



OAKVILLE

**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2018-029**

Official Plan Amendment 25

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 25 (Town of Oakville; 2264, 2274 and 2320 Trafalgar Road; Former Public Works Site; File 42.24.018)

WHEREAS the Livable Oakville Official 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 implement the Master Plan for the Former Public Works Site

**COUNCIL ENACTS AS FOLLOWS:**

1. The attached Amendment Number 25 to the Livable Oakville Official 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of.
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 25 to the Livable Oakville Official Plan.

PASSED this \_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

DRAFT

**Official Plan Amendment Number 25  
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 25 to the Livable Oakville Plan.

**Part 1 – Preamble**

**A. Purpose**

The purpose of this amendment is to modify the text and schedules of the Livable Oakville Plan to implement the Former Public Works Site Master Plan.

The effect of the proposed amendment will be to introduce a site specific exception that will:

- Require that the overall development of the lands be in accordance with a Master Plan approved by Council
- Introduce area-specific policies to clarify minimum and maximum heights and require a minimum number of residential units
- Identify locations where ground floor commercial uses are required
- Identify locations of parks
- Clarify additional requirements

The proposed amendment will result in changes to the following parts of the Livable Oakville Plan:

- Section 21.6 Uptown Core Exceptions – Schedule M1 and M2
- Schedule M1
- Schedule M2

**B. Location**

The subject site is municipally known as 2264, 2274, and 2320 Trafalgar Road and legally described as Part of Lot 13, Concession 1 S.D.S.

### C. Background

- The Livable Oakville Plan establishes the desired land use pattern for lands within the Town of Oakville, south of Dundas Street and north of Highway 407, to the year 2031.
- The Livable Oakville Plan identifies the Uptown Core as one of the town's six growth areas, where intensification and higher density development is to be focused.
- The Uptown Core Review (2009) informed the existing Uptown Core policies of the Livable Oakville Plan.

### D. Basis

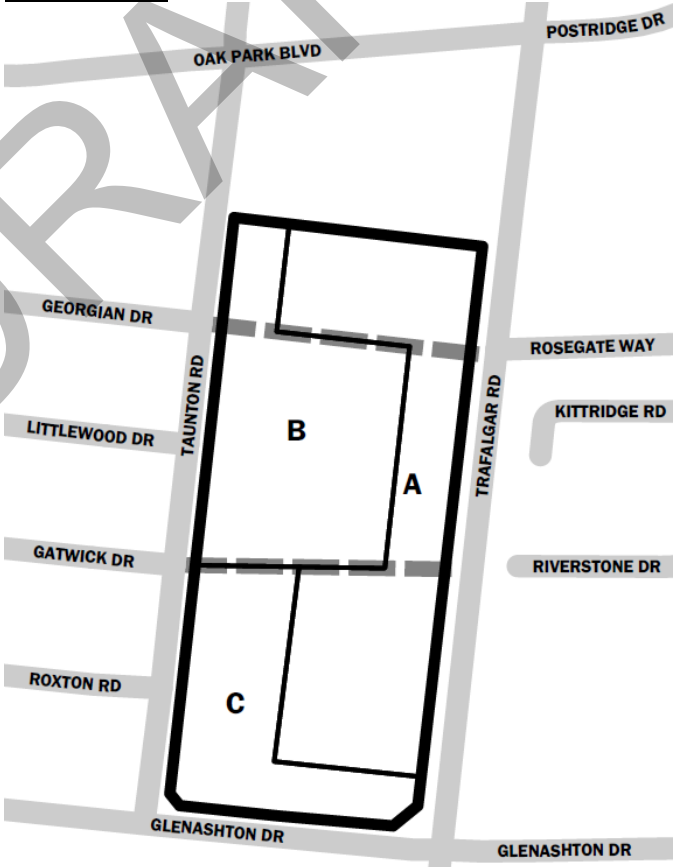
The official plan amendment is based on the following:

- A detailed review and master planning process has been undertaken for the subject site and a master plan has been created to guide the future development of the lands.
- A public information meeting was held on September 6, 2017 to solicit public input on the master plan and proposed official plan amendment.
- The statutory public meeting on the proposed official plan amendment was held on October 10, 2017 at Planning and Development Council.
- Notice of the statutory public meeting regarding the proposed official plan amendment was mailed to property owners within 120m of the subject site on or before September 20, 2017 and circulated to the agencies and public bodies prescribed by the *Planning Act*.
- Notice of the recommendation meeting was mailed to property owners within 120m of the subject site on or before May 28, 2018, mailed to persons who requested to be notified, and circulated to the required agencies and public bodies prescribed by the *Planning Act*.
- The recommended official plan amendment was available for public review at the Planning Services Department, Town Hall, 1225 Trafalgar Road and on the town's website ([www.oakville.ca](http://www.oakville.ca)), as of May 22, 2018, being at least 20 days before the recommendation meeting.

