



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JULY 9, 2018

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**FROM:** Planning Services Department

**DATE:** June 18, 2018

**SUBJECT:** Recommendation Report Former Oakville Trafalgar Memorial Hospital Draft Plan of Subdivision - File No.: 24T-18001/1613  
327 Reynolds Street and 348 Macdonald Road

**LOCATION:** 327 Reynolds Street and 348 Macdonald Road

**WARD:** 3

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**RECOMMENDATION:**

1. That the Draft Plan of Subdivision application submitted by The Corporation of the Town of Oakville (File No. 24T-18001/1613) as revised, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms and/or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan, has regard for matters of Provincial interest, and represent good planning for the reasons outlined in the report from Planning Services department dated June 18, 2018;
2. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-18001/1613) submitted by The Corporation of the Town of Oakville prepared by Cunningham McConnell Limited May 28, 2018, subject to the conditions contained in Appendices "A" and "B";
3. That once 24T-18001/1613 has been draft approved by the Director of Planning Services, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor or designates, if required;
4. That the Subdivision Agreement be executed in accordance with By-law 2013-057;
5. That notice of Council's decision reflect that the comments from the public have been appropriately addressed, if any.

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6. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

### **KEY FACTS:**

#### Location

The former Oakville-Trafalgar Memorial Hospital (OTMH) site is situated within an established residential area generally bounded by Macdonald Road, Allan Street and Reynolds Street. The portion of the lands which are subject to the draft plan of subdivision predominantly front onto Macdonald Road and Allan Street.

#### Proposal

A Draft Plan of Subdivision (24T-18001/1613) application was submitted in February 2018 and subsequently revised in May 2018. The revised draft plan of subdivision removed the blocks of land that were created through three consent applications, thereby retaining only the residential component of the Council endorsed Master Plan. The revised draft plan of subdivision consists of a total of 35 residential lots, 19 detached dwelling lots fronting onto Macdonald Road and Allan Street and 16 multiple attached dwelling units (townhouse form) internal to the site.

### **EXECUTIVE SUMMARY:**

#### Policy Context:

On December 4, 2017, Council approved OPA 23, a town-initiated official plan amendment, passed Zoning By-law 2017-131 and approved a Master Plan for the former OTMH lands. The OPA re-designated the site to allow for the implementation of the land uses of the Master Plan. Zoning By-law 2017-131 established regulations for the residential development and for the future community centre use. The OPA and Zoning By-law Amendment which was approved by Council in December 2017 is consistent with the Provincial Policy Statement (2014), conforms to Growth Plan (2017) and the Region of Halton Official Plan. The consistency and conformity analysis was outlined in the Planning Report approved by Council on dated December 4, 2017.

The Draft Plan of Subdivision application as revised is consistent with the Provincial Policy Statement (2014), conforms to the Growth Plan (2017) and the Region of Halton Official Plan, has regard for matters of Provincial interest, and represents good planning.

Staff recommend approval of the Draft Plan of Subdivision.

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**BACKGROUND:**

The purpose of this report is to provide a full staff review of the application and to provide a recommendation on the proposed Draft Plan of Subdivision on the northern portion of the former OTMH lands.

The subject application was deemed complete on February 14, 2018, and a statutory public meeting was held on May 14, 2018.

The OTMH lands have been part of a comprehensive land use study which incorporated extensive community engagement which resulted in a Council endorsed Master Plan. The history of the OTMH lands can be found in the statutory public meeting report dated April 23, 2018.

The effect of the proposed draft plan of subdivision would be to subdivide the northern portion of the former OTMH lands to create residential lots and blocks in a manner consistent with the Master Plan, Official Plan Amendment and Zoning By-law approved by Oakville Council on December 4, 2017.

Proposal:

A Draft Plan of Subdivision (24T-18001/1613) application for the former Oakville-Trafalgar Memorial Hospital (OTMH) was submitted in February 2018. The boundary of the draft plan was further refined in May 2018, to reflect only the residential portion of the proposal (Figure 1).

The balance of the OTMH lands consisting of the South East Community Centre, park and former Oakville-Trafalgar High School will be subject to further development approvals at a later date.

