



**THE CORPORATION OF THE TOWN OF OAKVILLE
BY-LAW NUMBER 2020-072**

Official Plan Amendment 30

A by-law to adopt an amendment to the
Livable Oakville Official Plan
(Empress Capital Group Ltd.; File No. OPA 1517.18)

WHEREAS the Livable Oakville Plan (2009 Town of 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 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 subsection 22(1) of the Planning Act, provides that a person or public body may request a council to amend its official plan; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to enable the development of a seven storey hotel on the lands on the south side of North Service Road West immediately west of the Queen Elizabeth Way Kerr Street off-ramp;

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 30 to the Livable Official Plan is hereby adopted.
2. This Official Plan Amendment comes into effect pursuant to the applicable provisions of Section 17 of the *Planning Act*, R.S.O. 1990, c.P.13.
3. Unless the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be exempt, the Clerk is hereby authorized and directed to submit it for approval.

PASSED this 6th day of July, 2020

MAYOR

CLERK

**Official Plan Amendment Number 30
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 30 to the Livable Official Plan.

Part 1 – Preamble

1. Purpose

The purpose of the proposed official plan amendment is to enable the development of a seven storey hotel on a vacant Core Commercial site.

2. Location

The subject site is located on the south side of North Service Road West immediately west of the Queen Elizabeth Way Kerr Street off-ramp. It is triangular in shape with an area of approximately 6,792.5 m² and frontages of approximately 104 metres on North Service Road West and 125 metres on the Queen Elizabeth Way Kerr Street off-ramp.

The subject site is legally described as Part 10, Registered Plan 20R-15377, Town of Oakville, Regional Municipality of Halton. The general location of the subject site is shown in Appendix A to this Amendment.

3. Basis

- The proposed development has regard for matters of provincial interest and does not conflict with applicable provincial plans.
- The proposed official plan amendment does not conflict with the Regional Official Plan given that the proposed development represents compact development that contributes to the existing mix of uses in the area.
- A public information meeting was held on May 1, 2018 to solicit public input. A statutory public meeting on the proposed Official Plan Amendment was

held on July 9, 2018. A recommendation meeting was held on October 1, 2018 where Council made a resolution deferring the item to a later meeting.

- Council’s resolution requested “that the Applicant secure a Shared Parking and Access Agreement with the westerly abutting property owner, and demonstrate that the minimum landscaping regulations of the applicable Zoning By-law can be adhered to.”
- The Applicant was unable to secure a Shared Parking and Access Agreement with neighbouring tenants, but with additional work undertaken, has demonstrated to the satisfaction of the Transportation Engineering that required parking can be accommodated on-site with a single point of access.
- The Applicant has, to the satisfaction of Zoning and Urban Design, demonstrated that the minimum landscaping regulations of the applicable Zoning By-law can be adhered to.
- The introduction of a hotel as site-specific use will make efficient use of the land and existing infrastructure, and represents an appropriate opportunity for intensification.
- Technical matters related to the extension of services and the subject site’s adjacency to the Queen Elizabeth Way off-ramp have been addressed to the satisfaction of the affected agencies.
- Detailed regulations to implement the proposal have been established through the associated site-specific zoning by-law amendment.

Part 2 – The Amendment

The Livable Oakville Official Plan is amended as follows:

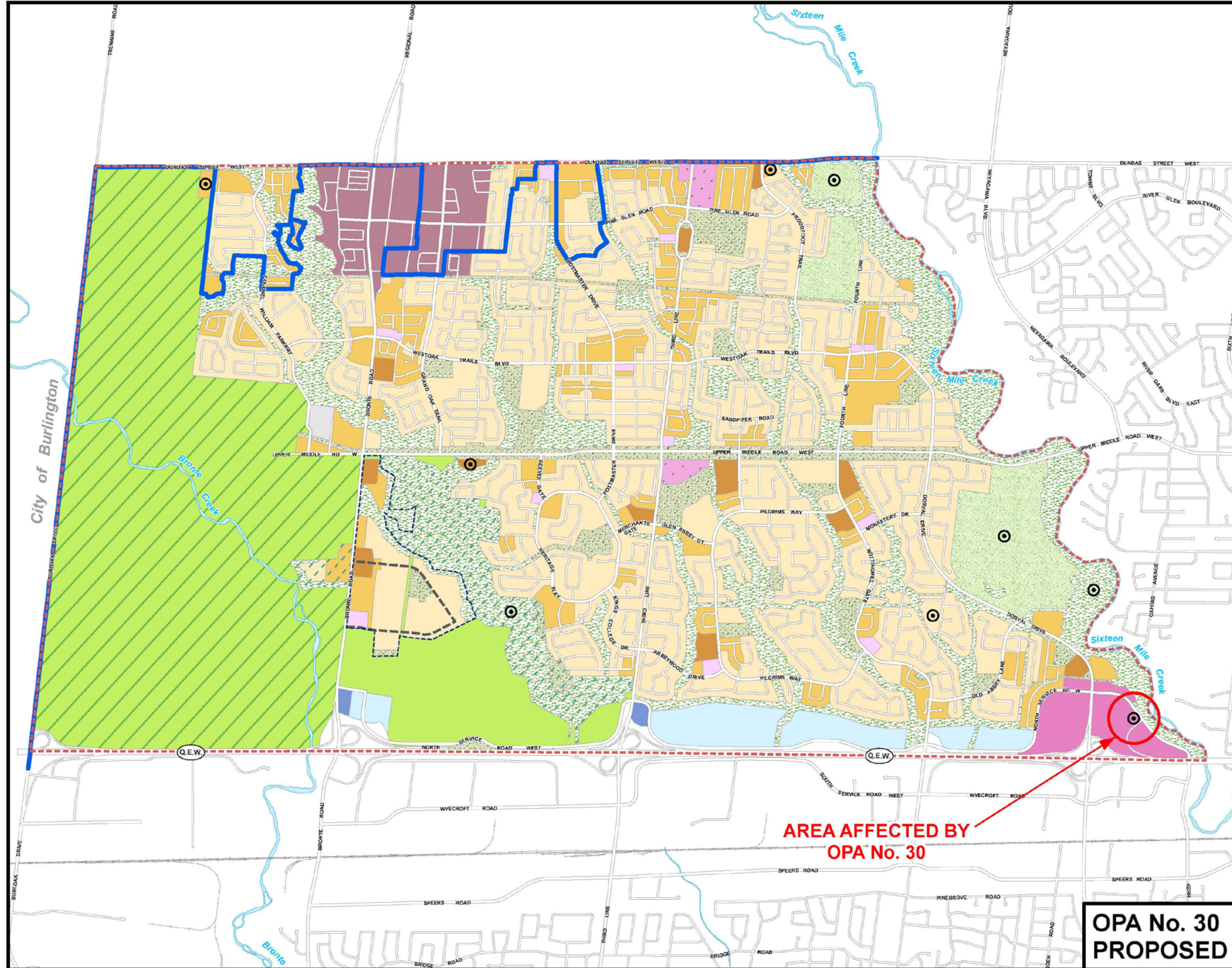
1. Schedule H, West Land Use, is amended as shown in Appendix A to add a symbol (“⊙”) in the location of the subject site to indicate that there is a site-specific exception policy in Part E, Exceptions, of the Plan.
2. Part E, Section 27.3, West Exceptions – Schedule H, is amended by adding the following new site-specific exception policy:

“27.3.11 On the lands designated Core Commercial on the south side of North Service Road West, immediately west of the Kerr Street off-

ramp from the Queen Elizabeth Way, a hotel with a maximum building height of seven storeys may also be permitted.”

DRAFT

APPENDIX A Changes to Schedule H of the Livable Oakville Plan



SCHEDULE H WEST LAND USE

- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS COMMERCIAL
- NATURAL AREA
- PARKWAY BELT
- PARKWAY BELT - OVERLAY
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA*
- GREENBELT**
- RAILWAY
- PROPOSED ROADS

* Refer to Part E, Growth Area Policies
 ** Refer to Part E, Special Policy Areas

Refer to Part E, Exceptions

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September 11, 2018

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**AREA AFFECTED BY
OPA No. 30**

**OPA No. 30
PROPOSED**