**Part 2 – The Amendment**

**A. Text Changes**

The amendment includes the changes to the text and schedules of the Livable Oakville Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	<p><b>NEW</b>  <b>21.6.5</b>            UPTOWN CORE            Uptown Core            Exceptions –            Schedules M1 and            M2</p>	<p>Insert a new exception policy and figure as follows:  <u><b>2264, 2274 and 2320 Trafalgar Road (Former Public Works Site)</b></u>  <u><b>The following additional policies apply to the lands identified in Figure 21.6.5:</b></u>  <u><b>Figure 21.6.5</b></u></p> 

Item No.	Section	Description of Change
		<p><b><u>a) The overall development of the lands shall be in accordance with a Master Plan approved by Council.</u></b></p> <p><b><u>b) Area Policies</u></b></p> <p><b><u>i) Area A</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>A minimum building height of 12 storeys</u></b></li> <li>▪ <b><u>A maximum building height of 16 storeys</u></b></li> <li>▪ <b><u>A minimum of 705 residential units is required</u></b></li> <li>▪ <b><u>Ground floor commercial uses are required where buildings front the proposed extension of Georgian Drive</u></b></li> </ul> <p><b><u>ii) Area B</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>A minimum building height of 6 storeys</u></b></li> <li>▪ <b><u>A maximum building height of 10 storeys</u></b></li> <li>▪ <b><u>A minimum of 360 residential units is required</u></b></li> <li>▪ <b><u>Ground floor commercial uses are required where buildings front the proposed extension of Georgian Drive</u></b></li> </ul> <p><b><u>iii) Area C</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>A minimum building height of 4 storeys</u></b></li> <li>▪ <b><u>A maximum building height of 6 storeys</u></b></li> <li>▪ <b><u>A minimum of 150 residential units is required</u></b></li> </ul> <p><b><u>iv) All areas</u></b></p> <ul style="list-style-type: none"> <li>▪ <b><u>An overall minimum of 1,215 residential units is required</u></b></li> </ul>

Item No.	Section	Description of Change
		<ul style="list-style-type: none"> <li>▪ <u>Stand-alone residential uses may be permitted</u></li> <li>▪ <u>Additional building height, to a maximum of 4 storeys, may be considered in accordance with the applicable bonusing policies in this plan</u></li> </ul> <p><b>c) <u>Parks and Open Space</u></b></p> <p><b>i) <u>A public park shall be provided at the northeast corner of Taunton Road and Glenashton Drive</u></b></p> <p><b>d) <u>Intersection improvements shall be coordinated with Halton Region and Oakville Transit.</u></b></p> <p><b>e) <u>If the property is developed in phases, a phasing plan in accordance with a Master Plan approved by Council is required.</u></b></p>

