

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-XXX

Official Plan Amendment XX

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number XX (Town of Oakville; 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 modification 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 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 XX to the Liveable 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 19(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and (25) of the said Act, as amended, this Official Plan Amendment comes into effects when all such appeals have been withdrawn or finally disposed of.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 an application to the Approval Authority for approval of the aforementioned Amendment Number XX to the Livable Oakville Official Plan.

PASSED this ___ day of _____, 2025

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

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 Revised 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 Liveable Oakville Plan:

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

B. Location

The subject site is municipally known as 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

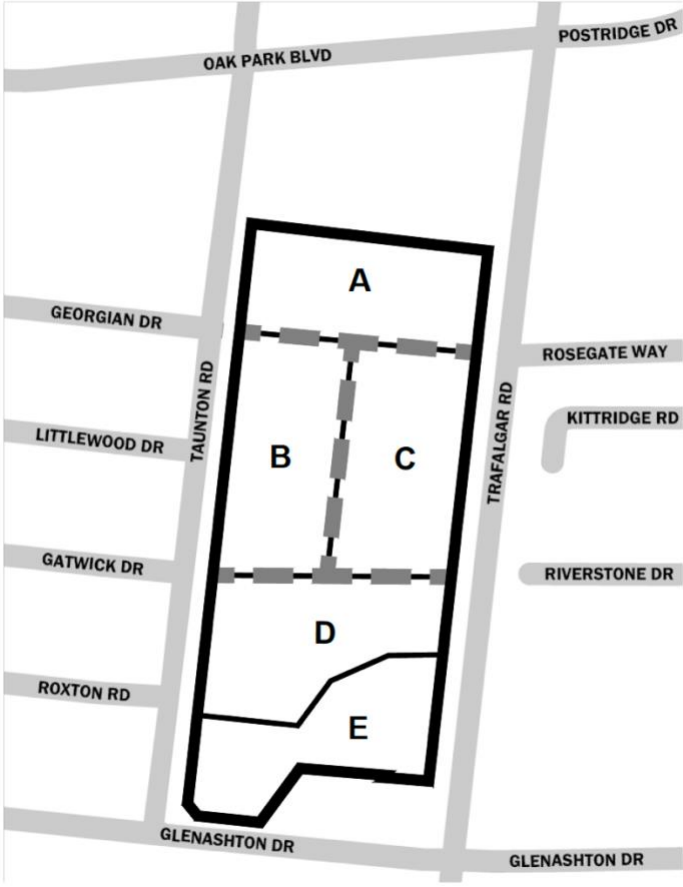
The official plan amendment is based on the following:

- A detailed review and master planning process has been undertaken for the subject site and an updated master plan has been created to guide the future development of the lands.
- A public information meeting was held on February 26, 2025 to solicit public input on the master plan and proposed official plan amendment.
- The statutory public meeting on the proposed amendment was held on XX at Planning and Development Council.
- Notice of the statutory public meeting regarding the proposed official plan amendment was mailed to the property owners within 120m of the subject site on or before XX 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 XX, 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), as of XX, 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 on 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>Replace 21.6.5 UPTOWN CORE Uptown Core Exceptions – Schedules M1 and M2</p> | <p>Replace 21.6.5 policy and figure as follows:</p> <p><u>2274 and 2320 Trafalgar Road (Former Public Works Site)</u></p> <p><u>The following policies apply to the lands identified in Figure 21.6.5</u></p> <p><u>Figure 21.6.5</u></p>  <p>a) <u>The overall development of the lands shall be substantially in accordance with a Master Plan approved by Council.</u></p> <p>b) <u>Area Policies</u></p> |

i. Area A

- A maximum building height of 28 storeys
- A minimum of 685 residential units is required
- Ground floor non-residential uses are required for the majority of the buildings frontages of buildings on the north side of the proposed extension of Georgian Drive.

ii. Area B

- A maximum building height of 12 storeys
- A minimum of 420 residential units is required

iii. Area C

- A maximum building height of 20 storeys
- A minimum of 575 residential units is required

iv. Area D

- A minimum building height of 6 storeys
- A maximum building height of 20 storeys
- A minimum of 520 residential units is required

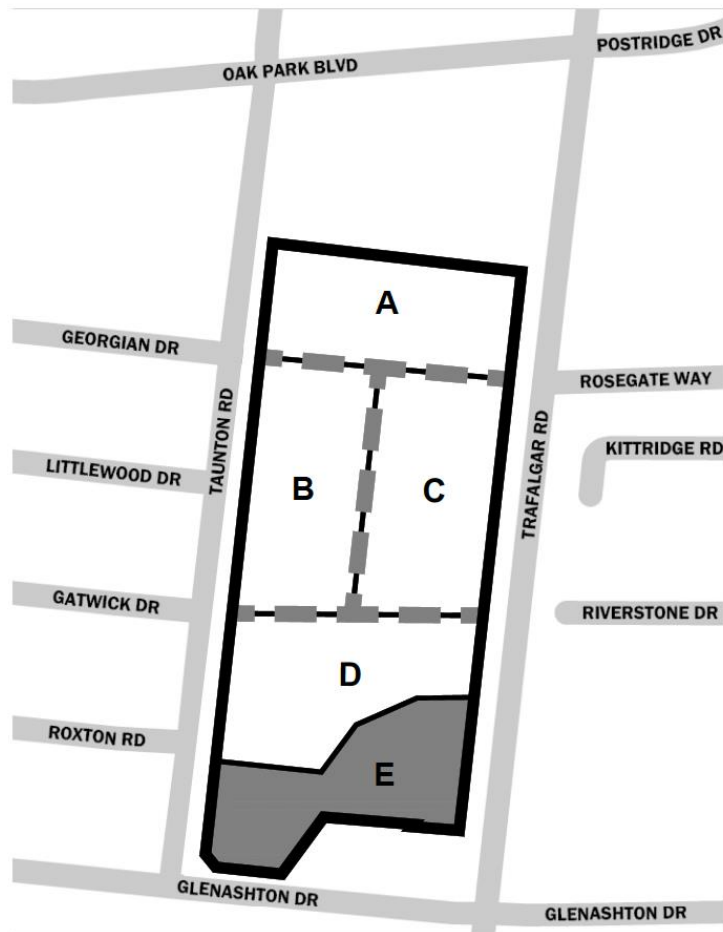
v. All areas

- An overall minimum of 2,200 residential units is required. It is anticipated that this minimum target will be achieved over time through phases and will include no less than 100 affordable housing units.
- Stand-alone residential uses may be permitted

c) Parks and Open Space

A public park and public open space shall be provided within Area E generally as in the location shown on Figure 21.6.5(1) with the ultimate size and location of parkland dedication to be confirmed in accordance with the applicable legislation.

Figure 21.6.5(1)



■ PARK AREAS

- d) Intersection improvements shall be coordinated with Halton Region and Oakville Transit.**

- e) If the property is developed in phases, a phasing plan in accordance with a Master Plan approved by Council may be required.**

B. Schedule Changes

The amendment includes the 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. | Schedule M1 Uptown Core Land Use | Amend Schedule M1 by adding an exception bullet to the subject site |
| 3. | Schedule M2 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



OAKVILLE

OFFICIAL PLAN AMENDMENT SCHEDULE M1





OAKVILLE

OFFICIAL PLAN AMENDMENT SCHEDULE M2

