



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: August 14, 2023

FROM: Planning Services Department

DATE: August 1, 2023

SUBJECT: Recommendation Report, Official Plan Amendment & Zoning By-law Amendment, Amica Bronte Village Inc., File No. OPA.1729.62; Z.1729.62, By-law 2023-070 and By-law 2023-071 - 2370 Lakeshore Road West

LOCATION: 2370 Lakeshore Road West

WARD: Ward 1

Page 1

RECOMMENDATION:

1. That the applications for an Official Plan amendment and Zoning By-law amendment submitted by Amica Bronte Village Inc., File No. OPA.1729.62; Z.1729.62, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms with all applicable Provincial plans, the Region of Halton Official Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services Department dated August 1, 2023.
2. That By-law 2023-070, an amendment to the Livable Oakville Official Plan, be passed.
3. That By-law 2023-071, an amendment to Zoning By-law 2014-014, be passed.
4. That notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to these matters and that those comments have been appropriately addressed; and,
5. That in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

KEY FACTS:

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

Nature of the Application: This proposal constitutes a two storey increase to the previously approved four storey retirement home (total of six). This would also result in an additional 46 retirement home units and an increase of 14 parking spaces. No change to the ground floor commercial requirements or site layout are proposed as part of this application.

Location: The subject property (the “**Subject Property**”) is located on the south side of Lakeshore Road West, east of Jones Street, west of Nelson Street and north of Marine Drive. The Subject Property is municipally known as 2370 Lakeshore Road West, has an area of 0.367 hectares, frontage along Lakeshore Road West of 63.7 metres, and is currently vacant.

Policy Context: The Subject Property is located within Bronte Village, which is identified as ‘Nodes and Corridors’ and ‘Main Street Area’ on Schedule A1 (Urban Structure). It is designated ‘Main Street 1’ with a ‘lands eligible for bonusing’ overlay by Livable Oakville. This main street area is planned for small scale, mixed use development that reflects a pedestrian focused, main street character. Building heights of two (2) to four (4) storeys are permitted. While an additional 2 storeys (total of six storeys) was permitted through bonusing, this is no longer possible due to changes to the *Planning Act*, as implemented through Bill 108.

Zoning: The Subject Property is zoned Main Street 1 (MU1), which permits a mix of commercial and residential uses.

Proposal: Two (2) additional storeys are proposed to the previously approved four (4) storey mixed-use retirement home. This would result in a mixed-use retirement home with 159 dwelling units and a maximum building height of six (6) storeys with ground floor retail/commercial.

Public Consultation: An applicant-initiated Public Information Meeting (“PIM”) was held on March 21, 2022, to present and discuss the subject applications. The Ward 1 Councillors, Staff and approximately 40-50 members of the public attended the meeting. The statutory public meeting for this application was held on June 12, 2023. All public comments received as of the date of the report have been summarized and addressed in this report.

Timing: This application was submitted and deemed complete on May 8, 2023. The *Planning Act* provides a 120 day timeline to make a decision on the application (September 5, 2023) failing which the applicant can file an appeal for non-decision.

BACKGROUND:

Final site plan approval for a four (4) storey retirement home with ground floor commercial was granted on April 1, 2021. While Livable Oakville designated the subject lands as eligible for bonusing, which would permit two additional storeys through bonusing provisions, the applicant decided not to pursue the extra height and density at that time.

Since then, the Province made a number of changes to the *Planning Act*. Pursuant to this new framework, new opportunities to achieve bonus zoning is not permitted (former section 37 of the *Planning Act*). The applicant has now applied 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 compared to 159 units currently proposed).

Proposal

The proposed development (the 'Proposal') consists of a six (6) storey mixed-use retirement home with a total of 159 units comprised of the following levels of care: 56 independent living units; 33 assisted living units; and, 70 memory care units. In addition, 443 square metres (4,768 square feet) of retail/commercial space is proposed along the ground floor.



Figure 1: Rendering of proposed six (6) storey mixed-use retirement home

Vehicular and pedestrian access is provided through a central entrance driveway that proceeds into the courtyard of the site. Access to the underground parking is located internal to the site via the central entrance driveway. No parking is permitted

within the interior courtyard's turning circle and is to be used as a drop-off/pick-up location for residents. There is a second entrance proposed for the explicit use by commercial vehicles that require an area for the loading and un-loading of goods, and is isolated from the residential entrance/driveway access to ensure the safety of residents and visitors.

A total of 65 underground parking spaces are provided, inclusive of 53 residential and 12 non-residential. The non-residential parking stalls are allocated for use by patrons of the ground floor commercial units.

Changes to the Proposal Since Statutory Public Meeting

In response to Council, public and staff comments, the applicant has made the following modifications to the Proposal:

Architectural Elements: The fifth and sixth floors framing and balconies have been modified to use a different material and modified colour palette to create a thinner perception of the building along the skyline. The modifications to the proposed architectural elements were requested by staff to address building massing and will help the top two storeys blend in with the surrounding area.

