



# North Oakville Secondary Plans Review

*OFFICIAL PLAN REVIEW*

## Public Information Meeting

Wednesday December 6, 2017

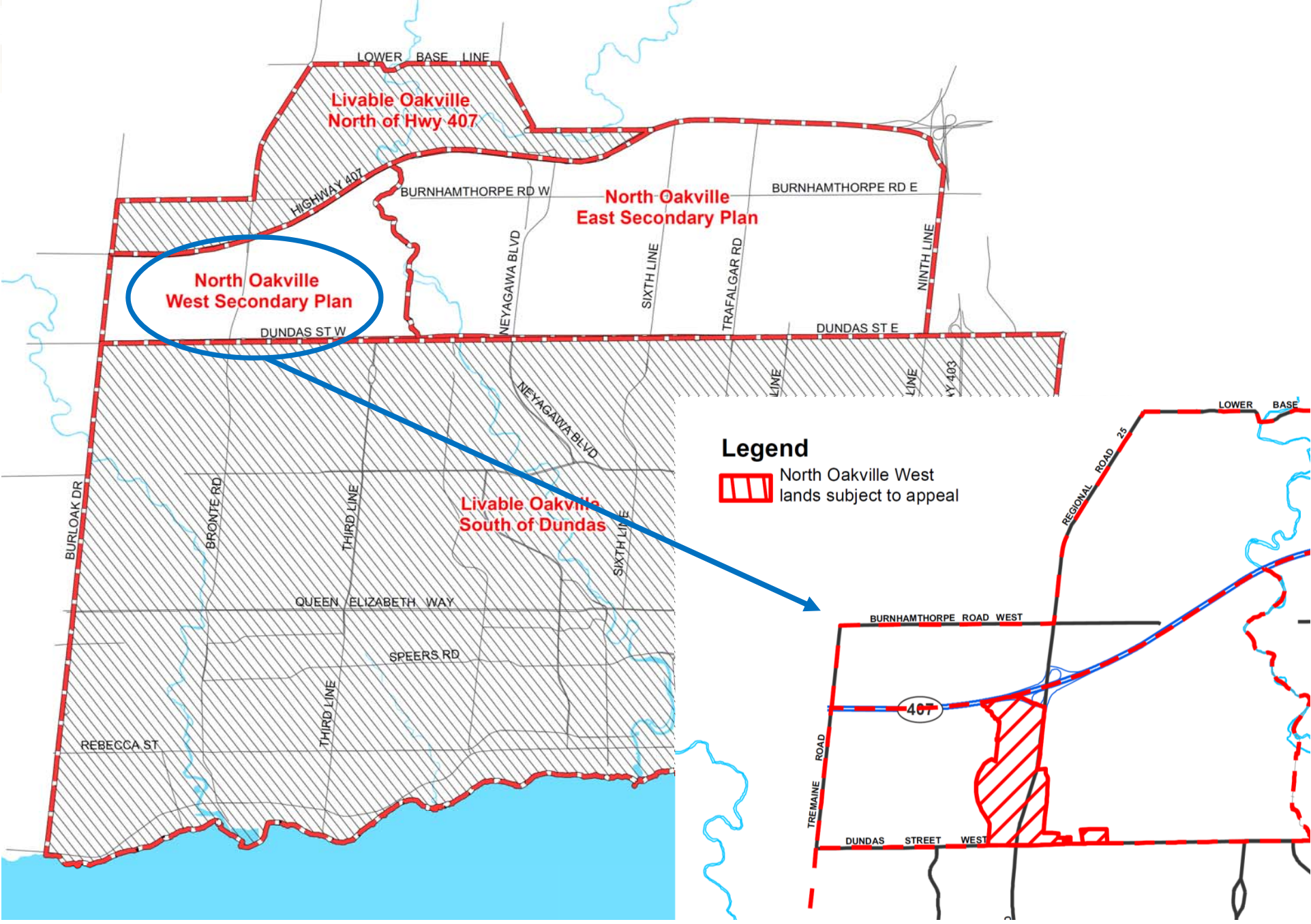
# Presentation Outline

1. Overview of the North Oakville Plans
2. Study Purpose and Update
3. Short-Term Matters and Policy Directions
4. Long-Term Matters and Next Steps
5. Discussion and Input

# Overview of the North Oakville Plans

- The North Oakville Plans provide a planning framework for the lands north of Dundas Street and south of Highway 407 between Ninth Line in the east and Tremaine Road in the west
- The North Oakville East Secondary Plan was approved by the Ontario Municipal Board (OMB) as Amendment 272 to the Town's 1986 Official Plan, in January 2008
- The North Oakville West Secondary Plan was approved as Amendment 289 to the Town's 2006 Official Plan, in May 2009