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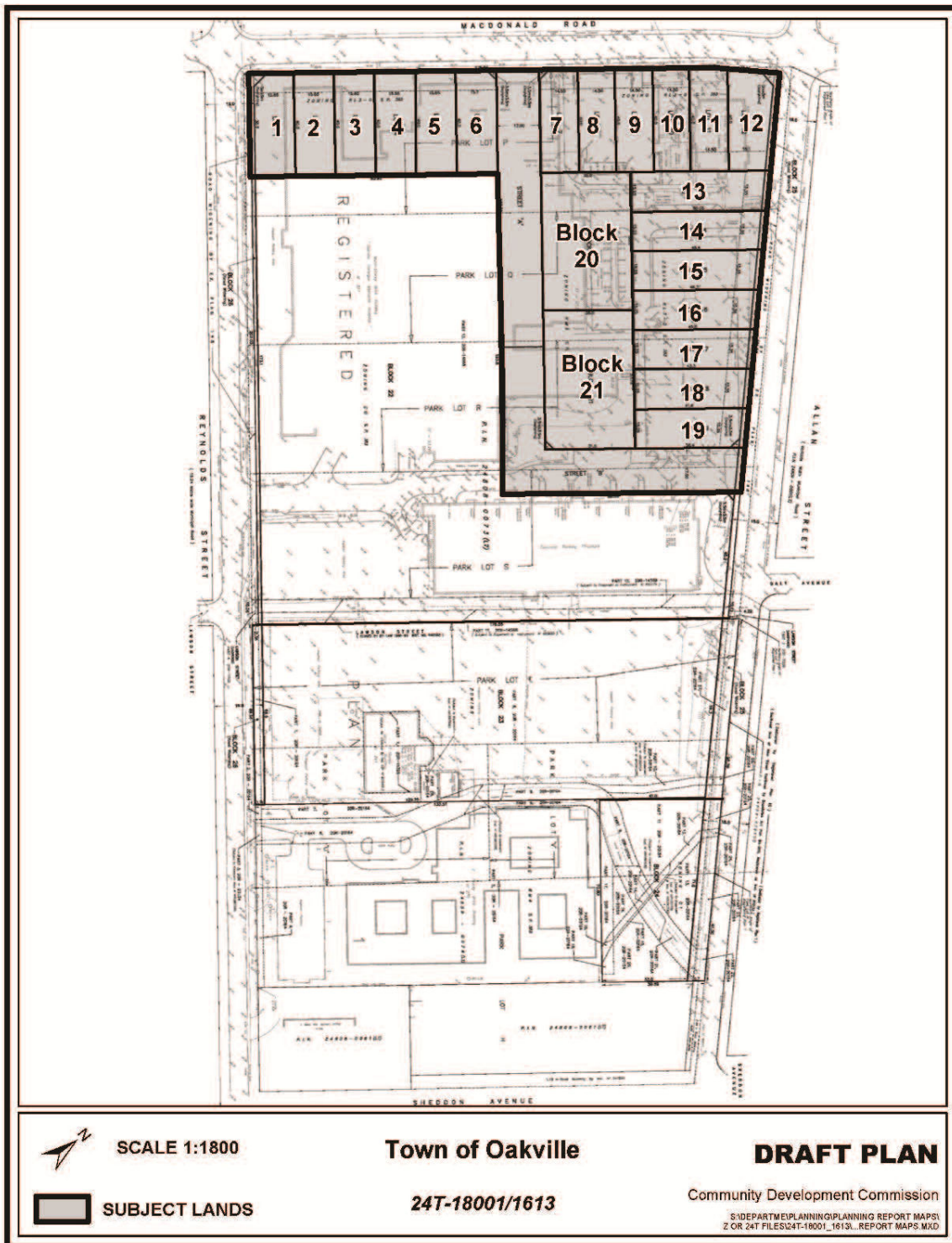


Figure 1: Draft Plan of Subdivision

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Location

The former Oakville-Trafalgar Memorial Hospital (OTMH) site is situated within an established residential area generally bounded by Macdonald Road, Allan Street and Reynolds Street (Figure 2).



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Figure 2: Aerial

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### Site Description

The entire OTMH lands are approximately 6.7 ha in area. The portion of the lands which are subject to the draft plan of subdivision are approximately 2 ha in area. The property includes the existing hospital buildings (which are currently being demolished).

### Surrounding Land Uses

The surrounding land uses are as follows:

North and East: 1, 1 ½, 2 storey detached dwellings

South: Former OTHS, two-storey Wyndham Manor a long term care facility, six-storey apartment building, future townhouse dwellings on Sheddon Avenue and Wallace Park

West: 1, 1 ½, 2 storey detached dwellings, four-storey apartment buildings and a four-storey medical building.

### **POLICY FRAMEWORK**

The applications are subject to the following policy framework: the Provincial Policy Statement (2014), the Growth Plan for the Greater Golden Horseshoe (2017), the Halton Region Official Plan, and the Oakville Official Plan and Zoning By-law.

#### Provincial Policy Statement (PPS)

The Provincial Policy Statement (2014) is intended to promote a policy-led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and promoting a compact urban form.

The subject lands are located within a settlement area, which are to be the focus of growth and development (Section 1.1.3.1). Within settlement areas, land use patterns shall be based on densities that are transit-supportive where transit is planned or exists and that support active transportation (Section 1.1.3.2). Intensification is one of the ways planning authorities are to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (Section 1.4.3).

