

Appendix A1

Applicant's OPA Submission

OFFICIAL PLAN AMENDMENT NUMBER _____ 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 – The Preamble

1. Purpose of the Amendment:

The purpose of the proposed Official Plan Amendment is to re-designate the subject lands from Low Density Residential to Medium Density Residential to facilitate the development of eight (8) semi-detached dwellings and twenty-seven (27) townhouse dwellings. The development proposal will yield a density of 39.6 units per site hectare.

2. Location:

The lands subject to this amendment are located on the north side of Lakeshore Road West, west of Mississauga Street and east of Chalmers Street in the Town of Oakville. The site has an approximate frontage of 95m along Lakeshore Road West and a total site area of 1.0 hectares (2.45 acres).

The lands are legally known as PT LT 32, CON 4 TRAF, SDS, PART 4, 20R12966; OAKVILLE. T/W EASE H782489 OVER PT 3, 20R12966; and PCL BLOCK 79-1, SEC M257; BLK 79, PL M257; OAKVILLE. The general location of the lands is shown on Appendix 1 to this Amendment.

3. Basis:

The Official Plan Amendment is based on the following:

The subject lands are designated Low Density Residential according to 'Schedule F – South West Land Use'. An increase in the permitted density will allow for a more efficient use of the land and support intensification throughout the built-up area which is encouraged by the Growth Plan, the Region of Halton Official Plan and the Livable Oakville Official Plan. Townhouse dwellings are supportable in this location as they resemble a low-rise built form which is compatible with the predominant built form of the surrounding area. The semi-detached units provide an additional housing built-form and provide a positive transition between the medium density townhouses and the single family dwellings to the north. The proposed amendment is consistent with the policies regulating the subject lands and compatible with the surrounding stable residential area.

Part 2 - Amendment

The Livable Oakville Plan is amended as follows:

1. By changing on 'Schedule F – South West Land Use' the land use designation of the lands shown as outlined on Appendix 1 to this amendment from "Low Density Residential" to "Medium Density Residential".
2. That Section 11.3.1 be modified to add the following "*semi-detached houses as well as*" After the words "*may permit*".

Appendix 1 – Changes to Schedules to the Livable Oakville Plan

