

Appendix C:
Public Comments
File No 1728.61

RECEIVED

MAR 23 2016

CLERK'S DEPT

March 14, 2015

Town Clerk

Town of Oakville, Clerk's Dept.

1225 Trafalgar Rd.

Oakville, ON. L6H 0H3

Dear Sir

I am here opposing the proposed amendment to the Official Plan and Zoning By-Law as proposed for the corner of 2266 Lakeshore Rd. West and 83 East Street Symgine (Lake East) Inc. ZBA & OPA 1728.61, Ward No 1 from Main Street 1 designation to Urban Core and Main Street 1 (H1 MU1) to Urban Core (H1 MU4)

This proposal is contrary to our "Bronte Village" image that we want to convey in this neighbourhood and as promoted by the town of Oakville .

In addition, the proposed 20 storey building is too big for the area of the land they want to develop and it infringes on the property of [REDACTED] where I live. Also they want to go 5 storeys deep for underground parking and up to the property line with [REDACTED] which could structurally jeopardise our building. They are not allowing enough, if any, surface parking on their property.

Furthermore, if you allow this change on Lakeshore Rd. you will be pressured to make similar concessions on Lakeshore Rd between East Street and Bronte Rd. which will destroy the "Bronte Village" image we want to maintain.

The design of the building proposed does not fit with the architectural atmosphere of the area. It is too modernistic and may fit in a "downtown area" of a big city but not in Bronte Village.

I hope that this Zoning Amendment will not be adopted or passed.

Yours truly,

[REDACTED]

Lyn Maynard
Planning Permit
F. Piazza
M. Simioni

23rd March 2016.

Melissa Dalrymple, M.P. L.P.

I enclose 36 concerns on the
new property at the corner of Lakeshore
Road West & East Street - Bronte Village.

Very sad to say that all we got is 36
concerns because Seniors feel it won't
make a difference. How sad.

Thank you for your time.

I remain.



RECEIVED

MAR 23 2016

PLANNING SERVICES DEPT.

Date: 17. MARCH 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**


Please indicate your concerns regarding the proposed development of the lot at the corner of East Street and Lakeshore Road. The concerns listed were raised at the meeting with Mr. O'Meara on February 29, 2016. Your concerns will be forwarded to the Town of Oakville to the attention of the Ward 1 Town & Regional Councillor, Mr. Sean O'Meara.

- ☐ The building would be out of character for our little village. The landmark welcoming people to Bronte should be warm and friendly not a tall glass building.
- ☒ The building would be too high (20 storeys) to be at the corner of a busy intersection.
- ☐ Increase vehicular and other traffic.
- ☐ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.
- ☐ Other concerns:

BRONTE NEEDS TO ATTRACT
MORE YOUNGER PEOPLE, WORKING
PROFESSIONALS IN ORDER FOR IT
TO ENCOURAGE MORE STORES TO
INVEST IN THE AREA.

If you believe that this development would be good for Bronte, please place your comments below:

A CONDO AIMED AT WORKING PEOPLE
WOULD BE GOOD FOR THE BUSINESS
~~AND~~ ECONOMY OF BRONTE.



Date: March 15/2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

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☒ Other concerns:

Already a very busy intersection
with the Baseball & Football Pitch
in summer - lots of School Buses

If you believe that this development would be good for Bronte, please place your comments below:



Date: March 18, 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

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- ☒ Other concerns:

not another big Building please.

If you believe that this development would be good for Bronte, please place your comments below:



Date: MARCH 11TH - 2016

Name: [REDACTED]

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

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☒ Other concerns:

When we first saw BRONTE my husband and I fell in love with it right away. I have since lost my husband but I will never leave [REDACTED] it is great! Please don't change it!!

If you believe that this development would be good for Bronte, please place your comments below:

[REDACTED]

Date: March 18, 2016

Name [REDACTED]

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

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- ☒ Other concerns:

The building would be out of Place because of its design it is more for Big Cities and Lakefront properties. Also there are a lot of Seniors around with walkers and the traffic would disrupt there walks to the lake as they would have to go by the building ~~and~~ past the car ramp. The building would be blocking the sunlight and view for our building.

If you believe that this development would be good for Bronte, please place your comments below:

Kindly leave this completed form at Reception by Friday, March 18, 2016.
Thank You.

