



Let's Talk Oakville Ward One

News and Updates From Councillor Ralph Robinson

Greetings!

Ward One is buzzing with activity. The Bronte Village Mall project is on the horizon, there are new pedestrian crossovers planned for 2018 and improvements to our waterfront areas in the wake of the damage caused by last year's record high lake levels.

Infill development and the changing character of our stable neighbourhoods continue to take centre stage for Ward One residents. Council is working with staff to develop improvements that will protect our older, well-established neighbourhoods and help us retain the character that is ours.

I hope this newsletter serves as a good update on plans and changes around the area. Don't hesitate to contact me with questions or concerns. I can be reached via email at ralph.robinson@oakville.ca.

Best Regards,

Ralph Robinson

Ward One Councillor

Funding for New Bronte Boat Ramp Approved

Council has voted to allocate funding in 2018 to repair the boat ramp in Bronte Beach Park.

The high lake levels of 2017 damaged the ramp as well as a nearby seawall, prompting the need for inspection, which revealed the Bronte launch ramp was badly damaged and in need of replacement. The parking lot was also damaged due to the sustained high water levels. As a result of the damage, the launch ramp will not be open for the 2018 boating season.

A coastal engineering firm was engaged to undertake a review of the entire lakefront shoreline including harbours and the Bronte Beach park area to provide input and recommendations. Due to the significant damage to the seawall and ramp, staff recommended to Council that the launch ramp be relocated south of the current location and it be reinstated as a double ramp. The new location and configuration will require a slight modification to the parking lot and a new driveway will be constructed to the new ramp.

There is a very narrow window when regulatory agencies will allow work to be performed on the construction of the new ramp. In-water works can only be undertaken between July and September. Therefore, it was necessary for Council to give its budget approval to allow plans to move forward. In early April, Council voted in approval of the repair for the Bronte launch ramp seawall in 2018.

Future work at the park and Bronte Harbour will include rebuilding of docks, replacement of whalers and waterline replacement work as well as repairs to walkways and other public areas that have suffered damage due to weather and high lake levels.

Growing the Canopy

Councillor Robinson joined other community leaders and the Halton Climate Collective to plant a ceremonial oak tree at Queen Elizabeth Park Community Centre. The tree was propagated from a seed taken from the great White Oak tree on Bronte Road which was saved from demolition during road construction in 2006.



In 2010, Oakville's Town council made history by designating the Bronte Road white oak tree as Oakville's first stand-alone heritage tree.

The rare tree is approximately 250 years old. It has value as a

community landmark and is connected to numerous historical figures from Oakville's past.

Contact Ralph Robinson

Voicemail: 905-845-6601, ext. 3700

Tel: 905-827-7659 Fax: 905-465-0399

email: ralph.robinson@oakville.ca

Join Ralph's Mailing List

Would you like updates like this newsletter on a regular basis? Sign up for Ralph's e-news.

Make a request to join by sending an email to the address above.

Changes to Blue Box Program

As of April 2, 2018 Halton Region expanded its Blue Box program to include additional plastic items. The program will now include plastic bags and plastic film (cling wrap/plastic overwrap) as acceptable materials for recycling.

Residents now also have the option to place recyclables in clear plastic bags for curbside collection. There is no limit on the number of clear plastic bags placed at curbside for collection each week. The use of plastic bags for smaller, lighter recycling items can help reduce neighbourhood litter on windy days.



Residents will have the option to place recyclables out for curbside collection in a clear plastic bag; continue to use the Blue Box only; or use both! For more information, visit halton.ca/bluebox or call 311.

No Roundabout for Lakeshore

Following an Environmental Assessment of Lakeshore Road West between Mississauga Street and Dorval Drive, a preliminary proposal was made by the project team to introduce a roundabout at the intersection of Lakeshore Road and Third Line.



This location was a major concern to local residents as well as seniors who frequent the Sir John Colborne Seniors Centre. The roundabout would also be in close proximity to the Oakville Christian School.

Following a meeting with stakeholders, the proposed roundabout has been removed as a recommendation. Ongoing efforts will be made to improve the intersection for pedestrians, cyclists and automobiles.



Signs Still Available

A small supply of *Please Slow Down* signs are still available. Creation of the signs was a joint effort by Councillors across many of Oakville's wards who wanted to support residents with a way to call attention to speeding that takes place in many of our residential neighbourhoods. Placed on front lawns, it's hoped the signs will encourage drivers to slow down and show respect for posted speed limits.