The PPS states that land use patterns within settlement areas shall be based in part on providing a range of uses and opportunities for intensification and redevelopment (Section 1.1.3.2b).

Section 1.5.1b) of the PPS states that healthy, active communities should be promoted by planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities,

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parklands, public spaces, open spaces, trails and linkages and where practical, water based resources.

In accordance with section 3 of the *Planning Act*, all planning decisions 'shall be consistent with' the PPS.

#### Growth Plan for the Greater Golden Horseshoe (2017)

On May 18, 2017, the Growth Plan for the Greater Golden Horseshoe, 2017 ('Growth Plan') was released and it came into effect on July 1, 2017. The Growth Plan is a long-term plan that works together with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment. The Plan directs growth to built-up areas through intensification where development proposals can efficiently use existing transportation and servicing infrastructure.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (Section 2.2.1.2a). The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities; improve social equity and overall quality of life; provide a diverse range of housing options; expand convenient access to transportation options, public service facilities, accessible open space and healthy local, affordable food options; ensure development of high quality compact built form; migrate and adapt to climate change impacts, and integrate green infrastructure and low impact development (Section 2.2.1.4).

Section 2.2.2.1 directs that a minimum of 60% of all residential development occurring annually will be within the delineated built-up area. Section 2.2.2.4a) states that all municipalities develop a strategy to achieve the minimum intensification target throughout the delineated built-up areas which will encourage intensification generally to achieve the desired urban structure.

All decisions made on or after July 1, 2017, in respect of the exercise of any authority that affects a planning matter are required to conform to the Growth Plan (2017).

The proposed draft plan of subdivision conforms with the Growth Plan.



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### Region of Halton Official Plan

The OMB has issued a series of decisions regarding the partial approval of ROPA 38 to the Halton Region's Official Plan. The policies of ROPA 38 to the Halton Plan are in force with the exception of site-specific and policy specific matters unrelated to this application.

The lands are designated "Urban Area" according to the Region's Official Plan. The Urban Area is "planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities". One of the objectives of the Urban Area (Policy 72(1)) is to "accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently". Policy 76 notes that the 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 the Regional Plan.

The proposed draft plan of subdivision conforms to the applicable policies of the Region's Official Plan.

### Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10<sup>th</sup>, 2011 and is currently undergoing a 5 year official plan review to ensure the policies are consistent with the latest Provincial and Regional policies, support the town's strategic goals, and reflect the vision and needs of the community.

Schedule A1, Urban Structure, of the Livable Oakville Plan provides basic structural elements for the Town. On September 27, 2017, Council adopted Official Plan Amendment 15 (OPA 15) to the Livable Oakville Plan, which confirms the town's existing urban structure in terms of nodes (growth areas) and corridors. OPA 15 approved by Halton Region on April 26, 2018, however was subsequently appealed. The subject land is within the identified Residential Area (no change arising from OPA 15). As noted on Schedule A1, the schedule does not represent land use designations. Residential Areas include include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town. Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the town is upheld.

Official Plan Amendment 23 (OPA 23) to the Livable Oakville Plan came into effect on January 10, 2018. This amendment implemented the preferred Master Plan for the former Oakville-Trafalgar Memorial Hospital site endorsed by Council in June

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2017, to enable the redevelopment of the property for a community centre, park, parking garage, and residential land uses not exceeding 29 units per site hectare, as well as seniors' oriented housing. OPA 23 is consistent with the Provincial Policy Statement (2014), and conforms to Growth Plan (2017) and the Region of Halton Official Plan.

The portion of the subject property which is subject to the draft plan of subdivision is designated *Low Density Residential*, and *Medium Density Residential* as identified on Schedule G – South East Land Use within the Livable Oakville Plan (Figure 3).

