



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-130

Official Plan Amendment 23

A by-law to adopt an amendment to the Livable Oakville Official Plan, Official Plan Amendment Number 23 (former Hospital Site; 291 and 327 Reynolds Street and 348 Macdonald Road; File No. 42.24.017)

WHEREAS the Livable Oakville Official Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407, was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to implement the preferred Master Plan for the former Hospital Site as endorsed by Council in June 2017

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 23 to the Livable Oakville Official Plan is hereby adopted.
2. Pursuant to subsection 17(27) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
3. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number 23 to the Livable Oakville Official Plan.

PASSED this 5th day of December, 2017

MAYOR

CLERK

**Official Plan Amendment Number 23
to the Town of Oakville’s Livable Oakville Plan**

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number 23 to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose and Effect

The purpose of this amendment is to implement the preferred Master Plan for the former Oakville-Trafalgar Memorial Hospital site as endorsed by Council in June 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.

B. Location

The subject land is municipally known as 291 and 327 Reynolds Street and 348 Macdonald Road. It is approximately 5.7 hectares in area, and has frontage on Reynolds Street, Macdonald Road and Allan Street.

C. Background

- The 2017 Master Plan for the former Hospital Site built upon the land use concept recommended through the 2013 South Central Public Lands Study.

D. Basis

- This Official Plan Amendment explicitly designates the subject lands to allow redevelopment in accordance with the 2017 Master Plan for the former Hospital Site, which includes:
 - a community centre
 - a park block
 - the existing parking garage

- an “L-shaped” street on the east side of the new park block and north of the existing parking garage, connecting Macdonald Road and Allan Street
 - residential land uses, consisting of detached dwellings fronting onto Macdonald Road and Allan Street and townhouses fronting onto the new “L-shaped” street, which does not exceed a density of 29 units per site hectare
 - an area for seniors-oriented housing and supporting uses on the southern portion of the site
 - the preservation of the existing former Oakville-Trafalgar High School building, which is designated under Part IV of the *Ontario Heritage Act*, and is to be integrated with the seniors’-oriented housing
 - a publicly accessible civic space in front of the former high school, adjacent to Reynolds Street
- Notice of the proposed Official Plan Amendment was given by newspaper, and circulated to the agencies and public bodies prescribed by the *Planning Act*.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the Livable Oakville Plan listed in the following table. Text that is bolded and underlined is new text to be inserted into the Livable Oakville Plan. Text that is crossed out (“strikethrough”) is to be deleted from the Plan. Text that is highlighted and italicized is existing Plan text to be italicized to indicate a defined term.

Item No.	Section	Description of Change
1.	26.1 SPECIAL POLICY AREAS, Hospital Lands – Potential Residential Redevelopment Area	Revise the policy as follows: <p><u>Former Hospital Site Lands – Potential Seniors-oriented Housing Residential Redevelopment Area</u></p> <p>The <u>former Hospital Site Lands</u> are located between Reynolds Street and Allan Street, south of Macdonald Road, <u>has been the subject of a number of planning studies, a town-initiated community visioning exercise, and a master plan process.</u> These lands are currently designated as Institutional to recognize the hospital use, which is scheduled to cease by the end of 2015.</p>
2.	26.1.1 SPECIAL POLICY AREAS, Hospital Lands – Potential Residential Redevelopment Area	Revise the policy as follows: <p>The <u>Medium Density Residential designation at the south end of the former Hospital Site may be considered for seniors-oriented housing and supporting uses, subject to implementing zoning and an approved site plan supported by Special Policy Area</u> relating to the hospital lands may be considered, following a Town-initiated community visioning exercise, through the planning application process with the submission of the following studies and any other requirements under section 28.17:</p> <ul style="list-style-type: none"> a) transportation demand analysis; b) <u>a)</u> traffic impact study; e) <u>b)</u> planning justification report; d) <u>c)</u> urban design brief; <u>and,</u> e) <u>d)</u> functional servicing study; and, f) community infrastructure assessment.

