

Draft Policy Changes for Downtown Oakville (January 2017)

Section	Existing Policy	Proposed Modification / New Policy	Notes
25	<p>DOWNTOWN OAKVILLE</p> <p>Downtown Oakville is the Town's historic business and commercial area adjacent to Oakville Harbour and is a destination for residents and visitors. It is centred on the traditional main street, Lakeshore Road East, between Sixteen Mile Creek and Allan Street. The area is characterized by many historic commercial buildings, churches and homes and surrounded by older residential neighbourhoods, including the Heritage Conservation Districts.</p> <p>While Downtown Oakville is identified as a Growth Area, new <i>development</i> is to recognize and enhance the existing vibrant mix of commercial, residential, cultural and institutional uses which contribute to its unique heritage <i>character</i> and sense of place.</p>	<p>DOWNTOWN OAKVILLE</p> <p><u>The</u> Downtown Oakville <u>Growth Area comprises</u> is the Town's historic original business and commercial retail district, including the <u>Downtown Oakville Heritage Conservation District, and a portion of the adjacent Sixteen Mile Creek valley, as identified on Schedules Q1 and Q2.</u> area adjacent to Oakville Harbour and is a destination for residents and visitors. It is centred <u>focused</u> on the traditional main street, Lakeshore Road East, <u>which functions as a traditional Main Street</u> between <u>the creek</u> Sixteen Mile Creek and Allan Street. The area is characterized by <u>a vibrant mix of</u> many historic <u>and contemporary mixed use,</u> commercial <u>and residential</u> buildings, churches homes as well as <u>cultural and community facilities, making it a destination for residents and visitors. and</u> surrounded by older residential neighbourhoods, including the Heritage Conservation Districts.</p> <p>While <u>opportunities for intensification within Downtown Oakville are limited,</u> Downtown Oakville is identified as a Growth Area, new <i>development</i> is to recognize and enhance the existing vibrant mix of commercial, residential, cultural and institutional uses, <u>buildings and streetscapes,</u> which contribute to its unique heritage <i>character</i> and sense of place.</p>	<ul style="list-style-type: none"> The description of the Growth Area has been updated. The Downtown Oakville Heritage Conservation District (2013), and the proposed new Growth Area boundary (extending to Sixteen Mile Creek on the west side) have been recognized.

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25.1	<p>Goal</p> <p>Downtown Oakville will remain a major downtown area for the Town, providing a broad variety of commercial, office, entertainment, cultural and residential uses.</p>	<p>Goal</p> <p>Downtown Oakville will remain a major downtown area for the Town, providing a broad variety of commercial, office, entertainment, cultural and residential uses.</p> <p><u>Downtown Oakville will be an attractive, active, animated and vibrant downtown where people come together to live, meet, work, say, interact and engage. It will be the cultural, social and economic heart of our community where citizens and visitors can celebrate and experience the natural setting, heritage, culture and the arts.</u></p>	<ul style="list-style-type: none"> The wording of the revised goal is based on the vision endorsed by Council in 2014 in relation to the Downtown Plan (i.e., Downtown Cultural Hub Study and Downtown Transportation and Streetscape Plan): <ul style="list-style-type: none"> <i>To create an attractive, active, animated and vibrant downtown where people come together to live, meet, work, say, interact and engage.</i> <i>It will be the cultural, social and economic heart of our community where citizens and visitors can celebrate and experience the natural setting, heritage, culture and the arts.</i>
25.2	<p>Objectives</p> <p>The Town will, through public actions and in the process of reviewing planning applications, use the following objectives to guide decisions regarding Downtown Oakville.</p>		
25.2.1	<p>Maintain the Downtown as a vibrant pedestrian-oriented mixed use centre by:</p> <p>a) providing a mix of employment, shopping, leisure and residential opportunities; and,</p> <p>b) encouraging mixed use buildings to promote day and evening activity.</p>	<p>Maintain the Downtown as a vibrant pedestrian-oriented <u>Main Street area</u> mixed-use centre by:</p>	<ul style="list-style-type: none"> The wording has been updated to improve clarity and consistency within the Plan.
25.2.2	<p>Achieve a high quality level of urban design by:</p>	<p>Achieve a high quality level of urban design by:</p>	

