



INTRO

OBJECTIVES

SUBJECT SITE

TIMELINE

PROPOSAL

DESIGN

SUMMARY

# Former OTMH lands

Z.1613.67

STATUTORY PUBLIC MEETING

April 22, 2025



# Agenda

2

01

INTRO

02

OBJECTIVES

03

SUBJECT SITE

04

TIMELINE

05

PROPOSAL

06

DESIGN

07

SUMMARY

# OBJECTIVES

## CREATE HOUSING

Promote a range of housing supply by introducing new large dwelling units

## SUPPORT PUBLIC INVESTMENT

Create housing near transit, parks, schools, and amenities that support residential uses

## HIGH QUALITY URBAN DESIGN

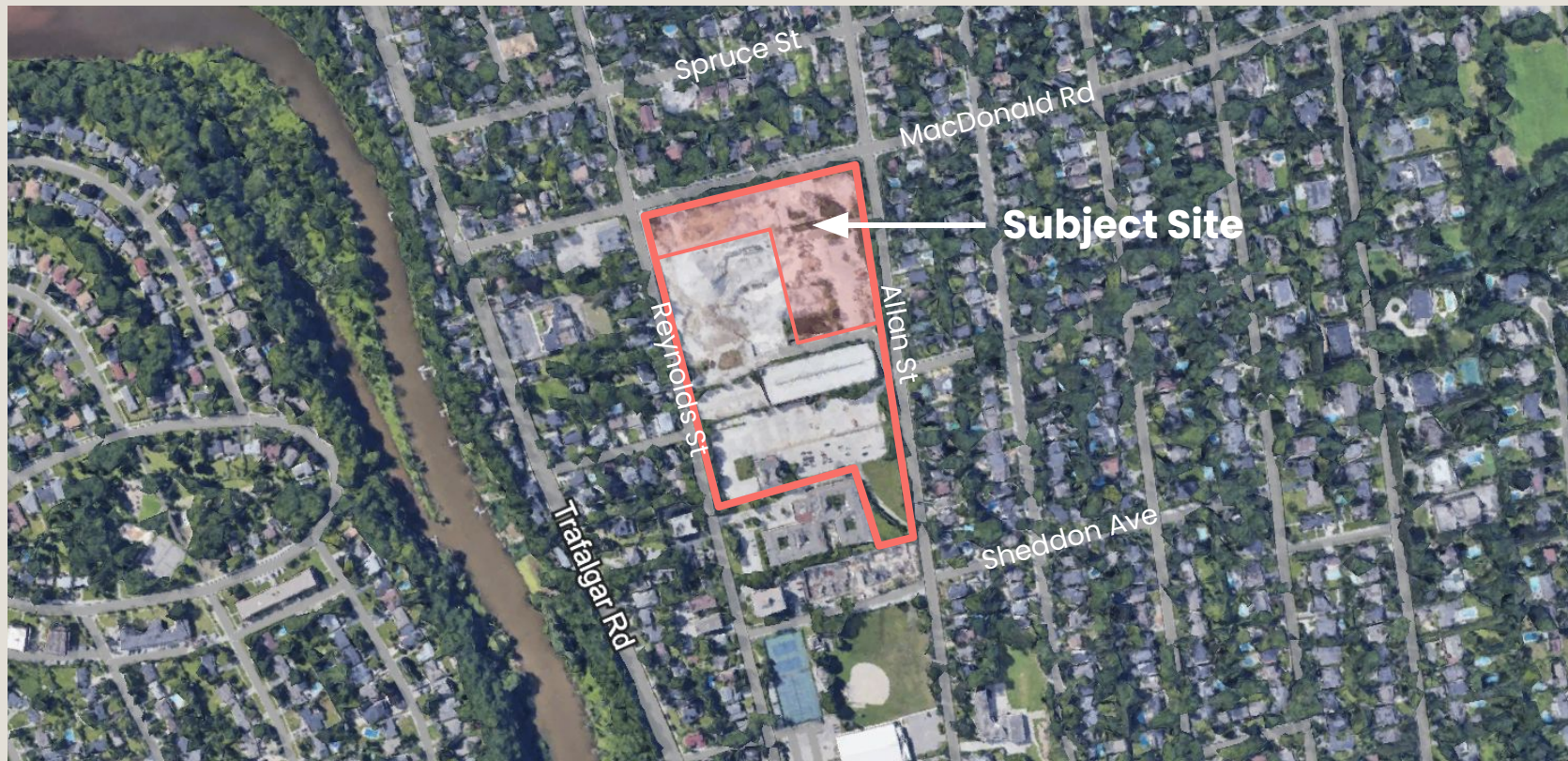
Design buildings in a compatible manner to foster an architecturally cohesive and vibrant community

