



OAKVILLE

REPORT

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

MEETING DATE: JUNE 13, 2016

FROM: Planning Services Department

DATE: April 1, 2016

SUBJECT: **Kerr Village Growth Area Review**

LOCATION: Kerr Village

WARD: 2

Page 1

RECOMMENDATION

That the report, entitled *Kerr Village Growth Area Review*, 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 Kerr Village Growth Area Review was identified as a priority study to commence prior to other studies.
- The Kerr Village Growth Area Review has provided numerous public engagement and input opportunities, including hosting two public open houses.
- This report summarizes the work and evaluation completed to date, including a summary of public feedback and next steps.
- The Kerr Village Growth Area Review will consider input and guidance from the Livable Oakville Council Sub-Committee.

1. 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

From: Planning Services Department
Date: April 1, 2016
Subject: **Kerr Village Growth Area Review**

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 was the result of a comprehensive planning exercise that involved extensive public consultation, numerous background and technical studies, and policy development. The policies for Kerr Village were developed through the *Plan for Kerr Village*, one of six major studies that informed the development of the Livable Oakville Plan. The study included an extensive public engagement and technical review process which led to the policies that guide growth and development in Kerr Village today.

The Livable Oakville Plan identifies Kerr Village as one of six growth areas planned to accommodate new growth and development south of Dundas Street. Kerr Village is envisioned to be revitalized as a vibrant business district and cultural area.

Since the adoption and approval of the Livable Oakville Plan, the Province's Growth Plan for the Greater Golden Horseshoe has been updated via Growth Plan Amendment 2 with revised growth projections for Halton Region for 2031, and new growth projections to 2041. As part of the mandatory Provincial conformity exercise, the town must now plan to accommodate growth to 2041.

In May 2015, the town initiated a Five Year Official Plan Review, in accordance with the requirements of the *Planning Act*. A number of projects are contemplated as part of this review including a review of the policies that guide growth and change in Kerr Village.

In February 2016, a town-wide Urban Structure Review was initiated in response to increasing growth pressure throughout the town and to address Growth Plan conformity. It will assess how the town manages growth and change, both within the existing intensification areas (e.g., growth areas and corridors), and potential new opportunities.

Kerr Village Growth Area Review

The purpose of the Kerr Village Growth Area Review is to assess the existing policies in the Livable Oakville Plan, as they relate to Kerr Village and consider new or revised policies, as necessary, to ensure the goals and objectives for Kerr Village continue to be realized.

The review is intended to assess development activity and trends, technical inputs such as infrastructure capacity, as well as other related studies and master plans being completed which may affect Kerr Village. Conformity with Provincial and

Regional plans will also be assessed. The review will include opportunities for public engagement and input.

2. CHRONOLOGY

February 10, 2014 – Planning and Development Council

A staff report received by Council entitled “Long Range Planning Work Plan” provided an overview of preliminary work required as part of the Five Year Official Plan Review. The staff report identified that an assessment of the town’s six identified growth areas, including Kerr Village, was needed. The reviews were acknowledged to be “checkups” or “check ins” to assess how development within the growth areas is meeting the Livable Oakville Plan’s objectives and identify:

- If the intensification targets are being achieved,
- If the right type and mix of uses are being realized,
- If the right height and densities are provided for, and,
- If the appropriate growth area boundaries are provided.

The staff report also indicated that in addition to assessing development approvals and conducting a policy review, staff intended to develop and carry out an extensive community consultation program to engage residents in the review process.

May 5, 2015 – Project Webpage

The Kerr Village Growth Area Review project webpage was established. All information produced through the review is posted to this webpage.

May 11, 2015 – Special Meeting of Planning and Development Council

A special meeting of Planning and Development Council was held to launch the Five Year Official Plan Review. A staff report entitled “*Official Plan Review – Special Public Meeting*” was received by Council confirming the need to complete an assessment of how development within the town’s six Growth Areas, including Kerr Village, is meeting the objectives and policies of the Livable Oakville Plan. The report identified that the Official Plan Review is not intended to significantly change the existing policy framework and that the Growth Area reviews will assess the policies to ensure that the overall growth management framework for the town continues to be realized.

May 26, 2015 – Open House 1

The first public open house for the Kerr Village Growth Area Review was a drop-in event held from 2 – 8 p.m. at the Oakville Arena, Kinsmen Pine Room. The open house was the first step of the review to gain broad public input and was attended by approximately 60 people.

At the open house, staff introduced the Kerr Village Growth Area Review and sought input on how to collectively make Kerr Village an even better place. Staff heard many ideas at the open house with participants exploring ways to enhance Kerr Village. Input received at the open house is discussed in the ASSESSMENT section of this report with materials provided under **Appendix A**.