Refined Official Plan and Zoning By-law Amendment: The Official Plan Amendment and Zoning By-law Amendment were refined to implement the Proposal and are attached to this report as "Appendix 'F'" and "Appendix 'G'".

Commercial Units: The previous concept proposed a total of 467 square metres of retail and commercial units, while the revised concept plan proposes 443 square metres of retail and commercial units. Staff will continue to work with the applicant through the site plan application process to encourage the enhancement of the publicly accessible retail and commercial space.

Each commercial unit now has a publicly accessible entrance along the frontage of Lakeshore Road West. Ensuring publicly accessible retail and commercial units along the Main Street corridor is vital to the success of achieving the objectives of the Main Street objectives within Bronte Village. This is consistent with original site plan agreement registered on title, which included the following clauses:

7. The Owner acknowledges that that the property is zoned MU1 which prohibits a retirement home use within the first 9.0 metres of depth of the building, measured in from the main wall oriented toward the front lot line, on the first storey save and accept for an ancillary residential use on the first storey up to a maximum of 15% of the length of the main wall oriented toward a public road. The Owner further acknowledges that the Zoning By-law defines a retail store as a premises in which goods, wares, merchandise, substances, articles or things are displayed, rented, or sold directly to the public.
8. The Owner agrees to retain the primary doors to each of the ground floor 'retail units' provided for on Site Plan SP1 and Elevation A201 oriented to Lakeshore Road and that such retail uses in the 'retail units' shall be open to the public. The Owner further agrees to not permit ancillary uses to the retirement home in the 'retail units' which are not open to the public.

Figure 2: Excerpt of Schedule "F" – Additional Terms and Conditions of the site plan agreement currently registered on title

Location & Site Description

The Subject Property is located on the south side of Lakeshore Road West, east of Jones Street, west of Nelson Street and north of Marine Drive. It is municipally known as 2370 Lakeshore Road West, has an area of 0.367 hectares, frontage along Lakeshore Road West of 63.7 metres, and is currently vacant.

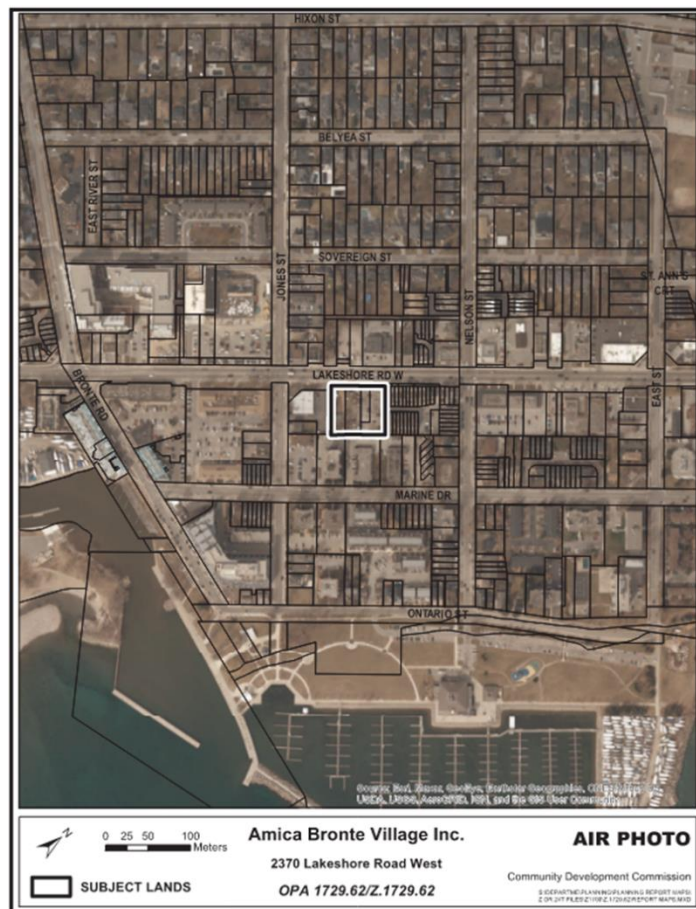


Figure 3: Air Photo

Surrounding Land Uses

The surrounding land uses are as follows:

- *North* – Lakeshore Road then 1 to 3 storey retail and commercial uses
- *South* – 2 to 6 storey apartment buildings and a mix of ground-related housing (single-detached, semi-detached, townhomes etc.)
- *East* – 3 storey townhouses with ground floor commercial
- *West* – 1 storey restaurant

PLANNING POLICY & ANALYSIS:

The Subject Property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- Livable Oakville Official Plan (2009)
- Zoning By-law 2014-014

Provincial Policy Statement

The Provincial Policy Statement (**'PPS'**), which came into effect on May 1, 2020, continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS promotes the integration of land use planning, growth management and transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs.

The Subject Property is located within a settlement area, which is the focus of growth and development. Land use patterns within settlement areas are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, and appropriately use the infrastructure and public service facilities that are planned or available.

The PPS directs planning authorities to permit and facilitate all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs¹ requirements.

