

APPENDIX A – Planning Policy Extracts (draft)

Provincial Policy Statement

The Provincial Policy Statement (2014) ('PPS') is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form.

The subject lands are located within a settlement area, which are to be the focus of growth and development (policy 1.1.3.1). The land use patterns within the settlement are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, appropriately use the infrastructure and public service facilities that are planned or available and are transit supportive.

Part V: Policies

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 – Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.3 – Settlement Areas

1.1.3.2 – Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which;
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and/or uneconomical expansion;
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - 4. support active transportation;
 - 5. are transit-supportive, where transit is planned, exists or may be developed; and
 - 6. are freight-supportive; and
- b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

b) accommodating an appropriate range and mix of residential (i

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

Intensification and redevelopment shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 1.6 – Infrastructure and Public Service Facilities

1.6.1 *Infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.

Planning for *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* shall be coordinated and integrated with land use planning so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

- 1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:
- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
 - b) opportunities for adaptive re-use should be considered, wherever feasible.
- 1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services.
- 1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

Section 2.6 – Cultural Heritage and Archaeology

- 2.6.1 *Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved*.
- 2.6.3 Planning authorities shall not permit *development* and *site alteration on adjacent lands to protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the protected property will be *conserved*.

Growth Plan (2017)

The Growth Plan is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The subject lands are located within a “Built-Up Area.”

Section 2.2 – Policies for Where and How to Grow

2.2.1 – Managing Growth

- 2.2.1.4 Applying the policies of this plan will support the achievement of complete communities that:
- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;

- iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
 - f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
 - g) integrate green infrastructure and low impact development.

2.2.2.4 – Delineated Built-up Areas

All municipalities will develop a strategy to achieve the minimum intensification target and *intensification* throughout *delineated built-up areas*, which will:

- a) encourage *intensification* generally to achieve the desired urban structure;
- b) identify the appropriate type and scale of development and transition of built form to adjacent areas;
- c) identify *strategic growth areas* to support achievement of the intensification target and recognize them as a key focus for development;
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
- e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and
- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

Section 3 – Infrastructure to Support Growth

3.2.8 – Public Service Facilities

1. *Planning for public service facilities*, land use planning and investment in *public service facilities* will be co-ordinated to implement this Plan.
2. *Public service facilities* and public services should be co-located in community hubs and integrated to promote cost-effectiveness.
3. Priority should be given to maintaining and adapting existing *public service facilities* and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.
4. Existing *public service facilities* that are located in or near *strategic growth areas* and are easily accessible by *active transportation* and transit, where that service is available, should be the preferred location for community hubs.
5. Municipalities will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other *public service facilities*.

6. New *public service facilities*, including hospitals and schools, should be located in *settlement areas* and preference should be given to sites that are easily accessible by *active transportation* and transit, where that service is available.

Section 4.2.7 – Cultural Heritage Resources

1. *Cultural heritage resources* will be *conserved* in order to foster a sense of place and benefit communities, particularly in *strategic growth areas*.
2. Municipalities will work with stakeholders, as well as First Nations and Metis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of *cultural heritage resources*.

Halton Region Official Plan

The subject lands are designated “Urban Area” in the Halton Region Plan.

Urban Area

76. The range of permitted uses and the creation of new lots in the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to the policies of this Plan

Urban (Water Supply and Wastewater Treatment) Services

- 89(3) Require that approvals for all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.

Livable Oakville Plan

Urban Structure (OPA 15)

The subject lands are identified on Schedule A1 – Urban Structure within OPA 15 as being within the Town's *Residential Areas*.

Section 3.9 – Residential Areas

Residential Areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town.

Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the town is upheld. The character of the Residential Areas will be significantly influenced by their relationship to the Natural Heritage System, parks and open space areas.

Section 3.10 – Cultural Heritage Resources

The Town has a long tradition of identifying and conserving cultural heritage resources, and is required to do so under Provincial Policy.

Heritage Conservation Districts and cultural heritage landscapes are elements of urban structure and are shown on Schedule A1, Urban Structure. Other cultural heritage resources are important features of the Town but due to their size are not identifiable at the scale of the urban structure.

