



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: November 13, 2023

FROM: Planning Services Department

DATE: October 31, 2023

SUBJECT: Official Plan Amendment and Zoning By-law Amendment, Format Lakeshore Inc., File Numbers OPA.1715.25 and Z.1715.25 - 42 Lakeshore Road West

LOCATION: 42 Lakeshore Road West

WARD: Ward 2

Page 1

RECOMMENDATION:

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Format Lakeshore Inc., (File No.: OPA.1715.25 and Z.1715.25), 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 an Official Plan Amendment and Zoning By-law Amendment. The purpose of the official plan amendment application is to add a site-specific exception to the main street designation to increase the maximum building height from 5 storeys to 10 storeys. The purpose of the zoning by-law amendment application is to: increase the maximum building height from 4 to 10 storeys and 41 m; and modify the minimum rear yard (abutting 86 Chisholm Street) from 0 m to 4.65 m (second to fourth storey) and 8.0 m (fourth to tenth storey).
- **Proposal:** The proposed development consists of one ten-storey mixed-use building with ground floor commercial and 152 residential units. A total of 183 parking spaces within four floors of underground parking are proposed together with 152 bicycle parking spaces. In addition, a steel frame heritage structure and interpretive landscape is proposed to replace the existing

designated McCraney-Robertson heritage house located the northwest corner of the property.

- **Public Consultation:** A total of forty-four attendees were present at the virtual Public Information Meeting (“PIM”) held on July 25, 2023.

BACKGROUND:

The subject property has been subject to numerous development proposals and applications over the years. The following is a summary of the most recent planning applications and decisions.

42 Lakeshore Road West is designated under Part IV of the *Ontario Heritage Act*. By-law 2009-074 identifies that the subject property contains the following heritage attributes:

- The rectangular form of the house;
- A floor plan that has a greater depth than width;
- Front gable roof with steep slope;
- Side porch with decorative columns and brackets;
- Wood windows and wood trim;
- Wood shutters; Stucco cladding and wood trim; and,
- The magnolia tree.

A maximum building height of 4-storeys was approved by the Ontario Municipal Board (OMB) in 2015. The approved Zoning By-law amendment (Special Provision 17) includes specific zone provisions regarding setbacks, commercial area depth, landscaping abutting residential properties, and permits one additional storey (total of 5) subject to a bonusing agreement.

In 2019, a site plan application was submitted to permit a 5-storey mixed-use building with 41 residential units and 594 m² of retail space. The McCraney-Robertson Heritage House was proposed to remain in its existing location.

This site plan application was withdrawn this year by the applicant in anticipation of submission of the current Official Plan and Zoning By-law Amendment application proposing a 10-storey mixed use building.

Since the subject property was designated in 2009, the condition of the McCraney-Robertson Heritage House has degraded, and the Magnolia Tree has been removed from the subject property.

APPLICATION SUMMARY

Applicant/Owner: Format Lakeshore Inc.

Purpose of Application(s): The purpose of the official plan amendment application is to add a site-specific exception to main street designation to increase the maximum building height from 5 storeys to 10 storeys. The purpose of the zoning by-law amendment application is to: increase the maximum building height from 4 to 10 storeys and 41 m; and modify the minimum rear yard (abutting 86 Chisholm Street) from 0 m to 4.65 m (second to fourth storey) and 8.0 m (fourth to tenth storey).

An aerial photograph, existing Livable Oakville land use schedules, and an existing zoning excerpt from By-law 2014-014 are included in **Appendix 'A'**.

Effect of Application(s): The effect of the Official Plan and Zoning By-law Amendment applications is to:

- Permit 10 storeys on the subject lands in order to accommodate a mixed-use building containing retail, commercial, and residential units.
- Rezone the lands from 'Central Business District, Special Provision 17 (CBD, sp 17)' to 'Central Business District, Special Provision XX (CBD, sp XX)'.

A copy of the applicants 3D rendering and elevations are included as **Appendix 'B'**.

A copy of the applicants 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 proponent 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 [Format Lakeshore Inc. - 42 Lakeshore Road West - OPA 1715.25 and Z.1715.25 \(oakville.ca\)](http://FormatLakeshoreInc.-42LakeshoreRoadWest-OPA1715.25andZ.1715.25(oakville.ca)).

Property Location: The subject property is located on the southwest corner of Lakeshore Road West and Chisholm Street and is municipally known as 42 Lakeshore Road West.

Surrounding Land Uses:

The surrounding land uses are as follows:

- North – Lakeshore Road West, followed by two-storey retail and mixed-use buildings.
- South – Three-storey townhouses and single detached dwellings.
- East – Chisholm Street, followed by a one-storey commercial building and three-storey townhouse development.
- West – Two-storey commercial building and the Oakview Funeral Home.

Key Milestones:

Pre-Consultation Meeting	January 11, 2023
Public Information Meeting	July 25, 2023
Pre-submission Review	N/A
Application Deemed Complete	October 3, 2023
P & D Council - Public Meeting	November 13, 2023
Date Eligible for Appeal	October 3, 2023

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
- Zoning By-law 2014-014

A full analysis of the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019), Halton Region Official Plan will be included within the full recommendation report.

Official Plan and Zoning By-law extracts are attached as **Appendix 'E'**.

MATTERS UNDER REVIEW:

This application was received in October 2023, and is under review by departments and agencies. The following are the general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council and commenting agencies:

- Integration/Impact on adjoining and adjacent properties
- Conformity with applicable policy

- Proposed height and setbacks
- Heritage conservation
- Proportion of commercial uses
- Proportion of residential unit types (i.e. unit breakdown by size)
- Transportation implications (including travel demand management strategies, and parking utilization)
- Pedestrian connections and walkability
- Stormwater management
- Tree preservation
- Functional servicing
- Urban design (including an assessment of the proposed public realm and transition of building height)
- Shadow/sun impacts
- Public & council comments/concerns
- Climate change/sustainability goals

CONCLUSION

Planning staff will continue to review and analyze the subject Official Plan and Zoning By-law Amendment applications 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 July 25, 2023, to present the proposal for the subject property at 42 Lakeshore Road West which was attended by 44 residents. Minutes of the meeting have been included as **Appendix ‘F’**.

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

Notice of complete application and public meeting were distributed to the property owners within 240m of the subject property in accordance with the town’s current notice requirements.

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review.

(D) COUNCIL STRATEGIC PRIORITIES

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": 3D Rendering and Elevations

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

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

Appendix "E": Official Plan and Zoning By-law Extracts

Appendix "F": Developer Hosted Public Information Meeting Minutes

Prepared by:

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