

The New Communities of Oakville

The New Communities of Oakville

is the town's largest remaining new development to join the family of well established, friendly communities that make up this great town.

Each section of Oakville has its own unique character and the New Communities of Oakville is no exception.

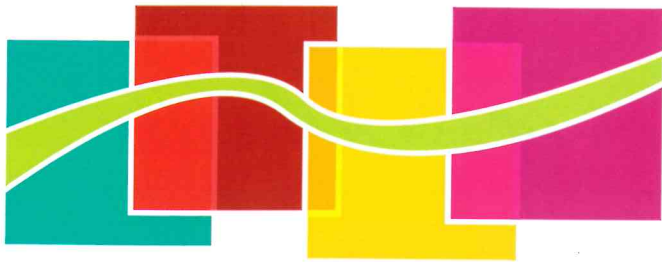
Made up of four areas: 407 West (employment area), Sixteen Hollow, Glenorchy, and Joshua's Meadows, the individuals, families and businesses that will become the heart of these neighbourhoods will define the New Communities of Oakville.

Nestled just north of Dundas Street, south of 407, east of Tremaine Road and west of Ninth Line, the New Communities of Oakville will be home to 55,000 people, create nearly 35,000 jobs, and include residential, commercial, employment, institutional and natural and open space areas.

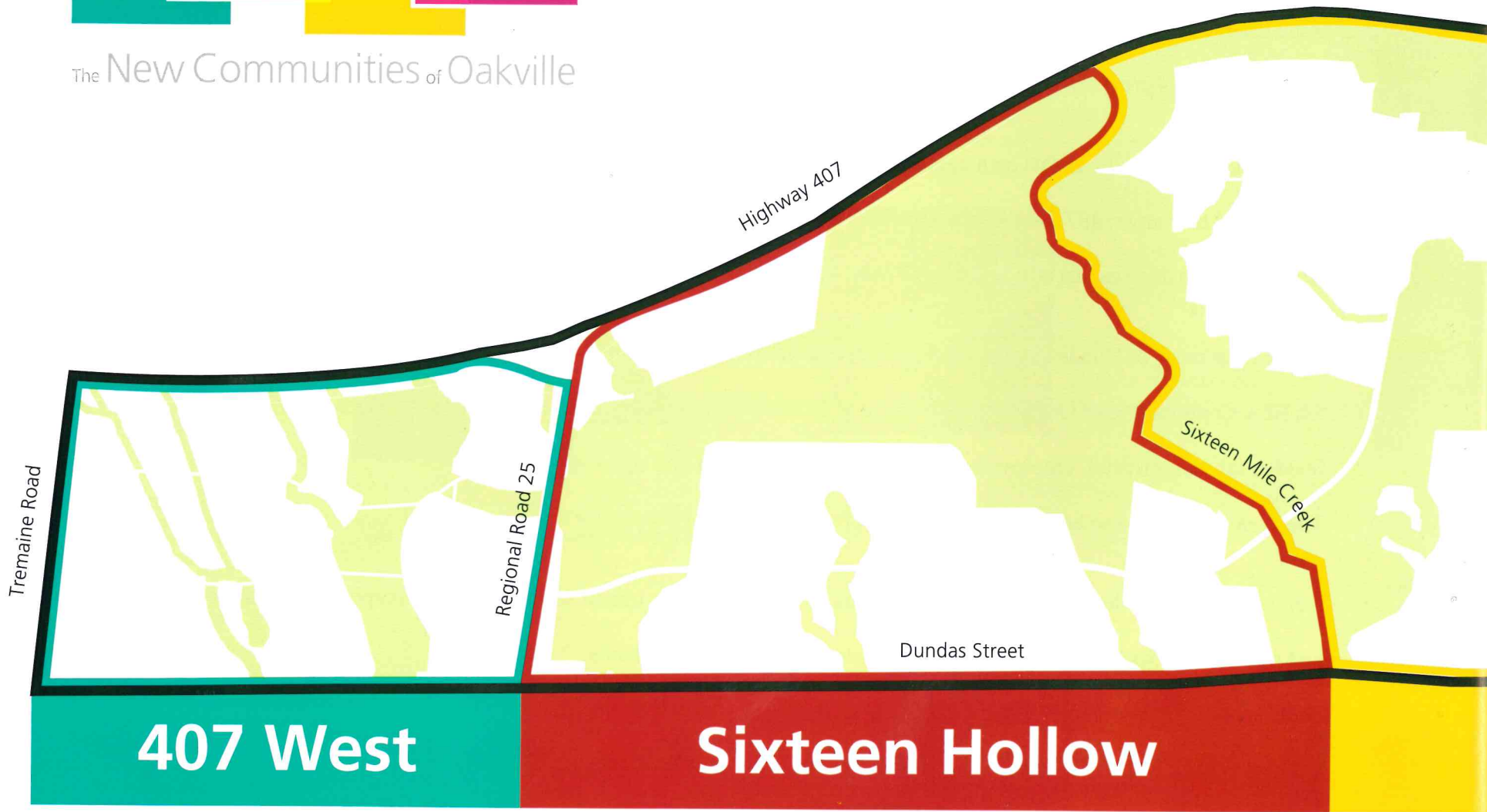
The area is expected to be built over the next 20 years.

Neighbourhoods in the New Communities of Oakville are walkable, transit supported, and incorporate natural and open spaces with vital urban cores and commercial/employment lands.

THE RESULT IS NEIGHBOURHOODS WE ARE PROUD TO PLAN
AND YOU WILL BE HAPPY TO CALL HOME.

