



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-XXX Official Plan Amendment XX

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

420 South Service Road East,
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;

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 420 South Service Road East.

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, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment *Planning Act* 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

PASSED this ___ day of _____, 2026

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 to the Livable Oakville Plan is to redesignate the Subject lands from 'Office Employment' to 'Urban Core' on Schedule L1 of the Official Plan that will allow for the proposed redevelopment of the site. A site-specific amendment is requested to permit an increase in the building height to facilitate the development of ten (10) mixed-use buildings, with fourteen (14) towers with a maximum height of **238 metres Above Sea Level** in the Midtown Oakville Protected Major Transit Station Area ("PMTSA"). As per Schedule L2, the current maximum permitted building height on the Subject Lands is 2-6 storeys. The Official Plan Amendment further allows for refinement to the general alignment, location, and design of the road network shown on Schedule L3 of the Official Plan in accordance with the proposed development.

2. Location

The lands subject to this amendment are municipally known as 420 South Service Road East. The lands are located immediately south of South Service Road East, east of Trafalgar Road, west of Chartwell Road, and north of the CN Railway. The lands are approximately 110,488 square metres in size with frontage of approximately 379 m along South Service Road East. The lands are shown on the Schedule's attached hereto.

3. Basis

- The Subject Lands are identified as a Strategic Growth Area in the Provincial Planning Statement. Strategic Growth Areas are to be the focus of growth and development.
- As per the Region of Halton Official Plan, the Subject Lands are located within the Midtown Oakville PMTSA, intended to accommodate a range and mix of transit-supportive uses.

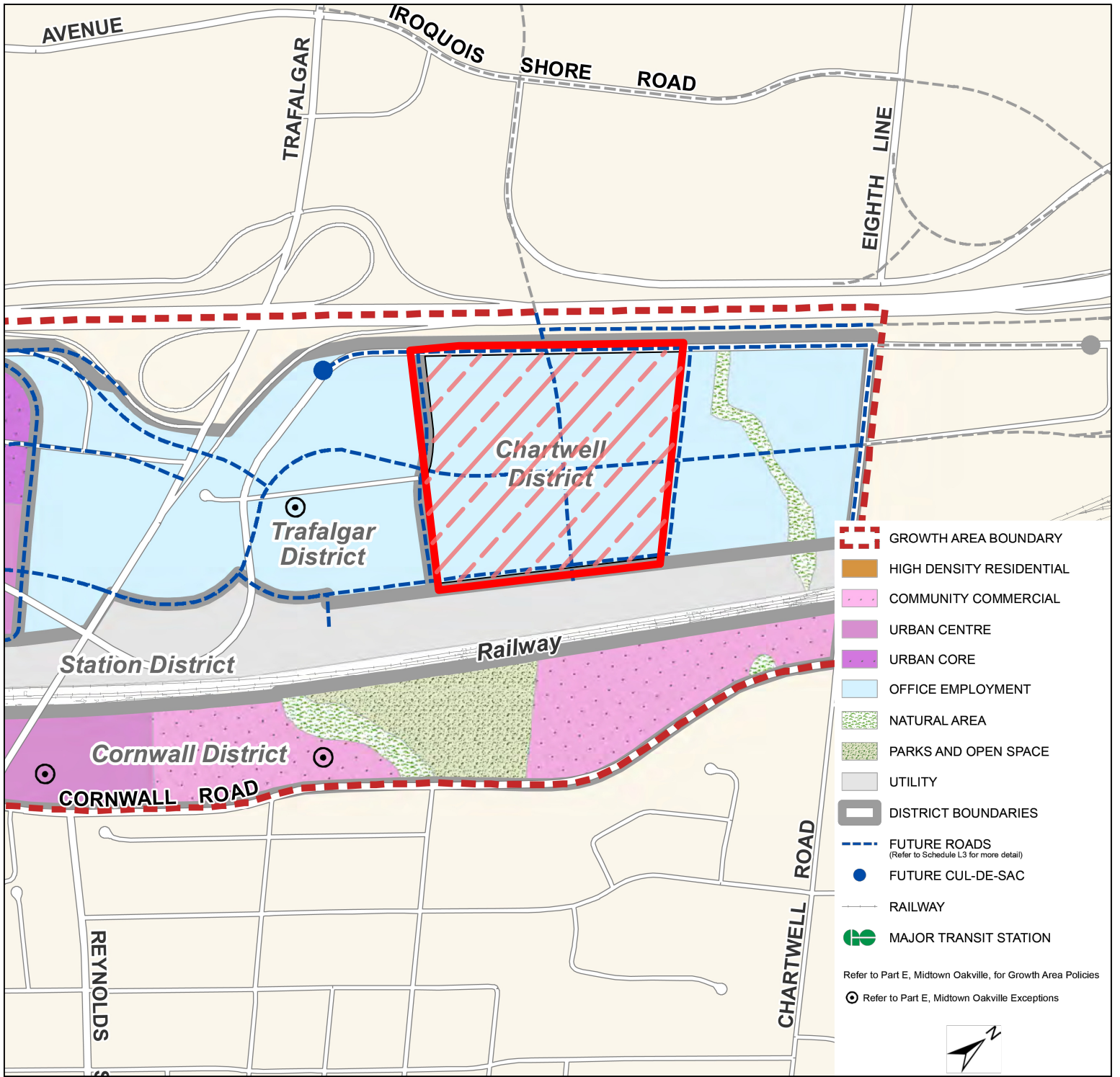
- Re-designating the Subject Lands to ‘Urban Core’ will allow for the redevelopment of the Subject Lands with a mixed-use community that will support the objectives for the Midtown Oakville PMTSA, as a compact, urban, and mixed-use environment, envisioned through Provincial and Regional policies.
- An increase in the maximum permitted height on the Subject Lands will support the Town’s objectives for intensification within the Midtown Oakville PMTSA, as the Town’s primary Strategic Growth Area that is planned to accommodate the greatest levels of transit-supportive growth.
- The proposal is consistent with the policies of the Provincial Planning Statement, conforms with the policies of the Region of Halton Official Plan, and generally conforms with the policies of the Livable Oakville Official Plan.
- The proposed amendment and future implementing Draft Plan and zoning would have the effect of supporting the planning and urban design objectives of the Urban Core designation and will provide well-designed mixed-use development that contributes to the creation of a complete community.