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a)	promoting high quality streetscapes, open spaces, public buildings, <i>infrastructure</i> and private buildings;	promoting <u>creating</u> high quality streetscapes, open spaces, <u>and</u> public buildings, infrastructure and private buildings;	<ul style="list-style-type: none"> These objectives will be updated through a Downtown Oakville Urban Design Study to develop area-specific policies and guidelines (part of the Livable by Design Manual).
b)	ensuring new <i>development</i> is designed to maintain and enhance the Downtown's image as an enjoyable, safe, and pedestrian-oriented place, and complement the historical attributes of the area;	ensuring new <i>development</i> is designed to maintain and enhance the Downtown's image as an enjoyable, safe, and pedestrian-oriented place, and complement the historical attributes of the area; <u>and,</u>	<ul style="list-style-type: none"> The urban design objectives are supported by existing policies (s. 6, Urban Design) and proposed policies (s. 25.5, Downtown Oakville, Urban Design).
c)	creating an attractive public realm and ensuring developments are planned to support fully accessible street-related, pedestrian-oriented environments; and,	creating an attractive public realm and ensuring <u>new developments</u> s are <u>is</u> planned to support fully-accessible street-related, pedestrian-oriented environments; and,	<ul style="list-style-type: none"> The edits proposed here reduce repetition and improve clarity and consistency within the Plan.
d)	ensuring that the appearance and function of the public realm and adjoining <i>development</i> are of consistently high quality and appropriate design.	ensuring that the appearance and function of the public realm and adjoining development are of consistently high quality and appropriate design.	
25.2.3	To protect and enhance the historic importance of the Downtown by:	To protect and enhance the historic importance of the Downtown by:	<ul style="list-style-type: none"> These objectives are supported by existing policies (s. 5, Cultural Heritage), proposed policies (s. 25.4.2, Downtown Oakville, Cultural Heritage), and the Downtown Oakville Heritage Conservation District Plan.
a)	protecting, conserving and enhancing <i>cultural heritage resources</i> and integrating them with new <i>development</i> ;		
b)	requiring <i>development</i> to be <i>compatible</i> and complementary with adjacent residential neighbourhoods, <i>cultural heritage resources</i> and <i>cultural heritage landscapes</i> ; and,	requiring <i>development</i> to be <i>compatible</i> and complementary with adjacent residential neighbourhoods, <i>cultural heritage resources</i> and <i>cultural heritage landscapes</i> ; and,	
c)	minimizing impacts of new <i>development</i> .		

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25.3	Development Concept Downtown Oakville is comprised of the Central Business District land use designation as shown on Schedule Q. This area is intended to accommodate new retail, service commercial and residential uses through <i>intensification</i> .	Development Concept Downtown Oakville is comprised of the Central Business District land use designations <u>as</u> shown on Schedule Q 1 . This area is intended to accommodate new retail, service commercial, and residential, <u>community and cultural</u> uses through <i>intensification</i> .	<ul style="list-style-type: none"> The reference to the former Central Business District (CBD) designation has been removed.
25.4	Functional Policies In addition to the policies of Parts C and D of this Plan, the following functional policies apply to Downtown Oakville.		<ul style="list-style-type: none"> The policies of Parts C of the Plan continue to apply (e.g., s. 5, Cultural Heritage; s. 6,
25.4.1	Parking	Parking	
a)	Parking facilities will be located in central parking lots. Such parking facilities, if uncovered, will be adequately landscaped. It is intended that such facilities be integrated with building structures and/or provide convenient pedestrian connections to shopping areas.	Parking facilities will <u>primarily</u> be located <u>provided</u> in central <u>ized or shared</u> parking lots <u>areas</u> . Such parking facilities, if uncovered, will be adequately landscaped. It is intended that such facilities be integrated with buildings <u>structures</u> and /or provide convenient pedestrian connections to shopping areas <u>Downtown Oakville's commercial, community and cultural uses</u> .	<ul style="list-style-type: none"> The wording has been clarified. Parking, including landscaping, is also addressed by s. 6.13 (Urban Design, Parking) as well as the Livable by Design Manual.
b)	Commercial uses within the Central Business District in Downtown Oakville shall be exempt from parking requirements.	Commercial uses within the Central Business District in Downtown Oakville shall be exempt from parking requirements.	<ul style="list-style-type: none"> The reference to the former CBD has been removed.

