

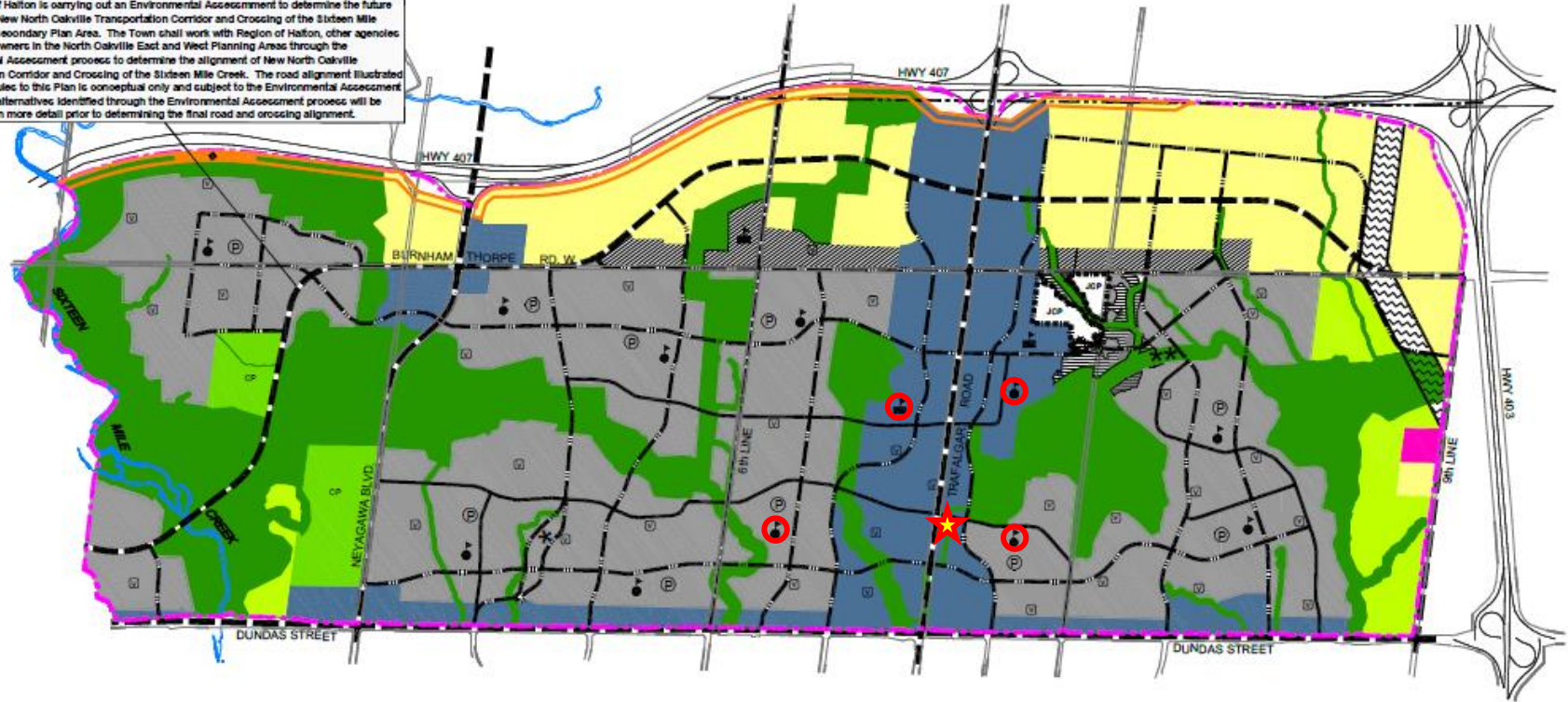
# Proposed Library Development

September 16, 2024

# Background

- **January 8, 2020**
  - Town and Branthaven entered into an Agreement granting the Town a first opportunity to purchase or lease space for community use in the development at Threshing Mill Boulevard and Trafalgar Road.
- **March 3, 2023**
  - Branthaven notified the Town it is ready to move forward.
- **May 3, 2023**
  - Town responded to Branthaven to let them know we are interested in starting negotiations.
- **November 27, 2023**
  - Branthaven submitted a proposal for the Town to review and we have up to one year to complete a formal agreement.
- **January 31, 2024**
  - Branthaven had a pre-consultation for the development.

