



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: April 12, 2021

FROM: Planning Services Department

DATE: March 30, 2021

SUBJECT: **Public Meeting Report - Official Plan Amendment and Zoning By-law Amendment, 2603848 and 2603849 Ontario Ltd c/o Revera Inc., 105, 115-159 Garden Drive, File No. OPA 1617.46 and Z.1617.46**

LOCATION: 105, 115-159 Garden Drive

WARD: Ward 2

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RECOMMENDATION:

1. That the public meeting report, prepared by the Planning Services Department dated March 30, 2021, be received.
2. That comments from the public with respect to the Official Plan Amendment and Zoning By-law Amendment by 2603848 and 2603849 Ontario Ltd c/o Revera Inc., Garden Drive, File No. OPA 1617.46 and Z.1617.46, be received.
3. That staff consider such comments as may be provided by Council.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment to redevelop the vacant land on the east side of Garden Drive, north of Lakeshore Road West, for a five-storey retirement home containing:
 - 100 independent supportive living units;
 - 32 assisted living units;
 - 104 m² ground floor retail;
 - 75 underground parking spaces; and,

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- Roof top amenity including indoor theatre and library, and outdoor areas.
 - Access would be from Garden Drive via a circular front entrance driveway and a driveway to the underground parking.
 - A portion of the lands are designated Medium Density Residential (for the lands on 115-159 Garden Drive) and permits a maximum of 18, three-storey, multiple attached dwellings, or a maximum density of 53 units per hectare.
 - A portion of the lands are designated Main Street 1 (for the lands on 105 Garden Drive) and permits a four-storey mixed use building.
 - The Official Plan Amendment proposes to re-designate the site from Medium Density Residential and Main Street 1 to Main Street 1 for the entire site.
 - A portion of the lands are zoned Residential Medium 1 (RM1) Special Provision 352 (for the lands on 115-159 Garden Drive) and permits a maximum of 18, three-storey, multiple attached dwelling units.
 - A portion of the lands are zoned Central Business District (CBD) Special Provision 343 (for the lands on 105 Garden Drive) and permits a four-storey mixed use building with commercial on the ground floor, and a maximum of 60 units.
 - The Zoning By-law Amendment proposes to rezone the site from RM1 SP 352 and CBD SP343 to a site specific CBD zone.
 - An applicant initiated public information meeting was held on January 11, 2021 and was attended by 33 residents.
 - The application will be considered under Bill 108, which provides for a 120 day timeline before an appeal can be filed for lack of decisions. The current application was submitted on November 19, 2020. An appeal can be filed as of March 19, 2021.

BACKGROUND:

The purpose of this report is to introduce the planning application in conjunction with the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification and identify matters to be considered. The report is to be received and no recommendations on the application are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public meeting and once the review is complete, staff will bring forward a recommendation report for consideration by Planning and Development Council.

Proposal

The applicant has submitted an Official Plan Amendment and Zoning By-law Amendment to redevelop the vacant land on the east side of Garden Drive, north of Lakeshore Road West, for a five-storey retirement home containing:

- 100 independent supportive living units;
- 32 assisted living units;
- 104 m² ground floor commercial shared with the retirement home;
- 75 underground parking spaces; and
- Rooftop amenity area.

The applicant in the application has cited the building as being four-storeys. However, the mechanical penthouse section of the building has been enlarged to also contain various building indoor amenity spaces such as a theatre, library and hobby shop. This would then constitute an additional floor resulting in a five-storey building. This is reflected in the applicant's proposed zoning by-law amendment and a rendering is provided in Figure 1 below.



Figure 1 – Rendering of Proposal

Access would be from Garden Drive via a circular front entrance driveway and a driveway to the underground parking.

The application includes the lands municipally known as 105 and 115-159 Garden Drive, which are within the Kerr Village Growth Area. 115-159 Garden Drive are designated Medium Density Residential with a special exception that permits a maximum of 18, multiple attached dwellings with a maximum height of three storeys, and a maximum density of 53 units per site hectare (upsh). 105 Garden Drive is designated Main Street 1 with a special exception that permits a mixed use building to a maximum height of four storeys, and must provide commercial uses at grade.