As additional Heritage Conservation Districts and cultural heritage landscapes are protected and registered under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure.

Part B – Section 2: POLICY FRAMEWORK

Section 2.2 – Guiding Principles

2.2.1 - Preserving and creating a livable community in order to:

- a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;
- b) direct the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated; and,
- c) achieve long term economic security within an environment that offers a diverse range of employment opportunities for residents.

Part C - Section 4: MANAGING GROWTH AND CHANGE

Section 4.3 Residential Intensification Outside of the Growth Areas

It is the policy of the Plan that the key focus for development and redevelopment to accommodate *intensification* will be the locations identified as Growth Areas. Lands outside of Growth Areas are predominantly stable residential communities which consist of established neighbourhoods. While the Plan encourages *intensification* generally throughout the *built up area*, it also recognizes that some growth and change may occur in these areas provided the *character* of the areas is preserved and the overall urban structure of the Town is upheld. *Intensification* outside of the Growth Areas including additional *intensification* opportunities such as infill, redevelopment and *greyfield* and *brownfield sites*, will be considered in the context of this Plan.

Part C - Section 5: CULTURAL HERITAGE

Conservation of *cultural heritage resources* forms an integral part of the Town's planning and decision making. Oakville's *cultural heritage resources* shall be identified and *conserved* so that they may be experienced and appreciated by existing and future generations, and enhance the Town's sense of history, sense of community, identity, sustainability, economic health and quality of life.

Section 5.2 - Cultural Heritage Resources

- 5.2.1.** The Town will protect and conserve *cultural heritage resources* in accordance with applicable legislation and recognized heritage protocols. The Town:
- a) shall maintain a Register of Properties of Cultural Heritage Value or Interest;
 - b) may designate *cultural heritage resources*;

- c) may establish heritage conservation districts and adopt heritage conservation district plans for each district;
- d) may establish guidelines on the management of *cultural heritage resources*;
- e) may designate cultural heritage landscapes;
- f) may designate pioneer cemeteries;
- g) may pass by-laws providing for the entering into of easements or covenants for the conservation of property of cultural heritage value or interest; and,
- h) may establish policies and/or urban design guidelines to recognize the importance of cultural heritage context.

Section 5.3 – Heritage Conservation

- 5.3.1** The Town shall encourage the preservation and continued use of *cultural heritage resources* identified on the register and their integration into new *development* proposals through the approval process and other appropriate mechanisms.
- 5.3.2** The *character* of Heritage Conservation Districts (as identified in Appendix 1) shall be preserved, maintained and enhanced through the careful consideration of plans for change within the district. In reviewing proposals for the construction, demolition, relocation or removal of buildings and structures, or for alterations, additions, renovation or restoration of existing buildings or structures within a designated Heritage Conservation District, the Town will be guided by the applicable Heritage Conservation District plan.
- 5.3.3** Significant *cultural heritage resources* shall be *conserved*, and may be integrated into new *development*.
- 5.3.4** The Town may require a heritage impact assessment where the *development* or redevelopment of property is proposed:
 - a) on, adjacent to, or in the immediate vicinity of, an individually designated historic property;
 - b) within, adjacent to, or in the immediate vicinity of, the boundaries of a Heritage Conservation District; or,
 - c) on a property listed on the Oakville Register of Properties of Cultural Heritage Value or Interest.
- 5.3.8** Improvements to Trafalgar Road within the Trafalgar Road Heritage Conservation District shall ensure that the existing pavement, boulevard, and sidewalk widths are retained.

Part C - Section 6: URBAN DESIGN

Section 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, on-street 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.
- 6.9.9 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.
- 6.9.12 New *development* should be fully accessible by incorporating universal design principles to ensure barrier-free pedestrian circulation.

Section 6.12 – Vehicular Access and Circulation

- 6.12.2 *Developments* should incorporate safe and direct vehicular access and circulation routes with defined internal driving aisles to direct traffic, establish on-site circulation, and frame parking areas.
- 6.12.2 Consolidated driveway accesses are encouraged to maximize the areas available for landscaping, minimize disruption of the public sidewalk, and minimize expanses of pavement.

