

**Official Plan Amendment Number **XX**  
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 **XX** to the Livable Oakville Plan.

**Part 1 – Preamble**

**1. Purpose and Effect**

The purpose of this Official Plan Amendment is to permit an increase in the building height to facilitate the development of two mixed use buildings with two towers that are 45 and 61-storeys in height in the Midtown Oakville Urban Growth Centre and within a major transit station area. The current maximum height is set at 20-storeys in the northern portion and 12-storeys in the southern portion of the lands. The Official Plan Amendment also seeks to secure the right-of-way widths of the east-west and the north-south local roads, and the width of Cross Avenue to allow for the redevelopment of the site.

**2. Location**

The lands subject to this amendment are municipally known as 157 and 165 Cross Avenue. The lands are located at the north side of Cross Avenue, west of Argus Road. The lands are approximately 9,630 square metres in size with a frontage of approximately 77 metres on Cross Avenue. The lands are shown on Schedule A attached hereto.

**3. Basis**

- The subject lands are designated “Urban Centre” and “Urban Core” in accordance with ‘Schedule L1’.
- An increase in the permitted height and density will support the Town’s objectives for intensification within the Midtown Oakville Urban Growth Centre, the part of the town that is planned to accommodate the greatest level of intensification through mixed use and transit-supportive development.
- 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 proposal is consistent with the policies of the Provincial Policy Statement and conforms with the policies of the Growth Plan for the Greater Golden Horseshoe and the Region of Halton Official Plan, and generally conforms with the policies of the Liveable Oakville Official Plan.

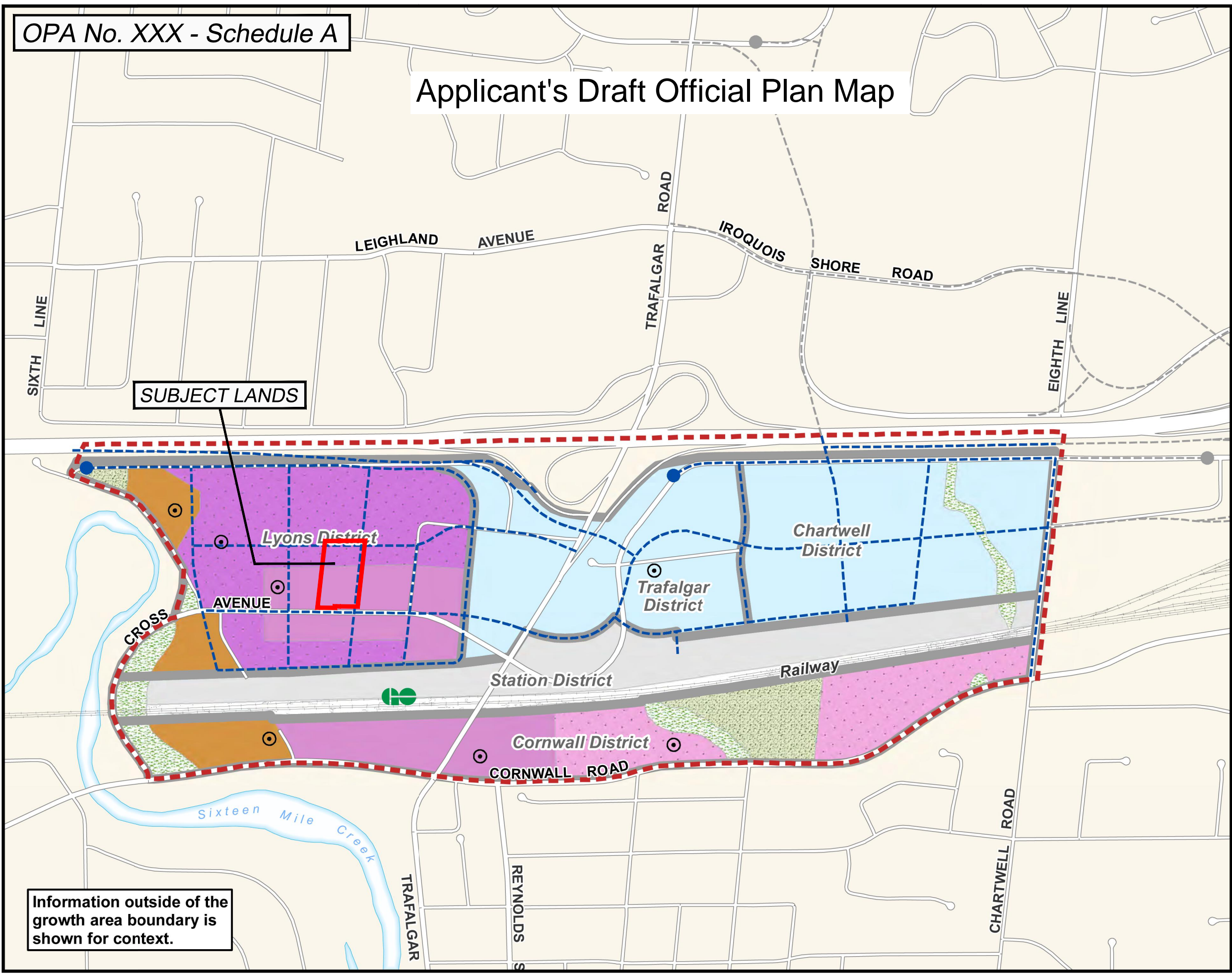
- The proposed amendment and implementing zoning would have the effect of supporting the planning and urban design objectives of the Uptown Core and Urban Centre areas and will provide well-designed mixed-use buildings that contribute to the creation of a complete community.

