

CD.17.OAK  
(Oakville)

**DATE:** April 27, 2004

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Edward Sajecki, Commissioner of Planning and Building

**SUBJECT:** **Draft North Oakville East and West Secondary Plans**  
**MEETING DATE: May 17, 2004**

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**ORIGIN:** Planning and Building Department

**COMMENTS:** This report is part of the ongoing program to update City Council on significant planning initiatives in adjacent municipalities.

On November 17, 2003 an information report was submitted to the Planning and Development Committee updating the "Planning Initiatives in Halton Region". Specifically, it outlined the next steps for the Town of Oakville to come forward with a draft for the North Oakville East and West Secondary Plans. As the North Oakville East Secondary Plan is adjacent to Mississauga, this report is focussed on these lands.

The Town of Oakville, as it relates to Mississauga and the Greater Toronto Area (GTA), (Exhibit 1) has reached the point in the North Oakville planning process where the Subwatershed Study and the other technical studies come together with the secondary planning process.

The study of the North Oakville Subwatershed Study process has been ongoing since 2002 and included an extensive

environmental and stormwater management review of North Oakville.

The following documents have been released for public review:

- the preliminary draft Management Strategy for the North Oakville Subwatershed Study;
- the preliminary draft North Oakville Natural Heritage/Open Space System Official Plan Amendment and maps;
- the preliminary draft North Oakville East Secondary Plan/Official Plan Amendment and maps;
- the preliminary draft North Oakville West Secondary Plan/Official Plan Amendment and maps.

The policy context for the review contemplated key planning policy considerations found in Official Plan Amendment No.198 and include:

1. The requirement to establish a linked natural heritage/open space system to protect, preserve and, where appropriate, enhance the natural environment;
2. Creation of a community based on best planning and design practices which:
  - a) has residential densities consistent with HUSP (Halton Urban Structure Plan);
  - b) reflects the HUSP land use objectives;
  - c) provides for more efficient land use, lower servicing costs and energy conservation through a mix of uses;
  - d) a closer relationship between the workplace and home; and,
  - e) higher order employment densities at appropriate locations.
- 3) Creation of a multi-modal transportation system; and,

- 4) Provision of services which reflect agency requirements and minimize impacts on the natural environment.

The North Oakville Secondary East and West Plans incorporate the following:

- A natural heritage/open space system.
- Mixed use urban core areas along:
  - Trafalgar Road;
  - Bronte Road;
  - Neyagawa Boulevard at Burnhamthorpe Road; and
  - along the north side of Dundas Street.
- 14 residential neighbourhoods:
  - each with its own neighbourhood centre;
  - bus stops within walking distance; and
  - provision for a range of housing, parks and schools.
- 667 net hectares (1,648 net acres) of employment land.
- Creation of a new east-west Regional road off of the existing Burnhamthorpe Road alignment.
- A crossing of 16 Mile Creek (subject to a further Environmental Assessment Study).

The Secondary Plans also include:

- Sustainable Development Strategy;
- Community Design Strategy;
- Community Services Strategy which establishes:
  - a transit-oriented transportation system;
  - a parkland hierarchy;
  - provisions for a full range of other community services (i.e. libraries, police, fire, schools, sewer and water);
- Detailed requirements as a condition of development;

- Phasing and monitoring direction;
- Requirements which will ensure the financial viability of development for the Town of Oakville.

#### Land Use Overview North Oakville East and West Secondary Plans

<b>Planning Area</b>	<b>Population/Employment Numbers</b>	<b>Land Areas (Gross)</b>
East Secondary Plan - Residential Employment	39,000 - 52,000 20,500 non-population serving jobs	
West Secondary Plan - Residential Employment	5,400 - 7,200 13,800 non-population serving jobs	
Residential Area		Approx. 1,005 ha (2,483 acres)
Employment Area		Approx. 850 ha (2,100 acres)
Natural Heritage/Open Space System		Approx. 889 ha (2,197 acres)
Major Roads		Approx. 293 ha (724 acres)
Cemeteries		Approx. 70 ha (173 acres)

#### North Oakville East Secondary Plan

The area of the North Oakville East Secondary Plan is approximately 2,260 hectares (5,584 acres) and is bounded by Highway 407 and the Town boundary to the north, Ninth Line to the east, Dundas Street to the south and Sixteen Mile Creek to the

west (see Exhibit 2). The planning period is to 2021 with a population projection between 39,000 - 52,000, with reviews a minimum of every five years.

The draft plan states the community vision for North Oakville's development as an urban community. It *shall reflect Oakville's distinct historical roots and small-town heritage and Trafalgar Township's village rural heritage, with nodal development, prestige industry, and green linkages continuing to define Oakville's unique landscape.*

#### Community Structure Plan

The Plan identifies the most dense area as primarily mixed use development including residential commercial, entertainment, cultural, business and institutional uses along Trafalgar Road and Dundas Street.