The open house was promoted via:

- email notifications to the Official Plan Review project mailing list including resident associations and the Kerr Village BIA
- newspaper notices in the Oakville Beaver (twice, 2 and 1 week prior)
- mobile sign boards placed at the northwest corner of Kerr Street and Rebecca Street for two consecutive weeks prior to the open house
- posters hung on community boards and in local businesses
- staff handing out pamphlets to residents, business owners and customers on the street
- social media including the town's Twitter and Facebook accounts

November 19, 2015 – Open House 2 Draft Directions

A second drop-in public open house was held from 3 – 8 p.m. at the Oakville Arena, Kinsmen Pine Room. Staff presented a series of draft policy direction based on preliminary analysis and public input. The open house was an opportunity for the public to view and provide input on these draft policy directions, ask questions of staff and provide further comments on the review.

The open house was promoted through email notifications to the Official Plan Review project mailing list, resident associations and the Kerr Village BIA, as well as newspaper notices in the Oakville Beaver. The open house was attended by approximately 40 people.

The draft policy directions are outlined in the DRAFT DIRECTIONS section of this report, with materials and mapping provided under **Appendix B**. Public comments on the draft directions provided at the open house are discussed in the FINDINGS & COMMENTS section of this report.

February 16 and March 24, 2016 – Kerr Village BIA Meeting

The Kerr Village BIA hosted town staff at a meeting to discuss preliminary comments on the draft policy directions, prior to their formal comment submission. These comments are included in **Appendix C**.

From: Planning Services Department
 Date: April 1, 2016
 Subject: Kerr Village Growth Area Review

3. ASSESSMENT

The Kerr Village Growth Area Review began with an initial assessment of recent development activity and approvals, a review of development trends, a preliminary review of Provincial and Regional policies, and other initiatives being undertaken in the Kerr Village area. The initial review also included preliminary stakeholder consultation.

Development Approvals

Staff undertook a review of recent development in Kerr Village, considering development approvals since the adoption of the Livable Oakville Plan in June 2009. The review period was chosen in order to better understand if the policies developed through the Livable Oakville Plan enabled development to take place as envisioned. The review indicated that there has been some amount of development activity, with one approval currently under construction. The table below provides a summary:

Year	Location	Application	Description	Status
2011	54 & 60 Shepherd Road	Zoning By-law Amendment	Two 10 storey residential buildings joined by a two storey podium with ground floor commercial 201 residential units [10 storey maximum subject to the applicants entering into a Section 37 (bonusing) Agreement with the town]	Approved
2014	54 & 60 Shepherd Road	Site Plan	Two 10 storey residential buildings with ground floor commercial 192 residential units 9 live-work units	Under review
2014	79 Speers Road / 521 Kerr Street	Site Plan	19 & 21 storey residential towers with ground floor commercial 532 residential units (Empire Communities - Rain Condos)	Approved Under Construction
2014	174 Lakeshore Road W, 87 and 91 Brookfield Rd	Zoning By-law Amendment	4 storey mixed use building 37 residential units	Approved OMB

From: Planning Services Department
Date: April 1, 2016
Subject: Kerr Village Growth Area Review

Development Trends

Ontario Building Code

Recent changes made to the Ontario Building Code (OBC) came into effect on January 1, 2015. The OBC was amended to permit the construction of six storey wood frame buildings, up from the previous four storeys. It is understood that this will enable the development community to build more mid-rise buildings in line with provincial direction to encourage intensification opportunities. This trend was identified as it may influence future built form opportunities.

At the time of developing policies for Kerr Village in 2009, the four storey height limit for “Main Street 1” designated properties was partly based on the four storey height limit for wood frame construction in the Ontario Building Code.

Financial Feasibility

Staff have heard from the development and real estate community that the redevelopment of existing or underutilized properties to a maximum of four storeys in the Main Street 1 and Central Business District designations is not financially feasible. The implications of this may be a contributing factor as to why there has been nearly no uptake in new development south of Speers Road. Staff are investigating these comments further and have hired N. Barry Lyon Consultants Limited to assess redevelopment viability within the town’s three main street growth areas – Kerr Village, Bronte Village and Downtown Oakville.

Provincial and Regional Policies

The evolution of Provincial and Regional policies since the approval of the Livable Oakville Plan continues to support, and looks to increase intensification opportunities throughout the existing built-up area. For example, since the approval of the Livable Oakville Plan, the Growth Plan for the Greater Golden Horseshoe has been updated with revised growth projections for Halton Region for 2031, in addition to new growth projections to 2041. The town must now plan to accommodate growth to 2041.

The Region of Halton Official Plan must also be reviewed and updated to conform to the Provincial Growth Plan. The town continues to work with the Region of Halton during the development of both the Town and Regional Official Plans.

As part of the preliminary assessment, staff have identified areas where further conformity and alignment with provincial policies could be considered. This includes introducing a minimum density target as a means to guide growth in the Town’s Growth Areas. This direction stems from policy 2.2.3.6 h) in the Provincial Growth Plan.