The applicant's Official Plan Amendment proposes to re-designate the entire site (105 and 115-159 Garden Drive) from Medium Density Residential and Main Street 1 to Main Street 1, to provide a five-storey retirement building, with 104m² of commercial space to be accessed both internally and from the street.

The lands known as 115-159 Garden Drive are Zoned RM1 SP 352, which permits a maximum of 18, multiple attached dwellings with a maximum height of three storeys plus a mechanical penthouse, among other regulations relating to the setbacks and access. The lands known as 105 Garden Drive are Zoned CBD 343, and permits a range of residential and commercial uses including apartments, retirement home, long-term care facilities, retail, restaurants and offices among others. The special provision further permits a maximum of 60 units for a retirement or long-term care home, with a maximum height of 14.3m (which could accommodate approximately four storeys), and a minimum of 22 parking spaces, among other regulations relating to setbacks and access.

The Zoning By-law Amendment proposes to rezone the entire site from RM1 SP 352 and CBD SP343 to a site specific CBD zone, which is described further later in this report.

The site plan, Figure 2 below illustrates the proposed development concept for the site.

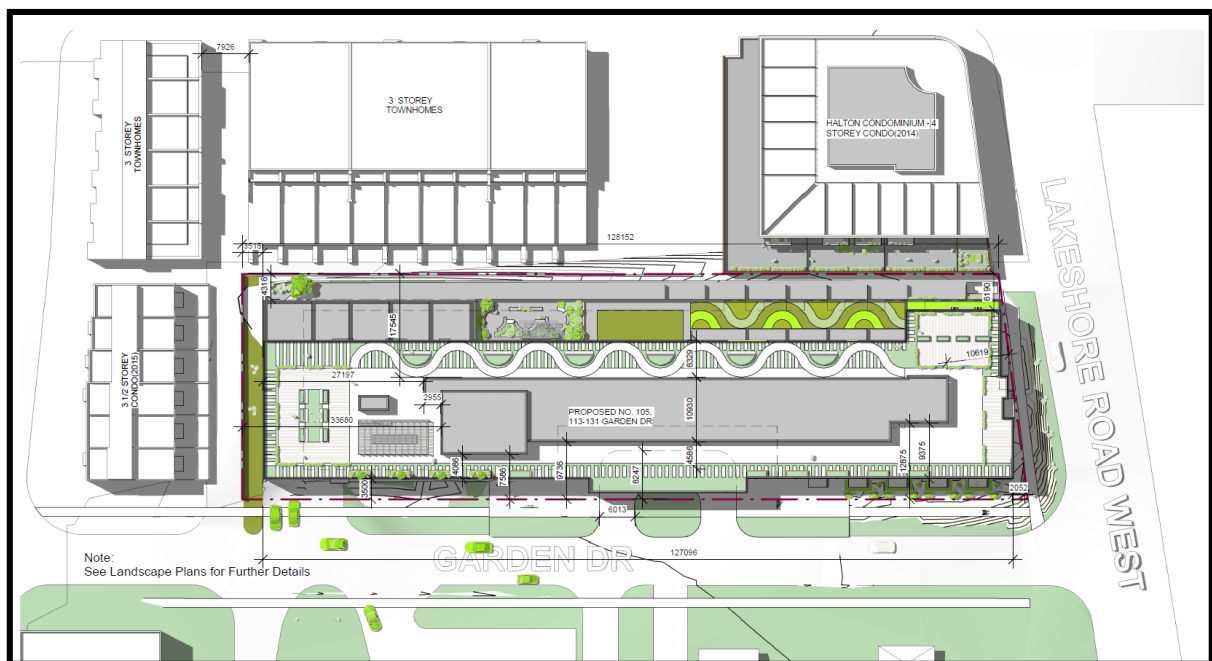


Figure 2 – Proposed Site Plan

The applicant's Official Plan Amendment and Zoning By-law Amendment can be found in Appendices A and B to this report.

Application submission material can also be found on the town's website site at <https://www.oakville.ca/business/da-36835.html>.

Location & Site Description

The subject lands are located on the northeast corner of Garden Drive and Lakeshore Road West. The address as submitted by the applicant were taken from the tax roles is 105, 113 - 131 Garden Drive and reflect the original zoning approval for the subject lands. However the town's GIS system reflects 105, 115 – 159 which is based upon previous approved developments which were not realized. For ease of reference, staff will refer to the site as reflected in the GIS system and as shown on Figure 3 below. Future development may result in further addressing changes.



