

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 20XX-XX

Official Plan Amendment XX

A by-law to adopt an amendment to the North Oakville East Secondary Plan, Official Plan Amendment Number XX (Neatt Communities; 3056 Neyagawa Boulevard; File Z.XXXX.XX)

WHEREAS the North Oakville East Secondary Plan, which applies to the lands north of Dundas Street and south of Highway 407, was adopted by City Council as Official Plan Amendment No. 272 to the 2006 Town of Oakville Official Plan; and

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990 c.P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 applies to any such amendment; and

WHEREAS it is deemed necessary to pass an amendment to the North Oakville East Secondary Plan to add a new site-specific policy applicable to the lands at 3056 Neyagawa Boulevard regarding maximum permitted building height, and to remove the Secondary School and Stormwater Management Facility symbols from the Site as shown on Appendix 7.3.

COUNCIL ENACTS AS FOLLOWS

1. The attached Amendment No. XX to the North Oakville East Secondary Plan, is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
3. PASSED this XX day of XX, 20XX.

MAYOR

CLERK

Official Plan Amendment Number XX to the North Oakville East Secondary Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number XX to the North Oakville East Secondary Plan.

Part 1 – Preamble

1.0 Location:

The lands affected by this Amendment are located west of Neyagawa Boulevard, north of Dundas Street West, known as Part of Lot 21, Concession 1, North of Dundas Street (municipally known as 3056 Neyagawa Boulevard).

2.0 Purpose & Effect:

The purpose of this Amendment is to amend the text in the North Oakville East Secondary Plan to permit increased building heights for the property at 3056 Neyagawa which is within the Dundas Urban Core land use designation. Whereas Policy 7.6.5.3(b)(ii) states that a maximum building height of 8 storeys shall be permitted within the Dundas Urban Core, this Amendment would permit a maximum building height of 28 storeys. This Amendment also revises Appendix 7.3 (North Oakville Master Plan) to remove the Secondary School and Stormwater Management Facility symbols from the Site.

3.0 Background & Basis:

- The subject land is 37,462 square metres (approximately 3.75 hectares) in size, with 125.67 metres of frontage along Dundas Street West and 126.26 metres of frontage along Neyagawa Boulevard. It is located within the Dundas Urban Core Area in the North Oakville East Secondary Plan and is adjacent to future Higher Order Transit along Dundas.
- Within the Town of Oakville Urban Structure (Livable Oakville Schedule A1) and North Oakville East Secondary Plan the subject land is designated Dundas Urban Core Area, which is intended to accommodate transit-supportive mixed-use development at high and medium densities. Schedule A1 also identifies Dundas Street as a Regional Transit Priority Corridor, and Neyagawa Boulevard as a Mobility Link.

- The owner of the subject land has requested relief from the applicable building height policy in the North Oakville East Secondary Plan to permit a high-density mixed-use development with tower heights of up to 28 storeys, containing approximately 1,550 square metres of commercial retail space and 2,278 residential units.
- The proposed development will optimize the use of the subject land and contribute to the achievement of the minimum density target of 160 combined residents and jobs per hectare for the Dundas Urban Core Area as directed in the Halton Regional Official Plan, Table 2B. (**Note:** As of July 1, 2024, the Halton Region Official Plan is deemed an official plan of each of the lower-tier municipalities in Halton, including the Town of Oakville, until it is revoked or amended by the Town).
- The proposed development will support the Town's planned urban structure, contributing to the achievement of a complete community by providing compact and high-quality multi-unit dwellings as well as additional locally-oriented commercial space. The subject land is immediately adjacent to the Town of Oakville's North Park community hub which accommodates significant parkland and recreational facilities, and is within a short walk of Lions Valley Park and the Sixteen Mile Creek public valleylands. A full range of retail and commercial amenities are also located in close proximity.
- The proposed development is feasible from a servicing and transportation perspective, and will not have adverse impacts on the surrounding area. From an urban design perspective, the subject land is well-buffered from surrounding residential uses by virtue of the Dundas and Neyagawa rights-of-way, and there are no adverse impacts anticipated with regard to shadowing, overlook, and loss of light or privacy. The proposal promotes the urban design objectives of the Town and will contribute to a vibrant and distinct sense of place with a high-quality public realm.
- Appendix 7.3 (North Oakville Master Plan) of the North Oakville East Secondary Plan includes symbols on the Site that signify a future Secondary School and Stormwater Management Facility (final location tbd). Halton District School Board has since abandoned its plans for a Secondary School in this location and is pursuing alternative lands in the North Oakville East area for this purpose. The proposed development does not include an on-site stormwater management facility but instead proposes upgrades to the existing downstream Riverside Way Pond to accommodate stormwater flows from the subject land.

Part 2 – The Amendment

Item No.	Section	Description of Change
1.	7.6.18.X	Section 7.6.18 – Land Use Strategy – Exceptions – is amended by adding a new exception policy 7.6.18.X: On the lands located at 3056 Neyagawa Boulevard, a maximum building height of 28 storeys shall be permitted.
2.	Appendix 7.3	Appendix 7.3 is updated to remove the Secondary School and Stormwater Management Facility symbols from the subject land, as indicated in the map below.

