

NORTH

NO.	REVISIONS:	ISSUED:
6	REISSUED FOR COORD.	APR 13, 22
5	REISSUED FOR PERMIT	NOV 19, 21
4	REISSUED FOR PERMIT	JULY 26, 21
3	REISSUED FOR PERMIT	MAY 13, 21
2	ISSUED FOR PERMIT	DEC 14, 20

NOTE: This drawing is the property of the architect and may not be reproduced or used without the expressed consent of the architect. The contractor is to verify all dimensions and conditions on the ground prior to starting any development on the drawings. It is the contractor's responsibility to ensure that all drawings are accurate and complete. These drawings are not to be used for construction.

CLIENT:
AMICA
 SENIOR LIFESTYLES

PROJECT NAME:
**BRONTE VILLAGE
 RETIREMENT
 RESIDENCE**
 2368-2380 LAKESHORE RD. W.
 OAKVILLE ONT
 L6L 1H5

SHEET TITLE:
COVER SHEET

BRONTE VILLAGE - RETIREMENT RESIDENCE

SUCCESSION DEVELOPMENT CORPORATION
 OAKVILLE ONTARIO

<p>ARCHITECTURAL CONSULTANT: MSAI 6 HELENE ST. N. MISSISSAUGA, ONTARIO L5G 3B2 T: 905-891-0891 EMAIL: jpetrum@msai.ca</p>	<p>MEP CONSULTANT: DEI CONSULTING ENGINEERS 7 INNOVATION DR. #210 DUNDAS, ONTARIO L9H 7H9 T: 519-725-3555 EMAIL: MMORSY@DEIASSOCIATES.CA</p>	<p>SITE SERVICING AND GRADING CONSULTANT: ODAN DETECH 5230 SOUTH SERVICE RD. BURLINGTON, ONTARIO L7L 9K2 T: 905-632-3811 EMAIL:</p>	<p>LANDSCAPE CONSULTANT: WILK ASSOCIATES 1496 SAFARI ROAD PO BOX 162 MILGROVE, ONTARIO L0R 1V0 T: 905-659-9498 EMAIL: KWHEATON@WILKASSOCIATES.CA</p>	<p>STRUCTURAL CONSULTANT: RJC 100 UNIVERSITY AVE. NORTH, #400 TORONTO, ONTARIO M5J 1V6 T: 416-977-5335 EMAIL: JPOLANCO@RJC.CA</p>
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PROJECT NO. C7009	DATE: Dec. 15th, 2020
DRAWN: Author	SHEET NO.:
CHECKED: Checker	SP1
FILE NO. C7009	

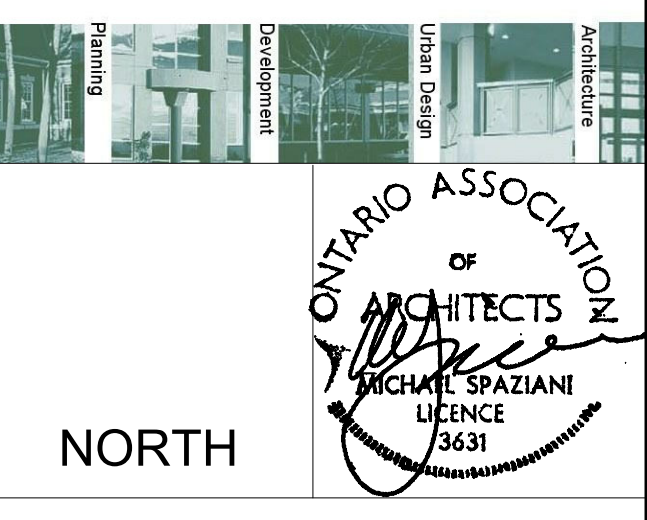
MATERIALS LEGEND			
1	GREY STONE VENEER (ROUGH)	11	GOOSE NECK LIGHT
2	LIGHT GREY STONE VENEER (SMOOTH)	12	SCONCE LIGHT
3	REDDISH BROWN BRICK (LIDO PANEL)	13	FABRIC CANOPY
4	COMPOSITE BOARD SIDING (LIDO PANEL)	14	WHITE COMPOSITE CORNICE TRIM
5	WHITE COMPOSITE BOARD TRIM	15	STANDING SEAM METAL ROOFING
6	ALUM. STOREFRONT WINDOW SYSTEM	16	EXHAUST VENT
7	TRADITIONAL PUNCH WINDOW	17	ALUM. CANOPY W/ TIE BACKS
8	TRADITIONAL METAL DOOR	18	OVERHEAD DOOR
9	ALUM. RAILING (W/ GLASS)	19	COMPOSITE SHAKE SIDING (LIDO PANEL)
10	ALUM. RAILING	20	COMPOSITE WOOD SCREEN