Item No.	Section	Description of Change
3.	26.1.2 SPECIAL POLICY AREAS, Hospital Lands – Potential Residential Redevelopment Area	<p>Revise the policy as follows:</p> <p>Redevelopment for seniors-oriented housing shall consider the following requirements in addition to those in section 11.1.9be subject to the following additional policies:</p> <p>a) The development shall conform to the policies of section 11, Residential, of this Plan.Development should maintain and improve public parkland, pedestrian, cycling and vehicular access and connect to the surrounding neighbourhood and community.</p> <p>b) <u>A maximum building height of four storeys shall be permitted.</u>Development will be subject to a phasing plan.</p> <p>c) <i>Development</i> proposals will demonstrate compatibility and integration with the surrounding land uses by ensuring an effective transition in built form between areas of different <i>development</i> heights. Transition in built form will act as a buffer between proposed <i>development</i> and planned uses and should be provided through appropriate design, siting, setbacks and the provision of public and private open space and amenity space.</p> <p>d) <i>Development</i> shall protect and enhance natural features.</p> <p>e) <i>Development</i> will be required to provide the necessary community infrastructure, transportation infrastructure and other services required to maintain a complete community.</p> <p>f)d) <i>Development</i> shall protect and enhance conserve existing cultural heritage resources features and, where feasible, integrate such features into the <i>development</i> of the lands.</p> <p>e) <u>The re-use of the former Oakville-Trafalgar High School building may include seniors-oriented residential units, offices, community uses or any combination thereof. The resulting uses may be operated by a public or private organization in association with, or independent of, the adjacent seniors-oriented housing development.</u></p> <p>f) <u>The creation of an accessible public space shall be required along the Reynolds Street frontage in conjunction with the re-use of the former Oakville-Trafalgar High School building.</u></p>