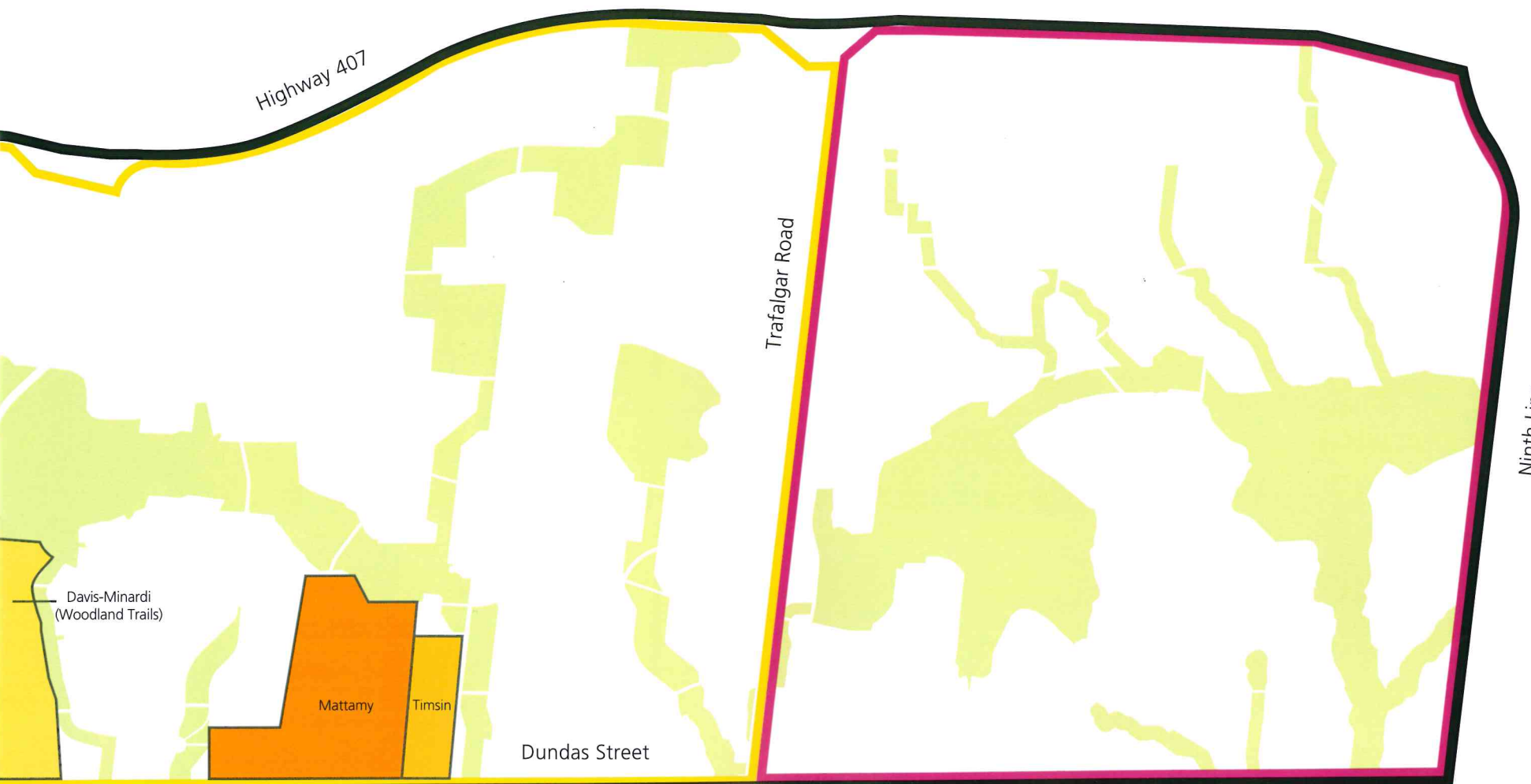


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Maps are subject to change.

For the most recent version, please visit www.oakville.ca



Highway 407

Trafalgar Road

Ninth Line

Davis-Minardi
(Woodland Trails)

Mattamy

Timsin

Dundas Street

Glenorchy

Joshua's Meadows

A photograph of a wooden roof truss structure under construction, set against a clear blue sky. The wooden beams are light-colored and are connected by metal brackets. The structure is shown from a low angle, looking up.

Building

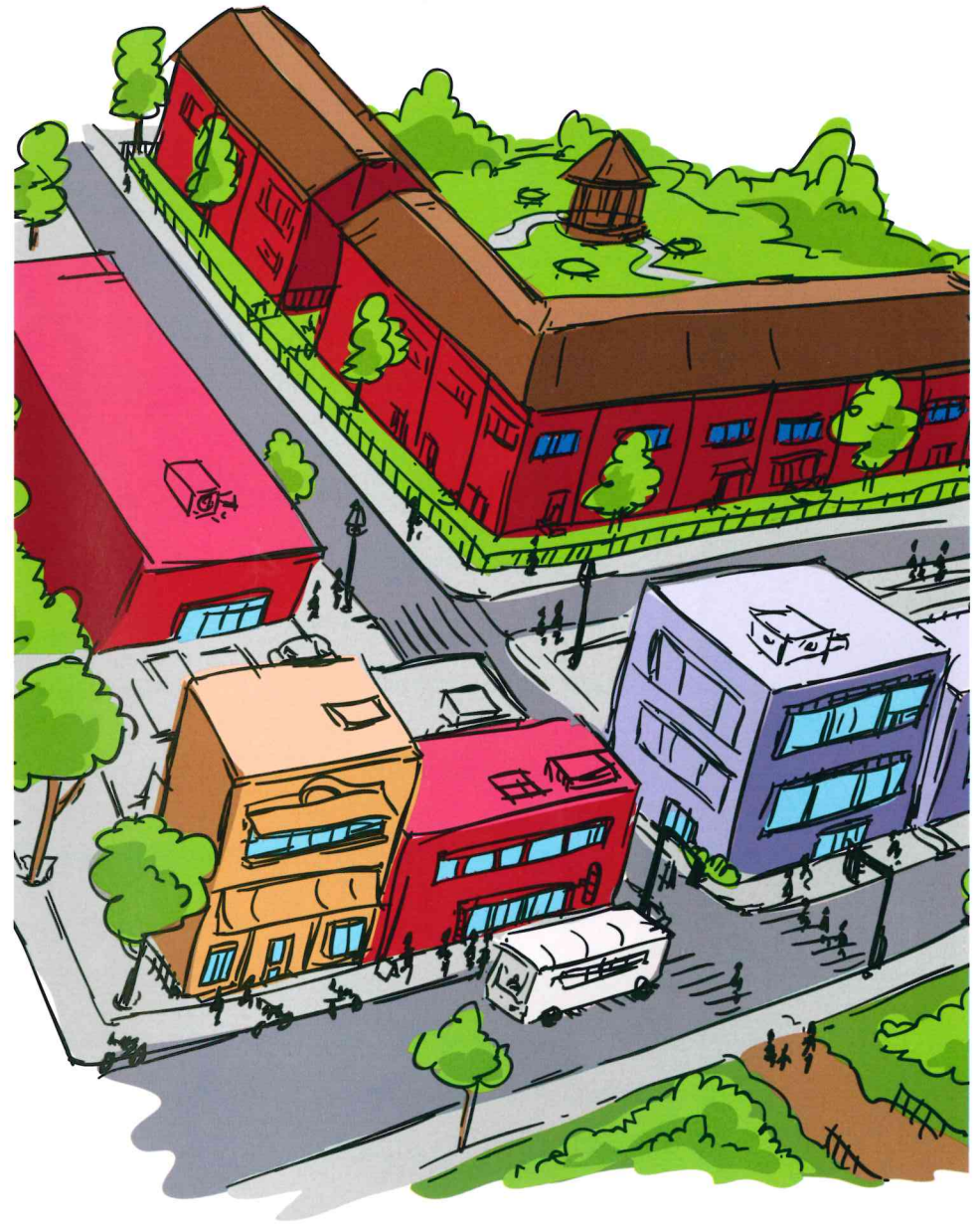
A FIRM FOUNDATION

Balance is a priority for the New Communities of Oakville — balancing the preservation of natural resources with sustainable, community-conscious development. The North Oakville East and West Secondary Plans set the groundwork for building this exciting new area.

Well designed neighbourhoods, efficient use of existing land and flexible transportation options make the New Communities of Oakville a more livable and sustainable community.

The town is committed to sustainable development. This means creating better and greener buildings, using more efficient energy sources and managing our air quality and water resources. Designed to maximize sustainable development, the New Communities of Oakville will feature:

- A variety of uses from residential to commercial to employment
- A grid street network that offers more opportunity for public transit and walkability
- Green space that is protected
- Off-road trail system for cyclists and pedestrians
- Heritage elements
- Managed water resources





Creating

THE LOOK AND FEEL

The New Communities of Oakville is a vibrant and dynamic new development.