Part 2 – The Amendment

The Livable Oakville Plan is amended by adding a new Section 20.6.X to Section 20.6 Midtown Oakville Exceptions – Schedule L1, L2 and L3 of the Livable Oakville Plan.

| Item No. | Section | Description of Change |
|----------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 20.6.X MIDTOWN OAKVILLE Exceptions – Schedule L1, L2 and L3. | <p>The lands located at 420 South Service Road East, are redesignated from ‘Office Employment’ to ‘Urban Core’.</p> <p>On the lands designated Urban Core, located at 420 South Service Road East, buildings with heights up to 238 metres Above Sea Level shall be permitted. Buildings shall be a minimum height of 9.0 metres.</p> <p>A mix of buildings types shall be permitted on the lands including, apartments, mixed-use buildings, townhouses, and stacked townhouses.</p> <p>Notwithstanding Schedules L1, L2 and L3, the following road network shall be provided on the lands located at 420 South Service Road East:</p> <ul style="list-style-type: none"> • A N-S Local Road with a right-of-way width of 20.0 metres; • A N-S Arterial Road with a right-of-way width of 30.0 metres; • A E-W Collector Road (Davis Road Extension) with a right-of-way width of 26.0 metres; and, • A E-W Arterial Road (Cross Avenue Extension) with a right-of-way width of 30.0 to 36.0 metres. <p>And shall be further defined and implemented through a Draft Plan of Subdivision.</p> <p>The residential density and maximum floor area for residential and retail uses may be regulated through the implementing zoning by-law.</p> |

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| | | <p>The provision of community benefits for development on the lands located at 420 South Service Road East shall be regulated through the implementing zoning by-law. The following are benefits that may be considered:</p> <ul style="list-style-type: none"> • Public transit infrastructure, facilities, services and improved pedestrian access to public transit; • Public parking; • Affordable housing for a wide array of socio-economic groups; • Conservation and preservation of cultural heritage resources; • Protection and/or enhancement of natural features and functions; • Public service facilities and improvements to such facilities; • Parkland and improvements to parks; • Day care centres; • Public art; • Integration of office uses in mixed-use developments; • Sustainable building initiatives; • Other local improvements that contribute to the achievement of the Town's building, landscape and urban form objectives as set out in this Plan and supporting documents; • Grade separated pedestrian and cycling facilities across the QEW, railway tracks or Trafalgar Road; • Community facilities such as: <ul style="list-style-type: none"> ▪ a creative centre, including associated studio, office, exhibition, performance and retail space; and, ▪ a public library; • Improved local transit facilities and transit user amenities; and, • Contributions towards a district/renewable heating/cooling/energy system. |
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 Subject Lands

 To be changed from *Office Employment* to *Urban Core*

LOCATION:

420 South Service Rd East
 Part of Lot 12, Concession 3,
 South of Dundas Street
 and Lots 113 and 114,
 Registered Plan 1009
 Town of Oakville
 Regional Municipality of Halton