#### Residential Neighbourhoods

Residential neighbourhoods are comprised of "Urban Centres", "General Urban" and "Sub-Urban". "Urban Centres" are located in the centre of each neighbourhood. They provide for areas which are more dense than other parts and have a convenience commercial component. "General Urban" areas will be predominantly residential, at slightly lower densities, and provide for live-work functions. The least dense residential components of neighbourhoods are in the "Sub-Urban" areas.

The proposed housing unit mix target for the North Oakville East and West Secondary Plans is as follows:

Low Density	60%
Medium Density	15%
High Density	25%

The draft plan is also proposing to encourage a balance between rental and ownership housing based on a target of 75% ownership and 25% rental.

Employment

With respect to employment targets, the North Oakville East Plan proposes 373 net hectares (922 net acres) of employment land and 20,500 non-population serving basic jobs in both "Employment" and "Urban Core" areas.

Both the proposed housing mix targets and employment targets will be reviewed every five years and monitored on an annual basis.

Natural Heritage/Open Space System

The Natural Heritage/Open Space System forms a central feature for the area and is comprised of "Core Preserve Areas", "Linkage Preserve Areas" and "High Constraint Stream Corridor Areas". A detailed explanation of the Natural Heritage/Open Space System is outlined in Exhibit 3.

North Oakville Transportation Plan

The Transportation Plan is being developed in parallel with the new Transportation Master Plan. The Transportation and Works Department have provided input through an external agency meeting in September, 2003.

Studies carried out by the Region of Halton and the Town of Oakville have identified that major improvements will be required on their roadways near the Mississauga boundary over the next ten to twenty years. The Transportation and Works Department will continue to monitor traffic flows and coordinate both Oakville and Halton Region's road program with Mississauga's and the Region of Peel's.

Landowners Official Plan Amendment

An Official Plan Amendment has been submitted by a group of landowners, proposing a number of Amendments to the Town of Oakville's Official Plan including the establishment of a North Oakville East Secondary Plan. The proposal is being considered as part of the received comments on the draft North Oakville East

Secondary Plan.

### **Impacts on Mississauga**

Generally, the proposed Land Use Schedule for the North Oakville East and West Secondary Plans is consistent with development in Mississauga.

One aspect of the proposed North Oakville East Secondary Plan that has a potential impact for Mississauga is the "General Urban" and "Sub-Urban" designations on the lands in the southwest quadrant of Burnhamthorpe Road East and Ninth Line. The "General Urban" designation is to accommodate a range of low and medium density residential and the "Sub-Urban" designation is intended to accommodate low density residential uses and home occupation and home business uses.

The lands on the east side of Ninth Line, south of Burnhamthorpe Road East are designated "Business Employment" in the Western Business Park District Policies in Mississauga Plan. As the proposed residential development could create a potential land use conflict, a more compatible designation, such as, "Light Employment District" should be considered. The "Light Employment District" designation in the Draft North Oakville East Secondary Plan permits uses similar to those permitted in the "Business Employment" designation in the Western Business Park District Policies within enclosed buildings with no outside storage or outside processing.

### **CONCLUSION:**

The draft North Oakville East and West Secondary Plans were released to facilitate public input. A potential land use conflict may result from the proposed "General Urban" and "Sub-Urban" land use designations on the lands in the southwest quadrant of Burnhamthorpe Road East and Ninth Line. As the review moves forward, staff will monitor the proposed policies and report to City Council.

**RECOMMENDATIONS:**

1. That the report titled "Draft North Oakville East and West Secondary Plans", dated April 27, 2004 from the Commissioner of Planning and Building be received for information.
2. That the Town of Oakville consider amending the proposed land use designation in the southwest quadrant of Burnhamthorpe Road East and Ninth Line from Residential "General Urban" and "Sub-Urban" to "Light Employment District" to be consistent with the adjacent "Business Employment" designation in the Western Business Park Employment District in Mississauga.
3. That the report titled "Draft North Oakville East and West Secondary Plans" dated April 27, 2004 from the Commissioner of Planning and Building be forwarded by the City Clerk to the Town of Oakville.