Whether you are looking for your first home, a place to raise a family, or an urban setting with modern conveniences and active green spaces, you have found your home.



Living and working

The New Communities of Oakville are defined by 14 neighbourhoods, three urban core areas and employment lands.

Each neighbourhood is unique with a variety of homes and commercial centres. Mixed-use areas and well-designed buildings create interesting streetscapes and neighbourhoods. Varied lot sizes and home styles allow people to stay in the same neighbourhood at all life-cycle stages.

Each neighbourhood will include a neighbourhood centre that is approximately a five-minute walk from most homes. These centres can include a transit stop and a few small shops and services. Residential areas will be built in phases, based on market conditions, over a 20 year period.

Urban cores will exist along Dundas Street, Neyagawa Boulevard, Trafalgar Road and Burhamthorpe Road and will connect people to places. Within these urban cores, you will find a mix of uses such as residential units, retail and commercial services, entertainment, cultural, business and institutional uses. The urban cores will create a modern, urban environment. Employment areas located along Highway 407 and west of Sixteen Mile Creek, will provide employment opportunities for residents. The new state-of-the-art Oakville hospital, located on Dundas Street at Third Line, will also call the New Communities of Oakville area home and is expected to be completed by 2016. The vision for the area around the new hospital is to create a life sciences hub to attract new companies to Oakville.

Streetscapes

In the New Communities of Oakville, the streets will



not only be a way of getting from one place to another, they will be integrated into the look and feel of the community with landscaping that compliments public and private areas. Sharing the roadway with drivers, cyclists and pedestrians will be very common. Streets also become a place for socializing and community events with more connection between roads and buildings.

All residential and commercial areas are expected to have active on-street parking in designated areas. This will be especially prevalent on streets near parks, schools, sports fields and commercial centres. A permit process for permanent overnight parking is currently under consideration. This will permit vehicles to be parked on the street during evening and overnight hours.

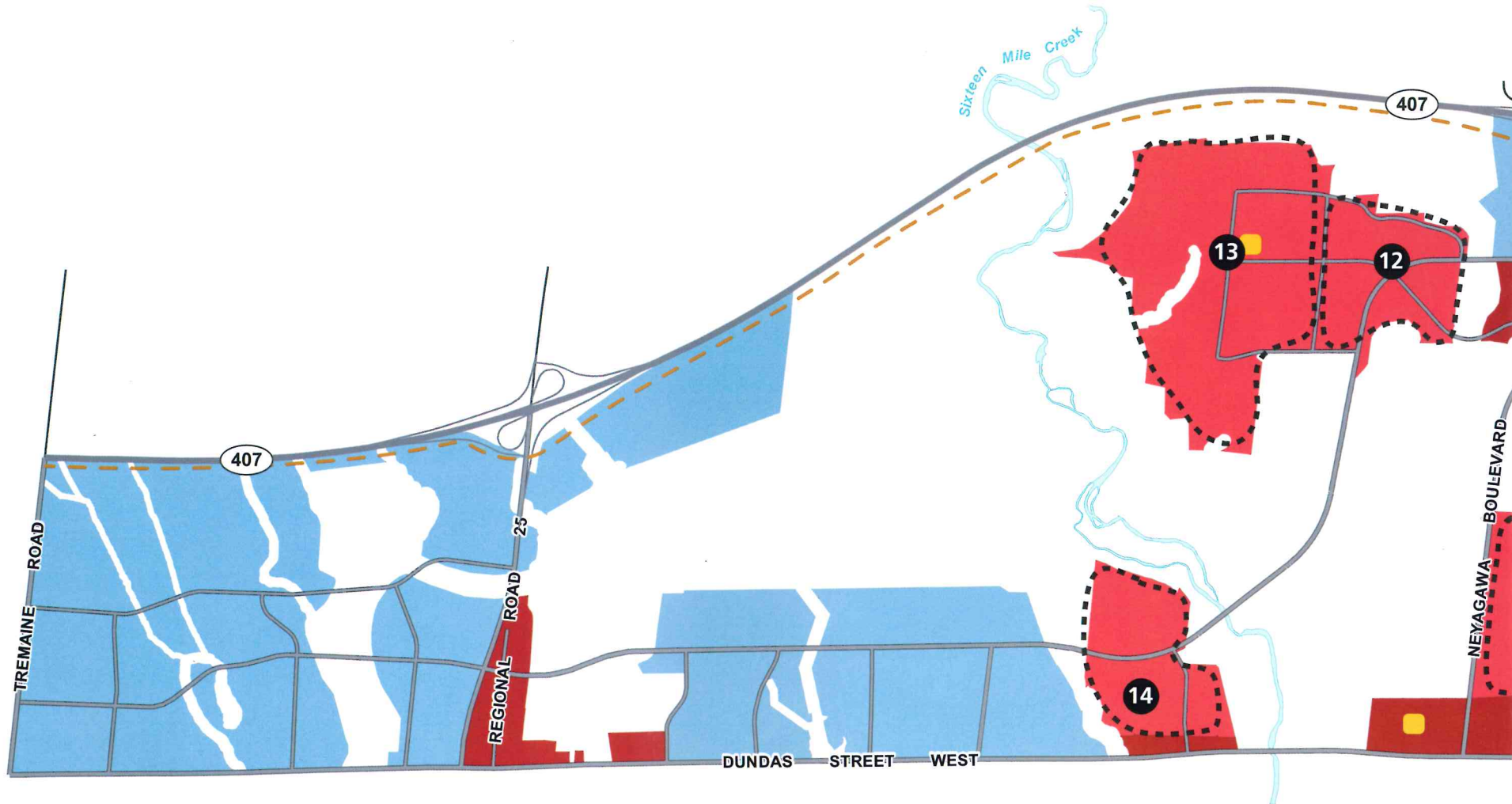
Preserving the past

The New Communities of Oakville will be forward-looking while embracing the town's past. There are a number of properties with designated or listed heritage buildings in the New Communities of Oakville. The designated buildings are marked for preservation and will be integrated into new development to highlight local culture and identity. Additionally, several street names will be linked to the area's past, providing a reminder of the rich history that makes up this new area.