There are no significant built heritage resources or significant cultural heritage landscapes located on or adjacent to the Subject Property. The review of the site plan application will fully address other policy requirements such as stormwater management, functional servicing, tree preservation, transportation implications as well as landscape and urban design requirements.

Staff are of the opinion that the proposal would contribute to a healthy, liveable and safe community and that it represents an efficient use of land and existing resources. Given the foregoing, and for the reasons outlined in this report, the Proposal is consistent with the PPS.

Applicable policies have been appended to this report as “**Appendix ‘C’**”.

Growth Plan

The Growth Plan for the Greater Golden Horseshoe (2019) (**‘Growth Plan’**) is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.2). The subject lands are located within a “Delineated Built-up Area.”

Municipalities are required to undertake integrated planning to manage forecasted growth to the horizon of this Plan, which, amongst other matters, establish a hierarchy of settlement areas, and of areas within settlement areas, and provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form.

The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, including affordable housing, and expand convenient access to transportation options, as provided in Section 2.2.6.

¹**Special Needs:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (PPS, 2020)

The Subject Property is located within the “Delineated Built-up Area” and a strategic growth area (Bronte Village), where growth is focused and intensification is encouraged.

The proposal represents an efficient use of existing infrastructure, would contribute to a complete community, and would provide a range and mix of housing options. Given the foregoing and for the reasons outlined in this report the Proposal is consistent with the Growth Plan.

A summary of applicable policies is appended to this report as “**Appendix ‘C’**”.

Halton Region Official Plan

The Subject Property is designated ‘Urban Area’ in the Halton Region Official Plan (ROP). The Urban Area policies of the ROP provide that the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to all other relevant policies of the Regional Plan, including Section 85 which identifies the objectives for *Housing*.

Section 85(5) states that one of the objectives of the Regional Official Plan, in relation to housing, is to meet the housing needs of the Region through the provision of *Assisted Housing, Affordable Housing and Special Needs Housing* in Halton. Further, Section 85(6) provides policy for the integration of *Assisted and Special Needs Housing* with *Market Housing*; Section 85(7) promotes the provision and management of *Assisted Housing* in *Halton* through the Halton Community Housing Corporation.

Regional Staff have reviewed the application within the context of the Regional Official Plan (ROP) and have no objection to the above referenced application.

Livable Oakville

Livable Oakville was approved by the Ontario Municipal Board on May 10, 2011. It is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town’s strategic goals, and reflect the visions and needs of the community.

OP Objectives

The objective for Bronte Village is to be a vibrant community, with a thriving commercial area and a variety of housing opportunities that provide a year round environment for residents, employees, and visitors.

Section 2.2 *Livable Oakville* provides the following guiding principles:

2.2.1 Preserving and creating a livable community in order to:

- a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;*
- b) direct the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated; and,*
- c) achieve long term economic security within an environment that offers a diverse range of employment opportunities for residents.*

2.2.2 Providing choice throughout the Town in order to:

- a) enable the availability and accessibility of a wide range of housing, jobs and community resources to meet the diverse needs of the community through all stages of life;*
- b) provide choices for mobility by linking people and places with a sustainable transportation network consisting of roads, transit, walking and cycling trails; and,*
- c) foster the Town's sense of place through excellence in building and community design.*

2.2.3 Achieving sustainability in order to:

- a) minimize the Town's ecological footprint;*
- b) preserve, enhance and protect the Town's environmental resources, natural features and areas, natural heritage systems and waterfronts; and,*
- c) achieve sustainable building and community design.*

Urban Structure

Schedule A1, Urban Structure, of *Livable Oakville* provides the basic structural elements for the Town and identifies the Subject Property as being within the 'Nodes and Corridors', 'Main Street Area'. Nodes and Corridors are key areas of the Town identified as the focus for mixed use development and intensification.

While Bronte Village is a growth area, it is not a primary growth area, and is intended to develop as smaller scale mixed use centre with a viable main street.

Land Use Policies

Section 24 of *Livable Oakville* provides the primary policy framework for growth in Bronte Village, which was most recently updated through OPA 18. The "Development Concept" for Bronte Village contains a clearly articulated set of

policies and design direction for appropriate forms of intensification in Bronte Village. Section 24.3 of the Livable Plan establishes a framework for new development throughout the Village area and along Lakeshore Road West. Policy 24.3.1 states:

“New development in the Bronte Village Main Street District shall primarily be provided in mixed use buildings... Higher residential densities shall be directed to the gateways of the District and serve to anchor Lakeshore Road West within Bronte Village as the main street.”

To support this direction, gateway areas have been defined under policy 24.5.6 which are primarily located at Lakeshore Road West and East Street to the east, and Lakeshore Road West and Bronte Road to the west. The purpose of gateways is to accommodate visually prominent entry features into Bronte Village by providing a well designed built form or structures, distinctive streetscape treatments, landscaping, and/or public art. The gateways generally accommodate taller buildings than those found on the Main Street district. The subject lands are located in the middle of the two gateway locations on Lakeshore Road West.

Further, to better direct the built form of the Main Street areas, not including the gateway locations, policy 24.5.8 states:

“To maintain a pedestrian-scaled environment, new development should generally be two to four storeys in height along the street edge, with taller elements stepped back from the street.”