A more detailed review of Provincial and Regional policies will take place during the policy development phase of the Kerr Village Growth Area Review, and as part of the broader conformity exercise for the entire Official Plan.

Town Initiatives

Kerr Street Grade Separation – Speers Road to QEW

The Town of Oakville has completed a Class Environmental Assessment for a Kerr Street grade separation from Speers Road to North of the QEW bridge. The detailed design consists of a widening of Kerr Street from Speers Road to just north of the QEW from the existing two lane roadway to four travel lanes (two northbound and two southbound) and the construction of a new underpass at the Metrolinx railway line.

The detailed design work is still underway and project commencement is set from 2018.

Transit Service Review and Five Year Plan

The Transit Service Review and Five Year Plan was received by Council in July 2015. The plan provides a comprehensive strategy to provide improved frequency and reliability of transit service for the next five years.

The plan recommends improvements which would provide increased service levels through Kerr Village, as well as route extensions. Improvements along Route 4 - Speers/Cornwall would see an increase in frequency from 20 to 15 minutes during weekday peak hours and 40 to 40 during weekday midday hours. Route 15 – Bridge, which runs from the GO Station to the north end of Kerr Village, along Queen Mary to Stewart Street continuing west, is proposed to extend to Burloak Drive and the Rio Can Centre. Route 14 - Lakeshore West, which runs through the lower end of Kerr via Rebecca Street, would see an increase in frequency from 20 to 15 minutes during weekday peak hours. It is also proposed to be extended west to Appleby GO Station, providing a direct connection to Burlington Transit.

Preliminary Consultation

Open House 1

Open House 1 was the first step of the review to gain preliminary public input. Materials from the open house are found in **Appendix A**. At the open house staff introduced the Growth Area Review with panels around the room and sought input on how we can collectively make Kerr Village an even better place. The open house provided various ways for participants to provide comments.

From: Planning Services Department
Date: April 1, 2016
Subject: Kerr Village Growth Area Review

The first exercise provided “scribble sheets” where participants could write responses on a large poster to the statements below. The following points provide a summary of responses:

*One thing I **LOVE** about Kerr Village is the...*

- new park
- it has everything I need
- community garden
- flowers, lights, sidewalks and green space
- that Kerr Village is being upgraded
- seeing people walking, talking and enjoying the outdoors
- walkability to shops and services
- restaurants & cafes!
- diversity of people and stores

*One thing I'd **CHANGE** about Kerr Village is to...*

- enforce no cycling on sidewalks
- businesses open on Sunday and a few evenings a week
- stricter enforcement of noise bylaws, especially concerning motorcyclists
- a free shuttle going up and down Kerr would benefit local residents, especially going to GO station
- bring back farmers market
- more diversity of shops
- renovation of older buildings

The second exercise used a large map showing an air photo with an overlay of the existing land use designations within Kerr Village. The map allowed participants to visualize the potential future development in the area and identify locations with post-its and markers that they are happy with, or think could be improved, or changed in some way. A standalone legend with description of all land use designations in the area was also provided as an aid for participants. The map with responses is provided in **Appendix A**. The comments were grouped into six common themes based on what was provided:

- transportation and parking
- land use and buildings
- active transportation
- parks and open space

From: Planning Services Department
Date: April 1, 2016
Subject: Kerr Village Growth Area Review

- shops and services
- safety and wellbeing

The input received provided a basis for understanding where the public mindset was as staff carried forward with further phases of the review.

Baseline Questions

Through the initial assessment and preliminary inputs, staff were able to respond to the baseline questions proposed for the growth area reviews highlighted in the staff report entitled “Long Range Planning Work Plan” received by P&D Council February 10, 2014:

- Are the intensification targets being achieved?
- Are the right type and mix of uses being realized?
- Are the right height and densities provided for?
- Are the appropriate growth area boundaries provided?

Are the intensification targets being achieved?

Based on the preliminary assessment, staff are concerned that the Kerr Village Growth Area may not be on track to achieve its minimum growth targets within the existing planning framework. Furthermore, based on policy changes at the Provincial and Regional levels, staff must review opportunities for additional growth.

Are the right type and mix of uses being realized?

There has been some development activity in Kerr Village, particularly the Rain Condominiums at Kerr Street and Speers Road. However; there is opportunity for development to occur in the northeast corner of Kerr Street and Speers Road, given the current permissions. There are several underutilized sites along Kerr Street and Lakeshore Road that could be redeveloped in a mixed use form to further enhance the main street function of the area, and introduce new residents.

Are the right height and densities provided for?

As mentioned, staff have heard from property owners and the development community that the current height limits in parts of Kerr Village create conditions that are not financially feasible for redevelopment to take place. As a result, staff have hired N. Barry Lyon Consultants Limited to assess redevelopment viability within the town’s main street growth areas.