### B. Schedule Changes

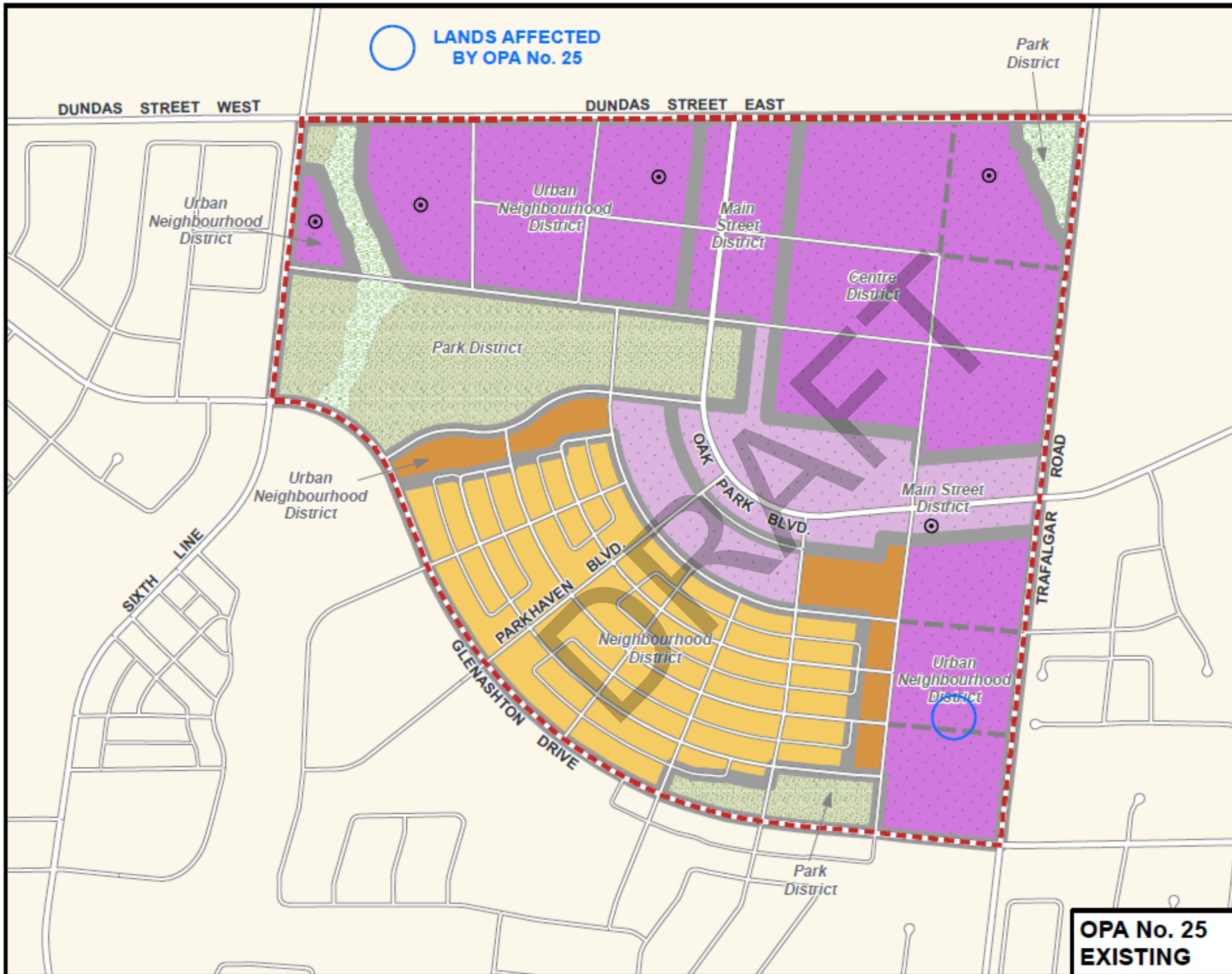
The amendment includes changes to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Schedule	Description of Change
2.	<b>Schedule M1</b> Uptown Core Land Use	Amend Schedule M1 by adding an exception bullet to the subject site
3.	<b>Schedule M2</b> Uptown Core Building Heights	Amend Schedule M2 by adding an exception bullet to the subject site

**APPENDIX 1**  
**Changes to Schedules**  
**to the Livable Oakville Plan**

DRAFT





○ LANDS AFFECTED BY OPA No. 25

DUNDAS STREET WEST

DUNDAS STREET EAST

Park District

Urban Neighbourhood District

Urban Neighbourhood District

Main Street District

Centre District

Park District

Urban Neighbourhood District

SIXTH LINE

OAK PARK BLVD.

Main Street District

TRAFALGAR ROAD

GLENASHTON DRIVE

PARKHAVEN BLVD.

Neighbourhood District

Urban Neighbourhood District

Park District

**OPA No. 25 EXISTING**

### SCHEDULE M1 UPTOWN CORE LAND USE



- GROWTH AREA BOUNDARY
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 2
- URBAN CORE
- NATURAL AREA
- PARKS AND OPEN SPACE
- DISTRICT BOUNDARIES
- PROPOSED ROADS

