

Provincial Planning Statement, 2024

Chapter 1: Introduction

Vision

Ontario is a vast, fast-growing province that is home to many urban, rural and northern communities distinguished by different populations, economic activity, pace of growth, and physical and natural conditions. More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031.

Ontario will increase the supply and mix of *housing options*, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of *housing options* will support a diverse and growing population and workforce, now and for many years to come.

A prosperous and successful Ontario will also support a strong and competitive economy that is investment-ready and recognized for its influence, innovation and diversity. Ontario's economy will continue to mature into a centre of industry and commerce of global significance. Central to this success will be the people who live and work in this province.

Ontario's land use planning framework, and the decisions that are made, shape how our communities grow and prosper. Prioritizing compact and *transit-supportive* design, where locally appropriate, and optimizing investments in *infrastructure* and *public service facilities* will support convenient access to housing, quality employment, services and recreation for all Ontarians. Cultural heritage and archaeology in Ontario will provide people with a sense of place. And while many Ontarians still face a complex range of challenges, municipalities will work with the Province to support the long term prosperity and well-being of residents through the design of communities responsive to the needs of all Ontarians.

Ontario's vibrant agricultural sector and sensitive areas will continue to form part of the province's economic prosperity and overall identity. Growth and development will be prioritized within urban and rural settlements that will, in turn, support and protect the long-term viability of *rural areas*, local food production, and the *agri-food network*. In addition, resources, including natural areas, water, aggregates and agricultural lands will be protected. Potential risks to public health or safety or of property damage from natural hazards and human-made hazards, including the risks associated with the impacts of climate change will be mitigated.

Ontario will continue to recognize the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions. Meaningful early engagement and constructive, cooperative relationship-building between planning authorities and Indigenous communities will facilitate knowledge-sharing and inform decision-making in land use planning.

Above all, Ontario will continue to be a great place to live, work and visit where all Ontarians enjoy a high standard of living and an exceptional quality of life.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.1 Planning for People and Homes

1. As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.
2. Notwithstanding policy 2.1.1, municipalities may continue to forecast growth using population and employment forecasts previously issued by the Province for the purposes of land use planning.
3. At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for *infrastructure, public service facilities, strategic growth areas* and *employment areas* may extend beyond this time horizon.

Where the Minister of Municipal Affairs and Housing has made a zoning order, the resulting development potential shall be in addition to projected needs over the planning horizon established in the official plan. At the time of the municipality's next official plan update, this additional growth shall be incorporated into the official plan and related infrastructure plans.

4. To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:
 - a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are *designated and available* for residential development; and
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.
5. Where planning is conducted by an upper-tier municipality, the land and unit supply maintained by the lower-tier municipality identified in policy 2.1.4 shall be based on and reflect the allocation of population and units by the upper-tier municipality.

6. Planning authorities should support the achievement of *complete communities* by:
- a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
 - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
 - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

2.4 Strategic Growth Areas

2.4.1 General Policies for Strategic Growth Areas

1. Planning authorities are encouraged to identify and focus growth and development in *strategic growth areas*.
2. To support the achievement of *complete communities*, a range and mix of *housing options*, *intensification* and more mixed-use development, *strategic growth areas* should be planned:
 - a) to accommodate significant population and employment growth;
 - b) as focal areas for education, commercial, recreational, and cultural uses;
 - c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
 - d) to support *affordable*, accessible, and equitable housing.
3. Planning authorities should:
 - a) prioritize planning and investment for *infrastructure* and *public service facilities* in *strategic growth areas*;
 - b) identify the appropriate type and scale of development in *strategic growth areas* and the transition of built form to adjacent areas;
 - c) permit *development* and *intensification* in *strategic growth areas* to support the achievement of *complete communities* and a *compact built form*;
 - d) consider a student housing strategy when planning for *strategic growth areas*; and
 - e) support *redevelopment* of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.

2.9 Energy Conservation, Air Quality and Climate Change

1. Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the *impacts of a changing climate* through approaches that:
 - a) support the achievement of compact, *transit-supportive*, and *complete communities*;
 - b) incorporate climate change considerations in planning for and the development of *infrastructure*, including stormwater management systems, and *public service facilities*;
 - c) support energy conservation and efficiency;
 - d) promote *green infrastructure*, *low impact development*, and *active transportation*, protect the environment and improve air quality; and
 - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the *impacts of a changing climate*.

3.9 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy, active, and inclusive communities should be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
 - b) planning and providing for the needs of persons of all ages and abilities in the distribution of a full range of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
 - c) providing opportunities for public access to shorelines; and
 - d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

8: Definitions

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Compact built form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for *infrastructure*.

Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and *active transportation*, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Designated growth areas: means lands within *settlement areas* designated for growth or lands added to *settlement areas* that have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 2.1.4.a), as well as lands required for employment and other uses.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites* and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;

Strategic growth areas: means within *settlement areas*, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher-density mixed uses in a more *compact built form*.

Strategic growth areas include *major transit station areas*, existing and emerging downtowns, lands in close proximity to publicly-assisted post-secondary institutions and other areas where growth or development will be focused, that may include infill, *redevelopment* (e.g., underutilized shopping malls and plazas), *brownfield sites*, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned *frequent transit* service or *higher order transit* corridors may also be identified as *strategic growth areas*.