Figure 3: Air Photo

The application property is approximately 0.5 hectare in size and is vacant.

Surrounding Land Uses

Surrounding the site are the following:

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- Detached dwellings;
 - Four-storey apartment buildings
 - Three-storey townhouses; and,
 - A four-storey mixed use building on the corner of Maurice Drive and Lakeshore Road West

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- Livable Oakville Plan
- Zoning By-law 2014-014

Provincial Policy Statement

The Provincial Policy Statement (2020) ('PPS'), which came into effect on May 1, 2020, continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

Further, the PPS promotes the integration of land use planning, growth management and transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

Applicable Policies have been included as Appendix C.

Growth Plan

The Growth Plan for the Greater Golden Horseshoe ('Growth Plan'), which came into effect May 16, 2019, is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1) with a focus on strategic

growth areas. The subject lands are located within the “Delineated Built-Up Boundary.”

The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options.

Applicable Policies have been provided in Appendix C.

Halton Region Official Plan

The subject lands are designated “Urban Area” in the Halton Region Plan. Lands within the “Urban Area” are intended for residential and employment growth. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

As the property is within a Growth Area (Kerr Village) in the Livable Oakville Plan, it is considered an “Intensification Area” under the ROP policies. Intensification Areas are a component of the overall urban structure and are identified as locations where intensification and mixed-uses are to be directed such that they develop into transit-supportive areas with integrated active transportation facilities.

It is the objective of the ROP for Intensification Areas to, among other matters, create a vibrant, diverse and pedestrian-oriented urban environment; cumulatively attract a significant portion of population and employment growth; provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places; generally achieve higher densities than the surrounding areas; and, achieve an appropriate transition of built form to adjacent areas.

The Phase I ESA submitted was undertaken to the CSA standard. Halton Region protocol requires all ESA submitted to the Region to be in compliance with O.Reg 153/04. The Phase I mentions that previous to demolition, the site was used for residential purposes and as such an RSC is not mandatory. However, submission of an O.Reg-compliant Phase I ESA is required. The Region will provide further comments on its recommendations once such a report is received, and is required prior to the Town making a decision on these applications. However, should the Town make a recommendation of support for these applications, prior to receipt of an updated study, then any implementing zoning by-law should include a Holding provision to address the requirement for receipt of a satisfactory ESA and further, that its recommendations be implemented to the satisfaction of Halton Region.

The ROP also contains policies with respect to archaeological potential, and the preservation and mitigation and documentation of artifacts. Section 167.6 requires the submission of an Archeological Assessment where development is proposed in an area having archaeological potential. The subject property is not identified as having archaeological potential and an Archeological Assessment was not requested by the Region. However, comments from the Mississauga's of the Credit First Nation (MCFN) have been received requesting further investigation of any potential archaeological impacts. The applicant has been advised to work directly with the MCFN to address these concerns.

Livable Oakville Plan

Background

In 2005, the town initiated the Maurice Drive Area Land Use Study which involved 25 properties, including the subject lands (outside of the Kerr Village Area as defined at the time). The purpose of the study was to assess existing and potential land use options for the area bounded by Dorval Drive, Rebecca Street, Maurice Drive, and Lakeshore Road West. The study resulted in changes to the land use designations and zoning regulations under the former Oakville Official Plan and Zoning By-law (1984-063). An Official Plan Amendment and Zoning By-law Amendment was approved by the former Ontario Municipal Board (OMB) to reflect the anticipated growth in this area (OPAs 266 and 277). The subject lands were designated as Residential Medium Density along Garden Drive (115-159 Garden Drive), and Central Business District at the corner of Garden Drive and Lakeshore Road West (105 Garden Drive).

In November 2013, Council approved a Zoning By-law Amendment (Z.1617.40) which had the effect of permitting a four-storey, 60 unit special needs retirement building for approximately 78 residents, which will include some ground floor commercial uses on the lands municipally known as 105 Garden Drive

In July 2016, site plan application (SP.1617.052/01) was conditionally approved to permit the construction of a four-storey, 51 suite "Memory Care" retirement building at the north-east corner of Garden Drive and Lakeshore Road East. Driveway access to the underground garage was proposed from Garden Drive. The applicant did not clear the conditions and as such final site plan approval was not granted and the approval lapsed.

