

How the Draft Policy Directions advanced to *Draft Policy Changes*

Staff received feedback on the draft policy directions throughout 2016. After analyzing comments received by the public, as well as other inputs, staff propose to advance the directions as shown below. The panels around the room explain the resulting **draft policy changes**. Staff are seeking further feedback on these prior to making final recommendations to Council.

	Direction	Carry Forward	Modify Direction	Do Not Carry Forward	Future Conformity
1	Extend the growth area boundary in the Upper Kerr Village District			✓	
2	Extend the growth area boundary in the Lower Kerr Village District	✓			
3	Eliminate the Central Business District (CBD) designation	✓			
4	Re-designate the northwest corner to Urban Core with bonusing	✓			
5	Re-designate Oakville Seniors Centre	✓			
6	Permit bonusing along Kerr Street	✓			
7	Strengthen and enhance existing urban design policies		✓		
8	Remove growth target expressed as a number			✓	✓
9	Undertake general housekeeping of policies	✓			

1

Extend the growth area boundary in the Upper Kerr District

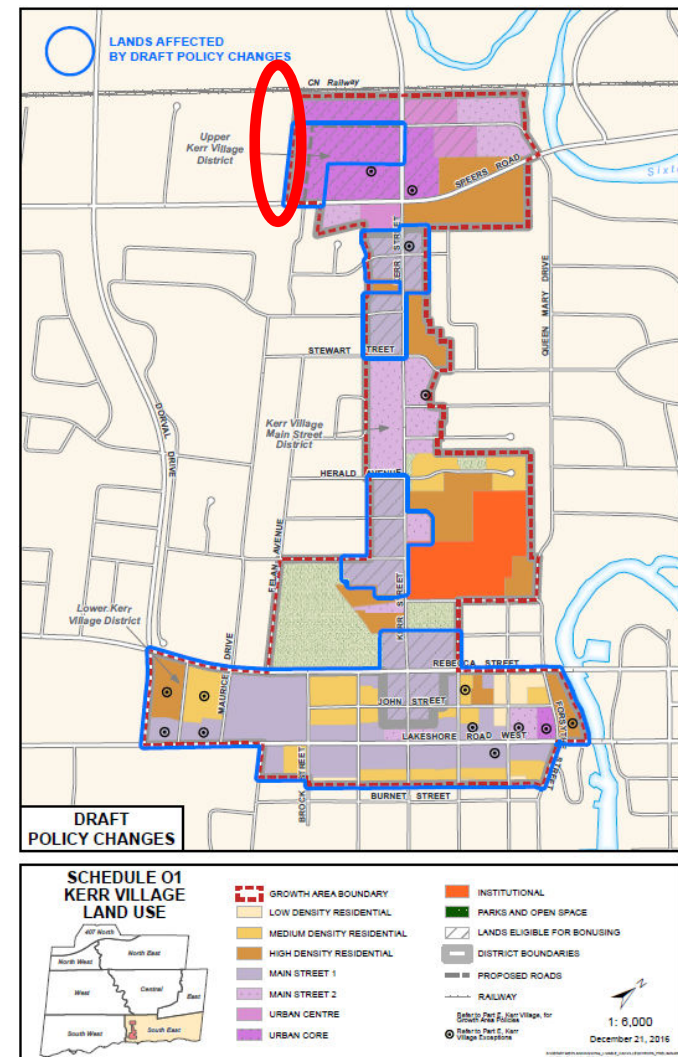
Evaluation: Do not carry forward

What is different?

- No changes are proposed to the policies or mapping

Why was this direction not carried forward?