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25.4.2	Urban Design All <i>development</i> within Downtown Oakville shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.	Urban Design All development within Downtown Oakville shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.	<ul style="list-style-type: none"> This will be replaced by other policies. In addition to the existing urban design policies in Part C, s. 6, of Livable Oakville, a new s. 25.5 (Downtown Oakville, Urban Design) is proposed to provide area-specific urban design policies.
25.4.3 25.4.2	Cultural Heritage	Cultural Heritage	
a)	<i>Cultural heritage resources</i> shall be maintained and integrated into new <i>development</i> .	<u>Within Downtown Oakville, as defined on Schedule Q1,</u> cultural heritage resources shall be maintained and integrated into new <i>development</i> .	<ul style="list-style-type: none"> The cultural heritage policies in Part C, s. 5, of Livable Oakville continue to apply, as does the Downtown Oakville Heritage Conservation District Plan.
b)		<u>Within the Downtown Oakville Heritage Conservation District, as identified in Appendix 1, exterior alterations, development and public realm improvements, including streetscape changes, shall be in accordance with the Downtown Oakville Heritage Conservation District Plan and subject to heritage permit approval.</u>	<ul style="list-style-type: none"> ‘Should’ and ‘shall’ are auxiliary verbs defined in Part F, s. 29.1.9, of Livable Oakville: “‘should’ means that the policy is directive and requires compliance unless proven otherwise on good planning grounds.” Downtown Oakville’s public realm and streetscapes are also addressed by the proposed s. 25.5 (Downtown Oakville, Urban Design).

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25.4.4 <u>25.4.3</u>	Growth Target Downtown Oakville can accommodate an additional 80 residential units.	Growth Target Downtown Oakville can <u>is planned to</u> accommodate an additional 80 residential units <u>a minimum density of # residents and jobs combined per hectare.</u>	<ul style="list-style-type: none"> In response to public feedback and input from the sub-committee, a revised approach to expressing growth targets is being considered. This growth target is consistent with the terminology used in the Provincial Growth Plan.
<u>25.5</u>		<u>Urban Design Policies</u> <u>In addition to the Urban Design policies in Part C of this Plan, the following policies shall apply specifically to Downtown Oakville. The urban design plan for Downtown Oakville is provided on Schedule Q2.</u>	<ul style="list-style-type: none"> These policies will have to be confirmed or updated through a Downtown Oakville Urban Design Study to develop area-specific policies and guidelines (part of the Livable by Design Manual). That work was one of 12 strategic initiatives identified through the Downtown Oakville Strategic Action Plan in 2010. This approach is consistent with policies proposed for Bronte Village and Kerr Village with additional recognition of Downtown-related studies.
<u>25.5.1</u>		<u>General</u>	
<u>a)</u>		<u>Development and public realm improvements, including streetscape changes, shall be designed and evaluated in accordance with:</u> i) <u>the urban design direction provided by the Livable by Design Manual; and,</u> ii) <u>other Council-endorsed policies and documents relevant to Downtown Oakville, such as the Downtown Oakville Heritage Conservation District Plan, the Downtown Transportation and Streetscape Plan, the Downtown Cultural Hub Study, and the Oakville Harbours Master Plan.</u>	
<u>25.5.2</u>		<u>Public Realm and Flexible Streets</u>	

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<u>a)</u>		<u>George Street between Lakeshore Road East and Randall Street should be designed as a high quality flexible street, and extension of Towne Square, which prioritizes pedestrian and cyclist movement and supports special events.</u>	<ul style="list-style-type: none"> These policies are intended to address directions from the Downtown Transportation and Streetscape Study, the Cultural Hub Study, and the Heritage Conservation District Plan. As noted in s. 25.4.2 b), public realm improvements within the DOHCD are subject to the policies of the DOHCD Plan, and require heritage permit approval.
<u>b)</u>		<u>Navy Street between Lakeshore Road East and Church Street should be designed as a high quality flexible street, and extension of Centennial Square, which prioritizes pedestrian and cyclist movement and supports special events.</u>	
<u>25.5.3</u>		<u>Streetscapes</u>	<ul style="list-style-type: none"> These policies relate to the new Schedule Q2 and are consistent with policies proposed for Bronte Village and Kerr Village. The general policies in s. 25.5.1 provide source / direction documents for the streetscape enhancements. 'Should' and 'shall' are auxiliary verbs defined in Part F, s. 29.1.9, of Livable Oakville: "'should' means that the policy is directive and requires compliance unless proven otherwise on good planning grounds." proven otherwise on good planning grounds."
<u>a)</u>		<u>Enhanced streetscape treatments and pedestrian-oriented amenities shall be provided on the primary and secondary streets identified on Schedule Q2.</u> i) <u>Wider sidewalks and additional street furniture and landscaping shall be provided.</u> ii) <u>Gathering spaces and public art shall be encouraged.</u>	
<u>b)</u>		<u>Buildings along the primary streets identified on Schedule Q2 shall incorporate a high degree of transparency on the ground floor.</u> i) <u>Building openings and principal entrances shall face the street.</u> ii) <u>Retail, service commercial or office uses shall be provided adjacent to the street.</u>	