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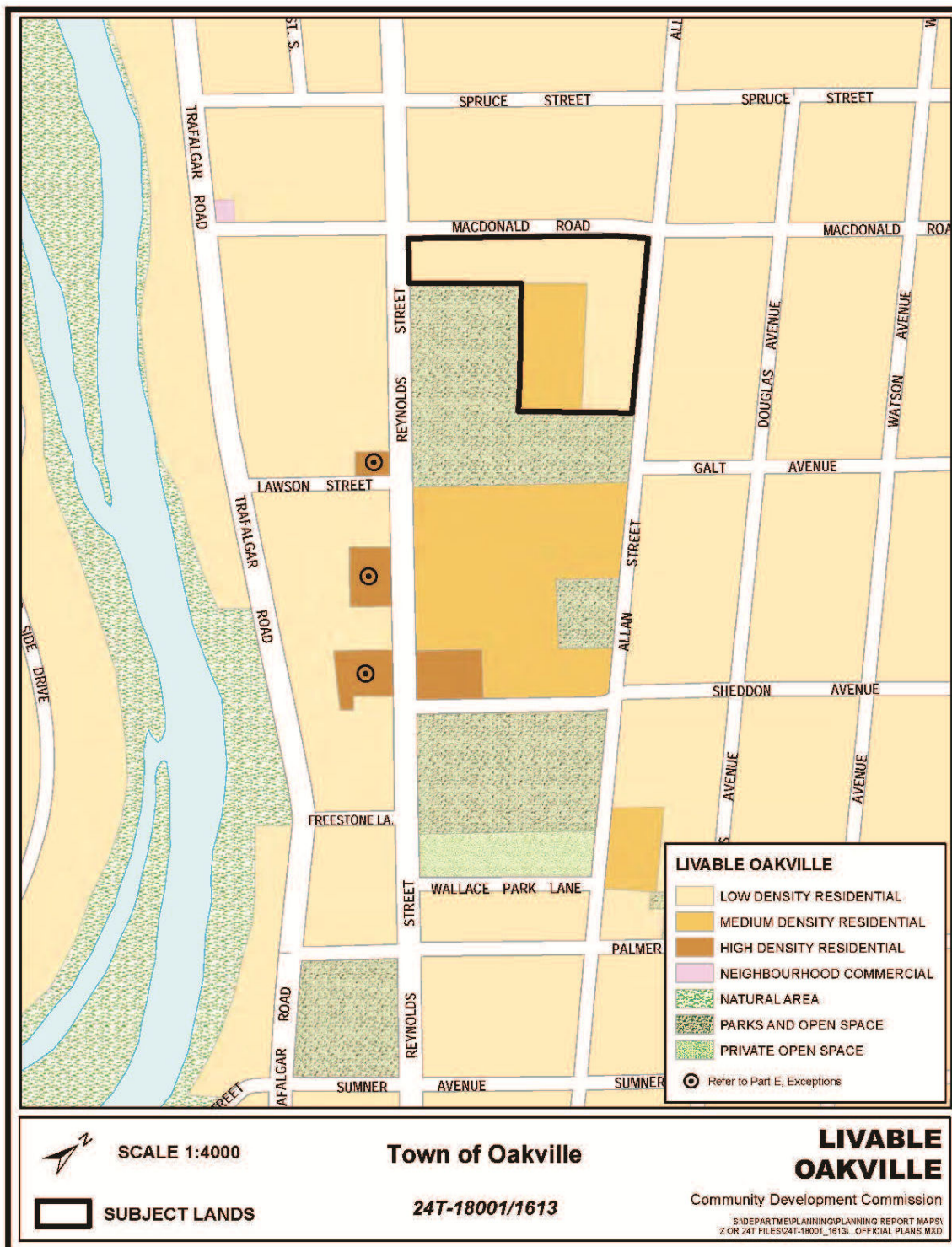


Figure 3: Livable Oakville Plan

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The subject lands are located in a stable residential community as identified by the Livable Oakville Plan. Part D, Section 11 applies and states the following:

“11.1.4 *Development* shall conform with the policies relating to urban design and sustainability set out in Part C.”

“11.1.8 *Intensification* within the stable residential communities shall be provided as follows:

- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, *land division*, and/or the conversion of an existing building into one or more units, may be considered where it is *compatible* with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan.
- c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional *development* may be appropriate. *Intensification* of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan.”

The policy criteria within Section 11.1.9 for evaluating development applications within stable residential communities is as follows:

“11.1.9 *Development* within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood *character*:

- a) The built form of *development*, including scale, height, massing, architectural *character* and materials, is to be *compatible* with the surrounding neighbourhood.
- b) *Development* should be *compatible* with the setbacks, orientation and separation distances within the surrounding neighbourhood.
- c) Where a *development* represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent *development*.

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- d) Where applicable, the proposed lotting pattern of *development* shall be *compatible* with the predominant lotting pattern of the surrounding neighbourhood.
- e) Roads and/or municipal *infrastructure* shall be adequate to provide water and wastewater service, waste management services and fire protection.
- f) Surface parking shall be minimized on the site.
- g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
- i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
- j) *Development* should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- k) The transportation system should adequately accommodate anticipated traffic volumes.
- l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.”

Sections 11.2 and 11.3 outlines the permitted uses and density for the residential component of the subject lands as follows:

## **11.2 Low Density Residential**

### **11.2.1 “Permitted Uses**

The Low Density Residential land use designation may permit a range of low density housing types including detached dwellings, semi-detached dwellings and duplexes.

- 11.2.2 A density of up to 29 dwelling units per *site hectare* may be permitted in areas designated Residential Low Density.”

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### 11.3 Medium Density Residential

#### 11.3.1 "Permitted Uses

The Medium Density Residential land use designation may permit a range of medium density housing types including *multiple-attached dwelling* units, apartments, retirement homes and long-term care homes. Existing detached and semi-detached dwellings are permitted.

