Road

I am writing this email to dispute allowing a variance requiring 50 non-residential spaces to 20 spaces at 85 Bronte Road.

As you must all be aware, Bronte has had continual ongoing problems with parking, towing of vehicles etc for quite a few years. The ongoing 'densification' only acerbates most residents' feelings of disappointment.

Bronte/Lakeshore is, without a doubt, one of the busiest and most dangerous intersections in Bronte/Oakville. Already the two finished complexes, NE corner of Bronte/Lakeshore, have contributed to traffic chaos (even though they are not at 100% capacity), as will 85 Bronte Road.

From what I see, all access into 85 Bronte will be from Bronte Road. Local shops, residences, businesses have all had to suffer with parking problems on a daily basis for quite a few years.

The location of, what will be, 85 Bronte Road, previously had ample parking for all the businesses on that corner.

To allow this variance would only make accessibility so much more challenging. The owners of this upcoming project were well aware of the 50 non-residential rule at the onset. Now, it seems that this does not fit their plans!

To allow this variance would encourage all other upcoming builds to try and custom fit to their 'wants'. This would endanger the livelihood of our stores and businesses - they have suffered enough over the last four years with Covid restrictions and major upgrading to 100 Bronte Road.

I do expect our elected officials to fight for denying this variance and upholding the present, required 50 non-residential spaces. Without this you cannot expect the vibrancy of our unique town to survive and, therefore, Bronte as a tourist destination.

Sincerely, Gloria Hamblett

Email of Objections-3

Ms. Radomirovic,

Please note for the meeting to review this application, I am strongly opposed to the reduction of 30 non residential parking spaces. I am also strongly opposed to any reduction from 50 non residential parking spaces as required by regulation.

Non residential parking is a major issue in Bronte due to a lack of available parking. I see cars which were parked on private lots in downtown Bronte being towed consistently walking my Golden on Bronte Road to the harbour. Beside paid street parking and the free town lot at the outer harbour there is no public parking for visitors to this area to enjoy the many amenities especially our unique local retailers and restaurants.

It is imperative the committee adhere to the town regulations when reviewing this application to ensure this development does not magnify the existing parking issues by pushing more non residents to the existing but inadequate available public parking spaces. Again no concessions should be given to the developer. Thank you in advance for your consideration.

Yours truly,

Rick Wotherspoon
235 Bronte Road, Oakville, L6L 3C5

Email of Objections-4

Re: 85 Bronte Road

We have serious concerns about any reduction in outdoor retail parking at this address. As you know public parking in the area is already in very short supply.

Any future migration of retail vehicles parking across the street to underground spaces at 125/133 Bronte Road would be intolerable to existing residents and visitors.

Please note this objection to any proposed reduction in outdoor parking at 85 Bronte Road.

Thank you,

Warren Davis
#802 - 125 Bronte Road, Oakville L6L 0H1

Email of Objections-5

Hello,

The requirement is for 50 non-residential parking spaces for a development of 200+ condominium units at 85 Bronte Rd, which is already far below what will be needed. I do not understand how a variance for a reduction to 20 non-residential spaces is even being considered. This would mean that only 10% of the building's residents would have available parking for their guests.

With Bronte being a tourist area, available parking is already a major concern for visitors, and any variance would also further exacerbate the problem by setting precedent with all the other developments going up.

The developer was aware of the requirements and must adhere to them. I am absolutely opposed to this variance.

Regards,

John Surmak
102 Bronte Rd
Oakville, ON

Email of Objections-6

Hi Sean and Jonathon,

See attached. Hopefully the Town takes these requests for variances to the regulation very seriously and does not approve otherwise the regulations have no teeth. Though all 3 are classified as minor, 2 of the 3, 85 Bronte Road and 2452 Hixon Street are a material deviation to the regulation.

My experience as a parent and businessman saying yes to exceptions makes it extremely difficult to say no the next time which I would assume the developers use to their benefit.

Question, What is the process for registering an objection to a request to these so called minor variances.

Thanks,

Rick Wotherspoon