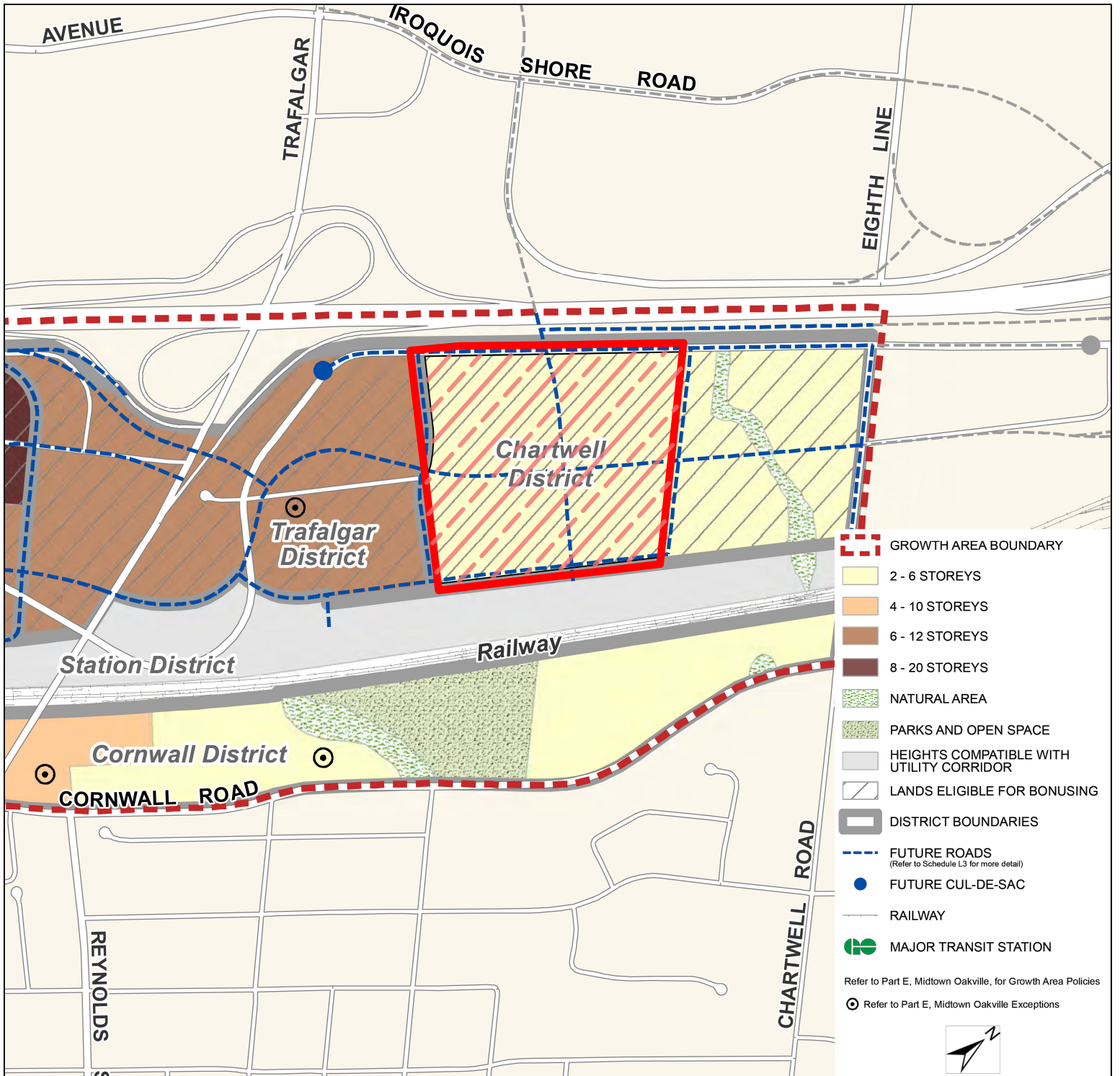
**OFFICIAL PLAN AMENDMENT to
 SCHEDULE L1: MIDTOWN OAKVILLE LAND USE**


Passed the _____ Day of _____, 2026


SIGNING OFFICERS

 MAYOR

 CLERK



 Subject Lands

 To be changed from 2 - 6 Storeys to up to **238 metres** Above Sea Level

LOCATION:

420 South Service Rd East
 Part of Lot 12, Concession 3,
 South of Dundas Street
 and Lots 113 and 114,
 Registered Plan 1009
 Town of Oakville
 Regional Municipality of Halton

