

Appendix A

Applicant's OPA Submission

THE CORPORATION OF THE TOWN OF OAKVILLE

OFFICIAL PLAN AMENDMENT NUMBER _____

CONSTITUTIONAL STATEMENT:

The details of the Amendment, as contained in Part 1 and Part 2 of this text, constitute Amendment Number XX to the Liveable Oakville Official Plan.

PART 1 – THE PREAMBLE:

1. Purpose of the Amendment:

The purpose of this Amendment is to implement the policy directions of the Province, Region or Town for intensified development of the subject lands. The Official Plan Amendment is meant to implement policy for the subject lands as per OPA 289 and OPA 306, which are currently under appeal.

The proposed Amendment is to bring the subject lands into the Liveable Oakville Official Plan and provide land use and development standards specific to the site.

It is noted that the Town undertook a thorough and thoughtful review and analysis of this area, resulting in the adoption of both OPA 289 and OPA 306, the latter of which set forth detailed policies for the development of the Palermo Village North Area. Specifically as noted in the preamble to OPA 289, the following studies were undertaken by the Town:

- Official Plan Amendment No. 198 and its related background studies;
- North Oakville Secondary Plan Charrette Conceptual Plans, September 2003;
- North Oakville Secondary Plan Study East of Sixteen Mile Creek Background Study, January 2004;
- North Oakville Secondary Plan Study West of Sixteen Mile Creek Background Study, February 2004;
- North Oakville Creeks Subwatershed Study, as amended, including the Planning Authorities Interagency Review Phase 1 and 2;
- North Oakville Secondary Plan Issues Response Report, November 17, 2004;
- Draft North Oakville Mixed Use Area Study Report, 2005;
- Provincial announcement related to Oakville Land Assembly (Ontario Realty Corporation (ORC)) lands west of Sixteen Mile Creek, November 2004;
- Studies carried out related to the Region's Official Plan Five Year Review;
- Region of Halton Transportation Master Plan and pertinent Environmental Assessment studies completed or underway;
- Halton Water and Wastewater Master Plan Review; and,
- Town of Oakville Environmental Strategic Plan.

2. Location:

The portion of lands subject to this Amendment are located on the north side of Dundas Street West, east of Bronte Road, as shown on Schedule "1" attached to this By-law.

3. Basis:

The decision to amend the Livable Oakville Official Plan is based on the following considerations:

1. The proposal meets the intent, goals and objectives of the Region of Halton and Town Official Plans.
2. The site is well served by a variety of existing and planned public transportation and active transportation options, community services, public open spaces, retail, commercial, employment and institutional uses.
3. Given the site constraints (size, access limitations), providing additional uses as proposed will assist in intensifying the lands and the optimization of the planned infrastructure.
4. The proposal supports the employment growth and objectives of the Town of Oakville by providing employment opportunities on the site.
5. The lands are suitable for the proposed uses and height as they are located in an ideal location for intensification as per the adopted but under appeal OPA 306 (the Town's last vision for Palermo Village North Area).
6. An appropriate transition in built form that respects the existing and planned surrounding context will be achieved. The proposed massing and height will be compatible with the planned vision for Palermo Village North
7. The proposal will provide an appropriate building setback to Ministry of Transportation Lands adjacent to the subject lands.

PART 2 – AMENDMENT

Livable Oakville is hereby amended by:

1. Amending Schedule E- Land Use Schedule to designate the subject lands within the land use schedule boundaries as shown on Schedule "2".
2. Amending Schedule H – West Land Use to designate the subject lands as "Urban Core" as shown on Schedule "3".
3. Adding the following special exemption after Section 27.____:

27.____ 2507 Dundas Street West Lands

The 2507 Dundas Street West lands are shown on Schedule "1" of this by-law. The lands are within a larger area known as Palermo Village and are generally located north of Dundas Street West, east of Bronte Road.

27.____ Urban Core

The Urban Core designation reflects the most urban part of North Oakville West Plan Area. This area provides for the densest development and the highest order activities including a range of residential, retail and service commercial, office, entertainment, culture, business and institutional uses. Self-Storage facilities shall also be permitted on the subject lands within a multi-storey building. Mixed use development is encouraged. Ultimately it is intended that the Urban Core lands will become a true mixed use urban area.

