



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-~~XXX~~

Official Plan Amendment ~~XX~~

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

207, 217 and 227 Cross Avenue and 571, 587-595 Argus Road
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 207, 217 and 227 Cross Avenue and 571, 587-595 Argus Road, located at the northeast corner of the intersection of Cross Avenue and Argus Road.

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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

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 **XX** to the Livable Oakville Official Plan.

PASSED this__ day of_____, 2024

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 is to permit an increase in the building height to facilitate the development of three mixed use buildings with three towers that are 37-, 49- and 65-storeys in height in the Midtown Oakville Urban Growth Centre and within a major transit station area. The current maximum height is set at 20-storeys in the northern portion and 12-storeys in the southern portion of the lands. The Official Plan Amendment seeks to maintain the road alignment of Argus Road, immediately south of the subject lands, as shown on Schedule L3 of the Official Plan. It also seeks to facilitate the development of a future local road along the easterly edge of the site, as well as the widening of Cross Avenue along the southerly edge of the site, and remove the proposed realignment of Argus Road on Schedule L3 of the Official Plan.

2. Location

The lands subject to this amendment are municipally known as 207, 217 and 227 Cross Avenue as well as 571 and 587-595 Argus Road. The lands are located at the northeast intersection of Cross Avenue and Argus Road. The lands are approximately 12,599 square metres in size with frontages of approximately 74 metres on Cross Avenue and 111 metres on Argus Road. The lands are shown on Schedule A attached hereto.

3. Basis

- The subject lands are designated “Urban Centre” and “Urban Core” in accordance with ‘Schedule L1’.
- An increase in the permitted height and density will support the Town’s objectives for intensification within the Midtown Oakville Urban Growth Centre, the part of the town that is planned to accommodate the greatest level of intensification through mixed use and transit-supportive development.
- The proposal provides transit-supportive densities in proximity to existing and planned higher-order transit, including the Oakville GO station and Trafalgar Road Bus Rapid Transit (BRT).

- The proposal is consistent with the policies of the Provincial Policy Statement and conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and the Region of Halton Official Plan, and generally conforms with the policies of the Liveable Oakville Official Plan.
- The proposed amendment and implementing zoning would have the effect of supporting the planning and urban design objectives of the Uptown Core and Urban Centre areas and will provide well-designed mixed-use buildings that contribute to the creation of a complete community.

