

Draft: April 27, 2023



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2023-XXX

Official Plan Amendment XXX

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number XXX

349 Davis Road, Town of Oakville,
Regional Municipality of Halton; File XXXX

WHEREAS the Livable Oakville 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 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 modification to text and schedules pertaining to the lands known as 349 Davis Road, located at east of Cross Avenue and directly north of Davis Road.

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, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment *Planning Act* 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.

Draft: September 27, 2022

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 Official Plan.

PASSED this__ day of_____, 2023

MAYOR

CLERK

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 Plan.

Part 1 – Preamble

1. Purpose and Effect

The purpose of this Amendment to the Livable Oakville Plan is to amend the provision of the Official Plan respecting the lands located within the Midtown Oakville Urban Growth Centre. This amendment seeks for approval to retain the existing Davis Road and Cross Avenue alignment and to realign the QEW off-ramp underpass and to redesignate a portion of the lands from 'Office Employment' to 'Urban Core' to allow for the redevelopment of the site.

2. Location

The lands subject to this amendment are municipally known as 349 Davis Road. The lands are located south of Queen Elizabeth Way (QEW), east of Trafalgar Road, and on the northeast corner of South Service Road and Davis Road. The lands consist of an existing one-storey brick office building occupied by M. Edward Powell Insurance Brokers Ltd. The lands have a total site area of 0.42 hectares (1.05 acres) with a frontage of approximately 54 metres onto Davis Road.

3. Basis of the Amendment

- The subject lands are designated "Office Employment" in accordance with 'Schedule L1'.
- The proposed development fronts Davis Road. As shown in the draft schedules, the new road realignment dissects the Subject Lands into two undevelopable parcels and is not ideal to accommodate the proposed mixed-use development. By utilizing the existing Davis Road network, a much more efficient use of developable land will be present. The proposed development will capitalize on this opportunity and provide a mixed-use development that meets and enhances the goals and objectives that the Town envisions. A road network that would allow the proposed development to proceed would facilitate the adjacent properties and developments to cohesively exist through a pedestrian-friendly and transit-oriented MOGC.
- The proposal provides transit-supportive densities in proximity to existing and planned higher-order transit, including the Oakville GO station and Trafalgar Road Bus Rapid Transit (BRT).
- The proposed mixed-use development promotes efficient use of lands as it represents a redevelopment of lands located within the settlement boundary area specifically within the delineated built boundary area which prevents the expansion of settlement areas, promotes cost-effective development patterns, land consumption, and servicing costs.