While financial feasibility is critically important for the continued success of Kerr Village, staff are also aware of the community desire to respect the adjacent residential areas.

Are the appropriate growth area boundaries provided?

Based on the initial assessment of the Kerr Village Growth Area, staff have considered two (2) boundary changes in the upper and lower areas of Kerr Village. These are discussed as Draft Directions 1 and 2 in the below section.

4. DRAFT DIRECTIONS

Following the assessment process and preliminary public input, staff evaluated the existing official plan policies for Kerr Village and developed nine (9) draft policy directions for public comment. They were based on an initial assessment, preliminary public input, a review of additional development opportunities and principles of good planning. Provincial policy updates, including Amendment 2 to the Growth Plan (accommodating growth to 2041) were also considered. It is staff's intention to build upon the draft directions based on Council's input and guidance, as well as through further public input, research, and review. They are not considered policy recommendations at this time.

The directions were presented for review and comment at a public open house on November 19, 2015. The materials provided at the open house can be found in **Appendix B** which includes mapping indicating potential areas of change. Comments provided on the draft directions are discussed in the FINDINGS & COMMENTS section of this report. A summary of the draft directions with rationale is provided below:

Direction 1: Extend the growth area boundary in the Upper Kerr Village District

Rationale for direction:

- Upper Kerr Village envisioned to become a transit-supportive and mixed use area with higher density forms of development
- Desire from public for change in the form of mixed uses and higher densities in this quadrant
- Proposed road extending north from St. Augustine Drive will create a constrained development parcel on the west side
- Extension would create a larger block size better suited to accommodate higher density, mixed use development. This would assist in achieving the critical mass required for the enhanced transit envisioned in this area.
- Urban Core designation permits office uses also contemplated in the Business Employment designation

Direction 2: Extend the growth area boundary in the Lower Kerr Village District

Rationale for direction:

Southwest Area

- Lands bound by Lakeshore Road West, Dorval Drive, Rebecca Street and Maurice Drive have existing permissions for mixed use, high density and medium density uses
- Area is experiencing significant redevelopment to higher densities based on these permissions
- Mixed uses are currently permitted along Lakeshore Road West to Dorval Drive

Southeast Area

- Existing high density area
- Contributes to the character of Lower Kerr Village and provides connection to the Downtown Oakville Growth Area

Direction 3: Eliminate the Central Business District (CBD) designation

Rationale for direction:

- Central Business District (CBD) designation is repetitive of the mixed use Main Street designations
- Main Street 1 and Main Street 2, medium density and high density land use designations can be applied to the area to achieve the same objectives & reflect the existing built context

Direction 4: Re-designate northwest corner to Urban Core with bonusing

Rationale for direction:

- Upper Kerr Village envisioned to become a transit-supportive and mixed use area with higher density forms of development
- Public comments have indicated desire for change in the form of mixed uses and higher densities in this quadrant
- Opportunity to provide comprehensive land use and urban design direction for this specific area (clarify uses, height transition, building setbacks etc.)

Direction 5: Re-designate Oakville Seniors Centre

Rationale for direction:

- Area context includes abutting high density residential

- Appropriate location for increased height
- Ontario Building Code changes now permit 6 storey wood frame construction making this building height more attractive for redevelopment

Direction 6: Permit bonusing along Kerr Street

Rationale for direction:

- Community desire to see revitalization opportunities realized in Kerr Village
- Expressed concern that 4 storey buildings are not financially feasible to construct
- *Ontario Building Code* has been updated to allow 6 storey wood frame construction making this building form more attractive and cost attainable
- Opportunity to accommodate growth to 2041 and seek public benefits in return

Direction 7: Strengthen and enhance existing urban design policies

Rationale for direction:

- To strengthen and enhance policies that are consistent with the goal of a vibrant business district and cultural area
- To graphically and spatially represent the design-related policies for Kerr Village for a greater understanding of the desired outcomes

Direction 8: Remove growth target expressed as a number

Rationale for direction:

- Growth targets are expressed as *minimums* - a target expressed as a number (i.e. number of units) often leads to confusion about “maximum allowable growth”
- Growth targets for the purpose of conforming to Provincial and Regional Plans apply to the town as a whole (provided under Section 4 of the Livable Oakville Plan) and are not required for individual areas throughout the Town.
- Land use designations and policies express the level of growth that is permitted by way of height permissions, built form, and density
- Removing the target anticipates that growth will continue beyond the growth horizon of 2031 and 2041

Direction 9: Undertake general housekeeping of policies

Rationale for direction:

- To accommodate new policy direction, clarify intent, make wording more consistent, and eliminate potential conflicts in the text