Section 6.13 – Parking

6.13.1 To provide safe and attractive pedestrian environments, surface parking areas should be organized into appropriately sized areas (parking courts) separated by a combination of built form, landscaping, and pedestrian facilities.

6.13.2 Surface parking areas should be:

- a) located in the rear or side yard, or in areas that can be appropriately screened, so they do not dominate the streetscape, but are sufficiently visible for safety and functionality; and,
- b) connected to the on-site pedestrian network and streetscape through landscaped pedestrian linkages.

6.13.3 Barrier-free parking spaces should be located in close proximity to principal building entrances.

6.13.4 Surface parking areas should incorporate planted landscaped areas that:

- a) effectively screen parked vehicles from view from the public realm;
- b) provide shade, wind break, and visual relief from hard surfaces;
- c) clearly define the vehicular circulation route(s); and,
- d) are sufficiently sized to support the growth of trees and other vegetation.

Part C - Section 7: COMMUNITY USES

Community uses are intended to serve and support the health, educational, religious, recreational and cultural needs of the Town.

Section 7.12 – Policies

- a) “The following uses are generally defined as community uses and may be permitted within all land use designations of this Plan with the exception of the Natural Area designation:
 - i) *educational facilities* such as elementary and secondary schools;
 - ii) *places of worship* on sites less than 2.5 ha;
 - iii) community facilities such as libraries, seniors’ centres, emergency services buildings and facilities, and recreational facilities;
 - iv) day care centres;
 - v) parks;

- vi) emergency shelters; and,
 - vii) arts and cultural facilities such as museums, art galleries and performing arts centres.
- b) The Town shall ensure community uses are well placed in relation to their service area with sufficient access.
- c) In determining the location for new community uses, the following criteria shall be considered:
- i) the use is intended to serve and support the community and is not more appropriately located in the Institutional designation;
 - ii) the use is *compatible* with surrounding land uses;
 - iii) the site is designed to be well integrated with surrounding land uses;
 - iv) the site is an appropriate size to accommodate adequate:
 - buffers such as landscaping and fencing to ensure compatibility with adjacent land uses;
 - recreational amenities as necessary;
 - on-site parking;
 - v) the use complies with the land use compatibility and appropriate mitigation measures, such as setbacks and buffers, defined by the Ministry of the Environment; and,
 - vi) Where permitted in the Employment Areas, community uses shall be of a scale that does not adversely impact the existing and planned employment function of the area.
- d) *Educational facilities* are to be located adjacent to a public park, where possible, to encourage the provision of complementary facilities.
- e) Community facility uses are encouraged to be integrated in shared facilities.
- f) Notwithstanding section 7.1.2 a) i), *educational facilities* may be permitted in the Office Employment, Business Employment and Business Commercial designations within the Employment Area provided they are appropriately designed, buffered and/or separated from other employment uses to prevent adverse impacts. *Educational facilities* are not permitted in the Industrial land use designation within the Employment Area.
- g) Notwithstanding section 7.1.2 a) ii), existing *places of worship* on sites greater than 2.5 hectares shall be permitted in all land use designations.

- h) Notwithstanding section 7.1.2 a) ii), *places of worship* may be permitted in the Office Employment, Business Employment, and Business Commercial designations within the Employment Area provided they are appropriately designed, buffered and/or separated from other employment uses to prevent adverse impact. *Places of worship* are not permitted in the Industrial land use designation within the Employment Area.

Part C - Section 8: TRANSPORTATION

The transportation system in Oakville is a key element in shaping the form and *character* of growth in the Town. The system is influenced by and influences land use. For the Town to grow in an efficient manner and achieve the mission statement as set out in this Plan, it is essential that land use and transportation policies be mutually supportive.

The transportation network consists of the existing and proposed road network for use by automobiles, buses, pedestrians, cyclists and trucks, as well as rail facilities and off-road pedestrian and cycling facilities.

It is the Town's intent to provide a safe, efficient and integrated transportation

Section 8.1 – General

8.1.1 Objectives

The general objectives for transportation are:

- a) to provide a safe, efficient and accessible transportation system with choices in mobility;
- b) to foster the use and development of a sustainable transportation network;
- c) to provide a public transit network that can offer a real alternative to private automobile use; and,
- d) to provide a network of on- and off-road pedestrian and cycling facilities that allow the use of active transportation modes as an alternative to the automobile.

