

**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

2172 Wyecroft Road
Town of Oakville,
Regional Municipality of Halton
File XX

WHEREAS the Liveable 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; and

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, s 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 Liveable Oakville Plan to incorporate certain modifications to text and schedules pertaining to the lands known as 2172 Wyecroft Road, located on the south side of Wyecroft Road, north of the rail corridor and west of the Bronte GO Station.

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number XX to the Liveable Oakville 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 of filing a notice of appeal, if no appeal is filed pursuant to subsections 17(24) and (25) of the Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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 _____, 2022.

MAYOR

CLERK

Official Plan Amendment Number XX to the Town of Oakville's Liveable Oakville Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number XX to the Liveable Oakville Plan.

Part 1 – Preamble

1. Purpose and Effect

The purpose of this Official Plan Amendment is to permit an increase in the permitted building height to facilitate the development of two mixed use buildings each with two towers that are 25-, 28-, 32-, and 35-storeys in height, inclusive of 6-storey podiums. The Liveable Oakville Plan currently permits 20-storeys plus an additional 4-storeys given in lieu of the proposed public road conveyances, for a total of 24-storeys.

2. Location

The lands subject to this amendment are municipally known as 2172 Wyecroft Road, located on the south side of Wyecroft Road, north of the rail corridor and west of the Bronte GO Station. The lands are approximately 23,614.0 square metres in size with a frontage of approximately 93 metres on Wyecroft Road, and a depth of approximately 250 metres. The lands are shown on Schedule A attached hereto.

3. Basis

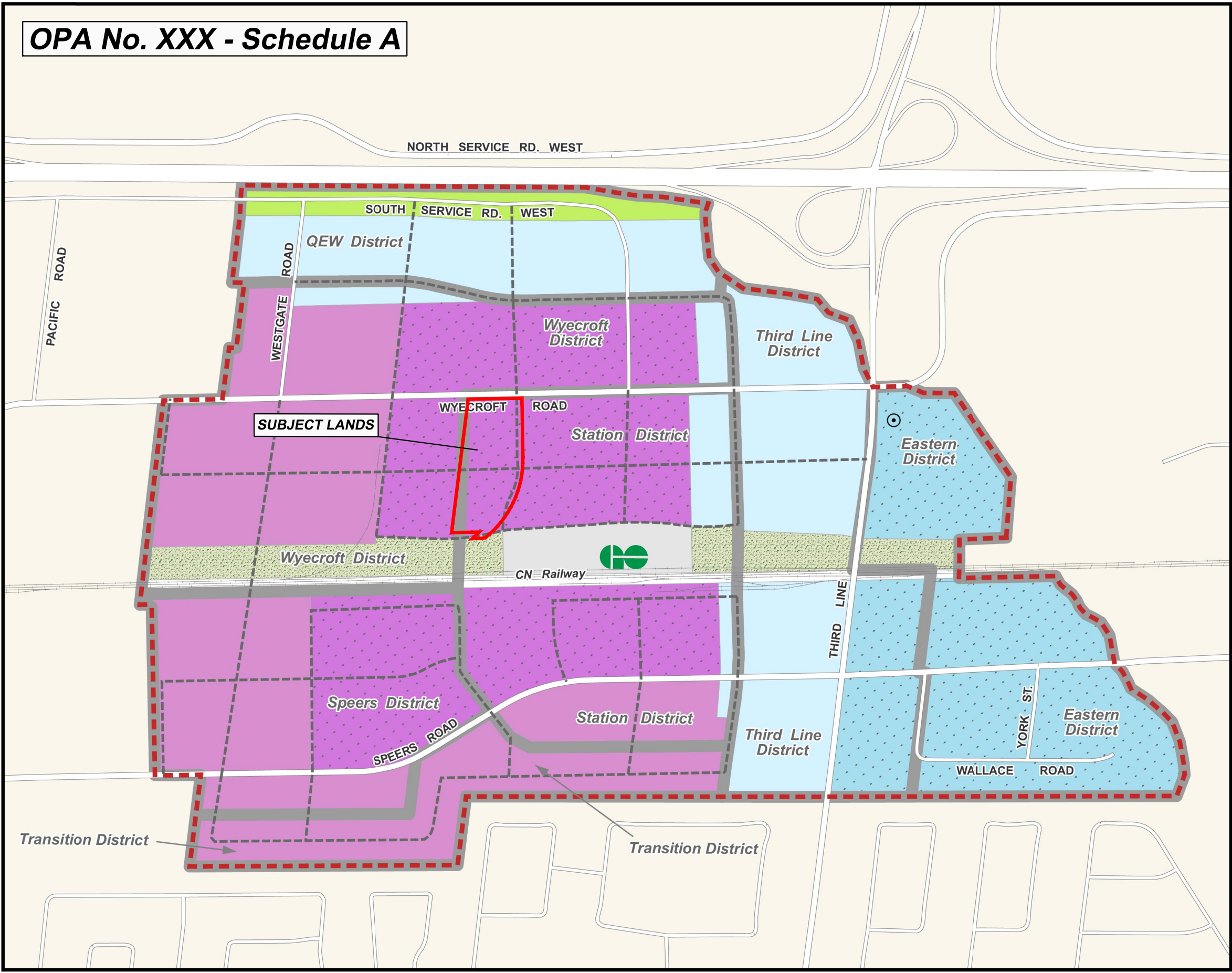
- The subject lands are designated “Urban Core” in accordance with ‘Schedule S1’.
- An increase in the permitted height and density will support the Town’s objectives for intensification with the Bronte GO Major Transit Station Area (“MTSA”), an identified strategic growth centre intended to accommodate significant population and employment growth to support transit investment and will not result in any adverse impacts on surrounding properties or public realm.
- The proposal provides transit-supportive densities in proximity to existing higher order transit, including the Bronte GO Station and Oakville Transit municipal bus loop.
- The proposal is consistent with the policies of the Provincial Planning Statement and conforms with the policies of the Regional 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 implementing the planning and urban design objectives of the Bronte GO MTSA area and will provide well-designed mixed-use buildings that contribute to the creation of a complete community.

