



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: October 15, 2024

FROM: Planning and Development Department

DATE: October 1, 2024

SUBJECT: Public Meeting Report - Official Plan Amendment and Zoning By-law Amendment, Garden Residences Corporation, 105-159 Garden Drive, File No. OPA 1617.47 and Z.1617.47

LOCATION: 105 – 159 Garden Drive

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 submitted by Garden Residences Corporation (File No.: OPA 1617.47 and Z.1617.47), 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 application is to amend the Livable Oakville Official Plan (the “**Official Plan**”) and site-specific zoning under Zoning By-law 2014-014 (the “**Zoning By-law**”) for the subject property to allow for additional density (more units) and various site-specific relief to facilitate three back-to-back townhouse blocks and one mixed-use building.
- **Proposal:** The proposed development consists of three back-to-back townhouse blocks oriented perpendicular to Garden Drive, and a mixed-use block with commercial on the main floor along Lakeshore Road West and residential units above resulting in total 48 residential units and

approximately 194 square metres of commercial space. A total of 48 parking spaces are proposed for residents in at-grade parking garages below each stacked townhouse block with an additional 11 surface parking spaces reserved for commercial / visitor parking at the rear of the mixed use block.

- **Public Consultation:** The applicant hosted an in-person Public Information Meeting (“**PIM**”) on July 2, 2024, and approximately 17 members of the public attended.

BACKGROUND

The subject property has been subject to two previous development proposals which were not constructed. The most recent proposal was captured through the current site-specific official plan and zoning permissions which allows for two options for development on the subject property: a 5-storey 131-unit apartment building; or, alternatively, a 3-storey, 18-unit townhouse development with a mixed-use building facing Lakeshore Road West.

APPLICATION SUMMARY

Applicant/Owner: Garden Residences Corporation

Purpose of Application(s): The purpose of the official plan amendment application is to change the site-specific exception policies applying to the lands to allow for the development of four blocks of multiple-attached dwellings, each four storeys in height with commercial uses fronting onto Lakeshore Road West as a further permitted use in addition to the existing permitted uses. The purpose of the zoning by-law amendment application is to allow for 3 blocks of four storey back-to-back townhouses and a mixed-use building along Lakeshore Road West for a total of 48 units, and approximately 194 m² of ground floor.

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 Applications: The effect of the Official Plan and Zoning By-law Amendment applications is to:

- Permit 3 blocks of four storey back-to-back townhouses and a mixed-use building along Lakeshore Road West for a total of 48 units, and approximately 194 m² of ground floor.
- Rezone the lands from ‘Mainstreet 1, Special Provision 418 (MU1, sp 418)’ to ‘Mainstreet 1, Special Provision XX (MU1, sp XX)’.

A copy of the applicant's 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. A full circulation and assessment of the application was undertaken. The following studies and supporting documentation are accessible on the Towns website by visiting www.oakville.ca and searching z.1617.47.

Property Location: The subject lands are located on the northeast corner of Garden Drive and Lakeshore Road West and are municipally known as 105 -159 Garden Drive.

Surrounding Land Uses:

Surrounding the site are the following:

- North / East - Three-storey townhouses
- East - A four-storey mixed use building on the corner of Maurice Drive and Lakeshore Road West
- South – two storey townhouses and cemetery on south side of Lakeshore Road W
- West - Four-storey apartment building and detached dwellings on west side of Garden Drive

Key Milestones:

Pre-Consultation Meeting	April 10, 2024
Public Information Meeting	July 2, 2024
Pre-submission Review	N/A
Application Deemed Complete	July 24, 2024
P & D Council - Public Meeting	September 24, 2024
Date Eligible for Appeal for Non-decision	February 19, 2025

PLANNING POLICY CONTEXT

The subject property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2024)

- Halton Region Official Plan
- Livable Oakville Official Plan
- Zoning By-law 2014-014

A full analysis of the Provincial Policy Statement (2024), Halton Regional Official Plan, and Town of Oakville Official Plan will be included within the future recommendation report.

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

MATTERS UNDER REVIEW

This application was recently received and is under review by Town 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:

- Public & Council Comments/Concerns
- Climate Change/Sustainability Goals
- Consideration of applicable Provincial and Regional policy
- Conformity with Livable Oakville
- Zoning performance standards
- Proposed use and density
- Context and transition to adjacent properties and built form
- Integration/Impact on adjoining and adjacent properties
- Proposed height and setbacks
- Urban design
- Shadow/sun impacts
- Proportion of commercial uses including sufficient amount of, and configuration of, commercial space
- Transportation implications (including travel demand management strategies, and parking utilization)
- Pedestrian connections and walkability
- Tree preservation
- Stormwater management
- Functional servicing

CONCLUSION

Planning staff will continue to review and analyze the subject OPA and ZBA 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 Public Information Meeting on July 2, 2024, and approximately 17 members of the public attended. The applicant has included a Public Information Meeting Report which includes a summary of the comments received. All other public comments received as of the date of this report are included as “**Appendix ‘G’**”.

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

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

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

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses the corporate strategic goal(s) to:

- be a vibrant and liveable community for all.

(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 Official Plan Amendment

Appendix “D”: Applicant’s Draft Zoning By-law Amendment

Appendix “E”: Official Plan Extracts

Appendix “F”: Zoning By-law Extracts

Appendix “G”: Public Written Submissions

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