11.3.2 The density range is to be between 30 to 50 dwelling units per *site hectare*."

The Draft Plan of Subdivision conforms to the policies of the Livable Oakville Plan.

#### Zoning By-law 2014-014

Zoning By-law 2017-131, an amendment to By-law 2014-014, was passed by Council on December 4, 2017 and included regulations for the residential development. The approvals granted in December 2017 are consistent with the Provincial Policy Statement (2014), conform to Growth Plan (2017) and the Region of Halton Official Plan.

The lands are zoned *RL3*<sup>-383</sup> - *Residential Low Density*, and *RM1*<sup>-383</sup> - *Residential Medium Density* as shown on Figure 4 below.



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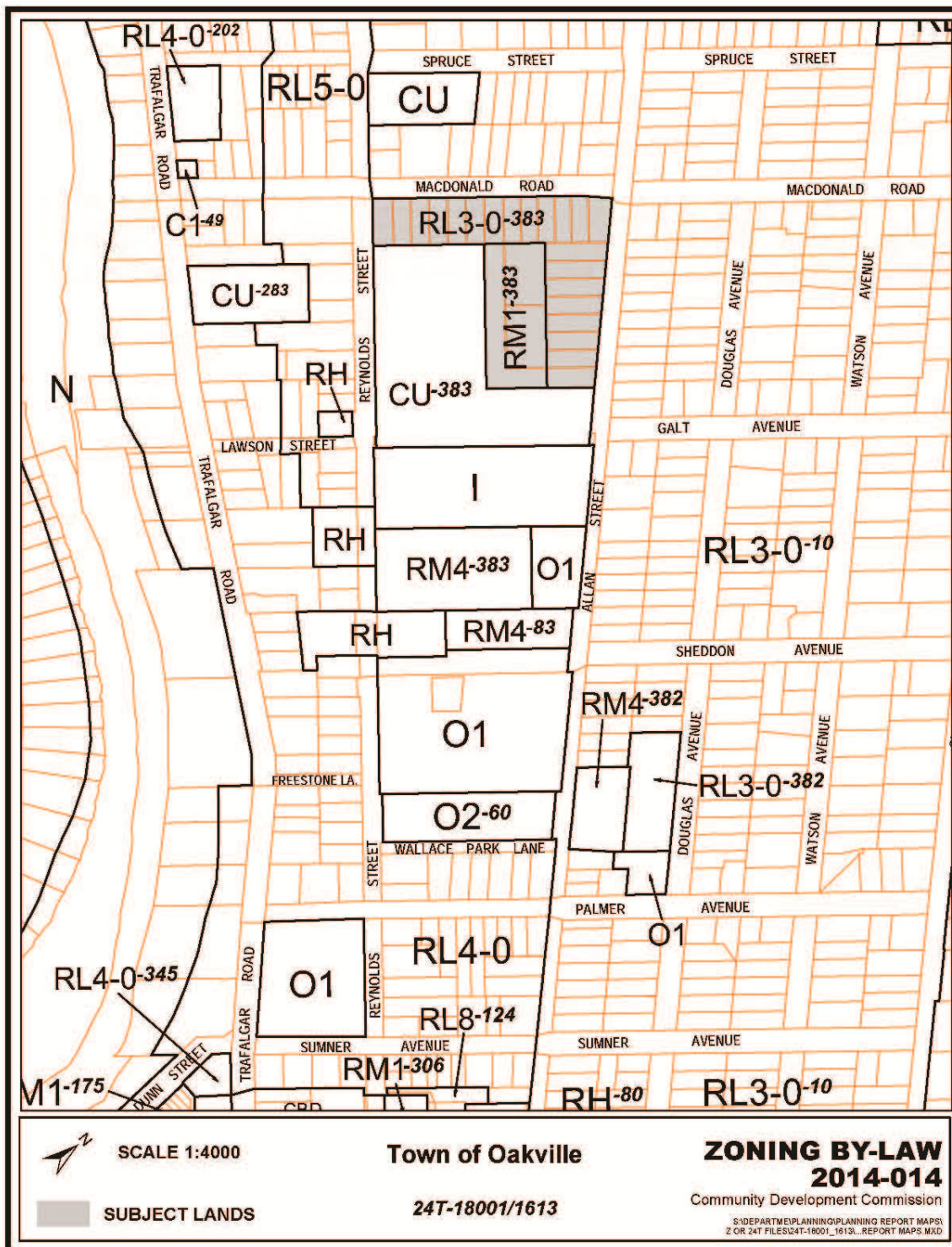


Figure 4: Zoning By-law 2014-014

The proposed Draft Plan of Subdivision complies with Zoning By-law 2014-014.

