

DRAFT (Aug. 2024)

The Corporation of the Town of Oakville

BY-LAW NO. _____

To adopt:

Official Plan Amendment No. ____ to the Town of Oakville North Oakville East Secondary Plan

WHEREAS the North Oakville East Secondary Plan, which applies to the lands north of Dundas Street and south of Highway 407, was adopted by City Council as Official Plan Amendment No. 272 to the 2006 Town of Oakville Official Plan; and,

WHEREAS subsection 22(1) of the Planning Act, R.S.O. 1990 c.P.13, as amended, permits a person or public body to request a council of a municipality to amend its Official Plan, and Section 17, 21 and 22 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the North Oakville East Secondary Plan to incorporate certain modifications to the text that would permit residential use, in addition to the permitted uses in the Trafalgar Core Area 1 designation,

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment No. ____ to the North Oakville East Secondary 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 subsection 17(24) and (25). Where one or more appeals have been field 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Land Tribunal.
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.

Passed this ____ day of _____, 2024.

Mayor

Clerk

DRAFT (August 2024)
Proposed Official Plan Amendment
to the Town of Oakville’s 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, constitute Amendment Number ____ to the North Oakville East Secondary Plan forming part of the Official Plan of the Oakville Planning Area.

Part 1 – The Preamble

1.0 Location:

The lands affected by this Amendment are located on the east and west sides of Trafalgar Road, North of Burnhamthorpe Road, known as 4233 Trafalgar Rd., Part 1 of Plan 20R-18052 (East Side of Trafalgar) and 4040 & 4180 Trafalgar Rd., Parts 4 & 5 of Plan 20R-18051 (West Side of Trafalgar).

2.0 Purpose and Effect:

The purpose of this Amendment is to amend the text in the North Oakville East Secondary Plan to permit residential uses in the portions of the Urban Core 1 land use designation identified as Urban Core Area 1A to facilitate the development of a mixed-use community which supports planned higher order transit services including the Trafalgar 407 Transitway Station. The site specific policy includes the need for specific technical reports and studies for future development applications on the land subject to this Amendment.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed development has regard for matters of provincial interest;
- The proposed addition of residential use is consistent with the Provincial Policy Statement and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- The proposed amendment is in keeping with the policies of the Halton Region Official Plan;
- A statutory public meeting on the proposed Official Plan Amendment was held on January 23, 2023; and,
- The proposed development is appropriate as it will permit mixed-use and residential development, contributing to the formation of a complete community, and supporting existing and future transit networks in the area, while maintaining the employment permissions of the site.

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><u>7.6.18.XXX - The following additional policies apply to lands legally described as Part 1 of Plan 20R-18052 and Parts 4 & 5 of Plan 20R-18051, known municipally as 4233, 4040, and 4180 Trafalgar Road:</u></p> <p><u>a) Permitted Uses</u></p> <p><u>Lands within the Trafalgar Urban Core – Urban Core Area 1A shall be planned to accommodate a mix of residential, commercial, institutional, and employment uses, and the general configuration of uses shall be:</u></p> <ul style="list-style-type: none"> <u>i. Mixed Use - Mixed-use development including office, commercial, institutional, business support services, and residential uses will be permitted throughout this area and encouraged along Trafalgar Road and William Halton Parkway. Commercial uses will be encouraged on the ground level of mixed-use buildings, in particular at the intersection of Trafalgar Road and William Halton Parkway.</u> <u>ii. High-Density Residential – stand-alone high-density residential uses shall be permitted.</u> <u>iii. Medium Density Residential - will be permitted in this area and will be encouraged to locate in areas that complement adjacent high-density residential development.</u>
		<p><u>b) Building Heights</u></p> <ul style="list-style-type: none"> <u>i. Development within 100 metres of the Trafalgar Road right-of-way shall have a maximum building height of 20-storeys, excluding podium elements which may be lower.</u> <u>ii. Additional height up to a total of 30-storeys may be permitted within 100 metres of the Trafalgar Road right-of-way without an amendment to this Plan provided the applicant demonstrates that adequate servicing capacity is available.</u> <u>iii. Development between 100 metres and 300 metres of the Trafalgar Road right-of-way shall have a minimum building</u>

Item No.	Section	Description of Change
		<p><u>height of 6-storeys, excluding podium elements which may be lower.</u></p>
		<p>c) <u>General Design Direction</u></p> <ul style="list-style-type: none"> i. <u>Within the first 100 metres of Trafalgar Road, surface parking will be limited to commercial and visitor parking spaces and should be appropriately sited and screened to minimize its view from Trafalgar Road.</u> ii. <u>Buildings should be orientated towards Trafalgar Road and William Halton Parkway frontages to provide interest and comfort at ground level for pedestrians.</u> iii. <u>Publicly accessible private open spaces will be encouraged within individual development sites.</u> iv. <u>Enhanced streetscape areas should be incorporated in the design of new development along Trafalgar Road and William Halton Parkway. These areas shall be designed and function as a unifying public realm using compatible, consistent, and complementary design treatments while contributing to a distinctive and unique streetscape.</u> v. <u>Enhanced streetscape areas may include open space areas, varying setbacks in built form, and the creation of additional pedestrian-oriented spaces.</u>
		<p>d) <u>Implementation</u></p> <ul style="list-style-type: none"> i. <u>Land Use Compatibility</u> <p><u>To ensure compatible development by:</u></p> <ul style="list-style-type: none"> A. <u>protecting proposed employment uses adjacent to the Strategic Growth Area by ensuring land use compatibility with adjacent new development;</u> B. <u>balancing the needs of proposed employment uses while ensuring the area can adapt and evolve to include a greater mix of office, residential, and other sensitive land uses; and,</u> C. <u>establishing minimum and maximum setbacks and other standards in the future implementing Zoning By-Law, to ensure that development will achieve land use compatibility with the adjacent Employment District lands in accordance with provincial guidelines. New</u>