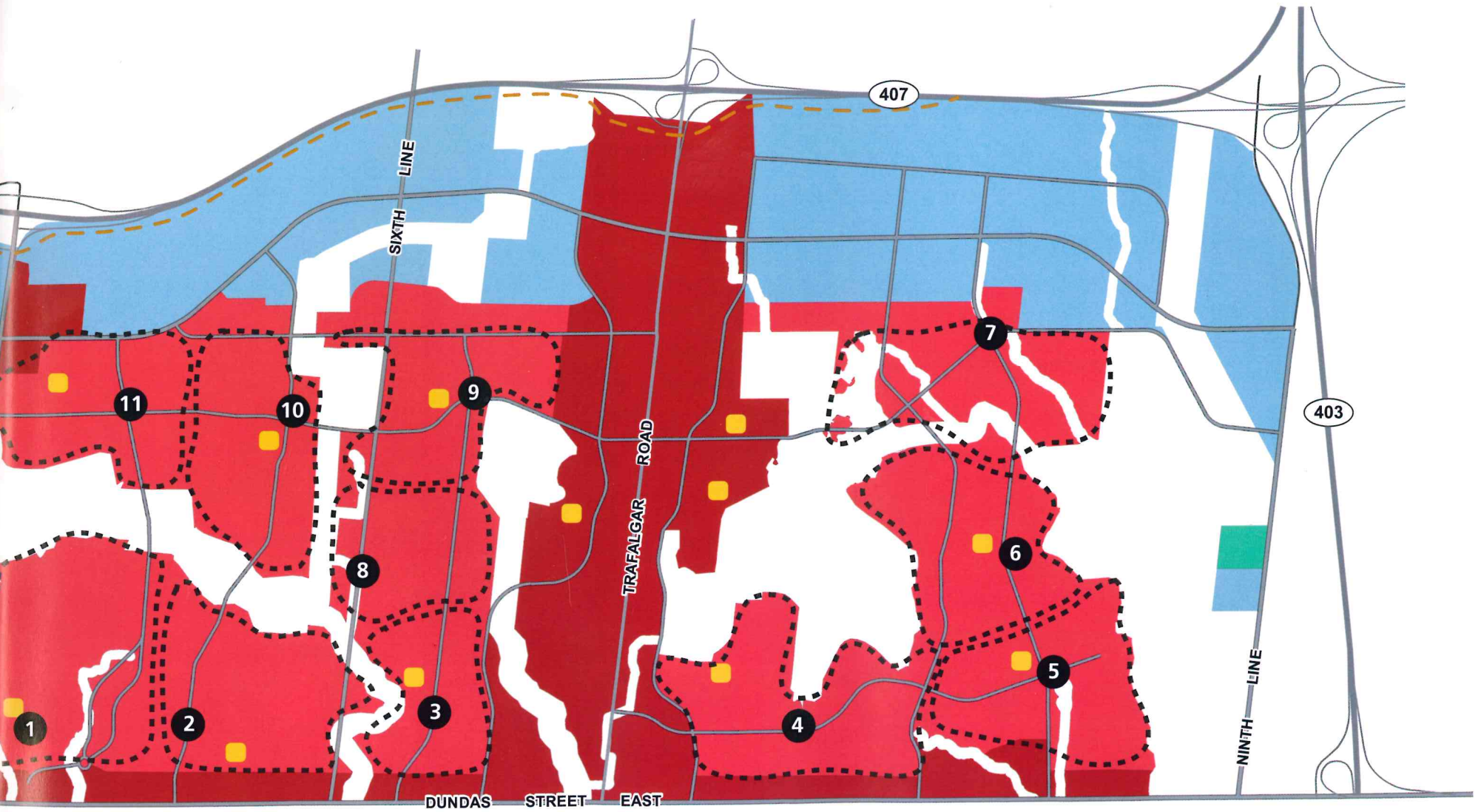


The New Communities of Oakville

LIVING AND WORKING



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Residential/Commercial Area

Urban Core Area

Employment Area

Neighbourhood Border

Future Transit Way

Institutional

Neighbourhood Centre

Schools

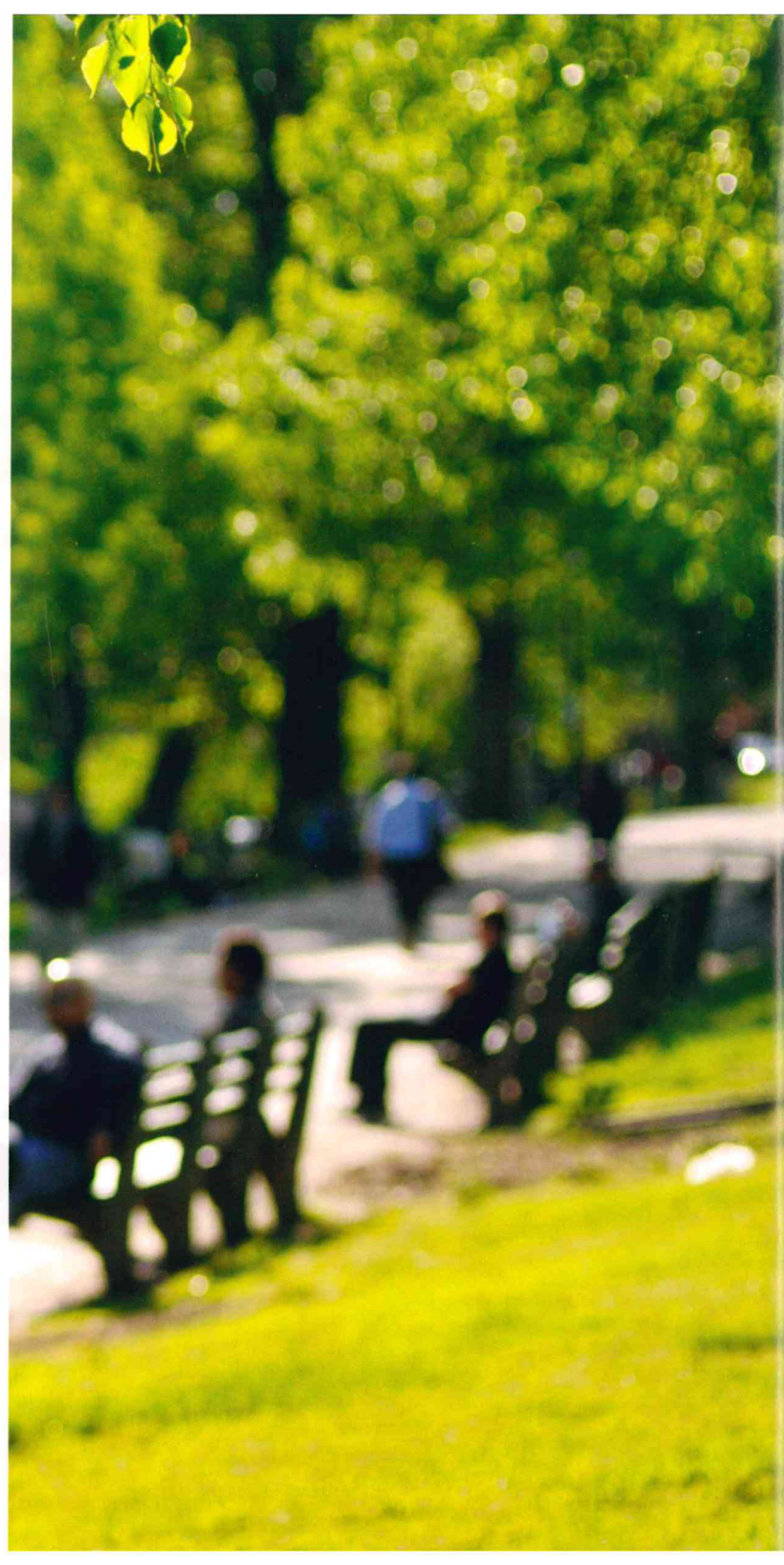



Keeping

IT ALL OUT IN THE OPEN

*As you step outside your front door,
what can you expect?*

*In the New Communities of Oakville, the character
of the neighbourhoods is influenced by a planned
natural heritage and open space system.*



The Natural Heritage System

One of the town's greatest achievements is the preservation of over 900 hectares of green space known as the Natural Heritage System (NHS). To put this into perspective, Stanley Park in Vancouver is about 400 hectares; Central Park in New York City is about 340 hectares; and High Park in Toronto is about 160 hectares. Oakville's NHS stretches across all of north Oakville — 600 hectares east of Sixteen Mile Creek and about 300 hectares west of Sixteen Mile Creek. This land will be conveyed into public stewardship in perpetuity.

