

Official Plan Amendment Number ____

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 ____ to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The primary purpose of the proposed official plan amendment is to modify the text and schedules of the Livable Oakville Plan to implement an increase in density within the Residential High Density land use designation of Midtown Oakville for the lands at 70 Old Mill Road and to remove existing permissions for mixed-use on the property.

B. Background

- Midtown Oakville – the area around the Oakville GO Station - has been recognized for its redevelopment potential based on its proximity to regional and local transit facilities.
- The Growth Plan for the Greater Golden Horseshoe, 2020 identifies Midtown Oakville as an “Urban Growth Centre” and requires that the area be planned to accommodate a minimum density of 200 residents and jobs (combined) per hectare by 2031 or earlier
- The Regional Official Plan also designates Midtown Oakville as an Urban Growth Centre.
- The Town's Livable Oakville Plan, was adopted by Council in 2009, approved by the Ontario Municipal Board in 2011, and last updated in 2018. The Official Plan designated Midtown Oakville as an “Urban Growth Centre” through OPA 14 and defined it as one of the Town's Primary Growth Areas planned to accommodate significant intensification to meet the province's growth requirement.

C. Basis

The basis for removing the commercial component of the previously approved project for the subject lands and permitting increased density is as follows:

- The proposal is consistent with the Provincial Policy Statement (PPS) and conforms to the Growth Plan for the Greater Golden Horseshoe (2020).

Revised policies for Major Transit Station Areas (MTSA) provides for increased density of development within a range of 500 to 800 metres of a GO Station. The subject lands are located within 100 metres of the Oakville GO Station.

- The removal of the cap on density in the approved Livable Oakville Plan provides for intensification with the MTSA assists in achieving the goals for the population in the area.
- The submitted technical studies and reports support the development.

Part 2 – The Amendment

A. Text Changes

Item Number	Section	Description
1.	20.6.1 Ancillary Uses at 70 Old Mill Road	Delete the current wording and replace with the wording in item 2 below
2.	20.6.1 Density	Notwithstanding the maximum density permitted as per Part D, Subsection 11.4.2 there is no cap on density for the lands at 70 Old Mill Road
3.	20.6.1 Height	Notwithstanding the height limit of 12 storeys shown on Figure L2, the maximum height of the building at 70 Old Mill Road shall be 46 metres inclusive of mechanical facilities thus permitting a mezzanine level at Floor 1.