Section	Existing Policy	Proposed Modification / New Policy	Notes
<u>c)</u>		<p><u>Buildings along the secondary streets identified on Schedule Q2 should incorporate a high degree of transparency on the ground floor.</u></p> <p>i) <u>Building openings and principal entrances should face the street.</u></p> <p>ii) <u>Retail, service commercial, office, community or cultural uses should be provided adjacent to the street.</u></p>	
<u>25.5.4</u>		<u>Gateways</u>	<ul style="list-style-type: none"> These policies relate to the new Schedule Q2 and are consistent with policies proposed for Bronte Village and Kerr Village. A major gateway treatment on the portion of Centennial Park within the Downtown Oakville Heritage Conservation District (DOHCD) would be subject to the DOHCD Plan and heritage permit approval.
<u>a)</u>		<u>Major gateway treatments shall be provided at the visually prominent entry points to Downtown Oakville identified as major gateways on Schedule Q2. Such treatments may include well-designed buildings or structures, distinctive streetscape treatments, landscaping and/or public art.</u>	
<u>b)</u>		<u>Minor gateway treatments should be provided at the less prominent entry points into downtown Oakville identified as minor gateways on Scheduled Q2. Such treatments may include well-designed architecture, streetscape treatments and landscaping.</u>	
<u>25.5.5</u>		<u>Urban Squares</u>	

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<u>a)</u>		<u>Towne Square, on the south side of Lakeshore Road East at George Street, is an important public space that functions as the ceremonial heart of Downtown Oakville. Changes to the design of Towne Square shall address Council-endorsed policies and design directions for the area, and be coordinated with the design of Centennial Park.</u>	<ul style="list-style-type: none"> These policies relate to the new Schedule Q2 and address the key public gathering places in Downtown Oakville, as discussed in the Downtown Transportation and Streetscape Study and Downtown Cultural Hub Study. Section 25.5.1 a) already references the policies, directions and documents that should be addressed. Changes to Towne Square or the portion of Centennial Park within the Downtown Oakville Heritage Conservation District (DOHCD) would be subject to the DOHCD Plan and heritage permit approval.
<u>b)</u>		<u>Centennial Park, at the northwest corner of Lakeshore Road East and Navy Street, shall be maintained as part of any comprehensive redevelopment of the Town's Centennial Square site. Changes to the design of Centennial Park shall address Council-endorsed policies and design directions for the area, and be coordinated with the design of Town Square and public open spaces within the adjacent Sixteen Mile Creek valley.</u>	
<u>25.5.6</u>		<u>Built Form</u>	
<u>a)</u>		<u>The consolidation of properties to allow for comprehensive site design and development is encouraged.</u>	
<u>b)</u>		<u>Buildings greater than two storeys in height should be stepped back above the second storey where they front Lakeshore Road East.</u>	<ul style="list-style-type: none"> This policy reflects the existing built form along Lakeshore Road East in Downtown Oakville. It also implements a direction from the Downtown Oakville Heritage Conservation District Plan and the 3-D modelling being done as part of this study.