Contact me to request a sign.

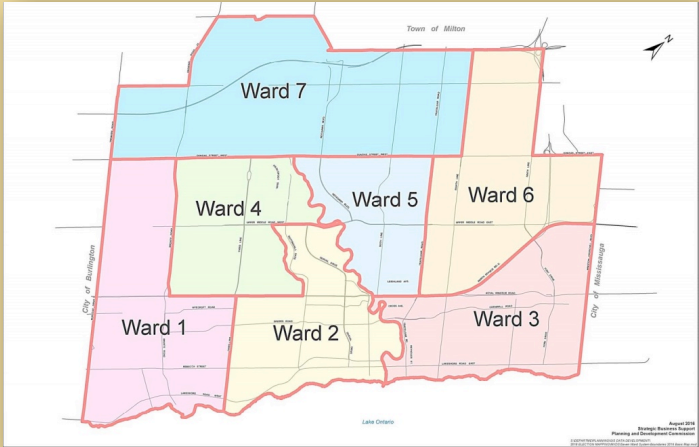
Ward One Boundary Changes

The municipal election scheduled for October 2018 will see Ward One boundaries change.

To accommodate for Oakville's growth in the north and ensure all areas of town are represented equally, a few changes will be made to our Wards in advance of the 2018 elections.

A new Ward 7 will be created in the north which will be represented by two newly-elected representatives. Ward 4 will be decreased in size and Ward 2 will grow in size to stretch beyond the QEW. In Ward 1, we see our area increase to stretch north of the QEW.

New Ward 1 Boundaries will be as follows: North by Dundas Street, between Burloak Drive and Bronte Road; East by Bronte Road, between Dundas Street and the QEW; and by the QEW, between Bronte Road and Third Line; and by Third Line, between the QEW and Lake Ontario; South by Lake Ontario, between Third Line and Burloak Drive; and, West by Burloak Drive, between Lake Ontario and Dundas Street.



News Bites

- Oakvillegreen Conservation Organization is offering a Backyard Planting Program to help residents grow the canopy. The program allows residents to consult with an arborist, identify a good lot location and buy a tree that is a native species to Halton. Choose full service or the DIY option. Contact Oakvillegreen for more information.
- A new Pedestrian Crossing for Nautical Boulevard at Nautical Park is scheduled for completion Spring 2018.
- A Pedestrian Crossover is also scheduled for later in 2018 at Lakeshore Road West and Bronte Athletic Park.
- Three new tennis courts on Great Lakes Boulevard are completed and scheduled for May opening.
- The Burloak Drive grade separation project is showing forward progress. The project is a requirement of the Metrolinx initiative that will electrify the Lakeshore Road West rail corridor, enabling commuter train service every 15 minutes. Metrolinx has identified the need for elimination of the road and rail at-grade crossing at Burloak Drive to enhance safety, on time performance and operational flexibility. At present, it is forecast work on the project will begin in 2019. The Town of Oakville, the City of Burlington and Metrolinx will all share in the cost.
- The Oakville Wind Orchestra is set to return to Bronte Heritage Park at the waterfront for its annual series of summer concerts. The kick off will be June 21, followed by performances on June 28, July 5, 12, 19, 26 and August 7. All performances are from 7:00 to 8:00 p.m. There is no charge for admission and a donation box is circulated. Bring your lawn chair and enjoy a summer's eve of wonderful music in an idyllic setting.
- A new Community Kitchen has opened at Queen Elizabeth Park Community Centre. A commercial-grade kitchen to provide a venue for cooking and nutrition programs for all ages has been a desire of the centre since it opened in 2012. In addition to providing space for culinary programs, the kitchen will be available for community rentals and events.



OAKVILLE BACKYARD treeplanting PROGRAM IS HERE!

- ✿ Sign up for the LEAF Oakville Subsidized Backyard Tree Planting Program today and get the right tree planted in the right place in your backyard!
- ✿ Residents receive a site consultation in their yard with a certified arborist, a 5 to 8 foot tall native deciduous tree (or 2 to 4 foot tall evergreen), delivery, planting service and tree care information all for the subsidized price of \$150 to \$220!
- ✿ A Do-It-Yourself option and planting services for multi-units and businesses are also available. Sign up at www.yourleaf.org to have your tree planted this spring!

