

## APPENDIX B

### Policy excerpts from Livable Oakville

#### Part D: Land Use Designations and Policies

##### 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.

##### 11.1 General

11.1.1 The Town will continue to work directly with the Region to provide opportunities for housing for a wide array of socio-economic groups and those with differing physical needs using all available planning mechanisms and tools and to develop a housing strategy, including preparation of Municipal Housing Statements, which will establish and implement *affordable housing* targets.

11.1.2 The Town will seek a balance in housing tenure. Conversions of existing rental accommodation to condominium or other forms of ownership shall be discouraged.

11.1.3 The Town will provide for the creation of accessory apartments through regulations in the Zoning By-law.

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

11.1.5 *Development* on private roads shall be discouraged. Where it is demonstrated that a public road is not warranted, to the satisfaction of the Town, *development* through plans of condominium on private roads may be permitted provided all required services are appropriately accommodated and all applicable policies of this Plan are satisfied.

11.1.6 *Special Needs Housing* may be permitted through a range of housing types in all residential land use designations in accordance with section 11.1.9 and where adequate residential amenities and services are provided.

11.1.7 Home occupations and bed and breakfast establishments may be permitted in accordance with section 11.1.9 and the Town's Zoning By-law and any other applicable by-laws or requirements.

11.1.8 *Intensification* within the stable residential communities shall be provided as follows:

- a) Within stable residential communities, on lands designated Low Density Residential, the construction of a new dwelling on an existing vacant lot, *land division*, and/or the conversion of an existing building into one or more units, may be considered where it is *compatible* with the lot area and lot frontages of the surrounding neighbourhood and subject to the policies of section 11.1.9 and all other applicable policies of this Plan;
- b) Within the stable residential communities, on lands designated Low Density Residential, there may also be sites at the intersection of arterial and/or collector roads, or sites with existing non-residential uses, that have sufficient frontage and depth to accommodate appropriate *intensification* through *development* approvals. *Intensification* of these sites may occur with Low Density Residential uses in accordance with sections 11.1.9 and all other applicable policies of this Plan; and,
- c) Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional *development* may be appropriate. *Intensification* of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies of this Plan.

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.

11.1.10 *Special Policy Areas* that are designated for residential uses are also described in Part E and are also subject to policies set out in Part E.

11.1.11 Residential uses shall comply with the land use compatibility and appropriate mitigation measures, such as setbacks and buffers, defined by the Ministry of the Environment.

## **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 dwellings, semi-detached dwellings and duplexes.

11.2.2 A density of up to 29 dwelling units per *site hectare* may be permitted in areas designated Residential Low Density.

## **11.3 Medium Density Residential**

### **11.3.1 Permitted Uses**

The Medium Density Residential land use designation may permit a range of medium density housing types including multiple-attached dwelling units, stacked townhouses, and apartments.

11.3.2 The density range is to be between 30 to 50 dwelling units per *site hectare*.

## **11.4 High Density Residential**

### **11.4.1 Permitted Uses**

The High Density Residential land use designation may permit a range of high density housing types including multiple-attached dwelling units, stacked townhouses and apartments.

11.4.2 The density range is to be between 51 to 185 units per *site hectare*.

## **26. SPECIAL POLICY AREAS**

*Special Policy Areas* provide for those areas in the Town that are subject to further study under this Plan and/or areas for which additional policies apply beyond the underlying land use designations. The *Special Policy Areas* include specifically identified lands, as shown on the accompanying schedules, for which there are corresponding policies, including Low Density Residential Lands (RL1/RL1-0 zones), and the Trafalgar Road Corridor. There are also general areas for which *Special Policy Areas* are identified, including other corridors and areas for potential future *development*, and lands subject to the *Greenbelt Plan*.

### **26.1 Potential Residential Redevelopment Areas**

26.1.1 The *Special Policy Areas* relating to the Department of National Defence lands located at the northwest quadrant of Rebecca Street and Dorval Drive, and the hospital lands located between Reynolds Street and Allan Street, south of Macdonald Road, may be considered, following a Town-initiated community visioning exercise, through the planning application process with the submission of the following studies and any other requirements under section 28.17:

- a) transportation demand analysis;
- b) traffic impact study;
- c) planning justification report;
- d) urban design brief;
- e) functional servicing study; and,
- f) community infrastructure assessment.

26.1.2 Redevelopment of both areas shall consider the following requirements in addition to those in section 11.1.9:

- a) *Development* should maintain and improve public parkland, pedestrian, cycling and vehicular access and connect to the surrounding neighbourhood and community.
- b) *Development* will be subject to a phasing plan.
- c) *Development* proposals will demonstrate compatibility and integration with the surrounding land uses by ensuring an effective transition in built form between areas of different *development* heights. Transition in built form will act as a buffer between proposed *development* and planned uses and should be provided through appropriate design, siting, setbacks and the provision of public and private open space and amenity space.
- d) *Development* shall protect and enhance natural features.

- e) *Development* will be required to provide the necessary community infrastructure, transportation *infrastructure* and other services required to maintain a *complete community*.
- f) *Development* shall protect and enhance existing cultural heritage features and, where feasible, integrate such features into the *development* of the lands.

#### 26.1.3 Department of National Defence Lands

The Department of National Defence lands are located at the northwest quadrant of Rebecca Street and Dorval Drive. These lands are designated Low Density Residential. In addition to Low Density Residential uses, multiple-attached dwellings may be permitted on a portion of the site adjacent to Dorval Drive. Community Uses may also be permitted.