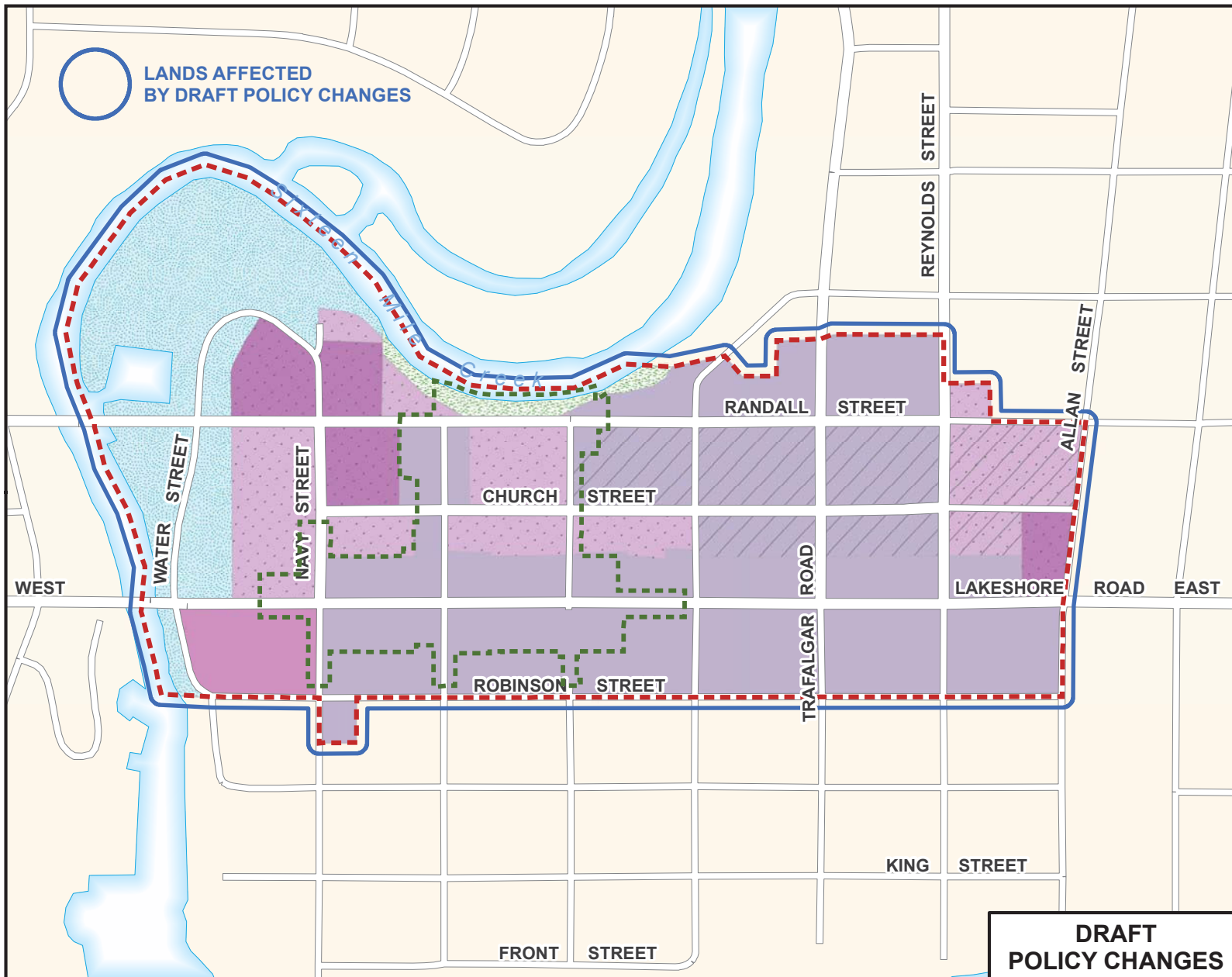
Section	Existing Policy	Proposed Modification / New Policy	Notes
c)		<u>Buildings greater than four storeys in height should be stepped back above the fourth storey where they front Church Street and/or Randall Street.</u>	<ul style="list-style-type: none"> This policy implements direction from the Downtown Oakville Heritage Conservation District Plan and the 3-D modelling being done as part of this study.
25.5 25.6	Land Use Policies Land use designations are provided on Schedule Q. In addition to the policies in Parts C and D of this Plan, the following policies apply specifically to Downtown Oakville.	Land Use Policies Land use designations are provided on Schedule <u>Q1</u> . In addition to the policies in Parts C and D of this Plan, the following policies apply specifically to Downtown Oakville.	<ul style="list-style-type: none"> The policies of Part C (e.g., s. 7, Community Uses) and Part D (e.g., s. 12, Mixed Use) continue to apply. Schedule Q has been revised and renamed as Schedule Q1.
25.5.1 25.6.1	Motor vehicle related uses, including motor vehicle sales and motor vehicle service stations, shall not be permitted.		
25.5.2 25.6.2	The minimum building height shall be two storeys and the maximum building height shall be four storeys.	The minimum building height shall be two storeys and the maximum building height shall be four storeys. <u>Building Heights</u>	<ul style="list-style-type: none"> Building height is addressed by the new land use designations proposed.
a)		<u>Existing buildings, and additions to existing buildings, may be exempt from the minimum building height, as provided by the applicable land use designation.</u>	<ul style="list-style-type: none"> Designated or listed heritage buildings are already exempt from minimum height requirements (s. 5.3.6).
b)		<u>Where the minimum building height is more than two storeys, it may be reduced to two storeys so that development conforms with the other objectives and policies of this Plan or the Downtown Oakville Heritage Conservation District Plan.</u>	<ul style="list-style-type: none"> The DOHCD Plan also addresses buildings heights. These policies are intended to allow for some flexibility with respect to minimum building height.