27._____._____._____. Building Standards

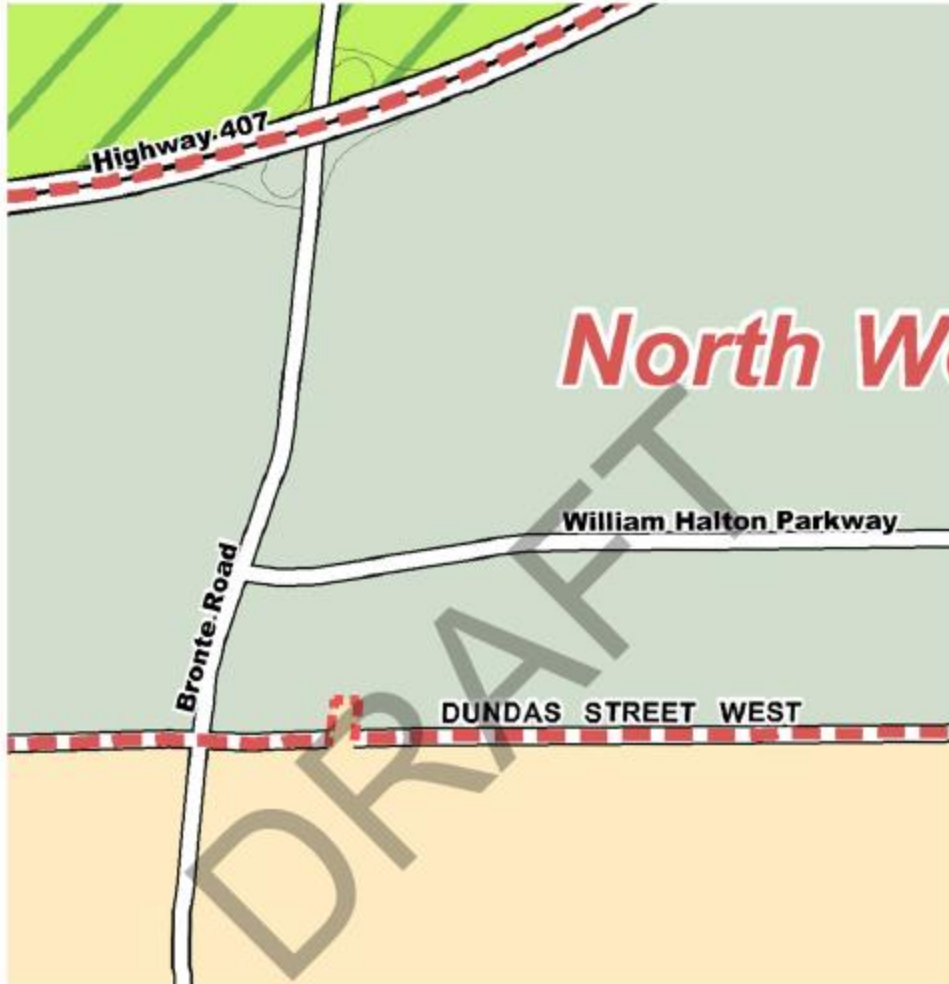
- a) The following densities shall be permitted:
 - a. Minimum density – FSI of 0.5;
 - b. Maximum density – FSI of 4.0.

- b) The following heights shall be permitted:
 - a. Minimum height – 2-storeys;
 - b. Maximum height – 8-storeys.

DRAFT



Schedule 1	LEGEND			 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE <small>330-705 WILSON ROAD WOODBINE, ON L4L 8V7 P: 905.711.8888 F: 905.711.8887 WWW.MHBCPLAN.COM</small>
	 Subject Lands	DATE: September 23, 2020		
2507 Dundas Street West, Oakville, Ontario	<small>© 2020 MHBC - All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of MHBC.</small>			



Data Source: Town of Oakville Official Plan Planning Schedule E (2015)