Halton Region Official Plan

Urban Area and the Regional Urban Structure

72. The *goal* of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters *complete communities*, enhances mobility across *Halton*, addresses climate change, and improves housing affordability, sustainability and economic prosperity.

72.1 The *objectives* of the Urban Area are:

- (1) To accommodate growth in accordance with the *Region's* desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable *natural environment*, and preserve certain landscapes permanently.
- (2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.
- (3) To provide a range of identifiable, inter-connected and *complete communities* of various sizes, types and characters, which afford maximum choices for residence, work and leisure.
- (4) To ensure that growth takes place commensurately both within and outside the *Built Boundary*.
- (5) To establish a rate and phasing of growth that ensures the logical and orderly progression of development, supports sustainable and cost-effective growth, encourages *complete communities*, and is consistent with the *policies* of this Plan.
- (6) To identify a Regional Urban Structure that directs growth to *Strategic Growth Areas* and protects *Regional Employment Areas*.
- (7) To plan and invest for a balance of jobs and housing in communities across the *Region* to reduce the need for long distance commuting and to increase the modal share for transit and *active transportation*.
- (8) To promote the adaptive re-use of *brownfield* and *greyfield sites*.
- (9) To facilitate and promote *intensification* and increased densities.
- (10) To provide for an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet long-term needs.
- (10.1) To direct where employment uses should be located and to protect areas designated for such uses.

- (11) To provide opportunities for post-secondary education facilities to locate within *Halton*.

TABLE 2B STRATEGIC GROWTH AREA TARGETS

Strategic Growth Area Type	Strategic Growth Area	Minimum Density Target * (Residents and Jobs Combined Per Hectare)	General Target Proportion of Residents & Jobs **	
			Residents	Jobs
<i>UGC / MTSAs on a Priority Transit Corridor</i>	Midtown Oakville / Oakville GO ***	200	~65%	~35%
	Downtown Burlington / Burlington GO ***	200	~65%	~35%
<i>UGCs / MTSAs on a Commuter Rail Corridor</i>	Downtown Milton / Milton GO ***	200	~80%	~20%
<i>MTSAs on a Priority Transit Corridor</i>	Bronte GO ***	150	~40%	~60%
	Appleby GO ***	120	~40%	~60%
<i>MTSAs on a Commuter Rail Corridor</i>	Aldershot GO ***	150	~80%	~20%
	Milton-Trafalgar GO ***	150	TBD****	TBD****
	Georgetown GO ****	TBD	TBD	TBD
	Acton GO ****	TBD	TBD	TBD
<i>Primary Regional Nodes</i>	Uptown Core, Oakville	160	~85%	~15%
	Trafalgar Urban Core, Oakville	160	~85%	~15%
	Hospital District, Oakville	160	~40%	~60%
	Palermo Village, Oakville	160	~85%	~15%
	Neyagawa Urban Core, Oakville	160	~85%	~15%
	Dundas Urban Core, Oakville	160	~85%	~15%
	Milton Education Village Innovation District	130	~55%	~45%

* For *Urban Growth Centres*, planned to be achieved by 2031; for *Major Transit Station Areas* and *Regional Nodes*, planned to be achieved beyond the 2051 planning horizon of this Plan.

** To be planned for and achieved across the entire Strategic Growth Area over the long-term and in accordance with Section 55.3 of this Plan

*** Protected Major Transit Station Area

**** Targets to be determined through the *municipal comprehensive review*.

82.1 *Regional Nodes* are shown on Map 1H as follows:

- (1) Primary *Regional Nodes* are delineated on Map 1H and Map 6 and are planned to accommodate growth and contain a concentration of *public service facilities* or transit-supportive high-density mixed uses, or which perform a regional transit network function at a scale appropriate for their context:
 - a) Uptown Core, Oakville;
 - b) Trafalgar Urban Core, Oakville
 - c) Hospital District, Oakville;
 - d) Palermo Village, Oakville;
 - e) Neyagawa Urban Core, Oakville;
 - f) Dundas Urban Core, Oakville; and
 - g) Milton Education Village Innovation District, Milton.
- (2) Secondary *Regional Nodes* are identified by symbol on Map 1H and are historic downtown areas or villages, and/or are intended to be a focus for growth through mixed use intensification at a scale appropriate for their context:
 - a) Uptown Urban Centre, Burlington;
 - b) Kerr Village, Oakville;
 - c) Bronte Village, Oakville;
 - d) Downtown Oakville;
 - e) Downtown Urban Centre, Burlington;
 - f) Downtown Georgetown, Halton Hills; and
 - g) Guelph Street Corridor, Halton Hills.

82.2 It is the *policy* of the *Region* to:

- (1) Direct *development* with higher densities and mixed uses to *Regional Nodes* in accordance with the hierarchy identified in Section 79.2, and based on the level of existing and planned transit service.
- (2) Require the Local Municipalities to delineate the boundaries of Primary *Regional Nodes* in accordance with Map 1H and Map 6 and encourage the Local Municipalities to delineate the boundaries of Secondary *Regional Nodes*.
- (3) For Primary *Regional Nodes*, require the Local Municipalities to plan to achieve the applicable minimum density target and the general target proportion of residents and jobs in accordance with Section 55.3 and Table 2b of this Plan.
- (4) Require the Local Municipalities to prepare detailed official plan *policies* or an *Area-Specific Plan* for *Regional Nodes*, in accordance with Sections 48 and 77(5) of this Plan.