Trails

An interconnected system of trails, cycleways and sidewalks will provide access to the NHS and to other open space systems across Oakville. Trails will be incorporated into the communities over time.

Community parks

There will be four community parks. One will be located near the newly opened Sixteen Mile Sports Complex on Neyagawa Boulevard, north of Dundas Street West. The second is situated on the south side of Burnhamthorpe Road, east of Trafalgar Road. Two more will be found within the Sixteen Hollow area. Community parks will support the highest amount of recreational use. These parks will typically include parkland with sports fields and washroom facilities as well as some passive areas. The construction of these facilities will be phased in.

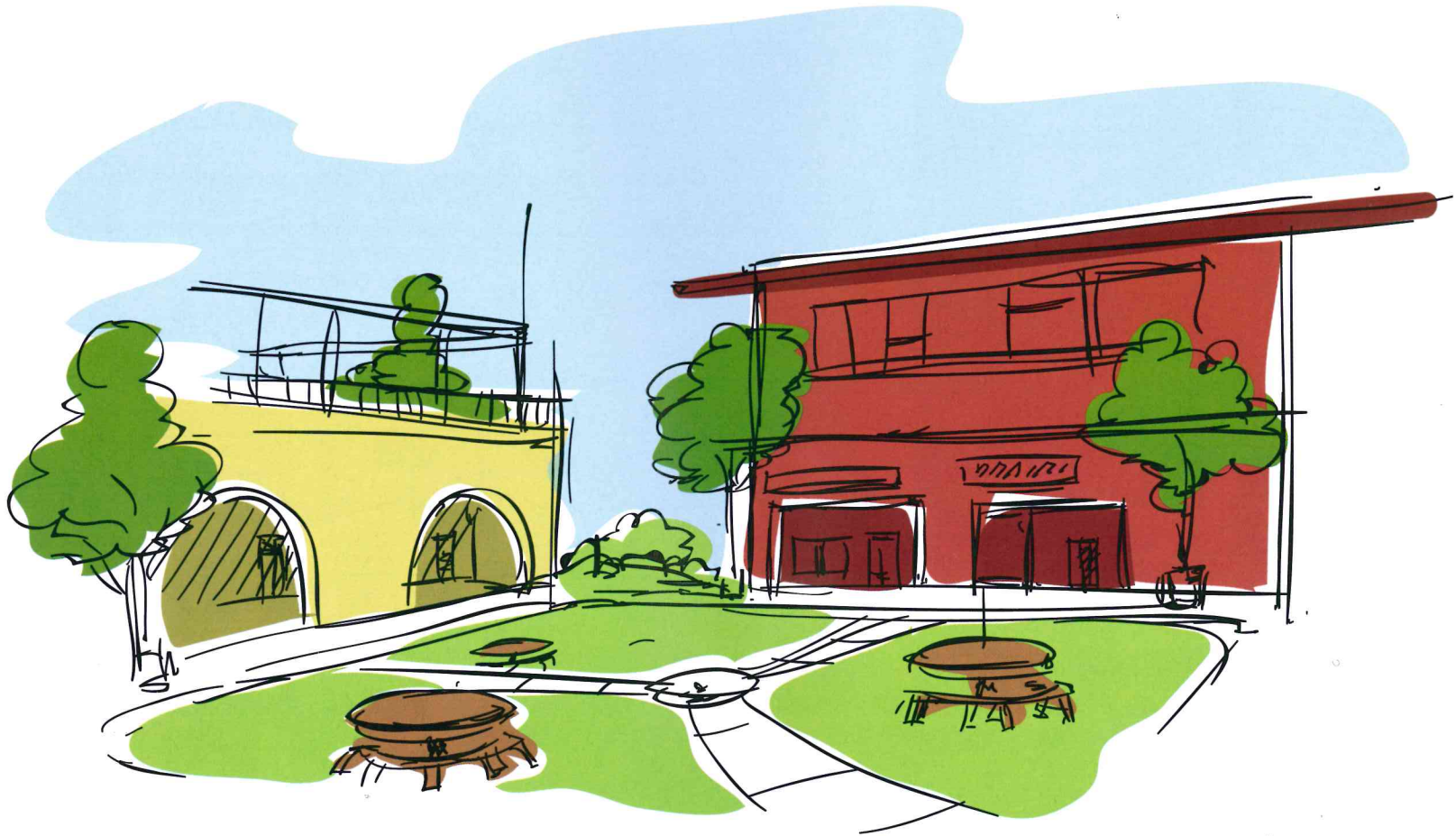


Neighbourhood parks and village squares

There will be 10 neighbourhood parks throughout the New Communities of Oakville. These, together with the village squares, are designed for easy accessibility, provide places to rest and play, and help create a sense of community. Neighbourhood parks and village squares will be built in phases.

Urban squares

Urban squares are at key focal points within the Trafalgar Urban Core Area. These urban squares will offer people a place to meet and enjoy passive open space areas. As commercial centres are built, urban squares will be part of the commercial design.





Cemeteries

There are two cemeteries currently in the New Communities of Oakville area: Trafalgar Lawn Cemetery and Glen Oaks Memorial Gardens.

Stormwater management facilities

It is anticipated that over 50 stormwater management facilities will be located in this new area over time. Stormwater management ponds (SWMPs) are facilities designed to collect runoff from the local storm sewer system

following either a rainfall or snowmelt, or from activities such as watering lawns and washing cars. SWMPs temporarily hold this water, provide treatment to remove pollutants, and then slowly release the water back into our natural systems.

In addition, the buffer areas around the SWMPs are typically landscaped with dense natural vegetation/grasses to stabilize the pond banks. Stormwater ponds are treatment facilities and are not designed or intended for recreational use.



The New Communities of Oakville

NATURAL NEIGHBOURHOODS



Maps are subject to change.

For the most recent version, please visit www.oakville.ca



 Natural Heritage System

 Community Parks

 Cemeteries

 Village/Urban Squares

 Neighbourhood Parks

 Trail*

 Stormwater Management Ponds (*approximate locations*)

*Glenorchy Conservation Area trail system available at www.conservationhalton.on.ca

**These are also cycle ways

Getting Around

A goal for the New Communities of Oakville is to ensure accessible public transit, cycleways and pedestrian-friendly streets.

Efficient, linked and safe cycleways and walkways will offer residents more options so they do not need to rely on cars to get around.

