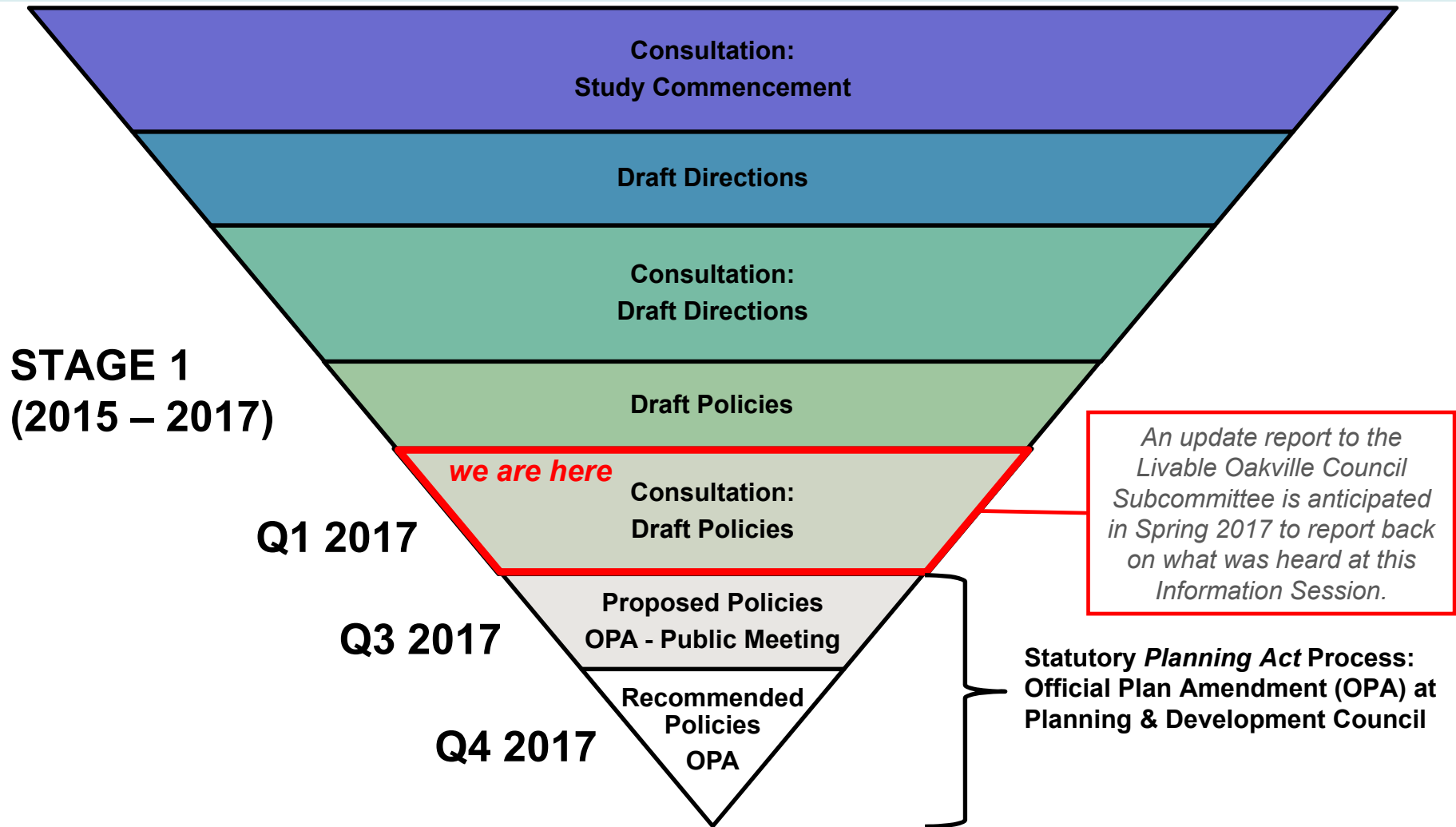


Study Process and Next Steps



STAGE 2 (2019 – 2020)

Town Wide Conformity Review & Official Plan Amendment

Analysis of Draft Policy Directions

The draft policy directions were analyzed based on comments from the public and the Livable Oakville Council (Official Plan Review) Subcommittee, as well as other inputs. Staff propose to advance them as shown below:

	Direction	Carry Forward	Modify Direction	Do Not Carry Forward	Future Conformity
1	Maintain the existing growth area boundary		✓		
2	Maintain the existing land use permissions	✓			
3	Explore (identify) opportunities for increased building heights	✓			
4	Explore (identify) opportunities for bonusing	✓			
5	Strengthen existing urban design policies		✓		

Additional directions:

6	Implement the Council-endorsed vision and objectives for the Downtown Plan (i.e., Transportation and Streetscape Study and Downtown Cultural Hub Study)	✓			
7	Revise approach to growth target	✓			✓

The panels around the room describe the resulting policy directions and **draft policy changes**. Staff are seeking your feedback before making final recommendations to Council.

