

Memo

To: Mr. Domenic Lunardo, Program Co-ordinator, Downtown Projects
From: Planning Services
Date: February 1, 2018
Subject: Draft Plan of Subdivision - Former Oakville-Trafalgar Memorial Hospital Lands

This memo is provided in satisfaction of the scoped planning justification memo with urban design principles required as per the pre-consultation agreement signed on January 24th, 2018. It is supported by Council's recent approval of an Official Plan Amendment and Zoning By-law Amendment pertaining to the former Oakville-Trafalgar Memorial Hospital Lands and provides an overview of the subject draft plan of subdivision application and brief applicable policy, by-law and other technical requirements.

Location

The former Oakville-Trafalgar Memorial Hospital ('OTMH') is bound by Reynolds Street to the west, MacDonald Road to the north, Allan Street to the east, Wyndham Manor Long Term Care Centre to the south and is 5.7 hectares in size (including the 0.3 ha open space block east of Wyndham Manor Long Term Care Centre which is encumbered by a number of easements).



Figure 1: Air Photo

The subject lands are comprised of the northern portion of the former OTMH lands, as conceptually shown on Figure 1.

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Background

The subject lands are located within a settlement area (town) and built boundary (generally south of Dundas Street) and were identified as a special policy area pursuant to the Livable Oakville Plan (2009).

26.1.1 The Special Policy Area relating to the hospital lands may be considered, following a Town-initiated community visioning exercise, through the planning application process with the submission of the following studies and any other requirements under section 28.17:

- a) transportation demand analysis;*
- b) traffic impact study;*
- c) planning justification report;*
- d) urban design brief;*
- e) functional servicing study; and,*
- f) community infrastructure assessment.*

26.1.2 Redevelopment shall consider the following requirements in addition to those in section 11.1.9:

- a) Development should maintain and improve public parkland, pedestrian, cycling and vehicular access and connect to the surrounding neighbourhood and community.*
- b) Development will be subject to a phasing plan.*
- c) Development proposals will demonstrate compatibility and integration with the surrounding land uses by ensuring an effective transition in built form between areas of different development heights. Transition in built form will act as a buffer between proposed development and planned uses and should be provided through appropriate design, siting, setbacks and the provision of public and private open space and amenity space.*
- d) Development shall protect and enhance natural features.*
- e) Development will be required to provide the necessary community infrastructure, transportation infrastructure and other services required to maintain a complete community.*
- f) Development shall protect and enhance existing cultural heritage features and, where feasible, integrate such features into the development of the lands.*

26.1.3 Notwithstanding the Institutional designation, the lands may be redeveloped in accordance with the permitted uses and policies of the Low Density Residential designation and may also include the uses permitted in the Medium Density Residential designation. Community uses may also be permitted.

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26.1.4 The Town shall encourage the maintenance and preservation of the old Oakville Trafalgar High School building, which is designated under the Heritage Act, in any development of the site.

The 2013 South Central Public Lands Study was a comprehensive land use study focused on several school sites, former OTMH lands, and the Oakville Arena site. The study incorporated extensive community engagement and technical analyses for each of the sites. Through this study Council endorsed, in principle, a land use option for the former OTMH.

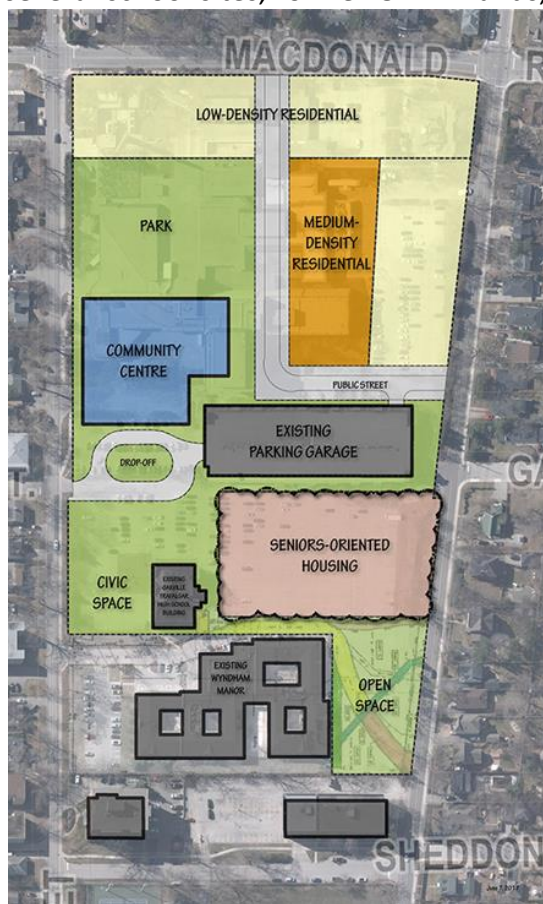


Figure 2: Approved Former Hospital Site Master Plan

Throughout 2017 additional public consultation was undertaken regarding the overall design of the OTMH and its component land uses. The Master Plan incorporates a new community centre and park, residential development, the preservation of the former Oakville-Trafalgar High School (“OTHS”) and parking garage, and an area for future seniors-oriented housing.

The former OTHS building is located immediately north of the Wyndham Manor Long Term Care Centre and is designated under Part IV of the *Ontario Heritage Act*. The building has been vacant for more than 20 years and is currently home to a chimney swift colony that roost in the school’s four chimneys. The birds are a threatened species under both provincial and federal legislation.

Council approved the updated site master plan in June 2017 (Figure 2), which was derived from the public’s input on several different site design options, and approved the implementing Official Plan Amendment and Zoning By-law Amendment on December 4th, 2017. The amendments are now in full force and effect.