**Part 2 – The Amendment**

The Livable Oakville Plan is amended by adding a new Section 20.6.X to Section 20.6 Midtown Oakville Exceptions – Schedule L1, L2 and L3 of the Livable Oakville Plan.

Item No.	Section	Description of Change
1.	20.6.X MIDTOWN OAKVILLE Exceptions – Schedule L1, L2 and L3.	On the lands designated Urban Core and Urban Centre at the north side of Cross Avenue, two mixed-use buildings with towers that are 45 and 61-storeys in height are permitted.  The residential density and maximum floor area for retail, commercial, and office uses shall be regulated by the implementing zoning by-law.

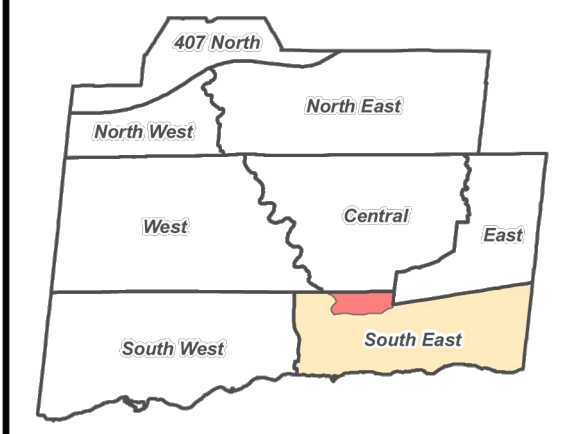
# Applicant's Draft Official Plan Map



SUBJECT LANDS

Information outside of the growth area boundary is shown for context.

## SCHEDULE L1 MIDTOWN OAKVILLE LAND USE



- 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

Refer to Part E, Midtown Oakville, for Growth Area Policies  
 Refer to Part E, Midtown Oakville Exceptions