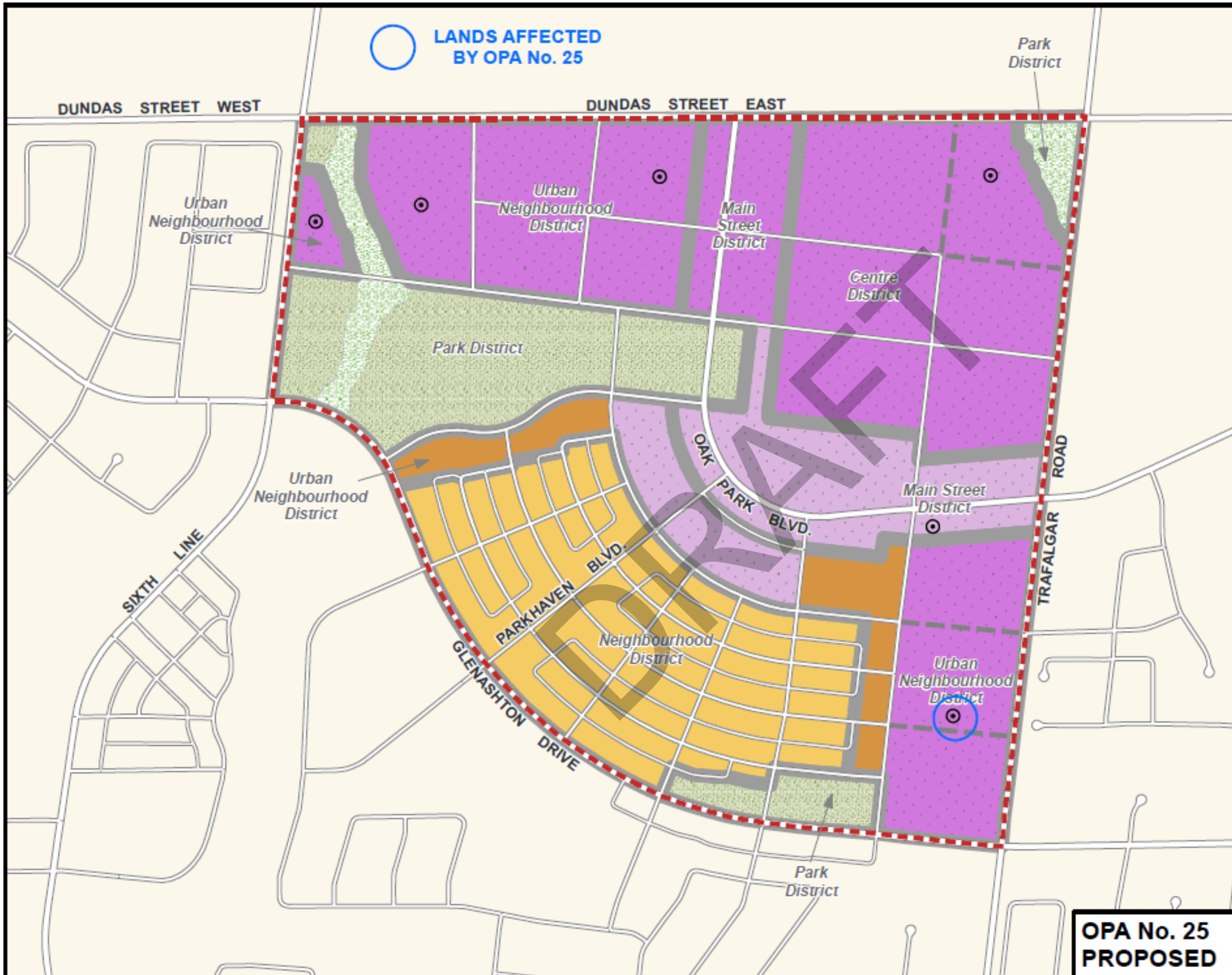
Refer to Part E, Uptown Core, for Growth Area Policies