Date: Mar 15 / 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

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☐ Other concerns:

I cannot understand why anyone could consider allowing a building of this size to sit on such a small sized lot. and to interfere so closely with the neighborhood. I have seen the drawings It does not belong at East & Lakeshore, most definitely, in my opinion

If you believe that this development would be good for Bronte, please place your comments below:

If Bronte really needs more condos, I'm sure there is available land in the more northern areas! This area already has enough "condos" High Rises



Date: Mar 18-2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

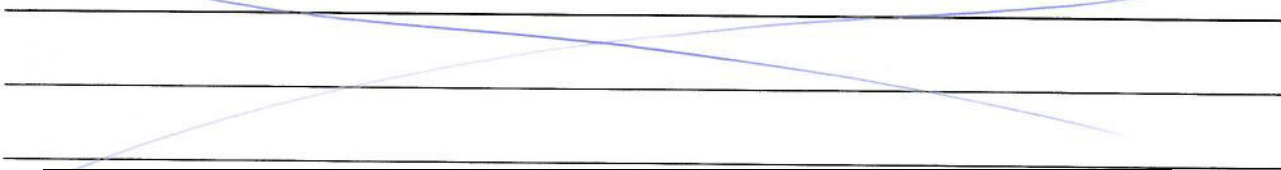
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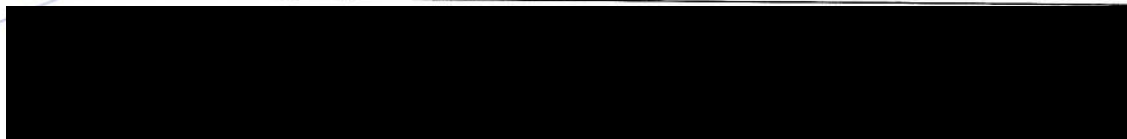
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- ☒ Other concerns:

*The calm + relaxing atmosphere are
a big part of why I moved here.
This is not Toronto.*

If you believe that this development would be good for Bronte, please place your comments below:





Date: May 17/16

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

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☒ Other concerns:

Traffic problems - Noise
blocking other views and not
safe for people or children having
to walk at corner.

If you believe that this development would be good for Bronte, please place your comments below:

I don't agree - it is not suitable for
the area, of course it is very new
and modern but should be elsewhere



Date: March 16, 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

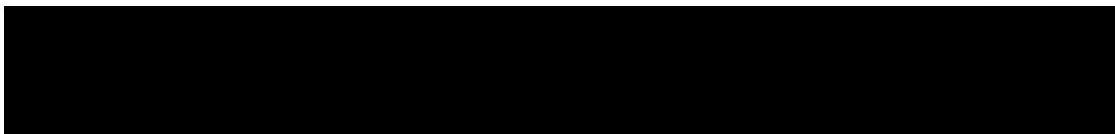
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☐ Other concerns:

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Date: MAURF 2016

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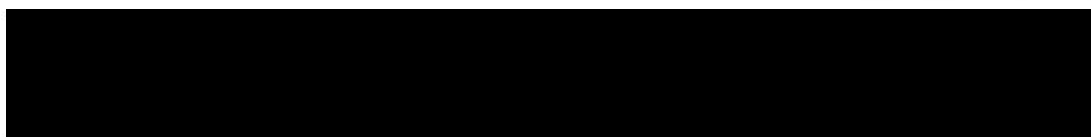
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- ☒ Other concerns:

*a 20 story building would cut out the
sunlight from our residence for a
good portion of the day.*

If you believe that this development would be good for Bronte, please place your comments below:



Date: Wed. March 16, 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
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☒ Other concerns:

(I.E.) - Traffic v.s. "EMS"

- RED CLAY

- SENIORS

- APPEARANCE

SEE ATTACHED

LETTER of EXPLANATION

AS PER THESE TOPICS

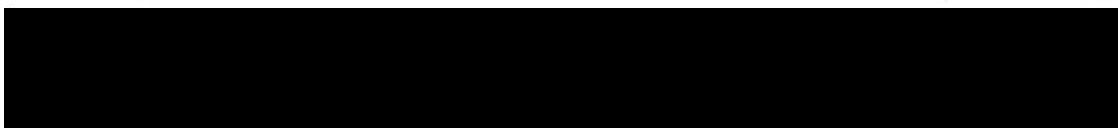
If you believe that this development would be good for Bronte, please place your comments below:

"NO"

- NOT A good idea -







Friday, March 18, 2016

MR. SEAN O'HEARA

As mentioned to you at a meeting, of said above mentioned address, I have experienced on more than one occasion, traffic making "left turns" at the corners of: Lakeshore Rd and East St, Nelson St and Jones Sts. coming a hair pin away from being hit at these intersections - though at the pedestrian right of way -

These impatient drivers seem to think that the elderly are too slow, to suit them, and zoom directly in front of or behind us at very close calls.

Another matter is the seniors that cannot or do not make good safe judgement and cross the road mid-block to the T.D. Bank which is located directly across from the Senior's Residence Building.

It is just a matter of time before someone is hit or worse (God forbid) by passing motorists, especially if the construction is allowed to take place at the corner of Lakeshore 'n East Sts. It could be very dangerous when the large "construction trucks" are added to the traffic melee.

An extremely serious problem would be created concerning the emergency needs as per the "EMS" comings and goings on the Senior's property - sometimes as much as 2 to 3 times per day -

So, when you do the math on a proposed 144 unit dwelling with at least 3/4 of the tenants/owners having vehicles (some may even have

TWO VEHICLES PER — NOW TO ME THAT ADDS CLOSE TO 150 MAYBE EVEN CLOSER TO 180 VEHICLES ON THE ROAD (NEEDLESS TO SAY ^{THEIR} VISITORS AS WELL.)

