



OAKVILLE

REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW) COUNCIL SUB-COMMITTEE MEETING

MEETING DATE: JUNE 12, 2017

FROM: Planning Services Department

DATE: May 26, 2017

SUBJECT: Main Street Growth Area Reviews Update

LOCATION: Bronte Village, Kerr Village, Downtown Oakville

WARD: Multiple Wards: 1, 2 and 3

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RECOMMENDATION

That the report, titled *Main Street Growth Area Reviews Update*, be received.

KEY FACTS

The following are key points for consideration with respect to this report:

- The Official Plan Review was launched at Planning and Development Council May 11, 2015. The Main Street Growth Area Reviews were identified as a priority study to commence prior to other studies.
- The Main Street Growth Area Reviews are being conducted for Bronte Village, Kerr Village and Downtown Oakville. Each review has provided numerous public engagement and input opportunities, including hosting open houses and information sessions.
- Staff presented draft policy changes for Bronte Village, Kerr Village and Downtown Oakville to the Livable Oakville Council Sub-committee on January 16, 2017 and at public information sessions in March 2017.
- This report summarizes the public feedback received on the draft policy changes at the public information sessions held in March 2017 and provides next steps.

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BACKGROUND

The Livable Oakville Plan (2009 Town of Oakville Official Plan) guides growth and change for lands south of Dundas Street and north of Highway 407. The Plan was adopted by Council in 2009 and approved by the OMB, with modifications, in 2011 as it was deemed to conform to the Growth Plan for the Greater Golden Horseshoe and the Halton Region Official Plan, and be consistent with the Provincial Policy Statement, 2005. The plan provides a framework for managing growth to 2031.

The Livable Oakville Plan identifies Bronte Village, Kerr Village, and Downtown Oakville as three of six growth areas planned to accommodate new growth and development south of Dundas Street. These areas are also known as the town's Main Street areas and are envisioned to be vibrant, mixed use areas.

In May 2015, the town initiated a five-year Municipal Comprehensive Official Plan Review (MCR), in accordance with the requirements of the *Planning Act*. As part of this review, a number of studies are currently underway or contemplated, including a review of the policies that guide growth and change in the three Main Street Growth Areas.

The purpose of the Main Street Growth Area Reviews is to assess the existing policies in the Livable Oakville Plan, as they relate to these three areas, and consider new or revised policies as necessary to ensure the goals and objectives for these areas continue to be realized.

Reports to the subcommittee have been provided throughout Main Street Growth Area Reviews for Bronte Village, Kerr Village and Downtown Oakville including:

- June 13, 2016 – Update Reports
- October 3, 2016 – Assessment of Redevelopment Viability Report
- January 16, 2017 – Draft Policy Change Reports

The reports have provided a summary of all background information and analysis undertaken as part of the ongoing study process including responses to public input and feedback.

PUBLIC ENAGAGEMENT

Public engagement has been at the foundation of the Main Street Growth Area Reviews. As part of each review, there have been open houses and public information meetings held to solicit input from the public including:

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Bronte Village Growth Area Review

- May 15, 2015 – Open House, study commencement
- November 18, 2015 and February 4, 2016 – Open House, draft directions
- March 1, 2017 – Information Session, draft policy changes

Kerr Village Growth Area Review

- May 26, 2015 – Open House, study commencement
- November 19, 2015 – Open House, draft directions
- March 9, 2017 – Information Session, draft policy changes

Downtown Oakville Growth Area Review

- November 23, 2015 – Open House, draft directions
- April 26, 2016 – Information Night, building heights
- March 6, 2017 – Information Session, draft policy changes

In addition to these public engagement events, staff have hosted and attended numerous meetings with interested stakeholder groups, residents' associations and the BIA's to further consult and solicit input. As part of the reviews, staff continue to accept comments. All materials relevant to each of the Growth Area Reviews are provided on dedicated project webpages on the town's website.

PUBLIC INFORMATION SESSIONS AND FEEDBACK

The purpose of this report is to update the subcommittee with what was heard from the public information sessions held in March 2017, which presented the draft policy changes to the Livable Oakville Plan for Bronte Village, Kerr Village, and Downtown Oakville.

Two public information sessions were held for each growth area; an afternoon session from 1–3 p.m. and an evening session from 6:30–8:30 p.m., as follows:

- Bronte Village Growth Area Review Information Sessions
March 1, 2017 – Queen Elizabeth Park Community and Cultural Centre
- Kerr Village Growth Area Review Information Sessions
March 9, 2017 – Oakville Centre for the performing Arts
- Downtown Oakville Growth Area Review Information Sessions
March 6, 2017 – Oakville Centre for the performing Arts

The public information sessions were advertised through a variety of means:

- The Oakville Beaver on Thursday February 16 and 23;

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- E-blasts to those who have signed up to receive email notification for the Official Plan Review, sent on Thursday February 16 and 23. At the time of writing this report, the distribution list has approximately 900 email addresses.
- The town's webpage including: project webpages, the public calendar, public notice page, and through the Oakville.ca web heroes and social media.