*Original Signed By:* \_\_\_\_\_

Edward Sajecki

Commissioner of Planning and Building



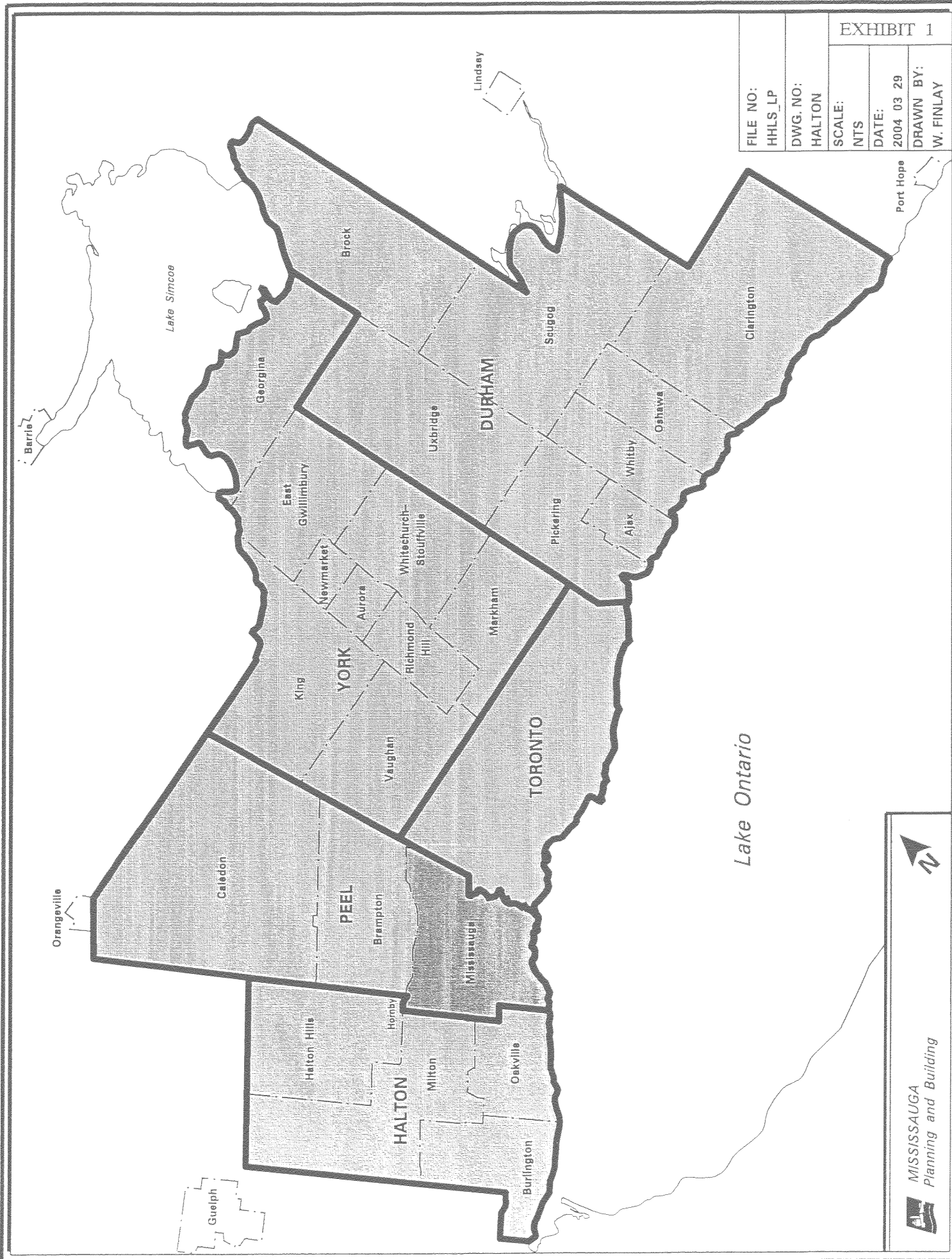
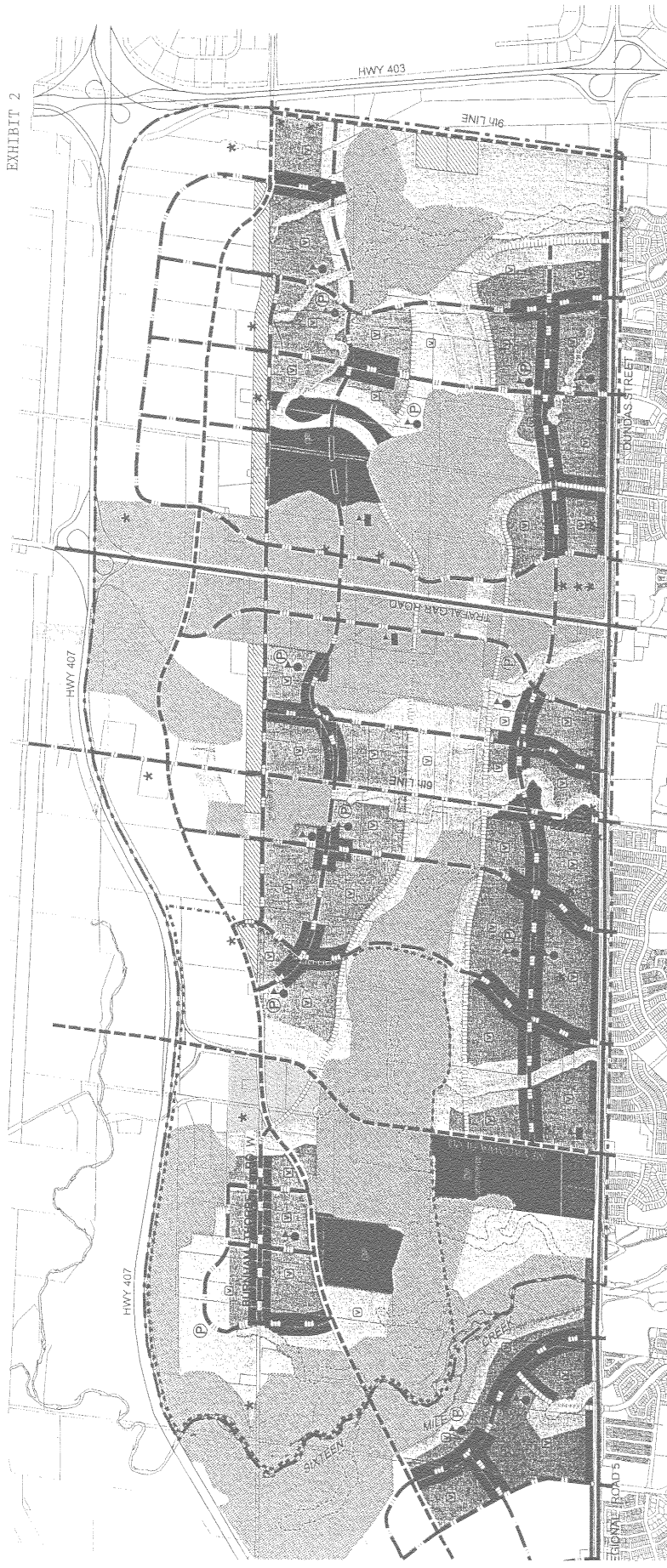