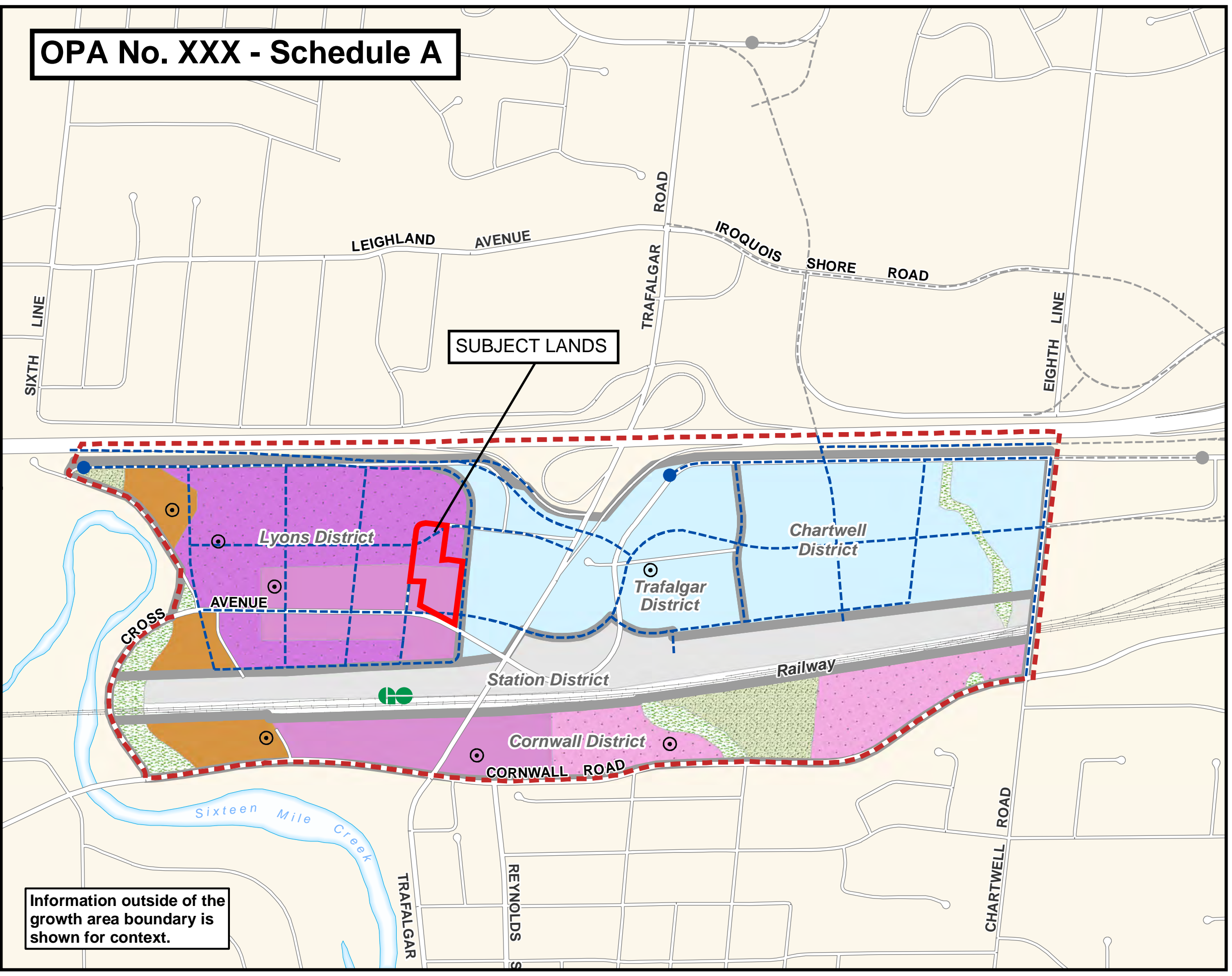
Part 2 – The Amendment

The Liveable 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 Liveable Oakville Plan.

Item No.	Section	Description of Change
1.	20.6.X MIDTOWN OAKVILLE Exceptions – Schedule L1, L2 and L3.	On the lands designated Urban Core and Urban Centre at the northeast corner of the intersection of Cross Avenue and Argus Road, three mixed-use buildings with three towers that are 37, 49 and 65 storeys in height are permitted. The residential density and maximum floor area for retail and office uses shall be regulated by the implementing zoning by-law.

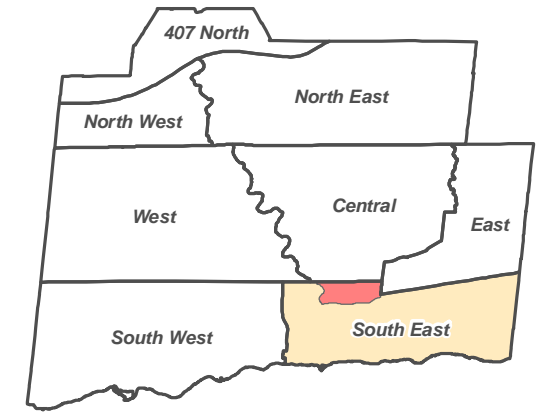
OPA No. XXX - Schedule A

SUBJECT LANDS



Information outside of the growth area boundary is shown for context.