Livable Oakville Plan

Part C: Making Oakville Livable (General Policies)

Section 6: Urban Design

Good urban design is an integral part of the planning process, enabling the creation of stimulating, vibrant, and livable places; it is a key component in creating a definable sense of identity. Tangible elements of the urban environment such as the built form, open space, and public realm, and their relationship to one another, should be organized and designed in an attractive, functional and efficient manner.

6.1 General

6.1.1 Objectives

The general objectives for urban design are to provide for:

- a) diversity, comfort, safety and compatibility with the existing community;
- b) attractive, barrier-free, and safe public spaces, such as streetscapes, gateways, vistas and open spaces;
- c) innovative and diverse urban form and excellence in architectural design; and,
- d) the creation of distinctive places and locales, including Midtown Oakville, the other Growth Areas and high profile locations such as gateways to the Town.

6.1.2 Policies

- a) Development and public realm improvements shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual, as amended, to ascertain conformity with the urban design policies of this Plan. Alternative design approaches to those found in the Livable by Design Manual may be proposed, with appropriate justification and after consultation with the Town, provided that they meet the intent and purpose of the urban design policies of the Plan.

6.4 Streetscapes

6.4.2 New development should contribute to the creation of a cohesive streetscape by:

- a) placing the principal building entrances towards the street and where applicable, towards corner intersections;
- b) framing the street and creating a sense of enclosure
- c) providing variation in façade articulation and details;
- d) connecting active uses to the public realm to enhance the liveliness and vibrancy of the street, where applicable;
- e) incorporating sustainable design elements, such as trees, plantings, furnishings, lighting, etc.;
- f) coordinating improvements in building setback areas to create transitions from the public to private realms; and,
- g) improving the visibility and prominence of and access to unique natural, heritage, and built features

6.9 Built Form

- 6.9.1 Buildings should be designed to create a sense of identity through massing, form, placement, orientation, scale, architectural features, landscaping and signage.
- 6.9.2 Building design and placement should be compatible with the existing and planned surrounding context and undertaken in a creative and innovative manner.
- 6.9.3 To achieve compatibility between different land uses, development shall be designed to accommodate an appropriate transition through landscape buffering, spatial separation, and compatible built form.
- 6.9.5 Buildings should present active and visually permeable façades to all adjacent streets, urban squares, and amenity spaces through the use of windows, entry features, and human-scaled elements.
- 6.9.6 Main principal entrances to buildings should be oriented to the public sidewalk, onstreet parking and transit facilities for direct and convenient access for pedestrians.
- 6.9.7 Development should be designed with variation in building mass, façade treatment and articulation to avoid sameness.
- 6.9.8 Buildings located on corner lots shall provide a distinct architectural appearance with a high level of detailing and articulated façades that continue around the corner to address both streets.
- 6.9.9 New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.
- 6.9.10 Continuous streetwalls of identical building height are discouraged. Variety in rooflines should be created through subtle variations in roof form and height.
- 6.9.11 Where appropriate, the first storey of a building shall have a greater floor to ceiling height to accommodate a range of non-residential uses.
- 6.9.12 New development should be fully accessible by incorporating universal design principles to ensure barrier-free pedestrian circulation.
- 6.9.13 Rooftop mechanical equipment shall not be visible from view from the public realm.
- 6.9.14 Outdoor amenity areas on buildings should incorporate setbacks and screening elements to ensure compatibility with the local context.
- 6.9.15 Buildings should be sited to maximize solar energy, ensure adequate sunlight and skyviews, minimize wind conditions on pedestrian spaces and adjacent properties, and avoid excessive shadows.

Part D: Land Use Designations and Policies



Section 12: Mixed Use

The Mixed Use designations provide areas where residential, commercial and office uses are integrated in a compact urban form at higher development intensities. Mixed Use areas are to be pedestrian-oriented and transit-supportive.

- 12.1.1 The intent of the Mixed Use designations is to allow for a diversity of residential, commercial and office uses which are integrated in buildings to provide for the efficient use of municipal services and *infrastructure*.
- 12.1.2 Mixed use *development* will be focused on lands located within Oakville's Growth Areas and along identified corridors.
- 12.1.3 The Mixed Use designations are intended to create animated streets by providing retail and service commercial uses on the ground floor of mixed use buildings, fronting onto the street and other pedestrian environments. The location and size of any use on upper and/or lower floors within mixed use buildings will be determined through the *development* process and regulated by the implementing zoning.
- 12.1.4 All *development* within the Mixed Use designations shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.

12.2 Main Street 1

The Main Street 1 designation represents small scale, mixed use development along main streets and is intended to reflect a pedestrian-oriented, historic main street character.

12.2.1 Permitted Uses

- a) A wide range of retail and service commercial uses, including restaurants, commercial schools, *offices, places of entertainment, indoor sports facilities, hotels and residential uses, may be permitted in the Main Street 1 designation. The ground floor of buildings in the Main Street 1 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.*
- b) The requirement for and the size and location of retail, service commercial and office uses on the ground floor of buildings shall be determined through the development process and regulated by the implementing zoning.

12.2.2 Building Heights

- a) Buildings within the Main Street 1 designation shall be a minimum of two storeys in height and a maximum of four storeys in height.

