



OAKVILLE

## REPORT

### Planning and Development Council

Meeting Date: August 14, 2023

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**FROM:** Planning Services Department

**DATE:** August 1, 2023

**SUBJECT:** Removal of “H1” Holding Provision, 2432-2452 Lakeshore Road West and 87-99 Bronte Road, File No.: Z.1729.60, By-law 2023-114 - 2432-2452 Lakeshore Road West and 87-99 Bronte Road

**LOCATION:** 2432-2452 Lakeshore Road West and 87-99 Bronte Road

**WARD:** Ward 1 Page 1

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#### RECOMMENDATION:

1. That the Zoning By-law Amendment application (File No.: Z.1729.60) submitted by Weston Consulting on behalf of their client Bronte Lakeside Ltd. to remove the “H1” Holding Provision from 2432-2452 Lakeshore Road West and 87-99 Bronte Road, be approved; and,
2. That By-law 2023-114, a by-law to remove the Holding Provision on 2432-2452 Lakeshore Road West and 87-99 Bronte Road, from Zoning By-law 2014-014, as amended, be passed.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

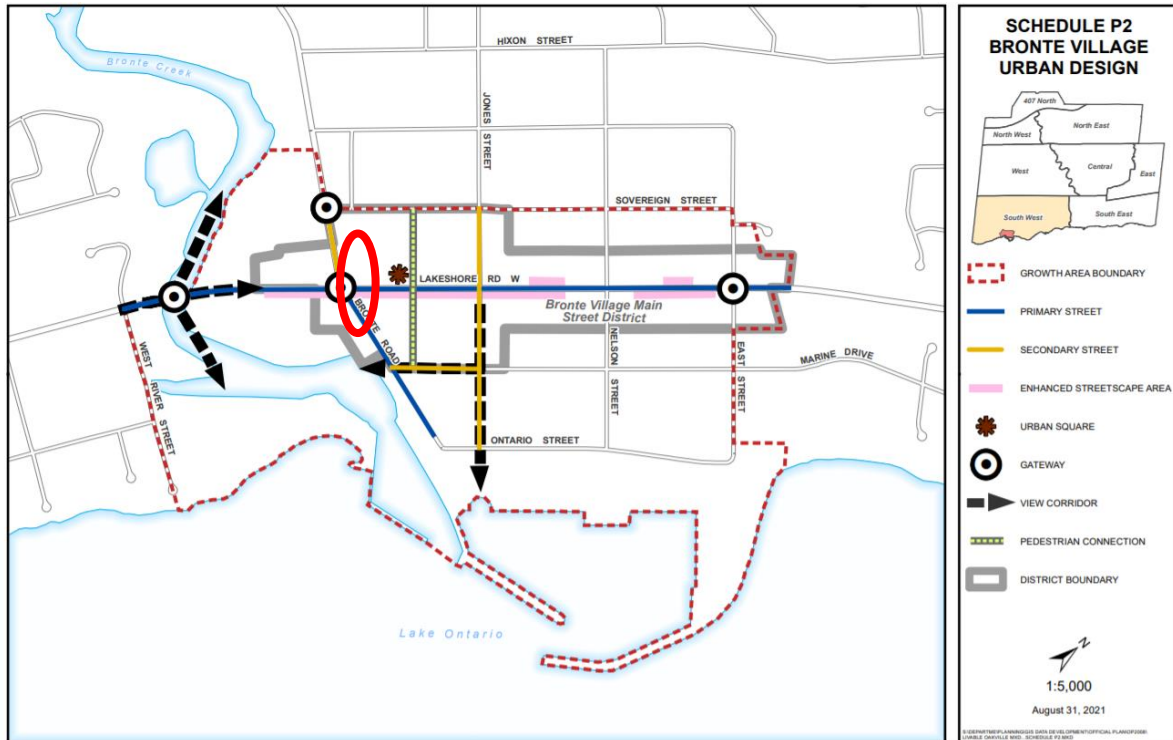
- This report contains a description of details related to the proposed development and the status of other processes, at this time, Council is only being asked to remove the holding provision.
- A site plan application has been reviewed and approved which proposes a six-storey mixed use building including 203 residential dwelling units, 1,972 square metres of ground floor commercial area, and a total of 272 parking spaces.
- The “H1” holding provision applies to mixed uses zones within the Palermo, Kerr, and Bronte Villages to ensure that intensification occurs in a sustainable manner and is servicable.

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- The applicant applied to remove the “H1” holding provision on November 24, 2021.
  - The criteria to remove the holding provision was reviewed concurrently with the site plan application, and has been satisfied.
  - Staff recommends that By-law 2023-114 be passed, which would have the effect of removing “H1” from 2432-2452 Lakeshore Road West and 87-99 Bronte Road.