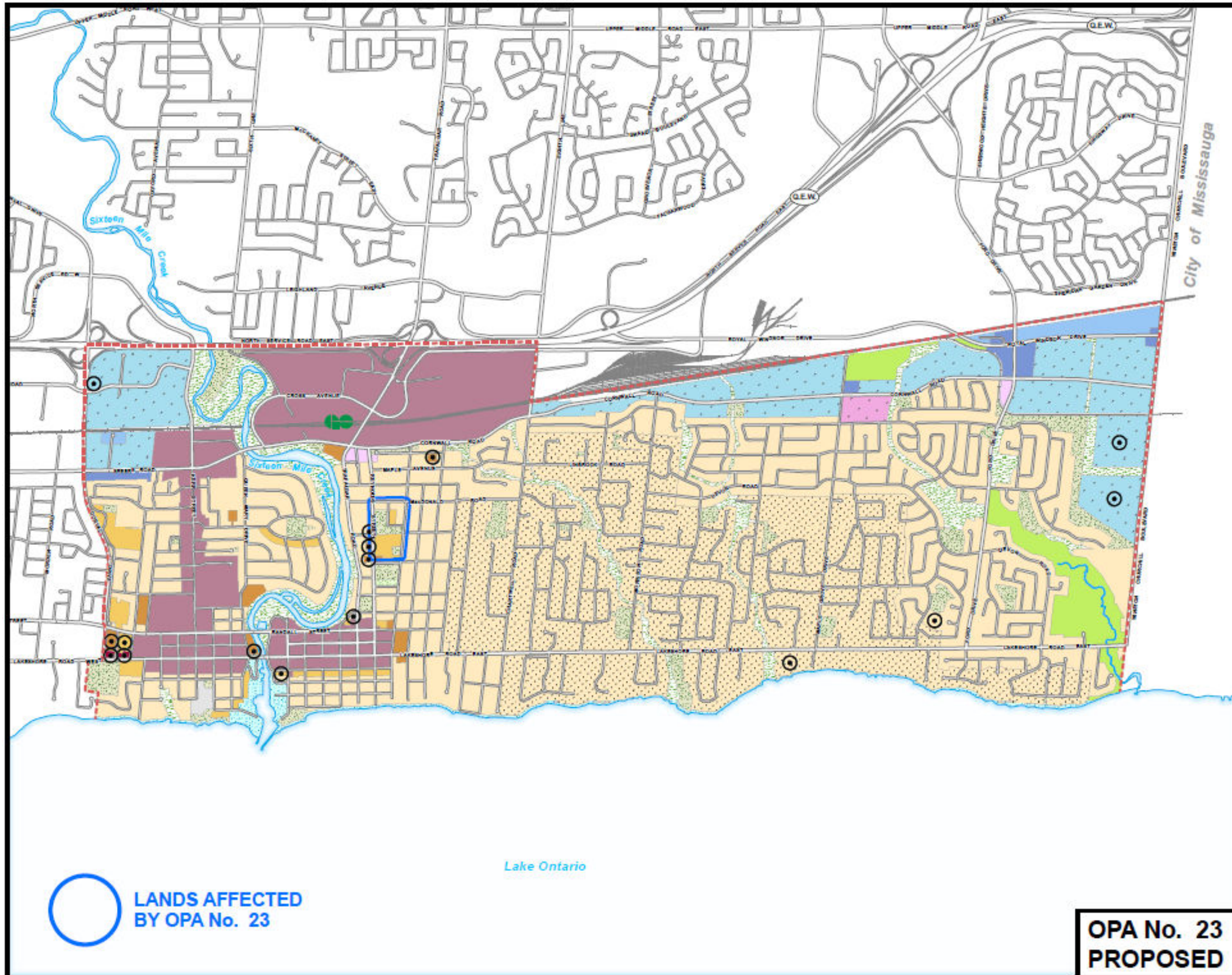
Item No.	Section	Description of Change
4.	26.1.3 SPECIAL POLICY AREAS, Hospital Lands – Potential Residential Redevelopment Area	<p>The policy shall be deleted in its entirety.</p> <p>Notwithstanding the Institutional designation, the lands may be redeveloped in accordance with the permitted uses and policies of the Low Density Residential designation and may also include the uses permitted in the Medium Density Residential designation. Community uses may also be permitted.</p>
5.	26.1.4 SPECIAL POLICY AREAS, Hospital Lands – Potential Residential Redevelopment Area	<p>The policy shall be deleted in its entirety.</p> <p>The Town shall encourage the maintenance and preservation of the old Oakville Trafalgar High School building, which is designated under the <i>Heritage Act</i>, in any development of the site.</p>

B. Schedule Changes

The amendment includes the changes to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Schedule	Description of Change
6.	Schedule G South East Land Use	Amend Schedule G as shown in Appendix 1 to: <ul style="list-style-type: none">- remove the Institutional land use designation- identify a new “L-shaped” road connecting Macdonald Road and Allan Street- apply the Low Density Residential designation (one lot depth) to the lands on the south side of Macdonald Road, between Reynolds Street and Allan Street, and- apply the Low Density Residential designation (one lot depth) to the lands on the west side of Allan Street, between Macdonald Road and the new road- apply the Parks and Open Space designation to the area to be occupied by the park, the site of the future community centre and the existing parking garage, and the block east of the long-term care residence- apply the Medium Density Residential designation to the east side of the new road- apply the Medium Density Residential designation south of the existing parking garage and including the existing long-term care residence

**APPENDIX 1
Changes to Schedules
to the Livable Oakville Plan
(OPA No. 23)**



SCHEDULE G SOUTH EAST LAND USE

- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- WATERFRONT OPEN SPACE
- UTILITY
- GROWTH AREA*
- SPECIAL POLICY AREA
- RAILWAY

* Refer to Part E, Growth Area Policies
 ⊙ Refer to Part E, Exceptions

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November 13, 2017

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LANDS AFFECTED BY OPA No. 23

**OPA No. 23
PROPOSED**