EXHIBIT 1	
FILE NO:	HHLS_LP
DWG. NO:	HALTON
SCALE:	NTS
DATE:	2004 03 29
DRAWN BY:	W. FINLAY



**LEGEND**

- - - SECONDARY PLAN AREA BOUNDARY
- PROVINCIAL FREEWAY
- BOULEVARD/TRANSIT CORRIDOR
- MAJOR ARTERIAL/TRANSIT CORRIDOR
- MINOR ARTERIAL/TRANSIT CORRIDOR
- AVENUE/TRANSIT CORRIDOR
- CONNECTOR/TRANSIT CORRIDOR
- ⑨ VILLAGE SQUARE
- ★ CHARACTER BUILDING
- - - SIXTEEN MILE CREEK CROSSING STUDY AREA

- ▨ CHARACTER AREA
- ▨ TRAFALGAR URBAN CORE AREA
- ▨ DUNDAS URBAN CORE AREA
- ▨ NEYAGAWA URBAN CORE AREA
- ▨ TRANSITIONAL AREA
- LIGHT EMPLOYMENT DISTRICT
- GENERAL EMPLOYMENT DISTRICT
- ▨ CORE PRESERVE AREA
- LINKAGE PRESERVE AREA

- COMMUNITY PARK AREA
- CEMETERY
- ELEMENTARY SCHOOL SITE
- SECONDARY SCHOOL SITE
- Ⓟ NEIGHBOURHOOD PARK AREA
- ▨ URBAN CENTRE AREA
- ▨ GENERAL URBAN AREA
- SUB-URBAN AREA
- - - HIGH CONSTRAINT STREAM CORRIDOR AREA

**Town of Oakville**  
North Oakville East of Sixteen  
Mile Creek Secondary Plan

**FIGURE NOE 2**  
**Land Use Plan**

February 9, 2004



## Exhibit 3 - Natural Heritage/Open Space System

### Core Preserve Areas

The Core Preserve Areas, include groupings of key natural features, together with required buffers and related lands intended to protect the function of those features and provide for the long term sustainability of a Natural Heritage/Open Space System within the urban context.

### Linkage Preserve Areas

Linkage Preserve Areas include areas which are designed to link the Core Preserve Areas together to enhance their environmental sustainability. They follow natural features whenever possible and are intended to be of sufficient size and character to ensure the functionality and sustainability of the Natural Heritage/Open Space System.

### High Constraint Stream Corridor Areas

High Constraint Stream Corridor Areas include certain watercourses and adjacent riparian lands, including setbacks from top-of-bank, located both inside and outside of core and Linkage Preserve Areas which must be protected in their existing locations for hydrological reasons in accordance with the directions established in the North Oakville Subwatersheds Study. The protection of these watercourses will also have ecological benefits.