



**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

166 South Service Road East
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; and

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 *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 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.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 _____, 2022

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 two mixed use buildings with three towers that are 44, 50 and 58 storeys in height, inclusive of a 6-storey podium element. The current maximum height is set at 20-storeys.

2. Location

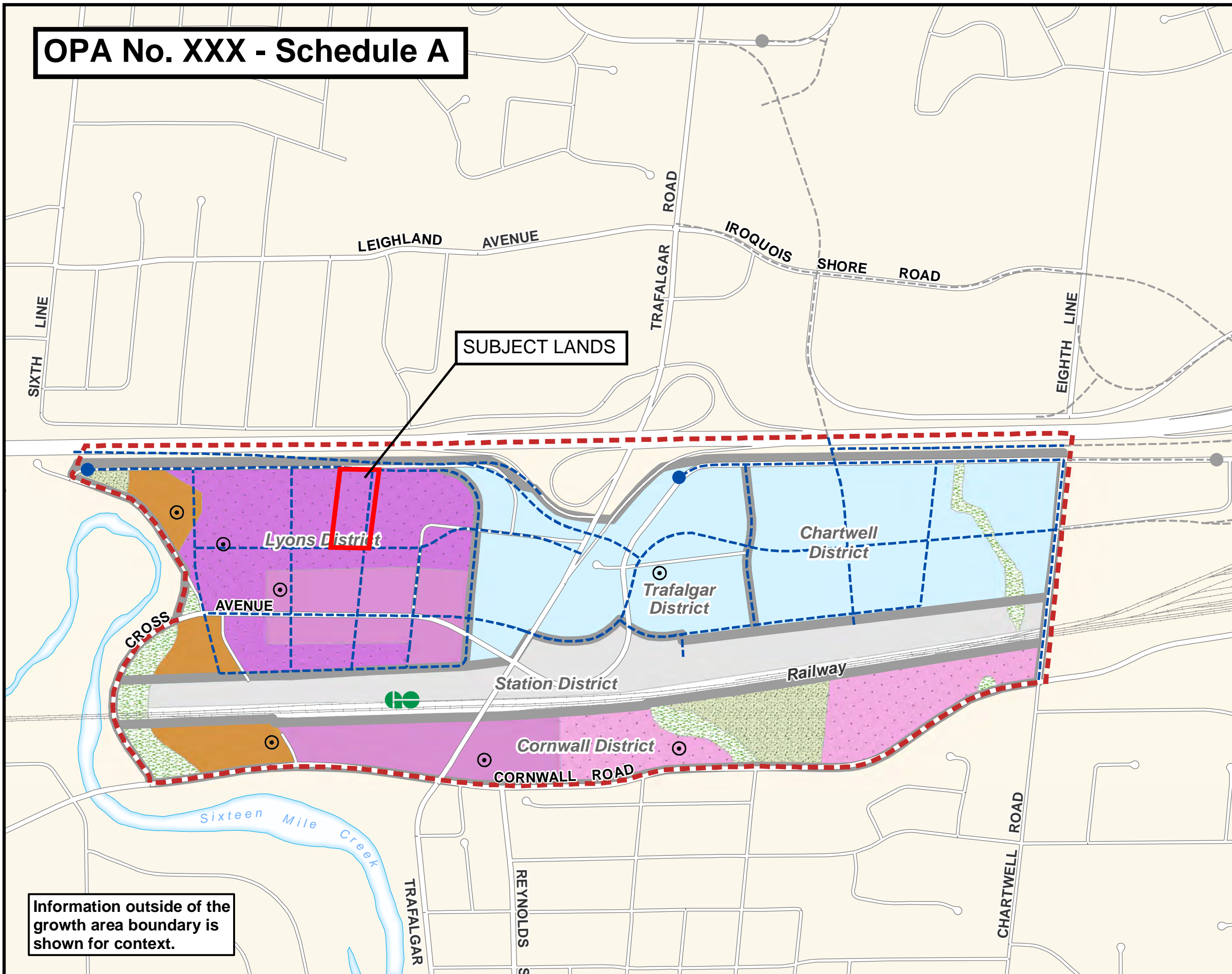
The lands subject to this amendment are municipally known as 166 South Service Road East, located on the south side of South Service Road East, midblock between Trafalgar Road to the east and Lyons Lane to the west. The lands are approximately 11,902 square metres in size with frontages of approximately 76 metres on South Service Road East and a depth of approximately 157 metres. The lands are shown on Schedule A attached hereto.

3. Basis

- The subject lands are designated “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 areas and will provide well-designed mixed-use buildings

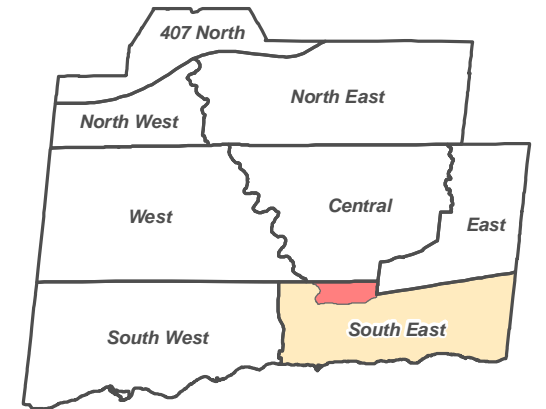
OPA No. XXX - Schedule A

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

SIXTH LINE

LEIGHLAND AVENUE

TRAFALGAR ROAD

IROQUOIS SHORE ROAD

SHORE ROAD

EIGHTH LINE

Lyons District

Chartwell District

Trafalgar District

CROSS AVENUE

Station District

Railway

Cornwall District

CORNWALL ROAD

Sixteen Mile Creek

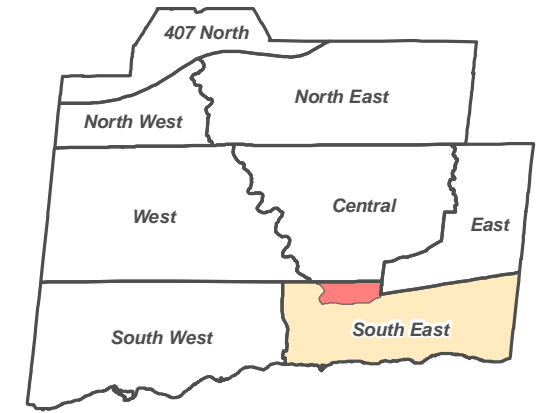
TRAFALGAR

REYNOLDS

CHARTWELL ROAD

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
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