- The Speers Road Corridor Study is underway, which will include an analysis of this site. This study is better suited to review this area, which is located within an identified employment area
- 201 Speers Road is a listed heritage building. This status may constrain comprehensive redevelopment east of the proposed road extension, as contemplated by the initial draft direction



2

Extend the growth area boundary in the Lower Kerr District

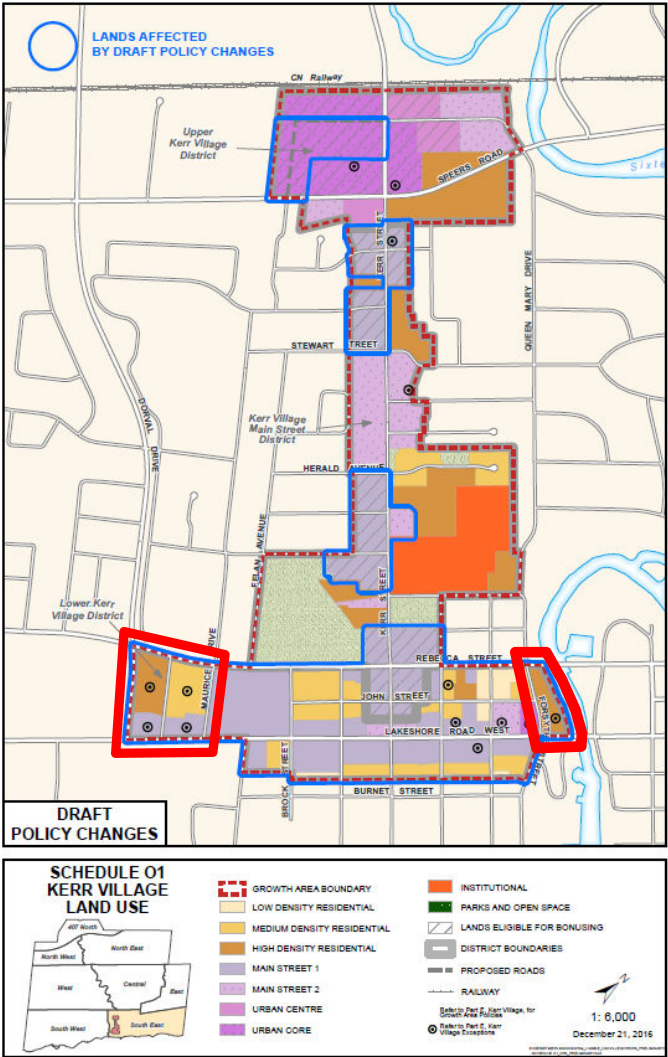
Evaluation: Carry Forward

What is different?

- The boundary of the Lower Kerr District has been extended:
 - East** – to include the area bounded by Forsythe Street to the west, Rebecca Street to the north, Sixteen Mile Creek to the east, and Lakeshore Road to the south
 - West** – to include the area bounded by Dorval Drive to the west, Rebecca Street to the north, Maurice Drive to the east, and Lakeshore Road to the south

Why extend the boundary?

- These areas are considered a natural extension for the growth area boundary given their current land use permissions of mixed use, medium and high density residential
- Extending east to the creek reinforces the existing link between the Lower Kerr Village District and Downtown Oakville
- Extending west recognizes recent development that is consistent with the existing policy direction for Kerr Village to accommodate intensification with a mix of residential and commercial uses



