

Planning and Development Council
Meeting September 9, 2019

Comments Received Regarding Item 5

Recommendation Report, 320 Bronte Road Inc., Proposed
Official Plan and Zoning Amendment, Draft Plan of Subdivision
and Draft Plan of Common Element Condominium, 320-350
Bronte Road, File No.'s : Z.1631.01, OPA 1631.01,
24T-19001/1631, 24CDM-19001/1631

[REDACTED]

From: Sally Burgess [REDACTED]
Sent: Friday, September 06, 2019 1:32 PM
To: Town Clerk
Cc: John Bateman; Jocelyne Bateman; Mike Burgess; Sean O'Meara
Subject: re: 320 Bronte Rd

I would like to be included as a delegate in the discussion of the application for development of 320-350 Bronte Road on Monday September 9th.

My concerns revolve around the impact that increased density bylaws will have on the community as a whole. I can already see that the properties on the available corners of Bronte and Rebecca have been sold or are for sale, all with an eye toward development if the density at this property is increased. This could potentially completely change the face and feel of our community, particularly once other property owners begin to consider the option of selling parcels of land to condo developers. The lots in our community are large, which is a draw for those of us who have chosen to live there; this also makes them desirable to developers intent on increasing the number of dwellings on each property.

I also have concerns that the adjacent natural area of Bronte Creek will be impacted by the increase of construction, hard surface run-off, and increased population. I would like to have more information about how this area will be protected to remain at it's current state.

After reading the report, I see my concerns match some of the town staff concerns about conformity with the neighbourhood and the Livable Oakville Plan. I am pleased to see that our town staff are aware of our concerns, but want to make sure that 'public opinion' is also heard.

Please include my name on the docket of speakers on Monday night. Please also let me know if there is anything I will need to do in addition to this request to make my delegation possible.

Sally Burgess
[REDACTED] Bridge Road
Oakville, ON
[REDACTED]

[REDACTED]

Subject: FW: Proposed Development 320, 324, 338, 346 and 350 Bronte Road - File: Z. 1631.01, OPA 1631.01, 24T - 19001/1631, 24CDM - 1900/1631

From: John Bateman [REDACTED]
Sent: Friday, May 24, 2019 5:35 PM
To: ServiceOakville <ServiceOakville@oakville.ca>
Cc: Sally Burgess [REDACTED]; Bateman, Jocelyne [REDACTED]; [REDACTED]
Subject: Proposed Development 320, 324, 338, 346 and 350 Bronte Road - File: Z. 1631.01, OPA 1631.01, 24T - 19001/1631, 24CDM - 1900/1631

To the Planning Department

1. I understand the council may be in a position to approve or decline this proposal in September 2019; could you confirm or correct that timing, please?
2. Will there be any further public meetings prior to the council taking a decision?
3. If the council declines the plan, what would be the next step; for example, if the developer appeals to the Local Planning Appeal Tribunal, how long is it likely to take before a final decision is made? (I'm looking for a worst-case timing estimate.)
4. Could you arrange to add me to the mailing list of interested parties, please?

Thank you.

ServiceOakville | Town of Oakville | 905-845-6601 | www.oakville.ca

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Robert Thun, B.Sc., MCIP, RPP

Senior Planner, Current Planning - West District

Planning Services

Town of Oakville | 905-845-6601, ext.3029 | f: 905-338-4414 | www.oakville.ca

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John Bateman

██████████ Bridge Road

Oakville, L6L 2H2



[REDACTED]

From: Harry J. Shea [REDACTED]
Sent: Monday, May 13, 2019 11:37 AM
To: Town Clerk
Subject: Public Meeting on 320 Bronte Road Inc., Proposed Official Plan and Zoning Amendment

Dear Town Clerk, I write today in regards to the above captioned Plan and Zoning Amendments.

I ask that Town Council answer these two questions. First, does this development add or distract from the character of the existing neighbourhood? I would argue it distracts and is not a compliment to the existing character.

Second, is any encroachment on the Parkway Belt important enough to say no? I would argue yes it does. The Town needs to take a strong stance on the loss of any future natural or green space removed from our ecosystem for new housing developments.

Thank you for your consideration.