Subsection 24.2.1 and 24.2.2 of the Livable Oakville Official Plan provides policy objectives to guide the development and review of planning applications in Bronte Village, including the following:

“24.2.1 To nurture, conserve and enhance the historic lakeside village character of Bronte by:

- a) Promoting a predominately low-rise and pedestrian-oriented built form along Lakeshore Road West, Bronte Road and Jones Street;*
- b) Ensure high quality urban design that complements and contributes to the historic character of Bronte Village;*
- g) Providing a sensitive transition between the concentration, mix and massing of uses and buildings within, and adjacent to, the village.”*

“24.2.2 To revitalize the village and maintain a complete community by:

- a) *permitting uses that attract different users throughout the day and throughout the year, by including a mix of residential, commercial, office, cultural and recreational uses, complemented by public open spaces;*
- b) *providing for a variety of residential unit sizes in new buildings;*
- c) *focusing retail, service commercial and office uses along Lakeshore Road West, Bronte Road and Jones Street; and*
- d) *providing for a variety of retail unit sizes and improved retail space to encourage commercial revitalization.”*

Subsection 24.3.1 provides policies as it relates to the Main Street District of the Bronte Village growth area. These policies within the plan provide that new commercial and office uses provided in developments shall reflect the existing street-related and pedestrian-oriented main street function, where commercial and office uses shall occur along Lakeshore Road West and Bronte Road frontages. Therefore, establishing and maintaining the commercial main street function of Lakeshore Road West. Additionally, Bronte Village shall provide for well-defined landscaped streetscapes to provide opportunities for enhanced pedestrian focused activities.

The Subject Property is designated 'Main Street 1' with a "lands eligible for bonusing" overlay by Livable Oakville.



Figure 4: Schedule P1 – Bronte Village Land Use

The Main Street 1 designation represents small scale, mixed use development along main streets and is intended to reflect a pedestrian-oriented, historic main street character. The Main Street 1 designation permits a wide range of retail and service commercial uses and residential use. The ground floor of buildings in the Main Street 1 designation shall be primarily occupied by retail and service commercial uses with limited office uses and ancillary residential uses.

The “lands eligible for bonusing” overlay permitted (prior to amendments to Section 37 of the *Planning Act* implemented through Bill 108) an additional two (2) storeys for a site-specific total of six (6) storeys.

Schedule P2 – Bronte Village Urban Design designates the lands as being on a ‘Primary Street’ and are in an ‘Enhanced Streetscape Area’.

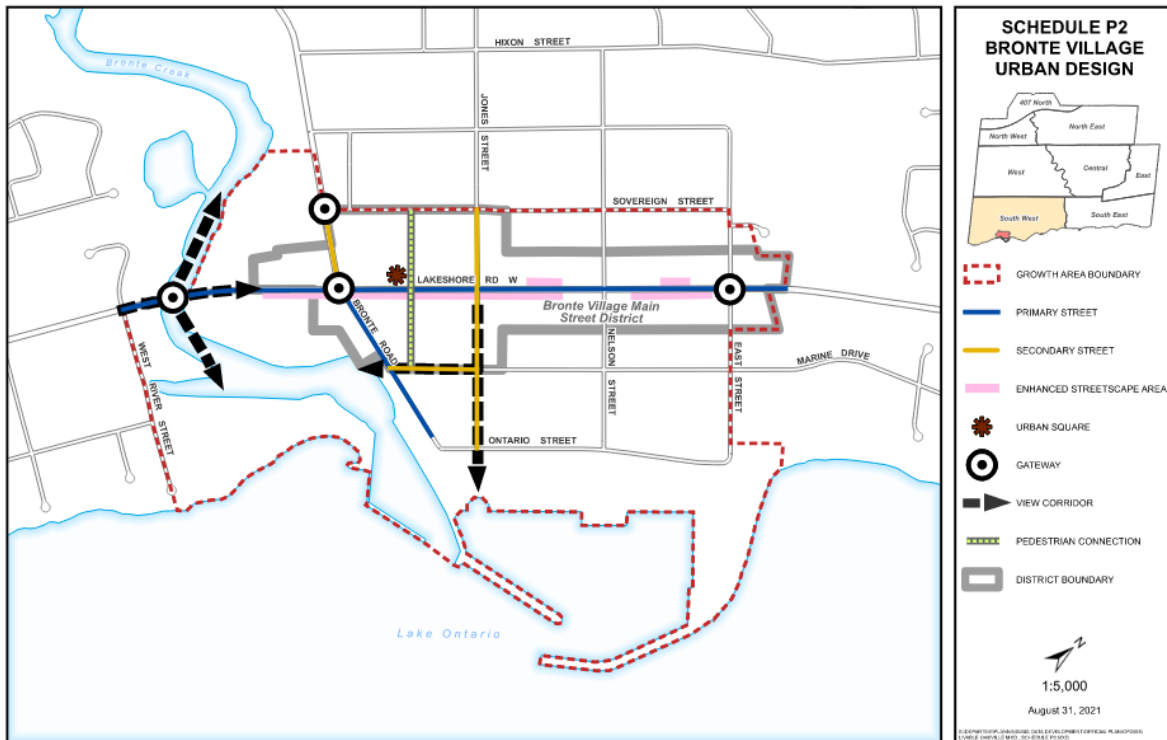


Figure 5: Schedule P2 – Bronte Village Urban Design

Policy 28.2.3 provides the following criteria which site-specific official plan amendments are to be assessed against:

Livable Oakville Plan Policy (S.28.2.3)	Conformity
a) is consistent with the Town’s mission and guiding principles;	Yes
b) does not undermine the Town’s urban structure in terms of: <ul style="list-style-type: none"> • directing growth to identified nodes and corridors, and ensuring their timely development in a manner that makes effective and efficient use of existing and planned investment and achieves the planned objectives for these areas; • protecting natural heritage systems; • protecting waterfront open space, parks and other public open space; • conserving cultural heritage resources; and, • the maintenance of the character of established Residential Areas, Employment Areas and major commercial areas; 	Yes

<i>c) is consistent with Provincial, Regional and Town plans for multi-modal transportation systems, municipal services, infrastructure and public service facilities;</i>	Yes
<i>d) does not result in adverse fiscal impacts for the Town;</i>	Yes
<i>e) is an appropriate use for the land;</i>	Yes
<i>f) is compatible with existing and planned surrounding land uses;</i>	Yes
<i>g) is not more appropriately considered under a required comprehensive Official Plan review or a municipal comprehensive review;</i>	Yes
<i>h) does not establish an undesirable precedent if approved;</i>	Yes
<i>i) satisfies all other applicable policies of this Plan.</i>	Yes

In staff’s opinion, the Proposal is consistent with the objectives and guiding principles of the Livable Oakville Plan. The additional height and density, together with the publicly accessible retail and commercial units along the ground floor, maintains the intent and objective of the Nodes and Corridors and Main Street 1 designations. It appropriately reflects the scale of development set out by the urban structure policies. The setbacks and architectural step-backs of the Proposal to abutting residential properties provides an appropriate transition and is in keeping with the urban design direction. The shadow study does not identify any adverse impacts to abutting residential uses.

Overall, the Proposal maintains the intent and purpose of development within the Main Street corridor of the Bronte Village growth area and staff recommend approval of the proposed Official Plan Amendment, as revised.

Excerpts of the following referenced OP policies are attached as “**Appendix ‘D’**”.

Zoning By-law

The Subject Property is zoned Main Street 1 (MU1). The proposed site-specific MU 1 zone proposes the following modifications:

Zoning Regulation	Permitted/Required	Proposed
Maximum number of <i>storeys</i>	4	6
Maximum <i>height</i>	15 metres	27 metres
Minimum rear yard (below grade)	3.0 metres	0.0 metres
Minimum <i>landscaping</i> width	3.0 metres	0.0 metres

Rooftop mechanical equipment set back a minimum from all edges of a roof if it is not fully enclosed within a <i>mechanical penthouse</i>	5.0 metres	1.8 metres
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The proposed Zoning By-law Amendment would implement the Proposal by increasing the maximum building height together with the above site-specific regulations.

The requested reduction in the rear yard setback of the underground parking structure abutting a residential use would have no impact on the public realm and will not result in negative impacts on adjacent property owners, as it is below grade.

The requested reduction in the rooftop mechanical equipment setback from all edges of a roof line applies to the roofline of the interior courtyard. The revised roof plan shows a setback of 1.97m from unenclosed rooftop mechanical equipment to the western-most edge of the interior courtyard's roofline. Figure 6 below shows the area of the roof plan that requires a reduced setback for unenclosed mechanical equipment to the edge of a roofline.

