

Planning Rationale

2250 Speers Road
Town of Oakville

Prepared For
Acclaim Health and
Community Care Services

August 2026



Job Number

19143

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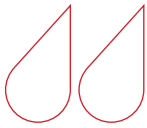
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This Planning Rationale report has been prepared in support of an application by Acclaim Health to amend the Town of Oakville Zoning By-law 2014-014, as amended, for the property municipally known as 2250 Speers Road. The purpose of this rezoning application is to introduce a new Special Provision to allow an additional permitted use on the subject site, being overnight respite care in association with a day care, among other site-specific zoning regulations and provisions. This new Special Provision will formally and permanently permit the existing built form and use of the subject site for a dementia care facility, which was established through a previously approved temporary use by-law.

The background of the slide features a photograph of two hands pinning a map. One hand is in the foreground, placing a red pushpin, while the other is in the background, also holding a pin. The map is spread out on a surface, and the entire scene is overlaid with a semi-transparent red filter. A large white circle containing the number '1' is positioned on the left side of the slide.

1

Introduction

This Planning Rationale report has been prepared in support of an application by Acclaim Health and Community Care Services ("Acclaim Health") to amend the Town of Oakville Zoning By-law 2014-014, as amended, for the property municipally known as 2250 Speers Road (the "subject site"). The purpose of this rezoning application is to introduce a new Special Provision to allow an additional permitted use on the subject site, being overnight respite care in association with a day care, and to amend other site-specific zoning regulations and provisions. This new Special Provision will formally and permanently permit the existing built form and use of the subject site for a dementia care facility, which was established through previously approved temporary use by-laws.

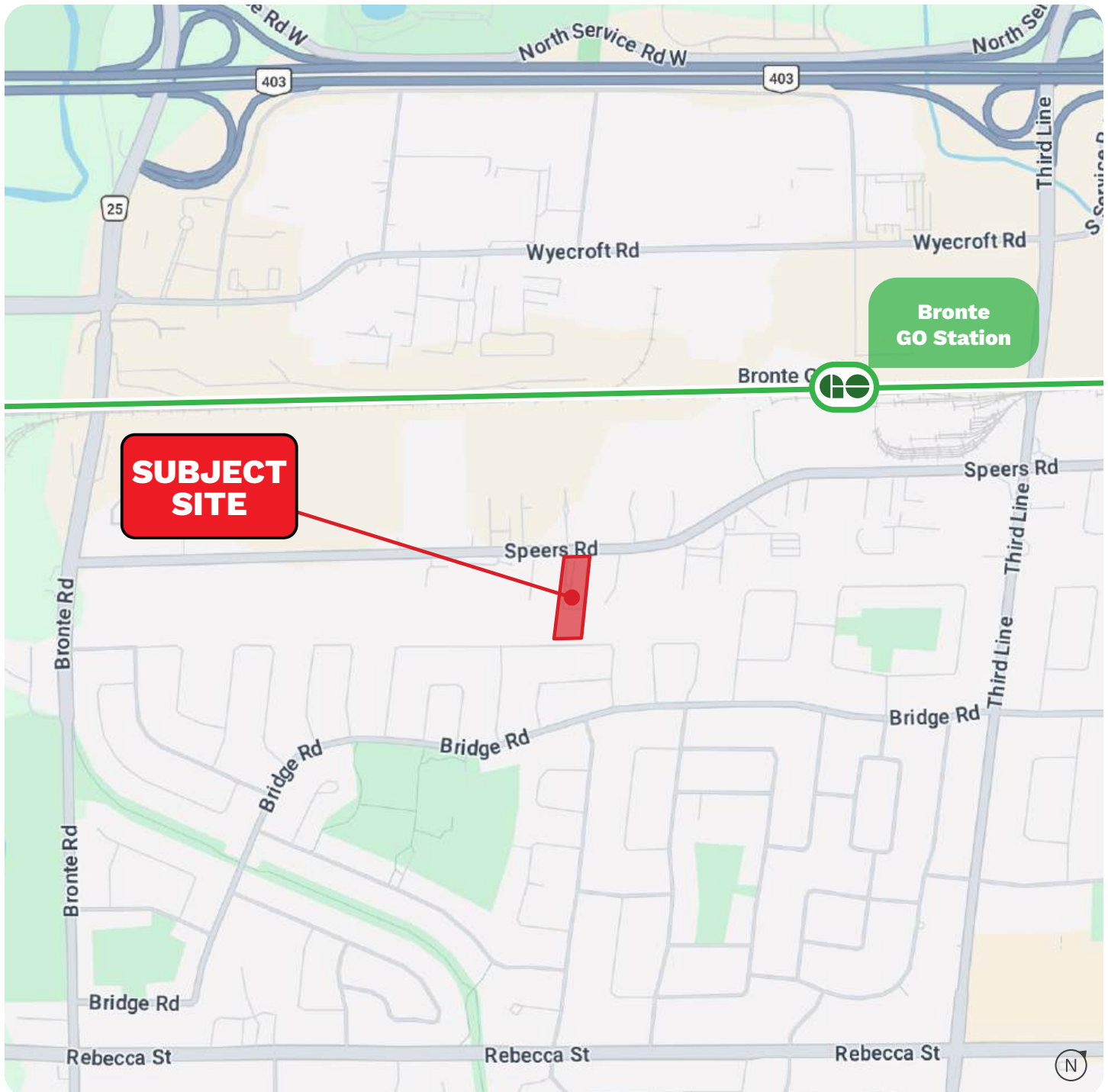


Figure 1 - Location Map

The subject site is comprised of a 0.65-hectare site, located on the south side of Speers Road, between Bronte Road and Third Line (see **Figure 1**, Location Map). The subject site is within the boundaries of the approved Bronte GO Major Transit Station Area ("MTSA") and is currently occupied by a single storey building with associated surface parking and landscaping. Since 2021, the existing building has been operated by Acclaim Heath as "Patty's Place", a dementia care facility providing adult day programming, support classrooms and meeting rooms, and short-term caregiver relief programs, including eight (8) overnight respite rooms.

While many of the elements of the dementia care facility were permitted through the existing zoning, in 2019 the Town of Oakville passed a Temporary Use By-law ("TUBL") with a 3-year term to permit the overnight respite element of the facility and establish site-specific zoning regulations (TUBL 2019-085). These temporary permissions have since been extended twice, with the most recent TUBL set to expire on August 6, 2028 (TUBL 2025-136).

The subject rezoning application seeks to make the temporary permissions for the subject site permanent, which will implement the policies and land use designations of the 2009 Town of Oakville Official Plan (the "Livable Oakville Plan"), including the land use and built form permissions approved through Official Plan Amendment 41 ("OPA 41") for the Bronte GO MTSA. The Livable Oakville Plan envisions the Bronte GO MTSA being transformed, over the long-term, from an area dominated by employment and industrial uses to a transit-supportive mixed-use, urban community with a range of residential, commercial, and retail uses while maintaining an employment focus.

Within the policies for the Bronte GO MTSA, Exception Policy 27.8.2 specifically permits the existing 1-storey dementia care centre, including overnight accommodation, on the subject site.

This report concludes that the subject rezoning application is consistent with the Provincial Planning Statement (the "PPS"), conforms to the Halton Regional Official Plan (the "Halton ROP") and the Livable Oakville Plan and will support the Town's vision for the Bronte GO MTSA. Furthermore, by allowing for the ongoing use of the subject site as a dementia care facility, this rezoning will protect an important community use that serves the broader Halton area and provides support to allow residents to continue living in their home communities while their care needs change.

Land use compatibility and air quality analysis has been undertaken by SLR Consulting (Canada) Ltd. to identify and evaluate any potential compatibility concerns with permanently allowing the respite care component of the existing dementia care facility on the subject site. This analysis, as discussed in this report and detailed in the accompanying letter prepared by SLR, concludes that the subject site and existing uses are considered to be compatible with the surrounding uses from an air quality perspective.

On the above basis and for the reasons set out in this report, it is our opinion that the requested rezoning represents good planning, is appropriate and desirable and should be approved.

An aerial photograph of a city, likely Los Angeles, with a red overlay. The image shows a mix of urban development, including large commercial buildings, parking lots, and residential areas. A prominent white circle containing the number '2' is positioned on the left side of the image.

2

Site & Surroundings

2.1 Subject Site

The subject site is municipally known as 2250 Speers Road, and is located on the south side of Speers Road, east of Third Line and west of Bronte Road in the Town of Oakville (see **Figure 2**, Site Aerial). It is rectangular in shape, with an area of approximately 0.65 hectares (6,415- square metres), a frontage of 45.7 metres along Speers Road and a lot depth of approximately 142.7 metres. The property is relatively flat with an approximate slope of 1.5% in the south-east direction.

The subject site is currently developed with a 1-storey building, with surface parking to the west and south of the building and landscape buffers along all adjacent property lines. One vehicular entrance is provided from Speers Road at the northwest corner of the subject site. The existing 1-storey building has a lot coverage of 25 percent with a total gross floor area ("GFA") of 1,510 square metres.

With respect to site circulation, there is an existing vehicular entrance from Speers Road, which provides access to a 45 surface parking spaces on-site, including two accessible parking spaces. A sidewalk directly connecting the building's entrance to the municipal sidewalk along Speers Road is provided.

Over 30 percent of the subject site is provided as landscaped open space areas. This includes three trees located adjacent to the Speers Road frontage, along with landscaped gardens and setbacks throughout the site.

There is an existing easement in favour of the Town of Oakville for drainage that runs parallel to the south property line.



Figure 2 - Site Aerial



Subject Site, View looking south from Speers Road



Subject Site, Patty's Place Lobby

2.2 Acclaim Health

Acclaim Health, the owner of the subject site, is a not-for-profit organization that provides home and community care to families across Halton Region. Acclaim Health's full spectrum of programs supports physical and mental well-being through independent living, reduced social isolation, innovative dementia care, end of life care and bereavement support. This important and necessary community organization has been providing these support services within Halton Region for over 95 years.