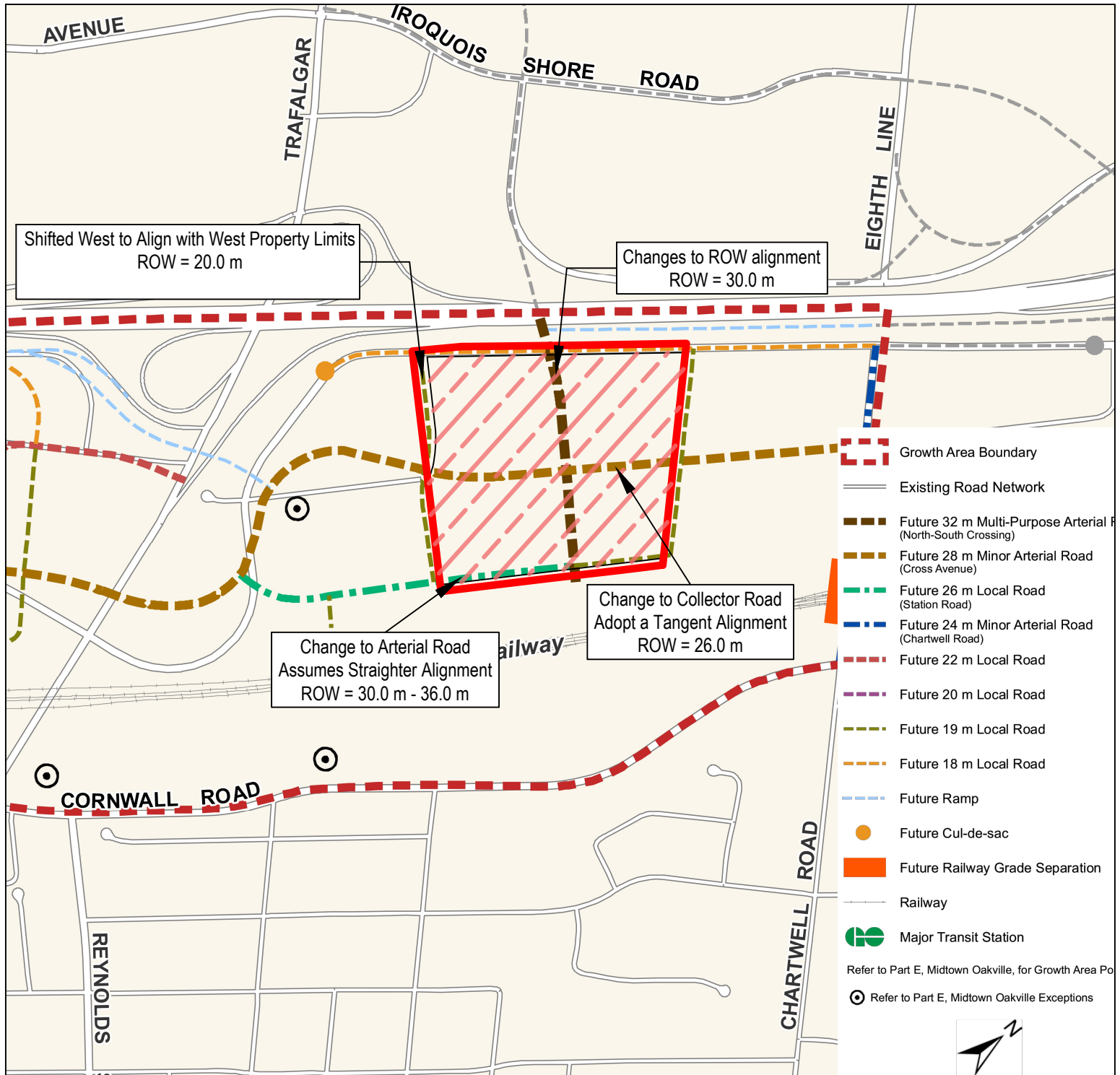
**OFFICIAL PLAN AMENDMENT to
 SCHEDULE L2: MIDTOWN OAKVILLE BUILDING HEIGHTS**

Passed the _____ Day of _____, 2026

SIGNING OFFICERS

 MAYOR

 CLERK



Subject Lands

To be changed to the alignment and design of the road network

LOCATION:
420 South Service Rd East
Part of Lot 12, Concession 3,
South of Dundas Street
and Lots 113 and 114,
Registered Plan 1009
Town of Oakville
Regional Municipality of Halton

OFFICIAL PLAN AMENDMENT to SCHEDULE L3: MIDTOWN OAKVILLE TRANSPORTATION NETWORK
Passed the _____ Day of _____, 2026

SIGNING OFFICERS

_____ MAYOR

_____ CLERK