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## PLANNING ANALYSIS:

### EXISTING POLICY:

The following section explains consistency/conformity of the in force and Council adopted official plan designation and zoning applying to the subject lands with Provincial, regional and town policy.

On December 4, 2017, Council approved OPA 23, a town-initiated official plan amendment, passed Zoning By-law 2017-131 and approved a Master Plan for the former OTMH lands. The OPA re-designated the site to allow for the implementation of the land uses of the Master Plan. Zoning By-law 2017-131 established regulations for the residential development and for the future community centre use. The OPA and Zoning By-law Amendment which was approved by Council in December 2017 are consistent with the Provincial Policy Statement (2014), conform to Growth Plan (2017) and the Region of Halton Official Plan on the basis of an analysis included within the applicable Planning Report dated November 13, 2017.

#### Consistency with Provincial Policy Statement (2014):

The PPS 2014 encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by providing a compact development form. In doing this, the PPS recognizes that healthy, livable and safe communities are sustained by, among other matters, accommodating an appropriate range and mix of residential uses.

Within settlement areas, land use patterns shall be based on densities that are transit-supportive where transit is planned or exists and that support active transportation (Section 1.1.3.2). Intensification is one of the ways planning authorities are to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (Section 1.4.3).

The PPS states that land use patterns within settlement areas shall be based in part on providing a range of uses and opportunities for intensification and redevelopment (Section 1.1.3.2b).

The subject lands are located within a settlement area, which are to be the focus of growth and development (Section 1.1.3.1). Within the Town's Urban Structure the site is identified to be located within a Residential Area where some growth and change may occur provided the character of the area is preserved. The draft plan of subdivision provides a mix of low and medium density housing.

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The PPS states that healthy, active communities should be promoted by planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open spaces, trails and linkages and where practical, water based resources. The draft plan of subdivision is located in an area where a new community centre, park and open space is proposed which will ensure that the residential lots within the proposed plan of subdivision will meet the policy of providing a healthy and active community.

The Official Plan designates the lands Low Density Residential and Medium Density Residential and Zoning By-law 2014-014 zones the property zoned *RL3*<sup>-383</sup> - *Residential Low Density*, and *RM1*<sup>-383</sup> - *Residential Medium Density*. The existing Official Plan land use and Zoning are also consistent with the PPS 2014, as a range and mix of residential uses are currently permitted, including multiple dwelling units and detached dwellings. The zoning of the property within the larger context of the surrounding residential neighbourhood provides for an increased range of housing choice.

The proposed draft plan of subdivision is consistent with the Provincial Policy Statement

Conformity with the Growth Plan (2017):

The Growth Plan provides policies for where and how to grow, directing population and employment growth to areas with delineated built boundaries on full municipal services. The subject lands are considered to be within a built up area of Oakville in accordance with the Growth Plan, where growth is intended to be accommodated through intensification, subject to policies developed by local municipalities based on local conditions, including a strategy which will encourage intensification generally to achieve the desired urban structure. The existing official plan and zoning is in conformity with the Growth Plan, and therefore does not conflict with the Growth Plan, as it allows for suitable intensification of underutilized lands in accordance with the Town's established urban structure and local conditions subject to Livable Oakville Plan policies related to intensification within stable residential neighbourhoods.

The subject lands are considered to be within a built-up area in Oakville in accordance with the Growth Plan, where some growth is intended to be accommodated.

The policies of the Growth Plan support complete communities by, among other matters, providing diversity in available housing options to accommodate people at all stages of life, and accommodate the needs of all household sizes and incomes. The existing zoning conforms to the Growth Plan as it provides for a range of

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residential uses to accommodate the needs of a variety people, household sizes and incomes.

The proposed draft plan of subdivision is conforms to the Growth Plan.

Conformity with the Regional Official Plan:

The subject lands are designated Urban Area and located within the Built Boundary as identified within the 2009 Regional Official Plan. The policies of the Urban Area designation support residential intensification and the development of vibrant and complete communities which afford maximum choices for residence, work and leisure. The existing zoning conforms to the Regional Official Plan, given that the range of permitted residential dwelling types contributes to overall housing choice and the development of complete communities.

Conformity with the Livable Oakville Plan:

Pursuant to section 4.3 of the Livable Oakville Plan, development to accommodate intensification will be focused within the six designated growth areas. However, there is recognition that some growth and change may occur outside the growth areas provided that the character of the area is preserved and the overall urban structure of the Town is upheld.

The subject lands are designated Low Density Residential and Medium Density Residential on Schedule G – South East Land Use and are located within a stable residential neighbourhood.

The proposed draft plan of subdivision implements the Livable Oakville Plan by providing for low density and medium density housing type which are all uses permitted within the appropriate land use designations.

The Low Density Residential land use designation permits a range of housing types including detached dwelling units, at a density range up to 29 units per site hectare (upsh).