Part 2 – The Amendment

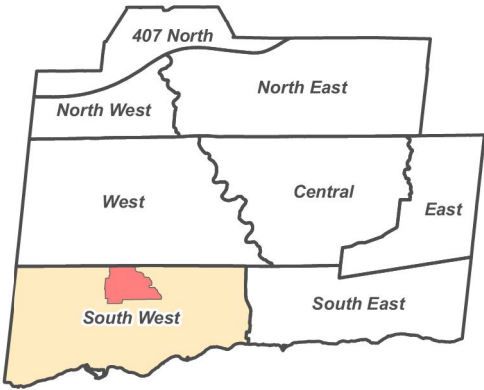
The Liveable Oakville Plan is amended by adding a new Section 27.8.X to Section 27.8 Bronte GO Major Transit Station Area Exceptions – Schedule S1 and S2 of the Liveable Oakville Plan.

Item No.	Section	Description of Change
1	27.8.X – Bronte GO Major Transit Station Area Exceptions – Schedule S1 and S2	On the lands designated Urban Core, located on the south side of Wyecroft Road, north of the rail corridor and west of the Bronte GO Station, two mixed-use building with two towers each that are 25, 28, 32 and 35 storeys, inclusive of 6-storey podium elements, are permitted. The residential density and maximum floor area for retail and commercial uses shall be regulated by the implementing zoning by-law.

OPA No. XXX - Schedule A



SCHEDULE S1
BRONTE GO MTSA
LAND USE



- GROWTH AREA BOUNDARY
- URBAN CENTRE
- URBAN CORE
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- PARKWAY BELT
- PARKS AND OPEN SPACE
- UTILITY
- DISTRICT BOUNDARIES
- FUTURE ROADS
(Refer to Schedule S4 for more detail)
- RAILWAY
- MAJOR TRANSIT STATION

