

July 5, 2024

**RE: Public Information Meeting Report –  
Proposed OPA & ZBLA for 4-storey Townhouse and Mixed Use Development  
105-159 Garden Drive  
TBG Project No. 24176**

---

## **PUBLIC INFORMATION MEETING DETAILS**

A formal Public Information Meeting (PIM) was held on July 2<sup>nd</sup>, 2024, from 6:30 PM to 9:00 PM at OE Banquet Hall & Conference Centre in Oakville. 389 notices were sent via mail to addresses within a 240m radius of the Site per the mailing list provided by Town of Oakville staff. The notice circulated is attached as Appendix 1 to this report and was mailed out 14 days prior to the meeting as required. The PIM was attended by members of the public, Town of Oakville staff, the local ward Councillor, the Applicant, and staff from Richard Wengle Architect Inc. (“RWA”) and the Biglieri Group Ltd. (“TBG”). Approximately 17 members of the public attended and provided their contact information on the sign-in sheet. This sheet was provided to staff separately for the purpose of future notifications. The meeting format included informal discussions around project boards from ~6:30-7:00 PM, a formal presentation by TBG and RWA staff from ~7:00-7:20 PM and concluded with a formal question and answer period.

## **PROPOSED DEVELOPMENT**

The following is a high level summary of the proposed development as provided to the members of the public at the PIM. For specific details, please also refer to the PIM slide show presentation available in Appendix 2.

The proposal consists of three back-to-back townhouse blocks and one mixed use block, generating a total of 48 residential units and 2 commercial units facing Lakeshore. Both the townhouse blocks as well as the mixed-use block will be 4-storeys in height. The primary pedestrian entranceways to the three townhouse blocks will be from the common landscaped mews which divide the blocks. The mixed-use block will provide for grade related pedestrian access to the commercial space from Lakeshore Road West as well as rear access from a common lane for the residential units. 48 parking spaces will be provided for residents in at-grade garages (1 per unit) and 11 commercial/visitor parking spaces will be provided at grade north of the commercial block. Resident parking for each townhouse block will be located in shared at-grade garages accessible from Garden Drive and hidden within the building massing. Resident parking for the mixed-use block will be located on the north side of the mixed-use block in private garages. Visitor parking spaces will be provided north of the mixed-use block. In total, there will be four vehicular accesses to the development from Garden Drive.

The proposed development requires both an Official Plan Amendment as well as a Zoning By-law Amendment as the site-specific policies and provisions applying to the Site are very perspective and essentially allow for two specific development approaches; (1) a 5-storey, 131 unit apartment building; or (2) alternatively, a 3-storey, 18 unit townhouse development with a separate mixed-use building facing Lakeshore.

## SUMMARY OF COMMENTS RECEIVED

TBG has thematically grouped and summarized the comments received at the PIM and the responses provided:

### 1) Clarification Comments.

A number of comments were received seeking clarification with respect to specific elements of the development proposal. These included (with responses provided following in blue):

- The facing distance between the Blocks
  - Block facing distance is a minimum of 15m.
- The setbacks of the Blocks to the eastern and northern lot lines
  - North: ~6m.
  - East: Primarily ~4.5m, first storey bump-out ~3m.
- Ventilation for the garage and for the commercial units.
  - To be determined at building permit stage
- Will the Cars parking under Blocks A-C be visible through the windows?
  - No, the parking spaces are hidden within the building massing and the windows look into the 'mud room' for each unit.
- What is the square footage per unit?
  - It was confirmed that the unit sizes range; however, the average unit size was slightly less than 2,000 sqft.
- What is the intended function of the commercial?
  - Proposed uses would include uses such as Business Offices, Financial Institution, Medical Offices, Restaurants, Retail Stores, and Service Commercial Establishments.
- What is the likely timeline to approval?
  - It was noted that any timelines provided are highly speculative and based on a number of external factors. However, the current plan is to proceed through OPA and ZBLA in ~1 year and Site Plan in ~ 1 year.
- Do the units have basements, and if not, how is frost managed?
  - It was confirmed that the units do not have basements and that frost footings would be used.
- What would be the impact to the development if the commercial units were removed. Would it be possible to provide greenspace where the existing parking area is behind Block D?
  - It is likely that it would simply result in larger units facing Lakeshore in Block D. The parking spaces in that location would still be required for visitors – although perhaps less would be required.
- What will be located in the space in between the blocks?
  - The proposal is for these to be amenity areas for residents. Currently shown are shade structures, bike parking and benches – although further details will be provided through the SPA process.
- Where is Bike parking proposed?
  - Bike parking is proposed east of Block D and between Blocks A/B and B/C. It was confirmed that these locations can be refined through the SPA process.
- Where will waste and recycling be housed?