**New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek**  
 The Region of Halton is carrying out an Environmental Assessment to determine the future alignment of New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek in the Secondary Plan Area. The Town shall work with Region of Halton, other agencies and the landowners in the North Oakville East and West Planning Areas through the Environmental Assessment process to determine the alignment of New North Oakville Transportation Corridor and Crossing of the Sixteen Mile Creek. The road alignment illustrated on the schedule to this Plan is conceptual only and subject to the Environmental Assessment process. All alternatives identified through the Environmental Assessment process will be investigated in more detail prior to determining the final road and crossing alignment.



NOTE: This Plan must be read in conjunction with NOE 1, NOE 3 & NOE 4

**LEGEND**

- - - SECONDARY PLAN AREA BOUNDARY
- - - OAKVILLE / MILTON MUNICIPAL BOUNDARY
- = PROVINCIAL FREEWAY
- = MAJOR ARTERIAL/TRANSIT CORRIDOR
- = MINOR ARTERIAL/TRANSIT CORRIDOR
- = AVENUE/TRANSIT CORRIDOR
- = CONNECTOR/TRANSIT CORRIDOR
- = UTILITY CORRIDOR
- = TRANSITWAY
- UNDERLYING LAND USE NOT DETERMINED subject to Section 7.4.7.1(b)(i)
- DUNDAS URBAN CORE AREA
- NEYAGAWA URBAN CORE AREA
- TRAFALGAR URBAN CORE AREA
- TRANSITIONAL AREA
- EMPLOYMENT DISTRICT
- NATURAL HERITAGE SYSTEM AREA
- COMMUNITY PARK AREA
- JOSHUA CREEK COMMUNITY PARK AREA
- JOSHUA CREEK FLOODPLAIN AREA subject to Sections 7.4.13.1 & 7.6.17
- NEIGHBOURHOOD AREA
- CEMETERY AREA
- INSTITUTIONAL AREA
- SECONDARY SCHOOL SITE
- ELEMENTARY SCHOOL SITE
- ⊙ NEIGHBOURHOOD PARK
- ⊙ VILLAGE SQUARE
- \*\* SUBJECT TO SECTIONS 7.4.7.3c viii & 7.4.14.3 d)
- \* POLICY REFERENCE SEE POLICY SECTION 7.4.7.2

