

REPORT

Planning and Development Council Meeting

Meeting Date: January 23, 2023

FROM: Planning Services Department

DATE: January 10, 2023

SUBJECT: Public Meeting Report, Official Plan Amendment and Zoning By-law Amendment, Helberg Properties Limited, File Number Z.1616.57 & OPA 1616.57

LOCATION: 50 Speers Road

WARD: Ward 2

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RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated January 10, 2023, be received.
2. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Helberg Properties Limited (File Number Z.1616.57 & OPA 1616.57), 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:

- **Nature of Application:** The applicant has applied for an official plan and zoning by-law amendment. The purpose of the official plan amendment application is to add a site-specific exception to the high density residential designation to increase the maximum density from 185 units per site hectare to 755 units per site hectare. The purpose of the zoning by-law amendment application is to: add 'townhouse dwelling' and 'temporary sales office' as a permitted use; increase the maximum building height from 7 storeys (existing) to 27 storeys, add site-specific zoning standards including maximum net floor area, minimum building setbacks; and, reduce the minimum number of parking spaces required from between a minimum of 1.0-1.5 parking spaces per apartment unit

and a minimum of 2.0 parking spaces per townhouse unit to a minimum of 1 parking space per dwelling unit (townhouse and apartment).

- **Proposal:** The proposed development consists of replacement of the existing 7 storey 59 unit rental apartment building with a 27 storey apartment building with a 6 storey podium and 2 storey townhouses at grade. A total of 314 units are proposed together with 1,689 sq.m. of amenity space (5.38 sq.m. per unit), 314 parking spaces, 314 bicycle parking spaces and one loading space. All 314 units are proposed to be rental in tenure.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on June 21, 2022.

APPLICATION SUMMARY

Applicant/Owner: Helberg Properties Limited

Purpose of Application(s): The purpose of the official plan amendment application is to add a site-specific exception to the high density residential designation to increase the maximum density from 185 units per site hectare to 755 units per site hectare. The purpose of the zoning by-law amendment application is to: add ‘townhouse dwelling’ and ‘temporary sales office’ as a permitted use; increase the maximum building height from 7 storeys (existing) to 27 storeys, add site-specific zoning standards including maximum net floor area, minimum building setbacks; and, reduce the minimum number of parking spaces required from between a minimum of 1.0-1.5 parking spaces per apartment unit and a minimum of 2.0 parking spaces per townhouse unit to a minimum of 1 parking space per dwelling unit (townhouse and apartment).

Relevant Livable Oakville and Zoning schedules are attached as **Appendix ‘A’**

Effect of Application(s): To permit replacement of the existing 7 storey 59 unit rental apartment building with a 27 storey apartment building with a 6 storey podium and 2 storey townhouses at grade. A total of 314 units are proposed together with 1,689 sq.m. of amenity space (5.38 sq.m. per unit), 314 parking spaces, 314 bicycle parking spaces and one loading space. All 314 units are proposed to be rental in tenure. The applicant’s conceptual plans and renderings are attached as **Appendix ‘B’**

A copy of the applicant’s draft Official Plan Amendment is included as **Appendix ‘C’**. A copy of the applicant’s draft Zoning By-law is included as **Appendix ‘D’**.

Submitted Plans / Reports:

The proponent has provided technical supporting studies which are currently under review by various public agencies and internal town departments. The supporting documentation is accessible on the town's website at

<https://www.oakville.ca/business/da-43825.html>

Property Location: The subject property is located on the south side of Speers Road, east of Kerr Street, as illustrated in **Appendix 'A'**.

Surrounding Land Uses: The surrounding land uses are as follows:

- North – 17-storey apartment building (41 Speers Rd.) & 19 & 21 storey apartment buildings (55, 65, and 71 Speers Road);
- East – 18-storey apartment building (30 Speers Rd.) & 12-storey apartment building (20 Speers Rd.);
- South – Oakwood Public School & single-detached residential; and,
- West – 11-storey apartment building (80 Speers Rd.).

Key Milestones:

Pre-Consultation Meeting	October 20, 2021
Public Information Meeting	June 21, 2022
Application Deemed Complete	November 1, 2022
P & D Council - Public Meeting	January 23, 2023
Date of Appeal for Non-Decision	March 1, 2023

Given the timing of submission, these applications are not subject to gradual refund of application fees implemented through Bill 109.

PLANNING POLICY CONTEXT

The subject 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 Official Plan
- Zoning By-law 2014-014

A full analysis of the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019), Halton Regional Official Plan will be included within the future recommendation report.

Official Plan and Zoning By-law extracts are attached as **Appendix 'E'**.

MATTERS UNDER REVIEW

This application was recently received and is under review by departments and agencies. The following are the general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council and commenting agencies:

- Climate Change/Sustainability Goals
- Integration/Impact on adjoining and adjacent properties
- Conformity with applicable policy including the Kerr Village growth area goal, objectives, development concept and policies
- Proposed density and building height, including shadow impacts
- Transportation considerations, including site access, turning movements on Speers Road, and impact on area road and intersection capacity.
- Pedestrian connectivity including connectivity to Bartos Drive / Oakwood Public School
- Parking
- Stormwater Management
- Tree Preservation
- Functional Servicing
- Urban Design
- Applicability of Bill 23
- Public & Council Comments/Concerns

CONCLUSION

Planning staff will continue to review and analyze the subject Official Plan Amendment and Zoning By-law Amendment applications and address all technical matters, along with submitted public comments. 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.

CONSIDERATIONS

(A) PUBLIC

The applicant held a Public Information Meeting on June 21, 2022, and it was attended by 29 attendees. Minutes of the meeting have been included as **Appendix 'F'**. All other public comments received as of the date of this report are included as "**Appendix 'G'**".

Notice of complete application and public meeting were distributed to property owners within 240m of the Subject Property in accordance with the town's current notice requirements.

(B) FINANCIAL

None.

(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:

- Be 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.

APPENDICES:

Appendix "A": Mapping

Appendix "B": Conceptual Plans and Renderings

Appendix "C": Applicant's Draft Official Plan Amendment

Appendix "D": Applicant's Draft Zoning By-law Amendment

Appendix "E": Official Plan and Zoning By-law Extracts

Appendix "F": Developer Hosted Public Information Meeting Minutes

Appendix "G": Public Written Submissions

Prepared by:

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Senior Planner, Planning Services

Recommended by:

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Manager, West District, Planning Services

Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning Services