AS FOR THE TOPIC OF Oakville's "Red-Clay" — IT WOULD BE A LARGE PROBLEM WITH THE CONSTRUCTION ZONE AND THE TRUCKS INVOLVED ON THIS SITE AND THE BIG CLUMPS OF WET 'N MUCKY RED CLAY ON THE SIDEWALK AND ROADWAY (THE WHOLE WIDTH OF THAT PROPERTY AND BEYOND — NOT TO MENTION THE CONSTRUCTION TRUCKS THE SIDEWALKS OR PARKED ON THE WALKWAYS — POINT AT HAND JUST YESTERDAY WHEN A LARGE TRUCK INSTALLING THE "ADVERTISEMENT FENCE" ON THAT PROPERTY, IT HAPPENED AT DAYS END, ^{WHEN THEY} PARKED ON 1/4 OF THE SIDEWALK ON LAKESHORE ROAD. —

NOW, THAT'S ONLY INSTALLING A "PART" FENCE — NEVER MIND A WHOLE BUILDING.

— AT THE MEETING YOU ALSO INSINUATED THAT IT WOULD NOT OCCUR HERE — YOU WOULD MAKE SURE OF TAKING CARE OF THAT SITUATION.

THEN WHERE WERE YOU ON OUR LAST SNOW FALL?

WE ^{SENIORS} HAD TO LIFT OUR "WALKERS" OVER AT LEAST THREE DIFFERENT AREAS FROM THE SENIORS BLDG., TO THE CORNER OF LAKESHORE 'N EAST STS. BECAUSE OF THE POORLY PLOWED JOB IT CREATED. NOT TO MENTIONED THE "PUSH BUTTON" AT ALL FOUR CORNERS WERE WE COULD NOT REACH BECAUSE OF THE SNOW PILED THAT BLOCKED THEM FROM ARMS REACH.

THIS WHOLE ISSUE OF BUILDING A MOUSTER BUILDING ON THAT SITE IS ABSOLUTELY INSANE. —

I CERTAINLY HOPE THAT YOU WILL ALL TAKE HEED AND SAY "No" NOT IN A SENIORS AREA. THEY WON'T — — —

Date: March 14 2016

Name 

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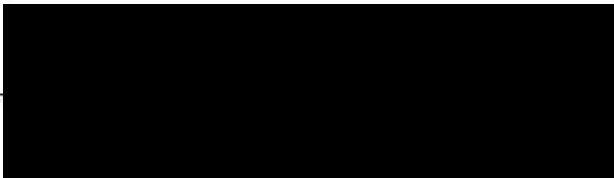
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- ☒ Other concerns:

Many of our residents enjoy the views of the lake & trees in Bronte & this project would interfere with that. Also the noise & activity of building would spoil our enjoyment of our quiet location. It would be totally out of character for Bronte.

If you believe that this development would be good for Bronte, please place your comments below:



Date: March 16/

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☐ Other concerns:

When building it too much confusion
& noise for old people

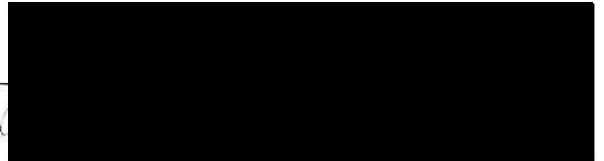
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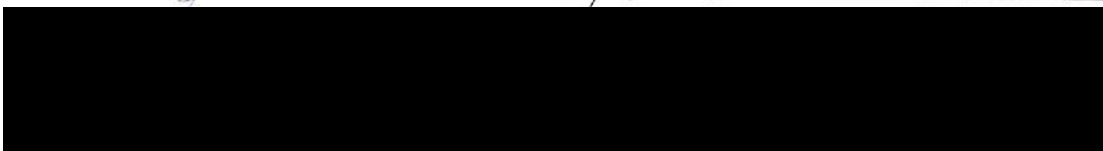
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☐ Other concerns:

Bldg should only be ¹⁰2 stories high
underground parking entrance at back of bldg.
do not cross the lake from view &
not a cement wall from the lake as it is

If you believe that this development would be good for Bronte, please place your comments below:

in miss. & P.D. a parkette facing on
Lakeshore so you can sit under the walk
& maybe a water fountain?



Date: March 16 2016

Name

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☐ Other concerns:

The Seniors don't want the Building
to be there, we love having the Sun
Shining where we live,

If you believe that this development would be good for Bronte, please place your comments below:

We ~~don't~~ do not need this Building
in our Bronte, we want it stop,

Date: March 16/2016

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☒ Other concerns:

BRONTE IS A LOVELY HISTORIC, COTTAGE LIKE
AREA, WHERE PEOPLE SMILE, SAY GOOD MORNING
OR GOOD AFTERNOON. SOMETIMES THEY STOP
TO CHAT. BRONTE HAS THAT SMALL TOWN
ATMOSPHERE WHICH IS GRADUALLY BEING TAKEN AWAY

~~If you believe that this development would be good for Bronte, please place your comments below:~~

WITH MORE BUILDINGS/CONDOs, ETC.