In April 2014, Council approved an Official Plan Amendment and Zoning By-law Amendment (Z.1617.41) which had the effect of permitting 18, three-storey, multiple attached dwellings on the lands municipally known as 115-159 Garden Drive. The approved zoning by-law included regulations requiring a rear yard setback to

proposed dwellings of 14.5 m and included specific rear yard setbacks based on the presented concept to ensure the survivability of existing trees along the eastern lot line. The proposed OPA increased the density provisions to 53 upsh from 50 upsh and modified the 'development block' boundaries as approved by the former OMB.

In November 2015, a site plan application (SP.1617.054/01) was conditionally approved to permit the construction of 18, three-storey, multiple attached dwellings fronting on Garden Drive. Driveway access is to be provided mid-block to a rear lane, which includes visitor parking and attached garages. The applicant did not clear the conditions and as such final site plan approval was not granted and the approval lapsed.

The land use permissions were adopted in the Livable Oakville Official Plan and Zoning By-law 2014-014. The original proposals for the subject lands have not been realized, and further changes to Provincial policies and growth strategies have been implemented through the Town's review of the Livable Oakville Plan.

Urban Structure

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011. The Livable Oakville Plan is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town's strategic goals, and reflect the visions and needs of the community.

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Growth Area*. This is also reflected in Section 3, Urban Structure, of the *Livable Oakville Plan*. Official Plan Amendment 15: Urban Structure (adopted by Council on September 27, 2017 and approved by the Region on April 26, 2018, subject to an appeal) and OPA 19: Kerr Village Growth Area confirms the Town's existing urban structure in terms of nodes and corridors, where higher intensity forms of mixed use growth are to be accommodated.

In accordance with OPA 19, the subject lands, and the surrounding area bound by Dorval Drive, Rebecca Street, Maurice Drive and Lakeshore Road West, are included within the Kerr Village Growth Area. As such, the Growth Area Policies for Kerr Village will be considered, in addition to the site specific policies for the subject lands.

Land Use Policies

The key focus for development and redevelopment to accommodate intensification is within the defined Growth Areas. The subject lands are located in one of the

town's six growth areas. Section 4.1 identifies the town's growth areas including Kerr Village. Kerr Village is intended to develop as a mixed use centre with viable main streets.

The area bound by Dorval Drive, Rebecca Street, Maurice Drive, and Lakeshore Road West were previously studied and land use designations were applied through a comprehensive process under the former Official Plan. With the adoption of the Livable Oakville Official Plan in 2011, this area and its associated land use designations were translated to be consistent with the Livable Oakville Plan. In 2015, the town began a review of all six growth areas including Kerr Village. As a result, OPA 19 was adopted and expanded the Kerr Village Growth Area to include this area and the subject lands.

The subject lands are designated *Medium Density Residential* and Main Street 1 on Schedule O1, as illustrated on Figure 4 below (changed from Residential Medium Density and Central Business District as provided in the previous Official Plan).

