

**Official Plan Amendment Number \_\_\_\_**  
**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 the proposed official plan amendment is to modify the text of the North Oakville East Secondary Plan to permit an increase in density of up to 300 units per hectare (UPH) and/or 2.2 FSI to facilitate the construction of three 6-storey apartment and/or mixed-use buildings.

**2. Location**

The site subject to this Official Plan Amendment is municipally known as 3380 Sixth Line, and legally known as Part of Lot 16, Concession 1, N.D.S. Blocks 22 and 23 combine for 1.26 hectares and are part of a larger parcel of land comprising an area of 8.08 hectares on the west side of Sixth Line, between Dundas Street West and Burnhamthorpe Road West.

**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 is consistent with the North Oakville East Secondary Plan.
- A statutory public meeting on the proposed Official Plan Amendment was held on June 16, 2020.
- Mid-rise buildings are a permitted use in the Neighbourhood Area land use designation of the North Oakville East Secondary Plan.
- OPA 321 amended land use policies for the Neighbourhood Area land use designation, allowing building heights of up to 6-storeys in the Neighbourhood Centre Area.
- The proposed design of the mid-rise buildings is contextually appropriate, minimizing impact and maintaining compatibility with the surrounding land uses.

- A Traffic Impact Analysis has confirmed that the traffic generated by the proposed development can be accommodated on the existing and planned road network.
- An urban design study demonstrates compatibility with the objectives of the North Oakville Urban Design and Open Space Guidelines
- The property is located on Sixth Line, a minor arterial / transit corridor in the North Oakville East Secondary Plan.
- The proposed density of the development is transit supportive and contributes to the overall objective to reduce reliance on vehicle trips in North Oakville.
- Detailed regulations to implement the proposed development have been established through the associated site-specific Zoning By-law Amendment.

## **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.

<b>Item No.</b>	<b>Section</b>	<b>Description of Change</b>
1.	<b>7.6.18 EXCEPTIONS</b>	<p>Insert new policies as follows:</p> <p><b><u>7.6.18.XXX 3380 Sixth Line</u></b></p> <p><b><u>A maximum density of 300 units per hectare (UPH) shall be permitted for apartment buildings and a maximum density of 2.2 FSI shall be permitted for mixed-use buildings on Block 22, draft plan of subdivision 24T-20003/1316</u></b></p>
2.	<b>7.6.18 EXCEPTIONS</b>	<p>Insert new policies as follows:</p> <p><b><u>7.6.18.XXX 3380 Sixth Line</u></b></p> <p><b><u>A maximum density of 275 units per hectare (UPH) shall be permitted for apartment buildings and a maximum density of 2.0 FSI shall be permitted for mixed-use buildings on Block 23, draft plan of subdivision 24T-20003/1316</u></b></p>