Patty's Place All Season Room



Patty's Place Respite Care Bedroom



Patty's Place Sitting Area



Patty's Place Dining Area

Acclaim Health currently offers adult day programming, support classrooms, meeting rooms and short-term caregiver relief, including eight (8) overnight respite rooms, on the subject site.

2.3 Application History

In February 2019 a Zoning By-law Amendment application was submitted to facilitate the conversion of a pre-existing building on the subject site into a dementia care facility, including an adult day program space; family caregiver support services; and short stay non-emergency overnight respite care for individuals with dementia (the "2019 ZBA application").

Through the course of the review of the 2019 ZBA application, a land use compatibility analysis assessing matters of compatibility between the proposed development and surrounding industrial land uses was undertaken by Novus Environmental (now SLR Consulting (Canada) Ltd.) and concluded that there were no anticipated land use compatibility concerns arising from the proposal. On September 9, 2019 Town Council approved the 2019 ZBA application, albeit as a temporary use by-law rather than as a permanent zoning by-law amendment as was originally requested. TUBL 2019-085, which permitted the overnight respite care use and established site-specific zoning regulations associated with this use, had an expiration of August 6, 2022.

Subsequently, a Site Plan Control application was submitted in October 2019 to facilitate the development of the dementia care facility. Final Site Plan Approval was issued by the Town in June 2020 and subsequent building permits were issued. Patty's Place officially opened on October 28, 2021.

Ongoing during the Town's review of the 2019 ZBA application, Halton Region was completing work on the boundary of the Bronte GO MTSA and the Town had initiated the Bronte GO MTSA Study to prepare an Area Specific Plan for the Bronte GO area, in which the subject site is located. Following the approval of TUBL 2019-085 and the opening of Patty's Place, the Regional Official Plan Amendment ("ROPA") 48 was approved by the Province and came into effect November 10, 2021.

ROPA 48 delineated the boundary of the Bronte GO MTSA and converted a large area of Employment Lands within the MTSA, including the subject site, to permit a mix of uses including residential. The Town's Bronte GO MTSA Study also concluded in 2021. OPA 41, being the implementing policies for the Bronte GO MTSA Study, was adopted by Town Council on November 1, 2021 and was approved by Halton Region, with modifications, on November 25, 2022. Notably, one of the Region's modifications was to add a site-specific exception (Policy 27.8.2) to permit the existing one-storey dementia care centre, including overnight accommodation, on the subject site.

As TUBL 2019-085 was set to expire in August 2022, after Town Council's adopted of OPA 41 but prior to its approval by the Region, Bousfields submitted an application to extend the temporary use permissions therein for another 3 year period. TUBL By-law 2022-088 was approved by Town Council on July 11, 2022, with an expiration date to August 6, 2025. A further temporary use extension was requested in June 2025 and TUBL 2025-136 was approved by Council on August 6, 2025, extending the expiration date to August 6, 2028.

With the latest TUBL extension and the resolution of the Bronte GO MTSA policy framework, Acclaim Health would like to proceed with a Zoning By-law Amendment to permanently permit the overnight respite care portion of the Patty's Place facility, along with the site-specific regulations set out in TUBL 2019-085 and the subsequent extending by-laws. A Pre-Consultation meeting with Town staff was held on September 13, 2025.

2.4 Surrounding Context

The subject site is located in southwest Oakville, in an area that includes a range of commercial and light industrial uses to the north, east and west of the subject site, with low-rise residential uses to the south. It is noted that much of the surrounding lands to the north, east and west are also included within the Bronte GO MTSA (see **Figure 3**, Surrounding Context Aerial)

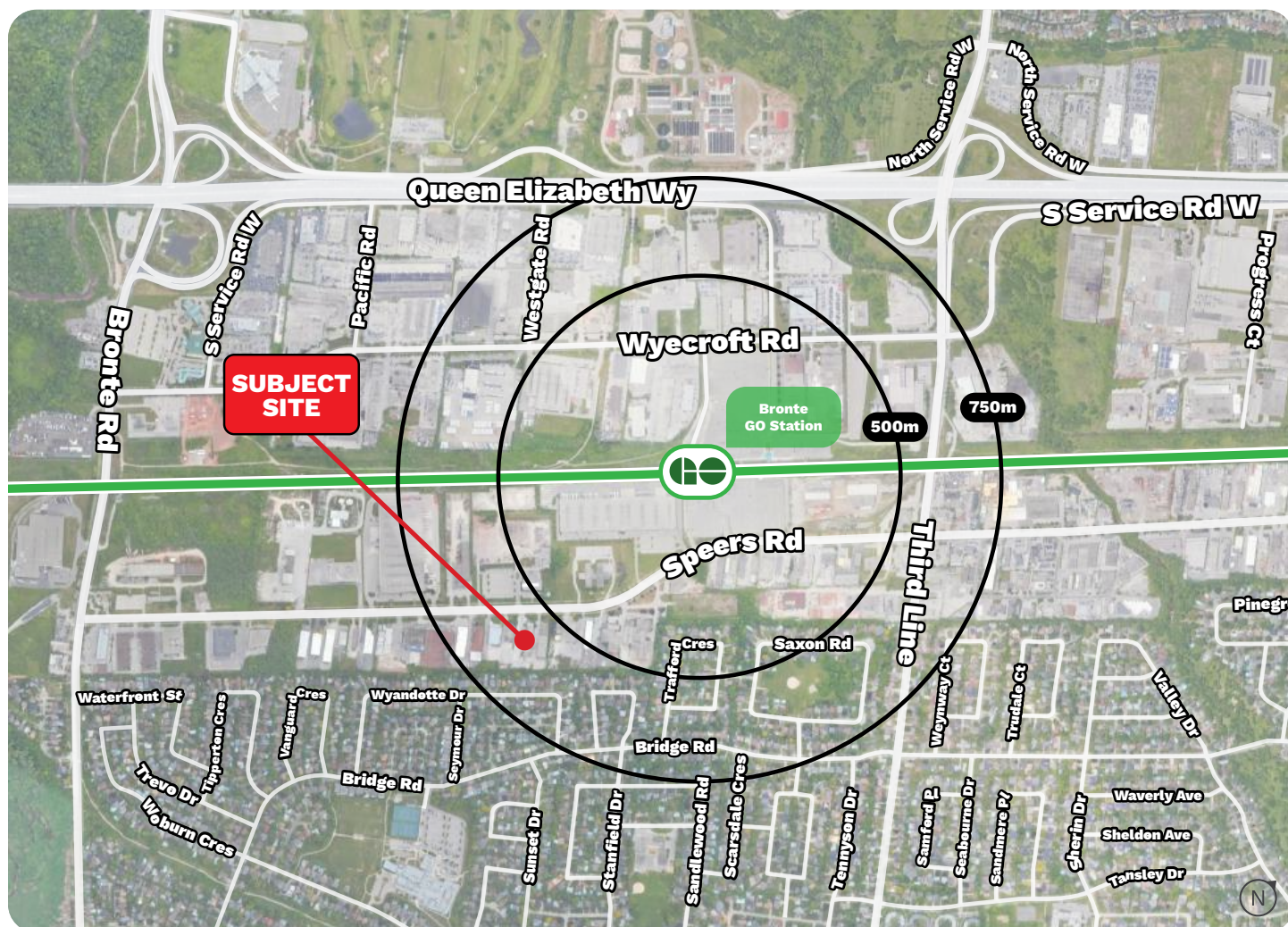


Figure 3 - Surrounding Context Aerial

To the **north** of the subject site, fronting onto the south side of Speers Road, is a large, multi-function, two-storey building (2245 Speers Road), which contains a banquet hall, conference centre and industrial training school and includes a large surface parking on the west side of the property and a large open space to the north used in connection with the training school. Continuing east on the north side of Speers Road is a one-storey building which contains offices with surface parking on the north side (2201 Speers Road), followed by a large health-care distribution centre warehousing building (2189 Speers Road) with surface parking at the front and trailer loading at the rear of the building.

To the north of these properties is a CN rail corridor that facilitates both freight and passenger trains, including GO Transit. The south entrance to the Bronte GO Station is located approximately 560 metres northeast of the subject site, with a large surface parking lot that directly abuts 2189 Speers Road. The north and primary entrance to Bronte GO Station is located on the north side of the rail corridor and also includes a large surface parking lot.

East of the Bronte GO Station south parking lot is a large industrial site that is used for the maintenance of tank rail cars and includes a number of internal railway tracks and extends to the northwest corner of the intersection of Speers Road and Third Line (2063 Speers Road). To the east of Third Line along both the north and south sides of Speers Road is an industrial area that includes a mix of automotive, manufacturing and warehousing operations.

At the southwest corner of Speers Road and Third Line is a gas station and convenience store (624 Third Line), to the west of which is a one-storey building containing indoor pickleball courts (2030 Speers Road). Continuing west along the south side of Speers Road is a series of low-rise buildings containing a mix of manufacturing, automotive and warehousing operations. To the south of these buildings is a large industrial property that extends from Third Line and includes a large multi-tenant building with a variety of manufacturing, retail and warehousing uses (586 Third Line).



2245 Speers Rd, View looking north from Speers Rd



2201 Speers Rd, View looking north from Speers Rd

Immediately **east** of the subject site, fronting onto Speers Road, is a one-storey building that is currently vacant but was previously occupied by precision machining shop (2240 Speers Road). Continuing east is a two-storey chromate plating manufacturer (2230 Speers Road), an electric supply store (2220 Speers Road), and a series of multi-tenant industrial buildings featuring a broad mix of uses.

