

1.10 WEST OAK TRAILS COMMUNITY - FIGURE "Q"**a) Background**

The portion of the West Oak Trails Community dealt with in this Plan is generally bounded by Upper Middle Road on the south, Dundas Street and a portion of the TransCanada pipeline on the north, Regional Road 25 on the west, and Sixteen Mile Creek on the east, as identified on Figure "Q".

The area known as the "West Oak Trails - Neighbourhood 1" bounded by Upper Middle Road to the south, Fourth Line to the west and the Sixteen Mile Creek to the north and east is subject to the policies established in Part E, Section 1.10, subsection (k) of the Official Plan. For purposes of calculation, the land uses within the Neighbourhood 1 area have been included in the overall land use totals for the West Oak Trails Community. It has been planned to integrate with the overall community and function as a part of the West Oak Trails Community overall.

b) General Development Objectives

The West Oak Trails Community to the east of Regional Road 25 will be primarily residential in character. Four major goals form the basis for the land use configurations and policies. The first goal is to establish active public space in the suburban realm. The second goal is to provide as much opportunity as possible to reduce dependence on the automobile. The third is to establish a community that will house people from a broad range of ages, incomes, family types and household types. The fourth goal is to promote a form of development which minimizes its impact on existing environments and mitigates those effects which result.

The following goal statements represent the way in which these broad goals are expressed as land use objectives.

- to achieve an urban environment whose form provides an opportunity for greater pedestrian accessibility and encourages pedestrian movement through the community;
- to create an urban environment which does not rely on automobile use to meet the needs of daily life;

- to create an urban form which is amenable to effective transit provision;
- to create a series of neighbourhoods, each centered around a commercial, institutional and service core which is within walking distance of residents within that neighbourhood.
- to provide a full range of housing types and tenures, at least 25% of which fall within the Province of Ontario's affordability guidelines for the Town of Oakville;
- to create a strong live-work relationship within the West Oak Trails Community;
- to create a system of roads and transportation corridors which fosters the safe and efficient circulation of all vehicular and non-vehicular traffic;
- to provide physical, health and social services which are necessary and desirable in the community;
- to encourage urban design which promotes personal safety and security in the community;
- to maintain the function of significant topographical features and natural environmental resources including sand lenses, woodlots, habitat and watercourses with associated valley systems;
- to provide for adequate water and wastewater services and drainage works throughout the community that reflect the requirements of the respective local, regional and provincial agencies;
- to encourage energy conservation and the use of alternate energy sources through the use of building designs, land use distribution and the design and operation of the transportation system.

c) Residential

The West Oak Trails community is anticipated to have a maximum mature state residential population of approximately 25,000 persons.

The following approximate mix of densities will be found in the West Oak Trails community overall:

Low Density	45%
Medium Density	25%
High Density	30%

The community will provide the full range of densities, dwelling types and tenures. The residential designation does not determine the form of tenure. Maximum densities will range from 20 units per site hectare in the low density designation to 100 units per site hectare in the high density designation.

To ensure conformity with the objectives of this Plan, density ranges for the Medium Density I and II as well as High Density designations have been included. Development proposals which do not achieve the defined density range will require an amendment to this Plan.

The boundaries of the respective residential density designations and the alignment of the streets on Figure "E" and Figure "Q" may be modified to a reasonable degree in the interest of achieving a desirable urban design pattern, provided that the aggregate land areas of each density remain as shown on Figure "Q".

Residential uses will be permitted in commercial areas to promote life and movement in those areas beyond the work-day hours. The residential uses will locate above commercial uses. Free-standing residential uses will not be permitted in commercial areas.

The design of mixed commercial/residential developments will provide residents with ample private open space in the form of terraces and patios. Such accommodation will provide privacy and separation from commercial activity. Stepping back building facades or terracing above the ground level commercial as a method of achieving privacy will be encouraged.

Direct automobile access to residential uses from collector streets and local streets will be allowed. Where residential property abuts a major collector street, development proponents shall generally provide access via back lanes. Treatment of access to the street from individual lots shall be given careful design consideration in order to maintain pedestrian amenability.

To ensure suitable separation, landscape, screening and noise

attenuation in residential environments adjacent to Upper Middle Road, a landscaped buffer area of at least nine metres in width, adjacent to the right-of-way will be required. The buffer will allow for convenient pedestrian access to Upper Middle Road, particularly at transit stops and intersections.

To ensure suitable separation, landscape and screening in residential environments adjacent to the east side of Third Line, north of the TransCanada Pipeline Corridor, a landscaped buffer area incorporated in the residential lots adjacent to the right-of-way will be required.

From Fourth Line Road to just east of Street C, or approximately 575 metres east of Dundas Street, as indicated on Figure "Q", a landscaped buffer consisting of the 18-metre wide InterProvincial Pipeline easement shall be provided.

To ensure suitable separation, landscape, screening, and noise attenuation between residential environments and Regional Road 25 and Dundas Street, a landscaped buffer area of at least 15 metres in width, adjacent to the right-of-way will be required. The landscaped buffer will be gradually narrowed adjacent to the commercial properties to continue walkways and cycle paths adjacent to the commercial properties. The form and nature of this buffer will conform to the recommendations of a study on corridor protection and design for Regional Road 25 and Dundas Street. The buffer shall allow for convenient pedestrian access to these roads, particularly at transit stops and intersections. High quality architectural design, landscaping and control of parking locations, subject to approval by the Town, will be employed to ensure attractive frontage along Dundas Street. Particular attention will be paid to the treatment of the residential and commercial frontages to the east and west of Third Line.