At each information session, open house panels were provided for the public to view and ask questions, followed by a staff presentation and a question and answer period. The display panels are attached in the appendices: Bronte Village Growth Area Review (Appendix A), Kerr Village Growth Area Review (Appendix B), and Downtown Oakville Growth Area Review (Appendix C).

Staff encouraged attendees to provide their comments on the draft policy changes within a month following the information sessions to ensure they would be included in an update report to the subcommittee. However, staff assured attendees that comments would be welcomed beyond this timeframe leading into the statutory amendment process at Planning and Development Council.

Following the public information sessions, staff prepared a question and answer document for each Growth Area Review which is available online. These documents have been included in the appendices of this report.

A synopsis of the information sessions and a summary of key themes raised from this round of consultation are provided below. Comments received for each Growth Area Review in relation to the March 2017 information sessions are provided in the appendices attached to this report. Staff note that there were several questions and comments fielded as part of the information sessions that were beyond the scope of the Growth Area Reviews and the Official Plan, generally.

Bronte Village Growth Area Review

The information sessions for the Bronte Village Growth Area Review were attended by approximately 90 people. The key themes raised in the comments and in discussion at the information sessions include:

- Managing growth and the right-fit for Bronte Village
- Differing views regarding building heights and finding the right balance
- Supporting commercial viability and commercial unit sizes
- Promoting opportunities to increase pedestrian foot traffic
- Concerns regarding the bonusing process (some see bonusing as a deterrent to growth)
- Redevelopment viability
- Supporting and enhancing the lakeside village character

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- Challenges regarding existing demographics of the Bronte Village area
- Traffic and parking concerns
- Creating a vibrant main street area with enhanced streetscapes and buildings framing the street
- Pedestrian safety and accessibility
- Housing affordability
- Timing of improvements and revitalization – many are anxious to see change

Kerr Village Growth Area Review

The information sessions for the Kerr Village Growth Area Review were attended by approximately 30 people. The key themes raised in the comments and in discussion at the information sessions include:

- Differing views regarding building heights
- Encouraging redevelopment of vacant, derelict, and underdeveloped sites
- Concerns regarding bonusing process
- Redevelopment viability
- Appropriate transition in the built form to the adjacent residential areas
- Pedestrian safety and concern about sight lines at corners
- Consideration of comments previously provided (e.g. resident petition)
- Business mix
- Opportunities for improved active transportation
- Supporting businesses
- Traffic and parking concerns
- Preserving the unique character of Kerr Village
- Coordination and timing of infrastructure improvements, including the Kerr Street grade separation at the train tracks

Downtown Oakville Growth Area Review

The information sessions for the Downtown Oakville Growth Area Review were attended by approximately 50 people. The key themes raised in the comments and in discussion at the information sessions include:

- Providing an appropriate balance of building heights
- Using a metric for building height (metres vs. storey)
- Commercial viability and supporting a vibrant downtown
- Concerns regarding the bonusing process
- Redevelopment viability
- Maintaining an overall strategy and vision for the downtown
- Traffic and parking concerns

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- Connections to the water and parks
- Preserving the historic feel of the downtown
- Other aspects that contribute to the health of the downtown

NEXT STEPS

Staff continue to review the feedback provided to date. Staff are also reviewing the new Growth Plan 2017 which takes effect July 1, 2017. Refinements to the draft policies may still be considered.

The next phase of the Main Street Growth Area Reviews is intended to be the statutory Official Plan Amendment process under the *Planning Act*. Separate Official Plan Amendments for each Main Street Growth Area are expected. Given that the statutory process takes place at Planning and Development Council, this report will be the last to be presented to the Livable Oakville Council Subcommittee in relation to the Main Street Growth Area Reviews, unless otherwise directed. Closing comments from the subcommittee regarding the Main Street Growth Area Reviews are welcomed. The statutory Official Plan Amendment process is anticipated for fall 2017.

In addition to the Official Plan Amendment, staff continue to develop urban design direction for each growth area to be provided in Part B of the Council endorsed Livable by Design Manual. The urban design direction is to act as a companion document to the Livable Oakville Plan policies for the Main Street Growth Areas.

CONSIDERATIONS

(A) PUBLIC

Consultation has formed an integral part of the Main Street Growth Area Reviews. The public continue to have an opportunity to be involved in the next phase of the study as part of the statutory Official Plan Amendment process under the *Planning Act*.

(B) FINANCIAL

There are no financial implications arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Coordination with other departments is ongoing.

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(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do
- be honest in everything we do
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The Main Street Growth Area Reviews work to enhance the social, economic and built environment of the community.

APPENDICES:

APPENDIX A: Bronte Village Growth Area Review

- A1: Display Panels
- A2: Questions & Answers Document
- A3: Comments Received

APPENDIX B: Kerr Village Growth Area Review

- B1: Display Panels
- B2: Questions & Answers Document
- B3: Comments Received

APPENDIX C: Downtown Oakville Growth Area Review

- C1: Display Panels
- C2: Questions & Answers Document
- C3: Comments Received

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