"ENOUGH IS ENOUGH"

AS THE EXPRESSION GOES. THANK-YOU.



Date: MARCH 16 2016

Name: 

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- ☒ Increase vehicular and other traffic.
- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.
- ☒ Other concerns:

The sidewalks in front and besides the new building are the busiest sidewalks for walking senior citizens in all of Oakville!

And while they are building this monstrosity, these sidewalks will probably be impossible to navigate all together!

If you believe that this development would be good for Bronte, please place your comments below:



Date: March 16, 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

Please indicate your concerns regarding the proposed development of the lot at the corner of East Street and Lakeshore Road. The concerns listed were raised at the meeting with Mr. O'Meara on February 29, 2016. Your concerns will be forwarded to the Town of Oakville to the attention of the Ward 1 Town & Regional Councillor, Mr. Sean O'Meara.

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- ☒ The building would be too high (20 storeys) to be at the corner of a busy intersection.
- ☒ Increase vehicular and other traffic.
- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.
- ☒ Other concerns:

*I walk down East St often in good weather to the lake
Also like to walk East St to Marine Drive to come up to OSCAR for
a walk. A walk a lot of us do. That building isn't going
make the walk safe. A lot of cars turn there brating season.*

If you believe that this development would be good for Bronte, please place your comments below:



Date: MARCH 16-2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

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- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☒ Other concerns:

NOISE AND VIBRATION DURING CONSTRUCTION.
LET US LIVE OUT OUR "GOLDEN YEARS"
IN PEACE AND QUIET.

If you believe that this development would be good for Bronte, please place your comments below:



Date: March 13, 2016

Name: 

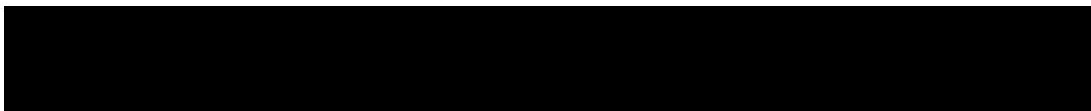
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- ☒ Other concerns:

If you believe that this development would be good for Bronte, please place your comments below:



Date: 16th March 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

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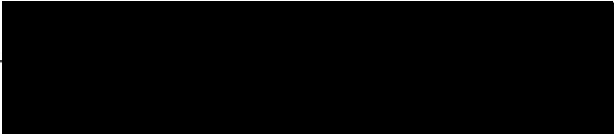
☒ Other concerns:

It will block the sun from the buildings
close by.

If you believe that this development would be good for Bronte, please place your comments below:



Date: MARCH 16th 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

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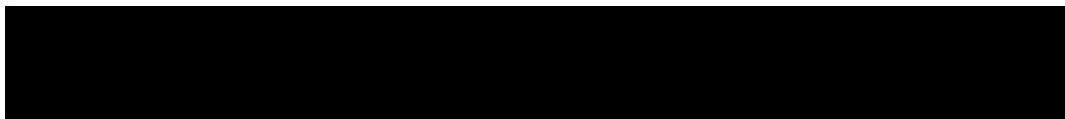
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☒ Increase vehicular and other traffic.

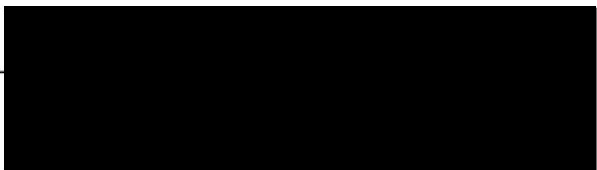
☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☒ Other concerns:

If you believe that this development would be good for Bronte, please place your comments below:



Date: Mar 16/2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

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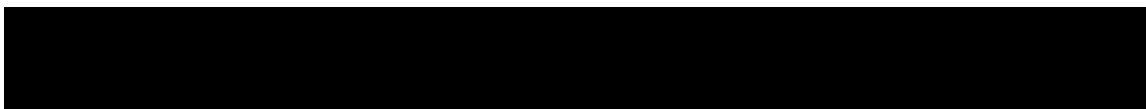
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- ☒ The building would be too high (20 storeys) to be at the corner of a busy intersection.
- ☒ Increase vehicular and other traffic.
- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☒ Other concerns:

craziest thing to put an apt building on that
small lot, that size are they nuts!!!
We don't need an apt building there, we have
enough!