North of Westoak Trails Boulevard, commencing at the westward realignment of Bronte Road, the landscaped buffer adjacent to the residential uses and Regional Road 25 may taper from approximately 15 metres to 9 metres to allow for a proper transition into the buffer strip abutting the commercial block.

All residential development will be constructed to avoid reverse frontage lots on roads. Noise walls as a primary method of noise control are to be strictly limited. Access via laneways and/or service roads will be encouraged as alternatives to reverse frontage or

noise walls.

i) Residential Low Density 1

The Residential Low Density designation shall permit single detached dwellings, semi-detached dwellings, and accessory apartments where appropriate. Other forms of low density housing may be considered where neighbourhood compatibility can be demonstrated to the satisfaction of the Town. Their acceptability will be evaluated in terms of natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview. Development will be permitted at a maximum of 20 units per site hectare.

ii) Residential Low Density II

The Residential Low Density II designation shall permit single detached dwellings, semi-detached dwellings, duplexes and accessory apartments where appropriate. Other forms of low density housing may be considered where neighbourhood compatibility can be demonstrated to the satisfaction of the Town. The range of density allowed will be from 20 to 25 units per site hectare.

iii) Residential Medium Density I

The Residential Medium Density I designation will permit multiple-attached dwelling types such as townhouses, duplexes, triplexes, and quadraplexes. Development will be permitted within a range of density from 22 to 40 units per site hectare. Detached and semi-detached dwellings will be allowed within this designation, provided the density falls within the density range specified for Residential Medium Density I.

Notwithstanding the Residential Medium Density I designation, the maximum density is limited to 53 units per site hectare for the lands designated Residential Medium Density I located east of Regional Road 25 (Bronte Road), south of the TransCanada pipeline, and west of Baronwood Drive to allow the construction of multiple attached dwellings.

iv) Residential Medium Density II

Residential Medium Density II designations will permit the full

range of dwelling types noted in the Residential Medium Density I designation in addition to stacked townhouses, apartments and similar housing forms. Development will be permitted within a range of density from 41 to 75 units per site hectare.

Notwithstanding the Residential Medium Density II designation the lands located east of Bronte Road, west of Baronwood Drive and north of the commercial block shall only permit detached and townhouse dwelling types at a maximum density of 45 units per site hectare.

Buildings may be developed to a maximum height of four storeys in Medium Density Residential II areas.

Further to Official Plan policies outlined in Part F, Section 1.3(b), the Town may consider increased height and/or density in return for the provision of such facilities, services or matters as stated in this Plan. If the bonusing provision is utilized, buildings may be developed to a height of five storeys, provided that the building has a terraced form and additional height is oriented away from the street edge.

v) Residential High Density

The Residential High Density designations will consist of housing in the form of stacked townhouses, duplexes, triplexes, quadraplexes, apartments and other similar housing forms. The density will range from 76 to 100 units per site hectare.

Buildings may be developed to a maximum height of four storeys in Residential High Density areas. Where a bonusing provision is used, the maximum height will be five storeys.

Further to Official Plan policies outlined in Part F, Section 1.3(b), the Town may consider increased height and/or density in return for the provision of such facilities, services or matters as stated in this Plan. If the bonusing provision is utilized, buildings may be developed to a height of five storeys, provided that the building has a terraced form and additional height is oriented away from the street edge.

vi) Residential Policy Areas

Residential Policy Areas are so designated because of their special vegetative qualities, locational characteristics, topographical characteristics, and/or hydrological significance.

Residential Policy Areas "A" identify woodlots which are desirable components of urban open space. These woodlots, because of their inherent environmental characteristics, are capable of tolerating surrounding urban development and perhaps limited intrusion of urban development.

Residential Policy Areas "A" include woodlots that have lesser environmental significance than those found in Natural Areas, but nevertheless, represent a significant natural asset.

Residential Policy Areas "B" include woodlots that, in an urban context, have lesser environmental significance than Residential Policy Areas "A". Residential Policy Areas "B" are sufficiently sensitive that their retention on a long-term basis in an urbanized area is less practical and more costly than retaining "A" areas, however they normally contain specific features which can form significant elements of an urban environment.

The following policies shall apply to Residential Policy Areas:

- Development plans will be specifically designed to preserve intact the overall wooded character of the area and to the extent possible, individual specimen trees that may be identified.
- This may be achieved by setting aside certain high quality areas of woodland for preservation as part of public lands.
- Where the Town chooses to preserve a woodlot or a portion thereof as part of public lands, it may, through the use of the parkland dedication provisions of the *Planning Act*, the purchase of land and/or other available mechanisms, including negotiated settlements, seek the acquisition of the woodlot or portion thereof.

- That portion of the woodlot which is not acquired may be utilized for the development of a wide range of housing forms at a maximum density of 12 units per site hectare over the entire woodlot site. A height limit of three storeys will apply.
- Residential development will be encouraged to take the form of clusters of units in the least environmentally significant portion of the woodlot and shall be designed to minimize impact on the remaining portions of the woodlot. The remaining woodlot will be preserved intact as private open space or public open space.
- Such development shall only be permitted based on a detailed Environmental Impact Assessment Report, carried out by a qualified consultant.
- Such an analysis shall result in a development plan which preserves for the long term, the overall wooded character of the area and key individual trees or groups of trees. Any development permitted shall be subject to the site plan control provisions of the *Planning Act*.
- Where portions of the woodlot are to be left intact, and where the Town does not acquire them, proponents will be encouraged to set them aside as privately-held reserves.