# AREAS COVERED BY THE PLANS



# North Oakville Vision

- Establishing as a “*first priority of the Town a **natural heritage/open space system** to protect, preserve, and, where appropriate, enhance the natural environment...*”
- “New urbanism” which is a planning approach incorporating **inter-related patterns of land use, transportation and urban form**
- A **transit-first approach to transportation** designed to create a multi-modal transportation system which should **reduce reliance on the automobile**

## Study Purpose

- The North Oakville Secondary Plans Review is a standard five-year review in conjunction with the five-year Official Plan Review of Livable Oakville
- The Study will bring the North Oakville Plans into conformity and consistency with provincial & regional plans and examine the land use policies to evaluate whether the overall policy vision is being achieved
- The Study is now addressing: Housing Mix,
- Urban Core Areas and Neighbourhood Commercial
- Matters to be addressed later in the study include provincial conformity and consistency, the region's municipal comprehensive review, compatibility and consolidation with the Livable Oakville Official Plan.

# Study Update

- Study initiated May 15, 2017 with Livable Oakville Council Sub-Committee and November 6, 2017 Directions Report
- Stakeholder Engagement
- North Oakville development a work in progress:

Existing versus Planned Population and Employment		
	Population	Employment
2016 Census	6,340	3,352
Full Build-Out	50,000	35,200

# Housing Mix

- “a broad range of housing opportunities ranging from executive housing on large lots to high rise apartment units”
- “a variety of residential densities and unit types throughout the planning area, responding to the varied needs of the future population

**Comparison of planned Housing Mix Targets with Actual Mix**

	Housing Mix Targets NOESP 2008		Actual Mix 2012-2015	Actual Mix as of July 2017
	“Low %”	“High %”	%	%
<b>Low Density</b>	55	45	50	50
<b>Med Density</b>	25	20	50	43
<b>High Density</b>	20	35	0	7

Source: North Oakville East Secondary Plan, Town of Oakville, Building Permits July 2017



# Housing Mix

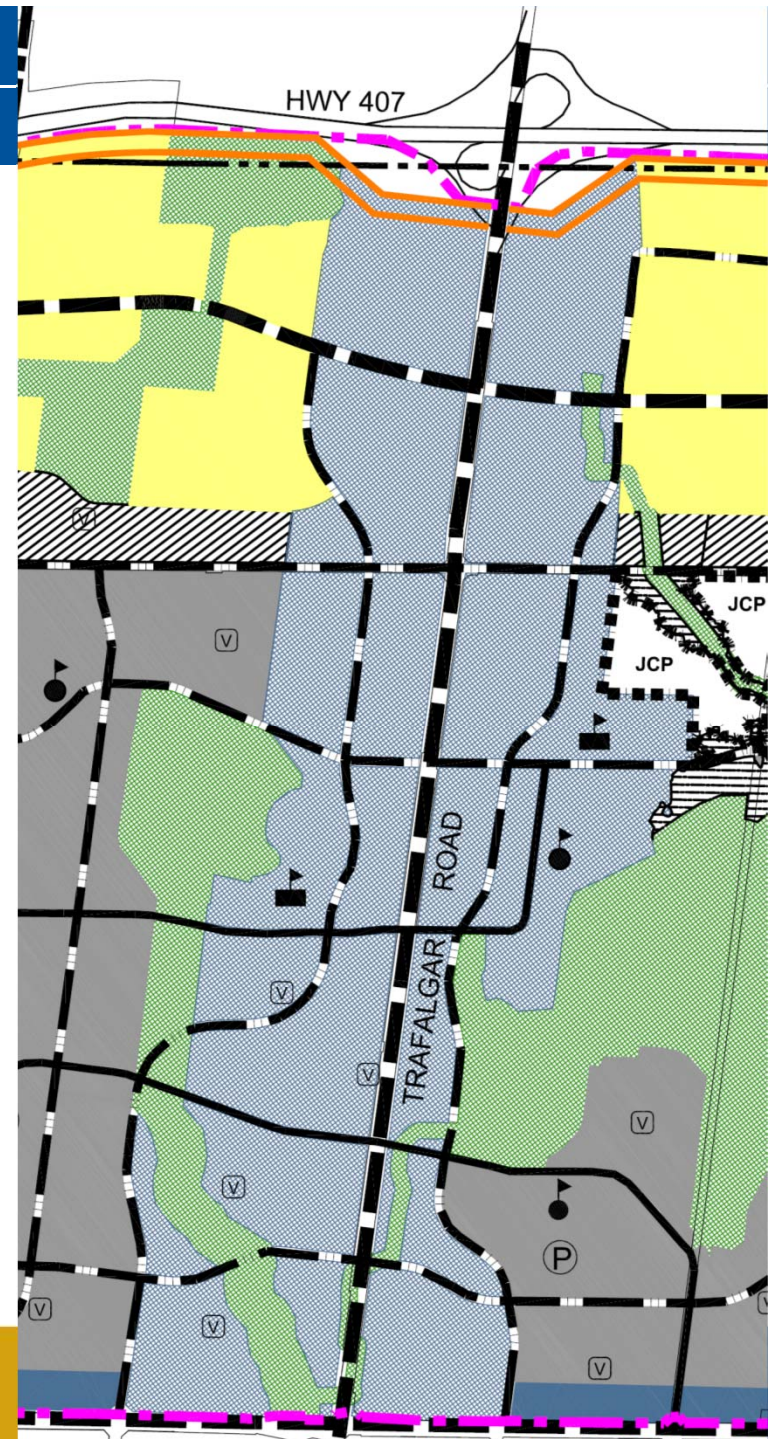
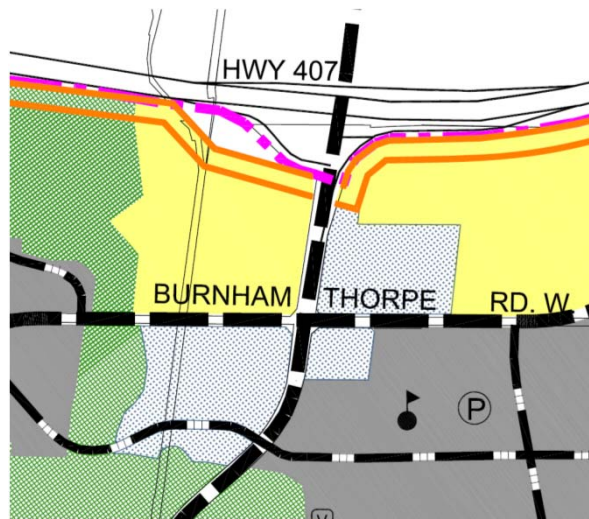
	Low Density	Medium Density	High Density
Single Detached	✓		
Small lot Single Detached		✓	
Semi-Detached	✓	✓	
Duplex	✓	✓	
Triplex		✓	
Townhouses		✓	
Block Townhouses		✓	
Stacked Townhouses		✓	✓
Back-to-back Townhouses		✓	✓
Apartments			✓