If you believe that this development would be good for Bronte, please place your comments below:



Date: MARCH 15TH 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

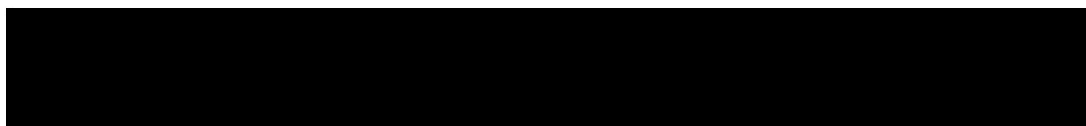
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- ☒ The building would be out of character for our little village. The landmark welcoming people to Bronte should be warm and friendly not a tall glass building.
- ☒ The building would be too high (20 storeys) to be at the corner of a busy intersection.
- ☒ Increase vehicular and other traffic.
- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☐ Other concerns:

I am all for progress, but this ^{quiet} ~~quaint~~ village does not need a (20 storey) development project in the midst of such a quaint little town where its mostly seniors. Perhaps a (4 storey) would not appear so much out of character. So no to a (20 storey)

If you believe that this development would be good for Bronte, please place your comments below:



Date: MARCH 15 2016

Name: [REDACTED]

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development
Lakeshore Road**

Please indicate your concerns regarding the proposed development of the lot at the corner of East Street and Lakeshore Road. The concerns listed were raised at the meeting with Mr. O'Meara on February 29, 2016. Your concerns will be forwarded to the Town of Oakville to the attention of the Ward 1 Town & Regional Councillor, Mr. Sean O'Meara.

- ☒ NO SUN! The building would be out of character for our little village. The landmark welcoming people to Bronte should be warm and friendly not a tall glass building.
- ☒ The building would be too high (20 storeys) to be at the corner of a busy intersection.
- ☒ Increase vehicular and other traffic.
- ☒ Money Talks Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

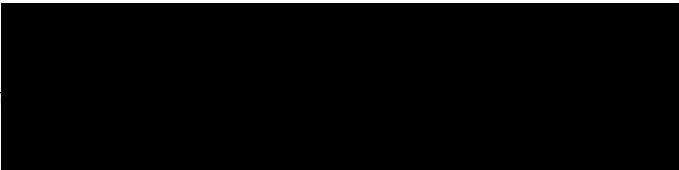
☒ Other concerns:

NOISE INSIDE & OUT BIKES ROAD!
WE NEED MORE LIFE STORES! SOMEWHERE TO
LOOK AND SHOP! BE ALIVE!
LOW RESIDENCE

If you believe that this development would be good for Bronte, please place your comments below:

Keep it Low NO WIND TOWELS
SHARE THE SUNSHINE!

Date: March 18th 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

Please indicate your concerns regarding the proposed development of the lot at the corner of East Street and Lakeshore Road. The concerns listed were raised at the meeting with Mr. O'Meara on February 29, 2016. Your concerns will be forwarded to the Town of Oakville to the attention of the Ward 1 Town & Regional Councillor, Mr. Sean O'Meara.

- ☐ The building would be out of character for our little village. The landmark welcoming people to Bronte should be warm and friendly not a tall glass building.
- ☐ The building would be too high (20 storeys) to be at the corner of a busy intersection.
- ☐ Increase vehicular and other traffic.
- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.
- ☐ Other concerns:

If you believe that this development would be good for Bronte, please place your comments below:



Date: March 15, 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

Please indicate your concerns regarding the proposed development of the lot at the corner of East Street and Lakeshore Road. The concerns listed were raised at the meeting with Mr. O'Meara on February 29, 2016. Your concerns will be forwarded to the Town of Oakville to the attention of the Ward 1 Town & Regional Councillor, Mr. Sean O'Meara.

- yes* ☒ The building would be out of character for our little village. The landmark welcoming people to Bronte should be warm and friendly not a tall glass building.
- yes* ☒ The building would be too high (20 storeys) to be at the corner of a busy intersection.
- ☒ Increase vehicular and other traffic. *yes, yes.*
- yes* ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

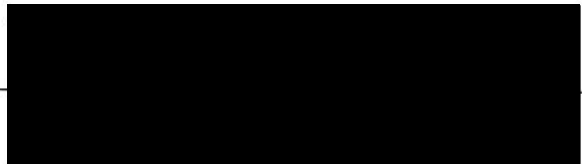
☐ Other concerns:

*We have enough high rises
all around us right now.*

If you believe that this development would be good for Bronte, please place your comments below:



Date: Mar 15/16

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

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- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☒ Other concerns:

Adjust the stop and go signals from
15 to 21 or 25. Some of us don't
walk as fast as others.

If you believe that this development would be good for Bronte, please place your comments below:



Thank You!

Date: March 14/16

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

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- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☐ Other concerns: .