The staff report dated November 13, 2017 should be referred to regarding the planning rationale and assessment related to the Official Plan and Zoning By-law Amendments which established the low and medium density residential land use designation of the subject lands, zoning performance standards including lot size, and overall conformity with the aforementioned 2009 Livable Oakville Special Policy Area.

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Proposed Draft Plan of Subdivision

The draft plan of subdivision is comprised of 19 individual lots with a frontage between 14.5 m - 15.7 m intended to be developed with single-detached dwellings, 2 medium density residential blocks intended to be developed with 16 townhouses and 1 block for a 17.0 m public road.

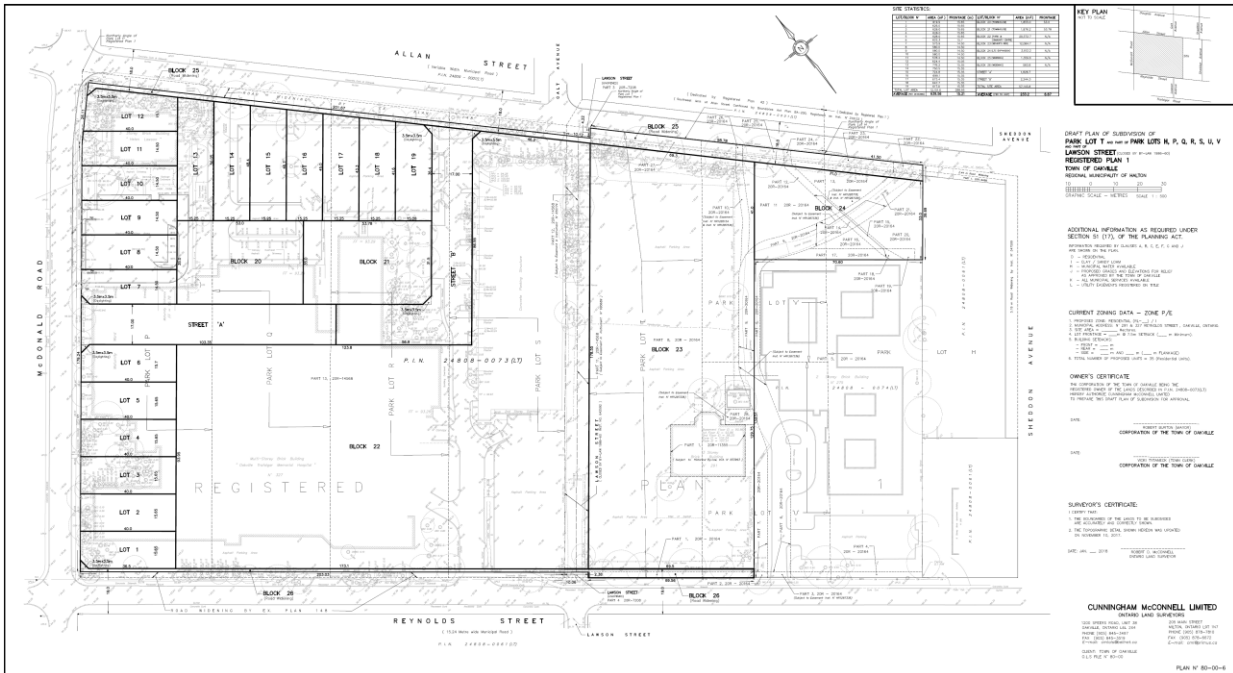


Figure 3: Draft Plan of Subdivision

In addition, road widening's as part of the larger OTMH redevelopment will be conveyed to the town, as part of this draft plan of subdivision.

As part of the larger site, a consent application is intended to be submitted to facilitate the establishment of three blocks over the remainder of the former hospital site for the purpose of: a park block, a block for the future community centre (including the existing parking garage), and a block for the preservation and reuse of the former OTHS building including the integration of seniors-oriented housing and open space uses.

9. SUPPORTING STUDIES

a. FUNCTIONAL SERVICING REPORT

A Functional Servicing Report submitted as part of the subject plan of subdivision application will outline the water, wastewater and stormwater servicing requirements for the subject lands and development of the proposed subdivision in order to assess the feasibility of adequately servicing the lands.

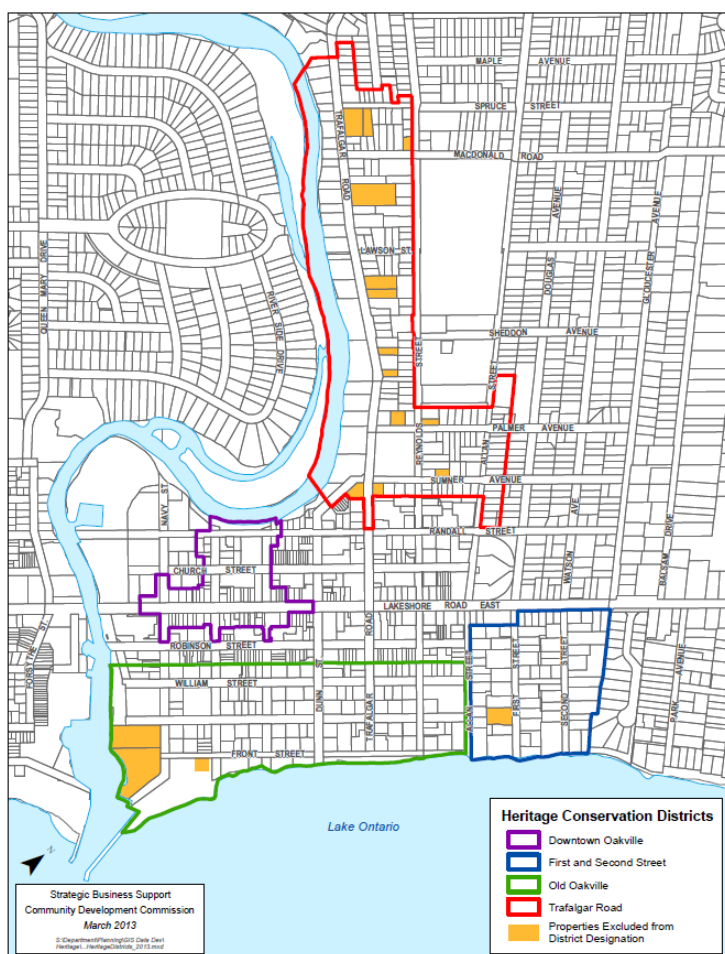
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b. TRANSPORTATION IMPACT STUDY

