



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-038

Official Plan Amendment 325

A by-law to adopt an amendment to the North Oakville East Secondary Plan, Official Plan Amendment Number 325 (Argo West Morrison Creek Ltd., File No.: OPA.1316.07)

WHEREAS the North Oakville East Secondary Plan, approved by the Ontario Municipal Board on January 11, 2008 forms part of the Official Plan of the Oakville Planning Area applicable to lands not covered by the Livable Oakville Plan;

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 Official Plan of the Oakville Planning Area by amending Part E Section 7.6 of the North Oakville East Secondary Plan to permit the development of an 8-storey building at a Floor Space Index of 3.7.

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number 325 to the Official Plan of the Oakville Planning Area (North Oakville East Secondary Plan), attached as Appendix A, is hereby adopted.
2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.
3. If the Regional Municipality of Halton, being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby authorized and directed to apply to the Approval Authority for approval of this Official Plan Amendment.

PASSED this 16th day of May, 2022

MAYOR

CLERK

APPENDIX “A” to By-law 2022-038

Official Plan Amendment Number 325 to the Town of Oakville’s North Oakville East Secondary Plan

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 325 to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area for the Town of Oakville.

Part 1 – Preamble

A. Subject Land

The subject land is at the northwest corner of Sixth Line and Marvin Avenue and is legally described as Part of Lot 16, Concession I, N.D.S and municipally known as 3270 Sixth Line.

B. Purpose and Effect

The purpose of this amendment is to increase the maximum height from six storeys to eight storeys and increase the maximum floor space index (FSI) from 2 to 3.7 FSI at northwest corner of Sixth Line and Marvin Avenue to facilitate the development of a mixed use building.

C. Basis

The Official Plan Amendment is based on the following:

- The proposed mixed use building supports the overall objective of a minimum of one mixed use building at the intersection of each neighbourhood activity node as outlined with OPA 321.
- The mixed use building is a permitted use within the Neighbourhood Area (Neighbourhood Centre Area) designation and is deemed compatible with the surrounding area.
- The mixed use building will be part of and will contribute to the function of this Neighbourhood Centre Activity Node centred on the intersection of Sixth Line and Marvin Avenue.

- The site is located directly on Sixth Line, a Minor Arterial/Transit Corridor, and Marvin Avenue, a Connector/Transit Corridor.
- The site is well served by the proposed transportation and transit system and infrastructure.
- Design principles have been established to assist in ensuring that the proposed development will be constructed as intended as part of the Site Plan process. No impacts are anticipated as a six storey mixed use building is proposed on abutting northerly lands.
- The proposal is considered an appropriate level of intensification for this site.
- The Statutory Public Meeting was held on August 4, 2020 and no public concerns were raised.

Part 2 – The Amendment

The North Oakville East Secondary Plan is amended as follows:

A. Text Changes

1. Part E Section 7.6.18, Exceptions, is amended to include the following new policy:

“7.6.18.3 Northwest corner of Sixth Line and Marvin Avenue

“On the lands designated Neighbourhood Area at the northwest corner of Sixth Line and Marvin Avenue, a maximum building height of eight storeys and a maximum floor space index of 3.7 shall be permitted.”