

Official Plan Amendment and Zoning By-law Amendment

(File No: OPA 1715.25 and Z 1715.25)

**Format Lakeshore Inc.
42 Lakeshore Road West**

Planning & Development Council Meeting
January 22, 2023

Proponent's Proposal

- 10-storey mixed-use development



Matters To Be Addressed

Matters Identified by Staff

- 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

Additional Matters Identified by Council and the Public

- Explore the option of retaining the heritage home.
- Research the status of the former Magnolia Tree and confirm whether tree saplings could be used at this site.
- Review the proposed setbacks and privacy impacts on abutting properties.
- Evaluate whether the height and density proposed is appropriate for the subject lands.
- Analyze parking rates and shared parking considerations.
- Evaluate the inclusion of affordable housing.
- Explore opportunities for sustainable development.
- Report back on considerations for traffic mitigation measures.
- Review vehicular access points.
- Explore additional soft landscaping options.

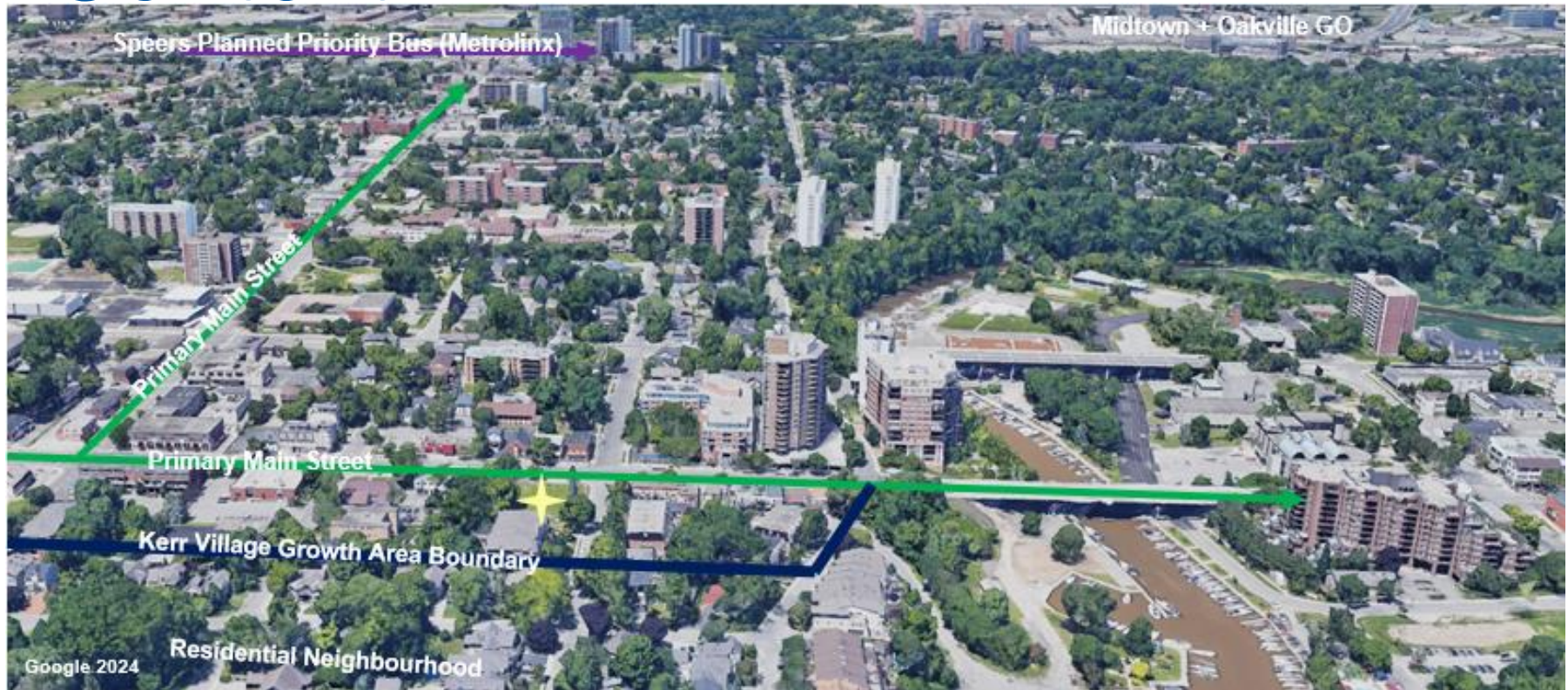
Key Milestones

- Bill 109 Applications subject to 120-day reviewing timeline.

