



*Your Ward 1 Voice*

[www.brontevillageresidents.com](http://www.brontevillageresidents.com)

# **BVRA Community Update**

## **Cudmore Garden Lands**

**Protect Stable Residential Neighbourhoods**

### **LPAT Appeal Update**

**PL200232**

**Vogue Wycliffe (Oakville) Ltd**

**3171 Lakeshore Road West**



## Overview

- **Developer filed application in Oct 2019**
- **Statutory Council meeting with public delegation Jan 2020**
- **No Recommendation report due to Covid-19; State of Emergency & lockdown in March 2020**
- **Developer filed an appeal with LPAT May 2020**
- **1<sup>st</sup> CMC Oct 2020, 2<sup>nd</sup> CMC Jan 2021, 3<sup>rd</sup> CMC Feb 24, 2021**
- **Memorandum of Understanding Developer – Town of Oakville Jan 2021 – Not Ratified**
- **LPAT Hearing April 19-23, 2021**

### Parties:

Developer - Vogue Wycliffe (Oakville) Ltd

Town of Oakville

Halton Region

Shelley Thornborrow (representing Ward Court residents)

### Participants:

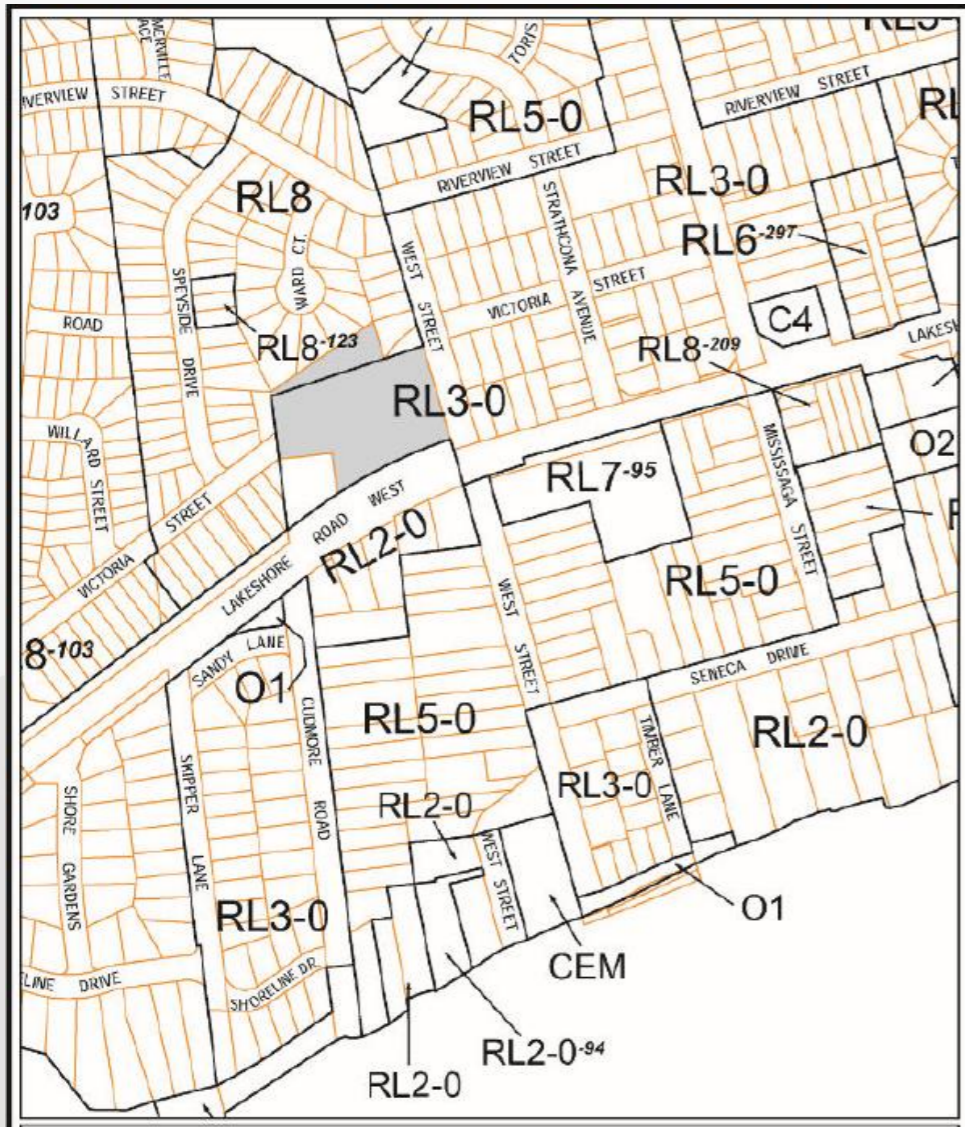
BVRA – Community Participant (can submit on behalf of community)

