

Special  
Planning and Development Council Meeting  
October 3, 2019

**Comments Received Regarding Item 1**

Supplementary Report: Recommendation Report

320 Bronte Road Inc.

Proposed Official Plan and Zoning Amendment, Draft Plan of  
Subdivision and Draft Plan of Condominium

320-350 Bronte Road

File No's: Z.1631.01, OPA 1631.01

24T-19001/1631 & 24CDM-19001/1631

[REDACTED]

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**From:** Lara Christine [REDACTED]  
**Sent:** Wednesday, October 02, 2019 7:51 PM  
**To:** Town Clerk  
**Subject:** 320 Bronte Road

Hello,

I am writing the Town of Oakville in regards to the proposed development of 320 Bronte Road and the concerns I have for the existing neighbourhood and the future of Seedlings Children's Centre. I am concerned about an increase in traffic in an already congested intersection. I am also concerned about the preservation of the existing natural habitat that surrounds the property and how a development with impact the wildlife.

Additonally, the possibility of the daycare centre moving/closing due to development and the lack of other child care options in the area. There are not many daycare centres in the area and many families depend on the daycare for the children. Seedlings is one of the few childcare centre's in Oakville that offers subsidy and has affordable rates, which has helped a lot of families afford care. Closing the centre would be a great loss for the community and the families in the area that depend on it. Please take in to consideration keeping Seedling's Children's Centre at their current 320 Bronte Road location.

Thank you for your consideration.

Sincerely,

Lara Brown

[REDACTED]

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**From:** Whitwell, Lara <lara.whitwell@peelsb.com>  
**Sent:** Tuesday, October 01, 2019 9:01 PM  
**To:** Town Clerk  
**Cc:** seedlingschildrenscentre@hotmail.com; Whitwell, Lara  
**Subject:** Development at 320 Bronte Rd.

To whom it may concern,

I am writing in regards to the proposed development of 320 Bronte Road and the concerns I have for the future of Seedlings Children's Centre that is located on the property. I currently have two young children enrolled at the centre and am concerned about the possibility of the centre moving/closing due to development and the lack of other child care options in the area.

As an educator myself, I am continuously impressed by the level of care my children receive and the program delivered by the caring and dedicated staff. It is one of the few childcare centre's in Oakville that offers subsidy and has affordable rates, which has helped a lot of families. I have done my share of research on centre's in Halton and Seedling's is truly a one of a kind place, with educators that go above and beyond for the children they care for. Loosing the centre would be a great loss for the community and all the families in the area that depend on it for their children's care. It is my hope that the Town of Oakville takes in to consideration keeping Seedling's Children's Centre at their current 320 Bronte Road location.

Please don't hesitate to contact me for further discussion. Thank you for taking the time to read and consider my concerns.

Kind Regards,

Lara Whitwell  
[REDACTED]

Lara C. Whitwell  
Kindergarten Teacher  
H.BA, B.Ed, MPPA  
Westacres Public School  
Peel District School Board  
[lara.whitwell@peelsb.com](mailto:lara.whitwell@peelsb.com)

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**From:** Brock Whitwell <brockw@vine.on.ca>  
**Sent:** Friday, September 27, 2019 8:42 PM  
**To:** Town Clerk  
**Subject:** 320 Bronte Road Development

Good evening,

I wanted to send an email with some thoughts about the property known as 320 Bronte Road in Oakville. While I am not completely opposed to some kind of development of the property, I am concerned about the impact it will have on quality, affordable daycare spots in the Bronte area. My wife and I have two young children who attend Seedlings Daycare which is presently situated on the aforementioned property.

We are concerned that the proposed development does not appear to include any space for the daycare and that should the development go forward as planned, the significant number of families that attend Seedlings will be forced out of the area to find appropriate child care. When our first son was born we interviewed at a number of schools before settling on Seedlings. A lot of schools did not have space or a great curriculum which is why we picked Seedlings, a choice we have not regretted. The thought of having to start this process all over again is daunting. The thought of other families losing out on the great curriculum and teaching group if Seedlings is forced to close is also disappointing.