Where the Residential Policy Area also constitutes a potential woodlot/wetland of hydrological significance, as indicated in the Fourteen Mile Creek/McCraney Creek Watershed Planning Study, the woodlot will continue to provide hydrological benefits by permitting natural processes to continue. The following policies shall apply to such areas:

- Development plans will be specifically designed to preserve the hydrological function identified in the Fourteen Mile Creek/McCraney Creek Watershed Planning Study and further described in any successor studies. This will be achieved by setting aside certain potential woodlots/wetlands of hydrological significance as part of public lands or as privately held reserves.

- Where the Town chooses to preserve potential woodlots/wetlands of hydrological significance or any part thereof as part of public lands, it shall, through dedications, the purchase of land and other available mechanisms, including negotiated settlements, seek the acquisition of the areas or portion thereof.
 - That portion of the potential woodlot/wetland of hydrological significance which is not preserved may be utilized for residential development which does not compromise the hydrological role of the woodlot.
 - Residential development may take the form of clusters of units in the least hydrologically significant portion of the woodlot/wetland and shall be designed to maintain or enhance the hydrological function of the area.
 - Such development shall only be permitted based on a detailed assessment of each potential woodlot/wetland of hydrological significance to be completed prior to development. This study shall be completed to the satisfaction of the Town of Oakville, the Ministry of Natural Resources and the Halton Region Conservation Authority. It shall include but not be limited to the following components:
 - hydrogeological
 - hydrological
 - terrestrial
 - wildlife
 - buffer zone as it relates to water quality and quantity
 - The analysis shall result in a development plan which preserves for the long term, the hydrological function of the woodlot/wetland. Any development permitted shall be subject to the site plan control provisions of the *Planning Act*.
- vii) Notwithstanding the Residential Low Density I designation, an architectural design office will be permitted at 2295 Bronte Road on a temporary basis until such time that the Bronte Road Environmental Assessment has been completed. Until such time Interim uses that do not conflict with adjacent uses and which conform to accepted zoning standards shall be permitted

in existing buildings.

- viii) Notwithstanding the agricultural designation, a medical office/residence will be permitted at 2307 Bronte Road on a temporary basis until such time that the Bronte Road Environmental Assessment has been completed. Until such time Interim uses that do not conflict with adjacent uses and which conform to accepted zoning standards shall be permitted in existing buildings.

d) Commercial

i) General Policies

Commercial areas will have a strong, identifiable urban image. They will provide a sense of identity and focus within the overall community and within neighbourhoods.

Commercial areas will be integrated into the pattern of streets and blocks of which they are a part. The physical design will encourage pedestrian circulation to, from, and within these commercial areas along public streets and Lineal Open Space.

Streets and greenway links shall be designed to facilitate comfortable pedestrian movement in an interesting, active, and well designed public realm.

Residential uses will be permitted in Commercial areas to promote activity and movement in those areas beyond the work day hours. Residential uses will not be permitted at grade in these commercial areas, but must locate above commercial uses. Free-standing residential uses will not be permitted in the Commercial areas.

As a condition of development or redevelopment of land for commercial purposes, the Town may require the conveyance of land to the Town for park purposes based on the following criteria:

- a minimum of 2% of the land proposed for commercial development or redevelopment.

Oakville may, at the Town's discretion, request cash payment in lieu of land for park purposes to the value of land otherwise

required to be conveyed; such cash will be placed in a park trust fund to be expended in accordance with the provisions of the *Planning Act*.

Where the Town deems it appropriate, corner lot commercial development may provide a landscaped pedestrian plaza facing the street. It shall be designed to the satisfaction of the Town and will constitute a contribution in lieu of a 2% parkland dedication. Development proponents will have regard for design guidelines which are developed to fulfill the intent of this Plan.

Site design will minimize impacts of parking, loading and driveway areas.

ii) Neighbourhood Commercial Centres

Neighbourhood Commercial Centres will locate in five locations in the West Oak Trails Community. They shall generally be located at the intersections of the major collector roads. Commercial areas shall be oriented toward the intersection of the major collectors.

Residential uses will be allowed to locate above the commercial uses at a maximum density of 65 units per site hectare. In order to encourage the mixed use character, transfers of residential density from medium and high density land use parcels immediately adjacent will be permitted, provided development does not exceed the height limits established.

A minimum height of two storeys will be encouraged. The height limit of commercial/residential buildings in the Neighbourhood Commercial Centres shall be four storeys.

Further to Official Plan policies outlined in Part F, Section 1.3(b), the Town may consider increased height and/or density in return for the provision of such facilities, services or matters as stated in the Plan. If the bonusing provision is utilized, buildings may be developed to a height of five storeys, provided that the building has a terraced form and additional height is oriented away from the street edge.

Neighborhood commercial uses will be located along both sides of the major collector in order to provide a continuous retail face at that part of the street. An exception to this policy will be at the

intersection of Westoak Trails Boulevard and Postmaster Drive where there will be one Neighborhood Commercial Area at the southeast corner of that intersection.

Neighborhood Commercial Centres shall be designed and developed in a manner that minimizes the negative impact on adjacent residential areas and encourages pedestrian activity.