To the immediate **west** of the subject site is a one-storey building materials store, Jelinek Cork Limited (2260 Speers Road). Continuing west along the south side of Speers Road is a place of worship (Oakville Community Church, 2270 Speers Road), a small-scale warehouse with office uses (2278 Speers Road) and a signing manufacturing (2284 Speers Road). Further west is a large, multi-tenant industrial building which includes a mix of automotive-related businesses (2300 Speers Road).



2260 Speers Rd, View looking south from Speers Rd



2270 Speers Rd, Oakville Community Church, View looking south from Speers Rd



2240 Speers Rd, View looking south from Speers Rd



2278 Speers Rd, View looking south from Speers Rd



2230 Speers Rd, View looking south from Speers Rd

To the west of the of the subject site along the north side of Speers Road, is a building that formerly housed a structural steel fabricator but now appears to be vacant (2285 Speers Road), and large industrial building that contains a plastics manufacturer (Monarch Plastics, 2335 Speers Road). Further west is a food manufacturing operation (Fruition, 2379 Speers Road) and a transport company specializing in food-grade liquid and dry bulk materials (T.D. Smith Transport, 2393 Speers Road). A similar mix industrial uses continues along both sides of Speers Road to Bronte Road.

Immediately **south** of the subject site are single-detached residential dwellings that front onto the north side of Wyandotte Drive (2241, 2245 and 2249 Wyandotte Drive). These dwellings are well set back from their shared property line with the subject site, with mature trees and other landscaping in their rear yards. These dwellings form part of a larger low-rise residential neighbourhood that continues south towards Rebecca Street. This neighbourhood is predominately comprised of single detached dwellings, but also includes community facilities such as parks, schools and the Queen Elizabeth Park Community and Cultural Centre (2302 Bridge Road).



2285 Speers Rd, View looking north from Speers Rd



2335 Speers Rd, Monarch Plastics, View looking north from Speers Rd



2379 Speers Rd, Fruition, View looking north from Speers Rd

2.5 Transportation Network

Speers Road is classified as a multi-purpose arterial road with a 35-metre right-of-way in Part C of the Liveable Oakville Plan, connecting to Third Line to the east and Bronte Road to the west. Third Line is classified as minor arterial road with a 26-metre right-of-way, while Bronte Road north of Speers Road is classified as a major arterial with a 35-50 metres right-of-way and south of Speers Road is classified as a minor arterial road with a 26-metre right-of-way.

The subject site is accessible by public transit, including both local and regional transit service. As noted, Bronte GO Station is located approximately 550 metres to the northeast of the subject site. Bronte GO Station is serviced by the Lakeshore West GO Train line, which provides connections between Toronto's Union Station and Niagara Falls throughout the week, within increased frequency on weekdays. In addition, Bronte GO Station provides connections to Oakville Transit Bus Routes of 3, 4, 6, 10, 13, 18, 28 and 34, providing service throughout the Town.

In addition, the subject site is located less than 50 metres from bus stop serviced by the following routes:

- Route 10 West Industrial: operates along Speers Road between the Bronte GO station and Downtown Oakville. The route operates approximately every 30 minutes.
- Route 3 Third Line: operates along Third Line in a north-south direction. The route provides regular weekday and weekend service which run every 15 minutes during the week and every 30 minutes on the weekend.
- Route 4 Speers - Cornwall: operates along Speer Road in an east-west direction. The route provides regular weekday and weekend from Bronte GO Station to Clarkson GO Station, with a service frequency of 30 minutes on the weekend and 15 minutes during the week.



3

Proposed
Rezoning &
Existing Use

3.1 Description of the Rezoning Application

The subject rezoning application seeks to recognize and permit, on a permanent basis, the existing dementia care facility on the subject site as described in **Section 3.2** below. Patty's Place provides an adult day program (categorized as day care in the Town's Zoning By-law), family caregiver support in the form of counselling to assist those caring for someone with dementia, and short-term overnight care in the form of eight (8) respite beds, which are used by Acclaim Health's clients on a temporary basis in order to provide respite to caregivers.

As described in **Section 2.3** of this report, the existing dementia care facility was established under temporary permissions in the Town of Oakville Zoning By-law 2014-014 which specifically allowed the overnight respite care use and established site-specific regulations associated with that use. The subject rezoning application seeks to make these temporary permissions permanent. As such, a new site-specific Special Provision is proposed for the subject site, which will carry forward all of the temporary permissions established through TUBL 2019-085, as amended per the two subsequent extension by-laws.

A draft zoning by-law amendment has been prepared to reflect the requested site-specific Special Provision. The matters addressed in the draft zoning by-law amendment including the following:

- Allowing Respite Care in association with a Day Care use;
- Providing an exemption from footnotes 5 and 17 of Table 10.2 which restrict the size and location of Day Care uses;
- Establishing a maximum net floor area for Respite Care of 410 square metres;
- Permitting a minimum easterly interior side yard of 2.8 metres;
- Allowing a maximum of 8 lodging units for Respite Care; and
- Permitting a minimum landscaping width of 2.0 metres along the westerly interior side lot line.

It is noted that while Temporary Zone 2 sets out a minimum parking rate for the subject site, it is proposed that this requirement is not carried forward in the requested site-specific Special Provision. This is only due to recent changes to the *Planning Act* which restrict a municipality's authority to require parking in Protected MTSA's, such as the Bronto GO MTSA in which the subject site is location. It does not impact the actual provision of parking on the subject site which is currently in conformity with the parking provision in Temporary Zone 2 and the general parking provisions of Zoning By-law 2014-014.

No built form or landscaping changes are proposed for the subject site as part of this rezoning application. There are also no new land uses proposed. The subject rezoning application will not result in any physical or operational changes to the subject site or Patty's Place; instead, it will ensure that this important community use can continue to serve needs of the local community and broader Halton Region into the future.

3.2 Patty's Place

The existing dementia care facility on the subject site is contained within a 1-storey building that was extensively retrofitted to prior to the 2021 opening of Patty's Place. As part of the retrofit, significant improvements were implemented throughout the site including new landscaping elements, the addition of outdoor courtyards/patios which are well-screened from the surface parking areas and the re-configuration of the surface parking area to provide formalized drive aisles and a pick-up, drop-off location along the west façade of the building.

The existing facility has a gross floor area of approximately 1,510 square metres, consisting of 310 square metres of administrative/service space, 840 square metres of adult day program space, and 360 square metres of overnight respite care space including eight bedrooms and a common living area.

Patty's Place offers adult day program and counselling services seven days a week during daytime and evening hours. The adult day program offers a variety of recreational opportunities to Acclaim Health's clients, with a particular focus on physical, cognitive and social activities.

It provides services for 60 clients on a daily basis, with over 300 clients cared for over the course of one year, as well as their families. In addition, meeting rooms and lounges within the building provide space for caregiver counselling sessions. Through these sessions, caregivers receive support, learn how to care for individuals suffering from dementia, and meet other caregivers who have similar experiences.

The respite care element of Patty's Place complements the on-site adult day program by allowing for short-term (up to two weeks) overnight stays. Eight (8) respite beds are provided within the facility for clients' use on a temporary basis, functioning similarly to that of a hotel use but in a secure facility with specialized care to address client's need. This service is provided so that the client's family caregivers can take a meaningful break from caregiving, as well as helping people with dementia lead full, engaged lives.



4

Policy & Regulatory Context

4.1 Overview

As set out below, the requested rezoning is supportive of the policy directions set out in the PPS, the Halton ROP, and the Livable Oakville Plan, all of which promote the efficient use of land and infrastructure within built-up areas, specifically in MTSAs and other areas planned for growth.

4.2 Provincial Planning Statement

On August 20, 2024, the Ministry of Municipal Affairs and Housing released the Provincial Planning Statement 2024, which came into effect on October 20, 2024 and replaced the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019) with a single land-use planning document.

The PPS provides policy direction on matters of Provincial interest related to land use planning and development and applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. In accordance with Section 3(5) of the *Planning Act*, all decisions that affect a planning matter are required to be consistent with the PPS. In this regard, Policy 6.1 provides that the PPS “shall be read in its entirety and all relevant policies are to be applied to each situation”.

One of the key policy directions that continues to be expressed in the PPS is to build complete communities with a mix of housing options and promoting efficient development and land use patterns. In this respect, Policy 2.1.6 provides that planning authorities should support the achievement of complete communities by:

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and;

- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Policy 2.3.1.1 directs that settlement areas shall be the focus of growth and development, and that within settlement areas, growth should be focused in, where applicable, “strategic growth areas”, including “major transit station areas”. Policy 2.3.1.2 goes on to state that land use patterns within settlement areas should be based on densities, and a mix of land uses which, among others: efficiently use land and resources; optimize existing and planned infrastructure and public service facilities; support active transportation; and are transit-supportive, as appropriate.

Section 2.4 includes policies related to “strategic growth areas”, “major transit station areas” and “frequent transit” corridors, all of which are relevant to the subject site. Strategic growth areas are defined as nodes, corridors, and other areas within settlement areas that have been identified by municipalities to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include, among other locations, MTSAs.

The subject site is within a strategic growth area as defined by the PPS as it is within the boundaries of the Bronte GO MTSA as delineated in the Halton ROP and the Liveable Oakville Plan (see **Sections 4.3 and 4.4** of this report). In this respect the subject site is located approximately 550 metres radial distance southwest of the south entrance to the Bronte GO Station.

To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, PPS Policy 2.4.1.2 directs that strategic growth areas should be planned:

- a. to accommodate significant population and employment growth;
- b. as focal areas for education, commercial, recreational, and cultural uses;
- c. to accommodate and support the transit network and provide connection points for inter-and intra-regional transit, and;
- d. to support affordable, accessible, and equitable housing.

Furthermore Policy 2.4.2.2 directs planning authorities to plan for a minimum density target of 150 residents and jobs combined per hectares for MTSA's on higher order transit corridors that are served by commuter or regional rail.