**Town of Oakville
Official Plan
Amendment**
Schedule 2
Land Use Schedule
Boundaries

2507 Dundas Street West,
Oakville, Ontario

LEGEND

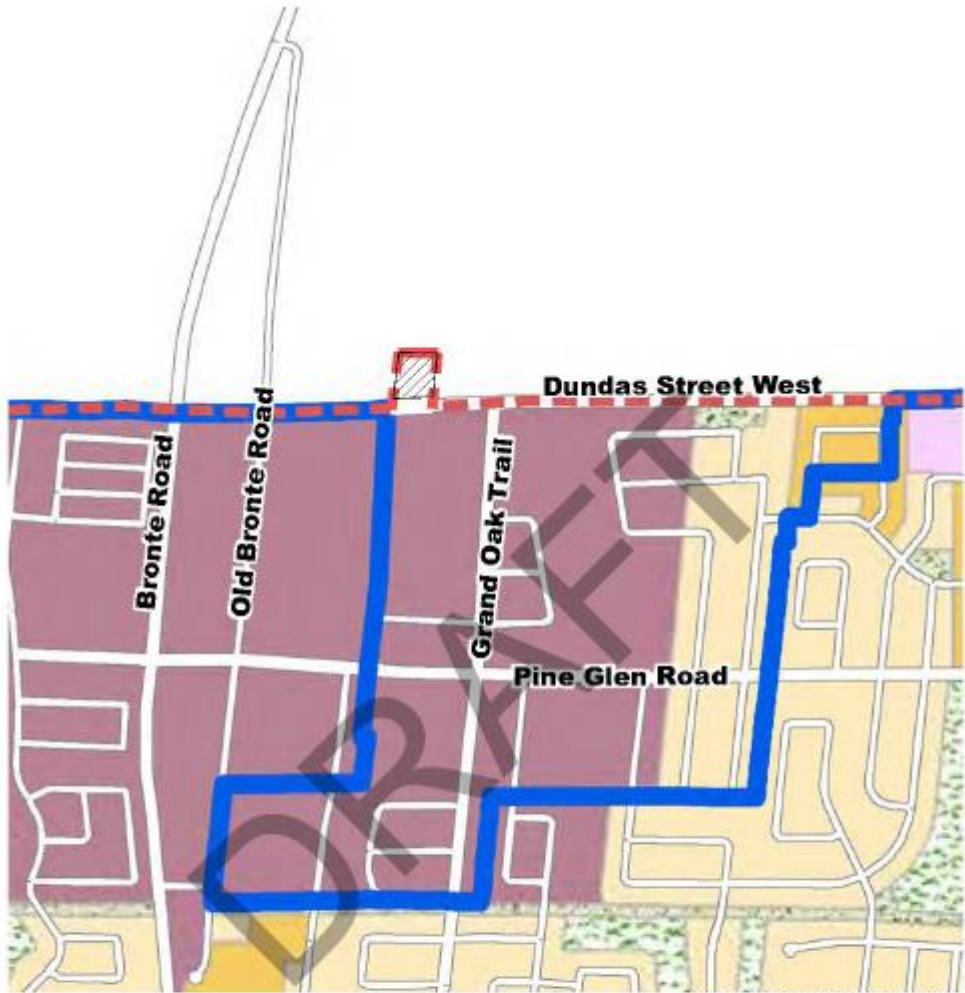
-  Schedule Area Boundary
-  Lands not subject to the policies of this plan
-  Parkway Belt
-  Greenbelt

DATE: October 26, 2020

SCALE: NTS



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
250 WEST WATSON ROAD, WOODBINE, ONTARIO L9V
7-903-741-5585 / 905-703-5585 | www.mhbc.com



Data Source: Town of Oakville Official Plan Schedule 14 (2019)

**Town of Oakville
Official Plan
Amendment
Schedule 3
West Land Use**

2507 Dundas Street West,
Oakville, Ontario

LEGEND	
	Schedule Area Boundary
	Urban Core
	Built Boundary
	Low Density Residential
	Medium Density Residential
	Neighbourhood Commercial
	Natural Area
	Growth Area (Refer to Growth Area Policies)

DATE: October 29, 2020 SCALE: NTS



MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
25-100 WELTON ROAD WOODBINE, ON L4L 1G7
PH: (905) 886-1199 | WWW.MHBCPLAN.COM