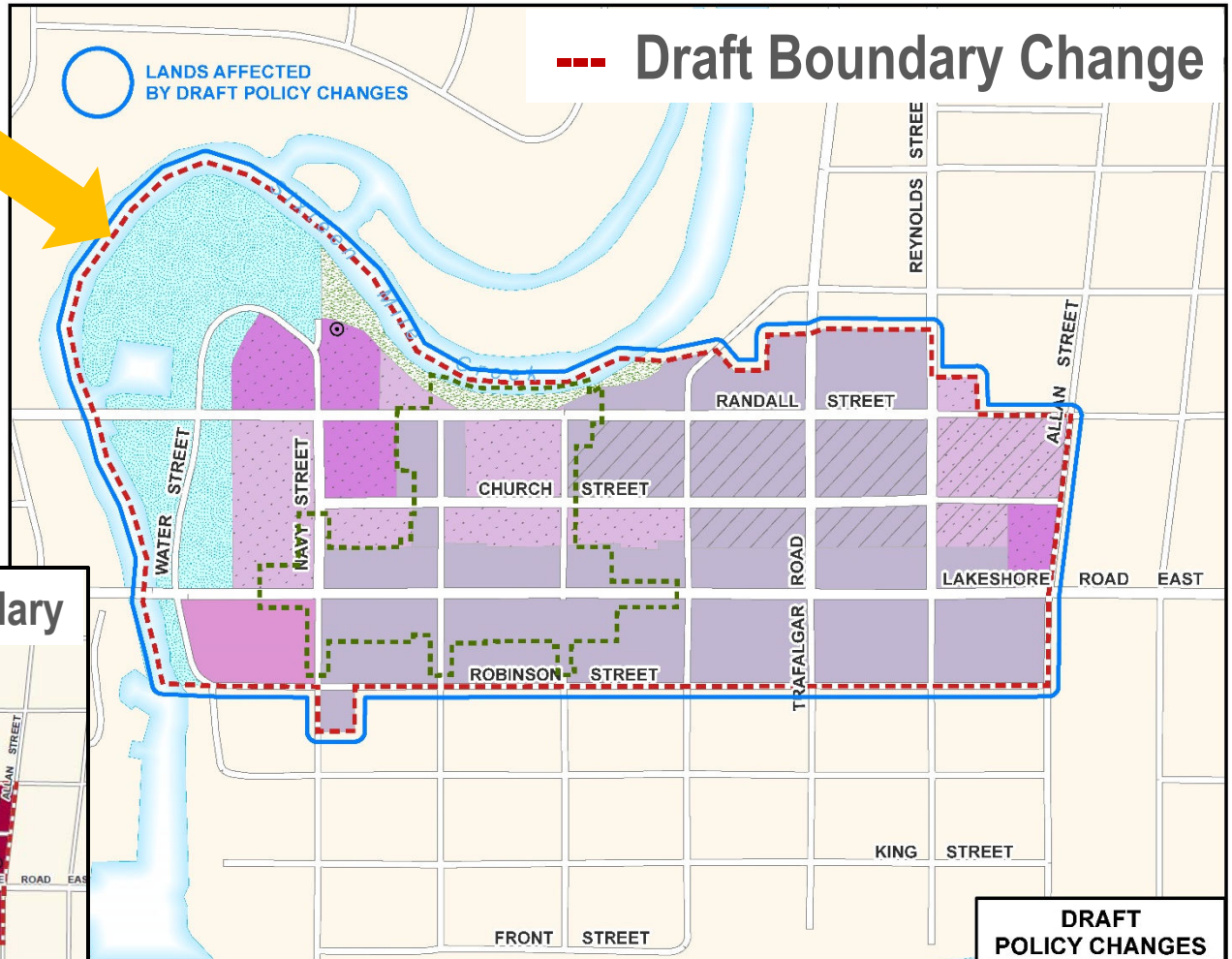
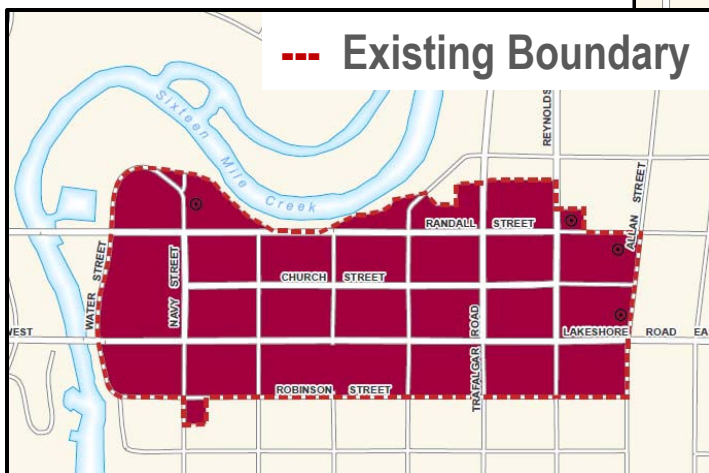
1 Modify the growth area boundary