Having a 20 Story building would cause too much traffic - many seniors cross the Street right at that corner. Most young drivers don't have the patience to wait for Seniors to cross the road. More activity in this area would be bad

If you believe that this development would be good for Bronte, please place your comments below:



Date: Tues Mar. 15, 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

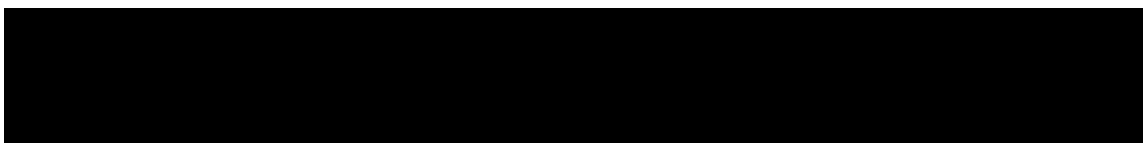
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- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☐ Other concerns:

SEE LETTER ATTACHED

If you believe that this development would be good for Bronte, please place your comments below:



Tues. Mar. 15, 2016

"I'm truly sorry for not attending yesterday meeting. However being missed out. There are questionnaires that may bring to [REDACTED] attention."

I'm an [REDACTED] [REDACTED] for [REDACTED]

I really have not seen exact building location on site and the model of proposed 20 storey building. To me I feel very uncomfortable at this.

1. The developer has owned former Hasty Market store and ^{they} did purchased two property east of Hasty property? It would be right to the [REDACTED] west side property?
2. It erection would be towering over [REDACTED] and to the condo bldg. to the south, thus it's not practical! Landscaping there would be a problem, etc, etc.
3. My recommendations
Reject that proposed and have ^{the} City of Oakville ~~be~~ purchase lands from developer and change that into a beautiful corner ^{public} park/garden. I would go for that!


Date: March 14 2016

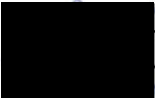
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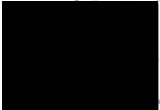
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☒ Increase vehicular and other traffic.

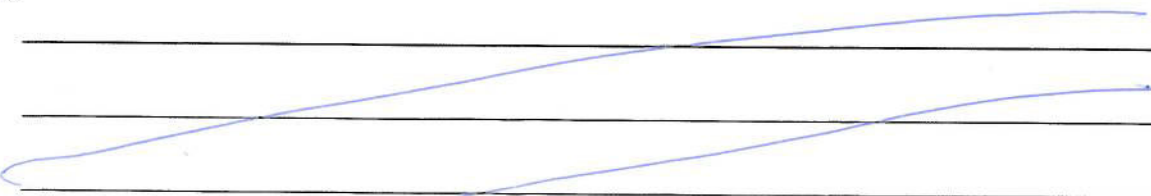
 Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☒ Other concerns:

* blocking view of 

* Constant NOISE for building apt for perhaps years to come

If you believe that this development would be good for Bronte, please place your comments below:





Date: _____

Name: _____

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

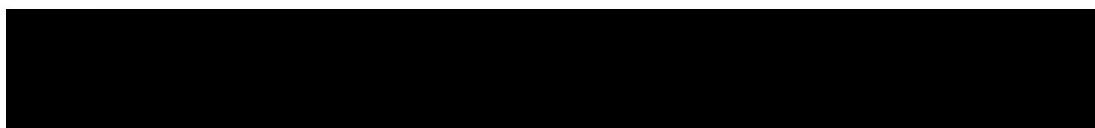
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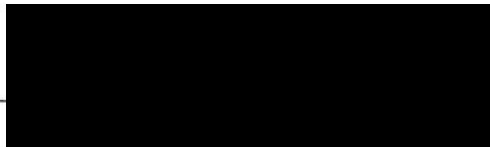
☐ Other concerns:

*It would change our view
affect scenery - be noisier -
all of the above*

If you believe that this development would be good for Bronte, please place your comments below:



Date: 21/03/16

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**


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- ☒ Increase vehicular and other traffic.
- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☐ Other concerns:

It would take away sunlight from buildings around. There would be a huge traffic increase. Danger for the seniors walking on the street.

If you believe that this development would be good for Bronte, please place your comments below:

Date: MARCH 2016

Name: 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

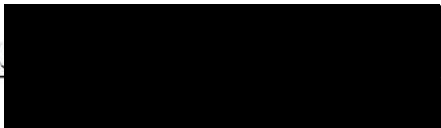
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- ☒ Increase vehicular and other traffic.
- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.
- ☐ Other concerns:

If you believe that this development would be good for Bronte, please place your comments below:



Date: March 14, 2016

Name: 

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Ward 1 Town & Regional Councillor
Office of the Mayor & Council
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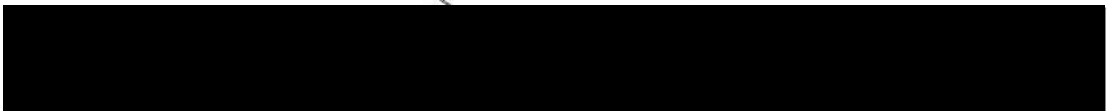
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- ☒ Increase vehicular and other traffic.
- ☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☐ Other concerns: WE DO NOT a Toronto In THIS AREA,

The south lower Bronte Rd has been changed greatly with ONE
Condo here; it doesn't suit Bronte Area; NOT another TALL ONE!
It's hard to find a area to park your car across the street in
the little Mall already. Let's Enjoy what we have room to move
and Sun & fresh AIR.