12.2.3 Parking

- a) Surface parking shall be provided only within a side and/or rear yard. Surface parking on corner lots shall only be permitted in the rear yard.

Part E: Growth Areas, Special Policy Areas and Exceptions

Section 23: Kerr Village

Kerr Village will accommodate intensification through new development and redevelopment, with a mix of residential and commercial uses. The Village will also continue to function as a location for institutional, recreational and public open space uses.

23.1 Goal

Kerr Village will be revitalized as a vibrant business district and cultural area.

23.2 Objectives

As Kerr Village develops, the Town will, through public actions and in the process of reviewing planning applications, use the following objectives to guide decisions.

- 23.2.1 Create opportunities for new, sustainable growth by promoting compact urban form with higher density development through compatible development and redevelopment opportunities.

23.2.2 Enhance the mobility of all users with the provision of transit priority measures and increase levels of service through the development process by:

- a) promoting pedestrian and cycling-oriented mixed use development, with improved connections to the Downtown as well as the GO train station and proposed employment hub in Midtown Oakville;
- b) improving circulation, connections and access for cyclists, pedestrians and public transit; and,
- c) increasing efficiencies for alternate modes of transportation by encouraging compact urban form.

23.2.3 Create an attractive public realm by:

- d) promoting high quality streetscapes and open spaces to create a comfortable, accessible and unique community; and,
- e) ensuring appropriate transitions occur between the main street areas and the lower density residential neighbourhoods.

23.3 Development Concept

Kerr Village is comprised of three land use districts that are structured to provide an appropriate transition in land use and built form between the existing residential areas and any future *development* and redevelopment.

23.3.3 Lower Kerr Village District

The Lower Kerr Village District shall largely be a mixed use area, allowing for a mixture of commercial, office and residential uses, including some standalone residential uses, extending from Downtown Oakville, with a defined entrance into Kerr Village.

23.4 Functional Policies

In addition to the policies of Parts C and D of this Plan, the following functional policies apply to Kerr Village.

23.4.1 Transportation

b) Through the development process, attractive transit environments are encouraged to include transit passenger amenities, minimal surface parking, and other travel demand management strategies to encourage transit ridership.

c) Parking

- i. Surface parking lots shall be limited. Where surface parking is provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks and significant landscaping including:
 - pavement treatment;
 - low walls or decorative fencing;
 - landscape material; and,
 - trees and lighting throughout parking lots and along the edges.

- ii. Access to parking and servicing areas should not occur from Kerr Street but from local streets, service lanes and to the side or rear of buildings.
- iii. On-street parking shall be maintained throughout Kerr Village with the exception of Speers Road and Kerr Street north of Speers Road. It is the intent that on-street parking shall be permitted at all times.

d) Bicycle facilities are encouraged throughout Kerr Village with the appropriate signage and infrastructure such as bicycle racks and bicycle lockers.

23.4.2 Minimum Density – A minimum planned density shall be established for Kerr Village through Provincial plan conformity coordinated with Halton Region.

23.5 Urban Design

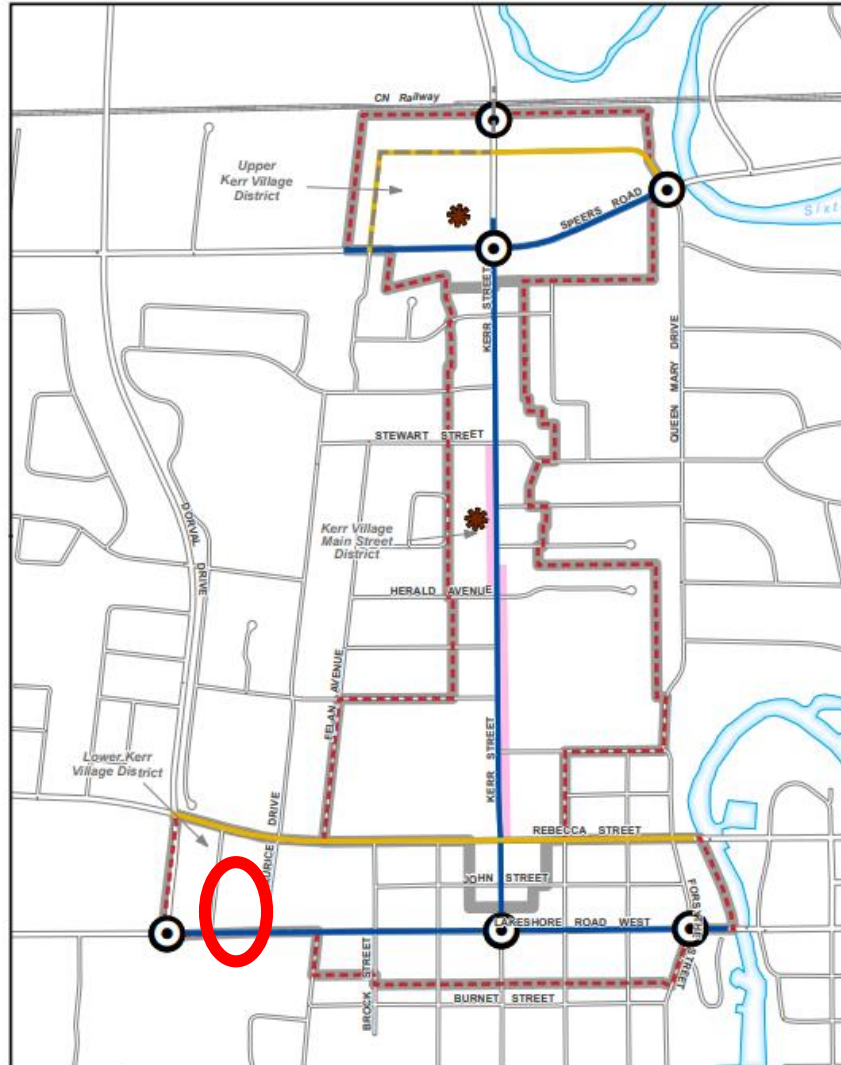
In addition to the Urban Design policies in section 6 of this Plan, the following policies shall apply specifically to Kerr Village. The urban design plan for Kerr Village is provided on Schedule O2.

