

Appendix A1
Applicant's Draft Official Plan Amendment

THE CORPORATION OF THE TOWN OF OAKVILLE
DRAFT
BY-LAW NUMBER 2021-XXX

A by-law to adopt an amendment to the Livable Oakville Plan,
Official Plan Amendment Number XXX
2262 and 2266 Lakeshore Road West and 83 East Street

WHEREAS the Livable Oakville Plan (2009 Town of Oakville Official 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 partially 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 modifications to the text and schedules pertaining to the lands at the southeast corner of Lakeshore Road and East Street,

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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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

PASSED this ____ day of _____, 2021.

MAYOR

CLERK

DRAFT

Official Plan Amendment Number XXX
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 XXX to the Livable Oakville Official Plan.

Part 1 – The Preamble

A. Purpose:

The purpose of this amendment is to incorporate certain modifications to the Livable Oakville Official Plan to facilitate the development of a 15-storey mixed use building comprised of 245 residential units and commercial uses at grade at 2262 and 2266 Lakeshore Road West and 83 East Street.

B. Location:

The lands are located on the southeast corner of Lakeshore Road West and East Street, within the Bronte Village Growth Area.

C. Basis:

An increase in the permitted building height will facilitate a more efficient use of the site as encouraged by the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan, and the Livable Oakville Plan. Additional building height is supportable in this location given its location at the gateway to the Bronte Village Growth Area and its compatibility with the built form context which includes high-rise buildings in close proximity, and comparable to the 14 storey mixed use buildings at the western Bronte Village gateway location, balancing the gateway locations.

An Official Plan Amendment to maintain the "Main Street 2" designation with modified *bonusing provisions* to the Subject Lands will continue to allow a mixed use building, but will increase the maximum permitted additional height available through bonusing from four to nine storeys. As per section 12.3.2 in the Livable Oakville Plan, additional building heights may be considered in accordance with the applicable bonusing policies outlined therein. Section 24.8.2 a) outlines the permitted increases to maximum building height for lands eligible for bonusing in Bronte Village, which is four additional storeys for the Subject Lands. Accordingly, the as-of-right 'Main Street 2' designation permits a total maximum height of 10 storeys inclusive of bonusing provisions. A site-specific policy will permit an increase to the permitted bonus on the Subject Lands from four to nine additional storeys to permit a total maximum height of 15 storeys inclusive of bonusing provisions.

Part 2 – The Amendment

The Livable Oakville Official Plan is amended as follows:

Item 1: To add to **Section 24.7 Bronte Village Exceptions – Schedule P1** the following new policy:

24.7.XX: The maximum additional height permitted in accordance with Section 12.3.2(b) is 9 storeys, for a total of 15 storeys, on the lands located at the southeast corner of Lakeshore Road West and East Street, comprising the property municipally known as 2262 and 2266 Lakeshore Road West and 83 East Street.

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