

ISSUE DATE:

November 25, 2011



PL110708

Ontario
Ontario Municipal Board
Commission des affaires municipales de l'Ontario

1812502 Ontario Inc. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law No. 1984-68 of the Town of Oakville to rezone lands respecting 2441 Lakeshore Road West from Public Open Space (O1) Zone and Community Shopping Centre (C2) Zone to site-specific zoning to permit the redevelopment of Bronte Village Mall

OMB File No. PL110708

APPEARANCES:

Parties

1812502 Ontario Inc.

Town of Oakville

Regional Municipality of Halton

Counsel

Lyn Townsend and Jennifer Meader

Jennifer Huctwith

David Beck

**MEMORANDUM OF ORAL DECISION DELIVERED BY R. ROSSI ON
NOVEMBER 9, 2011 AND ORDER OF THE BOARD**

This is pre-hearing conference to deal with matters related to the proposal of 1812502 Ontario Inc. (the "Applicant") to redevelop the Bronte Village Mall in the Town of Oakville. The property is located at the northeast corner of Bronte Road and Lakeshore Road West. The proposed mixed-use redevelopment (including residential condominiums) would comprise the following: one 4-storey podium block with two 8-storey towers; one 4-storey podium block with two 10-storey towers; one 2-storey podium block combined with one 21-storey tower; total commercial Gross Floor Area of 14,314 square metres (7,587 square metres for retail and 6,727 square metres for second, third and fourth-floor offices); a bi-level underground parking structure with 540 parking spaces per level; and two surface parking lots with a combined 72 parking spaces.

The Applicant proposes a Zoning By-law Amendment to amend Zoning By-law No. 1984-68 as amended, and to rezone the subject property from Public Open Space (O1) Zone and Community Shopping Centre (C2) Zone to site-specific zoning in order to permit the proposed mixed-use development.

At today's initial pre-hearing conference, Ms Townsend advised the Board that the Town and the Applicant are continuing their discussions related to a possible revised development proposal. The Parties have requested a further pre-hearing conference be scheduled in order to provide sufficient time to complete their discussions as well as to present the Board with a draft Procedural Order.

With a great deal of public interest generated by this application, the Board asked Counsel for the Town of Oakville to assemble the names of persons seeking Interested Participant status and to provide these to the Board planner who is assigned to this file so that those individuals can receive a copy of any documentation arising from this case. At the hearing, the Board granted Interested Participant status to the Bronte Business Improvement Association (BBIA). On consent, the Board will schedule the next pre-hearing conference to be held in the Town of Oakville on **Friday, January 20, 2012 at 10:00 a.m.**

No further notice will be given and the Member remains seized for administrative carriage of the file.

So Orders the Board

"R. Rossi"

R. ROSSI
MEMBER