



## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JANUARY 13, 2020

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**FROM:** Planning Services Department

**DATE:** December 18, 2019

**SUBJECT:** Public Meeting Report, Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, Vogue Wycliffe (Oakville) Ltd. 3171 Lakeshore Road West, File No. OPA 1732.02, Z.1732.02, 24T-19003/1732

**LOCATION:** 3171 Lakeshore Road West

**WARD:** 1

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#### RECOMMENDATION:

1. That the public meeting report, prepared by the Planning Services Department dated December 18, 2019, be received.
2. That comments from the public with respect to the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision by Vogue Wycliffe (Oakville) Ltd. (File No.'s OPA 1732.02, Z.1732.02 and 24T-19003/1732), be received.
3. That staff consider such comments as may be provided by Council.

#### KEY FACTS:

The applicant has submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to redevelop 3171 Lakeshore Road West, which is presently occupied by the Cudmore's Garden Centre, for a 35-unit residential development. The proposed development consists of 27 townhouses and eight (8) semi-detached dwellings. Access to all the units is proposed from the extension of the western section of Victoria Street onto the subject lands via a cul-de-sac.

The subject lands are designated Low Density Residential within the Livable Oakville Plan and zoned *Residential Low (RL8)* and *Residential Low (RL3-0)* within Zoning By-law 2014-014. The designation and zones allow for detached and semi-detached dwelling units. Both the existing Official Plan designation and zoning are

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consistent with the Provincial Policy Statement 2014, conform to all applicable Provincial plans, the Region of Halton Official Plan and the *Livable Oakville Plan* as they allow for residential development in accordance with the Town's established urban structure

## BACKGROUND

The purpose of this report is to introduce the planning application in conjunction with the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification and identify matters to be considered. The report is to be received and no recommendations on the application are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public meeting and once the review is complete, staff will bring forward a recommendation report for consideration by Planning and Development Council.

## Proposal

The proposal relates to the redevelopment of 3171 Lakeshore Road West for 35 residential units as follows:

- Eight (8) three storey semi-detached dwelling units;
- 27 three storey townhouses units;
- a proposed density of 39.77 units per site hectare; and,
- 86 resident parking spaces and 14 visitor parking spaces.

Access would only be from the extension of Victoria Street, west of the site, via a proposed cul-de-sac.

The Official Plan Amendment proposes the following:

1. Change the land use designation on 'Schedule F – South West Land Use' as outlined on Appendix A1 from "Low Density Residential" to "Medium Density Residential"; and,
2. Modify Section 11.3.1 to add the following "*semi-detached houses as well as*" after the words "*may permit*".

The site specific Zoning Amendment, as submitted, proposes the following:

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1. Amend Map 19 (1) of By-law 2014-014, from RL3-0 Zone and RL8 Zone to RL8-XX and RM1-XX.
2. Amend Part 15, Special Provisions, of By-law 2014-014 to include new special provisions for each zone.

The draft plan of subdivision would allow for the extension of Victoria Street and would create the various blocks. A condominium process would still be required in the future. Each block would subsequently be subdivided into individual lots through the Part Lot Control process.

The site plan, Figure 1 below and contained within Appendix C illustrates the proposed development concept for the site.



Figure 1 – Proposed Site Plan NTS

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The applicant's Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision can be found in Appendices A1 to A4 to this report.

Application submission material can also be found on the town's website site at <https://www.oakville.ca/business/da-34065.html>.

### Location

The subject lands are located on the north side of Lakeshore Road West, immediately west of West Street. The unopened section of West Street, between Lakeshore Road West and Victoria Street, abuts the easterly property boundary.