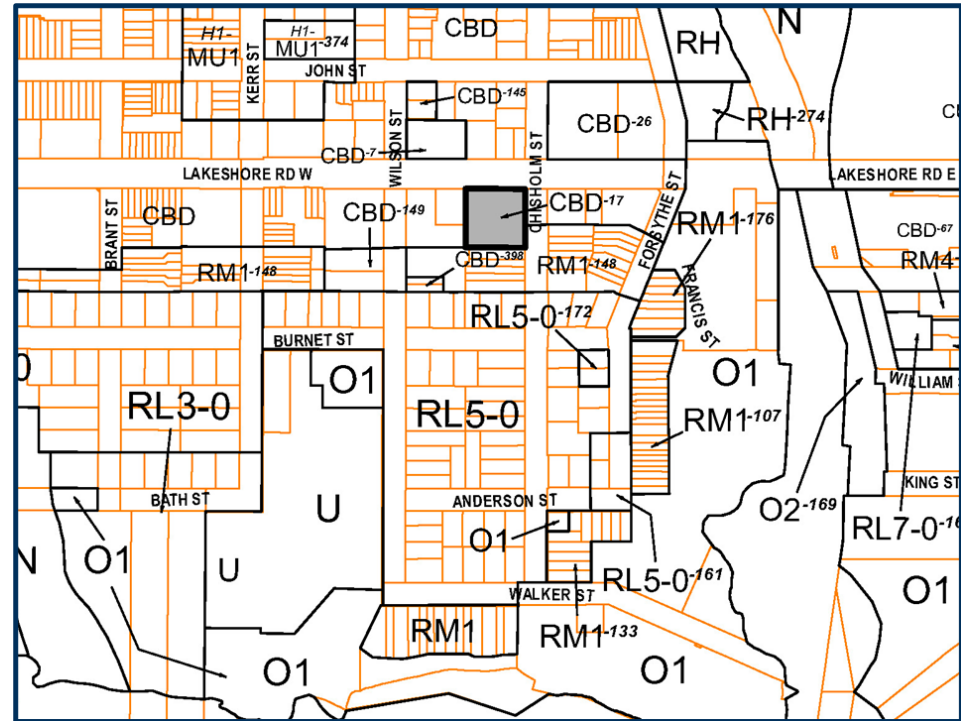
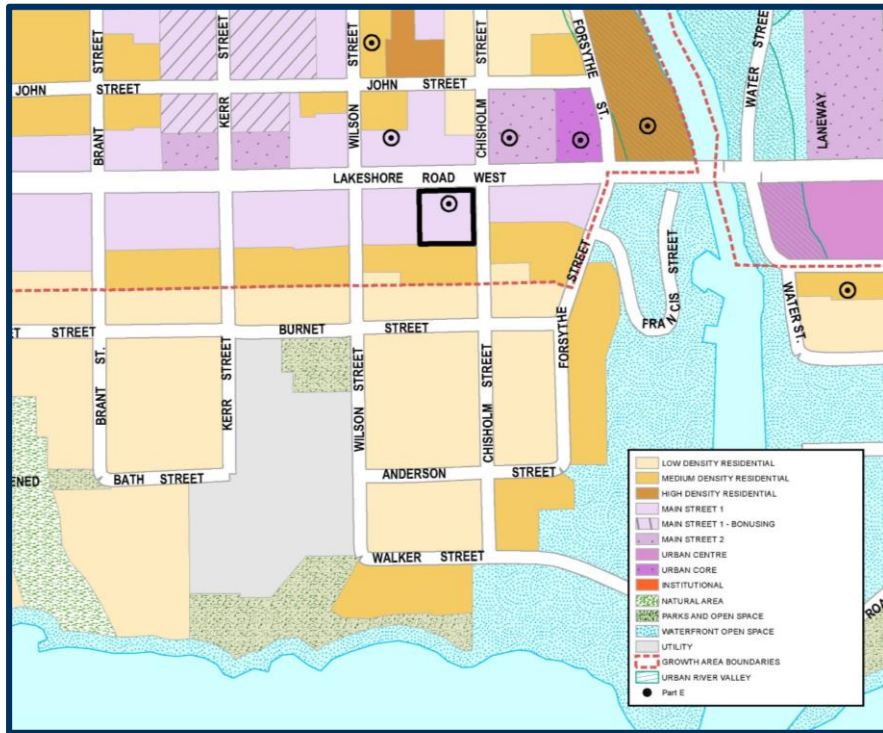
Milestone	Date
Pre-Consultation Meeting	January 11, 2023
Application Deemed Complete <ul style="list-style-type: none">▼ Internal departments and external agencies review and complete analysis on all application materials received.▼ Prepare documentation required for public meeting.	October 3, 2023
Planning and Development Council – Public Meeting <ul style="list-style-type: none">▼ Analyze input gathered from public meeting.▼ Develop recommendation on proposal received.	November 13, 2023
Planning and Development Council – Recommendation	January 22, 2024