**BACKGROUND:**

A site plan application (SP.1729.073/01) was submitted on April 20, 2021, and is currently under review. The proposal is for a new six-storey mixed use building which includes 203 residential units ranging from Studio to 2 bedrooms, over 1,900 sq.m. of ground floor commercial space fronting on to Bronte Road, Lakeshore Road West and a future pedestrian promenade on the eastern side of the property. The proposal will provide 272 parking spaces for both residential, commercial and visitor uses within an underground parking structure and surface parking area with a single access from Bronte Road.

Currently, the subject lands contain three access points from Bronte Road and one access point from Lakeshore Road West. To implement the Livable Oakville objectives from Bronte Village, the access from Lakeshore Road West will be removed to accommodate half of a 9.0m wide publicly accessible promenade which is intended to connect the Village Square on the former Bronte Village Mall property to the north with Marine Drive to the south as provided in Schedule P2 of the Livable Oakville Plan (shown as Figure 1 below). The balance of the promenade will be secured on the adjacent property through future redevelopment of adjacent parcels.



*Figure 1 – Future Pedestrian Connection*

The consolidation of accesses on Bronte Road will promote an improved pedestrian environment, together with new landscaping and plantings in the Bronte Road right-of-way, which is shown in Figure 2 below.



*Figure 2 – Aerial Perspective of west elevation and future Bronte Road condition*

### **Proposal**

The applicant requested to remove the “H1” holding provision from the subject lands in order to permit redevelopment with a six-storey mixed use building including 203 residential dwelling units, 1,972 sq.m. of ground floor commercial area, and 272 parking spaces.

The subject lands currently have vehicular access from Lakeshore Road West and Bronte Road, which will be consolidated into a single access from Bronte Road as part of the site plan application. Amongst other matters, this will facilitate the pedestican connection identified on Schedule P2 – Bronte Village Urban Design scedule of Livable Oakville.

Further, additional retail uses are planned with exclusive access from the future Pedestrian Connection as shown in Figure 3 below.



*Figure 3 – Aerial perspective of east elevation and future Pedestrian Connection*

### **Location & Site Description**

The subject lands are approximately 0.587 hectares in size and are located at the southeast corner of Lakeshore Road West and Bronte Road. They are comprised of seven parcels (shown in Figure 4 below), that are required to be merged to facilitate the proposal.