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<u>25.6.3</u>		<p><u>On the lands designated Waterfront Open Space on Schedule Q1, <i>development</i> and public realm improvements shall:</u></p> <ul style="list-style-type: none"> i) <u>improve pedestrian connections and public access to the Sixteen Mile Creek waterfront;</u> ii) <u>be consistent with the Oakville Harbours Master Plan; and,</u> iii) <u>be coordinated with the design of <i>development</i> and public realm improvements on the town's Centennial Square site.</u> 	<ul style="list-style-type: none"> The lands are proposed to be included within the Downtown Oakville Growth Area boundary, and redesignated from Natural Area to Waterfront Open Space to recognize their existing and planned use. Public comments indicated strong interest in the creation of improved access to the Sixteen Mile Creek waterfront in this area.
<u>25.6.4</u>		<p><u>On the lands designated Main Street 2 on the west side of Navy Street, and known as the town's Centennial Square site, <i>development</i> and public realm improvements shall:</u></p> <ul style="list-style-type: none"> i) <u>improve pedestrian connections through the site;</u> ii) <u>provide community and cultural facilities consistent with municipal needs and finances, as identified by the Downtown Cultural Hub Study, the Parks, Recreation and Library Facilities Master Plan, and the town's capital planning; and,</u> iii) <u>be coordinated with the design of <i>development</i> and public realm improvements on the adjacent Waterfront Open Space lands.</u> 	<ul style="list-style-type: none"> This policy is intended to recognize and reinforce the role of the Centennial Square site. Public comments indicated strong interest in using this land for community and cultural uses (such as the existing library and performing arts centre) in the long term.

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25.6 <u>25.7</u>	Downtown Oakville Exceptions – Schedule Q The following additional policies apply to certain lands on Schedule Q, Downtown Oakville Land Use.		<ul style="list-style-type: none"> This section is being maintained as a placeholder. No exception policies are currently proposed, but that is subject to change.
25.6.1	On lands designated Central Business District at the northeast corner of Randall and Reynolds Streets, a maximum building height of 5 storeys may be permitted.	On lands designated Central Business District at the northeast corner of Randall and Reynolds Streets, a maximum building height of 5 storeys may be permitted.	<ul style="list-style-type: none"> The existing building on this site would continue to be permitted by the Main Street 2 land use designation proposed.
25.6.2	On lands designated Central Business District at the southwest corner of Allan and Randall Streets, a maximum building height of 6 storeys may be permitted conditional upon the owner entering into an agreement under section 37 of the <i>Planning Act</i> .	On lands designated Central Business District at the southwest corner of Allan and Randall Streets, a maximum building height of 6 storeys may be permitted conditional upon the owner entering into an agreement under section 37 of the <i>Planning Act</i>.	<ul style="list-style-type: none"> The proposed Main Street 2 designation on this site would allow 4-6 storey. Eligibility for up to 2 additional storeys through bonusing would be at Council's discretion.
25.6.3	On the lands designated Central Business District at the northwest corner of Lakeshore Road East and Allan Street, a maximum building height of five storeys shall be permitted.	On the lands designated Central Business District at the northwest corner of Lakeshore Road East and Allan Street, a maximum building height of five storeys shall be permitted.	<ul style="list-style-type: none"> The proposed Urban Core designation on this site would allow 8-12 storeys (as tested through the 3-D modelling exercise). Another policy would require the portion of any new building fronting onto Lakeshore Road East to be stepped back above the second floor.
25.6.4	On the lands designated Central Business District at the northeast corner of Randall Street and Navy Street, a maximum building height of 12 storeys shall be permitted.	On the lands designated Central Business District at the northeast corner of Randall Street and Navy Street, a maximum building height of 12 storeys shall be permitted.	<ul style="list-style-type: none"> The proposed Urban Core designation (8-12 storeys) recognizes the existing 12-storey building on this site.