3

Replace the Central Business District designation

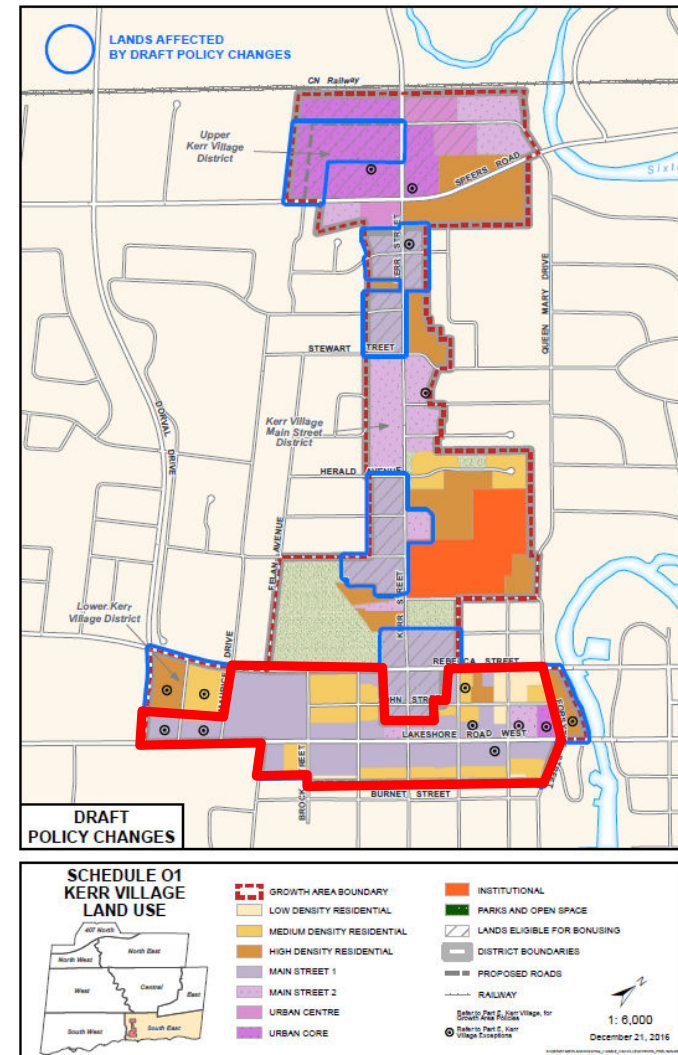
Evaluation: Carry Forward

What is different?

- The Central Business District (CBD), a commercial designation, has been replaced by mixed use and residential designations

What does this mean?

- Main Street 1, Main Street 2, Urban Core, Low Density Residential, Medium Density Residential, and High Density Residential land use designations have been applied to the existing CBD area to achieve the same objectives and reflect the existing built context
- The existing site-specific policies are maintained
- New exception policies are introduced to recognize existing uses
- 4 storey CBD height limit is maintained through the Main Street 1 designation
- 4-6 storey height limit is introduced on the north side of Lakeshore Road and Kerr Street through the Main Street 2 designation (a gateway location)



4

Redesignate the NW corner to Urban Core with bonusing

Evaluation: Carry Forward

What is different?

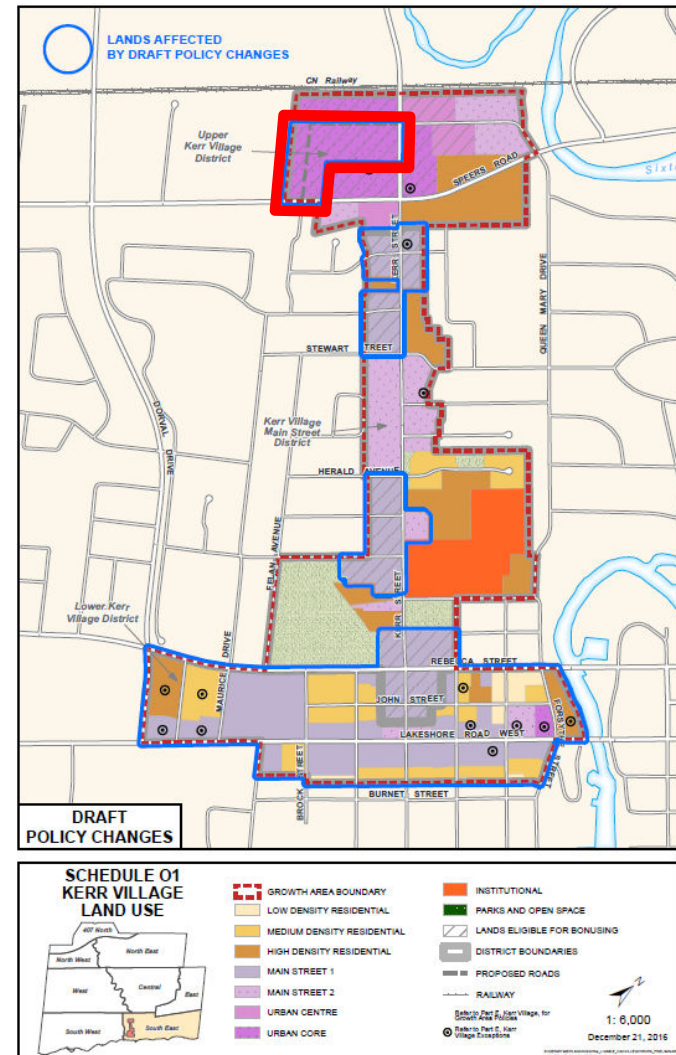
- Change in designation from Urban Centre and Urban Centre + bonusing eligibility, to Urban Core and Urban Core + bonusing eligibility

