

Public Information Meeting
Wednesday, December 6, 2017

Afternoon session, Bronte Room,
1:30–3:30 p.m., Presentation at 2 p.m.

Evening session, Palermo Room
6:30–8:30 p.m., Presentation at 7 p.m.

Questions or comments:

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NORTH OAKVILLE VISION

- **Natural heritage/open space system** — protect, preserve, and, where appropriate, enhance the natural environment
- **New urbanism** — a planning approach incorporating inter-related patterns of land use, transportation and urban form
- **Transit-first approach** — to create a multi-modal transportation system which should reduce reliance on the automobile.

STUDY PURPOSE

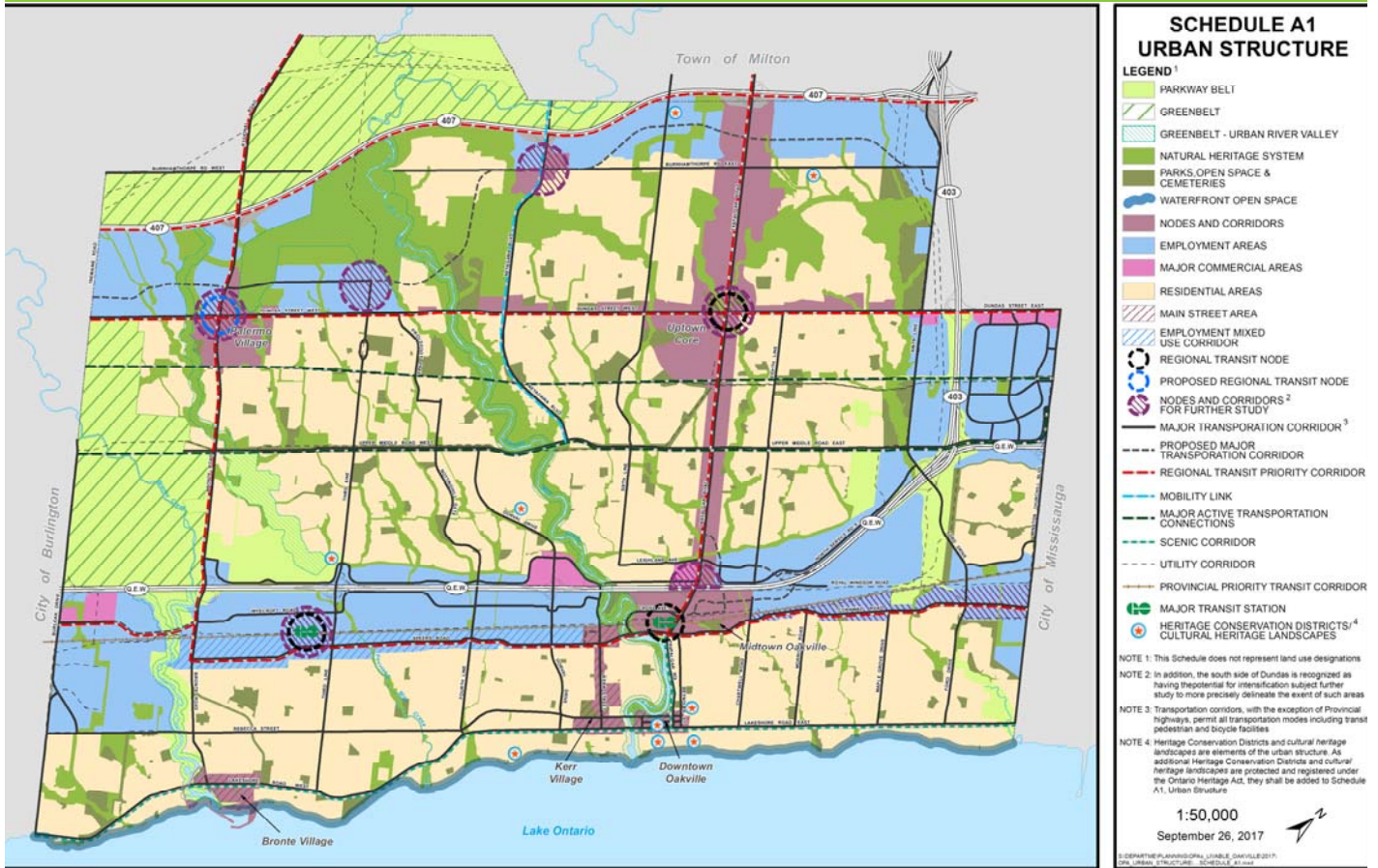
The North Oakville Secondary Plans Review is a component of the Livable Oakville Official Plan Review and will:

- bring the North Oakville Plans into conformity and consistency with provincial & regional official plans and
- examine the land use policies to evaluate whether the overall policy vision is being achieved.

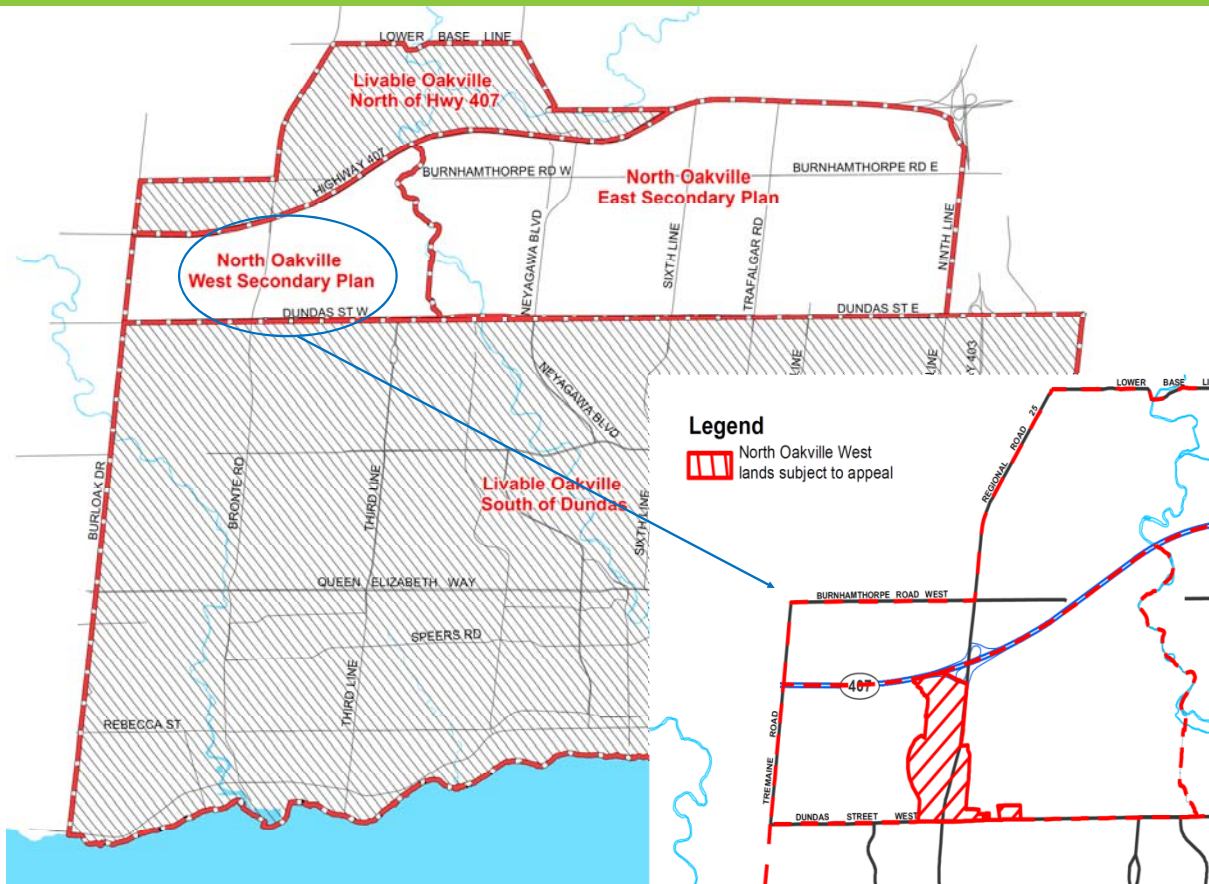
The Study will address:

- Housing Mix,
 - Urban Core Areas and
 - Neighbourhood Commercial
- Matters to be addressed later in the study include provincial conformity and consistency, the region's municipal comprehensive review, compatibility and consolidation with the Livable Oakville Official Plan.

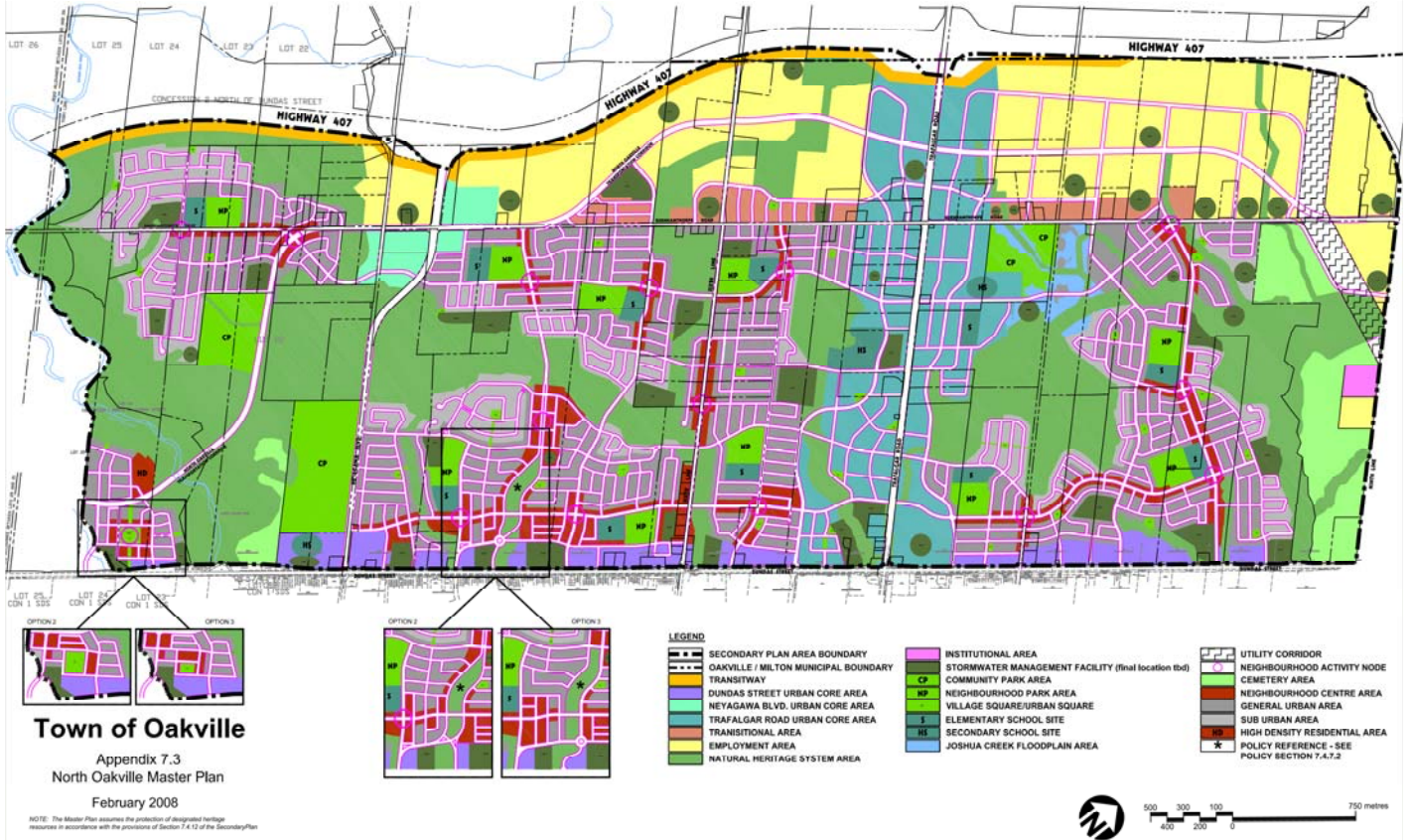
TOWN OF OAKVILLE - URBAN STRUCTURE



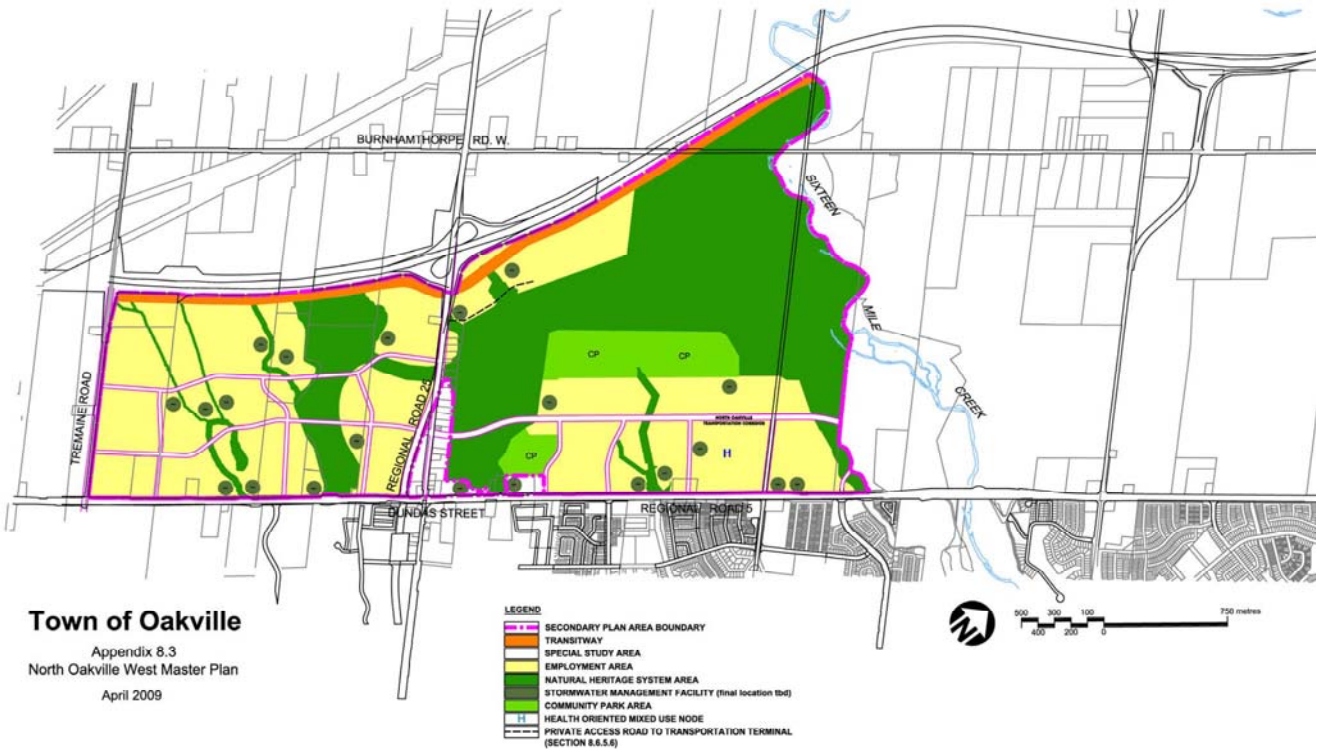
NORTH OAKVILLE PLAN AREAS



NORTH OAKVILLE EAST – MASTER PLAN



NORTH OAKVILLE WEST – MASTER PLAN



