

Appendix F

Draft Official Plan Amendment Prepared by Applicant

Official Plan Amendment Number ____
to the North Oakville East Secondary Plan
forming part of the Official Plan of the Oakville Planning Area
of the Town of Oakville

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitutes Amendment Number ____ to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

Part 1 – The Preamble

1. Purpose

The purpose of the proposed official plan amendment is to modify the text of the North Oakville East Secondary Plan to permit one mixed use apartment building on the site to have a maximum height of 10 storeys, inclusive of bonusing, whereas the maximum height is currently set at 8 storeys, and to remove the maximum density requirement of 2.5 FSI.

2. Location

The site subject to this Official Plan Amendment is municipally known as 393 Dundas Street West, and is legally known as Part of Lot 19, Concession 1, N.D.S. The property comprises an area of 1.64 hectares on the north side of Dundas Street West and is generally located east of Trailside Drive.

3. Basis

- The proposed development has regard for matters of provincial interest, does not conflict with all applicable provincial plans, the Region of Halton Official Plan and conforms to the North Oakville East Secondary Plan.
- A Public Information Meeting was held on March 1, 2018, to solicit public input. A statutory public meeting on the proposed Official Plan Amendment was held on _____.
- Mixed use buildings are a permitted use in the Dundas Urban Core land use designation of the North Oakville East Secondary Plan.
- Part F, Section 1.3 of the 2006 Oakville Official Plan contemplates bonusing in North Oakville.
- OPA 321 amended land use policies for the Dundas Urban Core land use designation, allowing additional building height of up to 4 storeys through bonusing.

- The proposed design of the mixed-use building is contextually appropriate, providing the greatest massing at Dundas Street and transitioning down in scale towards existing residential areas, to minimize impact and maintain compatibility with the surrounding land uses.
- An updated Traffic Impact Analysis has confirmed that the traffic generated by the proposed development can be accommodated on the existing and planned road network.
- A shadow impact study indicates that none of the adjacent properties, public outdoor amenity areas, open spaces, public parkland, sidewalks, or other public realm features will be negatively impacted by shadow casting as a result of increased building height.
- An urban design study demonstrates compatibility with the objectives of the North Oakville Urban Design and Open Space Guidelines as the transition to rear neighbouring lands is addressed through attractive stepping down of the building height rear wing along Trailside Drive.
- The property is located on Dundas Street West, a major arterial which is an identified Transit Corridor at Provincial, Regional and local levels.
- The proposed density of the development is transit supportive and contributes to the overall objective to reduce reliance on vehicle trips in North Oakville.
- Detailed regulations to implement the proposed development have been established through the associated site-specific Zoning By-law Amendment.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into the North Oakville East Secondary Plan.

Item No.	Section	Description of Change
1.	7.6.18 EXCEPTIONS	<p>Insert new policies as follows:</p> <p><u>7.6.18.XXX 393 Dundas Street West</u></p> <p><u>A maximum building height of 10 storeys shall be permitted, subject to bonusing. The maximum density of 2.5 FSI shall not apply.</u></p>