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		<p><u>residential uses will not be permitted within the minimum separation distance established in the Provincial D-6 Guidelines.</u></p>
		<p>ii. <u>Servicing</u></p> <p>A. <u>Prior to the approval of future Draft Plan of Subdivision applications, an update to the approved servicing plan shall be completed, to the Region’s satisfaction, to address updated population estimates and distribution to confirm the preferred water and wastewater servicing strategy for the subject lands and the broader Regional water and wastewater system, including identifying upgrades and improvements that will be required to support development.</u></p> <p>B. <u>The updated servicing plan shall confirm that future development will not circumvent the development of any surrounding Employment District lands.</u></p> <p>C. <u>Development may be permitted when the required improvements to capacity constraints have been implemented or a coordinated staging and monitoring plan has been developed to implement the preferred water and wastewater servicing strategy for the area.</u></p>
		<p>iii. <u>Employment Needs</u></p> <p>A. <u>The appropriate proportion of commercial and employment space to be accommodated on sites will be determined through future Zoning By-law Amendment applications. It is anticipated that this will be satisfied through a combination of podium commercial uses, office uses and co-working amenity spaces which facilitate improved work-from-home opportunities.</u></p>
		<p>iv. <u>Public Realm</u></p> <p>A. <u>The public realm, comprised of public streets, urban squares, promenades, and connecting links as outlined in the Town’s Parks Plan, shall be designed to create a desirable place for residents, workers, and visitors.</u></p> <p>B. <u>The public realm shall incorporate accessible, interconnected, and predictable pedestrian-oriented</u></p>

Item No.	Section	Description of Change
		<p><u>spaces and routes that enhance walkability and other active transportation year-round, reinforce the surroundings, and provide quality spaces for public life.</u></p> <p>C. <u>The locations and delivery of urban squares, promenades, connecting links, and other open spaces shall be coordinated and delivered as development progresses to ensure that these amenities are provided for residents and employees in a timely manner.</u></p> <p>D. <u>Urban squares, promenades, connecting links, and other open spaces shall be designed, maintained, and operated as:</u></p> <ol style="list-style-type: none"> 1. <u>Flexible spaces that are passive in programming and oriented to urban activities that occur throughout the day and year-round;</u> 2. <u>Places designed to complement the built form and public realm, and incorporate hardscapes, softscapes, tree plantings, furnishings, context-sensitive lighting, and other urban amenities; and,</u> 3. <u>An integral part of the public realm by providing convenient active transportation routes and places to gather and facilitate public activity.</u> <p>E. <u>Urban squares, promenades, connecting links, and other open spaces may be provided in a variety of ownerships to be determined during the development approval process. Ownership options as outlined in the Town’s Parks Plan include:</u></p> <ol style="list-style-type: none"> 1. <u>Fee simple ownership;</u> 2. <u>Strata ownership;</u> 3. <u>Privately owned public spaces (POPS); and</u> 4. <u>Use Agreements/Easements.</u>
		<p>v. <u>Elementary and Secondary School Uses – Stand along or Mixed Use Model</u></p> <p>A. <u>Combined residential or commercial space with large scale public amenities including schools and childcare</u></p>

Item No.	Section	Description of Change
		<p><u>facilities shall be encouraged to be integrated into a private development.</u></p> <p>B. <u>The School Area designation denotes general potential locations for publicly funded elementary and secondary schools within stand-alone or mixed-use developments.</u></p> <p>C. <u>The mixed-use approach supports co-location and meaningful partnership which is key to optimizing infrastructure investment and fostering more sustainable, and equitable development.</u></p> <p>D. <u>Elementary and Secondary Schools shall be permitted and integrated within stand-alone or mixed-use buildings subject to zoning and appropriate collaborative agreements where required.</u></p> <p>E. <u>School sites shall be in visible and accessible locations with strong pedestrian, cycling, and transit connections.</u></p> <p>F. <u>Mixed-use buildings shall be designed to provide for flexible multi-purpose uses that can adapt over time to meet the varied needs of different user groups.</u></p>
		<p>vi. <u>Transportation</u></p> <p>A. <u>Prior to approval of any future Draft Plan of Subdivision applications, detailed Transportation Impact Studies and a Transit Facilities Plan shall be prepared to the satisfaction of the Town of Oakville and Halton Region.</u></p>

B. Schedule Changes

The amendment includes changes to the North Oakville East Secondary Plan figures listed in the following table.

Item No.	Section	Description of Change
2.	Figure NOE2: Land Use Plan	Amend Figure NOE2 as shown in Schedule A to: <ul style="list-style-type: none"> • Add a Site Specific Policy Area.