



MEMO

Date:	April 9, 2025
File:	Y160AU – 3135 Lakeshore Road West, Oakville
Subject:	Public Information Meeting (PIM)

Major themes:

- Concerns with overall **height and number for storeys**, in relation to the roof patio and stairwell.
- Concerns with **privacy** of residents to the north and west, specifically to do with the roof top patio and the north facing windows
- Where **visitor parking** will be available, as street parking is not permitted along Lakeshore Road West
- Commented that 3000 sq m are large units (**unit size**)

Q&A:

QUESTION/COMMENT	RESPONSE
What level is considered the basement, is it the garage? Why three storeys? Why not two storeys on top of a fully excavated basement?	The number of storeys was based on taking advantage of the space available. The number of storeys is of consistent character with surrounding development in the area.
The roof top terrace is a technical fourth storey. With umbrellas open on the roof it would add to the overall height. The roof top allows for its residents to look down into the backyards (properties to the north and west). [I] agree with the compact use of the town house but think two storeys with a basement would be a better use.	Based on the definitions of height in the zoning by-law, this is not a fourth storey. We understand the interpretation, however, the application is assessed based on the definitions of "height" and "storey" in the zoning by-law. Barriers will be provided to prevent overlook in the form of fences as well as existing and proposed trees.
Is it freehold? What is the plan for visitor parking? You cannot park on Lakeshore Road West.	There are two parking spaces provided to each unit (one private garage space, and one driveway space), the number of spaces provided was decided based on meeting the site-specific zoning. Additionally, a Transportation Study will be completed for the site. In terms of on-street parking, it is our expectation that municipal parking enforcement will prevent on-street parking.

Is there going to be another entrance other than the entrances faced along Lakeshore?	Yes, there is a gate at the northeast to the rear yards.
Is there an estimated start date?	The project timeline is still far out, as the necessary approval process must be carried out.
How many square feet and how many bedrooms?	Just over 3,000 sq. ft per unit and three bed, three bath.
Will the residents have access to the green roof portion? Will they have a direct look down to the rear (west)? Moving the stair well to the very rear portion of the would be helpful to prevent the sight to the rear (west). Having it to the rear would allow for the view to be restricted to Lakeshore Road which wouldn't impact anyone's privacy.	Yes, residents will have access to the green roof. We will take your comments back to the architect and explore further opportunities to relocate the stairwell if necessary.
The walls and stair well on the roof top will create a 4 th storey effect	As mentioned, despite appearing to be a fourth storey, it is not technically a fourth storey.
Will the dirt/soil that is on the site be removed? The site was an old gas station, so the soil is likely polluted.	Yes, we are aware of the previous uses on the site and we have Fisher Engineering carrying out environmental studies as part of the application process. Site remediation will be carried out as a result, allowing us to build below-ground and provide servicing.
On the roof, at the rear, is it (the green roof) a raised bed?	No, not a raised bed, it will be at floor level.
Some people won't want to care for a green roof – so then they put a pergola or an umbrella.	I understand the concern and we will take this into consideration as we continue to develop the design of the roof.
The [rooftop] stairwell should be moved to the rear.	Understood – we will take this into consideration through the detailed design.
Some people will not be able or want to care for the green space – and people will add a pergola which will add more height.	Understood – we will take this into consideration through the detailed design.
Eliminates the privacy of the people behind (properties to the west)	We will do our best to preserve privacy through fencing and the use of trees. Privacy screens will be detailed in our Urban Design Brief, which you will have access to once we submit.
Keep the sight lines on the roof towards Lakeshore Road.	Understood – we will take this into consideration through the detailed design.
Properties to the northwest will get impacted by the shade caused by the building.	A sun/shadow study will be conducted and available for your view once we make a formal application.
Any changes required to the park beside?	That is Town-owned land so we cannot speak to it.
Paved walkway to the west?	Cannot speak to the Town's plans for the public land to the south.
Any changes to the sidewalk along Lakeshore?	Our proposal is contemplated to connect to the sidewalk along Lakeshore Road West. Our proposal does not propose a change as that is a municipally managed function.
What is the grading to the rear? Is there a change in grade? Are there any retaining walls?	No significant grading changes in grade across the property. No retaining walls established as of now,

	if any there will be a very minor retaining wall to the southwest
Privacy concerns about the north facing windows.	The plan and minor details are conceptual at this point. Any reduction to the number of windows will be explored further, however, we will need to provide adequate access to sunlight light to future residents.
What is the bylaw pertaining to the windows allowed?	The number of windows required and window size are Building Code related issues, not a by-law issue. The architect will ensure all window-related matters are up to code.
What is the top height – does this go to the top of the stairs?	About 12.5 m from the established grade. Yes it does.
Lakeshore and Bronte – has rooftop patios but are only 2 storeys.	This is a low-rise residential building that is consistent in built form with surrounding proposed townhouses in the area. As mentioned, 3 storeys is what we find appropriate given the unique size and location of the site along Lakeshore.
What happens to the snow on the roof if there is heavy snow fall like we have this year (2024/2025)?	Our Civil Engineer will develop a comprehensive stormwater management system that will of course factor in roof drainage.

Attendees:

<i>Name</i>	<i>Address</i>	<i>Contact</i>
<i>Councillor Sean O’ Meara</i>	2414 Belyea Street	
<i>Leslie Coules</i>	Speyside Drive	
<i>W. Vasallo</i>	Speyside Drive	
<i>S. Lain</i>	Speyside Drive	
<i>D. Currie-Mills</i>	Lakeshore Road West	
<i>Jean MacBride</i>	Lakeshore Road West	
<i>Joanne McGlaty</i>	2511 Lakeshore Road West	905-827-4015
<i>Susan Riman-Ager</i>	213 Riverview Street	
<i>Steve Ager</i>	213 Riverview Street	
<i>Cheryl Mac Pherson</i>	128 Riverview Street	905-469-4572
<i>Andrew Gould</i>	128 Riverview Street	905-469-4572
<i>Ellie Luciani</i>	110 Strathcona Avenue	Eluciani2@gmail.com
<i>Pat Hennessey</i>	110 Strathcona Avenue	Elph905@gmail.com
<i>Attendee 14</i>		

Public Information Meeting Attendees

April 8th, 2025

Legend

- Estimate Address
- Exact Address
- Subject Lands