23.5.1 General

Development and public realm improvements, including the streetscape for Kerr Street and Lakeshore Road West, shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual.

23.5.3 Streetscapes

- a) Primary and secondary streets, as identified on Schedule O2, shall provide for pedestrian-oriented streetscapes through the use of wide sidewalks, landscaping and furnishings.
- b) Buildings along primary streets, as identified on Schedule O2, shall:
 - i. incorporate a high degree of transparency on the ground floor;
 - ii. provide building openings and principal entrances facing the street; and,
 - iii. contain commercial, community, cultural or limited office uses adjacent to the street which foster an active main street environment.
- c) Buildings along secondary streets, as identified on Schedule O2, should:
 - i. incorporate a high degree of transparency on the ground floor
 - ii. provide building openings and principal entrances facing the street; and,
 - iii. contain commercial, office, community or cultural uses adjacent to the street which support the main street district, and may also contain residential uses on the ground floor.



23.7 Kerr Village Exceptions – Schedule O1

23.7.5 The lands designated Medium Density Residential and High Density Residential in the general vicinity of Rebecca Street, Garden Drive, and Maurice Drive are subject to the following additional policies:

- a) On the lands designated Medium Density Residential, only *multiple attached dwellings* may be permitted with a maximum building height of three storeys.
- b) On the lands designated High Density Residential, only townhouses and apartments may be permitted with a maximum building height of four storeys.
- c) Redevelopment in accordance with a) and b), above, shall only occur when all of the lands within a *development* block have been acquired for *development* purposes.
 - i) Lands designated High Density Residential, between Dorval and Garden Drives, make up one *development* block.
 - ii) Lands designated Medium Density Residential along Rebecca Street, east of Garden Drive, constitute two *development* blocks.
 - iii) The remaining lands designated Medium Density Residential fronting onto Maurice Drive are a *development* block to be developed in accordance with the Medium Density Residential land use and policy provisions of the Plan.
- d) Redevelopment in accordance with a) and b), above, shall only occur upon confirmation of adequate water and wastewater services, the suitability of the adjoining roads to accommodate traffic and the submission of a block plan indicating the integration of the proposed redevelopment within the overall area.
- e) Redevelopment in accordance with a), above, shall be subject to urban design guidelines approved by the Town.
- f) Notwithstanding the above, the lands may continue to be used for the existing single detached dwellings until such time as comprehensive redevelopment occurs.

23.7.6 On the lands designated Main Street 1 on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive:

- a) Retail and service commercial uses, and ancillary residential uses, may be permitted on the ground floor.
- b) The maximum building height shall be four storeys.
- c) Redevelopment of the lands between Garden Drive and Maurice Drive shall only occur at such time as all the lands within a *development* block have been acquired for *development* purposes. Lands fronting on to Garden Drive (105 and 115-159 Garden Drive) constitute one *development* block, while the remaining lands make up another *development* block.

- d) Redevelopment in accordance with c), above, shall be subject to the urban design guidelines for the Maurice Drive area.
- e) Notwithstanding subsections (a) through (d) above, the following uses are permitted on the *development* block front onto the east side of Garden Drive (105 and 115-159 Garden Drive):

a retirement home and/or long term care home on the entirety of the *development* block subject to the additional policies in subsection (f) below; or,

multiple attached dwellings on the northern portion of the *development* block (1115-159 Garden Drive) subject to the additional policies in subsection (g) below, and the remainder of the *development* block (105 Garden Drive) developed in accordance with subsections (a) through (d) above.

- f) The following additional policies apply to *development* in accordance with subsection (e)(i) above:
 - i) The maximum building height shall be five storeys,
 - ii) The fifth storey shall have a maximum floor area of 975 square metres and no retirement or long-term care dwelling units shall be permitted within it.
 - iii) The ground floor adjacent to Lakeshore Road West shall include a minimum of 130 square metres of non-residential floor area for publicly accessible retail and/or service commercial uses.
 - iv) Vehicular access shall only be from Garden Drive
 - v) Redevelopment shall be in accordance with urban design guidelines approved by the Town.
- g) The following additional policies apply to the *multiple attached dwellings* permitted by subsection (e)(ii) above:
 - i) A maximum of 18 units at a maximum density of 53 units per *site hectare* shall be permitted.
 - ii) The maximum building height shall be three storeys.
 - iii) Redevelopment shall only occur upon confirmation of adequate water and wastewater services, the suitability of the adjoining roads to accommodate traffic and the submission of a block plan indicating the integration of the proposed redevelopment within the overall area.
 - iv) Redevelopment shall be subject to urban design guidelines approved by the Town.