While the subject site is now located within a delineated MTSA and is designated accordingly in the relevant Official Plans, the lands approximately 150 metres to the west of the subject site continue to be designated for employment uses. On this basis Sections 3.8 and 3.5 of the PPS provide relevant policy direction regarding employment areas and land use compatibility.

Policy 2.8.1.3 states that in addition to Policy 3.5, on lands within 200 metres of employment areas, development shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

Policy 3.5.1 requires that major facilities and sensitive land uses be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible in accordance with Policy 3.5.1, Policy 3.5.2 requires planning authorities to protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted subject to a variety of criteria.

The current use of the subject site for a dementia care facility, and specifically the overnight respite care component, fits the definition of "sensitive land use" pursuant to the PPS, which defines these as "buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, daycare centres, and educational and health facilities."

Major facilities are defined by the PPS are facilities that may require separation from sensitive land uses including, among others, transportation infrastructure and corridors, rail facilities, and industries.

For the reasons set out in **Section 5** of this report, it is our opinion that the requested Zoning By-law Amendment is consistent with the PPS, specifically those policies relating to the achievement of complete communities and land use compatibility.

4.3 Region of Halton Official Plan

The Halton Regional Official Plan was adopted by Regional Council on March 30, 1994, and approved by the Minister of Municipal Affairs and Housing, with modifications, on November 27, 1995. The Halton ROP has since been subject to several comprehensive reviews including the most recent review which was initiated in 2014 and resulted in ROPA 48 and ROPA 49 which, respectively, refined the Regional Urban Structure, including the delineation of several MTSA's, and updated the Region's strategy for accommodating growth.

On July 1, 2024, Halton Region became an "upper-tier municipality without planning responsibilities" in accordance with the *Planning Act*. As a result, the Halton ROP is now deemed to be an official plan of the Town of Oakville (and other municipalities within Halton Region) until it is revoked or otherwise amended.

Regional Structure

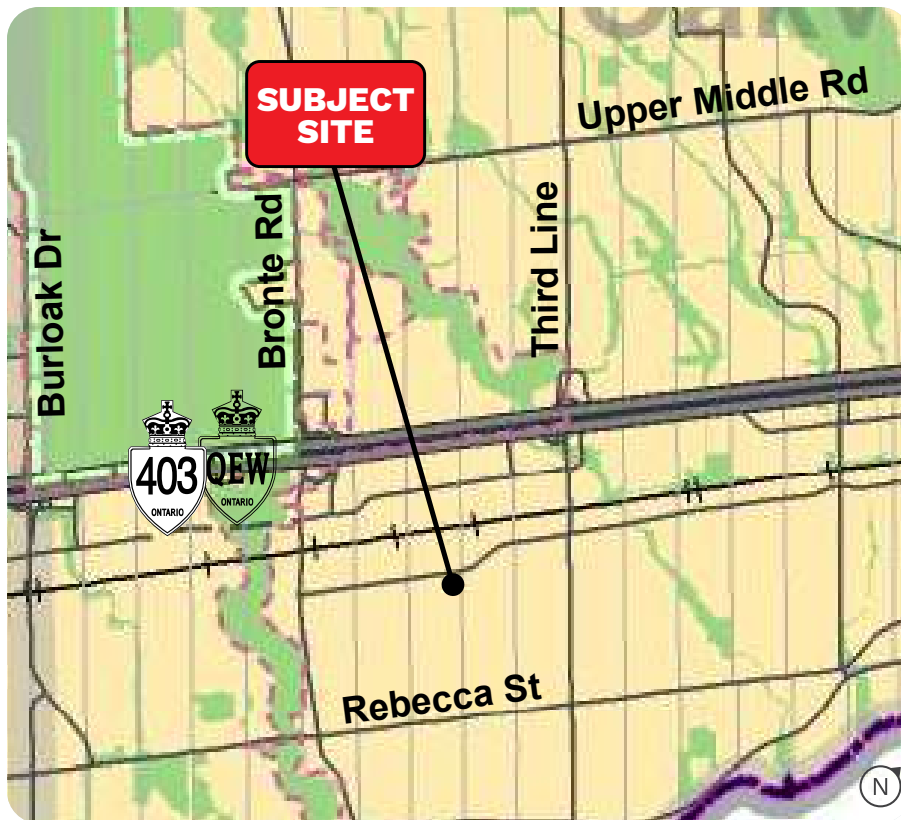
Map 1 (Regional Structure) of the Halton ROP identifies the subject site as being within the Regional Urban Boundary, and within the Urban Area (see **Figure 4**). Furthermore, Map 1H (Regional Urban Structure), identifies the subject site as being located within the Region's Built Boundary, within an MTSA and along a Regional Intensification Corridor in the Regional Urban Boundary (see **Figure 5**).

Part II, Section 51 of the Halton ROP defines the Urban Area as being the location where urban services are provided to accommodate concentration of existing and future development.

Section 55.4 clarifies that the Regional Structure is based on a strategy to accommodate population and employment growth in Halton to 2051 by directing growth to the Urban Areas within the Regional Urban Boundary in accordance with the distribution of population and employment in Table 1. Table 1 indicates a population target of 349,990 persons and an employment target of 181,120 jobs for Oakville by 2051.

Part III, Section 72 states the goal of the Urban Area and Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility access across Halton, addresses climate change, and improved housing affordability, sustainability, and economic prosperity. The objectives of the Urban Area, as set out in Section 72.1 include, among others:

- To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure (3);
- To identify a Regional Urban Structure that directs growth to Strategic Growth Areas and protects Regional Employment Areas (6);
- To plan and invest for a balance of jobs and housing in communities across the Region to reduce the need for long distance commuting and to increase the modal share for transit and active transportation (7); and
- To promote the adaptive re-use of brownfield and greyfield site (8).

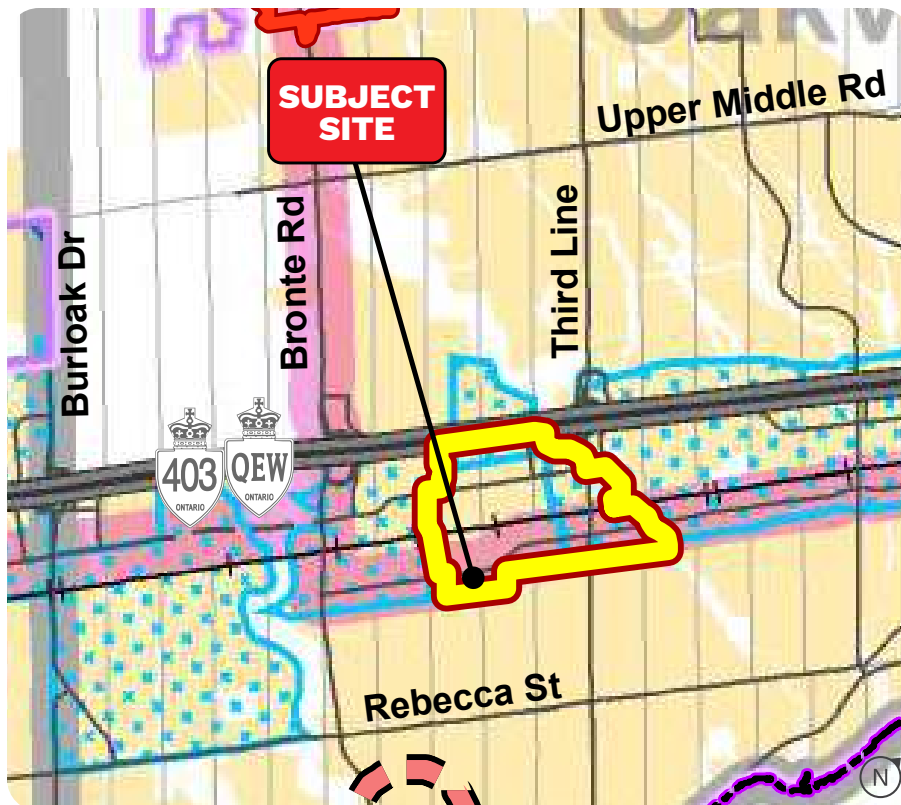


Legend

- Waterfront Park (See Map 2)
- Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)
- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Area Eligible for Urban Servicing
- Halton Waste Management Site
- Regional Urban Boundary
- Milton Education Village Complimentary Greenbelt Lands Policy Area

* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 116.1.

Figure 4 - Halton ROP: Map 1, Regional Structure



Legend

- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary
- Urban Area
- Built Boundary
- Employment Area
- Regional Urban Boundary
- Commuter Rail Corridor
- Urban Growth Centre
- Major Transit Station Area (MTSA)
- Primary Regional Nodes
- Secondary Regional Nodes
- Regional Intensification Corridor in Regional Urban Boundary
- Regional Intensification Corridor outside of Regional Urban Boundary

Figure 5 - Halton ROP: Map 1h, Regional Urban Structure

Strategic Growth Areas & Major Transit Station Areas

Section 79 of the Halton ROP sets out objectives for Strategic Growth Areas, which are defined as lands identified by the Region or its Local Municipalities within the Urban Area that are to be the focus for accommodating population and employment intensification and higher-density mixed uses in a more compact built form. Strategic Growth Areas include MTSA's and Regional Corridors, among other locations.

As illustrated on Map 6f, the subject site is within the boundaries of the Bronte GO MTSA and is located along a Regional Intensification Corridor (see **Figure 6**, Bronte GO MTSA). As such the subject site forms part of a Strategic Growth Area pursuant to the Halton ROP. Section 79 sets out objectives for such Strategic Growth Areas, including, among others, the provision of a range of employment opportunities, facilities and services in centralized locations that are readily accessible by public transit; and a diverse and compatible mix of land uses, including residential and employment uses, to support neighbourhoods.

With respect to MTSA's specifically, Section 81 sets out additional objectives, including the provision of a range and mix of transit-supportive uses, such as residential, retail, office and public uses, as well as public service facilities and parks and open spaces that support the area in a pedestrian-oriented urban environment.