A Transportation Demand and Traffic Impact Study was prepared in support of the subject draft plan of subdivision application. The analysis concluded that under the existing (2017) and future (2025) traffic conditions, all of the study area intersections are operating satisfactorily and no intersection operational improvements are required. Relative to the pre-existing hospital land use, the proposed development will result in a significant decrease of traffic volumes along the Cornwall Road section between Trafalgar Road and Reynolds Street, along Reynolds Street and Allan Street. More detailed recommendations including future review of turning lanes, pedestrian connections and right-of way width are detailed in the study.

c. HERITAGE IMPACT ASSESSMENT

The subject lands are located adjacent to the Trafalgar Road Heritage Conservation



District (along Reynolds Street). The OTHS building, located on adjacent lands, is also designated under Part IV of the *Ontario Heritage Act*. Pursuant to the *Livable Oakville Plan*, the town may require a heritage impact assessment in both circumstances (adjacent designated heritage building and heritage conservation district). This approach is consistent with related PPS policies and conforms to related Growth Plan policies.

A Heritage Impact Assessment will be submitted in due course, and is expected to identify any related

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matters that should be considered in the review of the draft plan of subdivision application and included as conditions of draft plan approval.

d. ENVIRONMENTAL SITE ASSESSMENT

An environmental assessment will be submitted as part of the plan of subdivision application which will provide an assessment of the subject lands in accordance with Provincial requirements.

e. TREE PRESERVATION REPORT

A tree preservation report submitted as part of the subject plan of subdivision application will provide a summary of a tree inventory of all existing trees on the subject lands, as well as a description of planned tree preservation measures. Tree preservation and new tree plantings to assist in achieving the town's tree canopy cover target can be included as draft plan conditions.

8. CURRENT PLANNING POLICY FRAMEWORK

This application is subject to the following policy framework: the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017), Halton Region Official Plan, and the Town of Oakville Official Plan (Livable Oakville) and Zoning By-law. The broad policy framework as it applies to the proposed application is outlined below.

a) PROVINCIAL POLICY STATEMENT (PPS), 2014

The Provincial Policy Statement ('PPS') provides a policy led planning system, recognizing there are complex relationships among environmental, economic and social factors in land use planning. The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. All planning decisions are required to be consistent with the PPS.

Section 1 of the PPS promotes building strong healthy communities by managing and directing land use to achieve efficient and resilient development and land use patterns. Section 1.1.1 of the PPS notes that healthy, liveable and safe communities are sustained by, among other matters;

- *promoting efficient development and land use patterns which sustain the financial wellbeing of the province and municipalities over the long term (1.1.1 a);*
- *accommodating an appropriate range and mix of residential, institutional, recreation, park and open space, and other uses to meet long-term needs (1.1.1 b);*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns (1.1.1 c);*

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- *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs (1.1.1 d);*
- *improving accessibility for persons with disabilities and older persons (1.1.1 e);*
- *ensuring that necessary public service facilities are or will be available to meet current and projected needs (1.1.1 g); and,*
- *promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate (1.1.1 h).*

The subject lands are located within a settlement area which are broadly “the focus for growth and development” and “their vitality and regeneration shall be promoted” (1.1.3.1). In directing growth to settlement areas, planning authorities are to “identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs” (1.1.3.3).

In regard to housing, the PPS directs planning authorities to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents. This is to be done by directing new housing developments to locations where appropriate levels of infrastructure and public service facilities are or will be available (1.4.3 c), promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities (1.4.3 d), and establishing development standards for residential intensification and redevelopment which minimize the cost of housing and facilitate compact form, while maintain appropriate levels of public health and safety (1.4.3 e).

The land use permissions, density and zoning performance standards of the redevelopment were established through the Official Plan Amendment (OPA 23) and Zoning By-law Amendment approved by Town Council on December 4th, 2017.

Section 1.1.3.3 also states that “Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources ...”

Section 2 of the PPS states that Ontario's long-term prosperity, environmental health, and social well-being depend on, among other matters, conserving biodiversity, and protecting natural and cultural heritage resources for their economic, environmental and social benefits.

The following sections of the PPS with respect to natural heritage are applicable to the redevelopment of the former hospital site, which includes the subject lands, and requires consideration:

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2.1.5 *Development and site alteration shall not be permitted in:*

d) significant wildlife habitat;

2.1.7 *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*

2.1.8 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

The former hospital lands contain an identified Chimney Swift habitat within the chimneys of the former Oakville Trafalgar High School (OTHS) building. Chimney Swifts are identified as a threatened species under Ontario's *Endangered Species Act*.

As part of the demolition of the hospital, it did not trigger any legislative requirements in regards to the known Chimney Swift habitat in the adjacent OTHS building, provided the high school was not involved in the demolition. While the provisions of the *Endangered Species Act* do cover protection of habitat, for the Chimney Swift this was restricted to the chimney they actually inhabit (and the immediate adjacent area around the chimney) based on Regulation 242/08, Section 23.8 of the ESA.