Where the development proponent(s) are able to demonstrate a reduced need for parking to the satisfaction of the Town, alternatives to the current parking standard will be considered.

Detailed development control guidelines may be developed for neighbourhood commercial areas and implemented by amendments to the comprehensive Zoning By-law or the Official Plan.

iii) Arterial Commercial

Arterial commercial uses will be located in a node along the east side of Third Line, north of Upper Middle Road.

The size of this site shall be limited to 0.5 hectare.

Uses shall be limited to an automobile service station with a car wash facility and ancillary retail sales of convenience items and a take-out restaurant.

iv) Community Shopping Area

Lands in the southwest and southeast quadrants of Dundas Street and Third Line shall be designated Community Shopping Area. Permitted uses for the lands in the southeast quadrant shall include all those uses permitted in Part D, Section 2.5. Permitted uses for the lands in the southwest quadrant shall include office and service commercial uses including service stations; commercial entertainment and recreation uses; restaurants; government, institutional, social and cultural facilities; and residential uses alone, or in combination with any permitted non-residential use, up to a maximum density of 75 units per site hectare. Limited retail uses are also permitted, however, the implementing zoning by-law shall limit non-ancillary retail uses. In order to encourage the mixed use character, transfers from adjacent medium density parcels will be permitted provided the overall height limits are not exceeded.

The development of both the easterly and westerly segments of the community shopping area should recognize their importance in developing a gateway and focus for the community. Building locations which reinforce street edges, while maintaining good visibility for retail facades are to be encouraged, and the development of major entrances shall stress common architectural elements and features.

The site design should promote a clear system of pedestrian and vehicular movement, and incorporate elements such as canopies and arcades that emphasize pedestrian comfort. An overall plan should also be developed for signage and lighting in order to ensure a consistent and attractive treatment.

The visual impact of parking and driveway areas should be minimized, and expansive parking areas are to be avoided, wherever possible. Where the development proponents are able to demonstrate a reduced need for parking to the satisfaction of the Town, alternatives to the current parking standards will be considered.

The maximum height of buildings in the Community Shopping Area west of Third Line shall be six storeys.

e) Institutional

i) General Policies

The primary institutional uses envisaged for the West Oak Trails Community are public and separate schools, places of worship, day care centres, health and social service facilities, community recreation centres and the St. Volodymyr's Cultural Centre. Other institutional uses may be permitted within the residential area of this community subject to the applicable policies of the Official Plan.

Any vacant site designated for a school, place of worship or daycare centre may be used for other community scale institutional uses without amendment to this Plan. Any such site may also be utilized for low density residential purposes without amendment to this Plan, however, will require an appropriate amendment to the Zoning By-law. The separate secondary school site at the southeast corner of Dundas Street and Postmaster Drive may be used for medium density

residential uses without amendment to this Plan, however, an appropriate amendment to the Zoning By-Law will be required.

ii) Schools

The West Oak Trails Community provides for six public elementary schools, three separate elementary schools, one public secondary school, and one separate secondary school.

Schools will be placed near neighbourhood centres where public transit is readily accessible, and where higher concentrations of population are located. They will generally be placed in proximity to Lineal Open Space to facilitate access by foot and bicycle.

Site sizes for each school type, both elementary and secondary, will be determined by the policies and criteria established by the Halton Board of Education and the Halton Roman Catholic School Board.

iii) Places of Worship

Four sites are designated as places of worship in the Westoak Trails Community. One of these sites predates preparation of plans for this area.

The preferred size of a site designated as a place of worship will be 1.6 hectares. Where a site to be developed as a place of worship is larger than that required by the organization which will use the site to establish a place of worship, the maximum size may be reduced accordingly without amendment to this Plan.

Places of worship shall be located at the intersections of major collectors and along collectors in order to provide visibility, accessibility and proximity to public transit.

This location acknowledges the multi-functional character of places of worship, many of which are active in providing services of a community nature.

The place of worship or decorative architectural features associated with it may exceed the height limit of buildings in an adjacent Community Shopping area or adjacent Neighbourhood Commercial areas without amendment to this

Plan in recognition of its landmark status.

Parking for places of worship will be located at the rear of the building.

iv) Recreation and Library Facilities

Community and neighbourhood parks may accommodate built facilities to provide space for recreational, cultural and/or library facilities.

A Community Park will be located east of Third Line and south of the most northerly east-west collector. In order to enhance the complementary function of the park in relation to the community shopping area, the park will locate as closely as possible to the shopping area. Safe, convenient pedestrian access between these two areas shall be required.

v) Other Civic Uses

Specific sites for police, fire and ambulance service are not expected to be required within the community. However, if, in future, additional sites are required, they may be provided without amendment to this Plan.

Day care facilities may be located within all of the land use designations within the community other than public open space.

vi) St. Volodymyr's Cultural Centre

The northerly portion of St. Volodymyr's Cultural Centre from the Natural Area to Dundas Street is designated as Institutional Policy Area "A". Permitted uses within the designation include a place of worship, youth hostel, community centre, senior citizens' housing, conservation, and active and passive recreational uses.

The southerly portion of the property from the Natural Area to the northerly limit of the TransCanada Pipeline easement is designated as private open space. Permitted uses within this designation include conservation, outdoor recreation, cemeteries and similar low intensity uses.

f) Greenland Policies

General Policies

i) Natural Area

Where the lands are designated 'Natural Area' on Figure 'Q', they are more specifically designated as 'Valley Lands/Watercourse' on Figure 'F1'. The policies contained within Part D, Section 4 of the Official Plan as they apply to each designation is intended to apply.