NORTH ELEVATION Copy 1 1
SCALE: 1:100 SP10



SOUTH ELEVATION Copy 1 2
SCALE: 1:100 SP10



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2	ISSUED FOR PERMIT DEC 14, 20

CLIENT:
AMICA
SENIOR LIFESTYLES

PROJECT NAME:
BRONTE VILLAGE RETIREMENT RESIDENCE

2368-2380 LAKESHORE RD. W.
OAKVILLE ONT
L6L 1H5

SHEET TITLE:
NORTH AND SOUTH ELEVATIONS

PROJECT NO. C7009	DATE: Dec. 15th, 2020
SCALE: As Indicated	SHEET NO.:
DRAWN: Author	SHEET NO. SP10
CHECKED: Checker	
FILE NO. C7009	

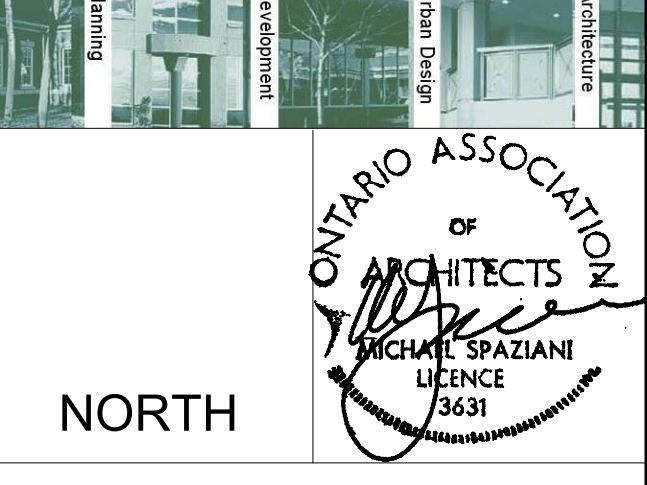
MATERIALS LEGEND			
1	GREY STONE VENER (ROUGH)	11	GOOSE NECK LIGHT
2	LIGHT GREY STONE VENER (SMOOTH)	12	SCONCE LIGHT
3	REDDISH BROWN BRICK (LIDO PANEL)	13	FABRIC CANOPY
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7	TRADITIONAL PUNCH WINDOW	17	ALUM. CANOPY W/ TIE BACKS
8	TRADITIONAL METAL DOOR	18	OVERHEAD DOOR
9	ALUM. RAILING (W/ GLASS)	19	COMPOSITE SHAKE SIDING (LIDO PANEL)
10	ALUM. RAILING	20	COMPOSITE WOOD SCREEN



EAST ELEVATION 1
SCALE: 1:100 SP11



WEST ELEVATION 2
SCALE: 1:100 SP11



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CLIENT:

AMICA
SENIOR LIFESTYLES

PROJECT NAME:
**BRONTE VILLAGE
RETIREMENT
RESIDENCE**

2368-2380 LAKESHORE RD. W.
OAKVILLE ONT
L6L 1H5

SHEET TITLE:
**EAST AND WEST
ELEVATIONS**

PROJECT NO. C7009	DATE: Dec. 15th, 2020
SCALE: As Indicated	SHEET NO.:
DRAWN: Author	SP11
CHECKED: Checker	
FILE NO. C7009	



July 26, 2022

GSAI File: 831-004

Town of Oakville - Planning Services
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Attention: Heather McCrae
Secretary-Treasurer – Committee of Adjustment
Building Services – Town of Oakville

**RE: Minor Variance Application for 2370 Lakeshore Road West
Town of Oakville**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants acting on behalf of Southbound Developments (Oakville) Inc. (Succession Development Corporation), who is the owner of the property located at 2370 Lakeshore Road West in the Town of Oakville, herein described as the ‘subject property’ or ‘property’. This planning justification brief has been prepared in support of a Minor Variance application to facilitate an additional two (2) storeys, which results in additional 7.15 metre (23.46 foot) height increase from the previous Site Plan Approval for a four (4) storey seniors’ residential facility.

The subject property is located on the south side of Lakeshore Road West, between Jones Street and Nelson Street. The property has a frontage of approximately 28.72 meters (94.23 feet) with an area of approximately 0.165 hectares (0.41 acres). The property was previously developed with a three-storey, multi-unit commercial building, which was recently demolished, and associated parking area. Site Plan Approval was recently granted for a 4-storey, 15 metre (49.21 foot) tall seniors’ residential facility via Town of Oakville file number SP #1729.041/02. On behalf of the owner, we are pleased to provide this Minor Variance Application to facilitate the proposed height increase.