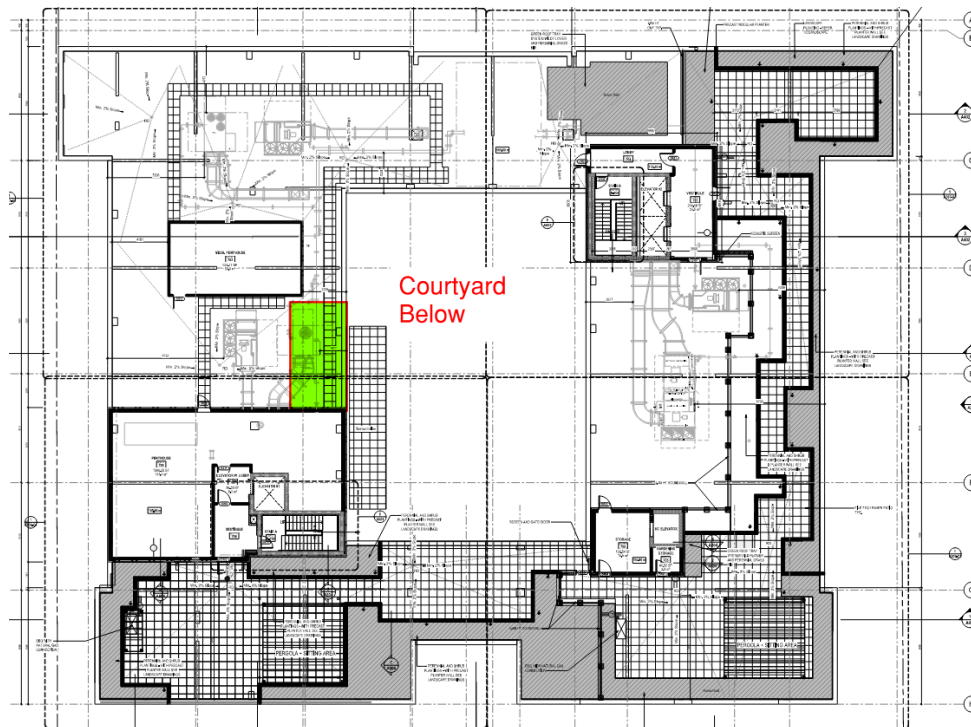


Figure 6: Roof Plan Excerpt with location of deficiency highlighted

The applicant originally requested to permit hardscape areas within the required landscaping and along with the underground parking garage being setback to 0.0 metres. The two requests together amount to permitting no landscaping in a portion of the rear and interior side yard. *Landscaping*, as defined in the Town's Zoning By-law, is required to be soft landscaping (grasses, bushes, trees etc.), where 3.0m is required. Since the rear yard to the parking garage is being reduced to 0.0 metres with a portion of the area located above the garage being hardscaping, it is clearer to permit 0.0 metres of landscaping to reflect what the applicant is proposing. The applicant is proposing a portion of this landscape buffer be a hardscaped buffer, with tree plantings, which would require a 0.0 metre landscaping requirement to be permitted.

Additionally, it is important to note that the applicant is providing a hardscape and soft landscape buffer of 4 metres from the rear of the building to the adjacent residential property to the rear. A portion of the rear yard buffer will be comprised of hardscape materials. Additionally, the applicant is proposing an approximate 5 metre buffer between the east interior lot line and the adjacent residential townhomes. The applicant is proposing hardscaping within a portion of the landscape buffer with the use of permeable pavers. The applicant is proposing to plant trees within this mixed hardscape/landscape buffer to enhance the screening of the site from adjacent residential uses. The details of the landscape buffer and tree plantings for the entire site will be advanced through the site plan application process.

TECHNICAL & PUBLIC COMMENTS:

The matters to be considered identified in the staff report considered at statutory public meeting have been addressed as follows:

i. Climate Change/Sustainability Goals

Comment: Staff applied best practices to reduce the carbon footprint of the Proposal and to align with the ongoing climate emergency by encouraging the applicant to incorporate natural infiltration measures on site and through the inclusion of transparent glazing finishes.

ii. Public & Council Comments/Concerns

Comment: See section below titled 'Issues identified by the Public and Council at Public Meeting'.

iii. Conformity with applicable policy

Comment: Applicable policy was reviewed and evaluated in the preceding section of this report. The Proposal is consistent with the PPS, conforms to the Growth Plan and Halton Region Official Plan. Furthermore, the Proposal implements the goals and objectives of the Main Street 1 designation and the “Development Concept” for the Bronte Village Main Street growth area, as per Section 24.3 of Livable Oakville Official Plan. The Proposal meets the criteria in Section 28.2 of Livable Oakville to evaluate site-specific amendments.

iv. Zoning performance standards

Comment: Site-specific development regulations has been reviewed by staff and are appropriate for the reasons outlined in the preceding section of this report.

v. Transportation & Servicing implications

a. Functional Servicing

Comment: There are no impacts to the Region’s water or sanitary sewer system from the Proposal. This was reviewed and evaluated by Town and Region Staff through the submitted Functional Servicing Report, which also provides information on Stormwater Management practices. Measures have been taken by the applicant to alleviate any potential impacts through enhanced storm controls.

b. Road and related infrastructure capacity

Comment: Due to the addition of two storeys, there will be a minimal increase in 9AM and 12PM peak hour trips to surrounding intersections, where residual capacity exists. Staff reviewed the submitted Transportation Impact Study and determined that there will be a minimal increase in peak hour trips to the study area intersections and that sufficient residual capacity exists.

c. Waste management

Comment: The development is not eligible for Regional waste collection; therefore, the applicant has indicated the development will be serviced by a private solid waste collector as part of the site operations.

d. Parking utilization

Comment: The Proposal complies with the Zoning By-law parking requirements. Staff reviewed and evaluated the Parking Justification report and found the parking provided for both the residential and commercial components of the development are considered appropriate. The location of the required retail/commercial parking spaces and signage will be advanced through the site plan control process.

vi. Urban Design

a. Interface with the public realm

Comment: The applicant updated their Urban Design Brief, which now demonstrates how the Proposal supports Town objectives. The upper floor (5th and 6th) architectural treatments have been revised to reduce the visual impact of the upper floors (inclusive of balconies) and provide a more cohesive relationship between all residential floors (2-6).