SCHEDULE L1 MIDTOWN OAKVILLE LAND USE



- GROWTH AREA BOUNDARY
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- URBAN CENTRE
- URBAN CORE
- OFFICE EMPLOYMENT
- NATURAL AREA
- PARKS AND OPEN SPACE
- UTILITY
- DISTRICT BOUNDARIES
- FUTURE ROADS
(Refer to Schedule L3 for more detail)
- FUTURE CUL-DE-SAC
- RAILWAY
- MAJOR TRANSIT STATION

Refer to Part E, Midtown Oakville, for Growth Area Policies
 Refer to Part E, Midtown Oakville Exceptions



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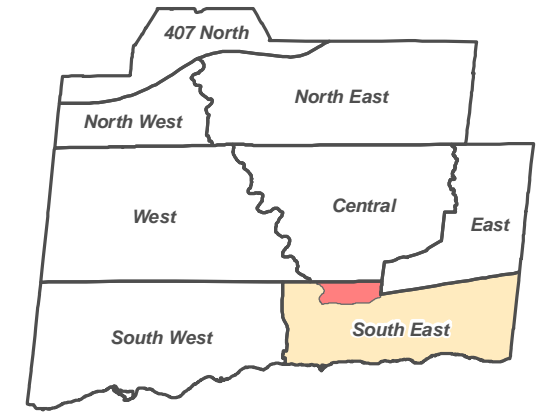
August 31, 2021

OPA No. XXX - Schedule B

SUBJECT LANDS

Information outside of the growth area boundary is shown for context.

SCHEDULE L2 MIDTOWN OAKVILLE BUILDING HEIGHTS



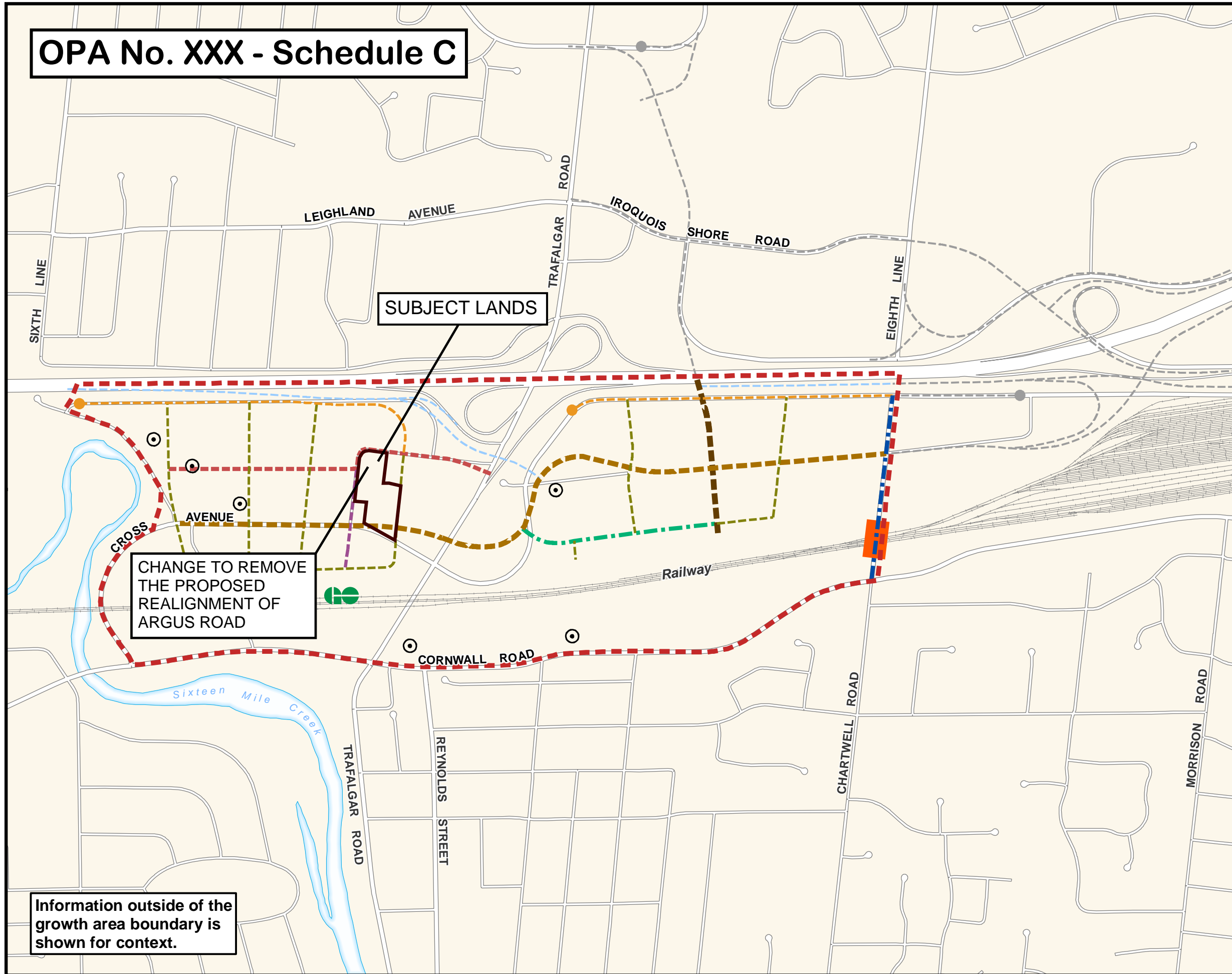
- GROWTH AREA BOUNDARY
 - 2 - 6 STOREYS
 - 4 - 10 STOREYS
 - 6 - 12 STOREYS
 - 8 - 20 STOREYS
 - NATURAL AREA
 - PARKS AND OPEN SPACE
 - HEIGHTS COMPATIBLE WITH UTILITY CORRIDOR
 - LANDS ELIGIBLE FOR BONUSING
 - DISTRICT BOUNDARIES
 - FUTURE ROADS
(Refer to Schedule L3 for more detail)
 - FUTURE CUL-DE-SAC
 - RAILWAY
 - MAJOR TRANSIT STATION
- Refer to Part E, Midtown Oakville, for Growth Area Policies
- Refer to Part E, Midtown Oakville Exceptions