Proposal

The owner is proposing the development of a 6-storey, 22.15 metre (72.67 foot) tall seniors’ residential facility with 169 assisted living units (an increase from the approved 113 units) and a total gross floor area (GFA) of 14,105 m² (152,926 ft²). The proposed development will be mixed-use with designated retail/commercial space on the ground level. As noted above, Site Plan Approval has already been granted for a 4-storey, 15 metre (49.21 foot) tall seniors’ residential facility via Town of Oakville file number SP



#1729.041/02, and the owner is now seeking Minor Variance approval for an additional 2 storeys, or 7.15 metres (23.46 feet) of height. The proposed building complies with all the applicable zoning regulations, with the exception of the regulations relating to maximum number of storeys and maximum height.

The applicant, since obtaining the formal Site Plan Approval, determined that there is greater demand for seniors housing in this neighbourhood, and the proposed variance meets an underserved and undersupplied market need for seniors' care. The owner foresees that the 10-year population growth of seniors (75+) is expected to outgrow the pace of all potential available retirement suites by almost threefold in the South and Downtown Oakville area. For specifically licensed care suites over the same period, the supply shortage is even stronger as the demand is expected to be seven times the number of care suites available.

There is currently very limited or low-quality care options available in South Oakville neighbourhood in vicinity of this particular location. As an example, the two existing Sunrise properties are 3.5 km and 6.9 km away from this location and both existing sites are becoming dated (over 20 years old). As well, there is a need for current Amico Bronte Harbour residents with greater care requirements to be able to be accommodated at this new location.

Summary of Variances

The subject property is zoned as Main Street 1 – “MU1” by Zoning By-law 2014-014 (see *Figure 1*). Per Regulation 8.3.1 of the Zoning By-law, the MU1 zone permits a maximum building height of four (4) storeys and 15.0 metres (49.21 feet). The requested variance would bring the total height to 6 storeys and 22.15 metres (72.67 feet).

In order to facilitate the proposed development, the following variances are requested:

1. To permit a maximum of 6 storeys, whereas the MU1 Zone permits a maximum of 4 storeys;
2. To permit a maximum height of 22.15 metres (72.67 feet), whereas the MU1 Zone permits a maximum height of 15 metres (49.21 feet).

Land Use Context

Official Plan

The subject property is designated “Nodes and Corridors” with a “Main Street Area” overlay by Schedule A1 (Urban Structure) of the Livable Oakville Plan (see *Figure 2*), and is designated “Growth Area” by Schedule F (South West Land Use).

The subject property is located within the Bronte Village, and is subject to specific land uses per Schedule P1 (Bronte Village Land Use) of the Official Plan (see *Figure 3*). This schedule designates the property as “Main Street 1”, with a “Lands Eligible for Bonusing” overlay.



Section 3.6 of the Livable Oakville Plan provides policies for “Nodes and Corridors”, which are defined as “key areas of the Town identified as the focus for mixed use development and intensification”. This section provides the following in relation to Bronte Village:

3.6 Downtown Oakville, Kerr Village and Bronte Village are intended to develop as mixed use centres with viable main streets.

They are recognized in the urban structure as Main Street Areas for their distinctive character and are intended to accommodate lesser amounts of intensification

Although Bronte Village is not intended to accommodate the highest levels of intensification, a degree of intensification is planned for this area, and in particular along Lakeshore Road, being the Main Street. The additional proposed two storeys represent a degree of intensification which is appropriate and compatible in scale with the existing and planned development in the community.

Section 12.2 of the Livable Oakville Plan provides policies for the “Main Street 1” designation. The following policies are relevant to the proposed development:

12.2.1 Permitted Uses

a) A wide range of retail and service commercial uses, including restaurants, commercial schools, offices, places of entertainment, indoor sports facilities, hotels, 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.

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.

The proposed development comprises a seniors’ residential facility with retail uses on the ground floor. As such, it implements uses permitted within the “Main Street 1” area.

While the maximum height for the general “Main Street 1” area is four storeys, the area-specific policies contained in Section 24.2 (discussed below) allow for height increases of two storeys. As such, the proposed development complies to the “Main Street 1” policies.

Section 24.2 of the Livable Oakville Plan establishes evaluative criteria for development in Bronte Village. Objectives which are relevant to the proposed Minor Variances are as follows:



24.2.1 *To nurture, conserve and enhance the historic lakeside village character of Bronte Village by:*

- b) ensuring high quality urban design that complements and contributes to the historic lakeside village character;*
- e) applying a co-ordinated streetscape and urban design plan, with recurring defining elements;*
- g) providing a sensitive transition between the concentration, mix and massing of uses and buildings within, and adjacent to, the village.*

24.2.2 *To revitalize Bronte Village and maintain a complete community by:*

- a) permitting uses that attract different users throughout the day and throughout the year, by including a mix of residential, commercial, office, cultural and recreational uses, complemented by public open spaces;*
- b) providing for a variety of residential unit sizes in new buildings;*
- c) focusing retail, service commercial and office uses along Lakeshore Road West, Bronte Road and Jones Street;*
- d) providing for a variety of retail unit sizes and improved retail space to encourage commercial revitalization;*

The character of the surrounding neighbourhood is best described as a diverse range of building designs and sizes, from low rise to mid rise, and adjacent to high rise, with a variety of architectural and historic styles. On Lakeshore Road West, the ground floor of buildings have commercial and retail uses. Recent built forms along Lakeshore Road tend to be built closer to the street line, with parking in the rear, while older buildings tend to be set back farther from the street, with parking in the front.

