

Appendix “B” – Applicant’s Proposed Official Plan Amendment

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number ___ to the Livable Oakville Plan.

Part 1 - Preamble

A. Purpose

The purpose of this amendment is to allow for site-specific modifications to the Livable Oakville Plan to facilitate the development of a 9-storey mid-rise building at 2365-2377 Lakeshore Road West. The Official Plan amendment will:

- allow for increased height on the Subject Lands located along Lakeshore Road West;

B. Location

The Subject Lands are located at 2365-2377 Lakeshore Road West and are legally defined as Lots 177 and 178 and Part of Lot 179, Plan M-7 (BA-147). The Subject Lands are surrounded by Sovereign Street to the north, Nelson Street to the east, Lakeshore Road West to the south and Jones Street to the west.

C. Background

- The Town of Oakville adopted OPA 18 on December 4, 2017 and approved by Halton Region on May 31st, 2018 which included changes for the Bronte Village Growth area resulting from the Bronte Village Growth Area Review.
- The Town completed an Urban Structure Review which resulted in OPA 15 that was approved by the LPAT on July 9th, 2021. This OPA looked at the Town’s current Growth Areas and identified nodes and corridors throughout the Town (including North Oakville) for intensification. The Bronte Village Growth Area, in which the Subject Lands are located, was slightly modified to include additional lands to the west.

D. Basis

- The Town of Oakville Official Plan designates the Subject Lands as being within the Bronte Village ‘Growth Area’. It also identifies Lakeshore Road West as a ‘Minor Arterial’ and Bronte Road as a ‘Minor Collector’. The Subject Lands are designated Mixed Use ‘Main Street 1’ in the Bronte Village Land Use Plan, and also as ‘Lands Eligible for Bonusing’. Lakeshore Road West is identified as a

‘Primary Street’ and ‘Enhanced Streetscape Area’ and Jones Street is identified as a ‘Secondary Street’.

- The Subject Lands are therefore identified for intensification through the Town of Oakville Official Plan, being within a Growth Area, designated for Mixed-Use at increased densities than the remainder of the neighbourhood, and being eligible for bonusing.
- The Official Plan Amendment will implement the additional bonusing permitted through Policy 23.8.2 of the Official Plan, through implementing a height of 9 storeys on the Subject Lands.
- The proposed increase in height and density will provide for intensification of the site as encouraged through the Provincial Policy Statement, the Growth Plan, the Region of Halton Official Plan and the Livable Oakville Official Plan. Increased density has been contemplated by the Official Plan bonusing provisions and this Official Plan Amendment will ensure the protection of the bonusing provisions and height previously approved by Council prior to the adoption of the Town’s new Community Benefit Charge By-law.

Part 2: The Amendment

The Livable Oakville Official Plan is amended as follows:

Item 1: To add to **Section 24.7.X Bronte Village Exceptions – Schedule P1 as shown on Appendix 1** the following policy:

24.7. X: On the lands designated Main Street 1 located to the east of Jones Street, north of Lakeshore Road West, west of Nelson Street, south of Sovereign Street and municipally known as 2365-2377 Lakeshore Road West, the following policies apply:

- a) Notwithstanding Policy 12.2, development on this parcel will be permitted up to a maximum height of 9 storeys;

