

## REPORT

### Special Planning and Development Council

Meeting Date: February 7, 2023

---

**FROM:** Planning Services Department

**DATE:** January 24, 2023

**SUBJECT:** Public Meeting Report, Official Plan Amendment and Zoning By-law Amendment, Bara Group (River Oak) Inc., File Numbers OPA1415.14 and Z.1415.14 - 2163 and 2169 Sixth Line

**LOCATION:** 2163 and 2169 Sixth Line

**WARD:** Ward 5

Page 1

---

### RECOMMENDATION

1. That the public meeting report prepared by the Planning Services Department dated January 24, 2023, be received.
2. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Bara Group (River Oak) Inc. (File No.: OPA1415.14 and Z.1415.14) 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 to redesignate the lands from Neighbourhood Commercial to Main Street 2 and rezone the lands from C1 SP128 to MU2 with modifications.
- **Proposal:** The proposed development consists of a nine-storey mixed use building containing 247 residential units including 22 townhouse units, together with 777m<sup>2</sup> (8,366 square feet) of commercial space on the ground floor, and two levels of underground parking.

- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on July 5, 2022.

## **APPLICATION SUMMARY**

**Applicant/Owner:** The applications have been submitted by Bousfields Inc. on behalf of the owner, Bara Group (River Oak) Inc.

**Purpose of Application(s):** The proposed Official Plan amendment is to redesignate the lands from Neighbourhood Commercial to Main Street 2, and the Zoning By-law amendment is to rezone the lands from C1 SP 128 to MU2 with modifications as shown in Appendix ‘A’.

**Effect of Application(s):** To permit a nine-storey mixed use building with 247 residential units including 22 townhouse units, together with 777m<sup>2</sup> (8,366 square feet) of commercial space on the ground floor, and two levels of underground parking. The proposal has the effect of increasing the height from two storeys to nine storeys, adding residential uses where they are currently not permitted, and reducing the commercial floor area from approximately 1,441m<sup>2</sup> (15,513 square feet) to 777m<sup>2</sup> (8,366 square feet). A concept plan is provided in 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 [Bara Group \(River Oak\) Inc. - 2163 and 2169 Sixth Line - Z.1415.14 and OPA 1415.14](#)

The applicant was required to submit a commercial impact study to assess the impacts of removing commercial floor space from the site. This study is under Peer Review and will inform a future recommendation.

**Property Location:** The subject property is located on the east side of Sixth Line, north of Upper Middle Road. Mapping is provided in Appendix ‘A’.

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

- North – High Density Residential (four-storey seniors residences)
- East – Natural Area
- South – Natural Area
- West – Low Density Residential (detached dwellings)

---

**Key Milestones:**

Pre-Consultation Meeting	May 19, 2022
Public Information Meeting	July 5, 2022
Pre-submission Review	N/A
Application Deemed Complete	July 18, 2022
P & D Council - Public Meeting	February 7, 2023
Date Eligible for Appeal for Non-Decision	November 15, 2022

**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 (2020)
- 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 (2020), 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:

- Integration/Impact on adjoining and adjacent properties
- Conformity with applicable policy
- Identification of Urban Structure (Residential, Natural Area etc.)
- Conformity with the Livable Oakville Plan
- Proposed use and density
- Proposed increase in height
- Impacts to surrounding neighbourhood character
- Reduction of existing commercial floor area
- Transportation implications
- Stormwater Management
- Tree Preservation

- 
- Functional Servicing
  - Urban Design
  - Impacts to adjacent Natural Area
  - Public & Council Comments/Concerns
  - Climate Change/Sustainability Goals

## **CONCLUSION**

Planning staff will continue to review and analyze the subject Official Plan 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 July 5, 2022, and it was attended by 33 residents. 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:

Kate Cockburn, MCIP, RPP

Senior Planner, Current Planning - East

Recommended by:

Leigh Musson, MCIP, RPP

Manager, Current Planning - East

Submitted by:

Gabe Charles, MCIP, RPP

Director of Planning Services