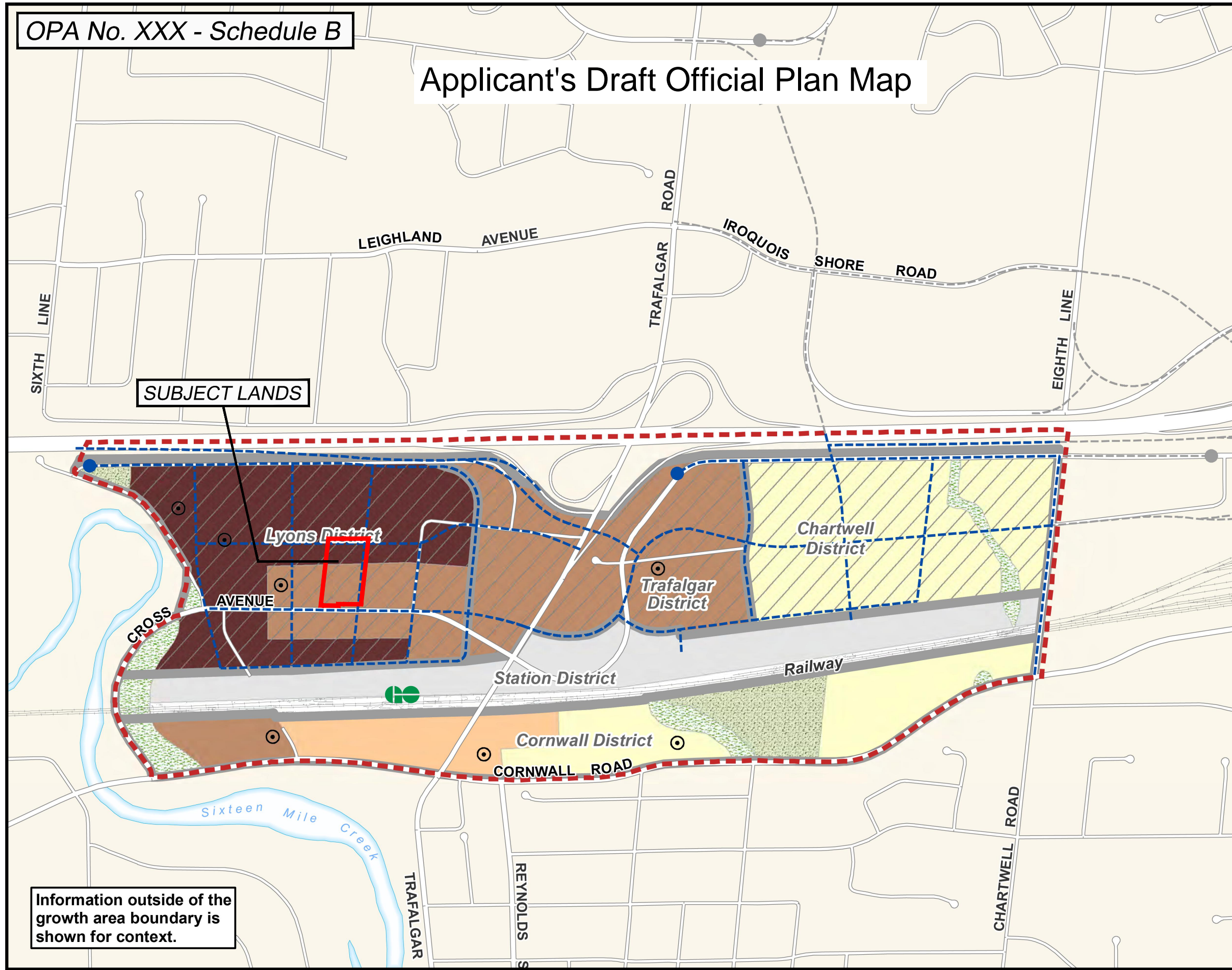


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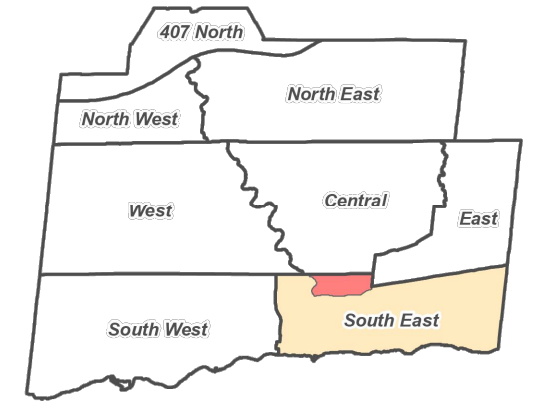
OPA No. XXX - Schedule B

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## SCHEDULE L2 MIDTOWN OAKVILLE BUILDING HEIGHTS



- GROWTH AREA BOUNDARY
- 2 - 6 STOREYS
- 4 - 10 STOREYS
- 6 - 12 STOREYS
- 8 - 20 STOREYS
- NATURAL AREA
- PARKS AND OPEN SPACE
- HEIGHTS COMPATIBLE WITH UTILITY CORRIDOR
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- FUTURE ROADS  
(Refer to Schedule L3 for more detail)
- FUTURE CUL-DE-SAC
- RAILWAY
- MAJOR TRANSIT STATION

Refer to Part E, Midtown Oakville, for Growth Area Policies  
 Refer to Part E, Midtown Oakville Exceptions