What is different?

- The boundary would include the valley land on the creek side of Water Street (e.g., area around Burloak Canoe Club and behind Centennial Square site).

What does it mean?

- The official plan policies for Downtown Oakville would also address these lands.



2

Maintain the existing land use permissions

What is different?

- Most of the land use designations would change from Central Business District to the Mixed Use designations, which have very similar land use permissions.
- 'Hotel' would be added as a use that may be permitted in the Main Street 1 and Main Street 2 designations.
- New policies would be added to maintain certain land use permissions.

What does it mean?

- The Central Business District designation, which originated in the 1984 official plan and has largely been replaced by the Mixed Use designations, would be phased out.
- Mixed use buildings would be required along Lakeshore Road East (e.g., with retail uses on the ground floor).
- Single-use buildings would be permitted on lots that do not abut Lakeshore Road East.



For more details, please refer to the complete document:
Draft Policy Changes for Downtown Oakville (March 6, 2017)

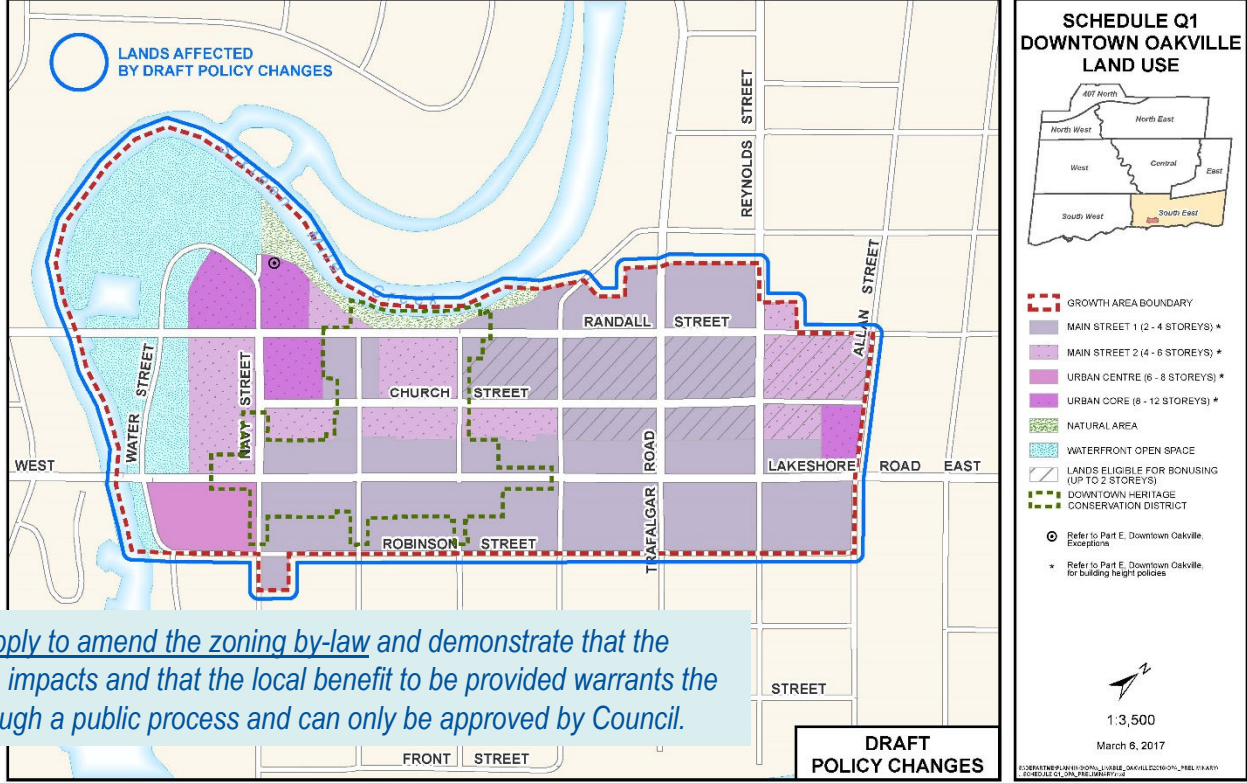
3/4 Identify opportunities for increased building heights Identify opportunities for bonusing