The proposed building has been designed to be compatible with the historical and recent development within the surrounding community. It employs a high quality of urban design and will assist in creating a more defined “main street” character. The minor increase in height will provide a transition between the adjacent three-storey buildings, the six-storey apartments to the south, and the planned nine-storey building to the north (discussed in detail below).

The proposed building accommodates ground floor retail uses and much-needed assisted living units for seniors, thus assisting with the creation of a complete community. The proposed variances related to the maximum height is considered to be compatible with the surrounding neighbourhood and conform to the applicable policies in Section 24.2 of the Livable Oakville Official Plan.



Policy 24.8.2 provides for height increases within Bronte Village via bonusing:

24.8.2 Bonusing

(a) In the areas of Bronte Village identified as lands eligible for bonusing on Schedule P1, the Town may allow increases of building height beyond the maximum permitted height, without amendment to this Plan, as follows:

(i) two storeys west of East Street;

As the subject property is west of East Street and subject to the “Lands Eligible for Bonusing” overlay, Policy 24.8.2 provides for an increase in height from four storeys to six storeys.

Zoning By-law

The lands are zoned as Mixed Use ‘MUI’ in the Town of Oakville Zoning By-law 2014-014. Table 8.3.1 establishes regulations for Mixed Use Zones, and establishes a maximum number of four (4) storeys and a maximum height of 15.0 metres (49.21 feet). As discussed, the Minor Variance application seeks relief from these two regulations by increasing the maximum number of storeys to six (6) and the maximum height to 22.15 metres (72.67 feet).

Save and except for the proposed minor variances, the proposed development complies with all other regulations within the Zoning By-law.

Neighbourhood Context

Assessment of Surrounding Properties

As noted above, the existing neighbourhood is characterized by a mix of building sizes, with a number of newer buildings being larger in size, with heights comparable to the proposed building. The following is a list of buildings higher than 4 storeys in the surrounding neighbourhood, including the approximate distance from the subject property (see *Figure 4*).

- 1) 2381 Marine Drive – Lakeside Apartments:
 - 6 storey residential apartment building;
 - Approximately 90 meters from subject property.

- 2) 2380 Marine Drive – Marine Square (West Building):
 - 6 storey residential apartment building;
 - Approx. 150 meters from subject property.



- 3) 2390 Marine Drive – Marine Square (East Building):
 - 6 storey residential apartment building;
 - Approx. 165 meters from subject property.

- 4) 2385 Ontario Street – Lakeside Apartments:
 - 6 storey residential apartment building;
 - Approx. 235 meters from subject property.

- 5) 11 Bronte Road – The Shores:
 - 10 storey condominium apartment building;
 - Approx. 265 meters from subject property.

- 6) 125 & 133 Bronte Road – The Village at Bronte:
 - West building – 14 storey condominium apartment building;
 - East building – 10 storey condominium apartment building;
 - Approx. 350 meters from subject property.

Several of the buildings are highly visible from Lakeshore Road West, including immediately in front of the subject property. These include 2380, 2381 and 2390 Marine Drive, and the highly prominent 11 Bronte Road (The Shores) and 125 & 133 Bronte Road (The Village). As such, the community is already characterized by a number of buildings meeting or exceeding the 6 storey height.

Taking the above into account, the proposed Minor Variances will facilitate a building that is comparable to other buildings within in the neighbourhood, and compatible with the existing nature of the community.

In-Process Planning Applications

There have been two (2) recent applications submitted to the Town of Oakville, seeking to permit buildings of six storeys or more. Below is a summary of the relevant and details:

- 7) 2365 Lakeshore Road West – File No. OPA 1729.61 / Z 1729.61:
 - Official Plan Amendment and Zoning By-law Amendment;
 - 9 storey residential building with retail at grade;
 - Date of Application: April 6, 2022;
 - Approximately 20 m from the subject property.

- 8) 2432 to 2455 Lakeshore Road West and 87 to 99 Bronte Road – File No. 1729.073/01:
 - Zoning By-law Amendment and Site Plan Application;
 - Proposed 6 storey mixed-use building with retail and amenity space at grade and residential units above;
 - Date of Application: November 11, 2021;
 - Approximately 200 m from the subject property.