Where a Natural Area is comprised of a potential recharge and infiltration area, a hydrologically significant woodlot, an erosion control area, a watershed management area, or a water quality control area, the size and configuration of the area used to secure such function shall be subject to the approval of the Town in accordance with the terms of the Fourteen Mile Creek/McCraney Creek Watershed Planning Study and any successor studies. This shall be determined at the time of individual development applications.

Where a Natural Area is comprised of an environmentally significant woodlot, it is the intent of this Plan to preserve the woodlot in its natural state.

Natural Areas will be used to connect neighbourhoods to the major east-west trail systems, to trail systems outside of the West Oak Trails community and to other active parkland areas.

ii) Parkland

The parkland area in the West Oak Trails Community will provide both for passive and active recreation. Parkland will be located adjacent to Natural Areas wherever possible in order to extend the concept of open space development.

The West Oak Trails community will contain 2 Community Parks, 6 Neighbourhood Parks, and a number of parkettes.

The two Community parks will be active recreational areas with major playing fields and other sports facilities. It is anticipated that both Community Parks will be lighted facilities in order to extend the hours of their use, and thus, their

usefulness to the community.

The Community Park east of Third Line and south of Pine Glen Road will be approximately 10 hectares and will include recreational facilities within an enclosed building. These facilities may be operated by the Town or may be operated by a public/private partnership agreement. The facility may include some commercial uses.

The Neighbourhood Parks shall be approximately 2.75 - 3.5 hectares each. They will serve the neighbourhoods which surround the community nodes and neighbourhood shopping areas. They shall, therefore, be located in close proximity to the nodes and in association with school facilities, where possible.

iii) Private Open Space

The portion of the St. Volodymyr's Cultural Centre property south of the Natural Area to the northerly limit of the TransCanada Pipeline easement, as shown on Figure Q is designated as Private Open Space. Permitted uses within this designation include conservation, outdoor recreation, cemeteries and similar low intensity uses.

Where any land designated for Private Open Space is under private ownership, this Plan does not indicate that this land will necessarily remain as open space indefinitely, nor shall it be construed as implying that open space areas are free and open to the general public or will be purchased by the municipality.

iv) Utility Corridors

These corridors will generally range between 15 to 30 metres in width and will be part of the pedestrian and bicycle transportation network.

Subject to approval by the appropriate authorities, the TransCanada Pipeline and InterProvincial Pipeline easements will be used for open space purposes and shall constitute the major east-west open space corridors in the West Oak Trails Community. These existing utility corridors are permitted uses, and adjacent development will be required to recognize the constraints associated with these utilities. Utility corridors

will be acquired by the municipality, but will not be a part of the parkland dedication.

g) Transportation and Circulation

i) General Policies

The major collector road network interconnects the various land use groups and communities with two east-west facilities and four north-south facilities, complemented with a minor north-south arterial located east of Third Line.

A central one-way street system with associated park and institutional uses will be developed on Third Line south of the northern east-west collector road, in order to create an attractive community focus and to reduce the impact of traffic on the adjacent community.

The system of circulation in West Oak Trails is based on a grid system reinforced by a continuous east-west major collector road system.

Phasing will ensure that the road system will be developed in order to accommodate convenient vehicular circulation, to facilitate efficient transit service, and to provide access for the development of non-residential uses which service the residential areas.

Phasing will ensure that the public transit system will be developed in order to accommodate convenient movement by public transit.

The proposed system is intended to be flexible in terms of specific locations. The alignment of the new roads may be modified to a reasonable degree, in the interest of achieving desirable and appropriate urban design and subdivision patterns.

In order to provide a transportation system that encourages travel by all modes (vehicular, transit, bicycle and pedestrian), the local road networks associated with plans of subdivision should allow for interconnection with the arterial and collector road system. This transportation system can be developed using a grid or modified grid pattern which reduces the use of culs-de-sac providing more opportunities for local transit

routing and both bicycle and pedestrian access throughout the communities.

Notwithstanding Figure "E" Transportation, and Part C, General Policies, Table 1, Functional Classification of Roads in the Town of Oakville Official Plan, a major collector road in the West Oak Trails Community shall have a right-of-way of 26 metres.

ii) Public Transit Opportunities

The transportation system shall provide the basis for effective public transit provision.

Phasing will ensure that the public transit system will be developed in order to accommodate convenient movement by public transit.

Development adjacent to Dundas Street or Regional Road 25 will have regard for the recommendations of a corridor protection and corridor design study. Development shall not occur until this study is completed.

Specific future transit network improvements shall be provided as follows:

Transitways on exclusive rights-of-way and/or high occupancy vehicle lanes shall be provided on:

- Dundas Street
- Regional Road 25

Transitways on exclusive rights-of-way along the above-noted corridors will provide four lanes for vehicular traffic.

Transitways on designated lanes and/or high occupancy vehicle lanes will be provided on:

- Upper Middle Road

Transitways on designated lanes may be configured as either outside bus lanes or median bus lanes. The requirement for permanent or peak period/peak direction designation of bus and/or high occupancy vehicles only privileges will remain flexible until feasibility and service levels can be assessed.

