

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 20XX-XX

Official Plan Amendment XX

A by-law to adopt an amendment to the North Oakville East Secondary Plan, Official Plan Amendment Number XX (1816986 Ontario Inc; 340 Burnhamthorpe Road East and 3437 Trafalgar Road; File Z.XXXX.XX)

WHEREAS the North Oakville East Secondary Plan, which applies to the lands north of Dundas Street and south of Highway 407, was adopted by City Council as Official Plan Amendment No. 272 to the 2006 Town of Oakville Official Plan; and

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990 c.P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the North Oakville East Secondary Plan to add a new site-specific policy applicable to the lands at 340 Burnhamthorpe Road East and 3437 Trafalgar Road regarding maximum permitted building height.

COUNCIL ENACTS AS FOLLOWS

1. The attached Amendment No. XX to the North Oakville East Secondary 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. PASSED this XX day of XX, 20XX.

MAYOR

CLERK

Official Plan Amendment Number **XX** to the North Oakville East Secondary Plan

Constitutional Statement

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

Part 1 – Preamble

1.0 Location:

The lands affected by this Amendment are located east of Trafalgar Road, south of Burnhamthorpe Street East, known as Part of Lot 21, Concession 1, North of Dundas Street (municipally known as 340 Burnhamthorpe Road East and 3437 Trafalgar Road).

2.0 Purpose & Effect:

The purpose of this Amendment is to amend the text in the North Oakville East Secondary Plan to permit increased building heights for the property at 340 Burnhamthorpe Road East and 3437 Trafalgar Road which is within the Trafalgar Urban Core land use designation. Whereas Policy 7.6.4.8(d)(vii) states that a maximum building height of 20 storeys shall be permitted within the Trafalgar Urban Core, this Amendment would permit a maximum building height of 30 storeys.

3.0 Background & Basis:

- The subject land is 202,000 square metres (approximately 20.2 hectares) in size, with 343.48 metres of frontage along Burnhamthorpe Road East and 514 metres of frontage along Trafalgar Road. It is located within the Trafalgar Urban Core Area in the North Oakville East Secondary Plan and is adjacent to future Higher Order Transit along Trafalgar.
- Within the Town of Oakville Urban Structure (Livable Oakville Schedule A1) and North Oakville East Secondary Plan the subject land is designated Trafalgar Urban Core Area, which is intended to accommodate transit-supportive mixed-use development at high and medium densities. Schedule A1 also identifies Trafalgar Road as a Regional Transit Priority Corridor, and Burnhamthorpe Road as a Major Transit Corridor.
- The owner of the subject land has requested relief from the applicable building height policy in the North Oakville East Secondary Plan to permit a high-density mixed-use development with tower heights of up to 30 storeys, containing

approximately 14,475 square metres of commercial retail space and 6,420 residential units.

- The proposed development will optimize the use of the subject land and contribute to the achievement of the minimum density target of 160 combined residents and jobs per hectare for the Trafalgar Urban Core Area as directed in the Halton Regional Official Plan, Table 2B. (**Note:** As of July 1, 2024, the Halton Region Official Plan is deemed an official plan of each of the lower-tier municipalities in Halton, including the Town of Oakville, until it is revoked or amended by the Town).
- The proposed development will support the Town's planned urban structure, contributing to the achievement of a complete community by providing compact and high-quality multi-unit dwellings as well as additional locally oriented commercial space. The subject land is immediately adjacent to a future community park to the east, a planned secondary school to the southeast, and a planned elementary school to the south (lands reserved partially within the subject lands as Block 13), strengthening access to recreational and community amenities in the surrounding areas.
- The proposed development is supportable from a servicing and transportation perspective and will not have adverse impacts on the surrounding area.
- From an urban design perspective, the subject land is well-buffered from surrounding residential uses by virtue of the Trafalgar and Burnhamthorpe rights-of-way, and there are no adverse impacts anticipated with regard to shadowing, overlook, and loss of light or privacy. The proposal promotes the urban design objectives of the Town and will contribute to a vibrant and distinct sense of place with a high-quality public realm.
- The proposed development overall has regard for matters of provincial interest, is consistent and does not conflict with all applicable provincial plans and the Region of Halton Official Plan, conforms to the Livable Oakville Official Plan, and maintains the intent and purpose of the North Oakville East Secondary Plan.

Detailed regulations to implement the proposed development have been established through the associated site-specific Zoning By-law Amendment.

Part 2 – The Amendment

Item No.	Section	Description of Change
1.	7.6.4.8(d)(vii)	<p>Section 7.6.4.8 – Land Use Policies for All Core Areas 1-4 – Exceptions – is amended by adding a new exception policy 7.6.4.8(d)(vii):</p> <p>On the lands located at 340 Burnhamthorpe Road East and 3437 Trafalgar Road, a maximum building height of 30 storeys shall be permitted.</p>

