

REPORT

Planning and Development Council

Meeting Date: June 12, 2023

FROM: Planning Services Department

DATE: May 30, 2023

SUBJECT: Public Meeting Report, Official Plan Amendment & Zoning By-law Amendment, Amica Bronte Village Inc., File No.: OPA.1729.62; Z.1729.62 - 2370 Lakeshore Road West

LOCATION: 2370 Lakeshore Road West

WARD: Ward 1

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RECOMMENDATION:

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Amica Bronte Village Inc. (File No.: OPA 1729.62; Z.1729.62), be received.
2. 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 the Application:** The applicant has applied for an Official Plan Amendment and a Zoning By-law Amendment to permit a maximum building height of six (6) storeys in the Main Street 1 designated area and Mixed Use (MU1) zone category, whereas currently four (4) storeys is permitted.
- **Proposal:** The proposed development will add two (2) additional storeys to the approved four (4) storey retirement home with retail/commercial units along the ground floor, which will result in a mixed use senior's residential facility with 159 dwelling units and a maximum building height of six (6) storeys.

- **Public Consultation:** A Public Information Meeting (“PIM”) was held on March 21, 2023, to present and discuss the subject applications. The Ward 1 Councillors, Staff and approximately 40-50 members of the public attended the meeting.

BACKGROUND:

Site Plan Approval was granted on April 1, 2021 for a four (4) storey retirement home with ground floor commercial. While the *Livable Oakville* Official Plan designated the subject lands as eligible for bonusing, which would permit two additional storeys through bonusing provisions under Section 24.8.2, the applicant decided not to pursue the extra height and density through a bonus agreement at that time.

Since then, the Province made a number of changes to the *Planning Act*. Pursuant to this new framework, new bonusing agreements are not permitted to be entered into (Section 37 of the *Planning Act*) and in accordance with Provincial requirements, retirement homes are exempt from the Town’s Community Benefits Charge by-law.

Construction has not started on the approved four (4) storey seniors’ mixed use residential facility. The applicant has now decided to apply to increase the maximum building height from four (4) to six (6) storeys. The additional height would result in an additional 46 units (113 units originally approved versus 159 units currently proposed).

APPLICATION SUMMARY

Applicant/Owner: Amica Bronte Village Inc.

Purpose of Application(s): The purpose of the applications are to amend the Town’s Official Plan and Zoning By-law to permit a site-specific maximum building height of six storeys. The proposed Zoning By-law Amendment would implement the proposed development and introduce regulations relating to the maximum building height for the subject lands.

An aerial map, existing livable Oakville land use schedule and an existing excerpt from the Zoning By-law 2014-014, as amended, are included in **Appendix “A”**.

Effect of Application(s): The effect of the applications would be to permit a new six-storey seniors’ residential mixed-use facility, containing 159 dwelling units with retail and commercial units along the ground floor.

A copy of the applicant’s Concept Plans are included 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 applicant 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 [Amica Bronte Village Inc. - 2370 Lakeshore Road West - OPA 1729.62 and Z.1729.62 \(oakville.ca\)](https://www.oakville.ca/OPA172962).

Property Location: The subject lands are located on the south side of Lakeshore Road West, east of Jones Street, west of Nelson Street and north of Marine Drive, and are municipally known as 2370 Lakeshore Road West.

Surrounding Land Uses: The subject lands are currently vacant. The surrounding land uses are as follows:

- *North* – one to three storey retail and commercial uses
- *South* – Two three to six storey apartment buildings and various lower density housing types (single-detached, semi-detached, townhomes etc.)
- *East* – three storey townhouse complex with commercial uses along the ground floor
- *West* – one storey restaurant

Key Milestones:

This is a Bill 109 application.

Pre-Consultation Meeting	November 30, 2022
Public Information Meeting	March 21, 2023
Pre-submission Review	N/A
Application Deemed Complete	May 8, 2023
P & D Council - Public Meeting	June 12, 2023
Date Eligible for Appeal/Refund for Non-decision	September 6, 2023

Planning Staff are targeting the August 14, 2023, Planning and Development Council meeting for a recommendation.

PLANNING POLICY CONTEXT

The subject lands are subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019, as amended in 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 (2019, as amended in 2020), Halton Regional Official Plan will be included within the future recommendation report.

Official Plan and Zoning excerpts are included as **Appendix “E”**.

MATTERS UNDER REVIEW

These applications were recently received and are under review by Town departments and agencies. The following are 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
- Public & Council Comments/Concerns
- Conformity with applicable policy
- Zoning performance standards
- Transportation & Servicing Implications
 - functional servicing (water, wastewater & stormwater)
 - road and related infrastructure capacity
 - waste management
 - parking utilization
- Urban Design
 - interface with the public realm
 - compatibility with buildings in the surrounding area
 - appropriate setbacks of additional building height
 - integration/impact on adjoining and adjacent properties
 - shadow impacts

NOTE – Detailed streetscape matters will be addressed through a subsequent site plan application. For the previously approved site plan application, cash-in-lieu of required streetscape components was provided. Cash-in-lieu enables the Town to perform streetscape design and construction work.

CONCLUSION

Planning Staff will continue to review and analyze the submitted Official Plan and Zoning By-law Amendment applications, evaluate the conceptual plans, and address all technical matters, if any, 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 two Public Information Meetings (“PIM”) on March 21, 2023, to present the proposed development applications for the subject lands. It was attended by approximately 40-50 members of the public, including the Ward 1 Councillors and Town staff. 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 statutory public meeting were distributed to property owners within 240m of the subject lands in accordance with the Town’s current notice requirements.

(B) FINANCIAL

This application is not subject to the Town’s Community Benefit Charge By-law.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review and comment. 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": Concept Plans

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

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

Appendix "E": Policy Excerpts

Appendix "F": Applicant's Hosted Public Information Meeting Minutes

Appendix "G": Public Comments

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