Transit services shall be permitted on all roads with a right-of-way of 18 metres or more, and appropriate transit routes shall be developed to service the community and signed and designated at the time of development.

iii) Pedestrian and Bicycle Transportation

The road system will serve equitably the needs of pedestrians and bicyclists in addition to automobiles. Bicycling and walking will constitute an important alternative mode of transportation within the community. This shall be considered in the context of the physical development of the community.

Cycleways and walkway systems shall be integrated into the community. It will include sidewalks and cycleways integrated with the road system, as well as a separate system forming part of the open space system. They shall link the West Oak Trails neighbourhoods together, although links to adjacent areas shall be sought.

The cycleways and walkway systems will be considered as additional routes for transportation within the community rather than simply as recreational facilities.

Cycleways shall be provided on all collector roads, minor arterial roads and arterial roads within the West Oak Trails community according to standards established by the Town.

h) Services

i) General Policies

Development of the West Oak Trails Community shall be on the basis of full urban wastewater collection and water distribution facilities.

The cost of providing services to facilitate development of the West Oak Trails Community, including any expansion of the wastewater and water treatment facilities, shall be borne by the benefiting landowners, in accordance with the provisions of the *Development Charges Act*, the Region of Halton's Development Charges By-law, and the financing policies and the servicing plans developed by the Region of Halton and the municipality. Lands within the West Oak Trails Community

may be considered for use as a Regional water reservoir.

Prior to development occurring in each Major Phase area, a Master Servicing Plan will be prepared. This study will examine how sanitary sewer, water and storm sewer services will be extended into the new phase area and to ensure that all properties in the community can be developed. As individual properties develop, servicing of the land will be completed consistent with the Master Servicing Plan.

ii) Utilities and Easements

All local power and telephone lines and other cable services to serve the development in the West Oak Trails Community shall be located underground, where feasible.

All underground services shall be permitted in any land use designation in the West Oak Trails Community, including any open space designation.

Two 18 metre wide pipeline easements are located within the West Oak Trails Community, the TransCanada Pipeline easement to the north and the InterProvincial Pipeline easement to the south. These lands are a part of public open space.

These existing utility corridors are permitted uses and adjacent development will be required to recognize the constraints associated with the utilities. Subject to approval from the appropriate authority, the utility will also be used for open space purposes and as part of the pedestrian and bicycle trail system. In this regard, the lands will be acquired by the municipality but will not constitute parkland dedication.

A major above ground hydro transmission corridor traverses the West Oak Trails Community along Upper Middle Road. It is intended that this corridor be relocated to the south side of Upper Middle Road as that road expands. Wherever the corridor remains, it shall be incorporated into the open space system, if possible.

iii) Stormwater Management

The West Oak Trails Community is traversed or bounded by the Sixteen Mile Creek, Taplow Creek, Glen Oak Creek,

McCraney Creek, the east branch of Fourteen Mile Creek, and the two main branches of Fourteen Mile Creek.

The Fourteen Mile Creek/McCraney Creek Watershed Planning Study and the Glen Oak Creek Subwatershed Impact Study recommends general policies and strategies for stormwater management and quality control. The approximate size and location of facilities is indicated in the Study.

A subwatershed study shall be completed by one applicant or a group of applicants within a watershed. Individual plans of subdivision may be submitted for review in conjunction with the preparation of a subwatershed study.

Studies shall be conducted at the subwatershed stage to determine the size, volume, discharge rates and rates of infiltration for stormwater management facilities. Studies shall be completed to the satisfaction of the Town of Oakville and the Halton Region Conservation Authority prior to the draft plan approval of any plans within a subwatershed.

Stormwater Management facilities including water controls shall conform with the Fourteen Mile Creek/McCraney Creek Watershed Planning Study and the Glen Oak Creek Subwatershed Impact Study, any successor studies, as well as with the Town of Oakville Storm Drainage Criteria Manual and the required subwatershed study. The Stormwater Management facilities may locate within all but the following land use designations:

- roads
- educational facilities
- public parkland

Where permanent facilities required to service the full subwatershed as determined in the subwatershed study are to be located outside the area of application for draft subdivision approval, development of the subdivision may be delayed until required facilities are built. The applicant may provide, subject to approval by the Town, interim water quality control and stormwater management for their subdivision on their own property. Such handling will be of a temporary nature and will not be an alternative to optimum water quality and stormwater management as identified in the watershed and subwatershed

studies.

A functional drainage report shall be prepared for each development site prior to the approval of individual development applications to the satisfaction of the Town of Oakville and the Halton Region Conservation Authority. The functional drainage report shall address the specific design, construction, stormwater management and phasing of works.

Where the existing watercourses are sufficiently wide to carry storm flows, there will be no reconstruction of these areas, except for erosion control and water quality maintenance measures to the satisfaction of the Town of Oakville, the Halton Region Conservation Authority and the Ministry of Natural Resources. The watercourse valley from top-of-bank to top-of-bank, together with sufficient tableland to ensure the preservation of mature vegetation along the top-of-bank edge and to provide access for maintenance vehicles will be conveyed to the municipality for conservation and buffer purposes as part of the conveyance of lands along the watercourse. It shall be designated as part of the Natural Area system within this Plan. This conveyance shall not form part of the required parkland dedication. Compensation shall be at the rate determined in the Development Charges By-law as adopted by the Town of Oakville.