8.1.2 Policies

- a) In developing the transportation system, the Town shall evaluate and provide infrastructure to allow for alternative travel modes based on its capabilities, cost-effectiveness, environmental impacts, health effects and energy consumption.

- b) The Town's transportation system shall support and maximize the efficient use of land through urban development plans and provide mobility alternatives.
- c) The Town shall promote priority for transit and the use of high occupancy vehicle (HOV) lanes along designated transit corridors and within the Growth Areas, as a means of reducing single occupancy vehicle use.
- d) The Town will balance the provision of a safe, functional and attractive pedestrian-, cycling- and transit-oriented environment with an acceptable level of vehicular traffic. If necessary within the Growth Areas, the Town may accept a level of service which is less than optimum, in return for a more pedestrian-, cycling- and transit-oriented environment along its roads.
- e) The enhancement of roadways, pedestrian and cycling facilities, and transit facilities to maximize mobility and access for persons with disabilities shall be required, including during construction and reconstruction projects.
- f) The transportation network identified on Schedule C shall be protected to meet current and projected needs for various modes of travel for the movement of people and goods with linkages to planned or existing intermodal opportunities. Development shall not preclude the implementation of the transportation network identified on Schedule C except for the proposed roads and QEW Grade Separation/Transitway illustrated on Schedule C, where environmental assessments may be necessary. Once any necessary environmental assessment process is completed, development shall not preclude the implementation of the proposed roads and QEW Grade Separation/Transitway identified on Schedule C.

Part D - Section 11: RESIDENTIAL

The lands identified as Residential Areas on Schedule A1, Urban Structure, represent the areas that provide for stable residential communities.

A variety of residential uses is accommodated through the three Residential land use designations: Low Density Residential, Medium Density Residential and High Density Residential. These designations provide for a full range of housing types, forms and densities.

The majority of *intensification* and *development* within the Town is to occur within the Growth Areas as described in Part E. *Intensification* outside of the Growth Areas within the stable residential communities will be subject to policies that are intended to maintain and protect the existing *character* of those communities.

Special Policy Areas may be defined on lands or areas which are designated Residential and which require further study and/or additional policies as set out in Part E.

The following objectives shall apply to all Residential Areas:

- a) maintain, protect and enhance the *character* of existing residential areas;
- b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;
- c) promote housing initiatives to facilitate revitalization, *compact urban form* and an increased variety of housing alternatives;
- d) promote innovative housing types and forms to ensure accessible, *affordable*, adequate and appropriate housing for all socio-economic groups;
- e) encourage the conservation and rehabilitation of older housing in order to maintain the stability and *character* of the existing stable residential communities; and,
- f) discourage the conversion of existing rental properties to condominiums or to other forms of ownership in order to maintain an adequate supply of rental housing.

Section 11.1 – General

11.1.4 *Development* shall conform with the policies relating to urban design and sustainability set out in Part C.

11.1.9 *Development* within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood *character*:

- a) The built form of *development*, including scale, height, massing, architectural *character* and materials, is to be *compatible* with the surrounding neighbourhood.
- b) *Development* should be *compatible* with the setbacks, orientation and separation distances within the surrounding neighbourhood.
- c) Where a *development* represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent *development*.
- d) Where applicable, the proposed lotting pattern of *development* shall be *compatible* with the predominant lotting pattern of the surrounding neighbourhood.

- e) Roads and/or municipal *infrastructure* shall be adequate to provide water and wastewater service, waste management services and fire protection.
- f) Surface parking shall be minimized on the site.
- g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
- i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
- j) *Development* should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- k) The transportation system should adequately accommodate anticipated traffic volumes.
- l) *Utilities* shall be adequate to provide an appropriate level of service for new and existing residents.

11.2 Low Density Residential

11.2.1 Permitted Uses

The Low Density Residential land use designation may permit a range of low density housing types including detached dwelling semi-detached dwellings and duplexes.

- 11.2.1** The density range up to 29 dwelling units per *site hectare* may be permitted in areas designated Residential Low Density.