Given this, the subject lands and proposed draft plan of subdivision, which do not include the significant wildlife habitat, is consistent with the PPS. Notwithstanding, it is recognized that future consideration and study of the Chimney Swift habitat will be required as part of a future rezoning and/or site plan application associated with the redevelopment of the OTHS building and potentially the seniors-oriented housing adjacent to the OTHS building as contemplated as part of the Council endorsed Master Plan.

The cultural heritage policies of the PPS are applicable, including the following:

2.6.3 *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Other policies also apply to the subject lands, such as criteria for stormwater management, and will be addressed in more detail as part of the associated supporting studies.

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b) GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE (2017)

The Growth Plan for the Greater Golden Horseshoe 2017 ('Growth Plan') came into effect on July 1, 2017 replacing the 2006 Growth Plan. The Growth Plan provides a framework for implementing the Province's vision for building stronger, prosperous communities by managing growth. The Plan directs growth to built-up areas through intensification where development can efficiently use existing infrastructure. The plan promotes a compact built form and increased densities with a mix of residential uses.

The policies for where and how to grow and manage growth direct forecasted growth to settlement areas "focused in delineated built-up areas" [2.2.1.2 c) i]. The subject lands are within the settlement area and are within the delineated built-up area.

Section 2.2.1.4 notes the Plan supports the achievement of complete communities that:

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- b) *improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) *provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) *expand convenient access to:*
 - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. *public service facilities, co-located and integrated in community hubs;*
 - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;*

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- f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and*
- g) integrate green infrastructure and low impact development.*

The proposed draft plan of subdivision works to implement the approved Official Plan Amendment and Zoning By-law Amendment for the former hospital site. The approved Official Plan Amendment and Zoning By-law Amendment uphold the broader level policies of the Growth Plan and supports the achievement of complete communities.

Section 2.2.2 of the Growth Plan sets minimum intensification targets for the level of growth that is to occur within the delineated built-up area as a percentage of total growth within Halton Region. The proposed draft plan of subdivision contributes to the achievement of the minimum intensification targets as set out in the Growth Plan.

Section 2.2.2.4 notes that “all municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

- a) encourage intensification generally to achieve the desired urban structure;*
- b) identify the appropriate type and scale of development and transition of built form to adjacent areas;*
- c) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.*

The proposed draft plan of subdivision implements the Official Plan and Zoning By-law. Further, overall the density of the proposed new housing component is within the range of ‘low density residential’, as defined by the Livable Oakville Plan, which is reflective of the surrounding area.

Other policies also apply to the subject lands, such as criteria for stormwater management and cultural heritage and will be addressed in more detail as part of the associated supporting studies.

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c) HALTON REGION OFFICIAL PLAN

The Halton Region Official Plan sets out the growth and development goals, objectives and policies to guide growth and change across the Region of Halton. The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region Official Plan. The policies of ROPA 38 are in force with the exception of site-specific and policy-specific matters unrelated to this application.

The subject lands (i.e. the lands subject to the proposed draft plan of subdivision) are designated “Urban Area” in the Halton Region Official Plan.

The objectives of the Urban Area are, among other objectives, to support growth that is compact and supportive of transit usage; provide a range of identifiable, inter-connected and complete communities of various sizes, types and character; to promote the adaptive re-use of brownfield and greyfield sites; and to facilitate and promote intensification and increased densities.

Policy 76 states a “range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of this Plan.”

d) LIVABLE OAKVILLE PLAN

Livable Oakville is the town’s official plan for the lands south of Dundas Street and north of Highway 407. It provides land use designations and policies to guide development to the year 2031. The Plan was adopted by Council in June 2009 and approved by Halton Region in November 2009, with modifications, as it was deemed to conform to the 2006 Growth Plan and the Region’s Official Plan, as amended, and to be consistent with the 2005 Provincial Policy Statement. A number of parties appealed the Region’s decision to the Ontario Municipal Board. The Board subsequently adjudicated the majority of the appeals and approved the Plan, with further modifications, in May 2011.

The Livable Oakville Plan designated the former hospital site and subject lands as “Institutional” which recognized the former hospital and associated uses. The Plan also identified the former hospital site as a special policy area being a “Potential Residential Redevelopment Area” and including site-specific policies to guide future redevelopment once the hospital was demolished. In order for redevelopment to take place, the Plan required the completion of a visioning exercise for the reuse of the property, along with a number of site-specific studies including a transportation demand analysis and a functional servicing study, among others.

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On June 27, 2017, following extensive public consultation (i.e. visioning exercise), Council endorsed a preferred Master Plan for the redevelopment of the former hospital site. To enable the Master Plan and future redevelopment of the site, Council approved a town-initiated Official Plan Amendment (OPA 23) on December 4, 2017. OPA 23 redesignated the former hospital site from “Institutional” to “Low Density Residential”, “Medium Density Residential” and “Parks and Open Space” in accordance with the preferred Master Plan. The OPA enables the redevelopment of the property for:

- a community centre;
- a park block;
- the maintenance of the existing parking garage;
- an “L-shaped” street on the east side of the new park block and north of the existing parking garage, connecting Macdonald Road and Allan Street;
- residential land uses, consisting of detached dwellings fronting onto Macdonald Road and Allan Street and townhouses fronting onto the new “L-shaped” street, which does not exceed a density of 29 units per site hectare;
- an area for seniors-oriented housing and supporting uses on the southern portion of the site;
- the preservation of the existing former Oakville-Trafalgar High School (OTHS) building, which is designated under Part IV of the Ontario Heritage Act, to be integrated with seniors-oriented housing;
- a publicly accessible civic space in front of the former OTHS, adjacent to Reynolds Street; and,
- a passive park space along Allan Street.