- Waste is to be stored within each building garage and will be brought to the curb by the condominium corporation on pickup dates. Specific set out areas in the boulevard have been provided to facilitate same.
- Where will the air conditioning units go?
  - It was confirmed that these are typically located on the rooftop. However, this would be confirmed through SPA.
- Has a light study been done?
  - Confirmed that this will be done through SPA however the typical standard applied is that no/minimal light trespass will be permitted onto adjacent properties.
- Are there green components to the building? Geothermal?
  - It will be standard construction per the building code. Geothermal is not proposed.
- Will there be elevator allocations in the units?
  - No.
- How serious are you about developing the project?
  - The applicant closes on the Site end of August and has spent considerable effort and funds in developing the plans. They have every intention to construct.

## 2) Parking

- Comments on parking were varied. Some residents expressed concern regarding the provision of only 1 parking spot per unit; while some residents felt that this was satisfactory. Concerns related to parking centred around overflow parking onto Garden Street as well as issues with the marketability of the units if only 1 space was provided.
  - TBG explained that there was sufficient headroom in the parking area to permit for parking stackers to be implemented to allow for a second parking space per unit at purchasers' discretion and based on needs. This includes the ability to add stacked into the future if an additional need is identified over time. TBG confirmed that there will be research regarding parking rates at recently built similar developments through processing of the applications.

## 3) Architecture / Design

Feedback received relative to the design and materiality of the building was generally positive.

## 4) Context & Transition

- Residents asked for the surrounding Townhouse and Apartment buildings to be shown on the elevations to better understand the scale of the proposed height in context of the existing buildings.
  - TBG confirmed that sections will be provided with the formal submission showing the relative heights based on detailed grading information and will be available for public review.
  - TBG explained that the rooftop access was for stairs and mechanical equipment only and does not constitute a storey. However, it was also clarified that there will be a rooftop terrace with amenity space.
- Questions were posed about the ability to provide interconnection between the lands and coordinate fencing matters.
  - TBG confirmed that these discussions could take place during the application review process and provided contact information to continue these discussions.

- Are there any windows on the east side of the building?
  - Several discussions occurred with regards to this matter (both is small and large group discussion). Different opinions were expressed ranging from provision of limited fenestration to none. TBG confirmed that both were options and that the project team would look to strike an appropriate balance between façade animation and privacy concerns.
  
- 5) Construction Management
  - Members of the public expressed concern regarding dust control and mud on Garden Drive once construction starts.
    - It was confirmed that during the SPA Stage a construction management plan would be required to set appropriate parameters for construction activities to minimize impacts.

## CONCLUSION

The comments received through the PIM will be further reviewed and considered along with comments provided by Staff and external agencies through the application review process. Additional details will be provided for public review through the OPA and ZBLA process relative to parking, context, & transition to further and continue these discussions. Certain details will be confirmed through the Site Plan process such as mechanical and construction management matters.

Should you have any questions, feel free to contact the undersigned.

Respectfully submitted,

THE BIGLIERI GROUP LTD.



Michael Testaguzza, MCIP, RPP  
Partner

APPENDIX 1 – PUBLIC INFORMATION MEETING NOTICE



NOTICE OF PUBLIC INFORMATION MEETING  
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT  
105-159 GARDEN DRIVE, OAKVILLE

You are invited to attend a Public Information Meeting hosted by Brightstone.