If you believe that this development would be good for Bronte, please place your comments below:



Date: 13th March 2016

Name 

To: Sean O'Meara
Ward 1 Town & Regional Councillor
Office of the Mayor & Council
Town of Oakville

Re: **Concerns regarding the proposed development of the lot at East Street and Lakeshore Road**

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☒ The building would be out of character for our little village. The landmark welcoming people to Bronte should be warm and friendly not a tall glass building. *& we already have our landmarks @ East Street.*

☒ The building would be too high (20 storeys) to be at the corner of a busy intersection.

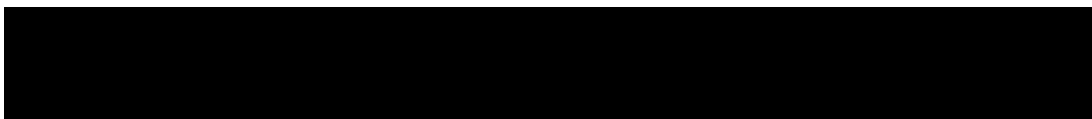
☒ Increase vehicular and other traffic.

☒ Change the dynamics of Bronte, there are many seniors in this area that enjoys the relaxing and calm atmosphere that is experienced in this specific vicinity.

☒ ^{COMMENTS} Other concerns:

*maybe 12 floors? no commercial business
& retail stores, we have enough of them,
that are vacant.
- downtown has a height limit, why not Bronte Village?*

If you believe that this development would be good for Bronte, please place your comments below:



Melissa Dalrymple

Subject: FW: Public Input into proposed Symgine (Lake East) development proposal
Attachments: Fortress on Lakeshore.jpg

From: [REDACTED]
Sent: Saturday, March 26, 2016 7:19 PM
To: Mayor Rob Burton; Sean O'Meara; Ralph Robinson [REDACTED] Charles McConnell
Cc: [REDACTED]
Subject: Public Input into proposed Symgine (Lake East) development proposal

Your Worship and Councillors:

I read in the paper that Oakville Council welcomes continued comments on the above noted proposal.

Both I and my husband [REDACTED] are opposed to anything higher than a mid-rise development on the former Hasty Market site. In addition, in order to preserve sightlines into what will some day be an impressive Bronte Village development, we request that there be a significant set back from Lakeshore Road West and that the massing be on the south end of the site. There are significant setbacks on two of the four corners of the intersection of Lakeshore and East St., and the southwest corner is a one story building.

I read through the proposal for the development. I believe that the artists rendering of the proposed development as seen on the approach along Lakeshore from the East was intentionally misleading. I have enclosed a new image that I think is more realistic.

I think that a Fortress entrance to a town centre is medieval. Hopefully more modern principals of planning will prevail.



Regards, [REDACTED]

Melissa Dalrymple

Subject: FW: Planning

From: [REDACTED]

Sent: Monday, March 28, 2016 11:28 AM

To: Hillary McKenzie; Ralph Robinson

Subject: Planning


Good morning,

Excuse me for making you my contact and I would much appreciate your redirecting this message to the appropriate person. I cannot find a contact with the Planning and Development Commission.

I would like to voice my extreme disapproval of the proposal to erect a 20-storey tower on the corner of Lakeshore Road West and East Street in Bronte. This is an outrageous proposal and totally unsuited to Bronte in my opinion. The development of this site should be restricted to the allowable 6 stories maximum.

This request has all the hallmarks of a greedy (in extreme) developer who is trying to get more than any reasonable return on a construction project by more than tripling the number of units in a residential development. We can all be assured that such density will never be reflected in lower, reduced market prices for the units made available.

Sincerely,


April 1, 2016

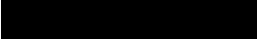
BY EMAIL

Our File No. 

Mayor and Member of Council
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario
L6H 0H3

Dear Mayor Burton and Members of Council:

**Re: Official Plan Amendment and Zoning By-law Amendment
Symgine (Lake East) Inc.
2266 Lakeshore Road West and 83 East Street, Town of Oakville
File No. 1728.61**


Please be advised that  are counsel to Symgine (Lake East) Inc. in respect of the above referenced development applications for the lands located at 2266 Lakeshore Road West and 83 East Street in the Town of Oakville.

We were in attendance, along with our client and its consultants, at the statutory public meeting held on March 21, 2016. Prior to that meeting, we had reviewed the Planning Services Department Report dated February 23, 2016 prepared for the public meeting. We noted that in the "Key Facts" section of the report that Planning Staff advised as follows:

Staff will submit a recommendation report for Council's consideration at a future Planning and Development Council meeting when the Official Plan review of the Bronte Growth Area has been sufficiently completed to provide direction on the merits of the applications.