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25.7 <u>25.8</u>	Implementation Policies In addition to the policies in Part F of this Plan, the following implementation policies apply specifically to Downtown Oakville.		
25.7.1 <u>25.8.1</u>	Phasing/Transition a) <i>Development</i> will be co-ordinated with the provision of <i>infrastructure</i> , including: i) transit (conventional and rapid transit); ii) road network capacity; iii) pedestrian and cycling facilities; iv) water and waste water services; v) stormwater management facilities; vi) streetscape improvements; and, vii) <i>utilities</i> .	<i>Development</i> will be co-ordinated with the provision of <i>infrastructure</i> <u>and public realm improvements</u> , including: i) transit (conventional and rapid transit); ii) road network capacity; iii) pedestrian and cycling facilities; iv) water and waste water services; v) stormwater management facilities; vi) streetscape improvements; and, vii) <i>utilities</i> .	
25.7.2 <u>25.8.2</u>	Bonusing a) The Town may consider additional building height through an Official Plan amendment and in accordance with section 28.6.	Bonusing <u>The Town may allow for increases of up to two storeys beyond the maximum permitted building height in the areas of Downtown Oakville delineated on Schedule Q1 without amendment to this Plan. The additional height may be allowed in exchange for the provision of public benefits as listed in section 28.6.2, and with priority given to those public benefits noted in section 25.8.2 c).</u>	<ul style="list-style-type: none"> • New bonusing policies are proposed to acknowledge and support the “Eligible for Bonusing” overlay designation on Schedule Q1. • These policies must be read in conjunction with the policies in s. 28.6 (Bonusing) of the Livable Oakville Plan.

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<u>b)</u>		<u>Bonusing shall only be permitted within Downtown Oakville if supported by a transportation impact analysis that confirms that the additional development will not adversely impact the transportation network or, where cumulative impacts are identified, that such impacts are accommodated through transportation improvements which are to be provided through agreement by the applicant.</u>	<ul style="list-style-type: none"> The proposed policies are consistent with the bonusing policies in Bronte Village and Kerr Village. Bonusing through a bonus by-law is granted at Council's discretion. Not all lands identified as eligible for bonusing on Schedule Q1 will be appropriate for bonusing.
<u>c)</u>		<p><u>Public benefits considered appropriate for the application of increased height in Downtown Oakville may include, but are not limited to:</u></p> <ul style="list-style-type: none"> i) <u>public parking;</u> ii) <u>conservation and preservation of cultural heritage resources;</u> iii) <u>community centres and/or facilities and improvements to such centres and/or facilities;</u> iv) <u>parkland and improvement to parks;</u> v) <u>integration of office uses in mixed use developments; and,</u> vi) <u>public art.</u> 	<ul style="list-style-type: none"> Lands identified as eligible for bonusing on Schedule Q1 that contain a cultural heritage resource or are within the Downtown Oakville Heritage Conservation District must still conform to the cultural heritage policies of this Plan and the Downtown Oakville Heritage Conservation District Plan, if applicable.
25.7.3 <u>25.8.3</u>	The town shall prepare a <i>community improvement plan</i> for a <i>community improvement project area</i> within Downtown Oakville in accordance with section 28.14 of this Plan and the <i>Planning Act</i> .		