Based on the land area of 1.2 ha and permitted density range identified in Livable Oakville, the implementation of the draft plan of subdivision would achieve a density of 15.7 upsh.

The Medium Density Residential land use designation permits a range of housing types including multiple-attached dwelling units, at a density range of 30 to 50 units per site hectare.

Based on the land area of 0.37 ha and permitted density range identified in Livable Oakville, the medium density portion of the draft plan of subdivision would result in a

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density of 42 upsh . A cumulative density of 22 upsh would be achieved over the entire subdivision lands.

These lands are subject to the policies of Part D, Section 11 – Residential, including Section 11.1.8 and 11.1.9 that govern intensification within stable residential communities.

The proposal complies with the policies of the Livable Oakville Plan as noted below:

- The neighbourhood character of the adjacent lands consist of 1, 1 ½, 2-storey detached dwellings within similar lot frontages and lot areas as proposed by the draft plan of subdivision and which are compatible in terms of scale and massing with the surrounding neighbourhood.
- Residential low density uses along Macdonald Road and Allan Street are consistent with the residential low density uses adjacent to the subject lands. The townhouse built form is located central to the site away from existing residential uses.
- The site specific Zoning By-law passed by Council in December 2017 took into consideration development setbacks and resulting spatial separation between adjacent buildings to ensure that the proposed development within the draft plan of subdivision would be in keeping in the neighbourhood.
- The development represents a logical extension of the surrounding built form.
- The subject lands can be adequately serviced by existing water and wastewater services in accordance with the Region of Halton requirements.
- Final grading, drainage and servicing matters will be addressed as part of the comprehensive engineering review to the satisfaction of the applicable agencies prior to building permit issuance. No adverse impacts are anticipated on the adjacent properties.
- The subject lands are accessible by public transit on Reynolds Street and Macdonald Road.
- Traffic generated from the additional residential units can be accommodated on the existing road network without any road modifications

The proposed draft plan of subdivision has been evaluated in accordance with the applicable policies of 11.1.9 of the Livable Oakville Plan and in the opinion of staff, maintains and protects the character of the existing neighbourhood.

#### Consistency with the Council-endorsed Master Plan

- The Council-endorsed Master Plan includes a new community centre, preservation of the OTHS, park space, residential development and an area for seniors-oriented housing.
- The draft plan of subdivision implements the applicable portion of the master plan as it incorporates low density residential uses consisting of 19 detached

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lots along Macdonald Road and Allan Street, and two medium density residential blocks which will accommodate 16 freehold townhouse lots.

Impact/integration of the proposed development on adjoining properties and surrounding neighbourhood

- The South Central Public Lands Study (SCPLS) was a comprehensive land use study focused on several properties including the OTMH site which was completed in 2013.
- The study incorporated extensive community engagement and technical analyses which resulted in the Council-endorsed Master Plan.
- The public has been engaged for several years throughout the SCPLS as well as through additional public consultation regarding the overall design of the whole Oakville-Trafalgar Memorial Hospital concept plan and Master Plan.
- Throughout 2017 there has been additional public consultation regarding the overall design of the whole OTMH site and in June the Master Plan was updated based on the public's input on several different site design options.
- Residential low density uses along Macdonald Road and Allan Street are consistent with the residential low density uses adjacent to the subject lands. The townhouse built form has been located central to the site away from existing residential uses to mitigate impacts.

**TECHNICAL REVIEW:**

Functional Servicing and Stormwater Management:

A Functional Servicing Report which included the Stormwater Management analysis for the site was submitted as part of the application. The study demonstrates that the development can be serviced with stormwater managed to town standards. At the detailed engineering design stage further review will take place to ensure that Town standards are met.

The Region of Halton has no objection to the approval of the subdivision subject to conditions as outlined within the attached Appendices.

Tree Protection:

The Arborist Report was submitted as part of the Functional Servicing Report. The report indicates that given the servicing and grading of the development, the trees located within the core of the site will be impacted by the development and cannot be preserved. Peripheral/street trees located along Allan Street, MacDonald Road and Reynolds Street frontages will also be impacted with the urbanization/grading of the adjacent roads. In addition, municipal tree planting in accordance with town standards will be provided adjacent to the subject lands.



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A condition of draft plan approval requires the developer not to perform any site alteration or apply for any building permits until Development Engineering staff have an opportunity to finalize a detailed review of the arborist report, grading plan and tree preservation plan. In addition, a condition of approval requires the developer to maintain a minimum of 20% tree canopy cover target internal to the site in accordance with the North Oakville Urban Forest Strategic Management Plan.

#### Road Urbanization

The subdivision works will include the urbanization of adjacent streets (Allan Street and MacDonald Road) to include curbs, gutters and sidewalks in accordance with Town standards.