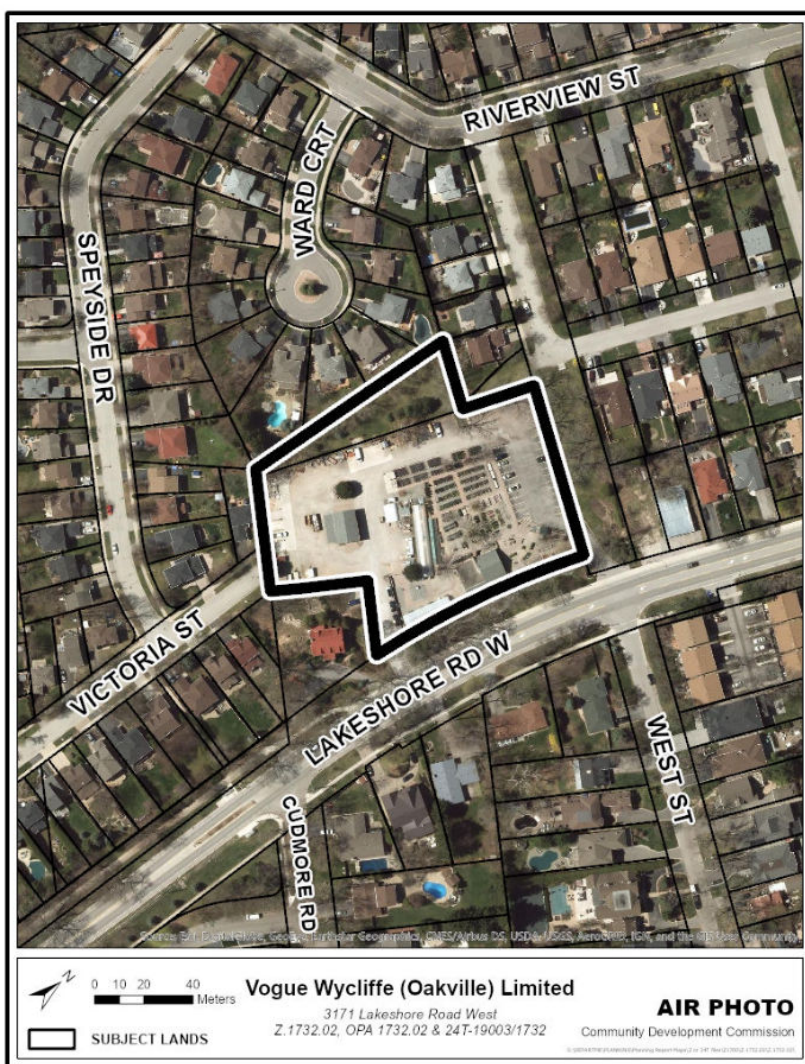


Figure 2: Air Photo

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### Site Description and Surrounding Land Uses

The existing property is one (1) hectare in size. The site is presently occupied by the Cudmore's Garden Centre.

Residential uses surround the site.

### **PLANNING POLICY & ANALYSIS**

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

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

#### **Provincial Policy Statement**

The Provincial Policy Statement (2014) ('PPS') is intended to promote a policy led system, which recognizes 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 by promoting a compact development form.

The subject lands are located within a settlement area, which are to be the focus of growth and development. The land use patterns within the settlement are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, appropriately use the infrastructure and public service facilities that are planned or available and are transit supportive.

Staff consider the existing designation and existing zoning to be consistent with the PPS as they would permit additional development to occur on the site in accordance with the town's established urban structure as confirmed within the town's OPA 15

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## **Growth Plan (2019)**

The Growth Plan for the Greater Golden Horseshoe ('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. 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, expand convenient access to transportation options.

Staff consider the existing designation and existing zoning to conform to or not conflict with the Growth Plan as they aid in developing complete communities, support transit services and aids in supporting the achievement of minimum intensification targets.

## **Halton Region Official Plan**

The subject lands are designated "Urban Area" in the Halton Region Plan. Lands within the "Urban Area" are intended for residential and employment growth. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

A full analysis of the proposal in the context of the Halton Region Official Plan will be provided as part of a future recommendation report.

## **Livable Oakville Plan**

### **Urban Structure**

The Livable Oakville Plan 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.