Where the watercourse is not sufficiently wide or deep to accommodate storm flows and to ensure water quality, reconstruction of the watercourse may be accepted, if the following guidelines are satisfied:

- The watercourse reconstruction is completed in a way which creates a natural appearing stream environment with variable side slopes, introduction of vegetative rehabilitation including trees, shrubs and ground cover, and a meandering channel.
- Erosion control is implemented to the satisfaction of the Town of Oakville, the Halton Region Conservation Authority and the Ministry of Natural Resources.
- The conveyance of the watercourse and suitable buffer zone as determined in the subwatershed study to the satisfaction of the Town of Oakville. This shall include a satisfactory setback to preserve mature tree

vegetation or that which may be planted along the top-of-bank, as well as to provide access for maintenance vehicles. Conveyance shall not form part of the parkland dedication and shall be compensated through Development Charges at the rate set out by the Town of Oakville in its Development Charges By-law.

All alterations to the existing channels and floodplains and valleys in the form of construction dumping or removal of fill shall generally not be permitted, and where such changes are approved, the design of and alteration to any channel must convey the Regulatory Storm flows, meet flood storage requirements, and be designed to the satisfaction of the Town of Oakville, the Halton Region Conservation Authority, and other appropriate public agencies.

Areas identified as potential recharge and infiltration areas shall require further studies to be conducted at the subwatershed study stage. Such studies shall, as a minimum, identify the rate of infiltration and appropriate design techniques to maintain or maximize the rate of infiltration for each site. The study shall be conducted to the satisfaction of the Town of Oakville.

i) Implementation

i) General Policies

This Community Plan shall be implemented by the powers conferred upon the municipality by the *Planning Act*, the *Municipal Act*, and other applicable statutes.

ii) Conditions of Development

Notwithstanding any other provision of this Plan, prior to any new development, other than expansions of existing uses, receiving final approval in the Community Plan area the following conditions must be met:

- full urban services and utilities are committed to be in place and operative prior to or coincident with occupancy and use of the land;

- any transportation facilities required to accommodate the development are committed to be in place and operative prior to or coincident with occupancy and use of the land;
- storm drainage facilities approved by the municipality are committed to be in place and operative prior to or coincident with the occupancy and use of the land;
- an archaeological assessment of the land has been conducted and any relevant findings have been implemented;
- the municipality(s) is satisfied that the cost sharing by the benefiting landowners towards the provision of transportation, wastewater, water, stormwater, and other identified infrastructure needs are secured in accordance with municipal and regional policies and the provisions of the *Development Charges Act*.

iii) Zoning By-law

The zoning by-laws for this area may include provisions for bonusing and holding zones where deemed appropriate and where they are in accordance with Part F, Section 1.3(b) of the Official Plan and with the provisions of the *Planning Act*.

iv) Plans of Subdivision

The Plan area is subject to subdivision control and part lot control.

Only those plans of subdivision shall be recommended for approval which:

- conform with the policies and designations of this Plan;
- can be provided with adequate services and facilities as required by this Plan;
- are not premature and are in the best interests of the municipality.

v) Consents

Development shall generally take place by plan of subdivision. Consents shall only be permitted:

- for technical or legal purposes; or,
- where the municipality is satisfied that the consent will not prejudice the ultimate subdivision of the land;
- in cases of part lot control.

vi) Greenland Implementation Policies

Areas designated for Greenland purposes include land in the following designations:

- Natural Area;
- Parkland; and
- Private Open Space.

All efforts shall be made to acquire the land in these designations in accordance with the policies of this Plan, through such mechanisms as the use of the bonus provisions of the *Planning Act*, parkland dedication provisions of the *Planning Act*, and the purchase of land.

With regard to the parkland dedication provisions of the *Planning Act*, as a condition of development or redevelopment of land, the conveyance of land to the municipality for park or other public recreational purposes may be required based on the following criteria:

Residential Development or Redevelopment

- a minimum of 5% of the land proposed for residential development or redevelopment; or
- 1 hectare of land for each 300 dwelling units proposed for development or redevelopment.

Commercial Development or Redevelopment

- a minimum of 2% of the land proposed for commercial purposes.

Further, in order to maximize the municipality's ability to acquire the land in the Greenland designations, the municipality may, for any area within the Community Plan, at its discretion:

- request cash payment in lieu of land for parkland with such payments to be used for park or other public recreational purposes elsewhere in the Community Plan area;
- acquire land which may be sold at a later date with the funds to be used for park or other public recreational purposes elsewhere in the Community Plan area;
- exchange land within the Community Plan area;
- accept lots in lieu of land for parkland with the proceeds of the sale of such lots to be used for park or other public recreational purposes elsewhere in the Community Plan area; and
- other similar approaches which are deemed appropriate.

j) Definitions

Area definitions for residential development:

- Site - Includes: residential lots or blocks, parkettes and local roads. In the case of development or redevelopment, any public land required to be dedicated or conveyed shall not be included for the purpose of calculating the site hectarage.

k) West Oak Trails Community Neighbourhood 1

i) Background

The lands in Neighbourhood 1 are bounded by the Sixteen Mile Creek on the north and east, Upper Middle Road on the south, and Fourth Line on the west to form a part of the West Oak Trails Community.