b. Compatibility with buildings in the surrounding area

Comment: The Proposal is compatible with the surrounding area. More specifically, the proposed architectural articulations (step-backs), combined with the proposed setbacks will result in a six storey building that complements neighbouring buildings in the immediate area from a design and form perspective. The proposed red brick treatments of the proposed building (floors 2-4) matches the adjacent red brick apartments located along Marine Drive. The proposed transparent glazing and light gray stone treatments of the newly proposed residential units (floors 5-6) is comparable to the transparent glazing and light gray stone treatment of 'The Shores', located at Jones Street and Bronte Road. The proposed design treatment fits in with both newly built and existing residential buildings within the immediate area.

c. Appropriate setbacks of additional building height

Comment: The ground floor of the proposed six storey mixed use retirement home is setback a minimum of 4 metres from the rear property line and a minimum of 5.5 metres from the east interior property line. The fifth and sixth floors are setback a minimum of 5.5 metres from both the rear and east interior property line. Floors 2-6 are

'stepped-back' 3.7 metres from the west interior property line. Providing a larger base gives the Proposal an articulated design, which mitigates the massing and scale of the proposed building.

d. Integration/impact on adjoining and adjacent properties

Comment: There is no anticipated adverse impact on adjacent properties as a result of the additional two storeys in height. As noted above, the fifth and sixth floors are set back a minimum of 5.5 metres from both the rear and east interior property line. Floors 2-6 are 'stepped-back' 3.7 metres from the west interior property line. The architectural elements and step-backs contribute to a building that provides appropriate transitions.

e. Shadow impacts

Comment: An updated shadow impact analysis was submitted following the Public Meeting. The results of the shadow impact analysis states that the net new shadows cast by the additional two floors will have minimal to no impact on the surrounding residential amenity spaces, public realm and rooftops. Six adjacent townhouse units and their associated rooftop amenity spaces will be minimally impacted by the additional two storeys; however, these impacts are mitigated by the 5.5 metre setback from the east interior property line.

Additional Issues Identified Through Staff Review of the Application

i. Architectural Consistency between Floors 1-4 and 5-6

Comment: The Proposal has been revised as noted in the 'Changes to Proposal' section of this report. Through consultation with staff, the applicant has revised the architectural elements of the 5th and 6th floors to align more appropriately with the bottom four floors. The revisions have reduced the visual impact of the upper floors and have integrated them into the overall design, more appropriately. These revisions include the balconies on floors five and six, resulting in a more cohesive design of the proposed building, which, in Staff's opinion, successfully addresses the concerns noted by Staff, and Councillors.

ii. Architectural elements to distinguish retail uses from residential uses on the public realm

Comment: The applicant has retained the initial façade design of the retail and commercial uses. The design of the ground floor retail and commercial

units are distinguished from the residential uses above as they implement architectural features, unique to the retail units. The retail and commercial uses establish a main-street character through the use of different materials and enhanced, transparent glazing.

iii. Location of the proposed Gas Meters

Comment: The applicant is open to the relocation of the utility locker; however, the final decision on the position of the utility locker is at the discretion of Enbridge Inc. Staff and the applicant will review opportunities to relocate the utility locker, away from the street to negate any impacts on the public realm during the detailed design stage (site plan control). In the interim, and if no relocation is accepted by Enbridge Inc. the applicant is proposing to enclose the utility locker with a decorative screening panel. Through the detailed design of the streetscape there may be an opportunity to utilize this decorative screening panel as a way to present public art along the Main Street corridor.

Issues identified by Public and Council at Public Meeting

An applicant initiated virtual Public Information Meeting (“PIM”) was held on March 21, 2023 and was attended by approximately 40-50 members of the public, including both Ward 1 Councillors and Town staff. This meeting was followed by a statutory public meeting, held on June 12, 2023. All public comments received as of the date of this report have been summarized and included in this report.

The matters identified by Council at the statutory public meeting have been addressed as follows:

a) Shadowing Impacts/Sunlight

Comment: This was addressed in the “Issues identified by Staff at Public Meeting”, Section vi.e) above.

b) Retail and Commercial needs and breakdown

Comment: The retail and commercial space provided on the ground floor of the Proposal complies with the Zoning By-law. The Proposal, as revised, now provides for publicly-accessible retail units along the frontage of Lakeshore Road West. The Zoning By-law requires that the proposed retail and commercial units remain fully accessible to the public. The subsequent site plan application will implement this requirement and will ensure these units remain fully accessible to the public through specific clauses registered on title, as part of the site plan agreement process. Currently these specific

clauses, protecting the publicly accessible retail space have been executed on title, through the previously approved site plan application.

c) Urban Design, streetscape and main street character impacts

Comment: The Proposal was revised to address this concern by providing ground floor retail units. This will contribute to the active main street character of the Main Street corridor within Bronte Village. Cash-in-lieu of streetscape design/construction was collected as part of the previously approved site plan application (four storey mixed-use retirement home) and will provide for streetscape improvements. Once the Town is ready to construct specific streetscape elements, the funds within the cash-in-lieu levy will be utilized. Staff note that the streetscape will be designed through the town's Lakeshore Road design assignment.

