

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 21, 2013

FROM: Planning Services Department PD-091-13

DATE: September 27, 2013

SUBJECT: **Trafalgar Road Corridor Planning Study - Preliminary Report**

LOCATION: Trafalgar Road Corridor, QEW to Dundas Street

WARD: Multiple Wards: 5 and 6 Page 1

RECOMMENDATION

1. That the staff report entitled *Trafalgar Road Corridor Planning Study – Preliminary Report* be received,
2. That comments from the public with respect to the Trafalgar Road Corridor Planning Study be received.

KEY FACTS

The following are key points with respect to this report:

- The study's terms of reference were received by Planning and Development Council in February 2013.
- The study commenced with a well-attended public open house in June 2013.
- Halton Region is currently in the midst of an Environmental Assessment for Trafalgar Road.
- The Trafalgar Road Corridor Planning Study intends to co-ordinate land use and urban design policies with Halton Region's Environmental Assessment.
- This report provides preliminary information regarding the study, an update status, and future next steps.
- Large sections of the Trafalgar Road corridor are composed of low density neighbourhoods which are not expected to intensify.
- A statutory public meeting will be held in late 2013, with a final report coming forward in early 2014.

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BACKGROUND

The *Livable Oakville* Plan identifies the lands along Trafalgar Road, between the Q.E.W. Highway and Dundas Street, as a corridor to be studied. Specifically, section 26.3.2 states:

The corridors located along Trafalgar Road between Dundas Street and the QEW, and along Dundas Street, should be further studied by the Town to identify future opportunities for intensification with future transit improvements provided and appropriate land use policies to accommodate intensification opportunities.

The Terms of Reference for the study was included in a staff report entitled *Livable Oakville Plan Implementation* and presented to Planning and Development Council on 4 February, 2013. As noted in the Terms of Reference, and the attached Preliminary Report (Appendix 'A'), the study intends to identify opportunities for intensification and how that intensification may fit within the existing built context to ensure future transit improvements are supported. The study also complies with the 2006 Growth Plan and Halton Region Official Plan. When Halton Region approved the *Livable Oakville* Plan, it noted the need for the Town to designate additional corridors and prepare policies which will allow for intensification opportunities.

The study will also:

- examine preferred built form, public realm and streetscape improvements, parking options, compatibility with adjacent uses, the movement of people, and the availability of infrastructure,
- assess different land use options to determine appropriate uses,
- make recommendations for new or revised land use designations or policies.

At the conclusion of the study, staff will recommend where appropriate amendments may be made to the Town's *Livable Oakville* Plan to implement the study's findings. These land use and urban design policies will be specific to the Trafalgar Road corridor.

COMMENTS

The Terms of Reference identified a scope of work for the project that included evaluating land uses along both sides of the corridor and determining where there are potential opportunities for intensification and related updates to the land use policies. The evaluation is to be based on a variety of factors including supporting future transit improvements in key locations and enhancing opportunities for walkability.

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At this stage, a number of sites have been identified as key opportunity sites warranting more detailed consideration. These are included in the Preliminary Report attached as Appendix 'A' to this staff report. Comments from the public did not necessarily relate to specific sites, but mostly to the corridor as a whole. During the initial phase of the study, Staff has reviewed the physical constraints along the corridor such as the presence of inter-regional pipelines, natural open spaces, and the existing property fabric. Staff has also reached out to key property owners to better understand longer term build-out potential as envisioned by property owners. Additional meetings with property owners will be arranged to further define opportunities.

Key opportunity sites have been selected primarily due to the potential for more intense land uses (i.e. Sheridan College), their strategic location along the corridor, and partially due to their size (i.e. Oakville Place mall). One of the properties identified as a key opportunity site (within area #5) is the subject of a development application which has been appealed to the Ontario Municipal Board. Details of the application can be found on the Town's web-site. A second pre-hearing regarding the appeal is scheduled for November 25, 2013 with the hearing scheduled to commence in April 2014.

The final composition of land uses for each site has not been determined at this stage, but will be presented to Council as part of a future statutory public meeting. The initial intent is to direct new development towards future transit stops with an appropriate mix of uses, including higher density residential, and a concentration of people in close proximity to transit stops. This is in order to support transit with a high percentage of users, thereby enhancing the convenience of using transit and promoting walkability.

It is noted at this early stage that the Trafalgar Road corridor directly links two of the Town's growth areas intended for significant development – being Midtown Oakville (the Town's Urban Growth Centre) and Uptown Core. The latter growth area also contains a significant transit hub. The majority of the corridor between these growth areas can be characterised as one that will not be transitioning to more intense uses in the short to medium term. Although individual sites at major intersections may evolve over time, large sections of the corridor are composed of low density neighbourhoods which are either rear-lotted to Trafalgar Road or utilise window streets. These areas are not identified for any form of intensification and are expected to remain as currently designated in the *Livable Oakville Plan*.

In conjunction with updated land use policies, Staff intends to provide urban design direction for new development, as well as guidance for the remainder of the corridor in the form of public realm and streetscape objectives. Urban design policies will

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also help to shape the appropriate built form of new development and ensure appropriate transition and compatibility between new and existing development.

Staff will continue to provide information to the public through the study's web-site. As well, an Open House will be held prior to the Council meeting on 21 October, 2013 to provide an update on the status of the Study. A total of 61 people attended the first Open House in June 2013. A summary of the comments received are summarised in the Preliminary Report, found in the Appendix. The majority of comments related to the on-going Environmental Assessments for Trafalgar Road and Upper Middle Road being undertaken by Halton Region through a separate process. Because these comments are specific to Halton Region's roads, they have been shared with Regional staff.

CONSIDERATIONS

(A) PUBLIC

A public open house was held in June 2013, with a second to be held 21 October, 2013. Information is kept current on the town's web-site and members of the public on the project contact list in the study will be notified of the statutory public meeting.

(B) FINANCIAL

None arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

A project team has been created which consults with a broader technical group composed of public agencies and town departments to ensure co-ordination as the study progresses.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be innovative in everything we do
- enhance our social environment
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

This project will build upon the Town's sustainability principles by promoting the co-ordination of land use and transportation planning to maximise the efficient use of land.

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APPENDICES

Appendix 'A': Trafalgar Road Corridor Planning Study – Preliminary Report,
September 2013

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