What is different?

- Building height ranges would be associated with each land use designation.
- New built form policies would provide additional direction.
- Certain areas would be eligible for bonusing.*

What does it mean?

- New buildings taller than 4 storeys, and up to 12 storeys, would be permitted in certain locations.
- On lands eligible for bonusing, Council could consider proposals for up to 2 additional storeys 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 to be provided warrants the increased height. Such proposals are evaluated through a public process and can only be approved by Council.

5

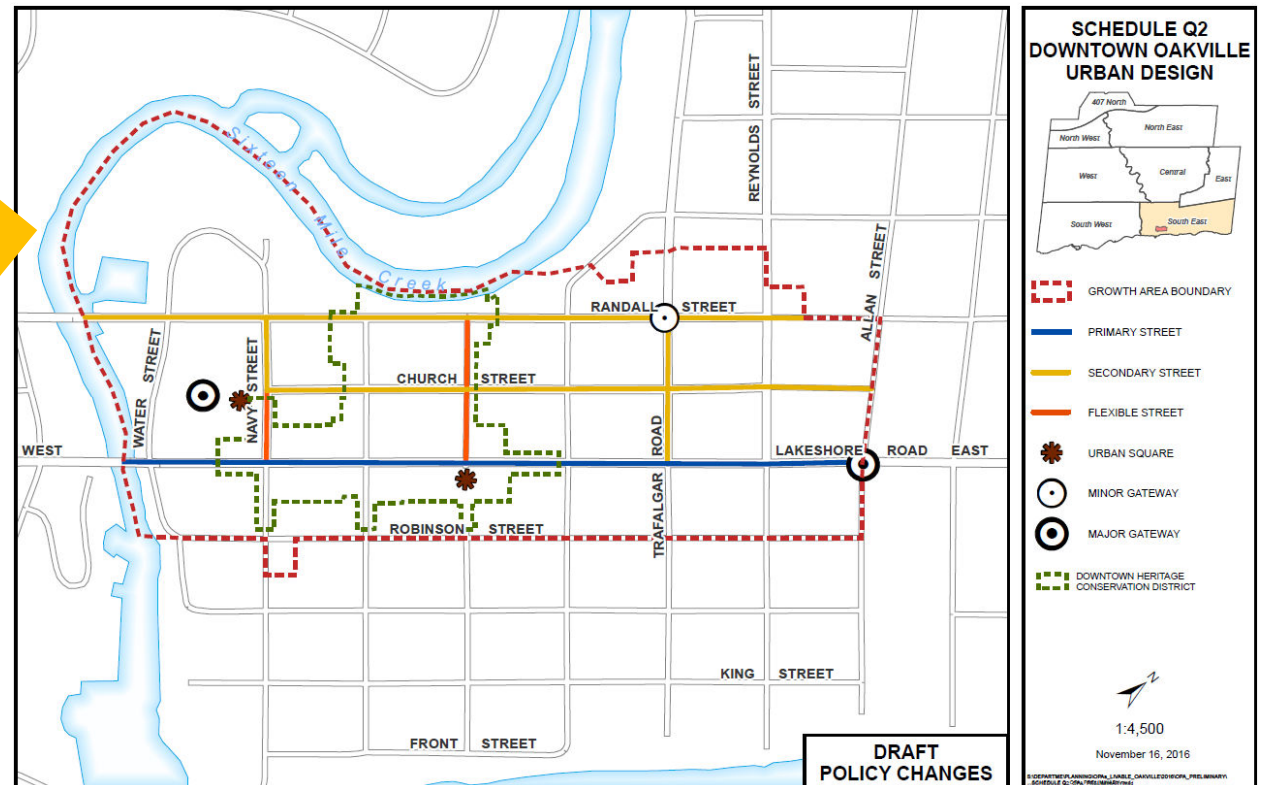
Strengthen urban design policies & add an urban design schedule

What is different?