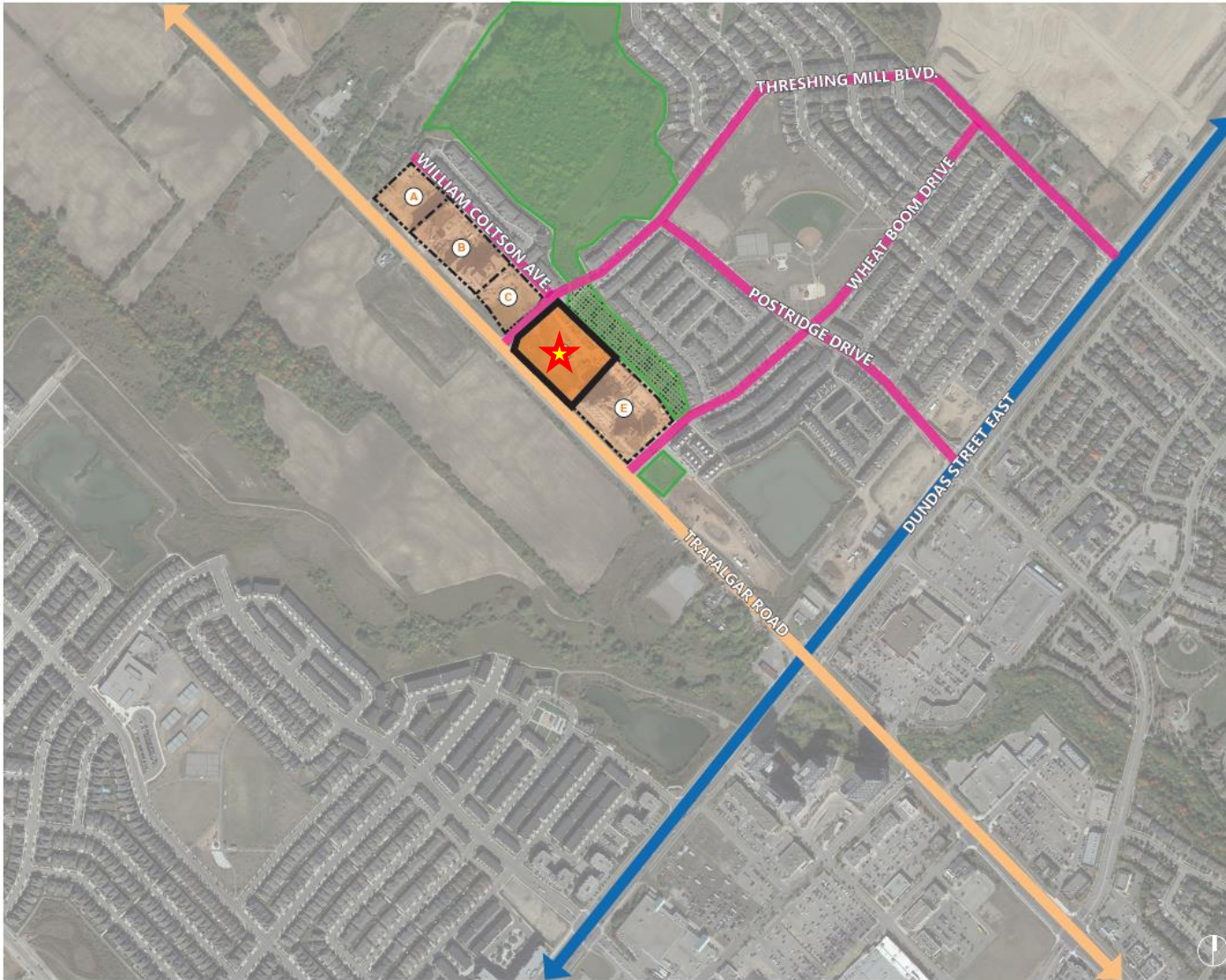
**Town of Oakville**

North Oakville East of Sixteen Mile Creek Secondary Plan



**FIGURE NOE 2**  
 Land Use Plan

March 2023





# 1 CONTEXT

-  SITE
-  BLOCK BOUNDARY
-  NATURAL HERITAGE SYSTEM
-  MEDIUM CONSTRAINT STREAM CORRIDOR
-  TRAFALGAR ROAD
-  DUNDAS STREET EAST
-  BLOCK A (UNDER CONSTRUCTION)
-  BLOCK B (UNDER CONSTRUCTION)
-  BLOCK C (VACANT)
-  BLOCK D
-  BLOCK E (UNDER CONSTRUCTION)

## BRANTHAVEN

**KIRKOR**  
ARCHITECTS AND PLANNERS

23-03  
DECEMBER 22, 2023

# Proposal

## Location

- Ground floor in a 23-story residential condominium at corner of Trafalgar Road and Threshing Mill Boulevard
- Access will be from Threshing Mill Boulevard
- 18 surface parking spaces for library only
- Potential to purchase up to 5 underground parking spaces for employees

## Size and Scope

- Estimated at 17,244 square feet
- Shell space

# Proposal

- **Ownership Model**

- Proposal is for the Town to own the space and 18 surface parking spaces outside of the condominium.
- Town would have easements and cost sharing agreements with the residential condominium for any shared spaces and underground parking if required.

# Parks, Recreation and Library Master Plan

- The five-year review of the 2012 Master plan stated the following for 2020+:
  - a full-service library facility as part of the proposed civic building along the Trafalgar Corridor north of Dundas Street (approximately 22,000 to 35,000 sf);
- Draft 2024 Master Plan
  - Develop a larger branch to serve resident in the Trafalgar South Urban Core . If possible, combined with a community center (approx 20,000 sq ft.)

# The Library Perspective

OPL staff are recommending the purchase of the Property as a permanent location for an OPL branch supporting the Trafalgar Urban Core South and the Dundas Urban Core areas for the following reasons:

- Meets the growth requirements for Trafalgar Urban Core South identified in Parks, Recreation and Library Master Plan;
- The lack of land availability will impact the Town's ability to meet the needs laid out in the Master Plan;
- The timing of the project, although 1 year earlier than currently in the 10-year capital forecast, assures that OPL is in the community to support residents needs as the community grows.
- As traditional methods of building libraries are becoming less and less viable due to land scarcity, this proposal provides the opportunity for OPL and the Town to work with an engaged partner to build a vibrant library branch under a new more urbanized methodology. Given the growth in Oakville, it is expected that this methodology will need to be increasingly considered as a standard within higher density development areas.



# 10-year Capital Forecast

- 2024 Approved Budget included \$5 million for the purchase of land for a new branch along the Trafalgar Corridor north of Dundas Street
- The 10-year capital forecast includes an additional \$15 million for construction of a new branch in this area within the next five years (2027-2029)

# Next steps, if approved:

- Finalize purchase agreement
- Facilities Services and OPL will work with Branthaven throughout the site plan process to agree on the final design of the library space.
- Staff will also explore the possibility of using Branthaven as a contractor for the fit out of the library space since there would likely be potential savings and efficiencies in Branthaven completing the full fit out for the library branch.