Respectfully submitted,
Harry & Linda Shea
Ward 1

Bronte Road
Oakville
ON, L6L 3C6

24th April 2019

Re: Proposed development 320, 324, 338, 346 and 350 Bronte Road
File No: Z.1631.01.OPA 1631.01, 24T-19001/1631, 24CDM-19001/1631, Ward 1

Dear Sir / Madam,

As we will be out of the province on holiday on the date of the public meeting we would like to lodge our objection, in writing, to the proposed development on Bronte Road.

We attended the informal public meeting held by the developer on the site some months ago and we believe the development, as tabled at that meeting and set out in the notices we received from the Oakville Council, should not go ahead for the following reasons:

1. The development as proposed introduces town houses and will change the character of the local area and set an unwanted precedent for further developments of this type
2. The density of the development is not in keeping with the surrounding area
3. The development has insufficient off-street parking and will inevitably result in parking congestion in roads surrounding the development. Each premises should have parking for at least three vehicles as the units are clearly designed for family occupation and most households have a minimum of two vehicles (it should be noted that many households choose to use their garage for storage reducing the planned parking to just one per property)
4. The development will increase the number of vehicles entering and exiting Bronte Road in an area that is already very congested at peak hours and can be expected to become more so when the apartment developments already in progress on the corner of Lakeshore are completed
5. The development in general does not meet the existing zoning requirements regarding building type, density or height.

We believe there is no pressing reason why the application for a zoning change should be granted. The developer was aware of the zoning regulations in force when the properties were purchased and any future development should comply with those regulations and not be granted leave to change the zoning in force after purchase of the properties.

If the developers purchase of the properties was with a zoning change in mind the developer should have taken out options to purchase subject to approval of the zoning amendment and not assumed that it would be granted.

Yours sincerely,


Christopher Waller

Elizabeth Waller


RECEIVED
APR 25 2019
CLERK'S DEPT

[REDACTED]

From: Jane Nguyen [REDACTED]
Sent: Saturday, April 20, 2019 4:58 PM
To: Town Clerk
Cc: Hai Tran
Subject: 320 Bronte Road Inc. development

Hello,

I'm emailing wishing to be notified of the decision of the Town of OAKVILLE on the proposed official plan for the above address. We live in the area and it will directly affect us over the course of the construction and the potential influx of traffic that this will create!

Sent from Jane Nguyen-Tran

Subject:

FW: 320 Bronte Road

From: Derek Ramm [REDACTED]

Sent: Monday, March 25, 2019 9:20 AM

To: Robert Thun; Sean O'Meara

Subject: Re: 320 Bronte Road

With regard to the proposed development at 320 Bronte Road, among others, can you please advise as to what the Town's plans are with regard to traffic and infrastructure in the area? I know the developers paid Nextrans to conduct a study (which is entirely another discussion about conflict of interest) but I can speak with some experience, as a Ward One resident for more than 17 years, that new developments have always brought far more infrastructure and traffic woes than predicted.

Despite its expansion several years ago, I don't believe Bronte Road is capable of handling current traffic volumes (particularly at rush hour) and the development of the Bronte Village Mall, Saw Whet Golf Course and potentially 320 Bronte Road are going to dump a heck of a lot of additional vehicles on an already overtaxed road.

Regards,
Derek Ramm

Subject:

FW: 320-350 bronte road

-----Original Message-----

From: Linda Leeson [REDACTED]

Sent: Thursday, March 28, 2019 4:02 PM

To: Robert Thun

Subject: 320-350 bronte road

Thank you Robert for putting my name on the list for the upcoming statutory meeting relative to the subject line above.

I am extremely concerned relative to the possibility of 72 additional vehicles which may be approved with this specific application.

2 parking spaces per unit x 28 units, plus 14 visitors parking and 2 single detached homes.

As you may be aware there already exists a significant volume of traffic in this immediate area without the above development, not to mention the additional proposal at 595 bronte road.

Would you kindly advise of the following -

when will lakeshore road construction commence and possible substantial completion of lakeshore road be achieved

When will the wyecroft bridge construction commence and what might the duration of construction be

Thank you for looking into the above for me , I'm certain that not all of my questions are within your portfolio.

Lastly, I would like to sit down with you to review the 320-350 information with you to ensure I have a complete understanding.

Thank you very much Robert, your time is greatly appreciated.

Linda Leeson

[REDACTED] Swansea drive