

Appendix “E”



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-070 Official Plan Amendment 57

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 57 (Amica Bronte Village Inc., 2368-2380 Lakeshore Road West, File No.: OPA1729.62)

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS subsection 22(1) of the *Planning Act* provides that a person or public body may request a council to amend its official plan; and,

WHEREAS the owner of the lands currently known as 2368-2380 Lakeshore Road West has requested that Council amend the Livable Oakville Plan to apply site-specific exception policies and to remove the lands' eligibility for bonusing to allow a six-storey mixed-use senior's residential facility with retail and commercial uses fronting onto Lakeshore Road West.

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to permit the subject lands that will be re-designated to Main Street 1 to have a maximum building height of six-storeys and to remove the "lands eligible for bonusing" overlay from the subject lands to allow for the development of a six-storey, 159-unit mixed-use senior's residential facility.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Official Plan Amendment Number 57 to the Livable Oakville Plan, attached as **Appendix “A”**, is hereby adopted.
2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

3. If the Regional Municipality of Halton, being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby authorized and directed to apply to the Approval Authority for approval of this Official Plan Amendment.

PASSED this 14th day of August, 2023

MAYOR

CLERK

APPENDIX “A” to By-law 2023-070

**Official Plan Amendment Number 57
to the Town of Oakville’s Livable Oakville Plan**

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number 57 (OPA 57) to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of this amendment is to modify the text and Schedule P1 of the Livable Oakville Plan to implement the development of a six-storey, 159-unit mixed-use senior’s residential facility.

The effect of the proposed amendment will introduce a new exception policy that will permit a maximum building height of six storeys.

The effect of the proposed amendment will remove the *lands eligible for bonusing* overlay from the subject lands.

The proposed amendment will result in changes to Part E, Section 24.7 – Bronte Village Exceptions – Schedule P1 and Schedule P1 of the Livable Oakville Plan.

B. Location

The subject lands are municipally known as 2368-2380 Lakeshore Road West and legally described as Lots 27 to 30 of Plan 20R-21440.

C. Background

The Livable Oakville Plan established the desired land use patterns for lands within the Town of Oakville, south of Dundas Street and north of Highway 407, to the year 2031.

The Town of Oakville adopted OPA 18 on December 4, 2017 and approved by Halton Region on May 31st, 2018 which included changes for the Bronte Village Growth Area resulting from the Bronte Village Growth Area Review.

To support opportunities for intensification, bonusing policies were introduced for the Bronte Village Growth Area through OPA 18, which would allow Council to consider increases in height for specific properties without amendment to the Official Plan, in accordance with Section 37 of the *Planning Act*.

On June 6, 2019, Bill 108, the *More Homes, More Choice Act* received Royal Assent. The Bill included extensive amendments to legislation related to housing development in Ontario, which included changes to Section 37 of the *Planning Act*.

All bonusing policies in the Livable Oakville Official Plan are no longer applicable because of Bill 108, and therefore the maximum permitted building height on the subject lands is four (4) storeys.

Amica Bronte Village Inc. has submitted an Official Plan Amendment (File No.: OPA.1729.62) and a Zoning By-law Amendment (File No. Z.1729.62) to allow for the development of a six-storey, 159-unit mixed-use senior's residential facility.

D. Basis

The Official Plan amendment is based on the following:

The Official Plan Amendment is required to permit an increase in height to six (6) storeys, and to amend Schedule P1 to remove the "lands eligible for bonusing" overlay from the subject lands.

A detailed review of the Official Plan and Zoning By-law amendment applications has been undertaken for the subject land; in addition, the proposal will be subject to a Site Plan application in order to review technical and functional aspects of the proposed development.

The proposed amendment implements the policies of the Bronte Village Growth Area and provides an appropriate scale of development within the Main Street District of Lakeshore Road West between Jones Street and Nelson Street.

The proposed amendment also brings Schedule P1 into alignment with Bill 108 by removing the reference to bonusing for the subject lands.

A Public Information Meeting (“PIM”) was held on March 21, 2023, to solicit public input on the concurrent aforementioned applications.

The Statutory Public Meeting on the proposed Official Plan amendment was held on June 12, 2023, by the Town’s Planning and Development Council.

Notice of the Statutory Public Meeting regarding the applications was published in the Oakville Beaver, was mailed to property owners within 240 m of the subject land on or before May 23, 2023 and circulated to the agencies and public bodies prescribed by the *Planning Act*.

Notice of the Recommendation Meeting was mailed to persons who requested to be notified, and to any persons who provided written and/or oral submissions and circulated to the required agencies and public bodies prescribed by the *Planning Act*.

Information related to the applications was available for public review on the Town’s website (www.oakville.ca), as of May 10, 2023, being at least 20 days before the recommendation meeting.

Part 2 – The Amendment

A. Text Changes

The amendment includes changes to the text in the Livable Oakville Plan listed in the following table.

1.	24.7 – Bronte Village Exceptions – Schedule P1	Insert a new exception policy as follows: 24.7.7 On the lands designated Main Street 1 on the south side of Lakeshore Road West between Jones Street and Nelson Street, a maximum height of six storeys shall be permitted.
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B. Schedule Changes

The amendment includes changes to the schedules in the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Schedule	Description of Change
2.	Schedule P1 Bronte Village Land Use	Amend Schedule P1 by removing the <i>lands eligible for bonusing</i> overlay from the subject lands, and adding an exception bullet to the subject lands.

APPENDIX 1

Schedule Changes to the Livable Oakville Plan