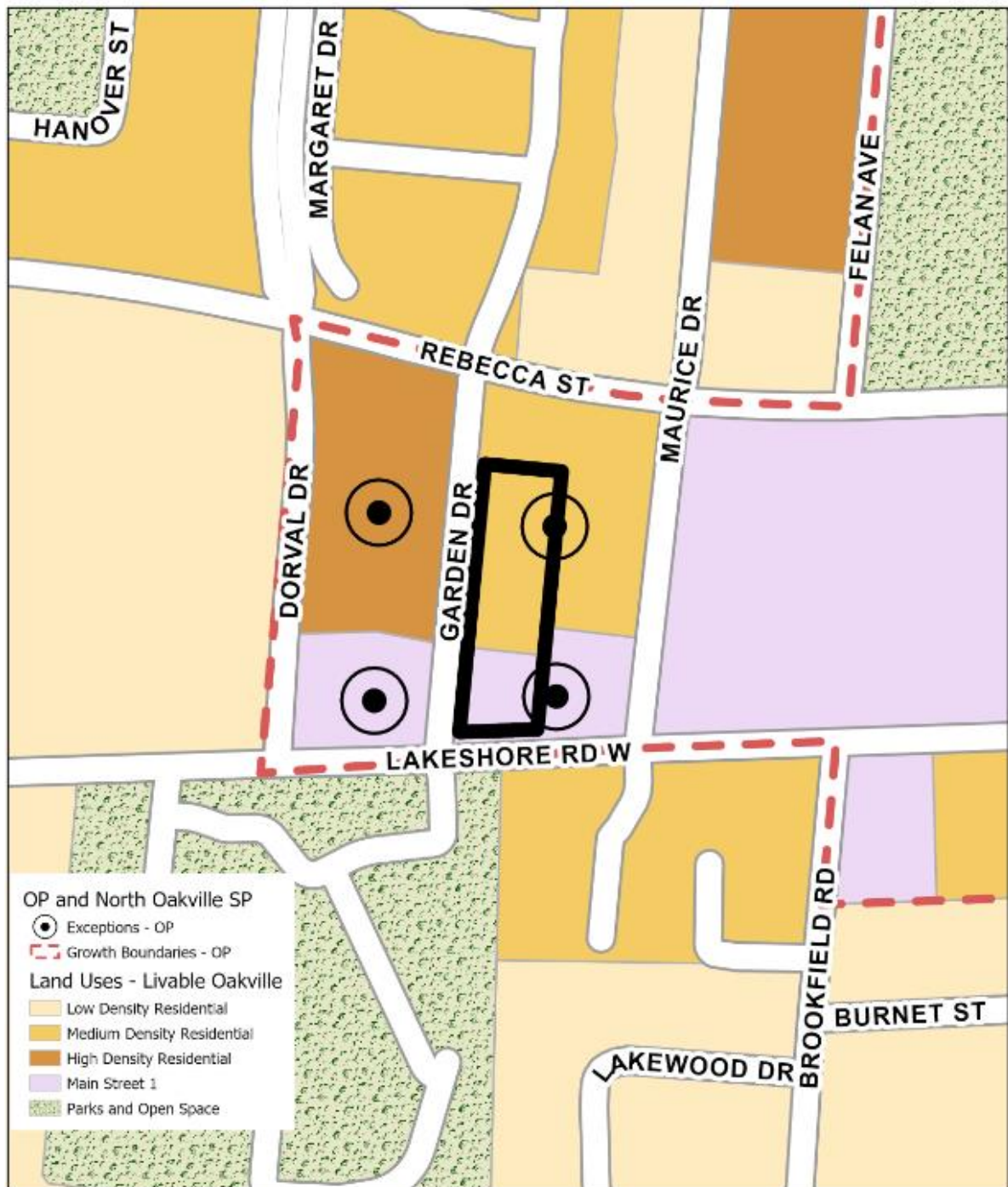


Figure 4 – Schedule O1 – Kerr Village Land Use Excerpt

Part D Section 11.3 sets out the *Medium Density Residential* designation policies. It states the following.

11.3.1 Permitted Uses

The Medium Density Residential land use designation may permit a range of medium density housing types including multiple-attached dwelling units, apartments, retirement homes and long-term care homes. Existing detached and semi-detached dwellings are permitted.

11.3.2 The density range is to be between 30 to 50 dwelling units per site hectare.

Part D, Section 12.2 speaks to the policies associated with the *Main Street 1* designation as follows.

The Main Street 1 designation represents small scale, mixed use development along main streets and is intended to reflect a pedestrian-oriented, historic main street character.

12.2.1 Permitted Uses

a) A wide range of retail and service commercial uses, including restaurants, commercial schools, offices and residential uses, may be permitted in the Main Street 1 designation. The ground floor of buildings in the Main Street 1 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.

b) The requirement for and the size and location of retail, service commercial and office uses on the ground floor of buildings shall be determined through the development process and regulated by the implementing zoning.

12.2.2 Building Heights - Buildings within the Main Street 1 designation shall be a minimum of two storeys in height and a maximum of four storeys in height.

12.2.3 Parking - Surface parking shall be provided only within a side and/or rear yard. Surface parking on corner lots shall only be permitted in the rear yard.

Section 23 of the Livable Plan outlines the policies specific to the Kerr Village Growth Area.