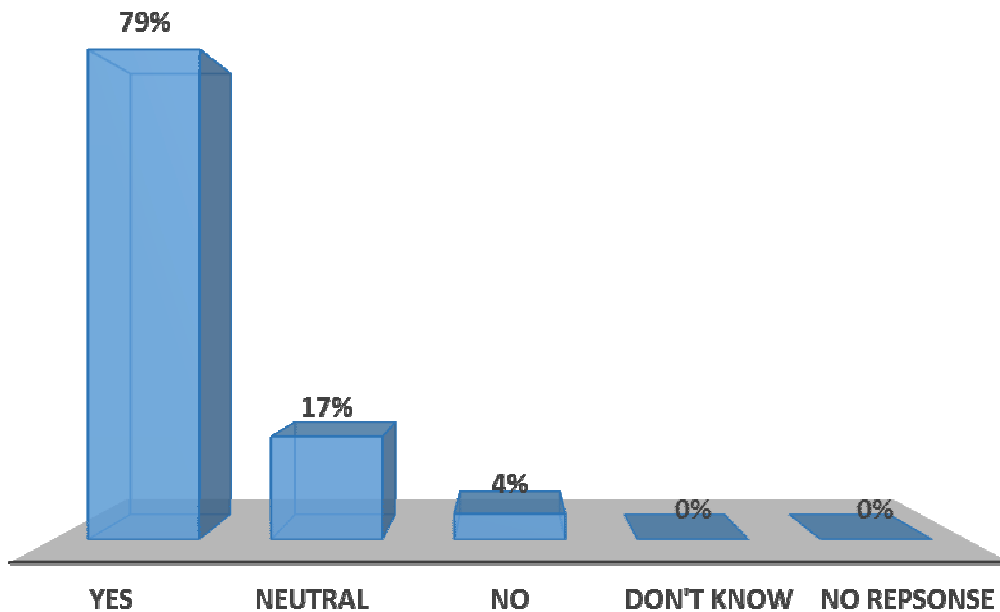
5. FINDINGS & COMMENTS

At Open House 2, the public was asked to view display panels highlighting each draft direction and provide their response via a worksheet which asked “Are we heading in the right direction?” (See **Appendix B**).

This section provides a summary of the 24 worksheet responses received.

Direction 1: Extend the growth area boundary in the Upper Kerr Village District

Are we heading in the right direction?



A summary of public comments provided with the above responses:

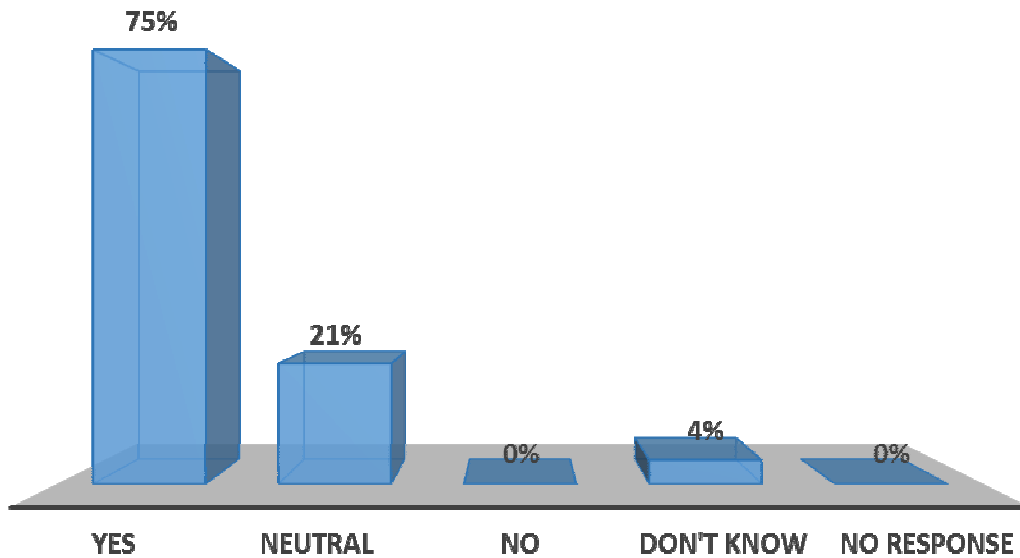
Yes	<ul style="list-style-type: none"> • natural extension based on uses • needs to be reworked, old strip mall is not aesthetically pleasing • I would be excited to shop at a larger area • better road access, more space to develop • as the density increases, it makes sense to use that area, now "dead" • should have more area for high density • extra room for urban is intelligent, car traffic to be reviewed • excellent idea to increase the density • makes sense to extend western boundary, given current land use
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From: Planning Services Department
 Date: April 1, 2016
 Subject: Kerr Village Growth Area Review

Neutral	<ul style="list-style-type: none"> • traffic is already bad and dangerous on Speers, with the new condo building it's going to get worse • plaza at the north west corner needs to be developed
No	<ul style="list-style-type: none"> • more effort should be focused on the core & south

Direction 2: Extend the growth area boundary in the Lower Kerr Village District

Are we heading in the right direction?