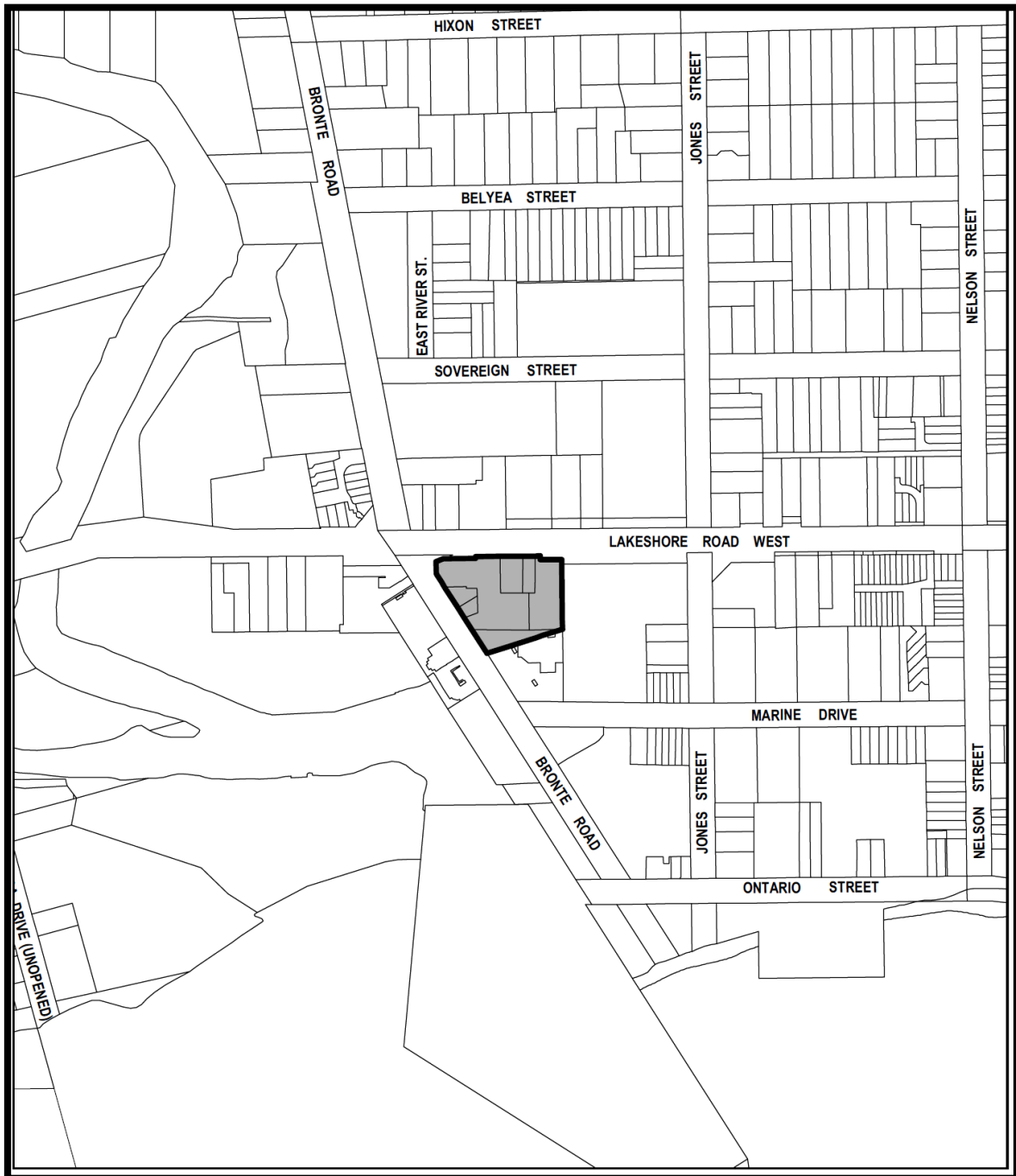


Figure 4 – Location Map

**TECHNICAL & PUBLIC COMMENTS:**

The application has been circulated to internal departments and external agencies for review. Table 1 identifies each condition of the "H1" holding provision and outlines how each condition has been satisfied:

Table 1 – Conditions of “H1”

“H1” Condition	Comment
<p><i>a) That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville.</i></p>	<p><b>Satisfied:</b> A Functional Servicing and Stormwater Management Report was prepared by Crozier and submitted as part of the on-going Site Plan Approval application (SP.1729.073/01). Town and Region staff have concluded that there is sufficient water and wastewater services for the proposed development.</p>
<p><i>b) The owner has entered into any required servicing agreement(s) with the Town regarding stormwater management.</i></p>	<p><b>Not Applicable:</b> Based on review of the Functional Servicing and Stormwater Management Report, a servicing agreement is not required. A Site Plan Agreement will be registered on title to secure the town’s interests.</p>
<p><i>c) The completion of detailed design drawings required for the construction of road and infrastructure improvements.</i></p>	<p><b>Satisfied:</b> The Town is currently undertaking the Lakeshore Road West Environmental Assessment (EA) Study. The EA is currently in draft design only. The detailed design of Lakeshore Road through the EA will be reflected in the landscape and streetscape plans for the proposed development. On this basis, and through the site plan review, no infrastructure improvements are required to Bronte Road. However, the applicant has proposed improved streetscaping on Bronte Road as part of the site plan process, to be secured through the future Site Plan Agreement.</p>
<p><i>d) Registration on title of an agreement between the owner and the Town with respect to the road and infrastructure improvements. This agreement shall also address security and advancing of funds, or a letter of credit for the full cost of the road and infrastructure improvements.</i></p>	<p><b>Satisfied:</b> Through the site plan process, a Site Plan Agreement is required between the owner and the town. On this basis, the town will secure for both on and off-site works for the proposed development.</p>
<p><i>e) The registration on title of a Section 37 Agreement per the Planning Act.</i></p>	<p><b>Not Applicable:</b> There are no Section 37 Bonus obligations for this development. Therefore, this condition is not applicable.</p>

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<i>f) All required land conveyances have been undertaken.</i>	<b>Satisfied:</b> Land dedication for road widening on Lakeshore Road West, and a daylight triangle at the south east corner of Lakeshore Road West and Bronte Road will be conveyed in advance of registering the Site Plan Agreement.

**CONCLUSION:**

Staff are satisfied the conditions of the “H1” Holding Provision are satisfied. A Site Plan Agreement will be registered on title and will secure town interests, including enhanced streetscape plantings on Bronte Road and Lakeshore Road West. Accordingly, staff recommends that Council approve the subject application and pass By-law 2023-114 to remove the “H1” Holding Provision from 2432-2452 Lakeshore Road West and 87-99 Bronte Road. By-law 2023-114 is attached as Appendix “A”.

**CONSIDERATIONS:**

**(A) PUBLIC**

Notification of intention to remove the “H1” Holding Provision has been provided to the land owner and adjacent land owners of the subject lands pursuant to Section 36(4) of the *Planning Act*.

**(B) FINANCIAL**

None.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

Halton Region has no objections to the removal of the “H1” Holding Provision as requested.

**(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 generally complies with the sustainability objectives of Livable Oakville.



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**APPENDICES:**

Appendix A – By-law 2023-114

Prepared by:

Colin Westerhof, MA

Planner, Current Planning – West District

Recommended by:

Paul Barrette, MCIP, RPP

Manager, Current Planning – West District

Submitted by:

Gabe Charles, MCIP, RPP

Director, Planning Services