

Official Plan Amendment Number ____
to the North Oakville East Secondary Plan
forming part of the Official Plan of the Oakville Planning Area
of the Town of Oakville

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitutes Amendment Number ____ to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

Part 1 – The Preamble

1. Purpose

The purpose of the proposed amendment is to incorporate specific amendments to the North Oakville East Secondary Plan to facilitate the development of the subject lands with five future mixed-use towers with 3-storey podiums to facilitate the construction of mixed-use buildings to a maximum height and density of 18-storeys and 4.74 FSI.

2. Location

The site subject to this Official Plan Amendment is legally known as Part of Lot 20, Concession 2, N.D.S. The property comprises an area of 1.77 hectares on the northeast side of Burnhamthorpe Road (William Halton Parkway) and Neyagawa Boulevard.

3. Basis

- On September 27, 2017, Council adopted Official Plan Amendment 15 (By-law 2017-079) that introduced a new Section 3 – Urban Structure and Schedule A1 – Urban Structure into the town’s Official Plan, the Livable Oakville Plan, designating the subject lands as a node for future study.
- The Town of Oakville is undertaking a Neyagawa Urban Core Review as part of the Official Plan Review to delineate a boundary and mix of uses for this Strategic Growth Area.

- The proposed development has regard for matters of provincial interest, does not conflict with all applicable provincial plans, the Region of Halton Official Plan and conforms to the intent of North Oakville East Secondary Plan.
- The proposed amendment is consistent with Provincial directives to make efficient use of land, existing and planned infrastructure and public services.
- A statutory public meeting on the proposed Official Plan Amendment was held on _____.
- The proposed amendment is appropriate as it will direct higher densities toward William Halton Parkway and the planned Neyagawa Secondary Regional Node and continues to allow the proposal to develop cohesively with adjacent landowners.
- The proposed high-density mixed-use development is a use permitted in the Neyagawa Urban Core.
- A Traffic Impact Study has confirmed that the traffic generated by the proposed development can be accommodated on the existing and planned road network.
- An Urban Design Brief demonstrates compatibility with the objectives of the North Oakville Urban Design and Open Space Guidelines.
- The property is located at Neyagawa Boulevard and future William Halton Parkway, with Secondary Transit Corridor Service.
- The proposed density of the development is transit supportive and contributes to the overall objective to reduce reliance on vehicle trips in North Oakville.
- Detailed regulations to implement the proposed development have been established through the associated site-specific Zoning By-law Amendment.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into the North Oakville East Secondary Plan.

Item No.	Section	Description of Change
1.	7.6.18 EXCEPTIONS	<p>Insert new policies as follows:</p> <p><u>7.6.18.XXX Part of Lot 20, Concession 2.</u></p> <p>Notwithstanding Section 7.6.6.3 Land Use Policies:</p> <ul style="list-style-type: none">a) The highest development densities shall be focused along Neyagawa Boulevard, north of Burnhamthorpe Road West (and/or future William Halton Parkway, as applicable).b) A mix of uses shall be permitted in the Neyagawa Urban Core Area with a range of heights and densities to support higher order transit.c) Density<ul style="list-style-type: none">i) A maximum floor-space index of 4.74 shall apply.d) Building Heights<ul style="list-style-type: none">i) For lands abutting and to the north of Burnhamthorpe Road West (and/or future William Halton Parkway, as applicable), a minimum height of two storeys is encouraged.ii) A maximum height of 18 storeys shall be permitted.