What does this mean?

- An increased height permission of 2 – 4 storeys
- Bonusing eligibility that matches abutting Urban Core lands

CURRENT POLICIES		DRAFT POLICIES	
Urban Centre		Urban Core	
Building Height	Bonused height to be considered	Building Height	Bonused height to be considered
6-8 storeys	Up to 2 storeys	8-12 storeys	Up to 4 storeys

- Simplification of the land use direction for the entire block
- New exception policy requiring a comprehensive development plan demonstrating the potential full build-out of the site



5

Redesignate Oakville Senior Centre to Main Street 2

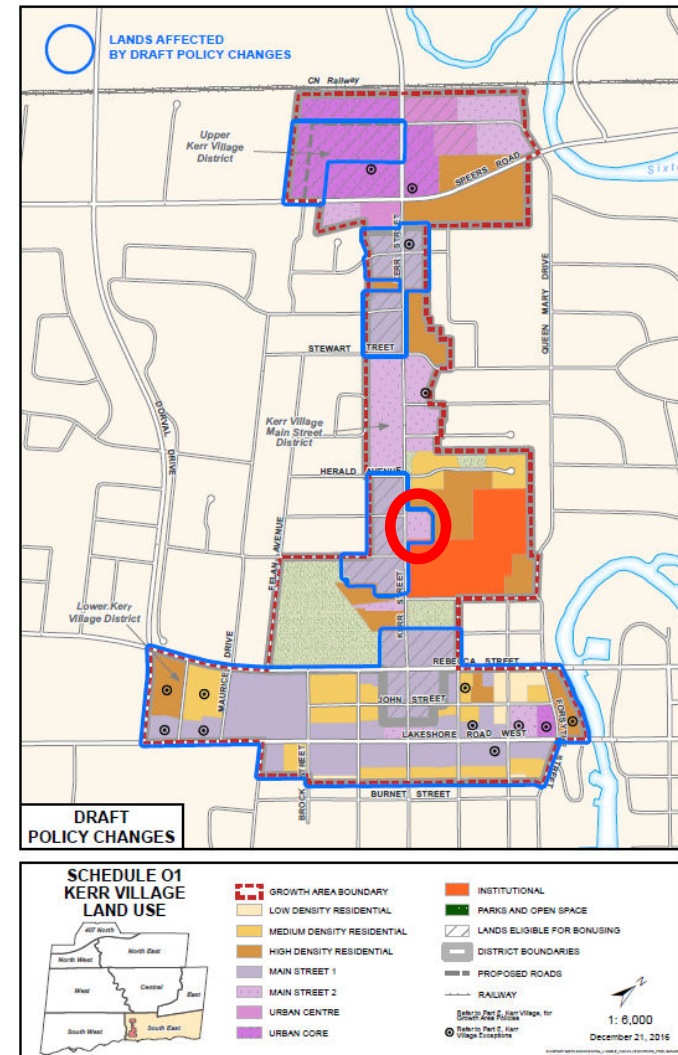
Evaluation: Carry Forward

What is different?

