

**Appendix F**  
Draft Official Plan Amendment Prepared by Applicant

**Town of Oakville**  
Official Plan Amendment Number \_\_\_\_

Part 1 – Constitutional Statement

Parts 1 and 2 do not constitute operable parts of this amendment.

Part 3 constitutes Amendment Number \_\_\_\_ to the North Oakville East Secondary Plan.

Part 2 – The Preamble

1. Purpose:

The purpose of this amendment is to increase the maximum height of eight storeys to ten storeys on a portion of the lands municipally known as 407 Dundas Street West to facilitate the development of an apartment building.

2. Location:

The lands are located on the west side of Trailside Drive, North of Dundas Street West and are legally known as Part of Lot 19, Concession 1, N.D.S., municipally known as 407 Dundas Street West.

3. Basis:

The Official Plan Amendment is based on the following:

- The proposed development conforms to the applicable policy framework of the North Oakville East Secondary Plan and is an appropriate level of intensification for this site.
- The proposed apartment building is a compatible with the surrounding uses and helps to complete the community.
- The proposed increase in building height from 8 to 10 storeys is desirable as it will enable a more attractive building with “steps” down to 8 and 6 storeys along Trailside Drive than if it was constructed with a consistent height of 8 storeys throughout.
- Potential impacts to neighbouring lands have been addressed with the stepped design of the building’s rear wings meeting the objectives of the North Oakville Urban Design and Open Space Guidelines.
- The site is located on the north side of a Major Arterial/ Transit Corridor which will accommodate the increased height.

Part 3 – The Amendment

Item 1

Part E Section 7.6.5.2 is amended to include the following new policy section:

*Notwithstanding Section 7.6.5.2b), an apartment building with a maximum height of 10 storeys shall be permitted at the northwest corner of Dundas Street West and Trailside Drive, municipally known as 407 Dundas Street West.*