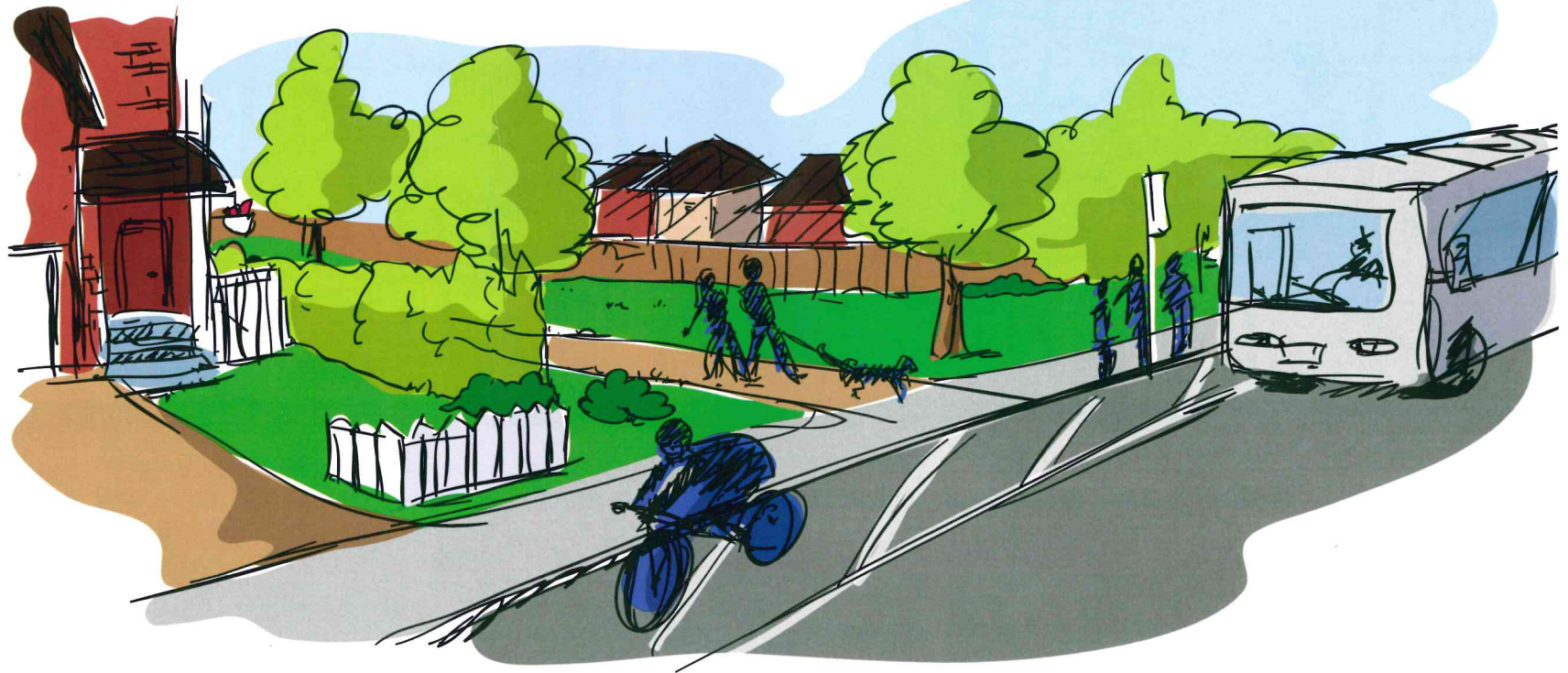


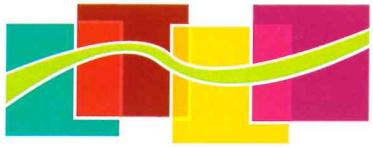
Oakville Transit

Transit service will be phased into the New Communities of Oakville so that the early stages of the neighbourhood development will have access to transit — promoting a transit-first planning principle. As more residents move into the area, transit service will increase. In addition, the location of bus stops and stations, pedestrian access and walking distances to routes are carefully considered during the design phase. Public transit will be accessible throughout the New Communities of Oakville providing multiple opportunities for residents to access convenient and efficient bus service in order to travel between neighbourhoods or across town.

Cycleways

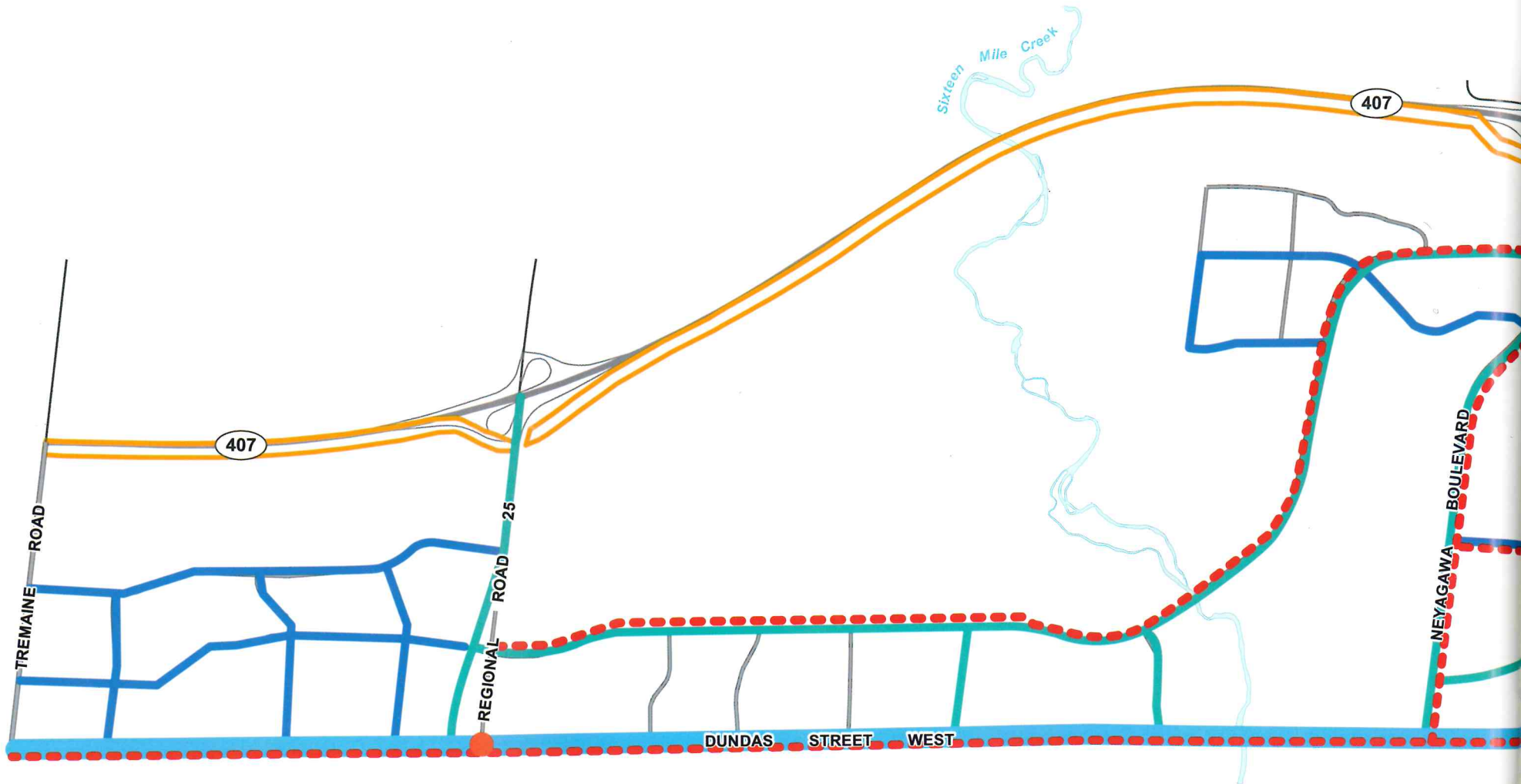
To encourage cycling in and around the New Communities of Oakville, cycle-friendly streets, trails and adequate bicycle parking are included in the design of these active neighbourhoods and implemented as communities grow. All town buses are equipped with bike racks for your cycling convenience.