HOUSING MIX

Comparison of planned Housing Mix Targets with Actual Mix

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

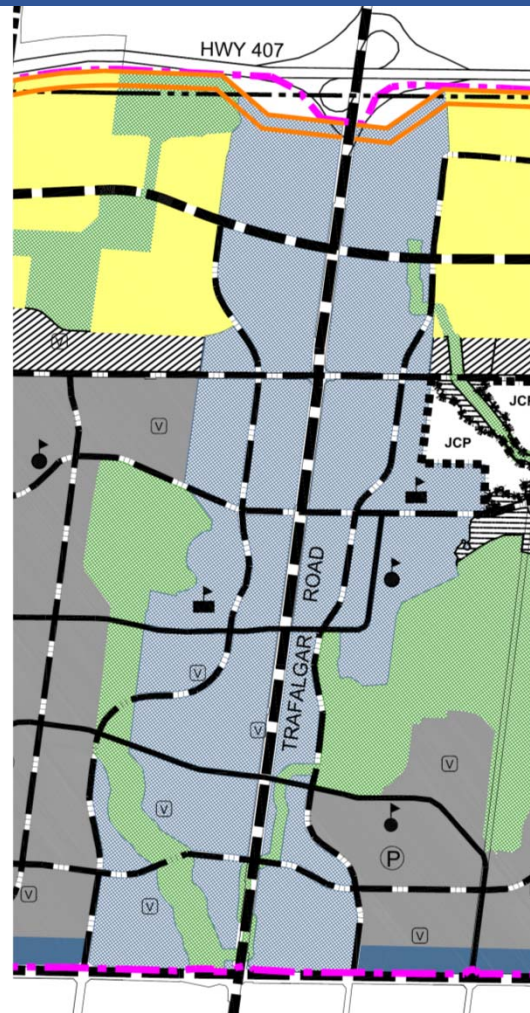
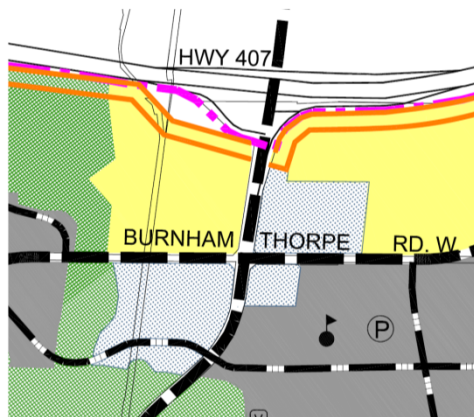
POLICY DIRECTIONS: HOUSING MIX