Section 81.1 identifies that MTSA's delineated on Maps 1H and 6, which includes the Bronte GO MTSA, are considered to be Protected MTSA's ("PMTSA's") in accordance with Section 16(16) of the *Planning Act*.

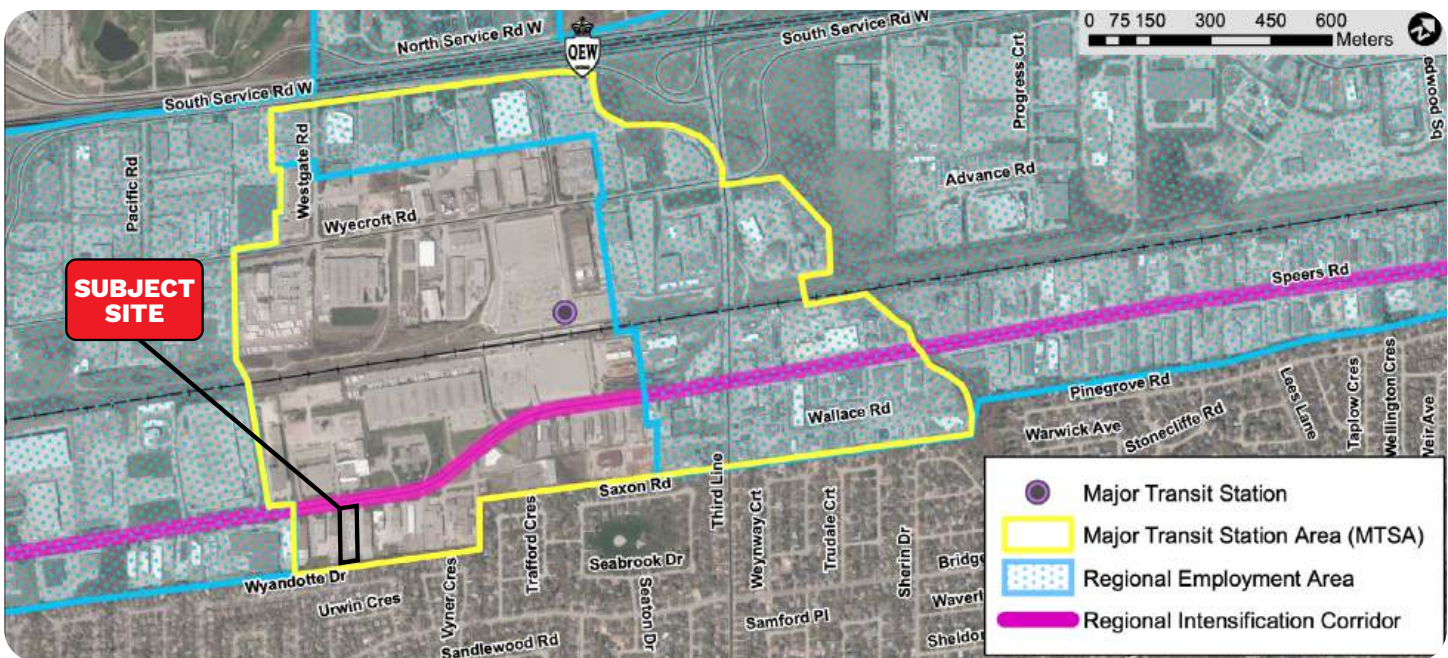


Figure 6 - Halton ROP: Map 6f, Bronte GO MTSA

Healthy Communities

Part IV of the Halton ROP sets out policies and objectives with respect to the maintenance and achievement of healthy communities. In terms of air quality, Section 143, Policy (10) references the development of Land Use Compatibility Guidelines intended to minimize the adverse effects of noise, vibration, odour and air pollution from industrial, transportation and utility sources on sensitive land uses, including the application of separation distance between these non-compatible uses. Policy (11) goes on to encourage local municipalities to permit primarily land uses that require minimum noise, vibration, odour and air pollution abatement measures in areas adjacent to industrial, transportation and utility uses. This policy also requires proponents of development in these areas to undertake the necessary impact analysis and implement, as a condition of approval, appropriate abatement measures.

Furthermore, Section 143, Policy (12) directs the achievement of land use compatibility between sensitive land uses and major facilities by:

- requiring that such uses are planned and developed to avoid, or if avoidance is not possible, to minimize and mitigate any potential adverse effects from odour, noise, vibration, air pollutants, and other contaminants, to minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities, in accordance with Provincial guidelines, standards, and procedures;
- where avoidance is not possible, protecting the long-term viability of existing or planned industrial, manufacturing, or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated through appropriate studies in accordance with Provincial guidelines, standards and procedures:
 - there is an identified need for the proposed use;
 - alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - adverse effects to the proposed sensitive land use are minimized and mitigated; and
 - potential impacts to industrial, manufacturing or other uses are minimized and mitigated; and,
- requiring an air quality study based on guidelines under Section 143(2.1) for development proposals with sensitive land uses located within 30m of a Major Arterial or Provincial Highway, or 150m of a Provincial Freeway, as defined by Map 3 of the Halton ROP.

Based on our analysis provided in **Section 5** of this report, it is our opinion that the rezoning application conforms to the applicable policies of the Halton ROP.

4.4 Town of Oakville Official Plan (Liveable Oakville)

The Livable Oakville Plan was adopted by Oakville Town Council on June 22, 2009, and approved by the Region on November 30, 2009, with modifications. As several parties appealed the Region's approval, the Ontario Municipal Board (now known as the Ontario Land Tribunal) approved Livable Oakville with further modifications on May 10, 2011. One site-specific appeal remains outstanding but for the purposes of the subject site, the Livable Oakville Plan is in full force and effect.

Urban Structure Policies

Schedule A1 (Urban Structure) of the Livable Oakville Plan, identifies the subject site as Nodes and Corridors and illustrates Speers Road adjacent to the subject site as a Regional Transit Priority Corridor (see **Figure 7**). Section 3.7 in Part C of the Liveable Oakville Plan describes Nodes and Corridors as key areas of the Town which have been identified as the focus for mixed use development and intensification. It goes on to state that Bronte GO Station is also identified as a PMTSA and is intended to accommodate transit-supportive growth and intensification.



Figure 7 - Livable Oakville Plan - Schedule A1: Urban Structure

Community Use Policies

Section 4 of the Liveable Oakville Plan contains policies relating to the management of growth and change. The introductory text to this section states that the land use planning framework of the Liveable Oakville Plan is intended to direct and manage growth to 2051 based on a forecasted 388,000 residents and 191,000 jobs. This population and employment growth is intended to be accommodated through the development of Noces and Corridors, among other locations.

Section 4.1 provides that the majority of intensification in the Town is to occur within the Growth Areas as defined in Part E, and that these areas are considered strategic growth areas. This includes the Bronte GO MTSA which this Section identifies as being one of the Town's primary Growth Areas on higher order transit corridors which are planned to accommodate the highest levels of intensification and have been the subject to detailed, comprehensive land use studies.

Section 7, Part C of the Liveable Oakville Plan provides objectives and policies with respect to Community Uses, which are uses intended to serve and support the health, educational, religious, recreational and cultural needs of the Town. Policy 7.1.2 a) states that the following uses, among others, are generally defined as community uses and may be permitted within all land use designations (with the exception of the Natural Area designation): educational facilities, community facilities and day care centres.

In determining the location for new community uses, Policy 7.1.2 c) required consideration of the following criteria:

- the use is intended to serve and support the community and is not more appropriately located in the Institutional designation;
- the use is compatible with surrounding land uses;
- the site is designed to be well integrated with surrounding land uses;
- the site is an appropriate size to accommodate adequate:
 - buffers such as landscaping and fencing to ensure compatibility with adjacent land uses;
 - recreational amenities as necessary;
 - on-site parking;
- the use complies with the land use compatibility and appropriate mitigation measures, such as setbacks and buffers, defined by the Ministry of the Environment; and,
- Where permitted in the Employment Areas, community uses shall be of a scale that does not adversely impact the existing and planned employment function of the area.

Land Use Policies

Part D of Livable Oakville set out land use designations and policies. Schedule F (South West Land Use) designates the subject site and the immediate surroundings as Growth Areas and refers to the Growth Area Policies in Part E (see **Figure 8**). Schedule S1 (Bronte GO MTSA Land Use) further designates the subject site as Urban Centre and illustrates it as being within both the Speers District and the Transition District (see **Figure 9**).

Section 12.4 contains policies with respect to the Urban Centre designation, which is intended to incorporate a mix of uses including retail and service commercial, major office, offices and residential uses. Development in this designation is to be oriented to the street and contribute to a high quality pedestrian-oriented and transit-supportive environment.

As set out in Policy 12.4.1, the Urban Centre designation permits a wide range of retail and service commercial uses, including restaurants, commercial schools, major office, offices and residential uses. Retail and service commercial uses shall be provided on the ground floor of mixed use buildings that directly front a public street. These uses may also extend to other floors. Places of entertainment, indoor sports facilities, and hotels may also be permitted. Office uses and ancillary residential uses may be provided on the ground floor and/or above the ground floor.