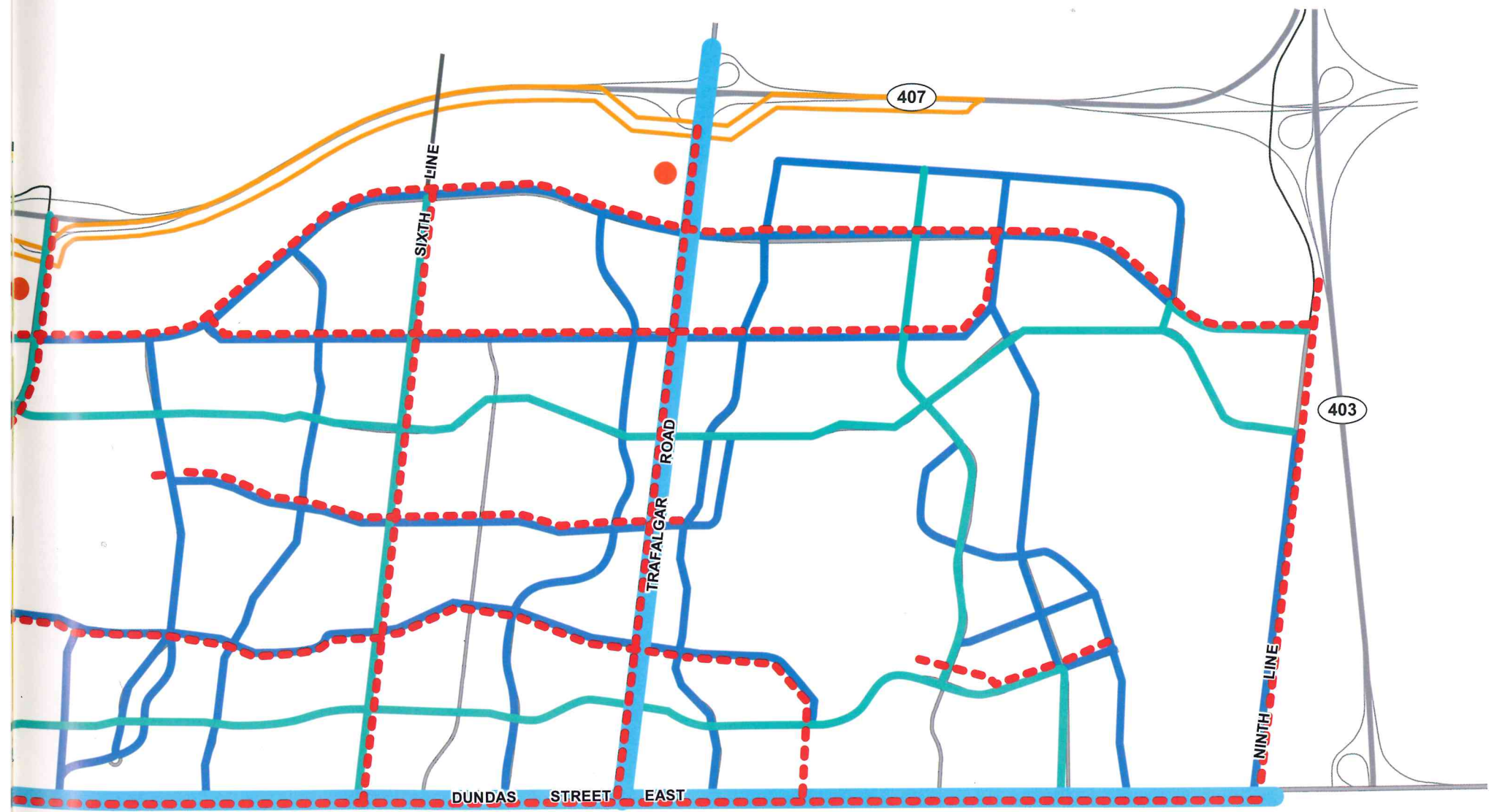
The New Communities of Oakville








TRANSIT AND CYCLEWAYS



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For the most recent version, please visit www.oakville.ca



- | | | |
|--|---|---|
|  Primary Transit Route |  Secondary Transit Route |  Community Transit Route |
|  Inter-Regional Transit Route |  Transit Terminal |  Cycleway |
|  Road | | |

FREQUENTLY ASKED QUESTIONS

SIGNING THE CONTRACT

What are purchaser warning and advisory clauses? These clauses alert new homeowners to potential issues regarding their subdivision and can be found in the Builder/Homeowner Purchase and Sale Agreements.

Will there be a hydro box, sidewalk, community mailbox or lamppost in front of my property? A utility plan has been prepared which shows the locations of all these elements. Contact your developer, builder or the town to see the plan.

ASSUMPTION

What does final acceptance or assumption of a new subdivision mean? When a new subdivision is assumed by the town, it means the town takes over the maintenance of public urban infrastructure such as roads.

When will my neighbourhood be assumed? It can take five to seven years to completely build-out a subdivision. Before a subdivision is assumed, the development typically has sod on the properties, proper grading on driveways and lots, no settlement of land on driveway, entrances or swales (shallow drainage ditches) and no encroachments on municipal right-of-ways. To find out the assumption status of your subdivision, visit www.oakville.ca/residents/new-roads-assumptions.html

Who determines if my neighbourhood is ready to be assumed? A professional consulting engineer hired by the developer, works with town inspectors to make sure the public infrastructure (roads, sidewalks, open space systems, etc.) have been

constructed to town standards and that lot grading and drainage meet town requirements. Once all the inspections are completed and repairs done, town staff will make a recommendation to Oakville Town Council for assumption.

RESPONSIBILITY

What is the developer's responsibility? The developer is responsible for subdivision drainage and grading, constructing sewers, watermains, roads, curbs and sidewalks, street lighting, street cleaning (until assumption), and fencing adjacent to public open space areas.

What is the builder's responsibility? The builder is responsible for constructing your house, grading and sodding the lot, and building the driveway.

What authority, relative to the Ontario Building code, does the town have in building construction? The town's authority is limited to matters covered by the Ontario Building Code which prescribes minimum standards for specific matters related safety, structural sufficiency, public health and fire protection. The Ontario Building Code may authorize the use of new or emerging technologies or materials which are not familiar to the purchaser. Purchasers are urged to make their own inquiries of the builder with respect to matters of importance to them related to their home, and to familiarize themselves with the conditions of their Tarion Home Warranty assurance by reading their policy carefully. Purchasers are advised that the town does not warrant new home construction.