The proposed draft plan of subdivision (i.e. the subject lands) affects the northern portion of the former hospital site. The subject lands include the residential land use designation “Low Density Residential” and “Medium Density Residential” and contains the new “L-shaped” street as per the approved Official Plan Amendment. The draft plan of subdivision proposes to create a block for the creation of 19 single detached residential lots fronting onto MacDonald Road and Allan Street, and 16 townhouse residential lots fronting the new “L-shaped” street.

The proposed draft plan of subdivision implements the approved Official Plan Amendment for the subject lands pertaining to the northern portion of the Council adopted Master Plan for the former hospital site.

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e) ZONING BY-LAW 2014-014

The subject lands are zoned RL3-0 S.P. 383 and RM1 S.P. 383. The draft plan of subdivision has been drafted to fully comply with the Zoning By-law, including meeting or exceeding minimum lot area and frontage requirements. The proposed size, shape and orientation of the proposed lots comply with the zoning by-law and provide generally rectangular shape building lots.

f) SECTION 51(24) OF PLANNING ACT

Section 51(24) of the *Planning Act*, applies to the subject plan of subdivision and provides that in considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
 - As outlined in this memo, a number of Provincial, Regional and local planning policies apply to the subject development, which are related to matters of Provincial Interest. The supporting studies will address these matters in more detail and conformity with applicable policy will be assessed further as part of the technical review of the development application.
- (b) whether the proposed subdivision is premature or in the public interest;
 - The proposed plan of subdivision implements an extensive public consultation process, approved master plan and is reflective of the recent Official Plan Amendment and the as-of-right zoning permissions pursuant to Zoning By-law 2014-014. The supporting studies will provide more information such as whether the lands can be feasibility serviced, which will be reviewed and assessed further through the development application.
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
 - Conformity with the Livable Oakville Plan will be assessed in more detail as part of the review of this development application, and through the reports and studies required in support of this development application.
- (d) the suitability of the land for the purposes for which it is to be subdivided;
 - The land is suitable for the proposed subdivision and uses as it implements an extensive public consultation process and approved master plan for redevelopment of the larger former hospital lands.
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
 - No affordable housing units are proposed on the subject lands.

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(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

- The number, width, location and proposed grades of all streets will be assessed in more detail as part of the Functional Servicing Report and Transportation Impact Study. The new public road proposed will meet the Town's engineering standards.

(f) the dimensions and shapes of the proposed lots;

- Rectangular lots are proposed with lot frontage and lot area which comply with the zoning by-law.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

- The subject lands are part of a larger site that has been comprehensively planned. The development of the proposed plan of subdivision will be coordinated with adjacent development. Conditions of draft plan of subdivision approval will set out any necessary and appropriate conditions on matters to be addressed prior to the registration of the subdivision.

(h) conservation of natural resources and flood control;

- The subject lands are not part of the natural heritage system and are not regulated by Conservation Halton.

(i) the adequacy of utilities and municipal services;

- The proposed plan of subdivision largely utilizes existing utilities and municipal services. Functional servicing and stormwater management will be addressed in more detail by the Functional Servicing Report. Related draft plan conditions could be imposed, as required.

(j) the adequacy of school sites;

- The draft plan of subdivision, as proposed, would result in 19 single-detached dwellings and 16 townhomes. The adequacy of school sites will be confirmed through the respective school board's review of the development application, and draft plan conditions and warning clauses may be imposed.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

- Not applicable, however as part of the larger development public uses will be reestablished in the form of a new park, community centre and recreation facilities.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

- The proposed development constitutes redevelopment of part of a larger land parcel within the built boundary which mostly utilizes existing infrastructure including roads, water and waste water and transit. A relatively minor expansion to the public road network is proposed

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to accommodate the 16 multiple attached dwellings internal to the site. Overall, the development represents an efficient use of energy.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act.

- Through review of this draft plan of subdivision, the Council will have authority to require none, some or all of the lots to be subject to site plan control. Overall, the draft plan of subdivision proposes generally rectangular shape lots with modest changes of grade. Access to each lot can be accommodated from existing and proposed public roads.

APPENDIX A - URBAN DESIGN GUIDING PRINCIPLES AND DIRECTION

The proposed Master Plan envisions new sustainable development which is well-integrated within the existing neighbourhood. The Master Plan is designed to carefully address the existing context such as adjacent heritage district, traditional low density housing and historic structure (Oakville Trafalgar High School) on the former hospital site.

KEY STRUCTURING ELEMENTS

The proposed Master Plan includes the following key components:

- Low and medium density residential area with a new public road;
- Community Centre with two pools, gymnasium, aerobic studio, weight room, two multipurpose rooms and a walking track;
- Seniors-oriented development;
- Three distinctive open space areas, interconnected by pedestrian linkages;
- Existing parking garage; and
- Existing historic Oakville Trafalgar High School.

GUIDING DESIGN PRINCIPLES

Following are the main design principles guiding the future development.