- Eligible for **appeal** and **refund** of fees (if no decision) by January 31, 2024.

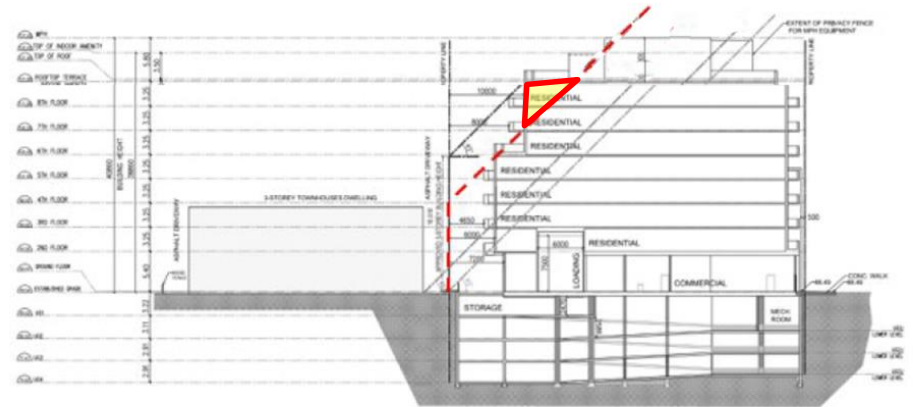
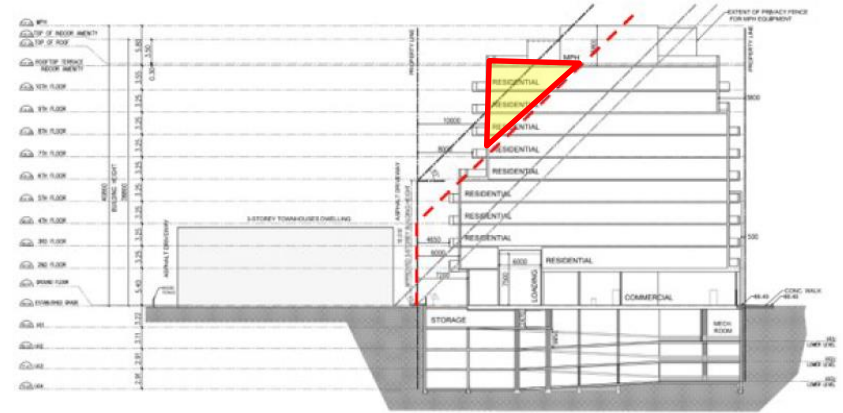
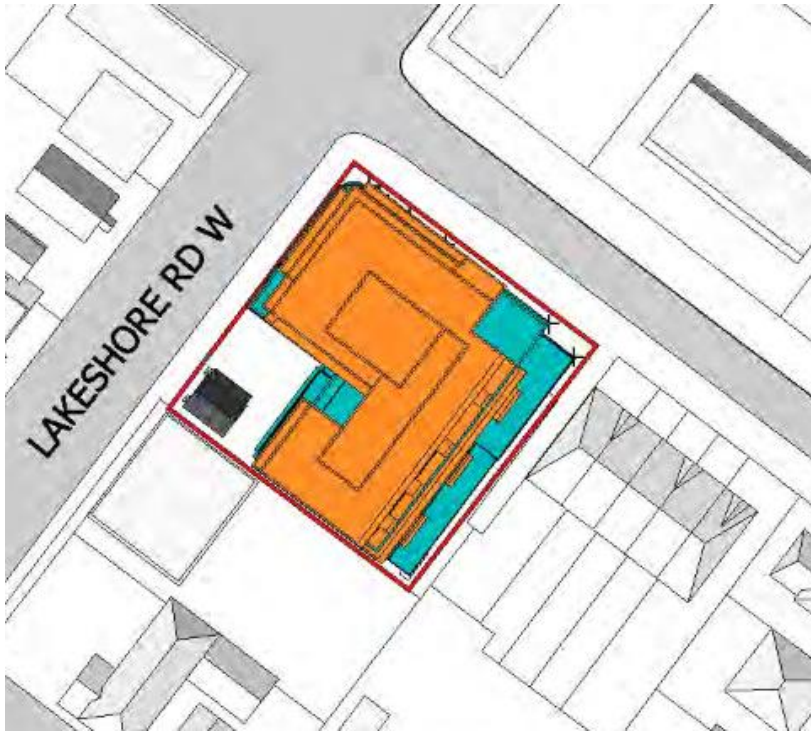
Context