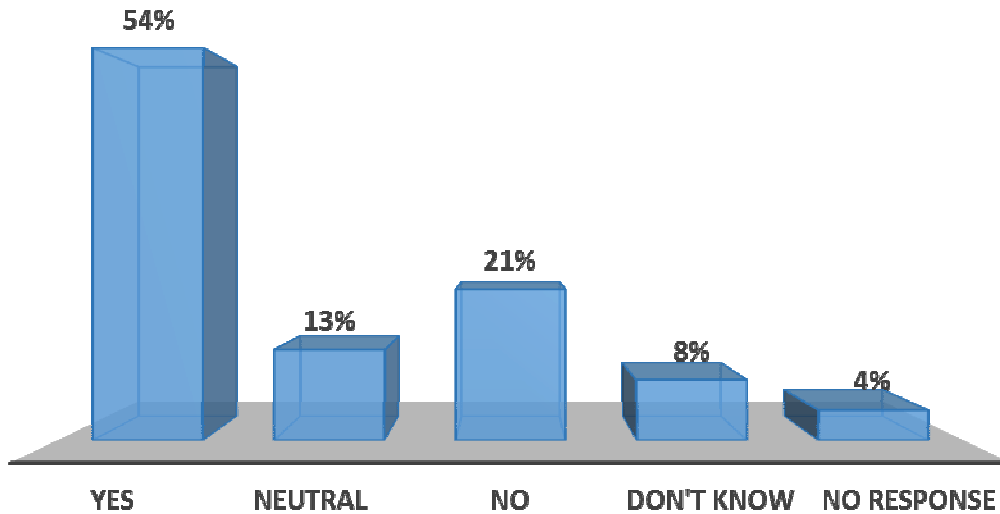


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> • it is near town business district it should be developed • so much residential growth can use some mixed use commercial too • inevitable • matches existing uses • as long as it has a 4 storey max height • consistent with current permissions of use
Neutral	<ul style="list-style-type: none"> • not sure of the impact to the low income housing in the area

Direction 3: Eliminate the Central Business District (CBD) designation

Are we heading in the right direction?

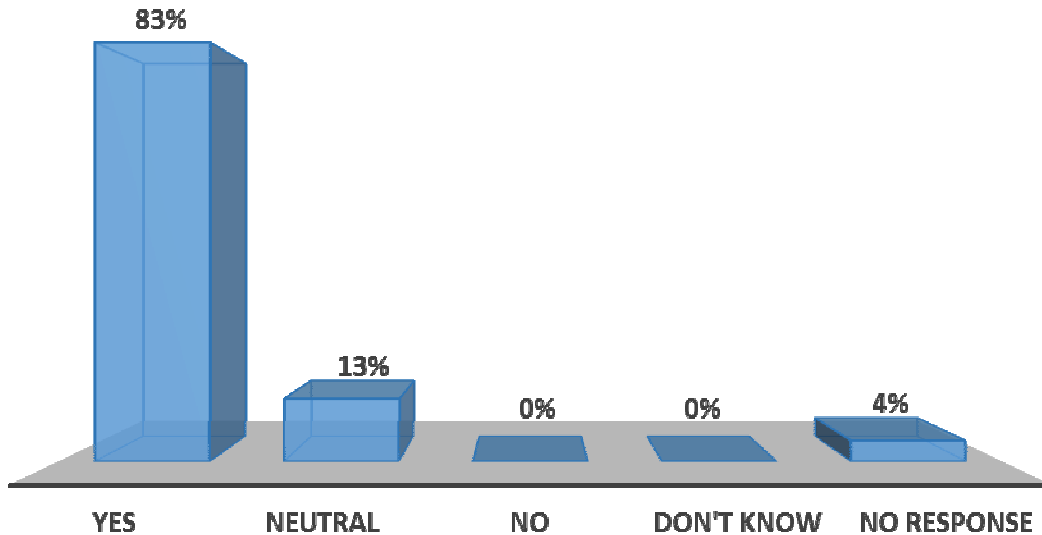


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> simplifies the OP policies designation should reflect what's there but only Main Street , Main Street 2 doesn't match agree with mixed use vs. commercial designation, good location for higher densities
Neutral	<ul style="list-style-type: none"> poor job explaining
No	<ul style="list-style-type: none"> keep it we don't need more high rises in this area I would prefer to see higher densities in the north and lower in densities the south
Don't Know	<ul style="list-style-type: none"> don't understand the rationale

Direction 4: Re-designate northwest corner to Urban Core with bonusing

Are we heading in the right direction?