Section 23.6.3 states:

“On the lands designated Main Street 1 and Main Street 2, residential uses may be permitted on the ground floor, including multiple-attached dwellings and apartments, except where adjacent to Lakeshore Road West, Kerr Street and Speers Road, where commercial, community, cultural or limited office

uses shall be provided on the ground floor facing the street, to maintain and enhance a pedestrian-oriented main street function”.

Sections 23.7.5 (exception to Medium Density Residential) and 23.7.6 (exception to Main Street 1) state:

Section 23.7.5

The lands designated Medium Density Residential and High Density Residential in the general vicinity of Rebecca Street, Garden Drive, and Maurice Drive are subject to the following additional policies:

a) On the lands designated Medium Density Residential, only multiple attached dwellings may be permitted with a maximum building height of three storeys.

c) Redevelopment in accordance with a) and b), above, shall only occur when all of the lands within a development block have been acquired for development purposes.

ii) Lands designated Medium Density Residential along Rebecca Street, east of Garden Drive, constitute two development blocks.

iii) The remaining lands designated Medium Density Residential, between Garden Drive and Maurice Drive, make up two development blocks:

- one development block fronting Garden Drive, which may be developed for a maximum of 18 multiple attached dwelling units and at a maximum density of 53 units per site hectare; and,*
- the second development block fronting onto Maurice Drive to be developed in accordance with the Medium Density Residential land use and policy provisions of the Plan.*

d) Redevelopment in accordance with a) and b), above, shall only occur upon confirmation of adequate water and wastewater services, the suitability of the adjoining roads to accommodate traffic and the submission of a block plan indicating the integration of the proposed redevelopment within the overall area.

e) Redevelopment in accordance with a), above, shall be subject to urban design guidelines approved by the Town.

f) Notwithstanding the above, the lands may continue to be used for the existing single detached dwellings until such time as comprehensive redevelopment occurs.

Section 23.7.6

“On the lands designated Main Street 1 on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive:

a) Retail and service commercial uses, and ancillary residential uses, may be permitted on the ground floor.

b) The maximum building height shall be four storeys.

c) Redevelopment of the lands between Garden Drive and Maurice Drive shall only occur at such time as all the lands within a development block have been acquired for development purposes. Lands fronting on to Garden Drive constitute one development block, while the remaining lands make up another development block.

d) Redevelopment in accordance with c), above, shall be subject to the urban design guidelines for the Maurice Drive area”.

Zoning By-law (By-law 2014-014)

The subject lands are zoned Central Business District Special Provision 343 and Residential Medium RM1 with Special Provision 352 as illustrated on Figure 4 below. The Special Provisions reflect the language and intended uses determined through the Maurice Drive Land Use Study and the Official Plan and Zoning By-law Amendments made by the previous land owners that followed.