#### Transportation Impact Study:

A revised Transportation Impact Study was submitted as part of the application. The Transportation Impact Study indicates that the study area intersections and turning movements will operate within acceptable levels for both existing and future conditions once trips from the proposed development are added to the transportation network. Staff are satisfied with the conclusions of the Transportation Impact Study.

#### Draft Plan of Subdivision

Pursuant to Section 51(24) of the *Planning Act*, 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 matters such as: the suitability of the land for the purposes for which it is to be subdivided; the dimensions and shapes of the proposed lots; and the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land. The proposed subdivision meets the criteria within Section 51(24) of the *Planning Act* for the reasons contained herein.

Approval of a future Part Lot Control application will be necessary to create the individual parcels of lands for each freehold townhouse unit.

#### Matters raised by the Public:

A Public Meeting was held on May 14, 2018, and no members of the public made oral or written submission.

The public has been engaged for several years throughout the South Central Public Lands Study as well as through additional public consultation regarding the overall design of the whole Oakville-Trafalgar Memorial Hospital concept plan and Master Plan.

From: Planning Services Department

Date: June 18, 2018

Subject: Recommendation Report Former Oakville Trafalgar Memorial Hospital Draft Plan of Subdivision  
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**NEXT STEPS:**

Following the draft plan approval of the subdivision the Legal Department will issue a Request for Proposal (RFP) for the sale of the residential subdivision with an anticipated closing later in 2018. The construction of the South East Community Centre will commence in the fall of 2018 and through the purchase and sale of the subdivision lands the Town will secure temporary construction access rights to assist with the construction of the South East Community Centre.

**CONCLUSION:**

Staff recommends approval of draft plan of subdivision which would have the effect of creating 35 residential lots consisting of 19 detached dwelling lots fronting onto Macdonald Road and Allan Street and 16 multiple attached dwelling units internal to the site. The lot configuration is appropriate and compatible with the adjacent land uses and in keeping with the intent of the land use policies of the Livable Oakville Plan.

The proposal is a complementary extension of the surrounding development in the area and represents appropriate infill intensification within a stable residential neighbourhood.

The subject subdivision was reviewed in relation to Section 51(24) of the *Planning Act* and has been deemed to satisfy the requirements of this section.

Staff is satisfied that the proposed development is consistent with the Provincial Policy Statement and conforms to the Growth Plan (2017) and the Halton Region Official Plan, has regard for matters of Provincial interest and represents good planning. Further, the application is consistent with the principles and overall policy direction of the Livable Oakville Plan. On this basis, staff recommend approval of the draft plan of subdivision subject to the conditions in Appendices "A" and "B" as the following requirements have been satisfied:

- The proposed development is consistent with the land use policies of the Livable Oakville Plan and Zoning By-law.
- The draft plan of subdivision implements a portion of the Council-endorsed master plan for the former OTMH lands as it incorporates low and medium density residential uses.
- The draft plan of subdivision is necessary to facilitate future land division into individual residential lots and units, and is appropriate for the orderly development of the lands.
- The proposed development provides an appropriate form of intensification within a stable residential neighbourhood.

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- The proposed development conforms to the Growth Plan (2017), is consistent with the Provincial Policy Statement (2014), and conforms to the Halton Region Official Plan.
- The proposed plan of subdivision meets the criteria established in Section 51(24) of the *Planning Act*.
- Comments from the public have been appropriately addressed.

## CONSIDERATIONS:

### (A) PUBLIC

The public has been engaged for several years throughout the South Central Public Lands Study as well as through additional public consultation regarding the overall design of the whole Oakville-Trafalgar Memorial Hospital concept plan and Master Plan. A Public Meeting was held on May 14, 2018. Notice of the Planning and Development Council meeting of July 9, 2018 was provided through a mailing to all properties within 120m of the subject property. No written comments have been received.

### (B) FINANCIAL

The redevelopment of this site requires significant town works that have been addressed through the approved capital budget in relation to the demolition and rehabilitation works and the capital forecast in relation to future works associated with the South East Community Centre and Neighbourhood Park in the years 2020-2021.

Development Charges with respect to the future residential development shall be determined as building permits come forward.

The proposed park to be retained by the Town is in excess of the Town's parkland dedication requirement based on the proposed development scheme. The land is being sold on the basis that the parkland dedication requirements were satisfied through this parkland and as such additional parkland contributions from the future residential developer will not be required.

### (C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. Concerns from the circulated departments and agencies raised have been addressed in this staff report and, if required, as conditions of draft approval.

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**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- have environmentally sustainable programs/services
- be innovative in everything we do
- be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

Town staff will be investigating geo-thermal options with the future developer of the proposed residential lands to assist in achieving the Town's sustainability goals and objectives of the Livable Oakville Plan

**APPENDICES:**

Appendix A – Conditions of Draft Approval

Appendix B – Matters to be dealt with in the Subdivision Agreement

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