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

URBAN CORE AREAS

Urban Core Area Development

- Trafalgar
- Dundas
- Neyagawa



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

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

POLICY DIRECTIONS: URBAN CORE AREAS

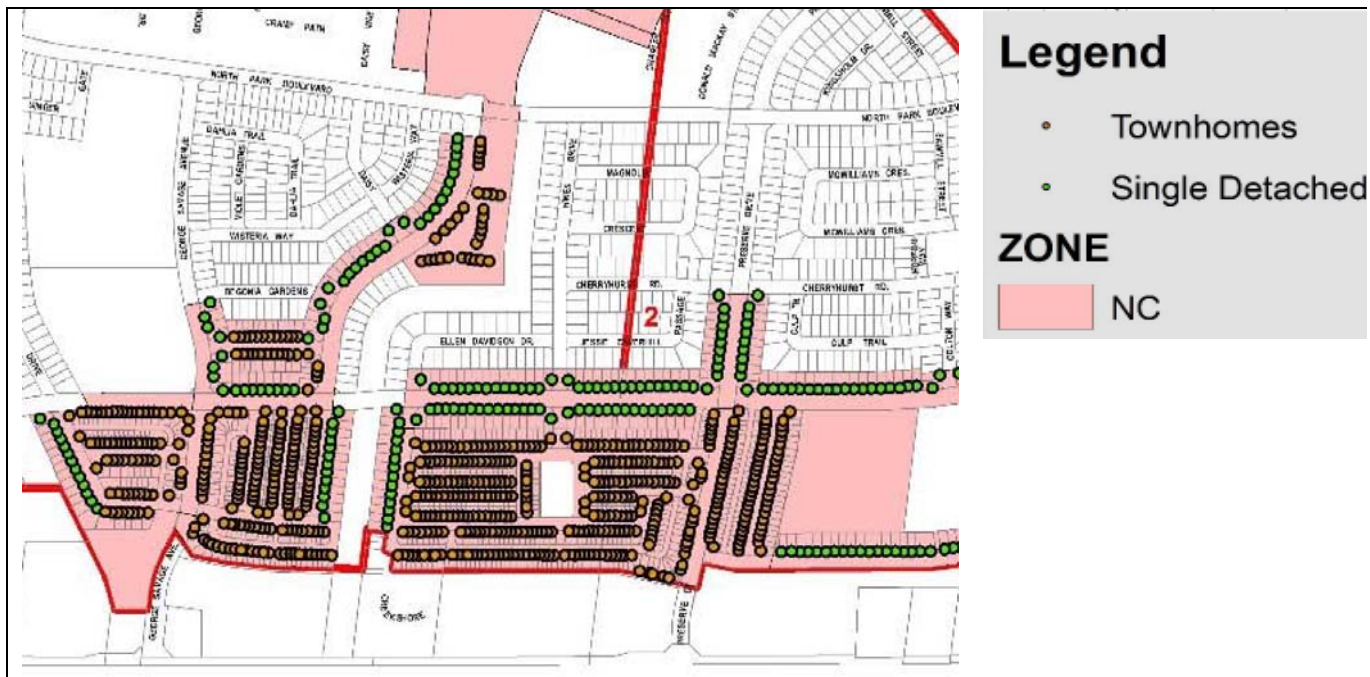
Amend the NOESP policies:

- to provide for overall minimum transit supportive density targets in the Trafalgar Urban Core Area.
- to provide for increased minimum building heights and densities in the Trafalgar Urban Core within a fixed distance from Trafalgar Road.
- to limit the development of Medium Density Residential Uses in the Trafalgar Urban Core Area.

Consider:

- two bands of minimum heights and densities, with the taller, most dense buildings located in the band closer to Trafalgar Road and the shorter buildings located in the band farther from Trafalgar Road.
- permitting Medium Density Residential development once the required minimum heights and densities in the Trafalgar Urban Core Area are achieved
- how opportunities to protect for higher density development in a range of building types might be applied to other Urban Core Areas in North Oakville.

NEIGHBOURHOOD COMMERCIAL



POLICY DIRECTIONS: NEIGHBOURHOOD COMMERCIAL

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

MATTERS TO BE ADDRESSED LATER IN THE BALANCE OF THE STUDY

- Conformity & Consistency with Provincial and Regional Planning Documents
- Conformity with the Region's *Municipal Comprehensive Review*
- Directions coming from the Urban Structure Review:
 - Implement the town-wide Urban Structure by amending the Community Structure and other schedules of the North East and West Secondary Plans to identify key Urban Structure elements
- Directions from the Employment Commercial Review
 - *Identify priority areas for Major Office Uses*
 - *Protect Employment Lands*
 - *Provide opportunities to secure commercial development*
 - *Harmonize Employment Area Planning Policies*
- Adding lands to the Natural Heritage System
- Neighbourhood Commercial Policies
- Location of Stormwater Management Facilities
- Compatibility and Consolidation with Livable Oakville
- Transitional Area Development
- Planning for Significant Areas of Land
- Official Plan Implementation Tools
- Community Design and Operational Issues

KEY STEPS TO AMEND THE NORTH OAKVILLE PLANS

December 2017

- public information meeting; input on policy directions

Q1 2018

- statutory public meeting on draft policy amendments

Q3 2018

- recommendation report to Town Council on policy amendments

OFFICIAL PLAN REVIEW AND STUDY TIMELINE