Date: **Tuesday, July 2, 2024**  
Time: **6:30 PM – 9:30 PM**  
Location: **OE Banquet Hall & Conference Centre, Hall A**  
**2245 Speers Rd Oakville On, Canada L6L 6X8**

The purpose of this Public Information Meeting is to provide an informal opportunity for you to learn more about the proposed development, ask questions and share your comments with the property owner and the project team. Town staff will hold the required Statutory Public Meeting with Town Council at a later date. Separate notices for this meeting will be provided prior to the meeting.

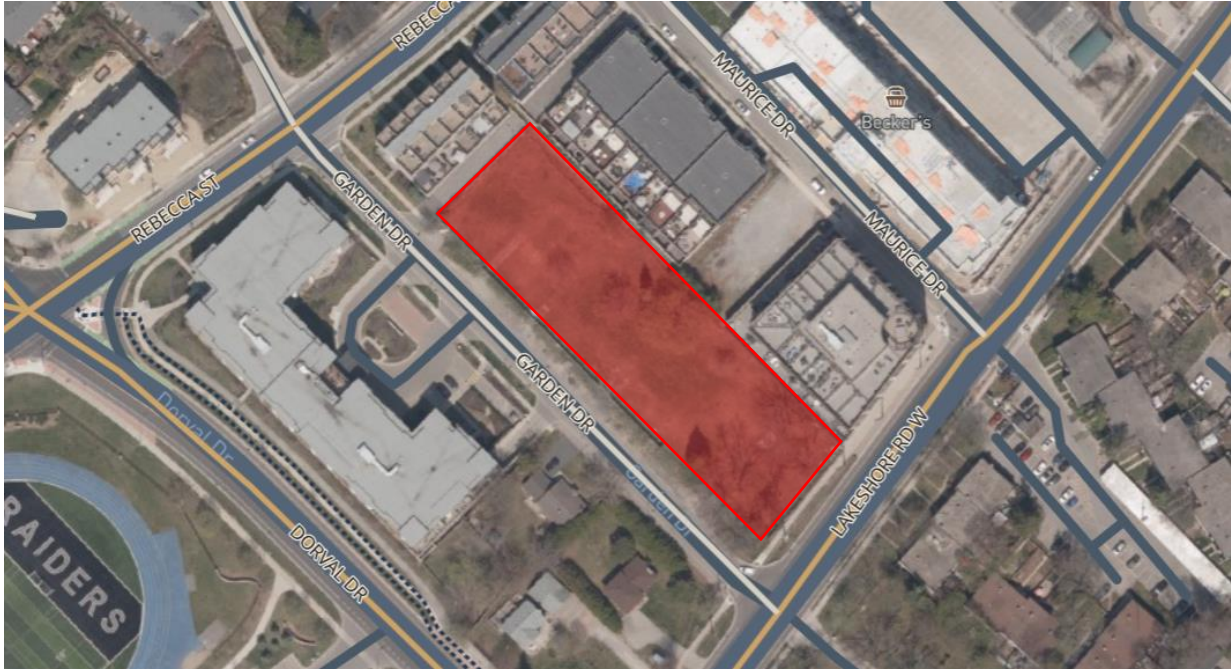
The proposed development concept for this site includes three blocks of back-to-back townhouses and a fourth mixed-use block that fronts onto Lakeshore Road West. The mixed-use block will include commercial space on its ground floor fronting Lakeshore Road West, with residential units located above. All blocks are four storeys in height. In total, 48 residential units are proposed as part of this project. Development blocks will be accessed via driveways on Garden Drive. 48 parking spaces will be provided in private garages, at a rate of 1 space per unit, and 12 surface parking spaces will be provided for visitor and commercial uses behind the mixed-use block.

We invite you to submit questions to [info@brightstone.ca](mailto:info@brightstone.ca) in advance of the Public Information Meeting.

We hope that you will join us on Tuesday, July 2, 2024, and look forward to engaging with you.