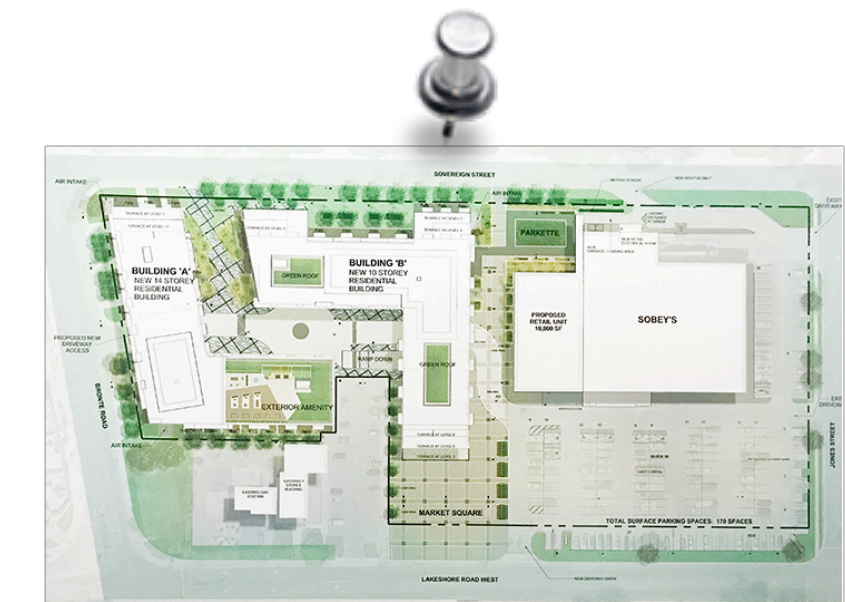
SIGN UP AT:
www.yourleaf.org
FOR MORE INFORMATION:
info@oakvillegreen.org
1-888-453-6504

PROGRAM SUPPORTED BY:



An agency of the Government of Ontario
un organisme gouvernemental de l'Ontario

Bronte Village Mall Update



The start of the long-awaited redevelopment of the Bronte Village Mall is moving closer.

Two-Sector Building Site

The redevelopment of the Bronte Village Mall will be undertaken as two sectors. The west sector comprises two multi-storey residential buildings and the east sector will comprise new retail space to include Sobeys and Rexall Drugs.

As shown in the site plan layout above, from a birds-eye view looking down on the two western residential buildings from the air, the layout resembles the letter "L" facing the numeral "7". The building positioned at Lakeshore and Bronte Road incorporates a stepped 4 to 14 storey rental apartment building with approximately 480 units.

The northern building, with one aspect facing Sovereign Street is slated to rise 10-stories with a similar stepped construction. The buildings will share an open plaza area, as well as an three-level underground parking space.

Lakeshore Road Market Square

Plans include 649 sq. meters (6,986 sq. feet) of retail space at grade level, including a centrally located Market Square with pedestrian connectivity to Sovereign Street. Additional retail on the eastern sector will include approximately 1,000 sq. meters (10,000 sq. feet) of additional retail space in adjacent to the present Sobeys location. A parkette will be positioned on the north

aspect of the retail area facing Sovereign Street.

Two separate Site Plans - one for each of the east and west sectors - have been submitted which are being reviewed for conformity to the original Ontario Municipal Board agreement and appropriateness for the surrounding residents.

While an application for a demolition permit has been received by the Town of Oakville, to date, no permit has been issued.

Frequently Asked Questions on Bronte Village Mall Redevelopment

Q: Does the mall redevelopment include the Pioneer Gas Station and Hero Burger lands?

A: No, the gas station, retail store, small parking lot and small green space adjacent are not part of the land under development.

Q: Why is this development the one selected?

A: In 2009, a development application was made which included five blocks with building heights varying from: two to four storey buildings fronting on Lakeshore Road West containing a food store and other retail uses; a one 21-storey building fronting Bronte Road; plus two 10-storey buildings and two 8-storey buildings fronting Sovereign Street. Town Council voted to refuse the application and the applicant subsequently filed an appeal with the Ontario Municipal Board.

In 2012, an Ontario Municipal Board (OMB)-approved settlement was reached between the Town of Oakville and Goldmanco Inc., a Toronto-based retail development company, on the re-development of the Bronte Village Mall. The current development plan is in keeping with that agreement.

Q: Can residents object to this plan?

A: No, not to the plan, however if the developer asks for further variances, residents do have an opportunity to support or oppose the request. Residents in the local area would be advised of a variance request by written notice in the post.