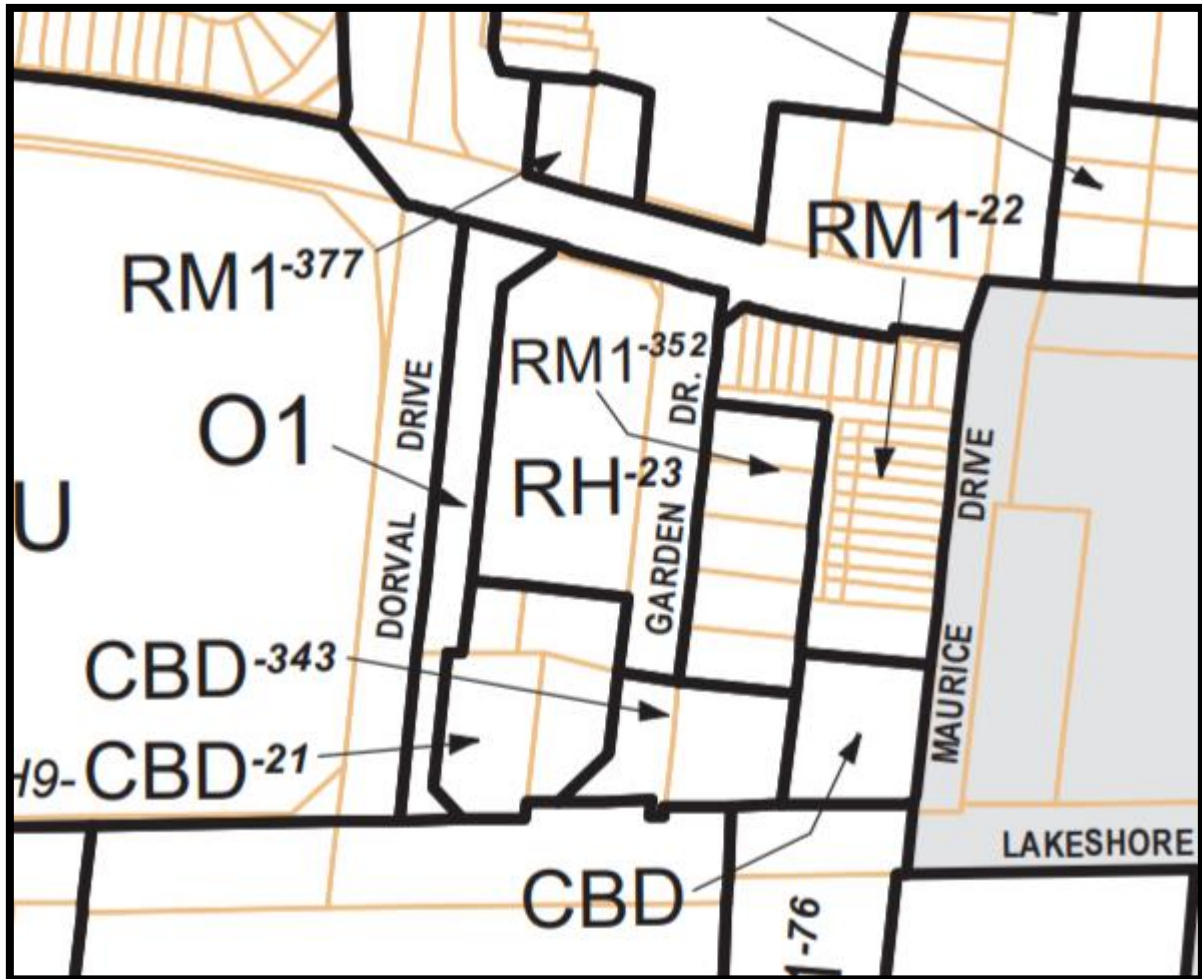


Figure 5– Zoning By-law Excerpt

The Zoning By-law Amendment proposes to rezone the entire site (105 and 115-159 Garden Drive) from RM1 SP 352 and CBD SP 343 to a site specific CBD zone. The zoning regulations reflect the proposal made at the time of the original approvals, and provide specific regulations pertaining density, height, rooftop amenity area, setbacks, and parking. A comparison of the existing and proposed Zoning is provided in Table 1 below.

The existing zoning regulations for these site specific provisions can be found in Appendix D.

TABLE 1 – Existing and Proposed Zoning Regulations

Regulations	RM1 SP 352	CBD SP 343	CBD SP XXX
Permitted Uses	Townhouse dwelling	Apartment, retirement home, long-term care home, retail,	Retirement Home, personal service

		restaurant, office, personal service (among others)	
Density	Maximum 18 units	Maximum 60 units for long-term care home	132 units
Maximum Number of Storeys	3	4	5
Maximum Height	10.7m	14.3m	19.9m
Maximum Height for Mechanical Penthouse	2.5m		
Minimum East Yard Setback	14.5m (above grade) and 1.3m to 8.0m (below grade)	0.0m (above grade) and 1.5m at second floor	4.31m
Minimum West Yard Setback	3.0m	0.0m (above grade) 9.0m for roof top terrace	1.0m
Minimum North Yard Setback	1.2m (above grade) and 0.7m (below grade)	0.0m to 115-159 Garden Drive	3.4m
Minimum South Yard Setback	2.0m (above grade) and 0.3m (below grade) to 105 Garden Drive	0.0m (above grade), 6.0m for second floor, and 9.0m for rooftop terrace	0.0m
Maximum Balcony Projection	1.5m	1.5m	1.5m

TECHNICAL & PUBLIC COMMENTS:

The proponent has provided numerous studies in support of the application which have been circulated to various public agencies and internal Town departments, and which are under review. The following supporting documents are accessible on the town's website (<https://www.oakville.ca/business/da-34065.html>):

- [Air Photo](#)
- Survey
- Site Plan and Details
- Planning Justification Report

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- Draft OPA and ZBA
 - Waste management Plan
 - Transportation Impact Assessment
 - Tree Protection Plan
 - Functional Servicing Plan
 - Phase 1 ESA
 - Landscape Plan and Details

Issues Under Review/Matters to be Considered

The following issues and matters have been identified to date for further review and consideration. Not all circulation comments have been received to date, but will be considered in the future recommendation report.

- Consistency with the Provincial Policy Statement, 2020 and conformity to the Growth Plan for the Greater Golden Horseshoe, 2019;
- Conformity to the Region of Halton Official Plan;
- Conformity with the Livable Oakville Plan and its policies related to the Kerr Village Growth Area;
- Conformity with all applicable urban design policies, including site specific Urban Design Guidelines on matters such as built form, building heights, transitions and compatibility with adjacent properties, overlook/privacy, interface with public realms and vehicular access;
- The adequacy of the site to be serviced by the existing municipal infrastructure;
- Review of the opportunities to provide on-street parking and investigate opportunities to maximize visitor parking;
- Publicly accessible commercial uses at grade;
- Whether the proposed zoning by-law amendment appropriately implements the vision of the Livable Oakville Plan;
- Tree removal/preservation and maintenance of existing decommissioned pipe in rear (east) yard;
- Compliance with the Ontario Building Code with respect to required clearance from overhead Hydro wires; and

- Optimizing the streetscape by reducing the grade change from Lakeshore Road West and the property line while having regard for existing Hydro infrastructure, including the possible resetting of existing hydro anchors.

A complete analysis of this application will be undertaken including the foregoing matters, and other matters which may be subsequently identified.

Public Comments

As of the date of this report, various public comments have been received and are contained within Appendix E of this staff report. These comments will be addressed as part of the future recommendation report.

The applicant hosted Public Information Meeting on January 11, 2021. 33 residents and well as the Ward Councillors were in attendance. Questions/concerns were raised relating to:

- Building mass – thought to be an overbuild of the property, with reference to the underlying land use planning permissions.
- Building design – concern regarding the proximity of certain building elements to their properties impacting them.
- Traffic – concerns regarding traffic in the area and along Garden Drive.
- Parking – concerned that there is inadequate parking and overflow will go into the neighbourhood.
- Noise/Odor – concern regarding noise from operation but also emergency vehicles.
- Property value – concern that their property value will be impacted by the proposal.

At the time of writing this report, 31 written submission have been received and can be found in Appendix “E”. In addition to the items raised through the applicant’s Public Information Meeting, concerns regarding the compatibility of the development in relation to the existing surrounding uses, and the overlook and privacy concerns have also been raised.

CONSIDERATIONS:

(A) PUBLIC

Notice for this meeting was distributed to all properties within 120 m of the subject property including the local resident’s association, and residents who have already made comments on the proposal. A sign was also posted on the property.

The applicant undertook a community consultation process, wherein a public information meeting was held on January 11, 2021. 33 members of the public attended the virtual meeting. Minutes of the meeting are contained within Appendix “F” to this staff report.

At the time of writing this report, 29 written submissions have been received and are included in Appendix “E” to this staff report. There are no letters of support for this application.

(B) FINANCIAL

Development charges would be applicable, net of any demolition credits. Development charges may be payable in instalments beginning at occupancy as an institutional development (retirement home). Parkland dedication is applicable.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:
Make Oakville the most livable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed development will be reviewed to ensure compliance with the Town’s sustainability objectives of the Livable Oakville Plan.

CONCLUSION:

Planning staff will continue to review and analyze the proposed application and address all technical matters along with submitted public comments, and report to Council at a future meeting. No further notice is required, however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

APPENDICES:

- Appendix A - Applicant’s Official Plan Amendment
- Appendix B - Applicant’s Zoning By-law Amendment
- Appendix C - Applicable Policies
- Appendix D - Existing Zoning Regulations
- Appendix E - Public Comments
- Appendix F - Applicant Hosted Public Information Meeting

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