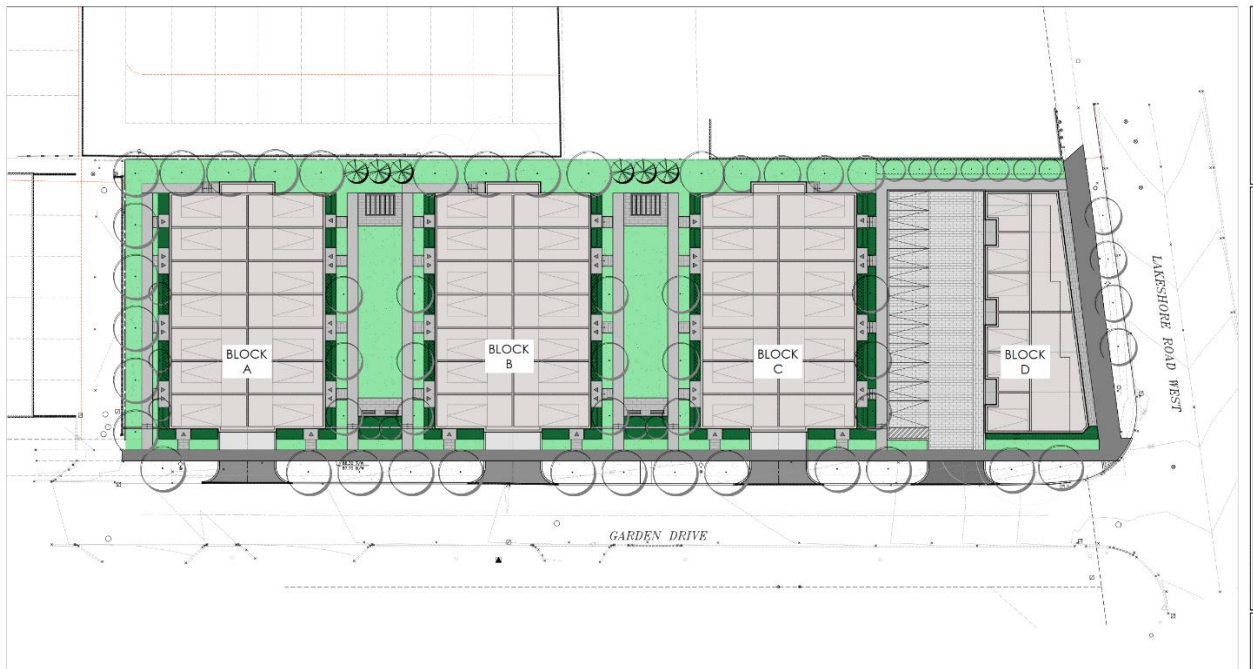
*Please note that the list of participants at this Public Information Meeting will be circulated with the Town of Oakville to provide notice regarding any future planning applications that pertain to this site.*

## Site Location



Source: VuMaps, 2024

## Conceptual Site Plan



Source: Richard Wengle Architects, 2024

info@brightstone.ca  
416-932-6642

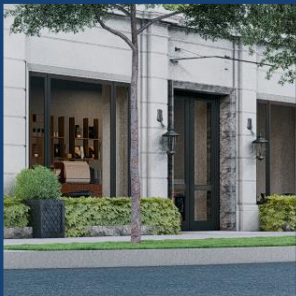
10 Wanless Avenue.,  
Suite 201 Toronto,  
Ontario M4N 1V6

[brightstone.ca](http://brightstone.ca)

APPENDIX 2 – PUBLIC INFORMATION MEETING PRESENTATION



# 105-159 Garden Drive



Public Information Meeting  
July 2<sup>nd</sup>, 2024

# AGENDA

- 6:30-7:00 – Small Group Discussions
- 7:00-7:15 – Presentation
- 7:15-8:15 – Q & A
- 8:15-8:30 – Meeting Warp up