d) Parking considerations

Comment: This was addressed in the "Issues identified by Staff at Public Meeting", Section v.d) above.

e) Site access

Comment: No changes to the site access is proposed from the approved site plan. The Proposal maintains two separate accesses, for residents and a separate access for commercial vehicles. This helps ensure safe on-site circulation of vehicles and pedestrians which is particularly important for a retirement home land use. The commercial vehicle loading area is screened from the public realm.

f) Compatibility with adjacent developments

Comment: This was addressed in the "Issues identified by Staff at Public Meeting", Section vi.b) above.

g) Ground Floor Amenity area

Comment: The Proposal includes a ground floor amenity area, internal to the building toward the rear yard, behind the publicly available retail and commercial spaces. There is no private amenity area provided on the ground floor that would be publicly accessible directly from Lakeshore Road West. The street-fronting façade is intended to be developed as publicly accessible retail and commercial space. As noted in this report, the applicant has revised the Proposal to include all ground floor retail and commercial units as publicly accessible with no pre-conditions or requirements to entry.

h) Placement of utility locker

Comment: This was addressed in the “Issues identified through Staff review”, Section iii. above

i) Interim open space support/community use

Comment: There is no public or private open space proposed as part of this development. However, it is noted that the applicant has indicated they are willing to enter into discussions with the Town and local Bronte BIA to explore the shared use of the Bistro for community programming.

The following concerns raised by the public, not already addressed above, have been addressed as follows:

a) Retail and Commercial availability

Comment: All retail units will be open to the public in accordance with the Town’s Zoning By-law.

b) Deviation from planned intent of the Main Street corridor within Bronte Village

Comment: The Proposal, as revised is in keeping with the Main Street policies of Bronte Village.

c) Visual and noise impacts on adjacent property owners

Comment: As part of the required site plan application, a construction management plan will be required. The construction management plan will outline how the Owner will manage the project to minimize construction-related impacts, such as contractor parking, traffic control, site protection and hoarding, environmental control (noise, vibration, air quality & dust control), in accordance with Town requirements.

The Proposal has been designed appropriately to mitigate visual impacts. This includes, landscape buffers, streetscape improvements, high-quality architectural treatments and materials and screening of mechanical equipment on the roof.

d) Landscaping/buffering to adjacent uses

Comment: The applicant is proposing a rear yard buffer as well as an interior side yard buffer to the townhomes on the east side of the development. Enhanced streetscape treatments will provide appropriate buffering between Lakeshore Road West and the front edge of the mixed-use building. The applicant is proposing a portion of the buffer between adjacent uses be comprised of hardscaped material. The landscape area and buffering between adjacent uses will be reviewed and implemented through a subsequent site plan application.

CONSIDERATIONS:

(A) PUBLIC

Two Public Information Meeting(s) (“PIM”) were held on March 22, 2023, to introduce the subject applications to the public. The Ward 1 Councillors, Staff and approximately 40 members of the public attended the events in total. All public comments received since the public meeting has been included within **Appendix “A”**.

A Statutory Public Meeting was held on June 12, 2023. Notice for the meeting was distributed in accordance with the *Planning Act*, in addition to notice for the Recommendation Meeting to be held on August 14, 2023.

(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 Proposal has been reviewed to ensure compliance with the Town’s sustainability objectives of Livable Oakville. The Proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019, to provide opportunities to reduce the impact on existing trees and naturalized areas. The Proposal incorporates the use of permeable pavers, minimum vehicle parking in proximity to public transit, pedestrian

connections to existing sidewalks, bicycle parking and achieving the Town's Canopy Cover target.

CONCLUSION:

Staff is satisfied that the applications are consistent with the Provincial Policy Statement and conforms to the Growth Plan and the Halton Region Official Plan, has regard for matters of Provincial interest and represents good planning. Further, the applications are consistent with the principles and overall policy direction and objectives of the Livable Oakville Plan.

Staff recommends approval of the Official Plan and Zoning By-law amendments (By-laws 2023-070 and 2023-071) to permit the Proposal of a six-storey, 159-unit mixed-use retirement home for the following reasons:

- The Proposal will implement the vision, development objectives, community design strategy and land use strategy of Livable Oakville;
- The Proposal is consistent with the PPS, conforms to the Growth Plan and the Halton Region Official Plan, has regard for matters of Provincial interest and represents good planning;
- The Proposal will assist in achieving healthy, liveable and safe communities objectives of the PPS and provide an important contribution to achieving the broader complete community objectives of the Growth Plan;
- Functional and technical design matters will be fully addressed through the required site plan application; and,
- Comments from the public and Council have been appropriately addressed.

APPENDICES:

Appendix "A": Mapping
Appendix "B": Concept Plans
Appendix "C": Policy Excerpts
Appendix "D": Livable Oakville Policy Excerpts
Appendix "E": By-law 2023-070
Appendix "F": By-law 2023-071
Appendix "G": Public Comments

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