The submitted applications demonstrate that the community is undergoing further intensification and that heights meeting or exceeding six storeys are becoming more common. In particular, 2365 Lakeshore Road West, which is immediately across the street from the subject property, is proposed to be nine storeys.

Section 45 of the *Planning Act*

The following section provides an analysis demonstrating how the variances satisfy the four tests of a minor variance as set out in Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended:

1. *The proposed variances meet the general intent and purpose of the Official Plan*

The requested variances meet the intent and purpose of the Official Plan. As discussed above, the proposed development represents a degree of intensification contemplated for “Nodes and Corridors” that is compatible with the surrounding community and the policies applying to Bronte Village. Moreover, Policy 24.8.2 provides for a maximum height of 6 storeys to be permitted via bonusing. Policy 24.8.2 was included in the Official Plan when the former S.37 of the Planning Act was operative. The former S.37 permitted a municipality to seek a landowner contribution (be it cash or services) in exchange for approving additional height and/or density. Bill 108 eliminated that regime and replaced it with the present Community Benefits Charge (“CBC”) regime. Policy 24.8.2 requires implementation through the passage of a Zoning By-law Amendment through which S.37 provisions are included. Policy 24.8.2 cannot, on its own, impose a financial bonussing obligation on an owner. Given the impending Provincial outside date (deadline) for the sunset of the former S.37 regime (being the earlier of September 18, 2022 or the date when Town Council enacts its CBC By-law), that former S.37 regime will not be legally operational by the time the required two additional stories are approved. Accordingly, through Provincial legislative actions, Policy 24.8.2 has no practical force and effect and has been rendered irrelevant. As the subject property lies within a Growth Area as defined by the Livable Oakville Official Plan, the proposed height increase and additional residential units will implement the goal of intensifying the community.

2. *The proposed variances meet the general intent and purpose of the Zoning By-law*

The purpose and intent of building height regulations is to control massing and architectural form, and to ensure compatibility with the existing community. In this case, a building height of 6 storeys and 22.15 metres (72.67 feet) is requested, whereas a building height of 4 stories and 15 metres is currently permitted.

The intent of increasing the height is so allow for an increase in seniors’ residential units, taking into account the ground floor is mixed-use as to ensure that the built form on the property is in keeping with the character of the surrounding neighbourhood. In addition, the surrounding community is characterized by a mix of building heights, including several mid-rise dwelling units with heights meeting or exceeding the proposed six storeys. The proposed development is compatible with the surrounding neighbourhood in terms of dwelling size and height, and meets the general intent of Zoning By-law law 2014-014.



3. *The proposed variances are desirable for the appropriate development of the land*

The proposed variances will accommodate additional seniors' living space in a manner that makes efficient use of land while maintaining both the existing and evolving character of the community. Ontario has an aging population, and so there is an increasing need to provide supportive housing for seniors. The proposed variances are desirable for the development of the land, as they will assist with addressing a major provincial demographic need.

4. *The proposed variances are minor in nature*

The proposed variances are required to facilitate the development of the proposed six storey building. They will permit a building that maintains the character of the community, and particularly newer buildings within the community. As such, it is our opinion that the proposed variances are minor in nature within the context of the community.

In conclusion, it is our opinion that the proposed minor variance application meets the four tests as established in the Planning Act.

Application Materials

In support of the application, please find enclosed the following:

- Minor Variance Application Form;
- Minor Variance Justification Brief, prepared by Glen Schnarr & Associates Inc., dated July 26, 2022;
- Architectural Drawing Set, prepared by Michael Spaziani Architect Inc., revision dated April 13, 2022.

Application fees will be coordinated at the time the application is submitted. We trust the enclosed information is sufficient for Town staff's review and we look forward to being considered at the next available Committee of Adjustment hearing date. Please contact the undersigned if you have any questions or require additional information.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Stephen Closs, MCIP, RPP
Associate