## Policy Directions: Housing Mix

- Re-classify Low, Medium and High Density Residential Development definitions to reduce overlapping permitted uses.
- Introduce “Apartments” as a permitted use to the definition of Medium Density Residential to provide for flexibility in housing form and improve transition between land use categories.

# Urban Core Areas

- Urban Core Area Development
  - Trafalgar
  - Dundas
  - Neyagawa



# Urban Core Areas

ZONE	Hectares	Units	Actual Density Net UPH	Medium Density Residential	Single/ Semi	Town	Apt
DUC	1.27	91	71.84	25-75	0%	32%	68%
NUC	3.04	129	42.39	25-75	33%	67%	0%
TUC	16.09	1,095	68.04	25-75	0%	80%	20%

Source: North Oakville East Secondary Plan, Town of Oakville, Building Permits July 2017

- Development may not serve the broad range of socio-demographic needs anticipated for the future population.
- May not be able to accommodate the required amounts of population or support future planned levels of transit.

## Policy Directions: Urban Core Areas

- Amend the NOESP policies to provide for an overall minimum transit supportive density targets in the Trafalgar Urban Core Area.
- Amend the NOESP policies to provide for increased minimum building heights and densities in the Trafalgar Urban Core within a fixed distance from Trafalgar Road.
- Consider two bands of minimum heights and densities, with the taller, most dense buildings located in the band closer to Trafalgar Road and the shorter buildings located in the band farther from Trafalgar Road.