Who do I contact about problems with my new home? Contact your builder or developer first. If

they do not respond to your satisfaction, talk to your solicitor and contact TARION at 1-800-668-0124, or email info@tarion.com. Record all complaints in writing to both your builder and TARION.

I gave my builder a deposit when I bought my home. When do I get my money back? Your Agreement of Purchase and Sale should tell you when the developer will return your deposit. Some builders require a deposit as insurance against homeowners changing the grading of their property before it is assumed.

When will the builder complete the grading, sodding, and any unfinished exterior work? Your lot will normally be sodded within a few months after your home is constructed. Contact your builder for details. The town allows a new home to be occupied when the minimum requirements of the Ontario Building Code for occupancy have been met.

When will my grading be approved and what is the process? Builders usually wait for the completion of the majority of homes on a street before starting the lot grading. Top soil is spread and sod is laid once the developer's consultant inspects and certifies it confirms to the town's standards. Once the sod has been down for one or two months, the engineer consultant for the developer will issue the town a grading certification following an inspection by the town and no deficiencies are found.

Can I widen my driveway?

Driveway widths in the New Communities of Oakville will be limited and regulated to minimize the loss of valuable boulevard space and to protect opportunities for on-street parking. If your neighbourhood is not assumed, contact

your developer before you make any changes. After assumption, contact the town's Engineering and Construction department.

SUBDIVISION SERVICES

What municipal or regional services do I get before my neighbourhood is assumed? You will receive waste collection services from Halton Region and snow removal from the town. All new roads are also immediately subject to the rules of the *Highway Traffic Act*, including parking regulations.

When will garbage collection begin? Where can I get a Blue Box or GreenCart? Waste collection will begin when homes are occupied in your subdivision and Halton Region can access them safely. Your developer or builder handles any waste collection before this time. Halton Region will drop off a GreenCart and two blue boxes to your home once homes are substantially completed.

When will my neighbourhood get public transit service? The intent is to provide transit service along pre-determined routes after approximately 100 homes have been constructed. Service is generally phased-in as peak-hour only service, and in time, develops into all-day service. For more information visit www.oakvilletransit.ca

PERMITS

Can I install a pool? If your subdivision has not been assumed, you need to contact your developer for authorization to ensure that the installation of the pool does not result in negative changes to the grading or drainage of your property. Once you have your developer's authorization, or if your subdivision has been assumed, you need to apply for a permit through the Town of Oakville. Details on pool and pool enclosure permits is available at www.oakville.ca/residents/hp-project-pools.html

What about installing a shed, deck or air conditioning unit? If your subdivision is not assumed, you will need to check with the developer before installing items that might alter the grading or drainage on your property. Once you have the developer's consent, or if your subdivision is assumed, you will need to contact the town's Building Services department about permits and zoning regulations.

What do I need to know before installing a fence? For unassumed areas, you need to check with your developer to ensure the fence is not going to cause any grading or drainage issues. If the developer approves your fence or if you live in an assumed area, check the town's fence by-law to ensure your comply with the fence restrictions.

Can I apply for a parking permit? All residential and commercial areas are expected to have active on-street parking in designated areas. This will be especially prevalent on streets near parks, schools, sports fields and commercial centres.

Unless otherwise signed, there is a three-hour parking limit on all town streets. Between November 15 and April 15, parking is prohibited on all streets between 2 and 6 a.m. to leave the road clear for snow removal and sanding/salting. Temporary on-street parking permits are available for overnight visitors and driveway repairs.

A permit process for permanent overnight parking is currently under consideration. This will permit vehicles to be parked on the street during evening and overnight hours.

THINGS TO KNOW

Who can I call about construction of new public schools and busing? Contact the Halton District School Board at 905-335-3663, or the Halton Catholic District School Board at 905-632-6300. School locations and potential sites are determined by each school board.

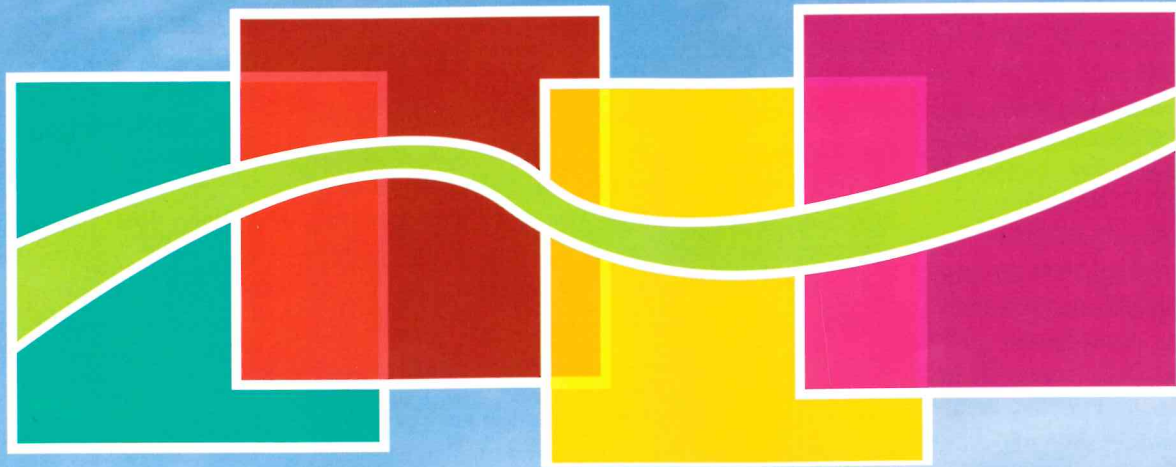
Please note that future schools identified on maps or signs in subdivisions are not guaranteed to be built.

Can I install a gate in the fence at the back of my property that backs onto public open space? Fences are installed by the developer to separate your property from public open space areas such as parks, walkways, natural areas, and storm water management ponds. To inquire about adding a gate, contact the town's Parks and Open Space department.

Where does the front of my property start and end? Your property begins approximately one foot from the edge of the sidewalk farthest from the road or at the approximate location of the water shut off valve in front of your house. For exact measurements, please refer to the survey you received when you purchased your home.

When and where will trees be planted on my street? A street tree planting plan has been prepared for your subdivision that shows the location of tree plantings. Because of boulevard utility placements and driveway locations, not every lot will be eligible for a street tree. Street tree plantings will be coordinated by the subdivision developer and typically occur after occupancy.

What is a rear lot catch basin and easement? A rear lot catch basin connects to the storm sewer in the road via a pipe located along your property line. It collects surface water, such as rainwater, from a number of properties and allows it to drain away. The easement is an area that delineates the location of the underground stormsewer on your property. The town has the legal right to access the rear lot catch basin over the lands identified in the easement. Drainage to a rear lot catch basin cannot be blocked by landscaping or structures otherwise flooding could occur.



The New Communities of Oakville

TRULY A PLACE WHERE YOU CAN

LIVE, WORK AND PLAY.

THE TOWN OF OAKVILLE

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www.oakville.ca