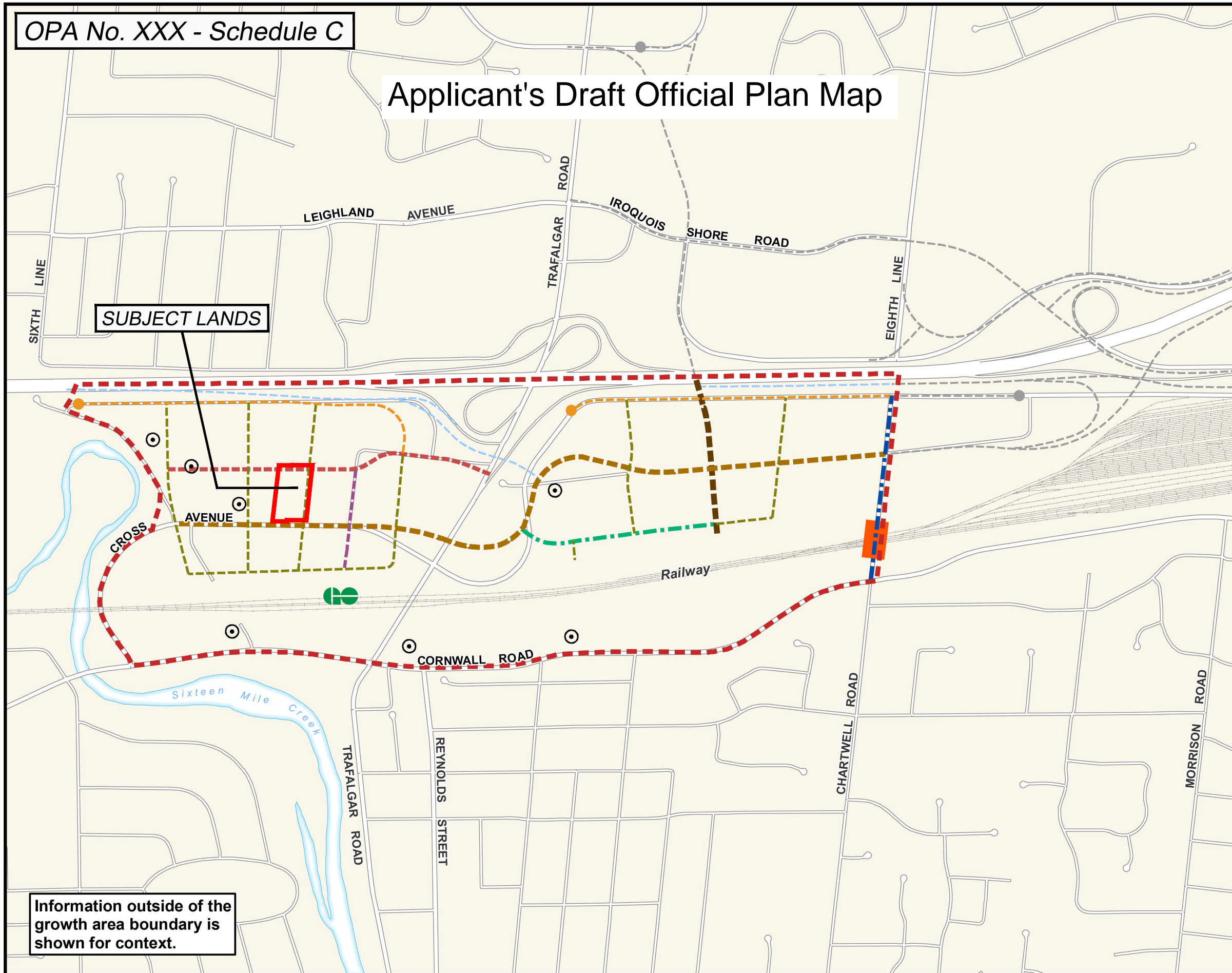


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OPA No. XXX - Schedule C

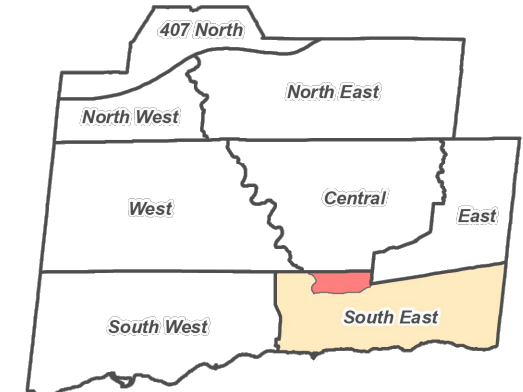
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SUBJECT LANDS

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## SCHEDULE L3 MIDTOWN OAKVILLE TRANSPORTATION NETWORK



- Growth Area Boundary
  - Existing Road Network
  - Future 32 m Multi-Purpose Arterial Road (North-South Crossing)
  - Future 28 m Minor Arterial Road (Cross Avenue)
  - Future 26 m Local Road (Station Road)
  - Future 24 m Minor Arterial Road (Chartwell Road)
  - Future 22 m Local Road
  - Future 20 m Local Road
  - Future 19 m Local Road
  - Future 18 m Local Road
  - Future Ramp
  - Future Cul-de-sac
  - Future Railway Grade Separation
  - Railway
  - Major Transit Station
- Refer to Part E, Midtown Oakville, for Growth Area Policies
- Refer to Part E, Midtown Oakville Exceptions



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