In the Neighbourhood 1 area of the West Oak Trails

Community there is an emphasis on providing a full range of residential housing forms, including a significant proportion of medium density housing in conformity with the Town's policies on housing affordability. The aim is toward a highly pedestrian-oriented community where most of the convenience needs of daily living are provided within walking distance. This is the first development within the larger community.

ii) Commercial

a) Mixed Commercial Residential

There is a Mixed Commercial Residential area located at the north east corner of West Oak Trails Boulevard and Fourth Line. The building form will be developed to the street to promote accessibility and a sense of street life. The street oriented retail is intended to emphasize the pedestrian orientation of the community. The size of this Mixed Commercial Residential area shall be approximately 0.7 hectares. The development of residential uses in combination with commercial uses will be encouraged. In this regard, the lands designated Mixed Commercial Residential on the north side of West Oak Trails Boulevard shall permit residential uses above commercial uses with an overall height limit of three storeys.

iii) Residential

a) General Policies

The lands in Phase 2A are anticipated to have a population of 2,900 persons at maturity, with an overall density of 40 persons per gross hectare. The density is based on the persons per household occupancy outlined in this Plan to 2001. To ensure conformity to the objectives of this Plan, density ranges have been included. Development proposals which do not achieve the defined density range will require an amendment to this Plan.

The various types of housing in Phase 2A will permit a range of ownership forms, including freehold, rental, cooperative, non-profit, rental-assisted, and other forms

which may be applicable. The residential designation does not determine the form of tenure.

b) Residential Special Areas

The development plan for the Residential Special Area will be specifically designed to preserve intact the overall wooded character of the area and, to the extent possible, individual specimen trees that may be identified. This will be achieved by setting aside the higher quality areas of woodland adjacent to the Sixteen Mile Creek Valley for preservation of public lands, or as privately held reserves in common ownership. The density of development in this area will not exceed 12 units per gross hectare and an overall height limit of 3 storeys will apply.

iv) Greenland Policies

a) Parkland

Parkland of approximately three hectares will be located adjacent to West Oak Trails Boulevard in the vicinity of the Sixteen Mile Creek Valley.

b) Natural Area

The environmental designations as shown on Figure F1 and F2 of the Official Plan have been refined to specific land use designations as shown on Figure "Q", Land Use Plan, West Oak Trails Community". The policies within Part D, Section 4 of the Official Plan as they apply to each environmental designation shall apply.

The area associated with the Sixteen Mile Creek is an area designated as a Regional Environmentally Sensitive Area. Regard will be had to Part D, Section 4 and Figure "F2" of this Plan, along with the relevant Regional Official Plan requirements, prior to any development approval

Within the area south of the northerly utility corridor and east of Vista Oak Road, there is a stormwater management detention pond. This pond is designated Natural Area as shown on Figure Q and will serve an open space function.

Pedestrian access along the top-of-bank of the Sixteen Mile Creek Valley will be provided including a staging area providing access into the Sixteen Mile Creek Valley.

c) Other Environmental Policies

Pedestrian and bicycle pathways, either separate or combined, will be accommodated by a linked open space system consisting of setbacks from watercourse, schools, parks, greenway links, the berm buffer areas and utility lands. Bicycle paths or routes will be established along the collector roads within this community.

To ensure suitable separation, landscape, screening and noise attenuation in residential environments from the major arterial road -- Upper Middle Road -- a landscaped buffer consisting of the 18 metre wide InterProvincial Pipeline easement is provided. Adequate screening separation and noise attenuation can be achieved from Upper Middle Road through the use of berming and noise walls. Provisions for this will be ensured through the subdivision approval process.

d) Utility Corridor

Two separate utility corridors as identified on Figure Q are located within this community. The utility corridors are located along the southerly limit of the community and within the northerly area of the community. These utility corridors will be conveyed to the municipality, will not be considered as part of the required parkland dedication and will provide for an east-west connection between the communities and neighbourhoods. On the northeast corner of the intersection of Fourth Line and Upper Middle Road, there is stormwater management pond. This detention pond is designated as Utility Corridor as shown on Figure Q.

v) Institutional

The primary grouping of institutional facilities will consist of two elementary schools.

All institutional uses shall be subject to site plan control under the provisions of the *Planning Act*. Off-street parking and

loading/drop-off areas adequate to meet the requirements of the particular use will be required. Where possible, institutional uses should be located close to pedestrian links and transit routes. Educational facilities consisting of two elementary schools are to be located adjoining public parks where possible, central to the units of population served, with sites adequate for buildings, possible future expansion and recreation facilities. If adjoining a park site, the school site shall be a minimum of 2.4 hectares. If not adjoining a park site, the school site shall be a minimum of 3.2 hectares.

Any vacant site designated for a school, place of worship or daycare centre may be used for other community scale institutional uses without amendment to this Plan. The school sites may also be utilized for medium density residential purposes without amendment to this Plan; however will require an appropriate amendment to the Zoning By-law.

vi) Phasing

Development within this community will be allowed subject to the availability of full municipal services. Phasing within the area affected by the amendment will ensure that capacity of municipal services for the development is available, the collector road system is installed, and servicing capacity is reserved for schools, and further, that affordable housing keeps pace with the overall development.

vii) Services

Traversing the core area are two linear utility corridors - TransCanada Pipelines and InterProvincial Pipelines. These existing utility corridors are permitted uses and adjacent development will be required to recognize the constraints associated with the utilities. Subject to approval from the appropriate authority, the utility will also be used for open space purposes, and as part of the pedestrian and bicycle trail system. In this regard, the lands will be acquired by the municipality, but will not constitute parkland dedication.

Notwithstanding Part C, General Policies, Table 1, Functional Classification of Roads for West Oak Trails Phase 2A, a collector road shall have a right-of-way of 26 metres.