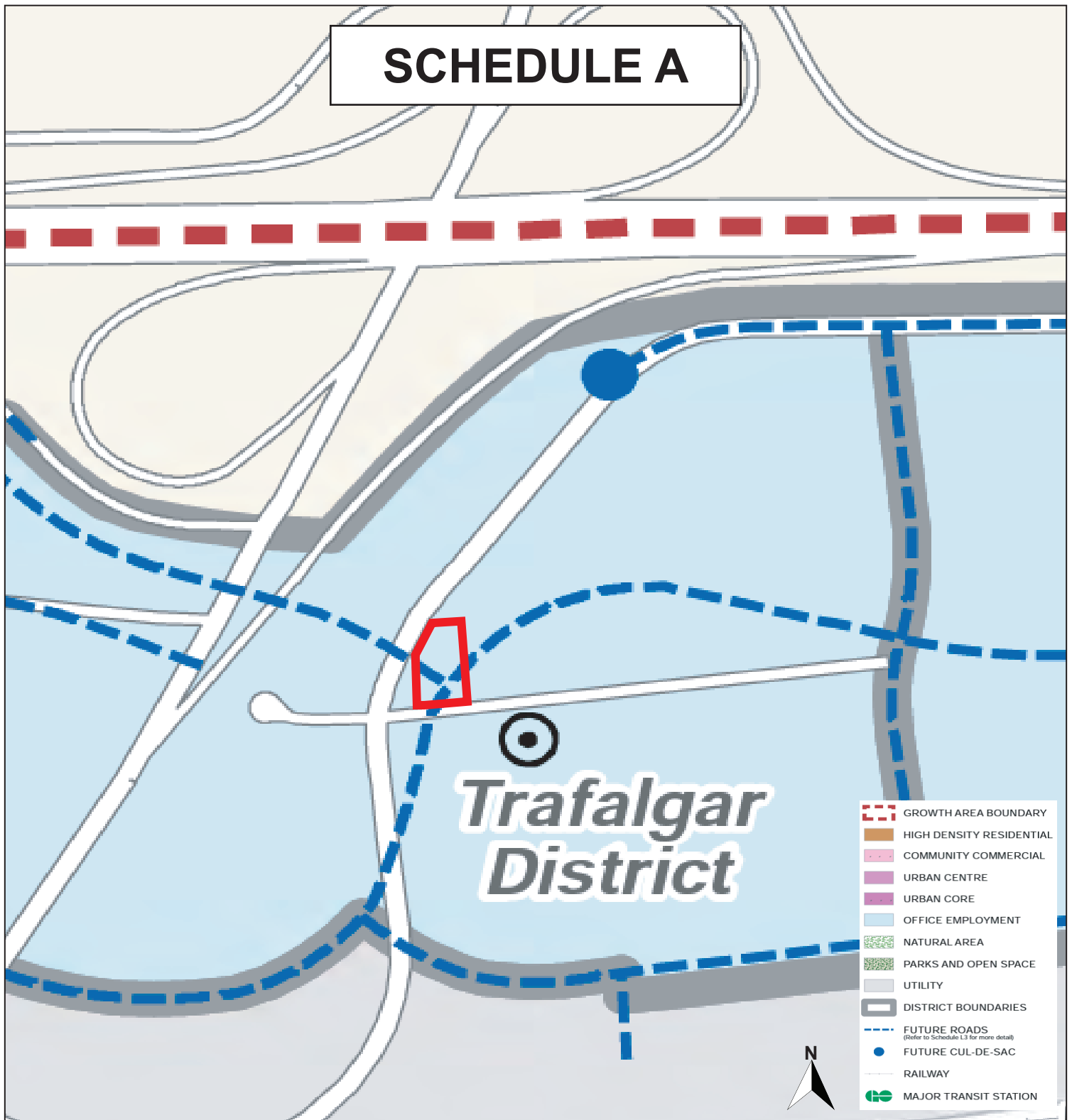
- The proposed mixed-use development will assist in accommodating the market demand for various unit sizes and incomes for the residents and to provide the opportunity for live-work relationships to develop, thus allowing for a mixed-use and transit-supportive centre. Overall, the proposed mixed-use development will contribute and bolster the visions and goals of the MOGC and it is our opinion that the development conforms to the relevant policies of the Growth Plan.
- The Subject Lands are strategically positioned in the centre of the Midtown Oakville Go UGC/MTSA. As such, the proposed development will thrive off the existing transportation infrastructure by providing the working and residing populations many environmentally friendly options to commute.
- The proposed mixed-use building will boast a total of 388 residential units of various sizes while also offering employment opportunities via retail, restaurant, and office spaces. The proposed mixed-use development will yield a density of 9.75 FSI which fits just below the maximum desired FSI of 10.0, which is aligned with the May 2022 Draft Official Plan. The proposed mixed-use development will be highly transit supportive and will accommodate anticipated population and employment growth and, in turn, assist the Midtown Oakville to achieve its minimum density target of 200 residents and jobs combined by the year 2031.

Part 2 – The Amendment

The Livable Oakville Plan is hereby amended as follows:

Item No.	Section Midtown Oakville	Description of Change
1.	Schedule A	Deleting and replacing Schedule L1 – Midtown Oakville Land Use (2021), by redesignating the portion of the Subject Lands from ‘Office Employment’ to ‘Urban Core’ as shown in the attached hereto as Schedule A.
2.	Schedule B	Deleting and replacing Schedule L2 – Midtown Oakville Density (2021), by reallocating 4.0 to 10 FSI on the Subject Lands, as shown in the attached hereto as Schedule B.
3.	Schedule C	Deleting and replacing Schedule L3 – Midtown Oakville Transportation Network (2021), by retaining the existing Davis Road and Cross Road alignment and realigning the QEW off-ramp underpass.

SCHEDULE A



- GROWTH AREA BOUNDARY
- HIGH DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
- URBAN CENTRE
- URBAN CORE
- OFFICE EMPLOYMENT
- NATURAL AREA
- PARKS AND OPEN SPACE
- UTILITY
- DISTRICT BOUNDARIES
- FUTURE ROADS
(Refer to Schedule L3 for more detail)
- FUTURE CUL-DE-SAC
- RAILWAY
- MAJOR TRANSIT STATION



Redesignating the Subject Lands from 'Office Employment' to 'Urban Core'

LOCATION:

349 DAVIS ROAD
PART OF LOT 12 CONCESSION 3
SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF
HALTON

THIS IS SCHEDULE 'A' TO BY-LAW AMENDMENT

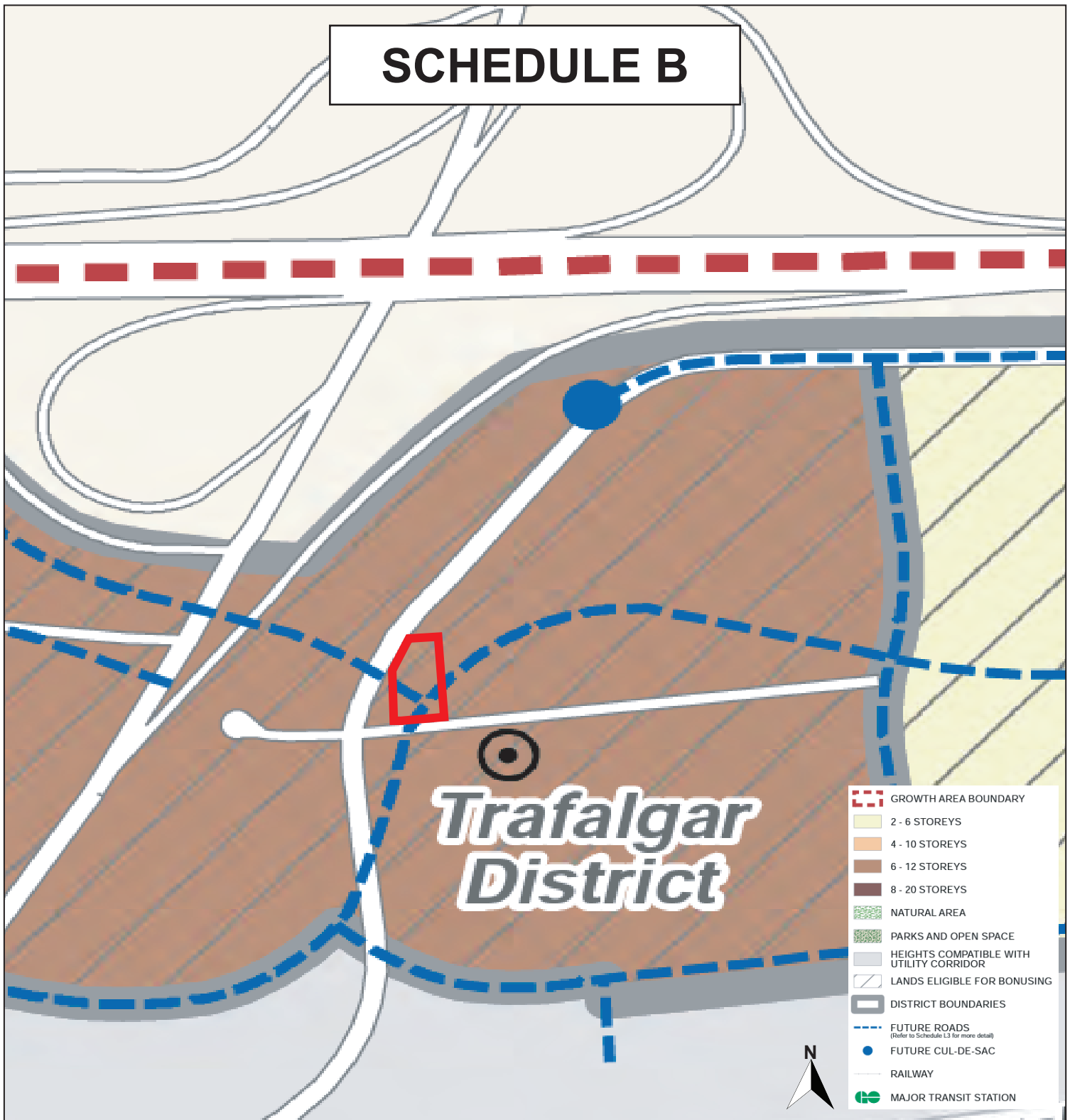
PASSED THE ____ DAY OF ____, 2023

SIGNING OFFICERS

MAYOR

CLERK

SCHEDULE B



To permit the development of 4.0 to 10.0 FSI to facilitate a high-density development on the Subject Lands.