Nick Aitken – community resident



## Current Zoning

### Low Density Residential



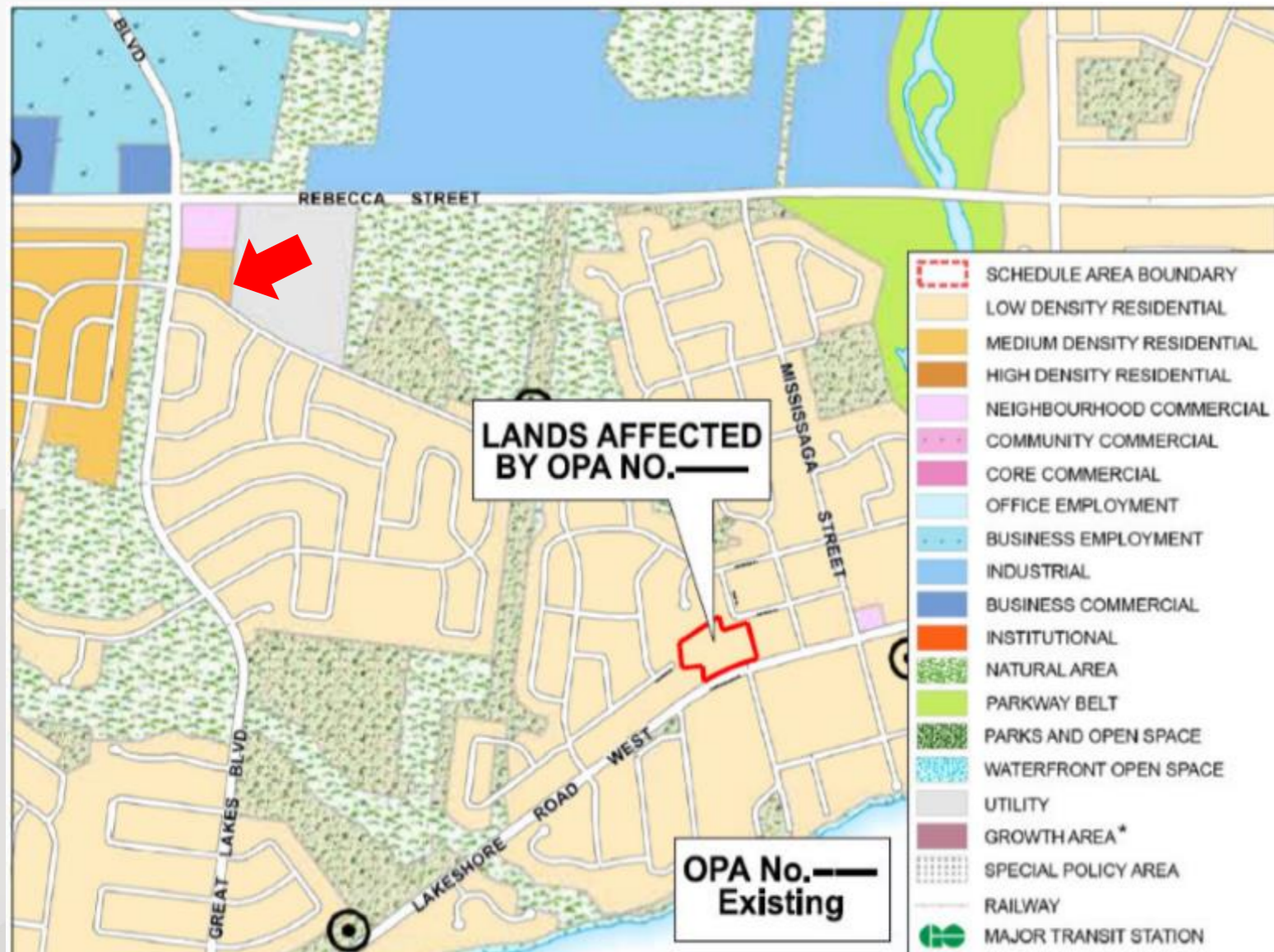
## Key Community issues:

1. Intensification
2. Traffic and parking. No through road
3. Tree canopy
4. Lakeshore Rd West trees

Current Zoning	Developer Proposed Amendment & Special Provisions
11 Single 2-storey detached units	27 condo 3-storey townhouses
6 2-storey semi-detached units	8 3-storey semi-detached units
Total Units per zoning = 17	Total Units in Application = 35

## Intensification & Zoning

Zoning is a technique of land use planning for urban growth and development which include permitted uses, form, design and compatibility in compliance with regional, provincial and federal plans and policies.