Dealing With Infill Development

If you are dealing with the issues that infill development can bring, there's help available.

When a new home is under construction next door or across the street, local residents often find themselves facing issues such as noise, dust, tracking of dirt, work at odd hours and on-street parking that causes congestion. As a resident, you do have rights and there are things you can do.

"My Neighbour's Construction" is a new addition to the Town of Oakville's website www.oakville.ca. where you can find help and answers to questions that often arise during construction. Issues such as noise, dust & dirt, parking, unsafe building conditions and dormant sites are all covered. As well, the section contains information relating to property boundaries, drainage and grading and steps you can take if you feel new construction may be over the building height local zoning allows or too close to your property line.

Last but not least, the section also provides an interactive Building Permit Search, information on tree protection and links to the Property Standards By-Law.

Residents can access My Neighbour's Construction by following these steps:

Visit www.oakville.ca > click For Residents > click Home and Property > click Construction Projects and Renovations > click My Neighbour's Construction. Service Oakville can be also be reached via telephone at 905-845-6601.



Development Applications - Your Rights as a Resident

When a developer makes an application for a development, the Town of Oakville is bound by law to accept the application and give it consideration. During that consideration process, residents have the right to voice their support or opposition to the application.

A resident's first step is to understand what the application represents in terms of the type of structure being sought (single detached, townhouse, multi-unit, etc) and determine if the Official Plan and the Zoning By-law on the land allow for the type of structure being requested. If the applicant is seeking a land use such as multi-residential in an area where only single detached homes are permitted, the applicant must seek a change to permit multi-residential. This is known as an Official Plan Amendment.

Next, give consideration to measurements/metrics and percentages. For instance, if the Zoning By-Law permits single detached homes of 9m and the applicant wants homes that are 10m, a Zoning Amendment will be required. Each of the guidelines in the Zoning By-law should be reviewed including Height, Side, Front & Rear Setbacks, Lot Coverage, Floor Ratio, etc. All aspects that do not conform to the by-law should be noted. In addition give consideration to aspects of the development that will have direct impact on neighbouring properties and those in the neighbourhood. Will the new structure cause a loss of privacy for adjacent properties? Does the size and massing of the structure(s) conflict with the look and feel of the neighbourhood, thereby causing a change to its character? Does the development represent "overdevelopment"? In other words if local lots are classified as low density and the applicant's plan would rezone the area to be one of medium or high density this may represent an over-development of the land. Information on Zoning By-Laws is available on the Oakville.ca website > For Residents > Planning and Development > Zoning. Select the link to Zoning By-law 2014-014.

Once you have an understanding of the aspects of the proposed development you oppose, you can write a letter or send an email to the attention of the Planner in charge of the application outlining the factors you have an objection to and ask to be added to the list on interested parties to be kept informed about the application as it works through the review and approval process. Be sure to copy your Ward Councillors on your correspondence.

The application will pass through several steps including a Public Information Meeting where residents can view information, ask questions and make comments, as well as a Public Statutory Meeting of the Planning and Development Council where residents are welcome to make presentations.

Active Development Applications - Ward One

St. Ann's School, 2123 Hixon St.

Halton District School Board has made application to rezone the land at the school site from its present use of CU (Community Use) to RL3-O (Residential Low Density) to permit 14 single detached residential units, a municipal roadway and parkette.

Belyea Developments

2311, 2319 and 2323 Belyea Street. The developer has made application for a comprehensive redevelopment of the site. All current buildings would be demolished. The new development would result in 20 townhouse units. The Public Meeting for this application was held at the Planning and Development Council meeting of March 19, 2018 where residents made their concerns

known. Council has asked an analysis be made in several areas including those of possible overbuilding and transition, as well as appropriateness and suitability for the area.

2220 Marine Drive

Proposed 27 unit, four storey apartment building to be located at the north end of the subject property. A 19 storey apartment building remains on the site. Proposed building constructed on currently vacant portion of site. Both buildings to be served by surface parking area and existing two levels of underground parking. This application has been appealed to the Ontario Municipal Board (OMB) and is scheduled for a Pre-Hearing on June 4, 2018

Cudmore's - Lakeshore Rd. West

An application filed earlier this year has been withdrawn. It is expected the applicant will file a new application in the future.

To view information on current active applications online visit Oakville.ca and access the For Residents/Planning & Development section.