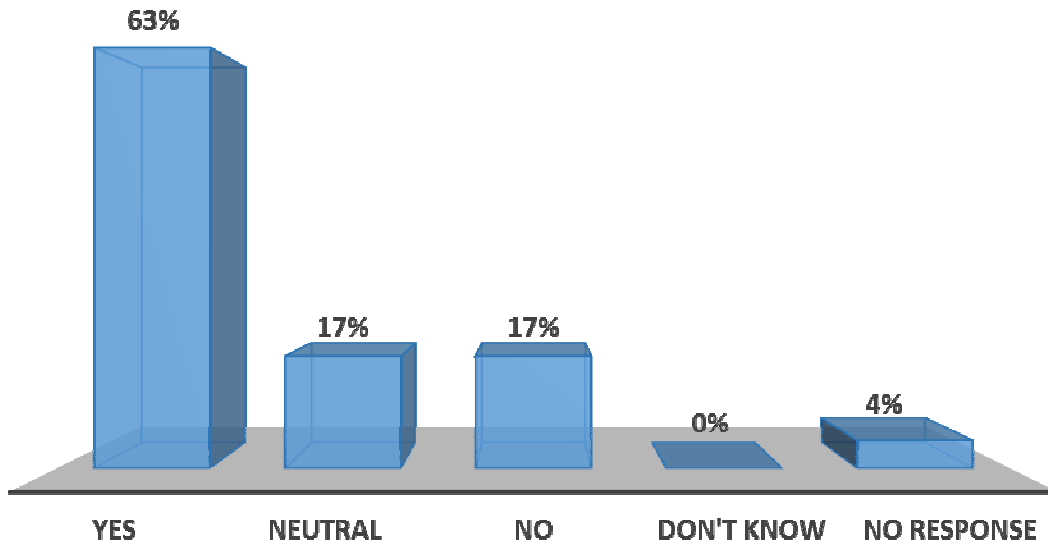


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> • might help with redevelopment of the shopping centre • yes the plaza at the north west corner needs to be developed • yes, it is not disrupting any other neighbourhoods etc. why not? • like the comprehensive direction • clarify rules and keep high density north of Speers • design for higher building needs to fit with the neighbourhood needs more/cleaner retail space
Neutral	<ul style="list-style-type: none"> • need to see actual bonusing before can judge - not trust developers • concerned about traffic • distinction between existing and draft direction not immediately clear to the "lay person" - may need to clarify this aspect
No Response	<ul style="list-style-type: none"> • would like to see park feature with modern art sculptures, meeting place

Direction 5: Re-designate Oakville Seniors Centre

Are we heading in the right direction?

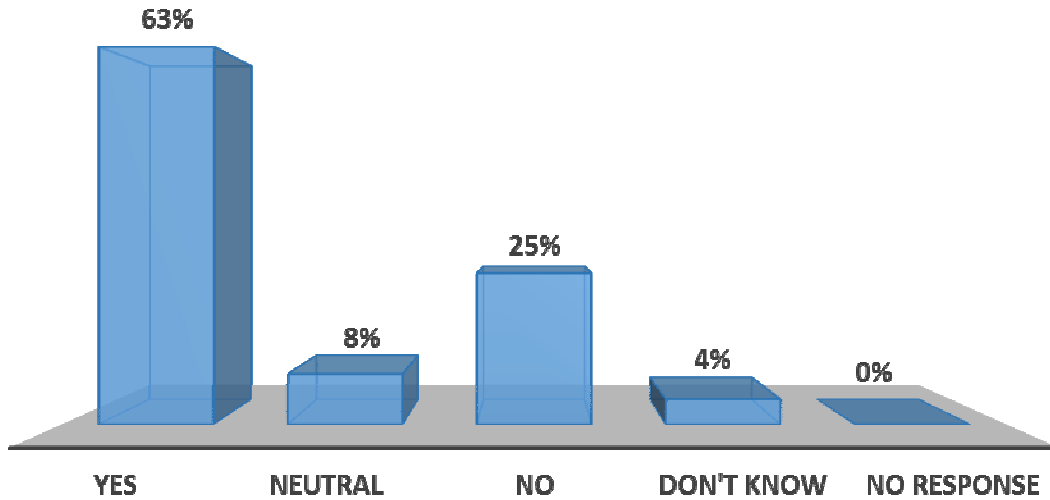


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> • more housing for seniors is important as well • 6 storeys is an acceptable height • need for more seniors housing • Main Street should go from Stewart to Rebecca • If it means additional opportunity for seniors services with higher height permissions
Neutral	<ul style="list-style-type: none"> • only if the use remains if this is required to house more seniors then fine, if its slated to be sold, no!
No	<ul style="list-style-type: none"> • no height on senior's building • 4 storeys is a good height limit for Kerr St • prefer Main Street 1

Direction 6: Permit bonusing along Kerr Street

Are we heading in the right direction?