Refer to Part E, Bronte GO MTSA, for Growth Area Policies

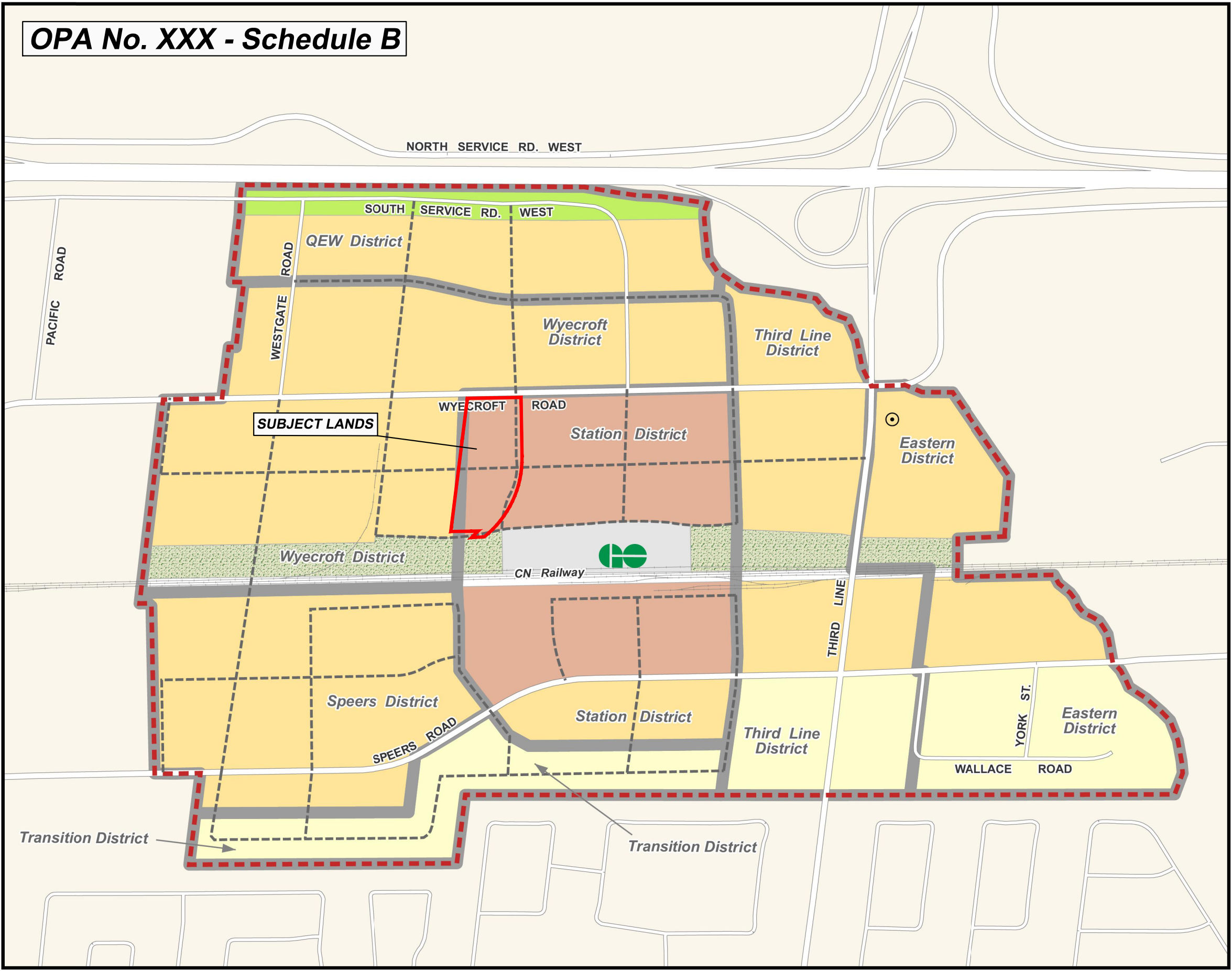
Refer to Part E, Exceptions



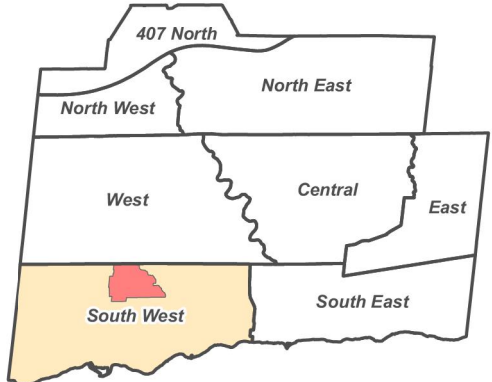
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January 23, 2025

OPA No. XXX - Schedule B



**SCHEDULE S2
BRONTE GO MTSA
BUILDING HEIGHTS**



- GROWTH AREA BOUNDARY
- 2 - 4 STOREYS
- 3 - 8 STOREYS
- 5 - 20 STOREYS
- PARKWAY BELT
- PARKS AND OPEN SPACE
- UTILITY
- DISTRICT BOUNDARIES
- FUTURE ROADS
(Refer to Schedule S4 for more detail)
- RAILWAY
- MAJOR TRANSIT STATION

Refer to Part E, Bronte GO MTSA, for Growth Area Policies

Refer to Part E, Exceptions



1:6,500

January 23, 2025