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town and identifies the site as *Residential Areas*. This is also reflected in Section 3, Urban Structure, of the *Livable Oakville Plan*. Official Plan Amendment 15 to the *Livable Oakville Plan*, confirms the Town's existing urban

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structure in terms of nodes and corridors, where higher intensity forms of mixed use growth are to be accommodated.

OPA 15 was approved by Halton Region on April 26, 2018 and deemed to conform to the Growth Plan and is consistent with the PPS. There is one appeal pertaining to OPA 15. Official Plan Amendment 15, while not presently in force, represents emerging policy.

Schedule A1 of OPA 15 reflects the *Residential Area* element as part of the Urban Structure. While the site is not within a defined node or corridor, OPA 15 reinforced that some growth or change may occur in the residential area, provided the character of the area is preserved and the overall urban structure is upheld.

### Land Use Policies

The key focus for development and redevelopment to accommodate intensification is within the defined Growth Areas. The subject lands are located in a stable residential community as defined by Section 4.3 of the Livable Oakville Plan. While Section 4.3 encourages intensification generally thorough the built up area, it emphasizes that growth and change may occur provided the “character of the areas is preserved and the overall urban structure of the Town is upheld”.

Section 11.1.8 of the Livable Oakville Plan defines the circumstances whereby lands within stable residential communities may be considered appropriate for intensification. Section 11.1.8(a) recognizes that lands designated *Low Density Residential* having the opportunity to be severed through a land division process may be considered appropriate intensification site, given that such intensification is compatible with the lot area and frontage of the surrounding area, and conforms to the policies of Section 11.1.9. Similarly, Section 11.1.8 (b) also contemplates opportunities for intensification, where sites comprise of existing non-residential uses. Intensification related to Section 11.1.8 (b) may occur with *Low Density Residential* uses in accordance with Section 11.1.9 and other applicable policies. Section 11.1.9 outlines a number of evaluative criteria for development within stable residential communities; all with the intent of maintaining and protecting the existing neighbourhood character.

Sections 4.3, 11.1.8 and 11.1.9 can be found within Appendix B.

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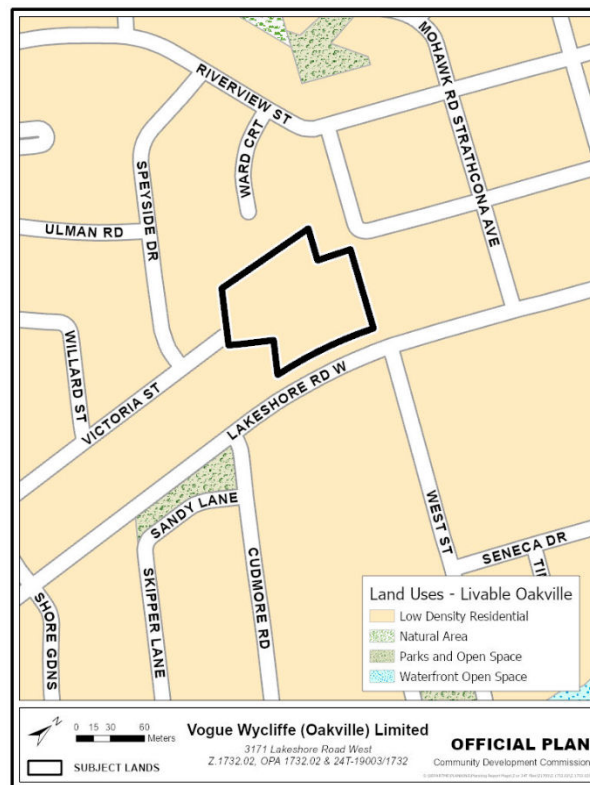


Figure 3 – Schedule F – South West Land Use Excerpt

The subject lands are designated *Low Density Residential* on Schedule F, as illustrated on Figure 3 above. The *Low Density Residential* designation allows for low density housing types including detached dwelling units, semi-detached dwellings and duplexes with a density range up to 29 units per site hectare.