1. Creating distinct and vibrant community

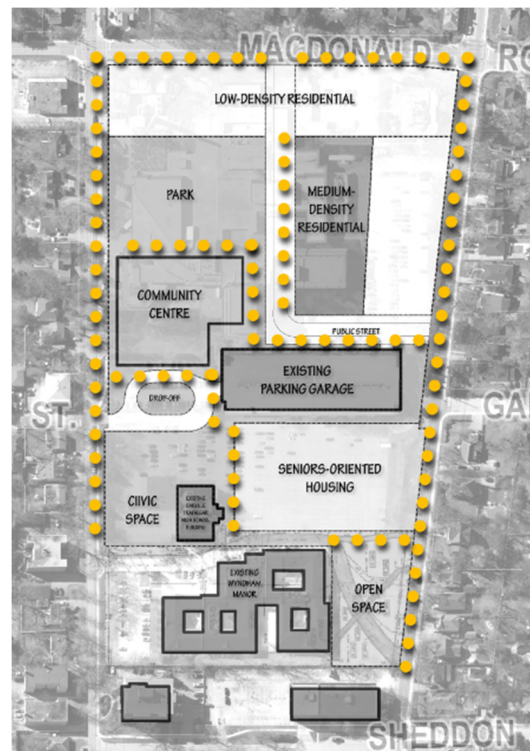
A liveable community features well-connected distinct spaces with a diversity of uses. When designed well, such community encourages public interaction and provides engaging places for people.

The proposed Master Plan envisions community and residential uses which will be well-connected through a new public street and linkages through the three new public open spaces.

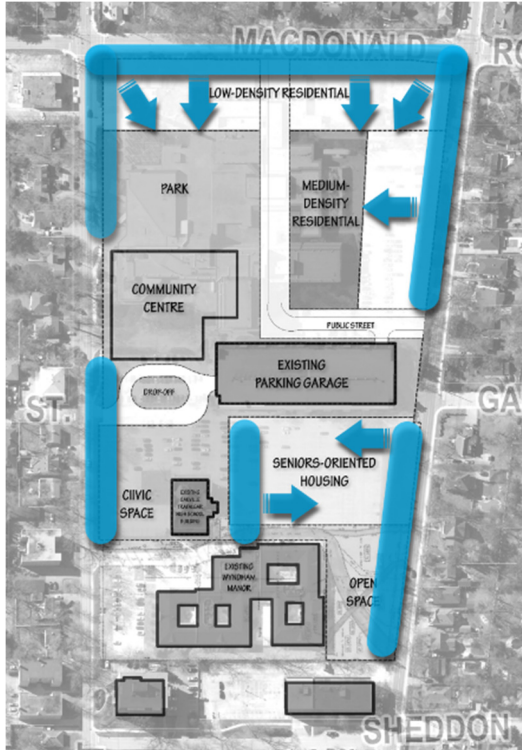
All proposed built form will be designed to orient active spaces toward the public realm to help creating a recognizable and vibrant community.

2. Fostering compatibility and context-specific design

Integration of new development into an existing context is a crucial principle for any infill project.



Active frontages will be designed along public realm.



New development will gradually transition from low-rise form.

The proposed development will be gradually transitioning from the existing low-rise form. Low density residential development is proposed along the existing residential streets with a medium density block internal to the site. Two of the new developments might be considerably larger in scale than the surrounding neighbourhood (Community Centre and potentially Senior-oriented Housing). Buildings of larger form will be carefully designed to integrate within the existing context by ensuring the proposed massing, height, rhythm, street presence, and materials will complement the established surroundings. The historic structure on the site will be open for views through a new Civic Space.

3. Enhancing connectivity and accessibility

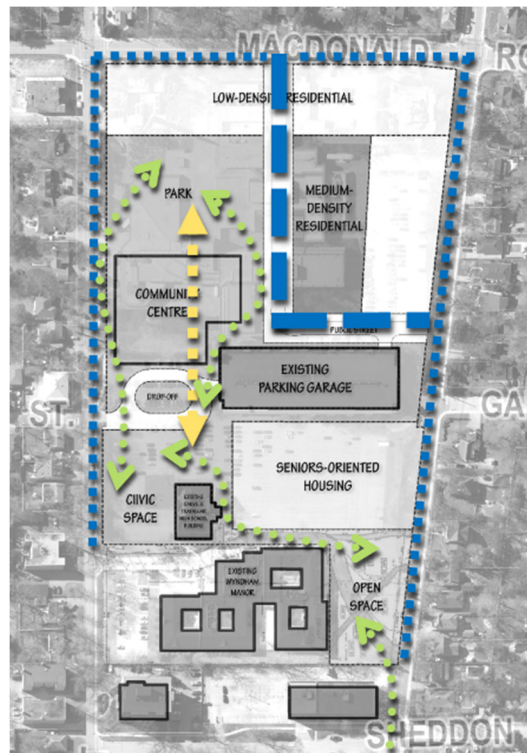
Promoting active modes of transportation is a basic design principle for any new development within the Town.

The proposed development will provide further linkages within the community by introducing a new public street and several pedestrian connections throughout the open spaces. Street-related built form will be designed with focus on creating interesting, permeable façades to invite pedestrian movement.

4. Integrating sustainability and resiliency

As an urban design principle, sustainability relies on accommodating growth through creating complete communities. To support this principle, focus should be on providing compact developments supporting alternative transportation modes and promoting alternative energy use and green building design.

New development should incorporate high environmental standards for every project. Energy efficient and environmentally friendly design should be integrated as one of the key components of the design and construction process. Permeable paving materials, water

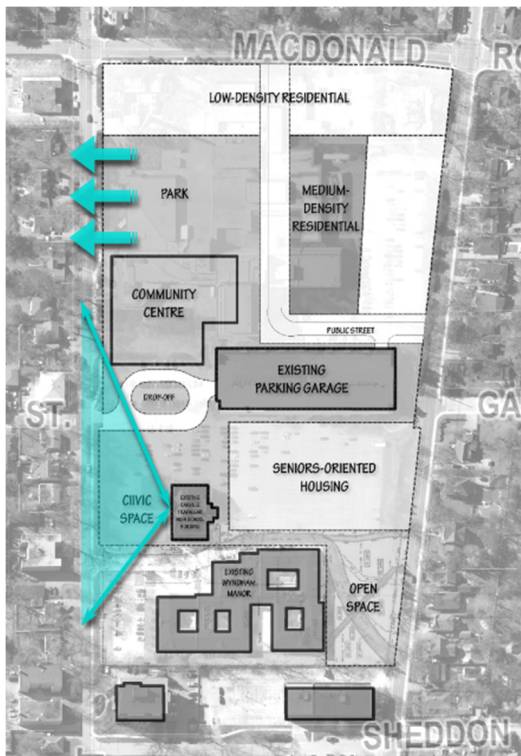


New public road and pedestrian linkages will connect future development with the existing neighbourhood.

collection and storage, green roof application, photovoltaics and sun/shade controls are a few of the sustainable techniques to consider within new development.