Livable Oakville & Zoning By-Law



Transitions



Transitions



Left = Submitted 3D model | Right = With Staff's edits demonstrating the comment

Main Street



42 Lakeshore Road West in the late 19th Century. (Source: Postcard from the Roberston/McKellar Families)



Left = Submitted 3D model | Right = With Staff's edits demonstrating the comment

Main Street (Corner Perspective of 8-storey building)



Main Street (Lakeshore looking southeast – 8-storey building)



Conclusion

- The revised Proposal is consistent with the PPS and conforms to the Growth Plan and the Halton Region Official Plan, and has regard for matters of Provincial interest and represents good planning;
- The subject property is located within a Node and Corridor (Kerr Village) and Main Street Area on Schedule A1, Urban Structure on an established main street (Lakeshore Road West). Growth, albeit at a lesser extent than primary growth areas, is directed towards Kerr Village at an appropriate scale for the context to achieve broader policy goals and objectives.
- The Official Plan amendment, as revised, proposing a 3-storey increase in the maximum building height from that permitted, allows for the appropriate intensification of the subject property of which is located in the Town's system of Nodes and Corridors, and within the Kerr Village Growth Area, supporting the objectives of the Towns urban structure;
- The Zoning By-law amendment, as revised, will support the appropriate intensification of the subject property to encourage the vitality of the Kerr Village Growth Area, in keeping with the intent of the Central Business District zone;
- The implementing Zoning By-law amendment includes a holding provision to address required updates to reports and studies to the satisfaction all reviewing departments and agencies before development could proceed.
- The Official Plan and Zoning By-law amendments, as revised, foster the maintenance of the existing neighbourhood character by ensuring the existing McCraney-Robertson heritage dwelling be restored, as to commemorate the history of the site and continue the historic main street character, and encouraging a public square along Lakeshore Road West;
- Site design matters will continue to be advanced through the required site plan application;
- Comments from the public have been appropriately addressed; and,
- Comments from Council have been appropriately addressed.

Recommendation

1. That the Official Plan Amendment and Zoning By-law Amendments for 42 Lakeshore Road West, (File No. OPA.1715.25 and Z.1715.25), as modified, be approved on the basis that the amendments are consistent with the Provincial Policy Statement, conform with all applicable Provincial Plans, the Region of Halton Official Plan, the Livable Oakville Plan, have regard for matters of Provincial interest, and represent good planning for the reasons outlined in the report from the Planning Services department dated January 9, 2024.
2. That By-law 2024-020, a by-law to adopt Official Plan amendment 63, be passed.
3. That By-law 2024-021, an amendment to Zoning By-law 2014-014, be passed.
4. That the notice of Council's decision reflect that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed.
5. That, in accordance with Section 34(17) of the Planning Act, no further notice

Main Street



six-storey Concept



eight-storey Concept