**Subject  
Site**

Rebecca Street

Garden Drive

Lakeshore Rd W

# Context Map



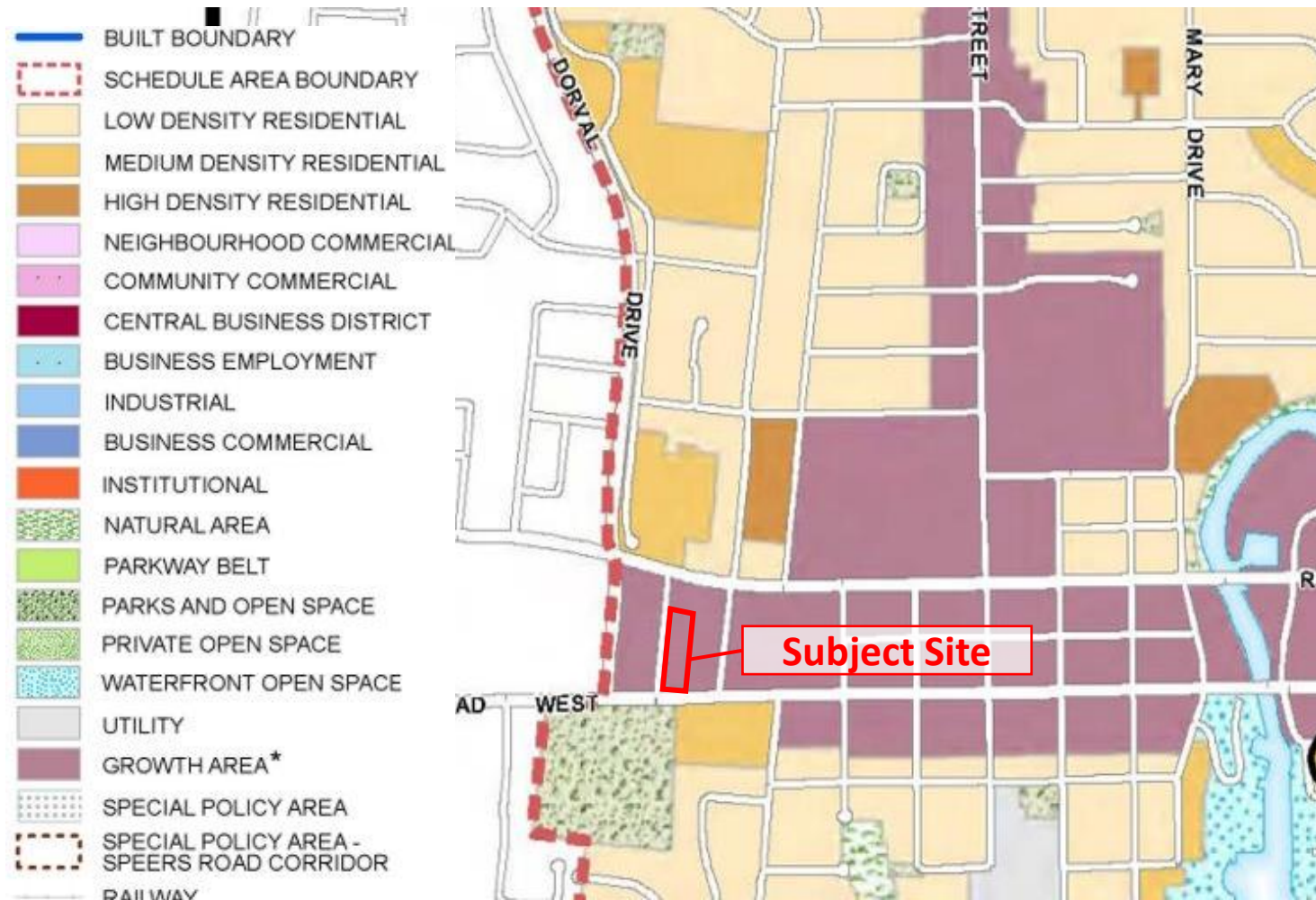
**SUBJECT SITE**

 **BRIGHTSTONE**

  
RICHARD WENGLE  
ARCHITECT INC.

