



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-XXX

Official Plan Amendment XX

A by-law to adopt an amendment to the Livable Oakville Plan,
Official Plan Amendment Number XX

2163 and 2169 Sixth Line,
Town of Oakville,
Regional Municipality of Halton;
File XXXX

WHEREAS the Livable Oakville Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407, was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to incorporate certain modification to text and schedules pertaining to the lands known as 2163 and 2169 Sixth Line located at the northwest corner of the intersection of Sixth Line and River Oaks Boulevard West.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number XX to the Livable Oakville Plan is hereby adopted.
2. Pursuant to subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority

for approval of the aforementioned Amendment Number XX to the Livable Oakville Official Plan.

PASSED this__ day of_____, 2022

MAYOR

CLERK

Official Plan Amendment Number XX to the Town of Oakville’s Livable Oakville Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number XX to the Livable Oakville Plan.

Part 1 – Preamble

1. Purpose and Effect

The purpose of this Official Plan Amendment is to redesignate the subject lands, as defined below, from “Neighbourhood Commercial” to “Main Street 2” to permit the development of a 9-storey residential mixed-use building with at-grade residential, retail and office uses.

2. Location

The lands subject to this amendment are municipally known as 2163 and 2169 Sixth Line. The lands are located at the northwest intersection of Sixth Line and River Oaks Boulevard West. The site is approximately 7,200 square metres in size with frontages of approximately 165 metres along Sixth Line and 10 metres along River Oaks Boulevard East. The lands are shown on Schedule A attached hereto.

3. Basis

- The subject lands are designated “Neighbourhood Commercial” in accordance with ‘Schedule I’.
- The redesignation of the subject site, in addition to an increase in the permitted height and density will support the Town’s objectives for intensification within the Town’s built boundary and in areas that well served by existing and planned public transit.
- The proposal provides a pedestrian-oriented development with direct public transit service. The proposal enhances the local community by providing a range of housing options while retaining the neighbourhood commercial function through the provision of grade-related retail and office use.
- The proposal is consistent with the policies of the Provincial Policy Statement and conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and the Region of Halton Official Plan, and generally conforms with the policies of the Liveable Oakville Official Plan.
- The proposed development will establish a street wall that appropriately frames Sixth Line while providing an adequate transition to adjacent stable residential areas.

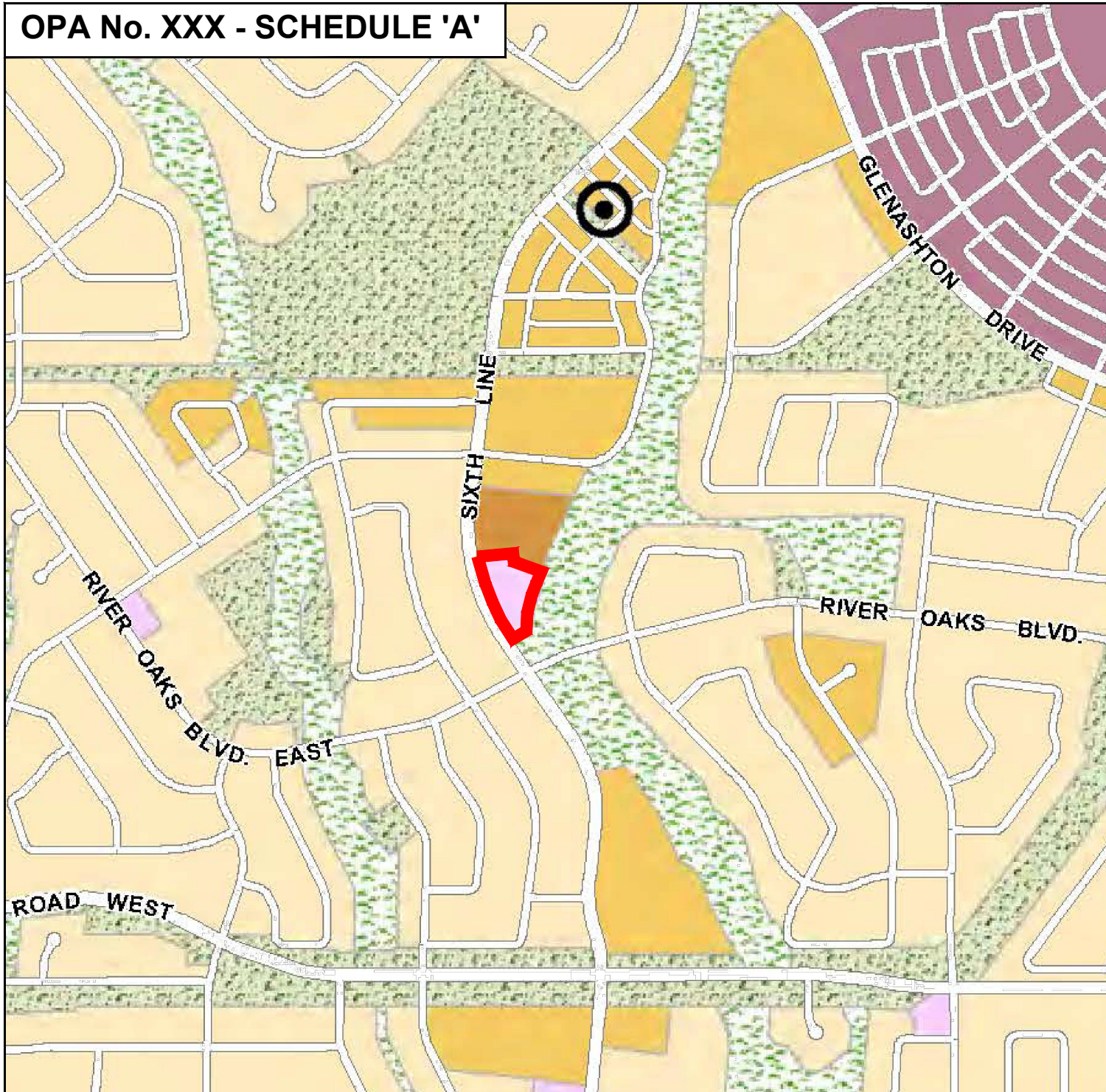
- The proposed amendment and implementing zoning would have the effect of supporting the planning and urban design objectives of the *Mixed Use* areas of the Town of Oakville and will provide a well-designed mixed-use building that contributes to the creation of a complete community.

Part 2 – The Amendment

The Livable Oakville Plan is amended by adding a new Section 27.4.X to Section 27.4 Central Exceptions – Schedule I of the Liveable Oakville Plan.

Item No.	Section	Description of Change
1.	27.4.X EXCEPTIONS, Central Exceptions – Schedule I	To redesignate the lands located at the northwest corner of the intersection of Sixth Line and River Oaks Boulevard-West from Neighbourhood Commercial to Main Street 2, and to permit a 9-storey mixed use building with at-grade residential, retail and office uses is permitted. The residential density and maximum floor area for retail and office uses shall be regulated by the implementing zoning by-law.

OPA No. XXX - SCHEDULE 'A'



**SCHEDULE I
CENTRAL
LAND USE**



- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- MAIN STREET 2
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA*
- SUBJECT LANDS

* Refer to Part E, Growth Area Policies
 ○ Refer to Part E, Exceptions
 ▲ Refer to Part E, Trafalgar Road Corridor