5. Preserving built heritage, cultural and natural resources

As an urban design principle, legacy is focused on the preservation and enhancement of built heritage, cultural features and landscapes, significant public views, and natural heritage systems and features.



The new Park and Civic Space will open the views toward the heritage district.

The adjacent Old Oakville Heritage Conservation District features early vernacular homes, nineteenth-century lakeside cottages, turn-of-the-century luxury houses and churches. Architectural styles are diverse and include 19th-century Georgian, Neo-Classical, Victorian and Classical Revival, many of which are a vernacular interpretation of the style. There is also an existing historic building on site - Oakville Trafalgar High School.

New development will achieve compatibility between old and new elements and it will strengthen community identity.

The new Park, Civic Space and the green linkage along the Community Centre will celebrate the heritage district by creating widely open views toward it. The new development will respect the built heritage not by imitating the historic elements; rather by creating built form that responds and supports the heritage structures by focusing on similar scale and proportionality, and on opening the views toward them.

6. Inspiring creativity and innovation

As Oakville continues to evolve, new development and redevelopment will contribute to and build upon the unique community features, attributes and distinct identity.

As an urban design principle, creativity encourages development that incorporates a range of inspired and innovative design solutions that positively respond to the scale and materiality of the local context.

New development will consist of a high-quality built environment, pedestrian-focused spaces, attractive streetscapes, enhanced views and large flexible gathering places which will all respond to their local surroundings and which will enhance the existing community.

DESIGN DIRECTION

Town's Livable by Design Manual sets the framework for desirable and compatible development. This document should be used for guidance for all new development. Following is additional high-level design direction for the specific areas within the Master Plan.

Low density residential area

The low density residential area along MacDonald Road and Allan Street is envisioned as a gentle transition from the existing single-detached housing toward denser uses on the site.

The existing homes along MacDonald Road and Allan Street are predominantly small, 1-1.5 storey in height with few 2-storey structures. The design is diverse and a large part of the character of the area is created by this diversity, as well as by the mature vegetation.

The low density development should reflect the existing houses in the area by including smaller, one-storey elements, incorporating second storey living spaces within the attic and recessing the garage behind the main wall. Corner units should address both streets.



New low density development should respect the existing character of the area by:

- Creating lot patterns similar to those existing in the area;

- Designing massing broken into smaller elements with one-storey components to better integrate with the existing context (refer to Town’s Design Guidelines for Stable Residential Communities);
- Creating wide variety of the designs with no repetitions of the same models on one street;
- Designing garages setback from the main wall;
- Addressing corner lots with homes featuring the same level of detail on both fronting, as well as flanking elevations, and oriented towards both streets;
- Upgrading rear elevations of all units backing onto the park;
- Creating a rear yard / park relationship through innovative design solutions;
- Preserving mature trees; and
- Providing strategically placed and narrow driveways at the property line to allow for street trees which would complement the existing mature trees in the area.

Medium density residential area

The medium density residential area along new public street will frame the new park from the east side. It will have a high visibility and it should be designed to feature living spaces facing west to overlook the new street and the park.



The medium density development should frame the Park with visually interesting and varied built form. Strong focus should be placed on living spaces located at, or close to the ground level, overlooking the Park.

New medium density development will create attractive, pedestrian-friendly environment by:

- Framing the street with built form located parallel to the street;
- Creating strong visual connectivity with the park;
- Designing living spaces facing the park and functional porches open toward the street;
- Minimizing the driveways and garages;
- Creating distinctive architecture with varied façade planes, materials and colours to add interest to the built form; and
- Placing entrances at, or close to the grade level.

Community Centre

The new Community Centre will create a focal point of the neighbourhood. It should be inviting and open to its visitors and connected with the community. Following are strategies to achieve these goals:

- Community Centre should be located prominently on the site and where possible, create views which emphasize its community character and openness;
- To create a landmark within this community, the Community Centre should feature unique architecture and distinct identity;
- The building should be oriented to define the streetscape with interesting and permeable façades;
- Strong connections toward the Park, as well as the Civic Space must be created and accentuated;
- Main entrance(s) should be connected to municipal sidewalk with wide, easily accessible walkways; and
- An attractive gathering space in front of the building should be designed with a strong focus on pedestrian movement.

Preliminary rendering for the proposed Community Centre, south view.



Existing Parking Garage

The existing parking garage is a 4-storey structure in the central location of the site. It provides an important facility for the new Community Centre and potentially for the re-use of the historic Oakville Trafalgar High School building. The existing structure's façade is outdated and in a need of an upgrade.

Through redevelopment of the site, the garage could be either integrated within the new development, or a façade advancement which would complement the surrounding development should be proposed. If feasible, leasable spaces for retail/service uses should be incorporated along the ground floor facing public streets. Additional community-oriented uses for the uppermost deck of the structure should be also explored.

The façades of a parking garages should be:

- Providing architectural treatments which add visual interest; and
- Screening the cars behind by additional architectural features such as “second skin” elements and vertical landscape treatments with plantings.