I humbly request that when considering this proposed project the Town not only considers the residential side but also the families that will be impacted by the loss of this great school. I appreciate any consideration that can be given to these points.

Thank you  
Brock

Brock Whitwell, CPA, CA, B.Comm  
Partner

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**Subject:**

FW: Proposed Plans of Subdivision and Condominium submitted by 320 Bronte Road Inc.

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**From:** Judi Kingry [REDACTED]

**Sent:** Friday, September 27, 2019 5:04 PM

**To:** Robert Thun; Beth Robertson; \_Ward1

**Subject:** Proposed Plans of Subdivision and Condominium submitted by 320 Bronte Road Inc.

Mr. Thun

Thank you for your email as well as the snail mail notification of this meeting. I will be out of town on the meeting date, so my comments/concerns are listed below.

- What purpose do these meetings serve? I believe there have been several – at which residents raised legitimate concerns regarding extreme traffic congestion on Bronte Road, lack of parking space in the proposed condos, concern about the stability of the land – and yet, no alterations are made to the original plan.
- When or how are these legitimate concerns being addressed?
- 1.5 parking spaces per million \$ unit are NOT adequate. Garages are used for storage. There is virtually no street parking in the new condo complex. There are no adjoining streets or land to provide additional parking.
- Several new condos and apartments in the Bronte-Lakeshore area will be adding hundreds more residents. How are these people expected to get to work in a reasonable time? Or arrive home without sitting in a Bronte Road traffic jam for upwards of half an hour or more.
- Why is it fair to the current home owners who live adjacent to Bronte to vastly increase difficulty and access to their homes due to traffic congestion – let alone the negative effect on climate with all the idling cars crawling down the road. We are a land-locked community with Bronte the only available artery to move people. There is no open land to add roads, increase access to this area; and virtually no room to add lanes to boost traffic flow.
- I do not wish to be a NIMBE and readily accept that more homes are needed without increasing urban sprawl. However, to go forward with “this particular plan as proposed” simply is wrong!
  - Wrong for the current rate-payers.
  - Wrong for the environment.
  - Amending the existing code from Low-density to Medium-density is wrong. It undercuts not only the \$ value but also the livability of existing long time residents’ homes.
- If Oakville Council truly wants to make Oakville – “the most livable town in Canada” ....the council and the development company need **to go back to the drawing board** and come up with a more reasonable approach for housing in the proposed area.

Sincerely,  
Judi Kingry

[REDACTED]  
Yarmouth Crescent, Oakville, ON L6L 2M8

[REDACTED]

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**From:** Heather Mills [REDACTED]  
**Sent:** Wednesday, September 25, 2019 12:44 PM  
**To:** Town Clerk  
**Subject:** Proposed development at 320 Bronte Rd

To whom it may concern-

I'm writing to you today about the proposed development at 320 Bronte Rd, and the fate of the childcare centre there currently, Seedlings.

My son has attended Seedlings since Dec. 2018, when we moved to Bronte. It was hugely important to our family that we find a childcare centre that was convenient (to GO train), had a place in nature for our son to play, and was affordable and great quality.

There are few choices for childcare in south West Oakville, and fewer that checked these boxes - so we were very happy to find Seedlings. Many parents who have their children there are also commuting and it's beautiful setting is very special for the children like my son who see fishermen, bunnies, and squirrels eating acorns from The playground.

Bronte has many resources for meeting the needs of its aging population (seniors) yet few for the young families who seem to be moving to the area in increasing numbers. This daycare centre will help to continue to meet the needs of this population for child care.

Seedlings is unique in that it accepts the child care subsidy, fulfilling a need in Oakville to provide childcare for people who are of limited means. It is important to remember that access to child care is both an economic and maternal issue still in many regards. Having Seedlings meet this need in the community should be considered when you make your decision about the development of this property and if the centre can stay.

You may also want to consider that closing down a child care centre will put pressure on others in the surrounding area to take the children in.

If you'd like to discuss further you can reach me at [REDACTED]

Thank you,  
Heather Mills  
Mom to Oscar (age 3)

Sent from my iPhone