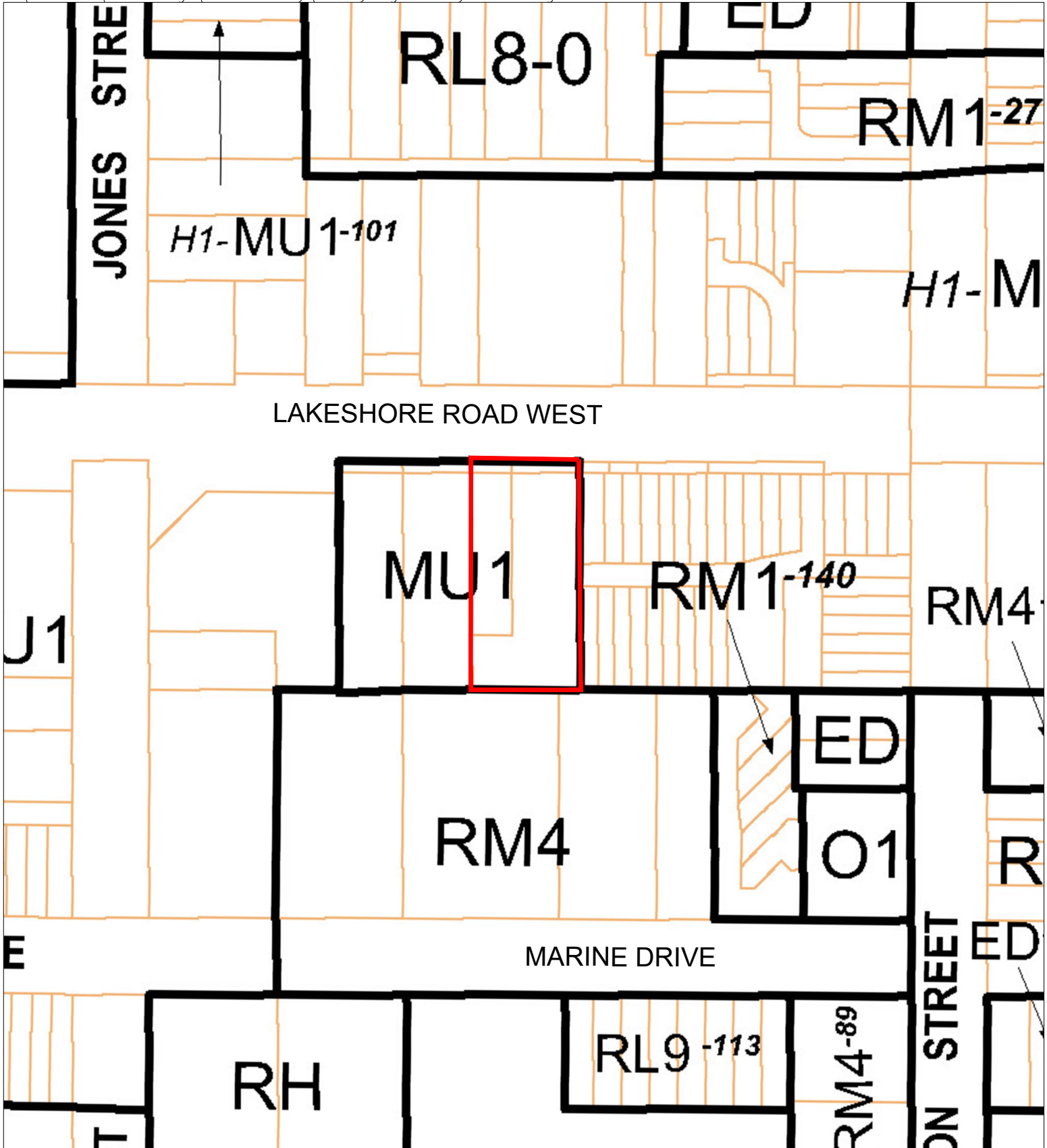



FIGURE 1
TOWN OF OAKVILLE ZONING
BY-LAW 2014-014 - MAP
19(2a)

2370 LAKESHORE ROAD WEST
 TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

LEGEND

 Subject Lands



Scale NTS
 JULY 11, 2022



LEGEND ¹	
[Green Box]	PARKWAY BELT
[Green Box]	GREENBELT
[Green Box]	GREENBELT - URBAN RIVER VALLEY
[Green Box]	NATURAL HERITAGE SYSTEM PARKS, OPEN SPACE & CEMETERIES
[Blue Box]	WATERFRONT OPEN SPACE
[Pink Box]	NODES AND CORRIDORS
[Pink Box]	EMPLOYMENT AREAS
[Pink Box]	MAJOR COMMERCIAL AREAS
[Yellow Box]	RESIDENTIAL AREAS
[Yellow Box]	MAIN STREET AREA
[Blue Box]	EMPLOYMENT MIXED USE CORRIDOR
[Blue Box]	REGIONAL TRANSIT NODE
[Blue Box]	PROPOSED REGIONAL TRANSIT NODE
[Blue Box]	NODES AND CORRIDORS ² FOR FURTHER STUDY
[Blue Box]	MAJOR TRANSPORTATION CORRIDOR ³
[Blue Box]	PROPOSED MAJOR TRANSPORTATION CORRIDOR
[Blue Box]	REGIONAL TRANSIT PRIORITY CORRIDOR
[Blue Box]	MOBILITY LINK
[Blue Box]	MAJOR ACTIVE TRANSPORTATION CORRIDORS
[Red Box]	SCENIC CORRIDOR
[Blue Box]	UTILITY CORRIDOR
[Blue Box]	PROVINCIAL PRIORITY TRANSIT CORRIDOR
[Green Box]	MAJOR TRANSIT STATION
[Green Box]	HERITAGE CONSERVATION DISTRICTS ⁴ CULTURAL HERITAGE LANDSCAPES