Façade treatment to provide screening and to add visual interest should be designed through redevelopment of the former hospital site.



Existing Oakville Trafalgar High School Building

Key characteristics of this property which embody the physical, historical and contextual significance of the Oakville Trafalgar High School include the following attributes, as they relate to all four exterior elevations of the two-storey portion of the school building:

- The form and footprint of the building;
- The form of the overall roof which is defined by its three intersecting gable roofs with three stepped gables on the west elevation and two stepped gables on the east elevation;
- The red brick cladding in Stretcher Bond;
- Stone coping above the five gables;
- The above-grade portion of the lakestone foundation including stone lintels and sills for the basement windows;
- Placement of the doors and windows;
- Stone sills and lintels;
- Two attic air vents with stone sills and lintels on the west elevation;
- Two round attic openings with decorative brick and stone surrounds on the east elevation;
- Exposed wood eaves;
- Four red brick chimneys with stone coping;
- Stone marker on west elevation which reads “1909”;
- Stone marker on west elevation which reads “Oakville High School”;
- The historic and current orientation of the building with the front of the building facing Reynolds Street; and
- Views of the building from Reynolds Street.



The original 1909 building will be retained and restored as much as possible. The one-storey rear wing of the building is not considered to be a significant portion of the original building; the priority is the primary 2-storey school building. The windows have not been included as features since the original ones are long-gone or deteriorated. The intent is to replicate the original style of windows based on historical photographs, mostly 1/1 wood windows. Other non-wood materials could be contemplated. However, the original pane design is important to keep. The building has always had copper eavestroughs – ideally, these would be restored or replaced in kind. The roof material is asbestos cement tile in a fish scale pattern. From historical photographs, this appears to be original; a modern equivalent that suits the building while not looking too radically different from the historic cement tiles should be considered. Views from Reynolds Street will be maintained and enhanced.

The project team will work closely with the heritage architects and consultants to ensure that the proposed design respects the heritage features. Heritage Impact Assessment will be required to be submitted for the final design to show how the proposal respects the heritage features and a heritage permit will be required for the work.

Seniors-Oriented Housing

The future senior housing development will be accessible from Allan Street.

Composition of smaller massing elements is envisioned for the site to reflect both the small-scale housing along Allan Street, as well as the historic building on the west side. If an adaptive re-use of the Oakville Trafalgar High School could be contemplated for the seniors-oriented housing, the historic building might be incorporated into this development.



Lower form massing close to the historic building and along Allan Street might gradually transition into a higher form toward the centre of the site. Larger built form should be designed as a composition of smaller elements to respond to the character of the area.



This development will be designed to:

- Carefully frame existing heritage resource with a built form that responds to the historic structure's height and massing;
- Provide a lower form massing along Allan Street to gradually transition from the existing development on the east side of the street;
- Introduce landscaping along Allan Street to complement the existing landscaping in the area;
- Providing comfortable separation distance between living areas of the senior-oriented development and the existing parking garage (min. 25 metres); and
- Providing pedestrian connections toward Allan Street as well as toward the Civic Space.

Open Space System

There are three separate public spaces proposed on the site: Park, Civic Space and Open Space.

These areas will be designed with different functions, from active and passive recreational uses to more formal gathering space.

A variety of facilities such as walkways, pedestrian lighting, play and sport structures, seating, weather protection elements, informal and formal open landscaped areas and potential heritage garden (in front of the historic building) should be included in the design, based on the specific function of the area.

All three open spaces will be interconnected by strong and legible pedestrian linkages with the ultimate goal of creating a well-connected network of publicly accessible open spaces within surrounding neighbourhoods.

They will be open to the adjacent streets to achieve public views and wide access.

A civic Space will be located along Reynolds Street, in front of Oakville Trafalgar High School building and framed by the existing Parking Garage and the new Community Centre. This urban square will feature passive open area consisting of a larger hard surface area(s) balanced with formal landscaped areas.

A portion of this area will function as a main vehicular entrance to the parking structure and a drop-off area for the Community Centre. The design must provide enough flexibility to accommodate shared space for both vehicular movement and a safe pedestrian movement.

The Civic Space will be designed to create a successful gathering space by:

- Creating larger non-fragmented open area which would be flexible for a wide variety of social functions, such as small performances or community markets;
- Opening new development toward the square and framing it with active uses at the ground and enhanced entrances facing the square where feasible;
- Designing highly articulated façades facing the square;
- Encouraging active outdoor spaces, such as patios;

- Creating surfaces which are flush wherever possible to allow for fully accessible pedestrian movement;
- Opening the views toward the historic building and highlighting its heritage values with appropriate references through landscaping (such as heritage gardens) and/or plaques, public art, etc.;
- Providing coordinated furnishing including weather protection, pedestrian lighting, variety of seating in both sunny and shaded areas, movable furniture and other small-scale elements (e.g. planters, sculptures and water features) to create an interesting and welcoming environment; and
- Planting large stature trees in strategic locations to soften the hard surface area, create comfortable microclimate by mitigating winds and providing shade, and to create a memorable open space.



Successful gathering spaces are designed for a wide variety of social functions.



IMPLEMENTATION

The above principles and design direction for the Low and Medium Density Residential areas will be implemented through the use of Architectural Control established once the subdivision is draft approved, prior to the Building Permit stage. All of the other development on the former hospital site will be subject to the Rezoning and/or Site Plan process through which the town's staff will evaluate the proposal's compliance with this document. A Heritage Impact Assessment will be required for development of any property adjacent to, or in close proximity to the boundaries of a Heritage Conservation District. A Heritage Permit will be required for restoration of the Oakville Trafalgar High School.