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August 31, 2021

OPA No. XXX - Schedule C

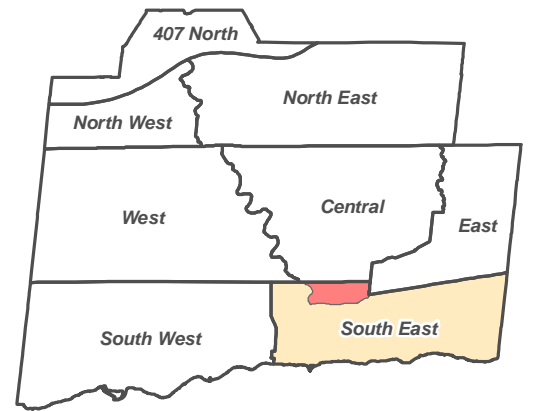


CHANGE TO REMOVE THE PROPOSED REALIGNMENT OF ARGUS ROAD

SUBJECT LANDS

Information outside of the growth area boundary is shown for context.

SCHEDULE L3 MIDTOWN OAKVILLE TRANSPORTATION NETWORK



- Growth Area Boundary
 - Existing Road Network
 - Future 32 m Multi-Purpose Arterial Road (North-South Crossing)
 - Future 28 m Minor Arterial Road (Cross Avenue)
 - Future 26 m Local Road (Station Road)
 - Future 24 m Minor Arterial Road (Chartwell Road)
 - Future 22 m Local Road
 - Future 20 m Local Road
 - Future 19 m Local Road
 - Future 18 m Local Road
 - Future Ramp
 - Future Cul-de-sac
 - Future Railway Grade Separation
 - Railway
 - Major Transit Station
- Refer to Part E, Midtown Oakville, for Growth Area Policies
- Refer to Part E, Midtown Oakville Exceptions



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August 31, 2021