

## Oakville Residential Intensification Study

**Project:**

Residential Intensification Study

**Client:**

Town of Oakville, Ontario

**The Opportunity:**

Propose potential policy directions for the new Official Plan to address residential intensification outside nodes and corridors.

**Schedule:**

December 2006 - June 2009

**Key Personnel:**

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**MSH Genuine Results**

MSH was retained by the Town of Oakville to complete the background analysis for this study and propose potential policy directions for the new Official Plan to address residential intensification outside nodes and corridors. With a few exceptions, the study area included the entire area of the Town south of Dundas Street located within the Built Boundary.

Recommendations for new policy directions included:

- Stable Residential Areas and Transitional Areas - establish policies to recognize the status of areas where intensification potential is minimal, and provide direction for any future changes that would be in keeping with the existing character of each area.
- Residential Area Edges - at the edge of certain neighbourhoods, there are areas that have greater potential for intensification, including primarily commercial and institutional development. However, the limited size of such sites and their proximity to existing low density residential development makes any substantial high density residential development inappropriate and therefore should be limited to medium density uses that are compatible with adjacent low density uses.
- Potential Redevelopment Areas - a policy framework to guide applications where a significant existing land use change is being sought, either because the use closes, moves or wishes to redevelop on its current site.

The Study also identifies the need to develop guidelines with respect to design including appropriate built form and density.