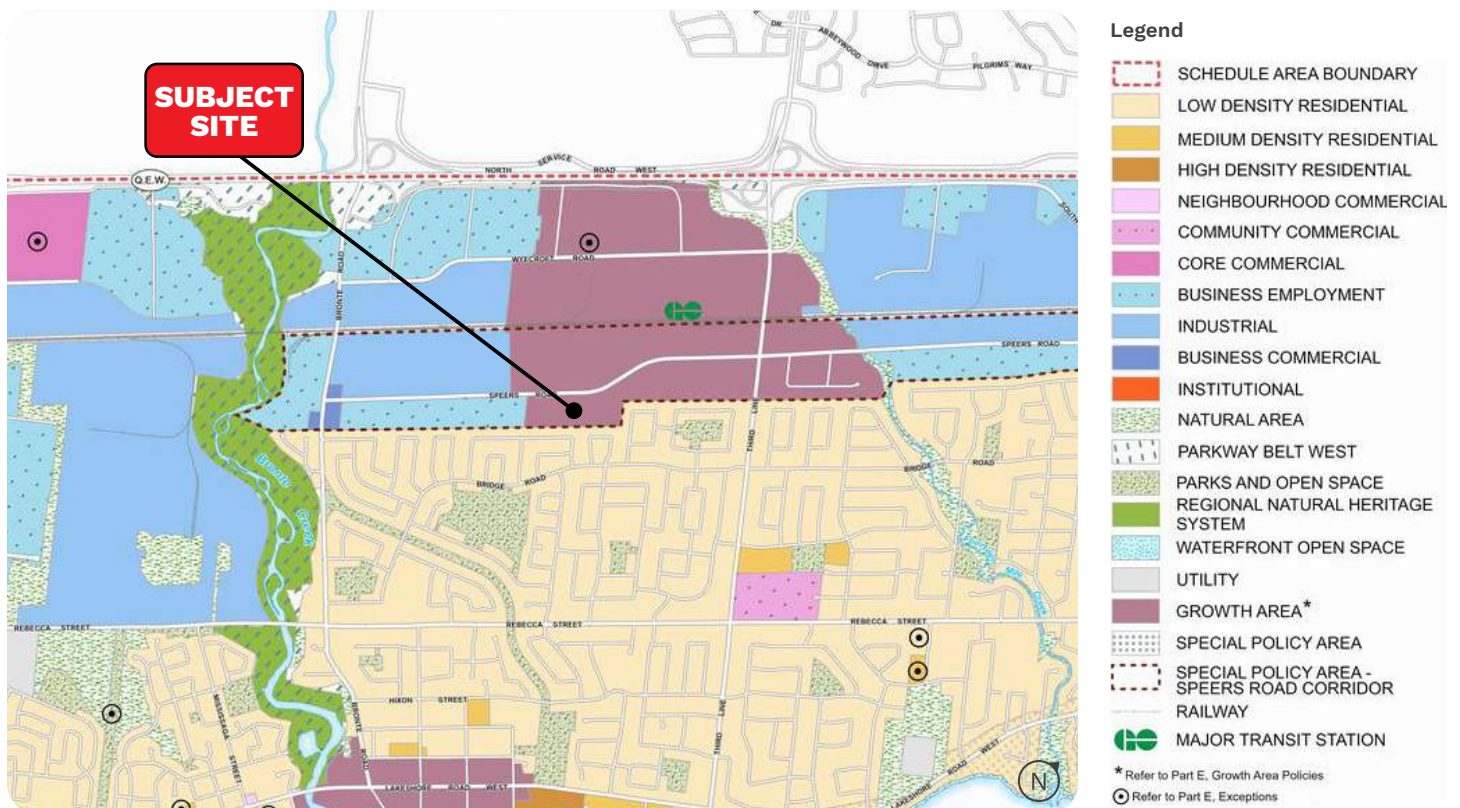


Figure 8 - Liveable Oakville Plan: Schedule F, South West Land Use

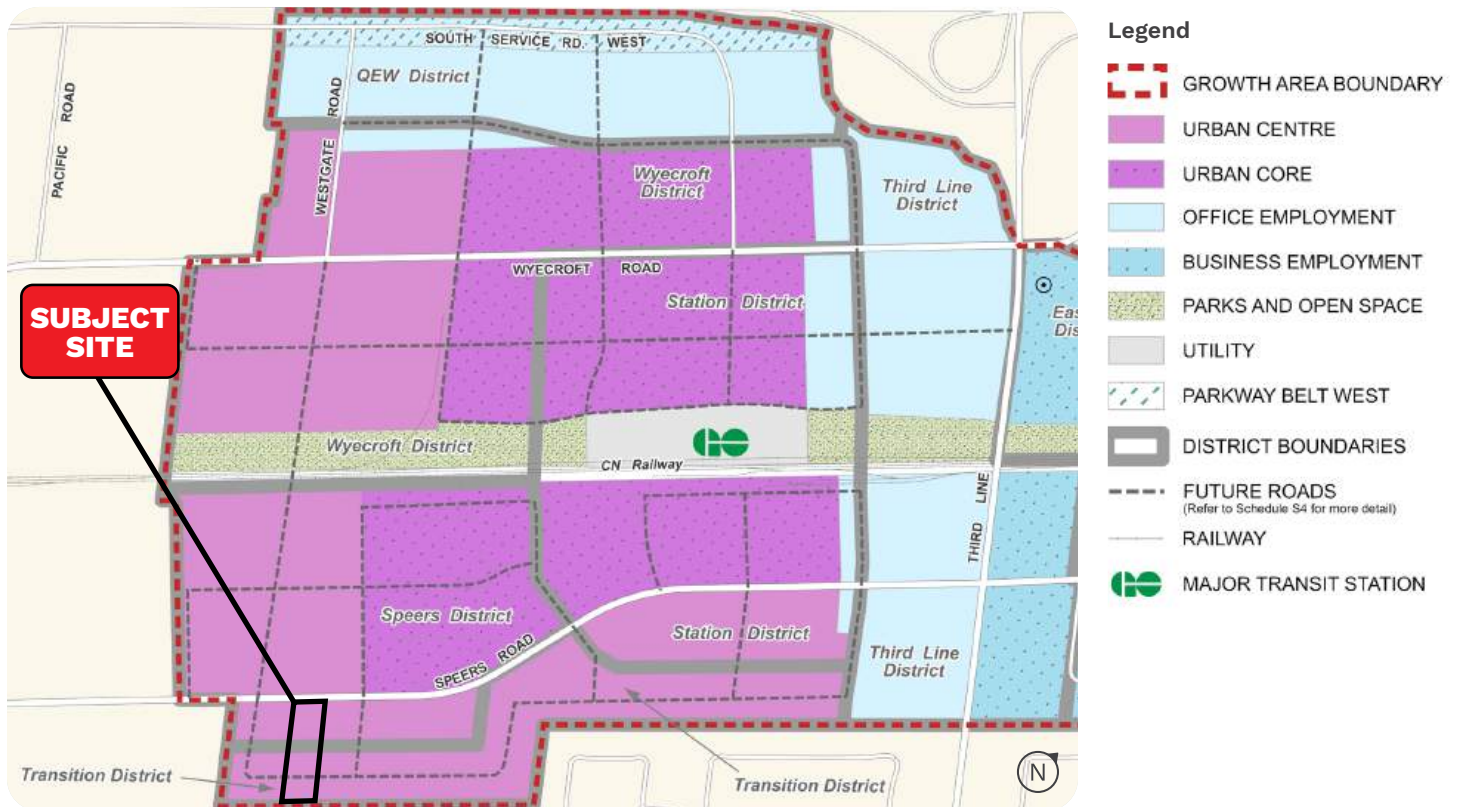


Figure 9 - Liveable Oakville Plan: Schedule S1, Bronte GO MTSA Land Use

Bronte GO Major Transit Station Area Policies

Section 27, Part E of the Liveable Oakville Plan provides policy direction with respect to future development within the Bronte GO MTSA. As set out in Section 27.1, the Bronte GO MTSA is intended to become a transit-supportive complete community, that will transition over time into a vibrant, urban, pedestrian-oriented place, functioning as both an origin and destination for employees and residents.

The policies in Section 27, along with Schedules S1 through S5 were the result of the Bronte GO MTSA study which was initiated by the Town in 2018 and continued through to Town Council's adoption of OPA 41 on November 21, 2021 (By-law 2021-128). OPA 41 was subsequently approved by Halton Region on November 25, 2022, with modifications.

Section 27.2.3 states the objective to create a vibrant complete community with a sense of identity in the Bronte GO MTSA by, among other actions:

- providing a diverse mix of uses, including office, major office, retail, residential, major institutional development and public service facilities in appropriate locations that support the area in a pedestrian-oriented urban environment;
- ensuring the necessities for daily living to support complete communities are provided in tandem with growth; and
- providing a pedestrian-friendly public realm and supporting the evolution of the area into an urban place with activity at street level.

In addition, Section 27.2.4 seeks to ensure compatible development by, among others:

- protecting existing industrial uses including major facilities within and adjacent to the MTSA by ensuring land use compatibility with adjacent new development;
- balancing the needs of existing employment uses while ensuring the area can adapt and evolve to include a greater mix of office, residential, and other sensitive land uses; and
- providing a sensitive transition to the established low rise residential area to the south.

Section 27.3.1 b) describes the Speers District as evolving from an employment area to a mixed use area with low and mid-rise built form, with a focus on integrating compatible employment uses, including offices and major offices. Employment, commercial and residential uses are to be permitted in stand-alone and mixed use buildings with employment and commercial uses directed to locations adjacent to Speers Road, among other locations. Speers Road will evolve into a regional priority transit corridor providing important transit connections to the Bronte GO Station and beyond.

With respect to the Transition District that also applies to the subject site, Section 27.3.1c) describes this area as evolving from an employment area to a low-rise mixed use area that integrates compatible employment uses, including offices and major offices. Employment, commercial and residential uses may be permitted in standalone and mixed use buildings. In coordination with the Speers District and Station District to the north, employment and commercial uses are to be directed to locations adjacent to Speers Road, with residential uses directed toward the abutting residential area to the south.

The district will accommodate an appropriate transition to the established residential area to the south through landscape buffering, future road alignments, building placement, and compatible built form. Opportunities for pedestrian collections into the residential area to the south will be explored as part of future development.

In terms of population and employment densities, Policy 27.4.1(a) provides that the Bronte GO MTSA has been planned to achieve a minimum gross density of 150 residents and jobs combined per hectare. Policy 27.4.1(c) further states that the Bronte GO MTSA is planned to accommodate a minimum of 5,800 residential units and 997,000 square metres of retail, service commercial and employment space, resulting in approximately 8,200 residents and 18,600 jobs.