- New and revised urban design policies would be introduced, including an urban design schedule for Downtown Oakville.

What does it mean?

- A framework would be provided for evaluating development proposals from an urban design perspective to ensure that the attributes that contribute to the character of Downtown Oakville are incorporated into decisions.
- The streetscape and pedestrian environment would be specifically addressed.
- The urban design schedule would visually and spatially express and support the policies.



Gateways are intended to create a sense of entrance and arrival. They 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.

Flexible streets are designed so that when closed to vehicular traffic for festivals and special events, the entire width of the street, including sidewalks, can be used as a comfortable gathering place.

6 Incorporate Vision and Objectives from Downtown Plan (DCH & DTS)

What is different?

- The goal for Downtown Oakville in the Livable Oakville Plan would be replaced.

What does it mean?

- The Livable Oakville Plan would be updated to reflect the vision for Downtown Oakville developed through the public engagement in relation to the Downtown Plan (i.e., DCH and DTS).
- In the next phase of analysis, staff will assess how the existing objectives for Downtown Oakville in the Livable Oakville Plan may be modified to further align with the objectives for the Downtown Plan project (i.e., DCH and DTS).



Goal: 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.



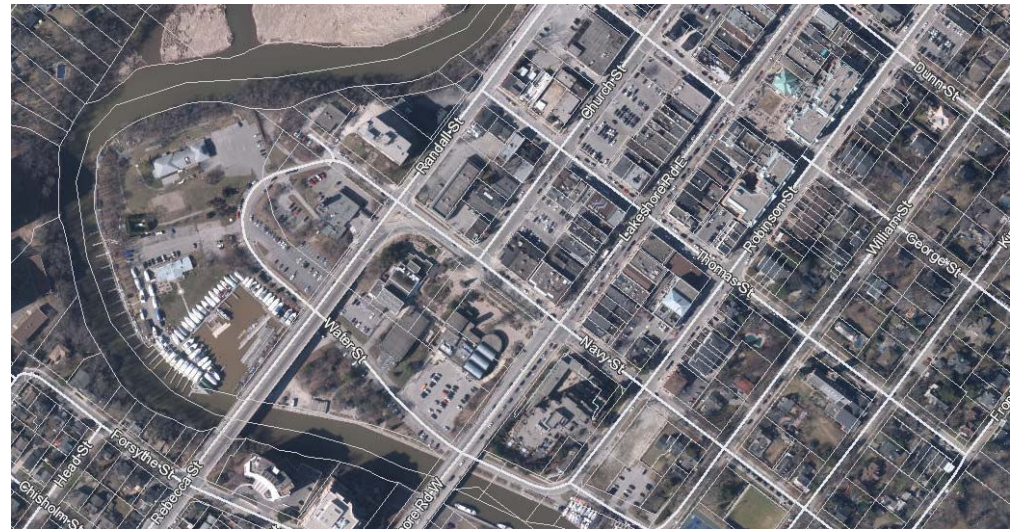
7 Revise Approach to Growth Target

What is different?

- The draft policy changes would consider a “minimum planned density” of residents and jobs per hectare (a growth number), which is consistent with the approach used in the Provincial Growth Plan.
- A growth number is not currently provided. It will be confirmed when:
 - Public input is received on the draft policies;
 - An approach for expressing growth numbers is more firmly established for the town’s official plan as a whole;
 - Baseline data is confirmed through the census; and,
 - Growth allocation requirements from Halton Region are more clearly understood.

What does it mean?

- Downtown Oakville would be planned to accommodate a specific density of residents and jobs per hectare.
- Future official plan amendments will be required to conform with the Region of Halton Official Plan and the Provincial Growth Plan, as amended.



Ultimately, a minimum planned density would be provided that would enable the achievement of a revitalized, transit-supportive, main street area.