Mixed Use Zones

5. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling* or an *accessory dwelling unit* associated with the main *dwelling*. (2023-024)
6. On a *lot* having *lot frontage* greater than 20.0 metres *uses* subject to this footnote are limited to a cumulative maximum width of 50% of the *building* in the first 9.0 metres of depth of the *building* on the *first storey* only, measured in from the *main wall* oriented toward the *front lot line*.
7. Shall have a maximum *net floor area* of 1,400.0 square metres per *premises*, applying only for the portion of the *premises* located on the *first storey*.
8. Prohibited within a single *use building*. (PL140317)

8.3 Regulations

The regulations for *lots* in a Mixed Use *Zone* are set out in Tables 8.3.1 and 8.3.2, below.

Table 8.3.1: Regulations in the Mixed Use Zones						
		CBD	MU1	MU2	MU3	MU4
Minimum front yard	A	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum front yard	A	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum flankage yard	B	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum flankage yard	B	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum interior side yard (2015-018)	C	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Minimum interior side yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	C	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum rear yard (2015-018)	D	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	D	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum number of storeys	H	2 (7)	2 (7)	4 (7)	6 (7)	8 (7)
Maximum number of storeys	H	4 (6)	4	6	8	12
Minimum first storey height		4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)
Minimum height	H	7.5 m (7)	7.5 m (7)	13.5 m (7)	19.5 m (7)	25.5 m (7)
Maximum height	H	15.0 m (6)	15.0 m	22.0 m	29.0 m	43.0 m

Additional Regulations for Zone Regulations Table 8.3.1

1. The *maximum front yard* and *maximum flankage yard* requirements do not apply when an *urban square* measuring no less than 300.0 square metres in area and having a minimum length of 10.0 metres is provided along the length of the *main wall* oriented toward the *front* or *flankage lot line*.
2. The *maximum front* and *flankage yard* shall be 5.0 metres where a *dwelling* occupies the entire *first storey* on a *lot* having *lot frontage* onto any *public road* other than Lakeshore Road West, Lakeshore Road East, or Kerr Street. (2015-079)
3. Shall only apply to the first 12.0 metres of *building height*, measured along the *main wall* oriented toward the *front* or *flankage lot line*.
4. The *minimum yard* shall be increased to 7.5 metres for that portion of a *building* greater than 13.5 metres in *height*.
5. The *minimum yard* shall be increased to 10.0 metres for that portion of a *building* greater than 13.5 metres in *height*.
6.
 - a) The maximum number of *storeys* shall be 3 and the maximum *height* shall be 12.0 metres where the *lot* is adjacent to a *lot* in any Residential Low (RL) Zone.
 - b) Notwithstanding Section 4.6.4(a), a *mechanical penthouse* shall not exceed 3.0 metres in height, measured from the top of the roof on which the *mechanical penthouse* is directly situated, where the *lot* is adjacent to a *lot* in any Residential Low (RL) Zone.
7. Any *building* legally existing on the effective date of this By-law not complying with this provision shall be permitted.

Table 8.3.2: Regulations for Permitted Detached, Semi-detached, and Townhouse Dwellings				
		Detached dwellings	Semi-detached dwellings	Townhouse dwellings
Minimum lot area		As legally existing on the effective date of this By-law		
Minimum lot frontage				
Minimum front yard	A	As legally existing on the effective date of this By-law less 1.0 metre (1)		
Minimum flankage yard	B	3.0 m	3.0 m	3.0 m
Minimum interior side yard	C	1.2 m	1.2 m (2)	1.2 m (2)
Minimum rear yard	D	7.5 m	7.5 m	7.5 m
Maximum number of storeys	H	3	3	3
Maximum height	H	12.0 m	12.0 m	12.0 m
Maximum lot coverage for the dwelling		35%	n/a	n/a
Regulations for accessory buildings and structures		Section 6.5 shall apply		

Additional Regulations for Zone Regulations Table 8.3.2

1. Notwithstanding this, Section 6.6 additionally applies for any *dwelling* erected between *dwelling*s that legally existed on the effective date of this By-law. (2015-018)
2. Section 6.10 of this By-law shall apply for determining *yard* compliance.

Part 15

Special Provisions

343	105 Garden Drive		Parent Zone: CBD
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)		(2013-101) (2015-018) (2017-036)
15.343.1 Prohibited Uses			
The following <i>uses</i> are prohibited:			
a)	<i>Commercial parking area</i>		
b)	<i>Taxi dispatch</i>		
15.343.2 Zone Provisions			
The following zone regulations apply to a <i>Long Term Care Facility</i> and/or <i>Retirement Home</i> : (2017-036)			
a)	Maximum number of <i>dwelling units</i>	60	
b)	Maximum <i>height</i>	14.3 m	
c)	Maximum <i>first storey height</i>	4.0 m	
d)	Minimum width of landscaping along a <i>lot line</i> abutting a Residential <i>Zone</i>	1.5 m, and may include hard landscaping	
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the <i>building</i>	1.5 m	
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West	6.0 m	
g)	Maximum area for outdoor second floor personal recreation space (2015-018)	54.0 m ²	
h)	Minimum setback for a rooftop terrace from the eastern edge of the <i>building</i>	9.0 m	
i)	Maximum area for a rooftop terrace (2015-018)	22.0 m ²	
15.343.3 Parking Provisions			
The following parking regulations apply to a <i>Long Term Care Facility</i> and/or <i>Retirement Home</i> : (2017-036)			
a)	Minimum number of <i>parking spaces</i>	22, which includes 2 <i>tandem parking spaces</i>	
15.343.4 Special Site Provisions			
The following additional provisions apply:			
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Lakeshore Road West.		
b)	A <i>driveway</i> shall not be permitted from Lakeshore Road West.		
c)	Outdoor amenity space shall only be permitted on the second floor and rooftop.		

