



Bronte Village Mall Redevelopment Notice of Construction Start-Up

Dear Area Resident,

Excavation and construction for the new residential development at the former Bronte Village Mall site is underway. We have been working diligently with Town staff and our consultants to minimize disruptions to area residents throughout the course of the project.

We'd like to advise of the following information and project milestones. Additional information will be made available on our website throughout the project: www.thevillageatbronte.com.

THE PROJECT:

Two residential towers will be developed on the west half on the former Bronte Village Mall property. These towers will include about 480 luxury rental units and three levels of underground parking, with 600 parking stalls for residents and their visitors.

The existing Sobeys and Rexall will remain operational throughout the redevelopment, and a new Rexall store will open in the next couple months.

TOWN APPROVALS: In February 2019, the Town granted conditional Site Plan Approval (SPA) of the residential development. We are working with the Town now to satisfy the remaining SPA conditions. We anticipate the Town will provide complete SPA approval and final building permits at the end of March 2019.

SCHEDULE: The Retail portion of the project is now completed and the excavation works for the residential buildings started November 2018. We expect this phase will be completed by the end of March 2019. The residential redevelopment project will be complete by the end of 2021.

CONSTRUCTION VEHICLES: The route for larger construction vehicles is via Bronte Road to the west side of Sovereign Street or Lakeshore Road West and then back up to the QEW via Bronte.

We apologize in advance for the increase in traffic relating to these efforts, especially during our excavation period where there will be a large number of trucks accessing the site.



Proactive efforts have been made to manage this flow of traffic, minimize the amount of dirt/dust on the roads, and to safely manage the flow of vehicles in this zone. We ask everyone to drive with extra caution during times when flagmen are present.

CONSTRUCTION STAGING: The south side of Sovereign Street will be used for delivery of construction materials. After 2019, all construction staging and material handling will be contained within the site.

STREET LIGHTING: The two street lights on the south side of Sovereign Street just east of Bronte Road will be temporarily relocated to existing hydro poles on the north side of Sovereign Street. This is to allow for temporary staging of construction vehicles and material storage during the construction of the underground parking structure.

CONSTRUCTION FENCING: We have erected site fencing around the site for security and public safety. Within the next few weeks additional privacy screening will be installed onto the fence to enhance the aesthetic and to help in keeping dust down during the spring and summer.

HOURS OF WORK: As per Town of Oakville by-law we are restricted to working from 7am to 7pm Monday to Saturday. When absolutely required we may look to work outside these hours by way of special permit with the Town of Oakville with notice given to area residents.

TREES: There will be a number of trees removed to allow for the new construction and future sidewalk upgrades noted in the following section. We will be planting dozens of new replacement trees as part of the final development.

Where appropriate all remaining trees will be protected by a tree protection zone (TPZ) that we will maintain during construction.

SIDEWALKS: As part of the redevelopment, new sidewalks, trees, lighting, and site furniture will be installed along the West side of Bronte Rd, the South side of Sovereign St, and North side of Lakeshore.

This work is expected to take place in early to mid 2021. Otherwise all existing sidewalks will remain open for the duration of the project.

PARKING: Parking at the Sobeys and Rexall plaza continues to be available for customers of Sobeys and Rexall. The development of the residential towers will not affect any allowable on-street parking.

If you have any questions or comments, or you would like more information, please send an e-mail to info@brontevillageapartment.com, or view the project website at www.thevillageatbronte.com for additional project updates.

CC: Town of Oakville, Development Engineering Department; Mayor Rob Burton; Councillor Sean O'Meara.