FIGURE 2

LIVABLE OAKVILLE PLAN SCHEDULE A1 - URBAN STRUCTURE

2370 LAKESHORE ROAD WEST
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

LEGEND

[Red Box] Subject Lands



Scale NTS
JULY 11, 2022

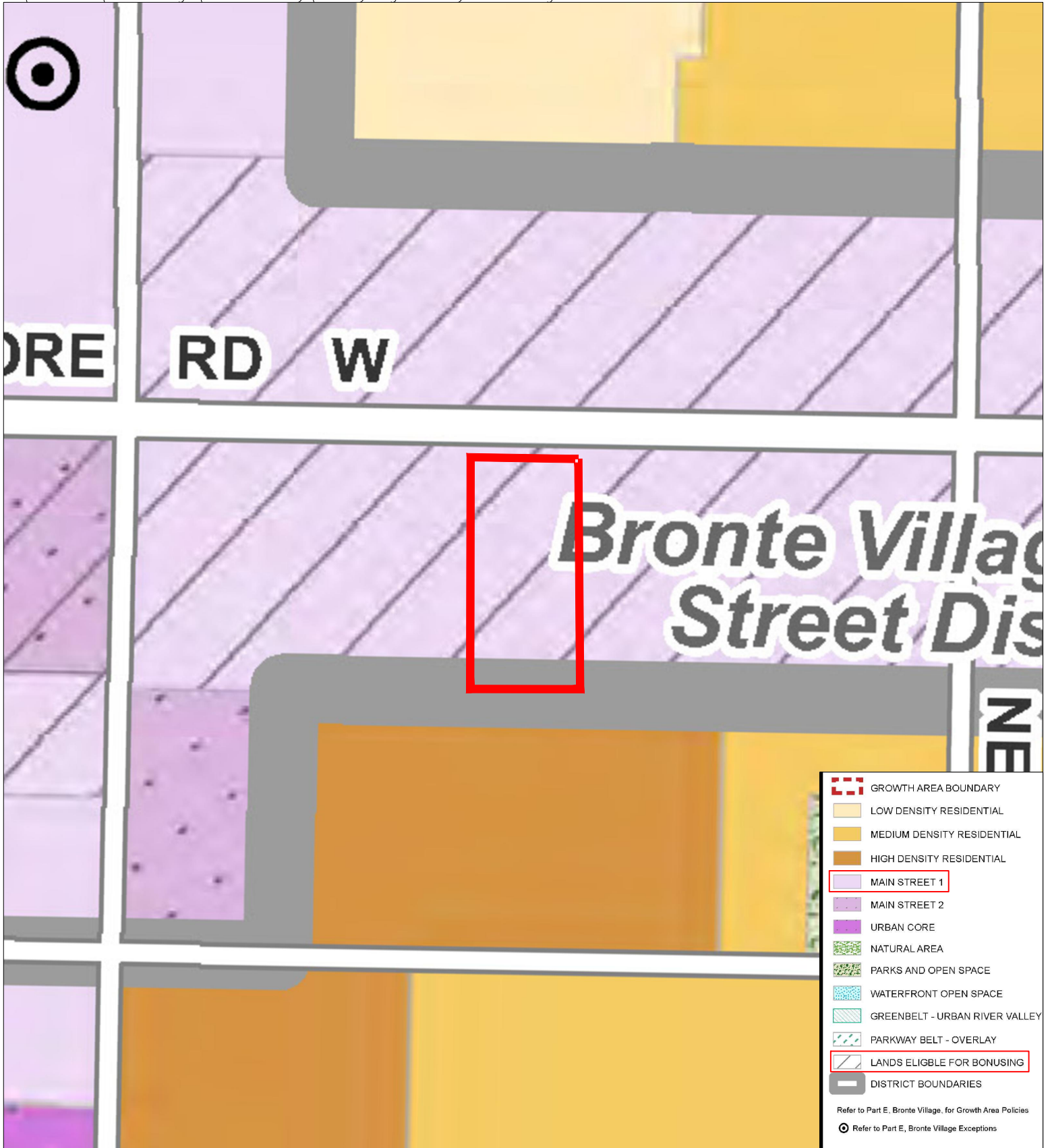



FIGURE 3

LIVABLE OAKVILLE PLAN SCHEDULE P1 - BRONTE VILLAGE LAND USE

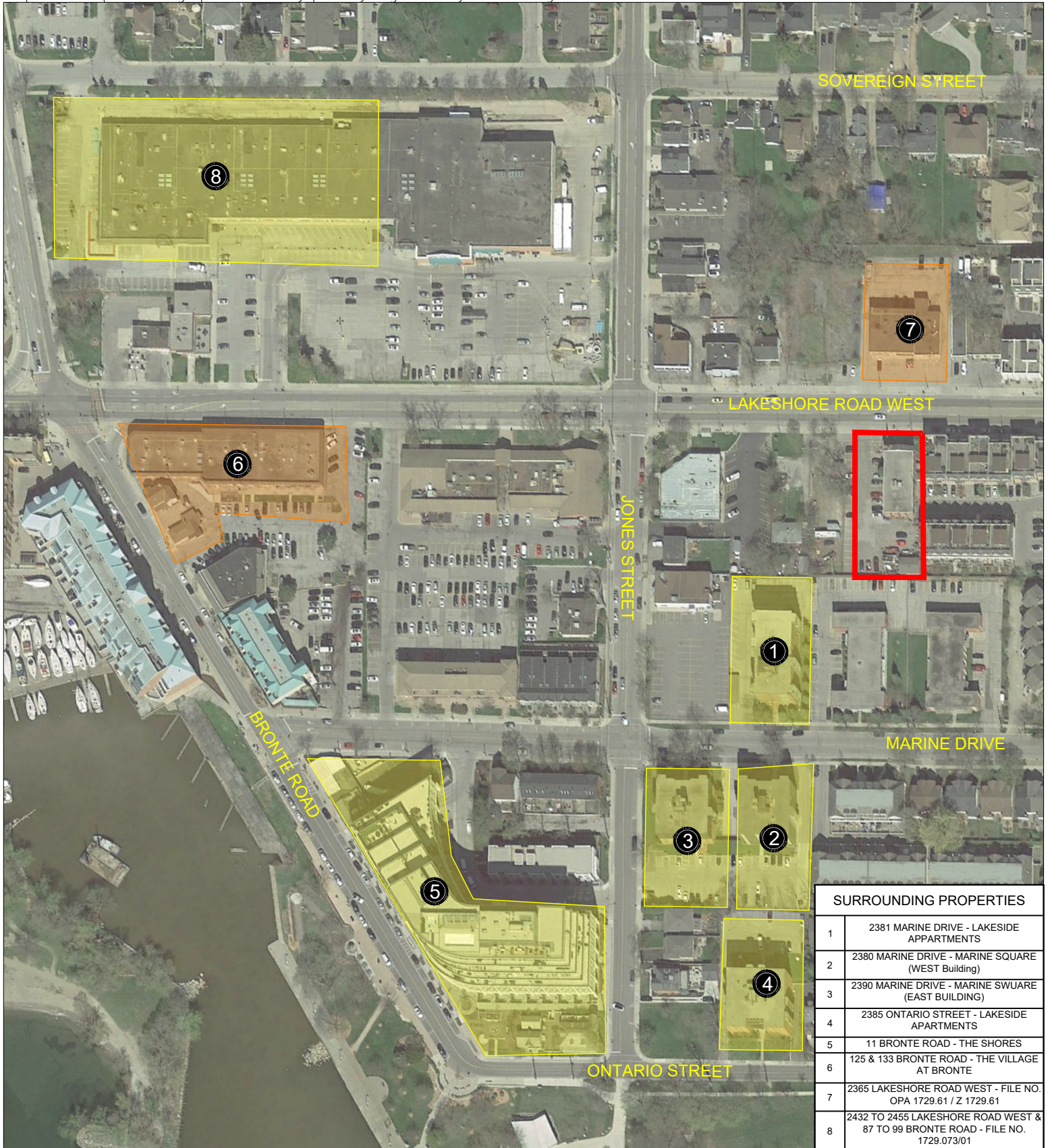
2370 LAKESHORE ROAD WEST
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

LEGEND

 Subject Lands



Scale NTS
JULY 11, 2022



SURROUNDING PROPERTIES	
1	2381 MARINE DRIVE - LAKESIDE APARTMENTS
2	2380 MARINE DRIVE - MARINE SQUARE (WEST Building)
3	2390 MARINE DRIVE - MARINE SWUARE (EAST BUILDING)
4	2385 ONTARIO STREET - LAKESIDE APARTMENTS
5	11 BRONTE ROAD - THE SHORES
6	125 & 133 BRONTE ROAD - THE VILLAGE AT BRONTE
7	2365 LAKESHORE ROAD WEST - FILE NO. OPA 1729.61 / Z 1729.61
8	2432 TO 2455 LAKESHORE ROAD WEST & 87 TO 99 BRONTE ROAD - FILE NO. 1729.073/01

FIGURE 4

NEIGHBOURHOOD CONTEXT

2370 LAKESHORE ROAD WEST
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

LEGEND

- Subject Lands
- Existing Buildings
- In-Process Applications



Scale NTS
JULY 11, 2022