418	105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)		(2022-099) OLT-21-001638
The lands subject to Special provision 418 may be developed and used in accordance with either subsection 15.418.1 or subsection 15.418.2		
15.418.1	Option #1 (Block 1)	
15.418.1.1	Permitted Uses for Block 1	
The following <i>uses</i> are only permitted on lands identified as Block 1 on Figure 15.418.1		
a)	Long term care facility	
b)	Retirement home	
c)	Art Gallery	
d)	Business office	
e)	Financial institution	
f)	Medical office	
g)	Restaurant	
h)	Retail store	
i)	Service commercial establishment	
15.418.1.2	Additional Regulations for Permitted Uses on Block 1	
The following additional regulations apply to a <i>long term care facility</i> or a <i>retirement home</i> on Block 1 on Figure 15.418.1		
a)	Art gallery, business office, financial institution, medical office, restaurant, retail store, and/or service commercial establishment uses are required within the <i>first storey</i> of a <i>long term care facility</i> or <i>retirement home</i> for the lands identified as Block 1a on Figure 15.418.1	
b)	Minimum combined <i>floor area</i> for all <i>art gallery, business office, financial institution, medical office, restaurant, retail store, and/or service commercial establishment</i> uses required within the <i>first storey</i> within Block 1a on Figure 15.418.1 shall be 130m ²	
c)	Only the uses listed in 15.148.1.2 a) shall be oriented onto Lakeshore Road West on the <i>first storey</i> save and except corridors, hallways and stairwells of a <i>long term care facility</i> or a <i>retirement home</i> .	
d)	Assisted living and dwelling units shall not be permitted in the <i>fifth storey</i> .	
15.418.1.3	Additional Zone Provisions for Block 1	
The following additional regulations apply to Block 1 on Figure 15.418.1		
a)	Minimum <i>front yard</i> for the <i>fifth storey</i> including <i>mechanical penthouse</i>	10.0m
b)	Maximum <i>front yard</i> for the <i>fifth storey</i> shall not apply	
c)	Minimum <i>flankage yard</i> for the <i>fifth storey</i> including <i>mechanical penthouse</i>	7.0m
d)	Maximum <i>flankage yard</i>	5m
e)	Maximum <i>flankage yard</i> for <i>fifth storey</i> shall not apply	
f)	Minimum <i>interior yard</i> for the <i>first and second storey</i> abutting a <i>residential zone</i> or a <i>mixed use zone</i>	4m
g)	Minimum <i>interior side yard</i> for the <i>third and fourth storey</i> abutting a <i>residential zone</i>	10.5m

418		105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)		Parent Zone: MU1	
Map 19(7a)				(2022-099) OLT-21-001638	
h)	Minimum <i>interior side yard</i> for the third and fourth <i>storey</i> abutting a <i>mixed use zone</i>			6.0m	
i)	Minimum <i>interior side yard</i> for the fifth <i>storey</i> including <i>mechanical penthouse</i>			16.0m	
j)	Minimum <i>rear yard</i> for the <i>first</i> to fourth <i>storey</i>			3.5m	
k)	Minimum <i>rear yard</i> for the fifth <i>storey</i> including <i>mechanical penthouse</i>			27.0m	
l)	Maximum encroachment for a stair well tower into a <i>rear yard</i> for the fifth <i>storey</i>			11.0m	
m)	<i>Minimum</i> setback from the edge of the roof for <i>structures</i> on a <i>rooftop terrace</i>			2m	
n)	Section 4.27 e) shall not apply				
o)	Maximum number of <i>storeys</i>			5	
p)	Maximum <i>height</i>			18.5 m	
q)	Maximum <i>floor area</i> of the fifth <i>storey</i>			975 m ²	
r)	Maximum depth of an <i>uncovered platform</i> on the <i>first storey</i> .			2.0 m	
s)	Minimum width of <i>landscaping</i> abutting a <i>residential zone</i> shall not apply.				
t)	A minimum of 70% of the length of all main walls oriented toward the <i>flankage lot line</i> shall be located within the area on the lot defined by the minimum and maximum <i>flankage yards</i> .				
15.418.1.4 Parking Provisions for Block 1					
a)	Section 5.2.3 d) shall not apply to parallel <i>parking spaces</i> for the uses noted in Section 15.418.1				
15.418.1.5 Special Site Provisions For Block 1					
a)	All lands as identified in Block 1 shall be considered as one <i>corner lot</i> for the purposes of this by-law. The <i>lot line</i> abutting Lakeshore Road West shall be deemed the <i>front lot line</i> and the <i>lot line</i> abutting Garden Drive shall be deemed the <i>flankage lot line</i> .				
15.418.2 Option #2 (Block 2)					
15.418.2.1 Permitted Uses for Block 2					
The following <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.418.2					
a)	<i>Townhouse Dwellings</i> on Block 2a				
b)	Uses permitted in the MU1 zone, except for <i>commercial parking area</i> and <i>taxi dispatch</i> on Block 2b				
15.418.2.2 Regulations for Permitted Uses for Block 2a					
The following regulations apply to lands identified as Block 2a on Figure 15.418.2					
a)	Maximum number <i>dwellings</i>			18	
b)	Minimum <i>lot frontage</i> per <i>dwelling</i>			4.0m	
c)	Minimum <i>front yard</i>			3.0m	
d)	Minimum <i>interior side yard</i> - north side			1.2m	

