

APPENDIX C

The Livable Oakville Official Plan is amended as follows:

A. Schedule Changes

1. Schedule G, South East Land Use, is amended as shown in Schedule A.

B. Text Changes

Part E, Section 26.1, Hospital Lands – Potential Residential Redevelopment Area, is amended as follows:

26.1 Former Hospital lands – Potential Seniors'-oriented housing development

The former hospital lands located between Reynolds Street and Allan Street, south of Macdonald Road, have been the subject of several planning studies and have been identified for redevelopment through a Master Plan process. The southerly area of the site may be developed for seniors'-oriented housing.

- 26.1.1 The *Special Policy Area* designated Medium Density Residential is intended to permit seniors'-oriented housing, and may be considered through the planning application process with the submission of the following studies and any other requirements under section 28.17:

- a) traffic impact study;
- b) planning justification report;
- c) urban design brief; and
- d) functional servicing study

- 26.1.2 Redevelopment of the *Special Policy Area* for seniors'-oriented housing shall be subject to the following additional policies:

- a) The development shall conform to the policies of section 11 and have a maximum height of four storeys.
- b) Development proposals will demonstrate compatibility and integration with the surrounding land uses by ensuring an effective transition in built form between areas of different *development* heights. Transition in built form will act as a buffer between proposed *development* and planned uses and should be provided through appropriate design, siting, setbacks and the provision of public and private open space and amenity space. *Development* shall protect and enhance existing cultural heritage features and, where feasible, integrate such features into the *development* of the lands.

- c) Development shall conserve existing cultural features and, where feasible, integrate such features into the development of the site.
- d) The creation of an accessible public space is encouraged along the Reynolds Street frontage in conjunction with the Oakville Trafalgar High School redevelopment. This public space can take the form of passive space or a formal urban square.

26.1.3 - Deleted -

26.1.4 - Deleted -

Schedule A