LOCATION:

349 DAVIS ROAD
PART OF LOT 12 CONCESSION 3
SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF
HALTON

THIS IS SCHEDULE 'B' TO BY-LAW AMENDMENT

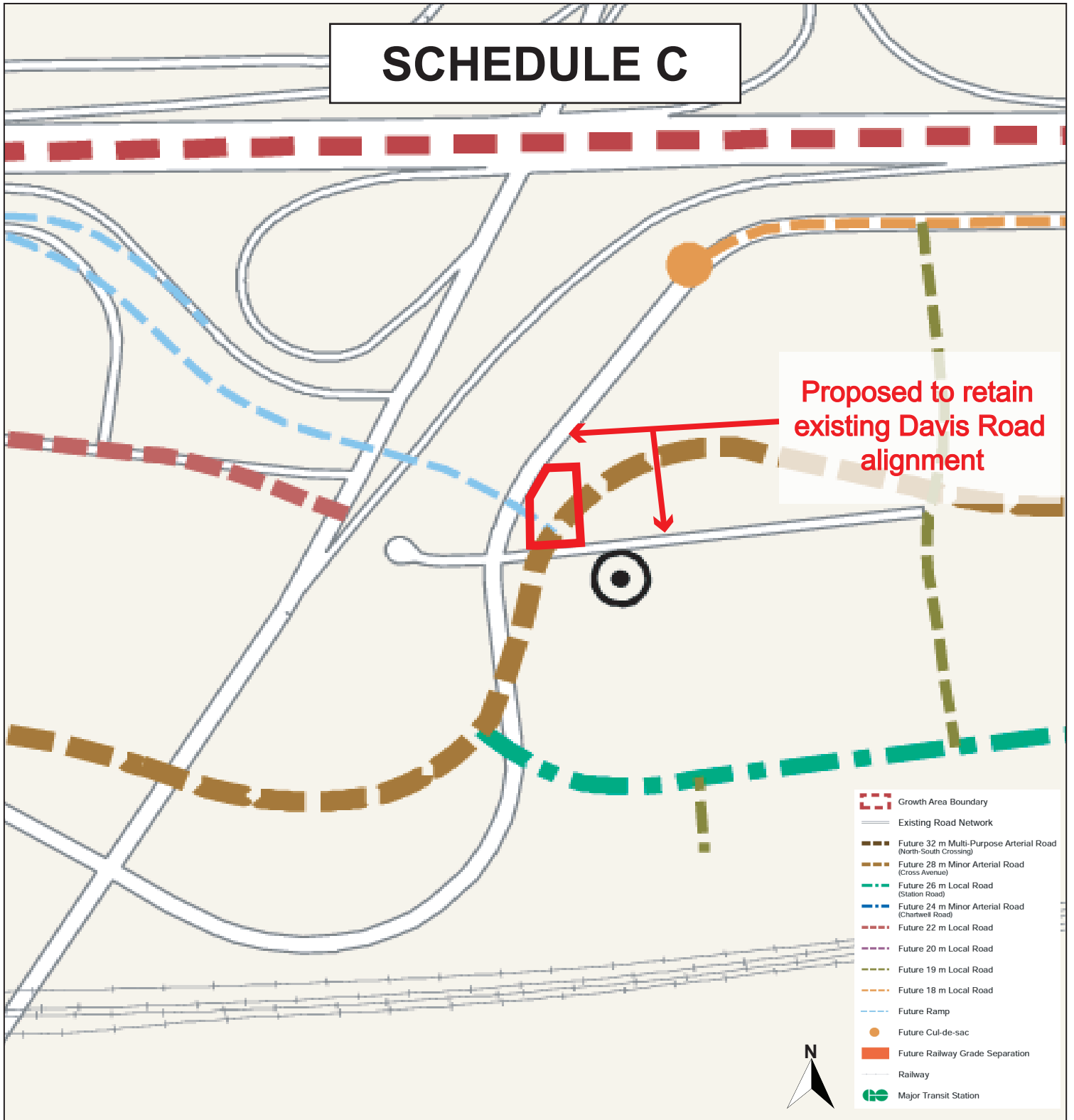
PASSED THE ____ DAY OF ____, 2023

SIGNING OFFICERS

MAYOR

CLERK

SCHEDULE C



Retaining the existing Davis Road and Cross Avenue alignment and realign the QEW off-ramp underpass for the facilitation of the proposed mixed-use high-density development.

LOCATION:

349 DAVIS ROAD
PART OF LOT 12 CONCESSION 3
SOUTH OF DUNDAS STREET
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF
HALTON

THIS IS SCHEDULE 'C' TO BY-LAW AMENDMENT

PASSED THE ____ DAY OF ____, 2023

SIGNING OFFICERS

MAYOR

CLERK