

Appendix B - Applicants Proposed Official Plan Amendment

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 two future mixed use/apartment blocks and one future development block to facilitate the construction of residential and mixed use buildings to a maximum height and density of 12-storeys and 4.5 FSI.

2. Location

The site subject to this Official Plan Amendment is legally known as Part of Lots 17,18 and 19, Concession 1, N.D.S. The property comprises an area of 38.71 hectares on the south side of Burnhamthorpe Road, east of Neyagawa Boulevard.

3. Basis

- 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 height and density for the future mixed use/apartment and future development blocks is contextually appropriate and will be designed to minimize impact and maintain compatibility with surrounding land uses.
- The proposed amendment is consistent with staff’s direction to revisit the boundaries, land uses, heights and densities of the Neyagawa Urban Core Area in the Neyagawa Urban Core Area Review to facilitate the development of a mixed use hub and provide justification for the Neyagawa 407 Transitway stop.
- 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 on William Halton Parkway, a Regional Road which is identified as a future Transit Corridor.
- 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. Map Changes

The amendment includes changes to the schedules to the North Oakville East Secondary Plan listed in the following table and as shown in Schedule A.

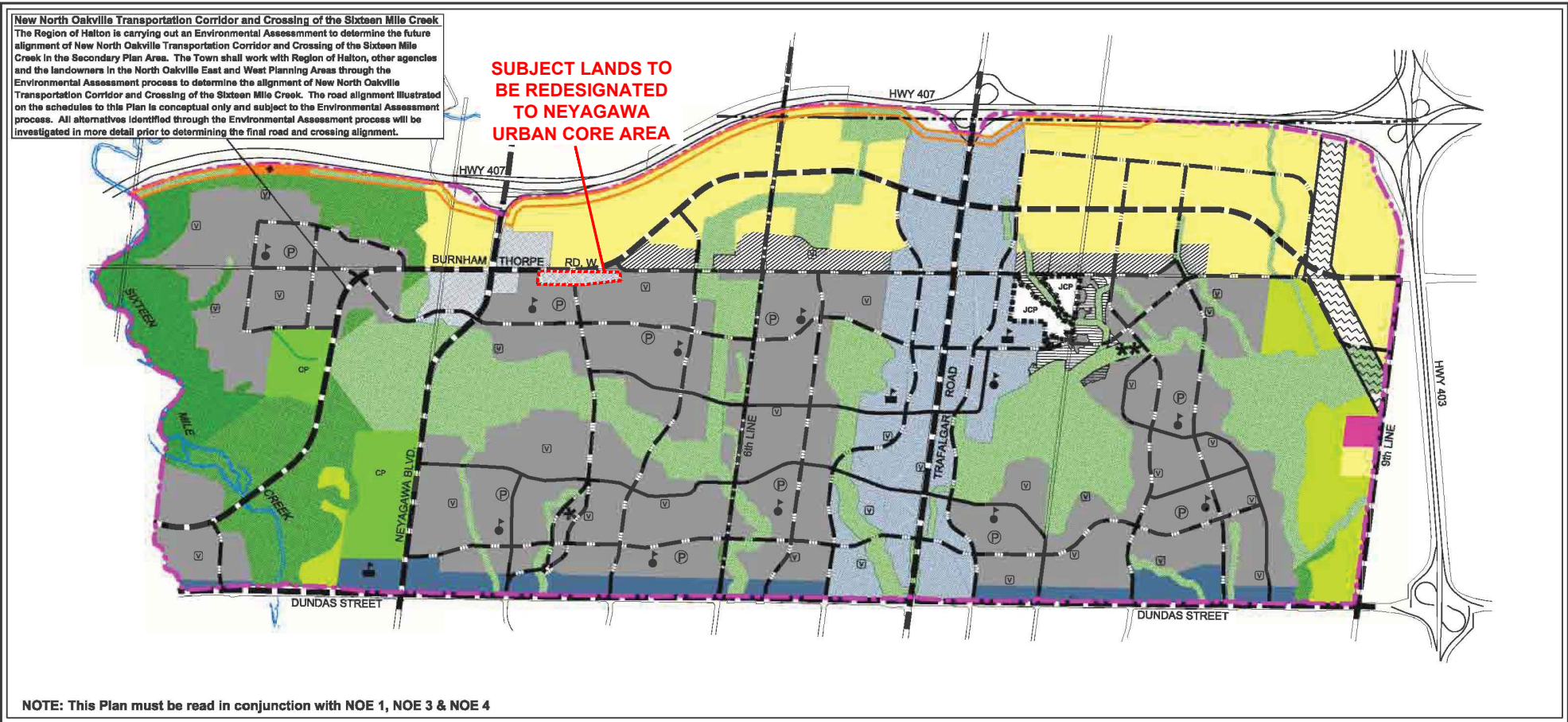
Item No.	Section	Description of Change
1.	Figure NOE2 Land Use Plan	Amend Figure NOE2 Land Use Plan as shown in Schedule A. <ul style="list-style-type: none"> • Amending Figure NOE 2 Land Use Plan to change the land use designation on blocks 353-355 (24T-XXXX) from ‘Neighbourhood Area’ to ‘Neyagawa Urban Core Area’.

B. 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
2.	7.6.18 EXCEPTIONS	Insert new policies as follows: <u>7.6.18.XXX Part of Lots 17, 18, 19, Concession 1.</u> <i>Notwithstanding section 7.6.6.3 Land Use Policies, apartment buildings, mixed-use buildings and/or stacked townhouses to a maximum height of 12-storeys and density of 4.5 FSI are permitted on block 353-355 (24T-XXXX), Part of Lots 17, 18 and 19, Concession 1, NDS. Notwithstanding the above, the units per hectare density requirement does not apply to Block 353-355, (24T-XXXX), Part of Lots 17, 18 and 19, Concession 1, NDS.</i>

Schedule A OPA No. X



NOTE: This Plan must be read in conjunction with NOE 1, NOE 3 & NOE 4

LEGEND

- SECONDARY PLAN AREA BOUNDARY
- OAKVILLE / MILTON MUNICIPAL BOUNDARY
- PROVINCIAL FREEWAY
- MAJOR ARTERIAL/TRANSIT CORRIDOR
- MINOR ARTERIAL/TRANSIT CORRIDOR
- AVENUE/TRANSIT CORRIDOR
- CONNECTOR/TRANSIT CORRIDOR
- UTILITY CORRIDOR
- TRANSITWAY
- UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)
- DUNDAS URBAN CORE AREA
- NEYAGAWA URBAN CORE AREA
- TRAFALGAR URBAN CORE AREA
- TRANSITIONAL AREA
- EMPLOYMENT DISTRICT
- NATURAL HERITAGE SYSTEM AREA
- COMMUNITY PARK AREA
- JOSHUA CREEK COMMUNITY PARK AREA
- JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17
- NEIGHBOURHOOD AREA
- CEMETERY AREA
- INSTITUTIONAL AREA
- SECONDARY SCHOOL SITE
- ELEMENTARY SCHOOL SITE
- NEIGHBOURHOOD PARK
- VILLAGE SQUARE
- SUBJECT TO SECTIONS 7.4.7.3c viii & 7.4.14.3 d)
- POLICY REFERENCE SEE POLICY SECTION 7.4.7.2

Town of Oakville

North Oakville East of Sixteen Mile Creek Secondary Plan

**FIGURE NOE 2
Land Use Plan**

February 2008