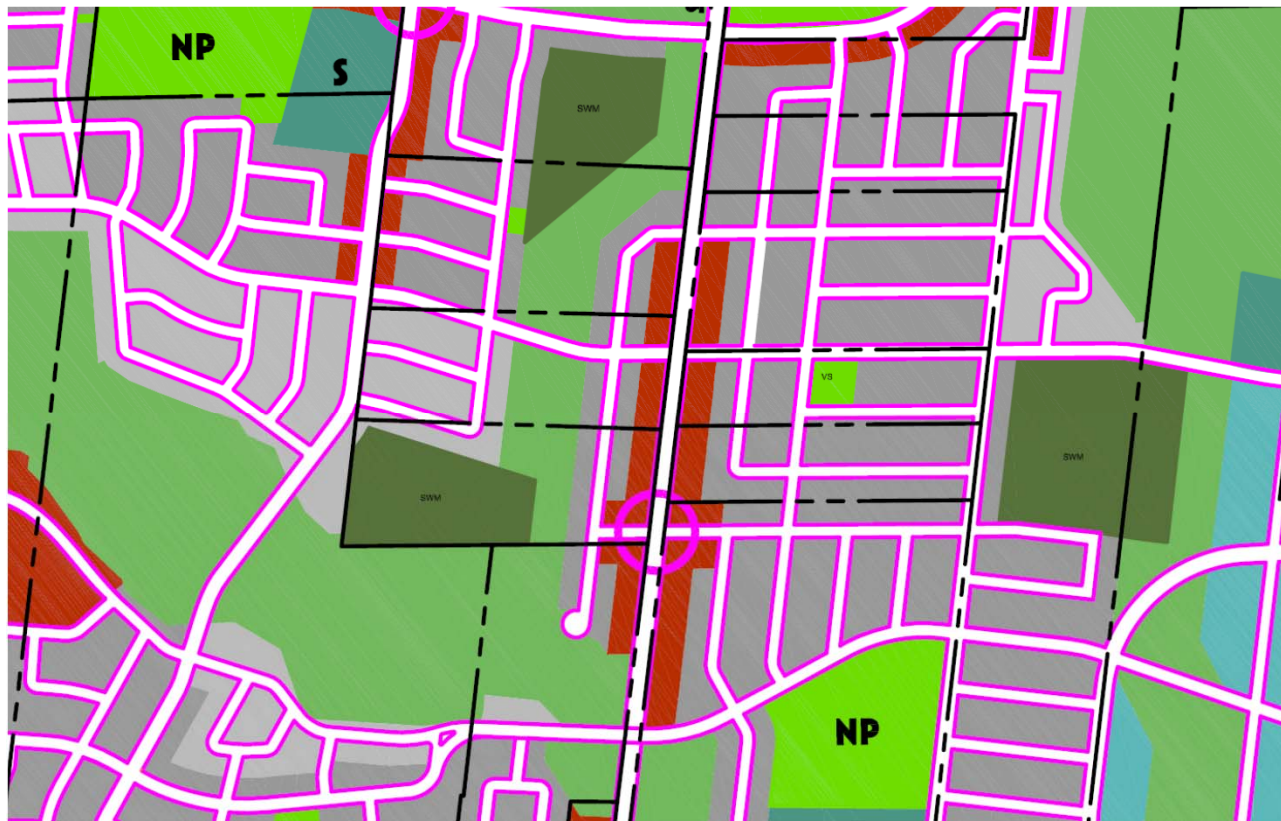
## Policy Directions: Urban Core Areas

- Amend the NOESP policies to limit the development of Medium Density Residential Uses in the Trafalgar Urban Core Area.
- Consider linking the permissions for developing Medium Density Residential uses to the achievement of prescribed minimum heights and densities in the Trafalgar Urban Core Area.
- Consider how opportunities to protect for higher density development in a range of building types might be applied to other Urban core Areas in North Oakville.



# Neighbourhood Commercial

- 7.6.7.1 a) ... accommodate a range of medium density residential development, including live/work units and limited commercial and civic uses ...



# Neighbourhood Commercial



## Legend

- Townhomes
- Single Detached

## ZONE

NC



# Policy Directions: Neighbourhood Commercial

## First Step:

- Identify lands to be protected for future retail and service commercial opportunities
- Provide for a more viable retail and service commercial, mixed use form
- Include a definition of “complete community” as per the Growth Plan, 2017.

# Next Steps for Policy Amendments

- Timing and sequence of steps to bring forward official plan amendments to the North Oakville Plans

## Key steps to amend the North Oakville Plans

	2017	2018		→	2019-2020
	Q4	Q1	Q2	→	
<b>Public Information Meeting</b> <i>- input on policy directions</i>				→	
<b>Statutory Public Meeting</b> <i>- proposed policy amendments</i>				→	
<b>Public Meeting and Recommendation Report</b> <i>- recommended policy amendments</i>				→	

## Matters addressed through the balance of the study

- Conformity & Consistency with Provincial and Regional Planning Documents
- *Region's Municipal Comprehensive Review*
- Directions coming from the Urban Structure Review:
  - Implement the town-wide Urban Structure by amending the Community Structure and other schedules of the North East and West Secondary Plans to identify key Urban Structure elements
- Directions from the Employment Commercial Review
  - *Identify priority areas for Major Office Uses*
  - *Protect Employment Lands*
  - *Provide opportunities to secure commercial development*
  - *Harmonize Employment Area Planning Policies*

## Matters addressed through the balance of the study

- Adding lands to the Natural Heritage System
- Neighbourhood Commercial Policies
- Location of Stormwater Management Facilities
- Compatibility and Consolidation with Livable Oakville
- Transitional Area Development
- Planning for Significant Areas of Land
- Official Plan Implementation Tools
- Community Design and Operational Issues

# Discussion and Input