## ATTRACTIVE STREETSCAPE

Provide streetscape improvements to enhance the pedestrian environment and overall public realm



# SUBJECT SITE





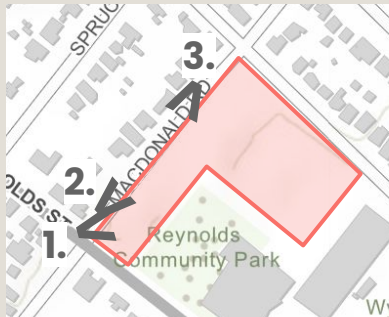




1.



2.



1. Looking southeast towards the Subject Site from MacDonald Road and Reynolds Street intersection

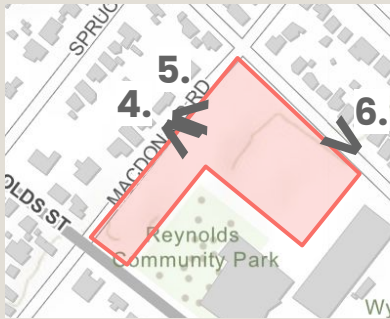
2. Looking northeast towards the MacDonald Road frontage of the Subject Site

3. Looking southwest towards the MacDonald Road frontage of the Subject Site



3.





4. Looking south along the new public road
5. Looking east towards the Subject Site from MacDonal Road and the new public road
6. Looking northwest along the Allan Street frontage of the Subject Site





