



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-170

Official Plan Amendment 334

A by-law to adopt an amendment to the 1984 Oakville Official Plan (North Oakville East Secondary Plan), Official Plan Amendment Number 334 (Eno Investments Limited/Ankara Realty Limited, File No.: OPA.1317.07)

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 the North Oakville East Secondary Plan to permit the development on the south Side of Burnhamthorpe Road West, midway between Neyagawa Boulevard and Sixth Line, and municipally known as 210 and 374 Burnhamthorpe Road West.

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number 334 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1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.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. This Official Plan Amendment is exempt from approval pursuant to Ontario Regulation 525/97 Exemption of Approval (Official Plan Amendments).

PASSED this _____ day of _____, 2024

MAYOR

CLERK

APPENDIX “A” to By-law 2024-170

Official Plan Amendment Number 334 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 334 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 lands are located on the south Side of Burnhamthorpe Road West, midway between Neyagawa Boulevard and Sixth Line, is legally described as Part of Lot 17, 18 and 19, Concession I, N.D.S, and municipally known as 210 and 374 Burnhamthorpe Road West.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to:

- modify Schedule NOE1, Community Structure
 - to introduce the *Urban Core Area* designation onto a portion of the site and to relocate the Neighbourhood Central Activity Node
- modify Schedule NOE2, Land Use Plan
 - re-designate for a portion of the site from *Neighbourhood Area* to *Neyagawa Urban Core Area*; and,
- amend existing policies for a portion of the site.

The effect of this amendment is to permit the development of a mixed use and apartment buildings.

C. Background and Basis

The Official Plan Amendment is based on the following:

- The new Provincial Planning Statement, 2024 (PPS 2024) came into effect on October 20, 2024, replacing the Growth Plan for the Greater Golden

Horseshoe, 2019 and the Provincial Policy Statement, 2020.

- The vision of the PPS 2024 prioritizes compact and transit supportive designs and looks to optimize investments in infrastructure and public service facilities to support access to housing.
- The Ontario Transit Supportive Guidelines speak to a minimum of 160 persons and jobs per hectare to support higher order transit.
- The Neyagawa Urban Core Area is part of the North Oakville East Secondary Plan which is planned as a transit supportive community.
- The density and mix of uses for the Neyagawa Urban Core Area supports higher order transit and the inclusion of a 407 transitway station in the area of the Neyagawa Boulevard and Highway 407 intersection.
- The Neyagawa Urban Core area is identified as “Nodes and Corridors for further study” within the town’s approved urban structure.
- Statutory Public Meetings were held on May 16, 2022 and November 25, 2024 for town-initiated proposed official plan amendments to the Neyagawa Urban Core Area designation, which are based upon the analysis undertaken as part of the Neyagawa Urban Core Review.
- The extension of the Neyagawa Urban Core Area designation onto the subject lands is consistent with the emerging Official Plan policies of the Neyagawa Urban Core Area review and the North Oakville East Commercial Study, both reviewed with Council at the November 25, 2024 Planning and Development Council meeting.
- The proposed development assists and supports the creation complete communities, and further provides support for a Neyagawa 407 transitway station.
- The site abuts directly onto William Halton Parkway, a regional arterial roadway, and shown for Primary Transit Corridor Service within the North Oakville East Secondary Plan (Figure NOE4).
- The proposal is considered an appropriate level of intensification that provides for an appropriate transition of built forms between the lands north and south of William Halton Parkway.
- 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.

- The Statutory Public Meeting was held on March 7, 2022 and no public concerns were raised.

Part 2 – The Amendment

The North Oakville East Secondary Plan is amended as follows:

A. Text Changes

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

“7.6.18.5 210 and 374 Burnhamthorpe Road West

“The lands designated as *Neyagawa Urban Core Area* on the south side of Burnhamthorpe Road West/William Halton Parkway, midway between Sixth Line and Neyagawa Boulevard, are subject to the following development criteria:

- Maximum height of 12 storeys;
- No maximum floor space index; and,
- No units per hectare density.”

B. Map Change

This Official Plan Amendment includes the modifications to the following schedules to the North Oakville East Secondary Plan as shown below.