○ Refer to Part E, Uptown Core Exceptions



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April 4, 2017



○ LANDS AFFECTED BY OPA No. 25

### SCHEDULE M1 UPTOWN CORE LAND USE



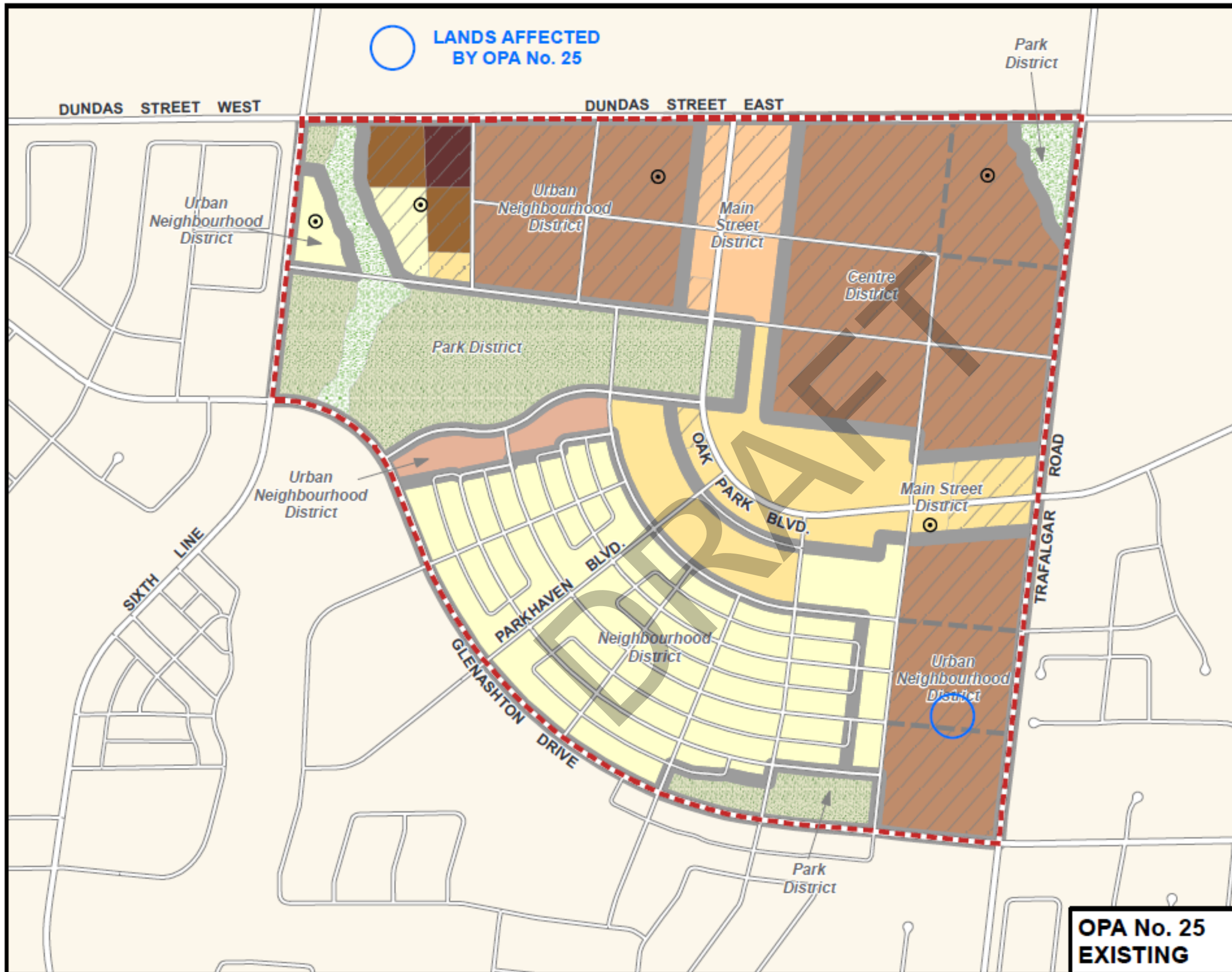
- GROWTH AREA BOUNDARY
  - MEDIUM DENSITY RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
  - MAIN STREET 2
  - URBAN CORE
  - NATURAL AREA
  - PARKS AND OPEN SPACE
  - DISTRICT BOUNDARIES
  - PROPOSED ROADS
- Refer to Part E, Uptown Core, for Growth Area Policies
- Refer to Part E, Uptown Core Exceptions



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February 14, 2017

**OPA No. 25  
PROPOSED**



**OPA No. 25  
EXISTING**

## SCHEDULE M2 UPTOWN CORE BUILDING HEIGHTS



- GROWTH AREA BOUNDARY
- 2 - 4 STOREYS
- 4 - 6 STOREYS
- 6 - 8 STOREYS
- 8 - 12 STOREYS
- 4 - 12 STOREYS
- 8 - 12 STOREYS
- 12 - 18 STOREYS
- 16 - 18 STOREYS
- NATURAL AREA
- PARKS AND OPEN SPACE
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- PROPOSED ROADS

Refer to Part E, Uptown Core, for Growth Area Policies

Refer to Part E, Uptown Core Exceptions



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April 4, 2017



○ LANDS AFFECTED BY OPA No. 25

### SCHEDULE M2 UPTOWN CORE BUILDING HEIGHTS



- GROWTH AREA BOUNDARY
- 2 - 4 STOREYS
- 4 - 6 STOREYS
- 6 - 8 STOREYS
- 4 - 12 STOREYS
- 8 - 12 STOREYS
- 12 - 16 STOREYS
- 16 - 18 STOREYS
- NATURAL AREA
- PARKS AND OPEN SPACE
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- PROPOSED ROADS

Refer to Part E, Uptown Core, for Growth Area Policies

⊙ Refer to Part E, Uptown Core Exceptions



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February 14, 2018

**OPA No. 25 PROPOSED**