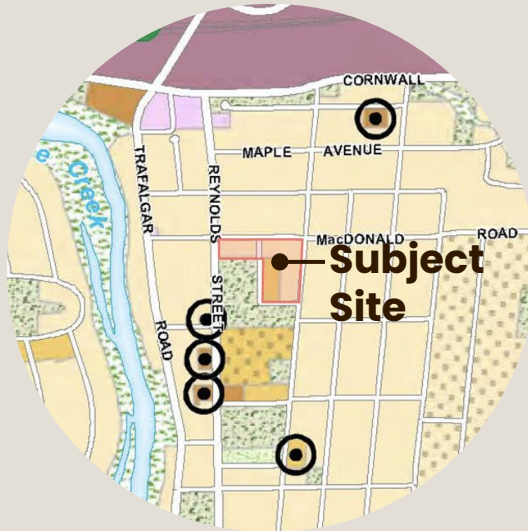




# PLANNING CONTEXT

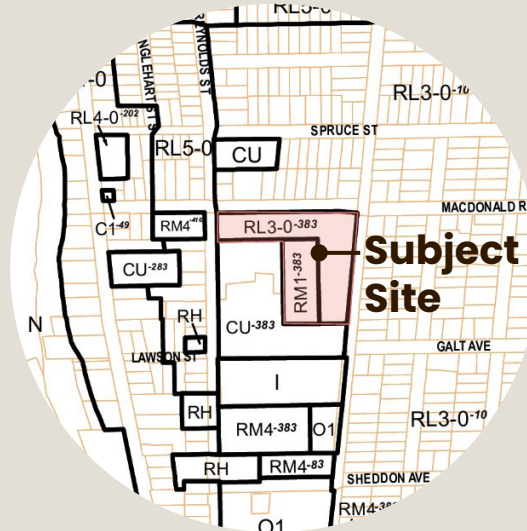
## 1 LAND USE PLAN

Low Density Residential & Medium Density Residential designations



## 2 ZONING BY-LAW

Residential Low 3 with a -0 suffix and Special Provision 383



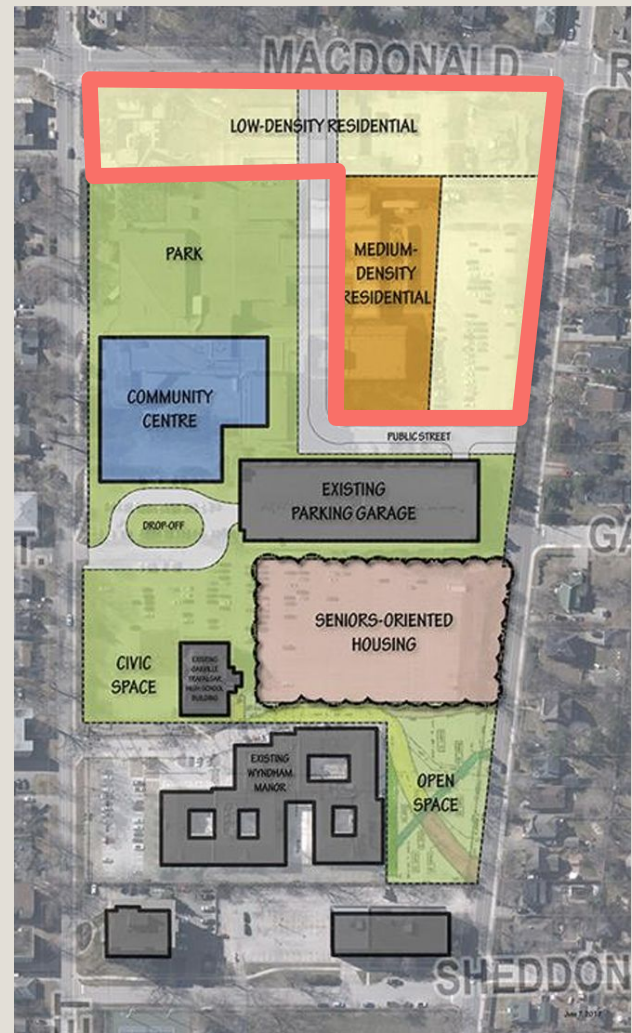
## 3 ACCESS TO TRANSIT

Within an 800-metre radius to Oakville GO station and transit hub, including connection to VIA rail