**BIGLIERI  
GROUP**

# Schedule O1 Kerr Village Land Use, 2021



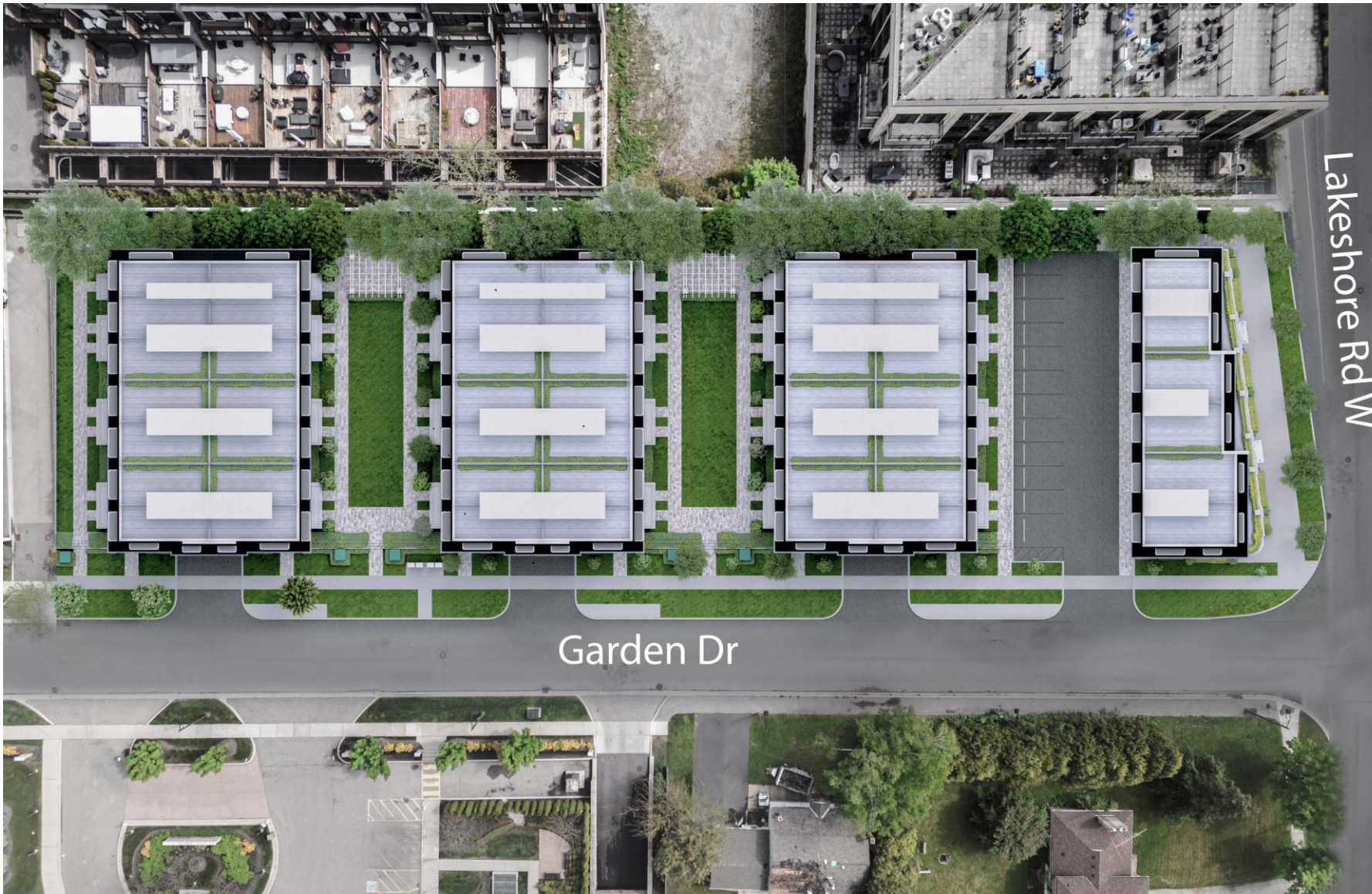
Source: Oakville Official Plan, 2009

## Planning Summary

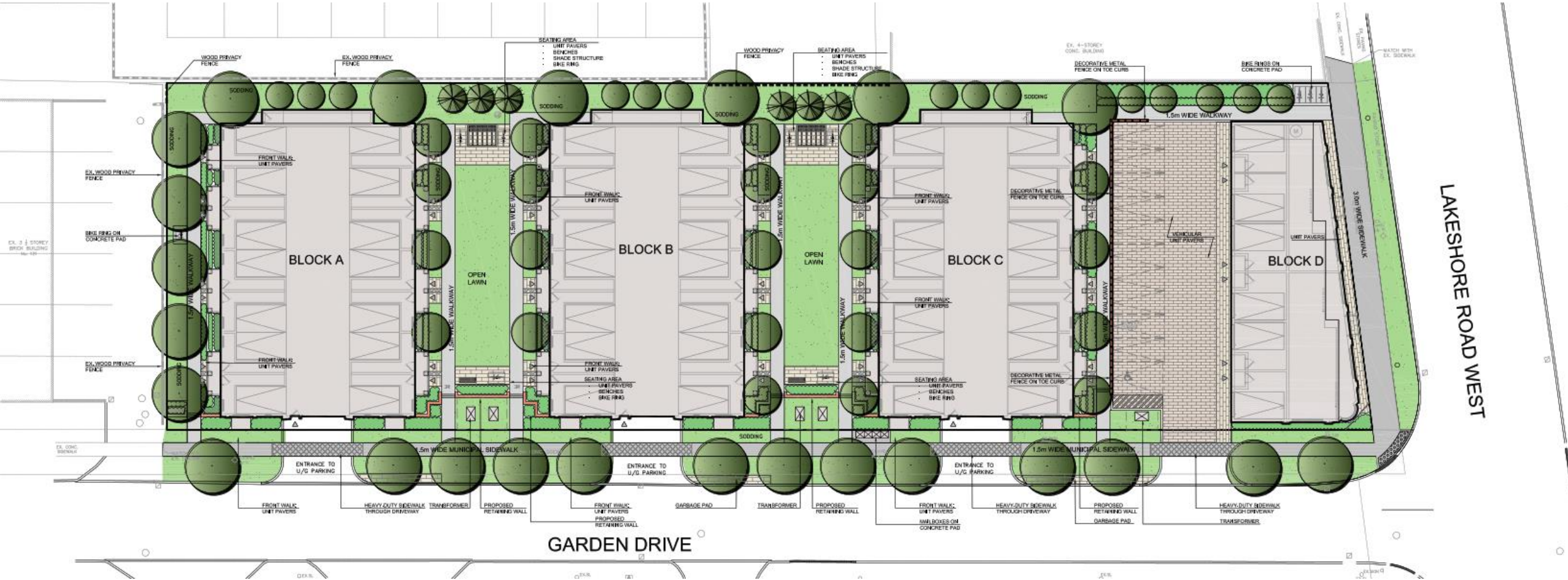
- Halton Regional Official Plan
  - *Strategic Growth Area*
- Oakville Official Plan
  - *Growth Area*
  - *Main Street 1*
- Zoning:
  - *Mainstreet 1 Special Provision 418*

## Project Statistics

- 4-storeys
- 3 blocks back-to-back towns
- 1 block mixed use
- 48 units
- 2 commercial units
- 48 residential parking spaces
- 12 visitor / commercial parking spaces
- 58 bicycle parking spaces, 48 long-term, 20 short-term



# PROJECT OVERVIEW



# PROJECT OVERVIEW





## Key Changes

- Built Form
  - Approved: Apartment
  - Proposed: B to B Towns
- Units
  - Approved: 131
  - Proposed: 48
- Coverage
  - Approved: ~78%
  - Proposed: ~51%
- Height
  - Approved: 5-storeys
  - Proposed: 4-storeys

# PROJECT REVISIONS





# Rendering - Garden





# Rendering - Mews





# Rendering - Mews

 BRIGHTSTONE

  
RICHARD WENGLER  
ARCHITECT INC.

**BIGLIERI**  
GROUP



# Rendering - Lakeshore

 BRIGHTSTONE

  
RICHARD WENGLE  
ARCHITECT INC.

**BIGLIERI**  
GROUP

# Questions?

