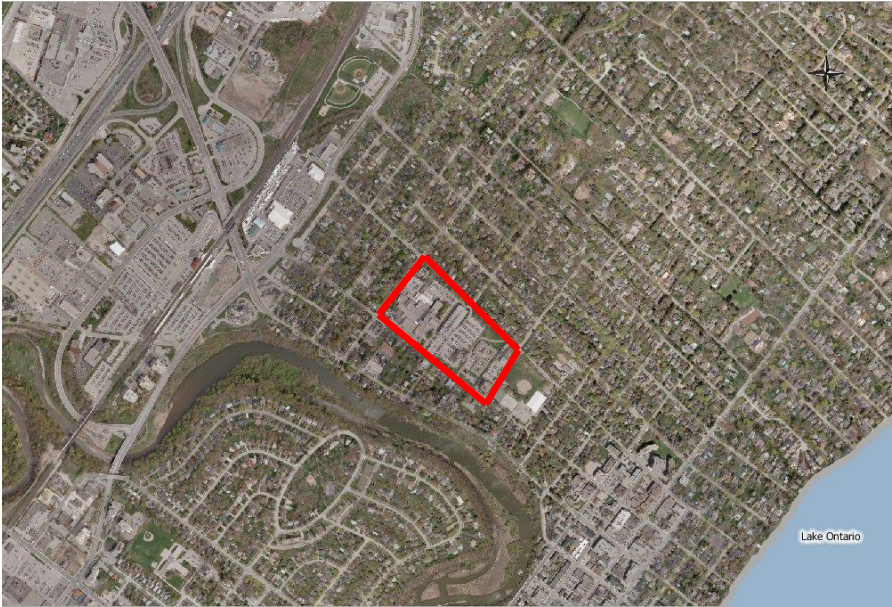


**Executive Summary**

The lands of Oakville Trafalgar Memorial Hospital (OTMH) and the former Oakville Trafalgar High School (OTHS) are at a juncture in their history. Based on the current agreement between Halton Healthcare Services and the town, the hospital will be re-locating in 2015. The properties will be ceded to the Town of Oakville at this time. The report completes a description of neighbourhood character, a site analysis and a review of literature relating to the use of underutilized inner-city suburban lands. The best practices from the literature are then applied to the context of the study site to create a development brief.

The two facilities lie in a mature residential community, 800 metres east of Oakville’s downtown central business district and 800 metres west of the town’s GO Transit station transit hub. They are also just over a kilometre from the QEW highway and Lake Ontario. Few large-scale development opportunities exist within such proximity to both Oakville’s downtown and transit hub.

**Figure 1: Study Area and Site Plan**



Source: Town of Oakville – GIS Services, 2010, Online

Simultaneously, Oakville is becoming a more mature and intensified suburban community. Provincial directives such as *Provincial Policy Statements*, the *Places to Grow Act* and the *Growth Plan for the Greater Golden Horseshoe* are mandating for intensification within the Greater Toronto Area. These policies are reflected in *Livable Oakville*, the town's Adopted Official Plan (OP). The OP classifies the study site as a 'Special Study Area'. This will require the site to undergo further analysis to determine its appropriate land use designation.

To determine an appropriate built form, the neighbourhood character is cross-mapped against data collected during the site analysis and best practices from the literature review. The site analysis and literature review make clear that a study site redevelopment will require a unique spatial model, along with a one-of-a-kind building and land typology. The findings are presented in the form of a development brief. It concludes that the preservation of the existing neighbourhood character should take precedence over intensification; any new development should enhance the quiet, historic and low-density residential setting.