# FORMER OTMH LANDS MASTER PLAN

Council endorsed site Master Plan  
June 2017

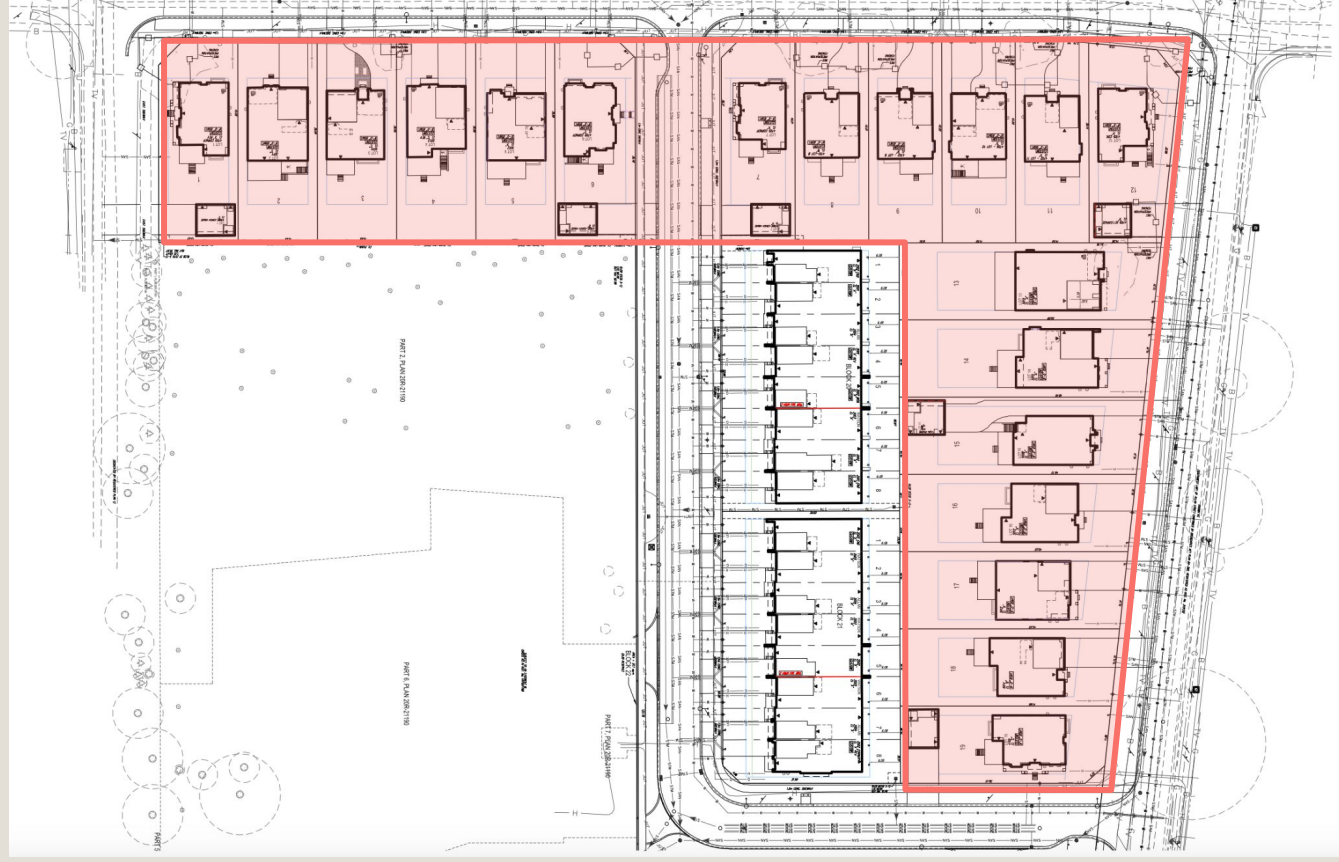




# APPLICATION HISTORY

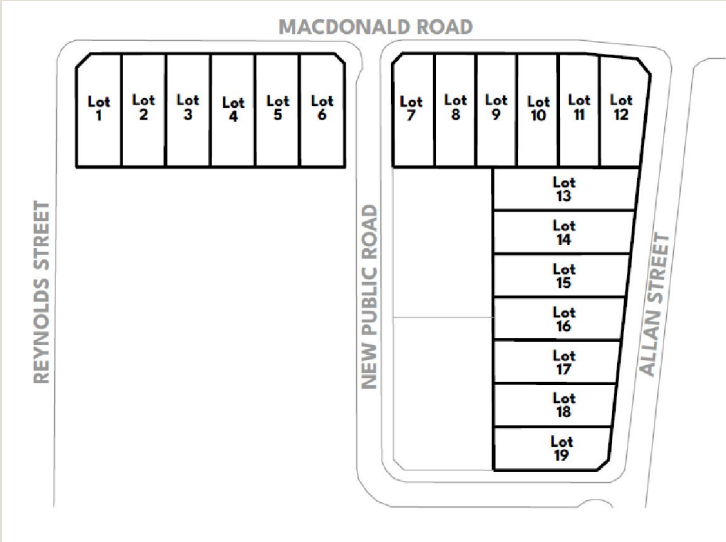


# PROPOSED DEVELOPMENT





# PROPOSED SITE SPECIFIC POLICY AMENDMENTS



Lot #	Maximum height (9.0 m)	Maximum lot coverage (25%)	Maximum height for an accessory building (4.0 m)	Maximum garage door width (3.5 m)
1	9.80m	29.00%	6.93m	
2	9.26m			4.98m
3				4.98m
4				4.98m
5	9.74m			4.98m
6	9.41m	28.80%	6.52m	
7	9.86m	28.97%	6.99m	
12	9.47m	28.88%	8.09m	
13	9.73m			4.98m
14	9.86m			4.98m
15	9.53m	27.51%	7.44m	
16	9.91m			4.98m
17	9.80m			4.98m
18	9.15m			4.98m
19	9.67m	28.99%	7.64m	

# DESIGN

## Site Stats

Type of Units	Single Detached
Total Number of Units	19
Building Height	2 storeys (up to 9.91 m)
Parking Spaces	Driveway + Integrated garage or rear ancillary structure
Garage Door Width	Up to 4.98 m
Lot Coverage	Up to 29.00%



# DESIGN

- Taking into account previous OTMH Master Plan studies
- Led by extensive consultation with staff and community prior to formal submission to inform design decisions
- Guided by design principles outlined in Town's Urban Design Guidelines
- High level of customization within design parameters to reflect existing context

*Livable*  
by design

URBAN DESIGN MANUAL

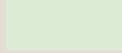


## **Design Guidelines for Stable Residential Communities**

# STREETSCAPE



# LANDSCAPE PLAN



Soft Landscaping



Tree





# SUMMARY

- Extensive consultation with staff
- Respects the design principles of the previous planning application approvals
- Compliments and reinforce the existing character
- Creates new supply and mix of housing
- Promote efficient use of public services and facilities

# Thank You!

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