- Change from a Main Street 1 to Main Street 2 designation

What does this mean?

- An increased height permission of 2 storeys
- Main Street 1 permits 2-4 storeys; whereas Main Street 2 permits 4-6 storeys
- Remains a mixed use designation (retail/service commercial on ground floor)
- The existing Oakville Seniors Centre building can continue to function as a community facility or a commercial use



6 Permit bonusing along Kerr Street

Evaluation: Carry Forward

What is different?

- A **bonusing** overlay is shown on Main Street 1 designations along Kerr Street

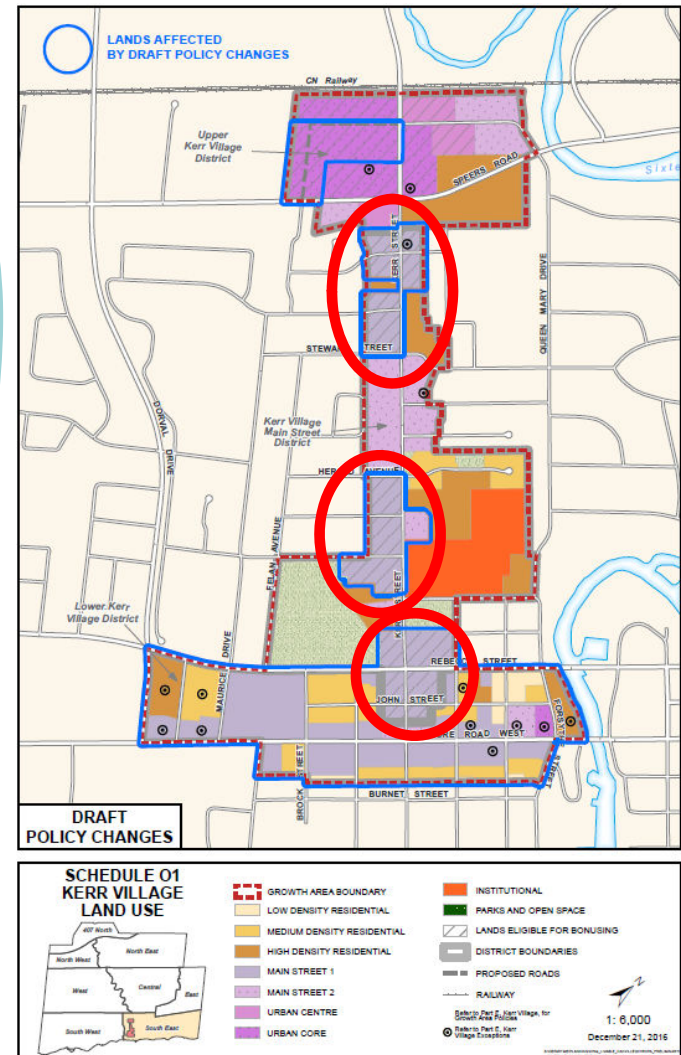
What does it mean?

- Up to 2 additional storeys may be considered as part of a Zoning By-law Amendment application (up to 6 storeys total)

	CURRENT POLICIES	DRAFT POLICIES	
	Building Height	Building Height	Bonused height to be considered
Main Street 1	2-4 storeys	2-4 storeys	Up to 2 storeys

- Existing built form policy requiring buildings be stepped back above the fourth storey, where adjacent to low density residential, is maintained

What is bonusing? Bonusing policies allow Council to consider a proposal for additional building height in exchange for a local public benefit. To get “bonused” development, a developer must apply to amend the zoning by-law and demonstrate that the proposed additional height would not create adverse impacts and that the local benefit warrants the increased height. Proposals are evaluated through a public process and can only be approved by Council.



