

**Proposed Official Plan Amendment
to the North Oakville East Secondary Plan**
forming part of the Official Plan of the Oakville Planning Area
of the Town of Oakville

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitutes Amendment Number ___ to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

Part 1 – The Preamble

1. Purpose

The purpose of this Amendment is to amend the text in the North Oakville East Secondary Plan to permit residential uses in the portion of the Urban Core 1 land use designation identified as Part of Lot 12, Concession 2 to facilitate the development of a mixed-use community which supports planned higher order transit services including the Trafalgar 407 Transitway Station.

2. Location

The site subject to this Official Plan Amendment is legally known as Part of Lot 12, Concession 2, N.D.S, . The property comprises an area of 12.45 hectares on the north side of Burnhamthorpe Road, east of Trafalgar Road.

3. Basis

- The proposed development has regard for matters of provincial interest, does not conflict with all applicable provincial plans, the Region of Halton Official Plan and conforms to the intent of the North Oakville East Secondary Plan.
- The proposed amendment is consistent with Provincial directives to make efficient use of land, existing and planned infrastructure and public services.
- A statutory public meeting on the proposed Official Plan Amendment was held on January 23, 2023.
- The proposed amendment is appropriate as it will permit residential and mixed use development to facilitate the creation of a complete community, supporting the existing and future transit network in the area, while maintaining the employment permissions of the site.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into the North Oakville East Secondary Plan.

Item No.	Section	Description of Change
1.	7.6.18 EXCEPTIONS	<p><u>Insert new policies as follows:</u></p> <p><u>7.6.18.XXX The following additional policies apply to lands legally described as Part of Lot 12, Concession 2:</u></p> <p>a) <u>Permitted Uses</u> <u>Lands within the Trafalgar Urban Core – Urban Core Area 1 shall be planned to accommodate a mix of residential, commercial, institutional and employment uses and the general configuration uses shall be:</u></p> <p>i. <u>Mixed Use – Mixed use development including office, commercial, institutional, business support services, and residential uses will be permitted throughout this area and will be encouraged along Trafalgar Road, Burnhamthorpe Road and William Halton Parkway. Commercial uses will be encouraged on the ground level of mixed use buildings, in particular at the intersections of Trafalgar Road with William Halton Parkway and Trafalgar Road with Burnhamthorpe Road.</u></p> <p>ii. <u>High Density Residential – stand alone high density residential uses shall be permitted.</u></p> <p>iii. <u>Medium Density Residential - will be permitted in this area and will be encouraged to locate in areas which complement adjacent high density residential development.</u></p> <p>b) <u>Building Heights:</u></p> <p>a. <u>Development within 100m of the Trafalgar Road right-of-way shall have a minimum building height of 12-storeys, excluding podium elements which may be lower, and a maximum building height of 30-storeys.</u></p> <p>b. <u>Development between 100m and 300 m of the Trafalgar Road right-of-way shall have a minimum building height of 6-storeys, excluding podium elements which may be lower, and a maximum building height of 15-storeys, except for the lands along William Halton Parkway and Burnhamthorpe Road where the maximum building height shall be 20-storeys.</u></p> <p>c) <u>Medium and High Density Residential Development</u></p> <p>a. <u>Stacked townhouses are permitted between 100 m and 300 m of the Trafalgar Road right-of-way and are not subject to policy 7.6.4.8.e.ii) and shall have a minimum building height of 3-</u></p>

storeys. All other forms of townhouses are permitted in accordance with Section 7.6.4.8.e).

d) General Design Directions

- i. Within the first 100 metres of Trafalgar Road, surface parking will be limited to commercial and visitor parking spaces and should be appropriately sited and screened to minimize its view from Trafalgar Road.
- ii. Buildings should be orientated towards Trafalgar Road, William Halton Parkway and Burnhamthorpe Road frontages to provide interest and comfort at ground level for pedestrians.
- iii. Publicly accessible private open spaces will be encouraged within individual development sites.
- iv. Enhanced streetscape areas should be incorporated in the design of new development along Trafalgar Road, William Halton Parkway and Burnhamthorpe Road. These areas shall be designed and function as a unifying public realm using compatible, consistent, and complementary design treatments while contributing to a distinctive and unique streetscape. Enhanced streetscape areas may include open space areas, varying setbacks in built form and the creation of additional pedestrian-oriented spaces.

e) Implementation

Land Use Compatibility

To ensure compatible development by:

- i. protecting proposed employment uses adjacent to the Strategic Growth Area by ensuring land use compatibility with adjacent new development;
- ii. balancing the needs of proposed employment uses while ensuring the area can adapt and evolve to include a greater mix of office, residential and other sensitive land uses; and,
- iii. Establishing minimum and maximum setbacks and other standards in the future implementing Zoning By-Law, to ensure that development will achieve land use compatibility with the adjacent Employment District lands in accordance with provincial guidelines. New residential uses will not be permitted within the minimum separation distance established in the Provincial D-6 guidelines.

Servicing

- i. Prior to the approval of future Draft Plan of Subdivision applications, an update to the approved servicing plan shall be completed, to the Region's satisfaction, to address updated population estimates and distribution to confirm the preferred water and wastewater servicing strategy for the subject lands and the broader Regional water and wastewater system, including

		<p><u>identifying upgrades and improvements that will be required to support development.</u></p> <p>ii. <u>The updated servicing plan shall confirm that future development will not circumvent the development of any surrounding Employment District lands.</u></p> <p>iii. <u>Development may be permitted when the required improvements to capacity constraints have been implemented or a coordinated staging and monitoring plan has been developed to implement the preferred water and wastewater servicing strategy for the area.</u></p> <p><u>Employment Needs</u></p> <p>i. <u>The appropriate proportion of commercial and employment space to be accommodated on site will be determined through a future Zoning By-law Amendment application. It is anticipated that this will be satisfied through a combination of podium commercial uses, office uses and co-working amenity spaces which facilitate improved work from home opportunities.</u></p>

B. Schedule Changes

The amendment includes changes to the figures of the North Oakville East Secondary Plan listed in the following table.

Item No.	Section	Description of Change
2.	Figure NOE2: Land Use Plan	Amend Figure NOE2 as shown in Schedule A to: <ul style="list-style-type: none"> • Add Site Specific Policy Area.