SCHEDULE Q1 DOWNTOWN OAKVILLE LAND USE



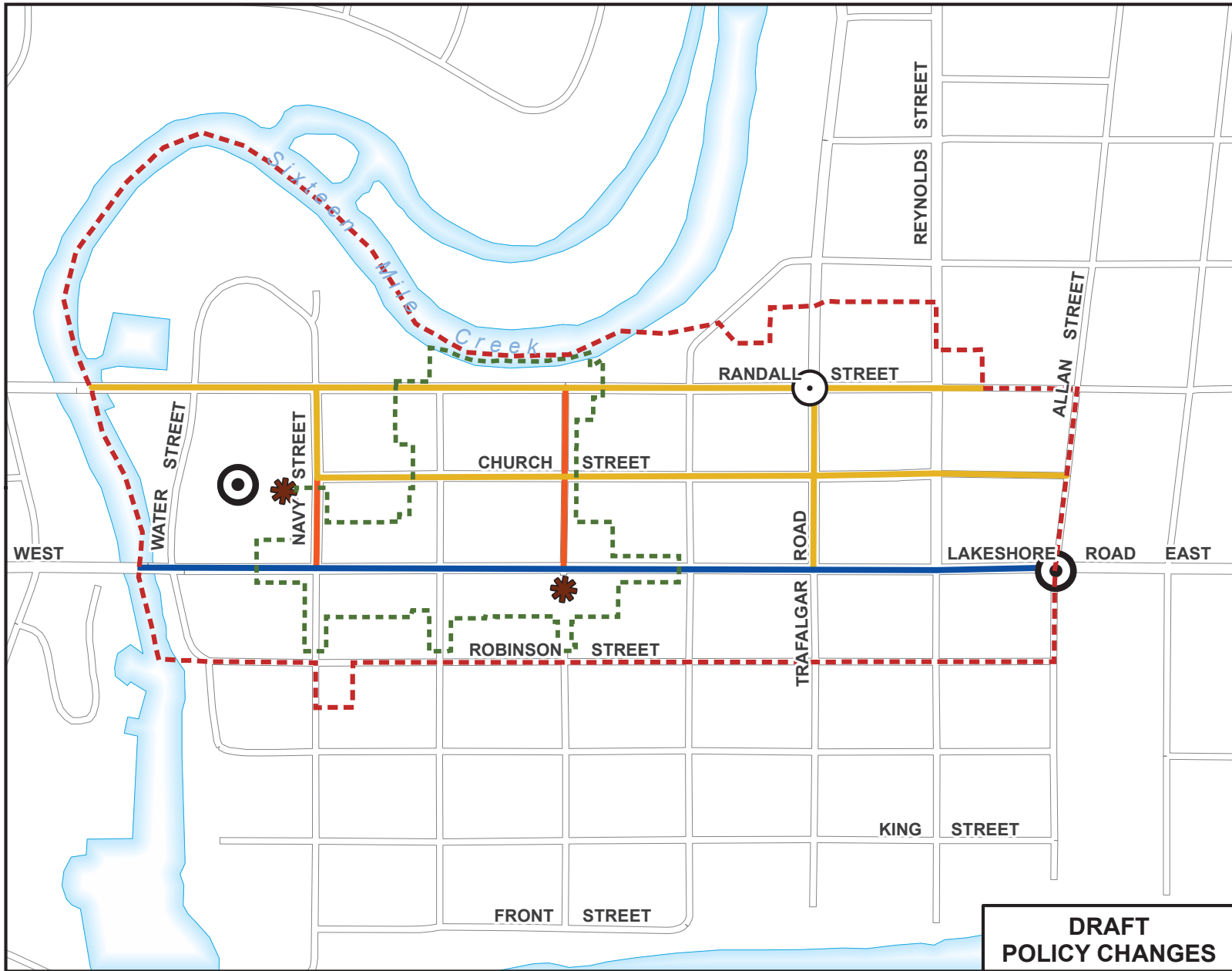
- GROWTH AREA BOUNDARY
- MAIN STREET 1 (2 - 4 STOREYS)
- MAIN STREET 2 (4 - 6 STOREYS)
- URBAN CENTRE (6 - 8 STOREYS)
- URBAN CORE (8 - 12 STOREYS)
- NATURAL AREA
- WATERFRONT OPEN SPACE
- LANDS ELIGIBLE FOR BONUSING (UP TO 2 STOREYS)
- DOWNTOWN HERITAGE CONSERVATION DISTRICT



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December 6, 2016

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**DRAFT
POLICY CHANGES**

SCHEDULE Q2 DOWNTOWN OAKVILLE URBAN DESIGN



- GROWTH AREA BOUNDARY
- PRIMARY STREET
- SECONDARY STREET
- FLEXIBLE STREET
- URBAN SQUARE
- MINOR GATEWAY
- MAJOR GATEWAY
- DOWNTOWN HERITAGE CONSERVATION DISTRICT



1:4,500

November 16, 2016