

Appendix A – Proposed Official Plan Amendment by applicant

**Official Plan Amendment
Number XXX**

**to the
Official Plan
of**

**The Corporation of the
Town of Oakville**

2418 Khalsa Gate

Town of Oakville
Official Plan Amendment XXX

Part 1, Constitutional Statement

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

Part 3, "The Amendment" is part of this amendment.

Part 2, The Preamble

1. The Purpose

The purpose of the amendment is to redesignate the lands known municipally as 2418 Khalsa Gate from "Medium Density Residential" to "Urban Centre". This Amendment applies to the southern one-third (36.11%) of the overall property, consisting of 2343-2355, 2377, and 2418 Khalsa Gate, to permit the entire overall property to be designated as Urban Centre and to permit three 8 storey apartment buildings with 318 apartment units on the overall property.

2. Location

This amendment applies to the southern 0.65 hectares of land, known municipally as 2418 Khalsa Gate, Oakville, of the overall 1.79 hectare property, consisting of 2343-2355, 2377 and 2418 Khalsa Gate.

3. Basis

The Official Plan Amendment will permit the development of the southern 0.65 hectares of the overall site for one 8 storey apartment building with 106 apartment units and the overall property with three 8 storey apartment buildings with 318 apartment units.

Provincial and Regional planning policies promote and encourage development in areas where services and infrastructure are available so as to be compact, intensified where appropriate with increased densities, and a mix of residential types so that land and infrastructure is designed to make better and more efficient use of the existing infrastructure and resources. The proposal advances the Provincial and Regional policies encouraging and promoting intensification within a Growth Area, compact form, efficient use and optimization of the land base, infrastructure and public service facilities, and enhancing opportunities to increase ridership of public transit including a future BRT. The provision of apartment type units also broadens the range of residential choice in this neighbourhood and contributes to achieving a more complete community.

The Amendment meets the intent of OP policies related to the Urban Centre designation, Palermo Village growth area policies and urban design policies, by making more efficient use of this site, by providing new housing in a manner that is designed to be compatible with its immediate and surrounding environment, and by utilizing high quality urban design.

The findings of the site specific Traffic Impact Study, the Functional Servicing Report, and Noise Assessment support the proposed increased density on the Site.

In summary, the Amendment is consistent with the Provincial Policy Statement and is in conformity with the policy direction of the Growth Plan, the Regional Official Plan and the Town Official Plan. It therefore is in the public interest and represents good planning.

Part 3. The Amendment

The Official Plan is amended as follows:

Mapping

Item 1-

Schedule A-1, "General Land Use Plan", is amended as shown on Schedule "A" to this amendment by redesignating the "Medium Density Residential" designation to "Urban Centre".

Item 2-

Schedule N, "Palermo Village Land Use", is amended as shown on Schedule "B" to this amendment by redesignating the "Medium Density Residential" designation to "Urban Centre".