With respect to transportation, Policy 27.4.3 b) provides that a finer-grain grid of new public roads shall be established to provide access and address for new development. Policy 27.4.3 c) goes on to state that the Town shall protect for and may secure rights-of-way on alignments shown on Schedules C, D, S4 and S5 through the planning approval process. In this respect, it is noted that Schedule S4 (Bronte GO MTSA Transportation Network) illustrates a future east-west local road crossing through the southern portion of the subject site (see **Figure 10**).

With respect to Land Use Compatibility, Policy 27.4.5 a) directs that sensitive land uses be planned, phased and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from noise, vibration, odour, dust and other contaminants, and ensure risk to public health and safety is minimized.

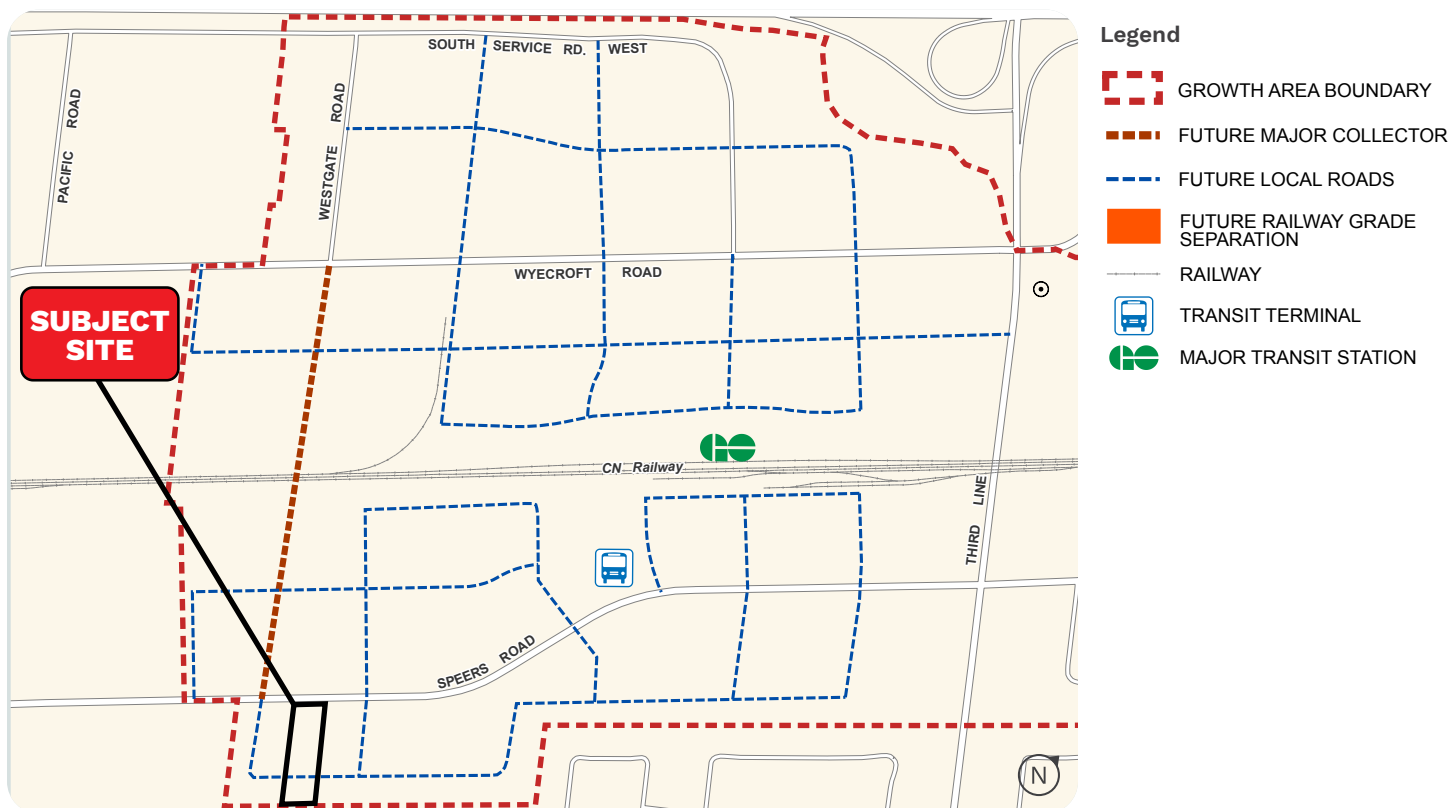


Figure 10 - Liveable Oakville Plan: Schedule S4, Bronte GO MTSA Transportation Network

Policy 27.4.5 goes on to state that the entire Bronte GO MTSA is within a potential influence area of one or more existing *major facilities*, and therefore all development application shall include a land use compatibility assessment, including noise and vibration study, and air quality report. In addition, Policy 27.4.5 d) states that withstanding any land use designation permitting otherwise, to protect the operational and economic viability of existing major facilities, a new sensitive land use shall not be permitted within the minimum separation distance of a major facility, in accordance with Provincial and Regional guidelines.

With respect to noise impacts, Policy 27.4.5 g) notes that for the purposes of noise and vibration studies, the Bronte GO MTSA shall be a Class 4 area under the Provincial NPC-300 guidelines.

Section 27.7 sets out land use policies in addition to those in Part D of the Liveable Oakville Plan that apply specifically to the Bronte GO MTSA. Policy 27.7.4 states that public service facilities and community uses are permitted in all land use designations, subject to the relevant land use compatibility policies. On lands designated Urban Centre, Policy 27.7.6 encourages mixed use buildings; however stand-alone residential, commercial and office buildings may be permitted.

Exception Policy 27.8.2 addresses the subject site and specifically permits the existing one storey dementia care centre, which includes overnight accommodation.

In our opinion, as outlined in **Section 5** of this report, the subject rezoning application conforms to the applicable policies of the Livable Oakville Plan.

4.5 Town of Oakville Zoning By-law 2014-014

Zoning By-law 2014-014, as amended, is the comprehensive zoning by-law governing the use of land in Oakville for lands either south of Dundas Street or north of Highway 407, including the subject site. Under Zoning By-law 2014-014, the subject site is zoned T2-E1 (see **Figure 11**). The T2 zone symbol indicates that the property is subject to the provisions of Temporary Zoning 2, while the E1 symbol indicates that the underlying zone category is Office Employment.

The E1 Office Employment Zone permits a variety of non-residential uses including, among others, day cares, commercial schools, and business and medical offices. Some of these permitted uses are subject to additional regulations restricting size and location of such uses. For a day care use, this is limited to a maximum of 20% of the total net floor area of the building in which its located (footnote 5) and is restricted from being within 120 metres of an E3 Industrial zone (footnote 17).



Figure 11 - Zoning By-law 2014-014, Zoning Map

Table 10.3 of Zoning By-law 2014-014 sets out a series of built form regulations applicable to the E1 zone, including lot area, frontage and setback requirements.

The temporary use permissions set out in Temporary Zone 2 were established through the approval of TUBL 2019-085 in September 2019 and continues to apply to the subject site through the subsequently approved TUBL extensions in 2022 and 2025. **Table 1** outlines the applicable temporary permissions.

With respect to parking, it is noted that amendments to the *Planning Act* introduced through Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*, prohibit Official Plans and Zoning By-laws from requiring vehicle parking facilities (i.e., parking spaces) within PMTSAs and other areas that are designated in official plans for planned higher-order transit where there is a requirement for minimum densities.

Table 1 - Temporary Zone 2 Permissions

18.2.1 Additional Permitted Use		
The following additional uses are temporarily permitted until the expiry date:		
a)	Respite Care in association with a Day Care	
18.2.2 Zone Regulation		
The following regulations apply to the additional uses permitted in Section 18.2.1 above		
a)	Footnotes 5 and 17 of Table 10.2 shall not apply.	
b)	Maximum net floor area for Respite Care	410 square metres
c)	Minimum easterly interior side yard	2.8 metres
d)	Maximum number of lodging units for Respite Care	8
e)	Minimum width of landscaping along the westerly interior side lot line to surface parking areas within an Employment zone	2.0 metres
18.2.3 Parking Regulation		
The following parking regulations apply to the additional uses permitted in Section 18.2.1 above:		
a	Minimum number of parking spaces	1.0 per 40.0 square metres net floor area

A background image of two women in an office setting. One woman, with dark hair and wearing a striped shirt, is pointing at a model. The other woman, with braided hair and wearing a light blue button-down shirt, is looking at the model. The model appears to be a 3D architectural or engineering model made of white blocks. The image is dimmed with a dark blue overlay.

5

Planning Analysis

5.1 Land Use

The subject rezoning application seeks to establish a new site-specific Special Provision in Oakville Zoning By-law 2014-014 to permanently allow the overnight respite care component of the existing dementia care facility on the subject site. This use, along with associated regulations, is currently permitted on a temporary basis in accordance the Temporary Zone 2 regulations.

From a land use policy perspective, the existing dementia care facility, including overnight respite care, is explicitly permitted through Exception Policy 27.8.2 of the Liveable Oakville Plan. Furthermore, as a "community use", pursuant to the definition provided in the Liveable Oakville Plan (i.e., uses intended to serve and support the health, educational, religious, recreational and cultural needs of the Town), the facility would be permitted in all land use designations except for the Natural Heritage designation. This classification of the existing facility as a community use was confirmed by Town Planning staff in their report dated July 26, 2019 with respect to the 2019 ZBA application.

With respect to determining the location of community uses, Policy 7.1.2 c) of the Liveable Oakville Plan provides a set of criteria to be considered. The following provides a response to each of these criteria in turn.

i. the use is intended to serve and support the community and is not more appropriately located in the Institutional designation;

The existing dementia care facility and respite care element serve and support the local community. Acclaim Health is a registered charity that provides community care throughout the region, providing home care as well as community care.