418		105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)			(2022-099) OLT-21-001638
e)	Minimum <i>interior side yard</i> - north side below <i>grade</i>		0.7m
f)	Minimum <i>interior side yard</i> - south side above <i>grade</i>		2.0m
g)	Minimum <i>interior side yard</i> - south side below <i>grade</i>		0.3m
h)	Minimum <i>rear yard</i> for a <i>dwelling</i>		14.5m
i)	Minimum <i>rear yard</i> for a below <i>grade</i> lane		8.0m
j)	Minimum <i>rear yard</i> – below <i>grade</i> for a geothermal mechanical room		3.0m
k)	Minimum <i>rear yard</i> – below <i>grade</i> for visitor parking		1.3m
l)	Minimum <i>rear yard</i> – below <i>grade</i> for egress stair well		4.5m
m)	Maximum number of <i>storeys</i>		3
n)	Maximum <i>height</i>		10.7m
o)	Maximum additional <i>height</i> for a <i>mechanical penthouse</i>		2.5m and section 4.6.4 shall apply
p)	Maximum projection into a <i>front yard</i> for a non-walk in bay, box out, and bow windows with or without foundations spanning one or two <i>storeys</i> , and porches open or covered by a roof located on the same level or lower as the main floor of the <i>dwelling</i>		1.0m
q)	Maximum projection into a <i>rear yard</i> for <i>uncovered platforms</i> which are attached to the rear wall of the <i>dwelling</i> located at a minimum <i>height</i> of 2.0 m above surrounding <i>grade</i>		Permitted up to the <i>rear</i> and <i>side lot lines</i>
r)	The parapet setback for <i>lots</i> in a Residential Medium (RM) Zone in Section 4.6.3 shall not apply		
t)	<i>Motor vehicle</i> access to individual <i>dwelling units</i> shall only be provided via a private rear <i>lane</i> .		
15.418.2.3 Regulations for Permitted Uses for Block 2b			
The following regulations apply to <i>long term care facilities</i> and <i>retirement homes</i> permitted on lands identified as Block 2b on Figure 15.418.2			
a)	Maximum number of <i>dwelling units</i>		60
b)	Maximum <i>height</i>		14.3m
c)	Maximum <i>first storey height</i>		4.0m
d)	Minimum width of <i>landscaping</i> along a <i>lot line</i> abutting a <i>Residential Zone</i>		1.5m and may include hard landscaping
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the <i>building</i>		1.5m
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West		6.0m
g)	Maximum area for outdoor second floor personal recreation space (2015-018)		54.0m ²
h)	Minimum setback for a <i>rooftop terrace</i> from the eastern edge of the <i>building</i>		9.0m
i)	Maximum area for a <i>rooftop terrace</i> (2015-018)		22.0 m ²

418	105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
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- j) The *front lot line* shall be the *lot line* abutting Lakeshore Road West
- k) A *driveway* shall not be permitted on Lakeshore Road West
- l) Outdoor amenity space shall only be permitted on the second floor and rooftop

15.418.2.4 Parking Provisions for Block 2

- | | |
|--|------------------------------------|
| a) Minimum number of <i>parking spaces</i> for <i>long term care facilities</i> or <i>retirement home</i> on Block 2b in Figure 15.418.2 | 22, which includes 2 tandem spaces |
|--|------------------------------------|

15.418.2.5 Special Site Provisions for Block 2

- a) All lands identified as Block 2a on Figure 15.418.2 shall be considered an *interior lot*. The *lot line* abutting Garden Drive shall be deemed the *front lot line*.
- b) All lands identified as Block 2b on Figure 15.418.2 shall be considered a *corner lot*. The *lot line* abutting Lakeshore Road West shall be deemed the *front lot line* and the *lot line* abutting Garden Drive shall be deemed the *flankage lot line*.

15.418.3 Special Figures

Figure 15.418.1

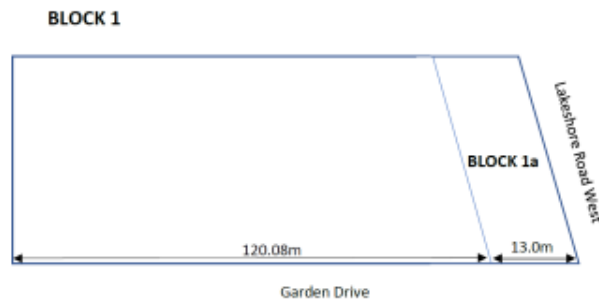


Figure 15.418.2