7

Strengthen and enhance existing urban design policies

Evaluation: Modify Direction

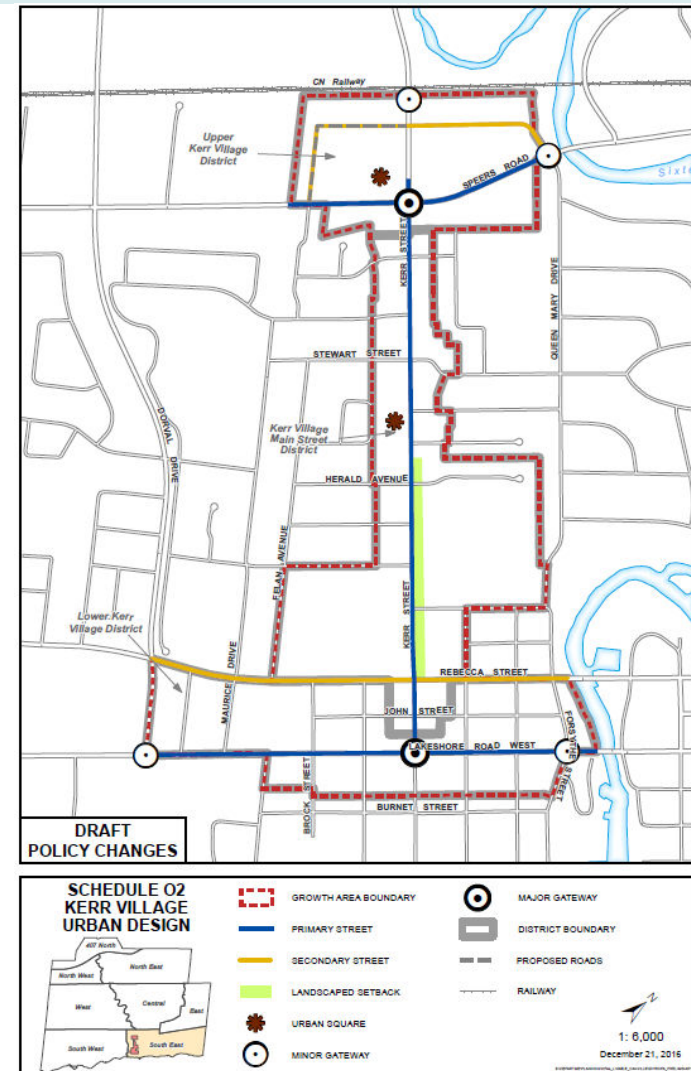
What is different?

- New and revised urban design policies, and a new urban design schedule

What does it mean?

- Urban design policies will provide more clarity and relate to the public realm, streetscapes, landscape setbacks, gateways, urban squares and built form
- The urban design schedule for Kerr Village will visually and spatially express the written policies
- It provides a framework for evaluating development applications within Kerr Village from an urban design perspective

What are gateways? Gateways are intended to create a sense of entrance and arrival. Gateways can be emphasized using a number of treatments including well-designed built form, enhanced streetscape treatments, landscaping and public art that contribute to community image and identity.



8

Remove growth target expressed as a number

Evaluation: Do not carry forward; future conformity

- Future policy changes are intended to consider a “minimum planned density” consistent with the Provincial Growth Plan
- To be confirmed once:
 - **Public input is received on the draft policies**
 - An approach for expressing growth numbers is more firmly established for the Official Plan as a whole
 - Baseline data is confirmed through the census
 - Growth allocation requirements from Halton Region are more clearly understood
- Future conformity amendments will be required with the Halton Region Official Plan, and the Provincial Growth Plan, as amended



- ❖ The minimum planned density should enable the achievement of a revitalized, transit-supportive, main street area

9

Undertake general housekeeping policies

Evaluation: Carry Forward

Intended to provide more clarity and consistency