

## **Appendix A1 Applicant's OPA Submission**

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 an increase in height and density of up to 8-storeys and 4.2 FSI to facilitate the construction of one 8-storey mixed-use buildings.

#### **2. Location**

The site subject to this Official Plan Amendment is legally known as Part of Lot 16, Concession 1, N.D.S. The property comprises an area of 0.26 hectares on the west side of Sixth Line, between Dundas Street West and Burnhamthorpe Road West.

#### **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 statutory public meeting on the proposed Official Plan Amendment was held on \_\_\_\_\_.
- Mixed-use buildings are a permitted use in the Neighbourhood Area land use designation of the North Oakville East Secondary Plan and a requirement at the intersection of a Neighbourhood Activity Node.
- The proposed design of the mixed-use building is contextually appropriate, 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.

- An Urban Design Brief demonstrates compatibility with the objectives of the North Oakville Urban Design and Open Space Guidelines
- The property is located on Sixth Line, a minor arterial which is an identified Transit Corridor at 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><b><u>7.6.18.XXX Part of Lot 16, Concession 1</u></b></p> <p><b><u>Notwithstanding section 7.6.7.1.c), a mixed-use building with a maximum height of 8-storeys and a floor space index (FSI) of 4.2, is permitted on Block 107 (24T-20001/1316), Part of Lot 16, Concession 1, NDS.</u></b></p>