



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-113

Official Plan Amendment No.17

A by-law to adopt an amendment to the Livable Oakville Official Plan, Official Plan Amendment Number 17 (Town of Oakville, 221 Allan Street, former Brantwood Public School; File: OPA 1612.13)

WHEREAS the Livable Oakville Official Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407, was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to implement the preferred concept plan for the Former Brantwood School site as endorsed by Council in April 8, 2013

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 17 to the Livable Oakville 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number 17 to the Livable Oakville Plan.

PASSED this 5th day of December, 2017

MAYOR

CLERK

**Official Plan Amendment Number 17
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 17 to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of this amendment is to:

- redesignate the portion of lands fronting onto Allan Street and containing the front (oldest) portion of the existing Brantwood School from Low Density Residential to Medium Density Residential and establish a site-specific exemption policy within the Medium Density Residential to limit the density to a maximum of nine units to reflect the approved concept plan for the reuse of the existing Brantwood School.
- redesignate the portion of lands at the corner of Douglas Street and Palmer Avenue having an area of approximately 0.15 ha from Low Density Residential Parks and Open Space; and,

B. Location

The subject land is municipally known as 221 Allan Street and legally described as Part lot 22, Plan 113; Lot 23, Plan 113; Lots 24, 25, 26, 27, 98, 99, 100, 101, 102, 103, 104 & 105, Plan 113; Part lot 106, Plan 113.

C. Background

- The town purchased the former Brantwood Public School property from the Halton District School Board in 2012.
- Options for the future use of the property were evaluated through the *South Central Public Lands Study*. On April 8, 2013, Council endorsed the study recommendation that the property be redeveloped for seven new lots for

detached dwellings fronting onto Douglas Avenue; the conversion of the front (oldest) portion of the school building fronting onto Allan Street for four to nine condominium apartment units; and, a parkette at the corner of Douglas Avenue and Palmer Avenue and directed staff to proceed with implementation.

D. Basis

- This Official Plan Amendment explicitly designates the subject lands to allow a development that implements the land use option endorsed by Council at the conclusion of the *South Central Public Lands Study* for the former Brantwood Public School property.
- The front (oldest) portion of the existing school fronting onto Allan Street will be converted to accommodate residential uses, and is to be redesignated from Low Density Residential to Medium Density Residential to permit the built form of an apartment.
- The park block, which comprises 0.15ha at the corner of Douglas Street and Palmer Avenue is to be redesignated from Low Density Residential to Parks and Open Space.
- The remainder of the site will retain its Low Density Residential designation.
- Notice of the proposed amendment was given by newspaper and to owners of property within 120 m of the subject property and circulated to the agencies and public bodies prescribed by the *Planning Act*.

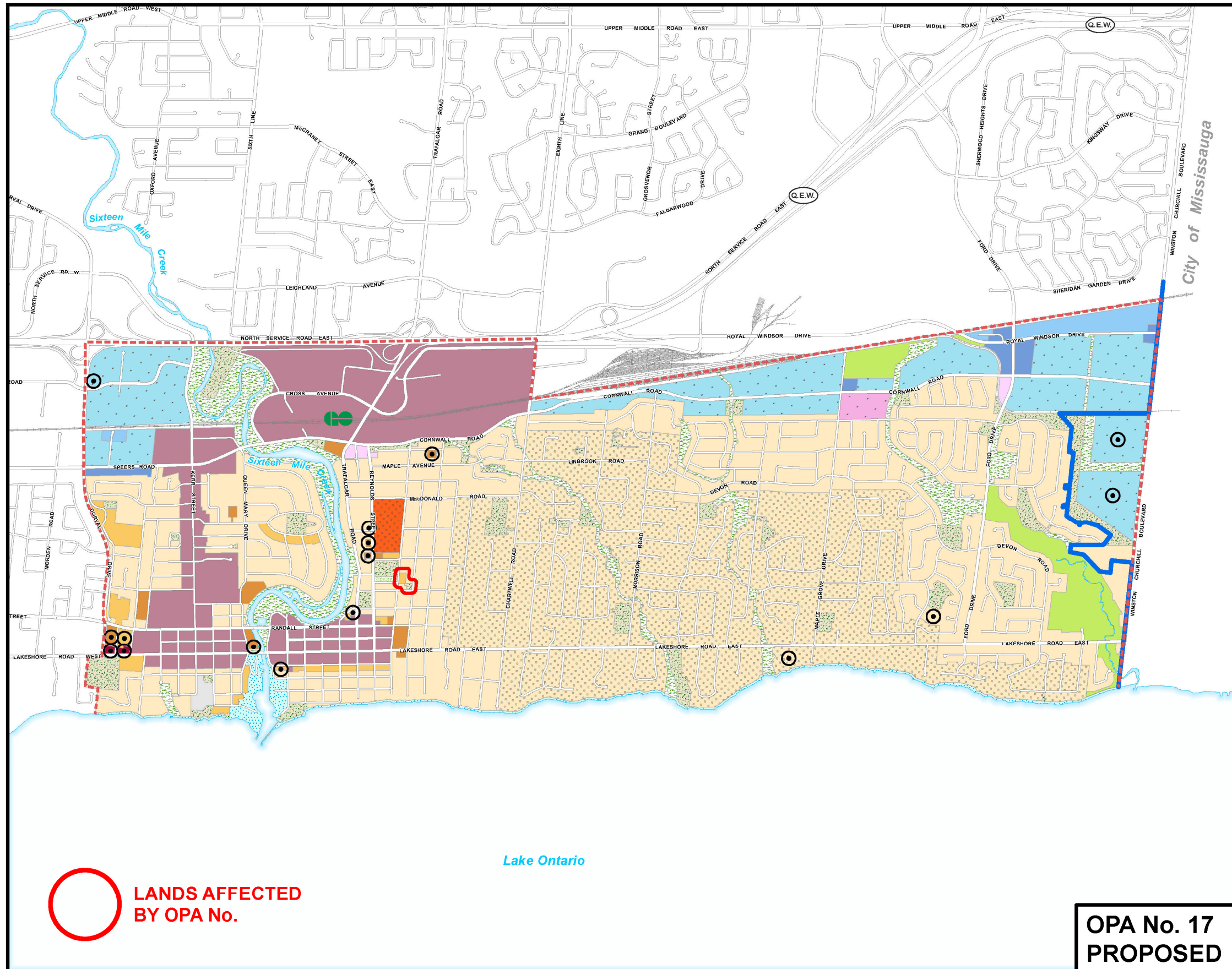
Part 2 – The Amendment

The Livable Oakville Official Plan is amended as follows:

1. Schedule G, South East Land Use, is amended as shown in Appendix A.
2. Part E, Section 27.2, South East Exceptions – Schedule G, is amended by adding the following new policy:

“27.2.15 On the lands designated Medium Density Residential on the east side of Allan Street, south of Sheddon Avenue, a maximum of nine residential dwelling units are permitted.”

**APPENDIX 1
Changes to Schedules
to the Livable Oakville Plan
(OPA No. 17)**



LANDS AFFECTED BY OPA No.

**OPA No. 17
PROPOSED**

**SCHEDULE G
SOUTH EAST
LAND USE**



- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- WATERFRONT OPEN SPACE
- UTILITY
- GROWTH AREA*
- SPECIAL POLICY AREA
- RAILWAY

* Refer to Part E, Growth Area Policies
 Ⓞ Refer to Part E, Exceptions



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October 25, 2017

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