#### Zoning By-law (By-law 2014-014)

The subject lands are zoned Residential Low (*RL8*) and Residential Low (*RL3-0*), as illustrated on Figure 4 below.



The application proposes to rezone the lands to a site-specific RL8 and RM1 zone to permit the development of 35 residential units being eight (8) semi-detached dwelling and 27 townhouses.

The proponent has provided numerous studies in support of the application which have been circulated to various public agencies and internal Town departments, and which are under review. The following supporting documents are accessible on the town's website (<https://www.oakville.ca/business/da-34065.html>):

- Air Photo
- Arborist Report

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- Canopy Cover Plan
- Concept Plan
- Draft Plan of Subdivision
- Elevations
- Phase 1 and 2 Environmental Site Assessment
- Functional Servicing and Stormwater Management Report
- Grading Plan - Preliminary
- Noise Study
- Parking Management Plan
- Planning Justification Report
- Traffic Impact Study
- Tree Inventory Plan
- Servicing Plan - Preliminary
- Site Plan
- Survey
- Urban Design Brief
- Waste Management Plan
- Official Plan Amendment
- Zoning By-law Amendment

#### **Issues under Review/ Matters to be considered**

The following issues and matters have been identified to date for further review and consideration. Not all circulation comments have been received to date, but will be considered in the future recommendation report.

- Consistency with the Provincial Policy Statement, 2014 and conformity to the Growth Plan for the Greater Golden Horseshoe, 2017.
- Conformity to the Region of Halton Official Plan
- Conformity with various Livable Oakville policies including but not limited to the evaluative criteria (Sec 4.3, 11.1.8, 11.1.9) for residential intensification and the urban structure.
- Various sections within the Livable Oakville Plan regarding maintaining and protecting the existing neighbourhood character.
- Adequate justification to the use of a private road system, whereas Section 11.1.5 of the Livable Oakville Plan discourages the use of private roads.

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- Distribution of traffic throughout the neighbourhood.
- Conformity with urban design policies on matters such as built form, building heights, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.
- The adequacy of the site to be serviced by the existing municipal infrastructure.
- Whether the proposed zoning by-law amendment appropriately implements the vision of the Livable Oakville Plan.

A complete analysis of this application will be undertaken including the foregoing matters, and other matters which may be subsequently identified.

### **Public Comments**

As of the date of this report, various public comments have been received and are contained within Appendix C of this staff report. These comments will be addressed as part of the future recommendation report.

### **CONCLUSION**

Planning staff will continue to review and analyze the proposed application and address all technical matters along with submitted public comments, and report to Council at a future meeting. 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**

Notice for this meeting was distributed to all properties within 120 m of the subject property, residents who have already made comments on the proposal and is included on the signs posted at the site.

Prior to submission of the application, the applicant undertook a community consultation process, wherein three public open houses (January 22, 2019, February 26, 2019 and April 8, 2019).

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**(B) FINANCIAL**

On June 6, 2019, Bill 108, More Homes, More Choices Act (Bill 108), received Royal Assent. Parts of the Bill are now in force while others await proclamation. To date, only some information on the proposed regulations and prescribed matters has been provided. Bill 108 introduces significant changes to the financial tools available to the Town. Planning Act changes with respect to Section 37 (density and height bonusing), Section 42 parkland dedications, existing parkland agreements, and payments in lieu, along with proposed changes to Development Charges (DC's) for growth-related park and community infrastructure will be replaced with a capped community benefits charge (CBC). This is anticipated to impact the town's ability to assess and ensure that "growth pays for growth" and protection of complete communities.

**(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. Halton Region comments are contained within Appendix D.

**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan.

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**APPENDICES:**

- Appendix A1 - Applicant's Official Plan Amendment
- Appendix A2 - Applicant's Zoning By-law Amendment
- Appendix A3 - Applicant's Draft Plan of Subdivision
- Appendix A4 - Applicant's Site Plan
- Appendix B - Applicable Policies
- Appendix C - Public Comments
- Appendix D - Halton Region comments

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