



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: August 14, 2023

FROM: Planning Services Department

DATE: August 1, 2023

SUBJECT: **Public Meeting Report – Kaneff Group, File No. Z.1401.13 - 2350 and 2360 Bristol Circle**

LOCATION: 2350 and 2360 Bristol Circle

WARD: Ward 6 Page 1

RECOMMENDATION

1. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Kaneff Group (File No.: Z.1401.13), 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 Application:** The applicant has applied for a Zoning By-law Amendment to rezone the subject property from Office Employment with Special Provision 43 (E1; sp:43) to Business Employment (E2) with special provisions, to permit the development of a warehouse building.
- **Proposal:** The applicant proposes to develop an underutilized portion of the property for a 2,880 m² single-storey warehouse building with three loading bays and associated parking.
- **Public Consultation:** A virtual Public Information Meeting (“PIM”) was held on May 24, 2023, to present and discuss the subject application. No members of the public attended the meeting.

BACKGROUND

In April 2018, Council approved Official Plan Amendment No. 26 (OPA 26) which revised the policy framework for employment areas and redesignated the subject lands from “Office Employment” to “Business Employment” to permit a broad range of employment-related uses.

The purpose of this report is to provide an overview of the Zoning By-law Amendment application which seeks to rezone the subject lands from E1, SP 43 to E2 to be consistent with the Town’s Livable Oakville Plan.

Zoning By-Law Amendment application was submitted which propose to rezone the property owned by Kaneff Group (hereafter referred to as “the subject lands”), municipally known as 2350 and 2360 Bristol Circle. The subject lands are proposed to rezone from Office Employment with Special Provision 43 (E1; sp:43) to Business Employment (E2) with proposed special provisions regarding reduced front and flankage yard setbacks and number of parking spaces for the subject lands. The proposed application would facilitate a future Site Plan application to develop a 2,880 m² single-storey warehouse building with three loading bays and associated parking.

The existing Office Employment (E1) zone only permits warehousing and manufacturing in instances where the use is legally existing on the lot on the effective date of the Zoning By-Law 2014-014. The E1 zone is typically associated with lands designated as Office Employment. These lands are designated as Business Employment and would typically be zoned E2. This application would bring the zoning by-law into conformity with the Official Plan.

APPLICATION SUMMARY

Applicant/Owner: Kaneff Group

Purpose of Application: The purpose of the application is to amend the Zoning By-Law to rezone from Office Employment Special Provision 43 (E1; sp:43) to Business Employment (E2), to permit a warehouse land use, and with proposed special provisions regarding reduced front and flankage yard setbacks and number of parking spaces for the subject lands.

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

Effect of Application: The effect of the application would be to permit a warehouse building on the subject lands.

A copy of the applicant’s Concept Plans are included in **Appendix “B”**.

A copy of the applicant’s draft Zoning By-Law is included as **Appendix “C”**.

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 [Kaneff Group - 2350 & 2360 Bristol Circle - Z.1401.13 \(oakville.ca\)](http://www.oakville.ca/KaneffGroup-2350&2360BristolCircle-Z.1401.13).

Property Location: The subject lands are located on the west side of Bristol Circle and north of Brighton Road, and municipally known as 2350 and 2360 Bristol Circle.

Surrounding Land Uses: The subject lands currently contain an existing four-storey office building with a net floor area of 4,214 m², a total of 190 parking spaces, landscaped area, and approximately 0.27 hectares of vacant land. The subject lands are currently accessed from Bristol Circle and Brighton Road. The surrounding land uses are as follows:

- *North* – Existing offices (2380 & 2390 Bristol Circle), and manufacturing related land uses (2940 Portland Drive).
- *East* – Existing offices (2381 Bristol Circle), a commercial school (2359 Bristol Circle), and vacant land.
- *South* – Existing multi-unit industrial building consisting of manufacturing and distribution related uses (2320 Bristol Circle).
- *West* – Existing industrial building occupied by Grundfos Canada, which manufactures and distributes industrial pumping systems (2941 Brighton Road).

Key Milestones:

Pre-Consultation Meeting	August 24, 2022
Public Information Meeting	May 24, 2023
Pre-submission Review	N/A
Application Deemed Complete	June 23, 2023
P & D Council - Public Meeting	August 14, 2023
Date Eligible for Appeal for Non-Decision	September 20, 2023

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 and Livable Oakville Official Plan will be included within the future recommendation report.

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

MATTERS UNDER REVIEW

The complete application was received in June 2023 and is under review by 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 and Council Comments/Concerns
- Integration/Impact on adjoining and adjacent properties
- Conformity with applicable policy
- Proposed use of land, density and performance standards
- Transportation Implication
 - Pedestrian connections and walkability
 - Parking utilization
 - Sight lines
 - Truck turning movements
- Stormwater Management
- Tree Preservation
- Functional Servicing
- Urban Design

CONCLUSION

Planning staff will continue to review and analyze the submitted Zoning By-law Amendment application 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 a virtual Public Information Meeting (“PIM”) on May 24, 2023, to present the application for the subject lands at 2350 and 2360 Bristol Circle. No members of the public attended the meeting. Minutes of the meeting have been included as **Appendix “E”**.

No public comments were received as of the date of this report.

Notice of complete application and statutory public meeting were distributed to property owners within 240 m of the subject lands in accordance with the Town’s current notice requirements and the *Planning Act*.

(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”: Concept Plans

Appendix “C”: Applicant’s Draft Zoning By-law Amendment

Appendix “D”: Policy Excerpts

Appendix “E”: Applicant Hosted Public Information Meeting Minutes

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