Acclaim Health's programming at Patty's Place includes adult day programs for people with dementia, caregiver education and support, and temporary, overnight respite care. In our opinion, these uses would not be more appropriately located in the Institutional designation, as the Liveable Oakville Plan (Section 15) provides that the Institutional designation is intended for large scale institutional and educational facilities. Patty's Place is neither large scale nor an educational facility, as defined by the Liveable Oakville Plan.

ii. the use is compatible with the surrounding uses;

As discussed in more detail in **Section 5.2** below, the existing dementia care facility and respite care use are considered compatible with the surrounding uses, which includes a mix of industrial, office, commercial, residential and other community uses. The Liveable Oakville Plan (Section 31.5) defines "compatible" as "development or redevelopment of uses which may not necessarily be the same as, or similar to, the existing development, but can coexist with the surrounding area without unacceptable adverse impact."

iii. the site is designed to be well integrated with surrounding land uses.

The existing built form and organization of the subject site result in a site condition that is well-integrated with the surrounding uses. In this respect, the one-storey building on the subject site is similar in scale to the surrounding buildings along the south side of Speers Road and incorporates similar setbacks to the street line, as well as new landscaped buffers along the interior side lot lines. At the rear of the site, the landscaped easement provides an appropriate transition to the residential properties to the south.

iv. the site is an appropriate size to accommodate adequate: buffers such as landscaping and fencing to ensure compatibility with adjacent uses; recreational amenities as necessary; and on-site parking.

As demonstrated by the current site layout and organization, the subject site is an appropriate size to accommodate landscaping, recreational amenities and on-site parking. Through the creation of Patty's Place under the existing temporary zoning permissions, enhanced landscaping along with increased setbacks between parking areas and the property lines were provided over the previous site condition. Further, landscaped gardens at the north side and south sides of the building, as well as an all-season garden on the west side of the building in proximity to the main entrance have been created. Finally, the current provision of parking spaces on the site exceeds the minimum required by the Town's Zoning By-law 2014-014.

v. the use complies with the land use compatibility and appropriate mitigation measures, such as setbacks and buffers, defined by the Ministry of the Environment; and

As outlined in **Section 5.2** of this report, the existing dementia care facility and respite care use comply with the land use compatibility and appropriate mitigation measures defined by the Ministry of the Environment, Conservation and Parks (the "MECP"), including the D-Series Guidelines.

vi. Where permitted in the Employment Areas, community uses shall be of a scale that does not adversely impact the existing and planned employment function of the area.

The subject site is no longer designated for employment uses per the Halton ROP and the Liveable Oakville Plan. Notwithstanding, as further discussed in **Section 5.2** below, the compatibility of the existing uses on-site with the remaining employment uses in the surrounding area and the lands to the west that continue to be designated as Employment Areas has been reviewed. Through this review it has been determined that these community uses on the subject site will not (and have not in the time since their establishment) adversely impacted the existing and planned employment function of the area.

For the reasons set out above, it is our opinion that the existing uses are appropriately located on the subject site, which satisfies the criteria for community use locations set out in Policy 7.1.2 c).

From a zoning perspective, "respite care" is not defined by Zoning By-law 2014-014, nor is it defined in the Town's other Zoning By-law 2009-189. Respite care is somewhat unique, in that it allows for overnight accommodation but is not a residential land use. In this respect, it is our opinion that respite care is similar to a hotel use which Zoning By-law 2014-014 defines as "a premises containing lodging units for the temporary lodging of the travelling public". It is noted that other jurisdictions do define respite care facilities in their zoning by-law.

5.2 Land Use Compatibility

For example, the City of Toronto Zoning By-law 569-2013 defines respite care facility as:

premises used for the provision of short-term non-emergency services for the supervised care of people of any age, in order to provide relief to their caregivers. A respite care facility may include the provision of services, such as: (A) preventive medicine, (B) counselling, (C) social, recreational or educational programs, or (D) day or overnight care. A day nursery is not a respite care facility.

In this example, the entire operation at Patty's Place would be considered as a respite care facility. However, it is our understanding that based on the definitions in Zoning By-law 2014-014 and the Town's approval of the Temporary Zone 2 permissions which apply to subject site, "Respite Care" is considered only the overnight care component of the services offered at Patty's Place. The other services are considered a "Day Care" (the adult day program) and "Business Office". We note that Day Care, Business Office and Hotel are all permitted in the E1 (Office Employment) zone category which applies to the subject site.

For the above reasons, it is our opinion that, from a land use perspective, it is appropriate for the overnight respite care element of Patty's Place to be a permanently permitted use on the subject site by way of a site-specific Special Provision in Zoning By-law 2014-014. Matters related to land use compatibility are addressed in the following subsection.

The PPS, Halton ROP and Liveable Oakville Plan all protect for land use compatibility considerations between sensitive land uses and employment uses and major facilities. These policies are intended to shield sensitive land uses from potential air quality, noise, vibration and other impacts resulting from nearby facilities, while also protecting for the future operational and economic viability of employment areas.

The existing uses on the subject site, including both the adult day care and the overnight respite care elements, are considered sensitive land uses in accordance with the definitions set out in the PPS, Halton ROP and Liveable Oakville Plan, as well as in the MECP's Guide D-1-3. As the subject site is located in an area that has historically been designated for employment uses and within the area of influence of existing industrial facilities, a detailed review of land use compatibility considerations has been undertaken to ensure that the clients of Patty's Place can receive care without experience adverse effects from nearby facilities and to protect for the ongoing viability of existing facilities and industries in the surrounding area.

As part of the 2019 ZBA application, an Air Quality Study (Novus Environmental, dated February 12, 2019) and a Noise Feasibility Study (HGC Engineering, dated February 14, 2019) were undertaken for the subject site. The 2019 Air Quality Study concluded that the overnight respite care element of the facility was not expected to present any new compatibility concerns for existing industrial operations and no air quality impacts at the building were anticipated from surrounding industry. The 2019 Noise Feasibility Study similarly concluded that suitable noise control measures were integrated into the design of the building to feasibly achieve the indoor MECP NPC-300 sound levels from traffic and stationary noise sources.

These studies were reviewed by Halton Region and their peer reviewer during the processing of the 2019 ZBA application and comments received were addressed in an August 2019 Air Quality response letter and August 2019 revised Noise Feasibility Study. Ultimately, as outlined in **Section 2.3** of this report, in September 2019 Town Council opted to allow overnight respite care on the subject site on a temporary basis through the approval of TUBL 2019-085.

Since September 2019 the context of the subject site has evolved in terms of policy and land use permissions. In this respect, the subject site and the lands to the immediate east and west and those to the north of Speers Road are now designated Urban Centre in the Liveable Oakville Plan and are within the delineated Bronte GO PMTSA (the western boundary of the Bronte GO PMTSA is located approximately 120 metres to the west of the subject site). Despite these land use designation changes, the zoning for this area continues to be for employment uses, with the properties south of Speers Road being generally zoned E1 (Office Employment) and the properties north of Speers Road being generally zoned E3 (Industrial). Therefore, the evaluation of land use compatibility remains an important consideration as the long-term vision for the Bronte GO PMTSA as a mixed use, urban community is realized.

On this basis, in support of the subject rezoning application to permanently allow overnight respite care on the subject site, SLR Consulting (Canada) Ltd. (formerly Novus Environmental) has prepared a Land Use Compatibility letter which updates and confirms the findings of their 2019 Air Quality Study for the current context of the subject site. In brief, the updated land use compatibility analysis outlined in SLR's latest letter continues to conclude that permanently allowing sensitive land uses on the subject site will not result in a change in compliance for existing nearby industrial uses as there were no observations of odour or dust from the surrounding industrial uses at or near the subject site, and there are other existing sensitive uses located in close proximity. The SLR letter also notes that Acclaim Health has confirmed that since the opening of Patty's Place in 2021 there have been no odour complaints or concerns from either the staff or guests at the facility. On this basis, the SLR letter states that the subject site and existing sensitive land uses continue to be considered compatible with the surrounding land uses from an air quality perspective.

Based on the findings set out in the SLR letter, it is our opinion that the requested rezoning is consistent with the land use compatibility policies of the PPS and conforms to the land use compatibility policies of the Halton ROP and Liveable Oakville Plan.



Conclusion

For the reasons set out in this Planning Rationale report, it is our opinion that the requested Zoning By-law Amendment application represents good planning and will implement the applicable planning policy framework. By allowing the existing overnight respite care use to be permitted on a permanent basis through a site-specific Special Provision, this application will protect for the future operations of what has become an important community facility in the years since it was initially permitted as a temporary use. It is our opinion that Patty's Place serves a vital role in the Oakville and broader Halton communities and will only become more important as these communities continue to grow. On this basis, the request rezoning will support the implementation of the Town's vision for the transformation of the Bronte GO PMTSA into a transit-supportive mixed-use, urban community.

Since the 2019 approval of the temporary use permissions that allowed the establishment of overnight respite care on the subject site, the planning context of the subject site has significantly evolved. Specifically, policies related to the Bronto GO MTSA have been prepared and adopted into both the Halton ROP and the Liveable Oakville Plan, the subject site is no longer designated for employment uses and a site-specific policy has been added to the Liveable Oakville Plan to permit the existing one storey dementia care facility, including overnight accommodation, on the subject site. The requested rezoning will reflect these policy changes at the zoning level.

Finally, land use compatibility matters related to this rezoning have been reviewed by SLR Consulting (Canada) Ltd. Their analysis concluded that no compatibility concerns are anticipated between the sensitive land uses on the subject site and surrounding industrial operations. This analysis is supported by almost six years of operations on the subject site in which no air quality complaints have been recorded.

In conclusion, it is our opinion that this application is appropriate and desirable for the subject site and should be approved.