We understood from this "key fact" and from similar comments contained in the report that it was the intent of staff to continue processing the applications in the context of the Bronte Village Growth Area Review (commenced in spring of 2015) "as a means of assessing the existing policies that guide growth and change in Bronte Village, and to determine if new or revised Official Plan policies are required to ensure the goals and objectives of the Town and the Bronte Village are realized."

We were therefore very surprised when Mayor Burton, at the public meeting, directed staff to bring forward a recommendation report on the applications at the May meeting of



April 1, 2016
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Council. Mayor Burton also advised the audience that the Council would be making a decision on the applications at that meeting of Council.

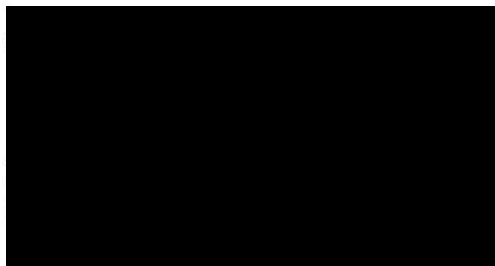
The direction from Mayor Burton is in stark contrast with the final conclusion of the report, which provides as follows:

Planning staff will continue to review and analyze the proposed applications and address all technical matters, along with submitted public comments, and report to Council at a future meeting. Staff will be considering the input and emerging policies being established through the Official Plan review for the Bronte Village Growth Area in the Recommendation Report.

The direction from Mayor Burton is all the more concerning as our client has yet to receive any comments, circulation or otherwise, from the Town notwithstanding that the applications have been filed since November, 2015. The shortened timeframe that has now been imposed, contrary to the recommendations of staff, creates a circumstance whereby it is highly unlikely that any kind of constructive discussion can occur with staff which would then permit our client to consider responses, either in the way of revisions to the proposal or additional information, to address any comments or concerns. In our view, this direction, and the indication that Council will be making a decision in May, is indicative of a "rush to judgment" on the applications. This impression is further informed by the tone and tenor of Council member's questions and statements during the public meeting.

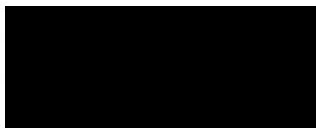
Our client, as it has throughout this process, remains open to meeting and working with staff and with the community. We will be seeking an opportunity to meet and continue to dialogue with staff on the applications so as to be able to respond to any issues which may be identified in the Recommendation Report when it issues.

Yours truly,



c: Melissa Dalrymple, Planner – West District – Town of Oakville
Charles McConnell, Manager – West District – Town of Oakville
Mark Simeoni, Director, Planning Services, Town of Oakville

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Melissa Dalrymple

From: [REDACTED]
Sent: Tuesday, April 05, 2016 1:46 PM
To: Melissa Dalrymple
Subject: Re: Proposed condo at Lakeshore and East St.

Hello, Melissa.

Well, maybe this email is too late and I'm wasting my time but I just wanted to reiterate my feelings and thoughts about this proposed 20 story condo. Some time ago I wrote you an email outlining my views on the topic and several weeks ago I attended the meeting at the Black Box theatre. Although I wanted to voice my thoughts on the subject that evening, what I had to say had been covered by others in attendance. Unfortunately I failed to attend the meeting a couple of weeks ago but I still hate the idea of that building getting approved. I own (and live in) [REDACTED] and a 20 storey building on that site would obliterate my views of some amazing sunsets. I have to assume that the builder has been given permission to at least build a 14 storey condo because a sign has been placed on the site and as I understand it the former Hasty Market is being transformed into a sales office. I hate the idea of a 20 storey tower being erected there but even a 14 storey building would bother me as it would affect local traffic for starters. I apologize if you still have my previous email on file and I'm repeating myself but like others have pointed out, this tower would be just the start of a transformation of the Bronte area and not a good one in my opinion. I moved here in [REDACTED] and at the time I felt that it was the best move I had ever made. I was born and raised in [REDACTED] and after living in [REDACTED] on 2 different occasions I moved back to [REDACTED]. Before coming to [REDACTED] I lived in [REDACTED] and moving here was like entering another world, a much nicer more peaceful world. The pace was a lot slower and people seemed a lot friendlier. It's a beautiful area and I'd hate to see it change into another concrete jungle like Toronto for instance. I sometimes drive over to my brother's place in what I call [REDACTED] for a visit and over the years I've seen a lot of change, especially in the downtown Toronto area. It seems like every time I drive in a few more towers have been built and nowadays one has to be directly opposite the Rogers Centre on the Gardiner before you see it. That certainly wasn't the case a few years ago.

Anyway, I tried to call you yesterday but when I got your voice-mail I decided to hang up rather than leave a message as I was going out. I've tried going online to see what's going on with this proposal but to no avail. Maybe I've been going wrong somewhere.

In any case, my home phone number is: [REDACTED] if you'd care to call me to update me on this subject. I hate the thoughts of moving elsewhere but should this tower be erected and I'm staring at another building, maybe it's time to move on.

Thanks for taking the time.

Regards, [REDACTED]