- ✓ The subject lands and surrounding area are zoned low density and fall outside of the designated growth area
- ✓ The surrounding area consists of predominately 2-storey single detached dwellings
- ✓ Zoned medium density is along major transit roads near the intersection of Great Lakes Boulevard & Rebecca Street adjacent to a commercial area and along a direct route to the QEW as noted by the red arrow



# Developer Application

## Zoning Amendment & Special Provisions:

Additional variances (special provisions) requested over and above rezoning from low residential to medium-high residential

Special provisions requested for RL8 (Semi-detached Dwellings) <b>3171 Lakeshore Road West</b>	Requested Variance Semi-detached	Parent Zoning		Variance to Zoning			
		RL8		Detached		Semi-detached	
		Detached	Semi-detached	Var	% Var	Var	% Var
Minimum lot area	237.3 m <sup>2</sup>	360 m <sup>2</sup>	<b>450</b> m <sup>2</sup>	-122.7 m <sup>2</sup>	-34%	<b>-212.7</b> m <sup>2</sup>	<b>-47%</b>
Minimum lot frontage per unit	10.35 m	12 m	<b>18</b> m	-1.65 m	-14%	<b>-7.65</b> m	<b>-43%</b>
Minimum front yard	3.5 m	4.5 m	<b>4.5</b> m	-1 m	-22%	<b>-1</b> m	<b>-22%</b>
Minimum interior side yard	1.25 m	0.6 m	<b>2</b> m	0.65 m	108%	<b>-0.75</b> m	<b>-38%</b>
Maximum number of storeys	3	2	<b>2</b>	1	50%	<b>1</b>	<b>50%</b>
Maximum height	12 m	10.5 m	<b>10.5</b> m	1.5 m	14%	<b>1.5</b> m	<b>14%</b>
Maximum residential floor area for a semi-detached dwelling	265 m <sup>2</sup>	200 m <sup>2</sup>	<b>180</b> m <sup>2</sup>	65 m <sup>2</sup>	33%	<b>85</b> m <sup>2</sup>	<b>47%</b>

Special provisions requested for RM1 (Townhouses) <b>3171 Lakeshore Road West</b>	Requested Variance Townhouse	Parent Zoning	Variance to Zoning	
		RM1	Townhouse	
		Townhouse	Var	% Var
Minimum lot area	117 m <sup>2</sup>	<b>135</b> m <sup>2</sup>	<b>-18</b> m <sup>2</sup>	<b>-13%</b>



# Community Engagement

- Email campaign to council**
  - Email template on BVRA website [www.brontevillageresidents.com](http://www.brontevillageresidents.com)
- Attend 3<sup>rd</sup> CMC – February 24<sup>th</sup>, 2021 10:00am**
  - Approx 1 hour & Virtual (see BVRA website for link)
  - Open to the public – a strong presence is needed
- Submit Participant statement through BVRA**
  - Due to BVRA **March 1<sup>st</sup>, 2021** (Template on BVRA website)
  - BVRA submits on behalf of community to Tribunal **March 8<sup>th</sup>, 2021**
- Stay in touch for more developments**
  - BVRA website or Facebook page



# Community Engagement

## Why?

- ✓ **We have a beautiful town and neighbourhood worth advocating for**
- ✓ **We want to preserve safe communities**
- ✓ **We have more strength in numbers**
- ✓ **We need more equitable, transparent policies that are implemented consistently**
- ✓ **We need representation in Ward 1**
- ✓ **We can and should be part of the solution**



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# Community Engagement

**Questions  
&  
Open Discussion**





## Developer Application Livable Oakville Plan Justification:

		LOP Section 11.1.8	LOP Section 11.2.2
1	Compatible land division or conversion with respect to lot size and frontage. (Allows 1-2 units differential)	<input checked="" type="checkbox"/>	
2	Growth area or major transit corridor, arterial or collector road	<input checked="" type="checkbox"/>	
3	Underutilized land	<input checked="" type="checkbox"/>	
4	Escape Clause: Density up to 29 dwelling units per site hectare for low residential		<input checked="" type="checkbox"/>



## Developer Application Livable Oakville Plan Justification:

11.1.8 *Intensification* within the stable residential communities shall be provided as follows:

- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, *land division*, and/or the conversion of an existing building into one or more units, may be considered where it is **compatible** with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan;
- b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate *intensification* through *development approvals*. *Intensification* of these sites may occur with Low Density Residential

### 11.2 Low Density Residential

#### 11.2.1 Permitted Uses

The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes.

11.2.2 A density of up to 29 dwelling units per *site hectare* may be permitted in areas designated Residential Low Density.



# Developer Application

## Livable Oakville Plan Justification:

### 11.2 Low Density Residential

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11.2.2 A density of up to 29 dwelling units per *site hectare* may be permitted in areas designated Residential Low Density.



# Community Engagement

## Next Steps & Wrap Up

Thank  
you for  
attending

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