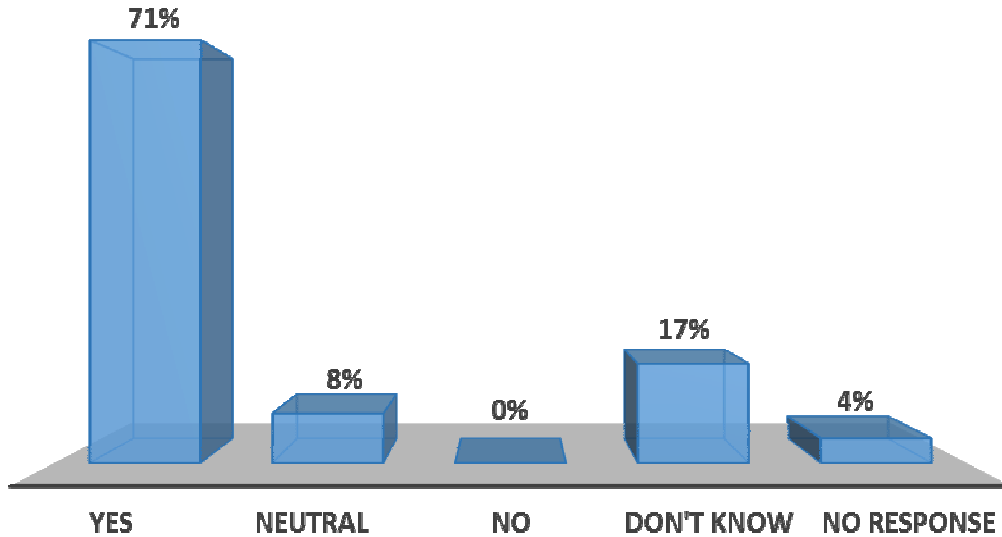


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> • Section 37 benefits should include hydro burial. Affordable housing should be secured through partnerships with Habitat for Humanity to ensure it stays affordable in the long term • businesses & developers have to have return on their investment or they won't invest in Oakville • with feedback from local residents as to what their needs are • allows for consideration of community needs • love this idea! A great way to work with developers for the benefit of the community • affordable housing very lacking at present • good idea re: potential for value added features via artwork, services supportive of active families & affordable housing
Neutral	<ul style="list-style-type: none"> • need to see actual bonusing before can judge • not if it affects my property value or brings in lower-income renters
No	<ul style="list-style-type: none"> • no more than 4 stories max height • impact on residential to east • 4 stories is a good height limit for Kerr & that part of Lakeshore • I don't think Kerr needs significant new constructions. Existing buildings are under used • don't want to be all 6-storeys on Kerr • should not be more than 2-3 storeys, street will not allow the car traffic and will be forced to side streets
Don't Know	<ul style="list-style-type: none"> • unless there is a manner to address parking - ie. underground, if yes then answer would be yes

Direction 7: Strengthen and enhance existing urban design policies

Are we heading in the right direction?

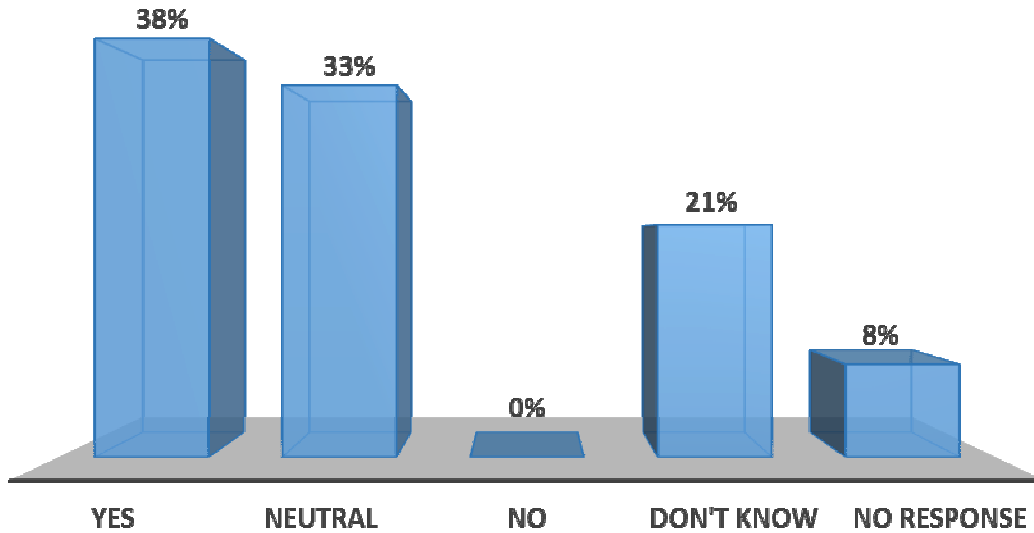


A summary of public comments provided with the above responses:

<p>Yes</p>	<ul style="list-style-type: none"> • FAR should be used in zoning + guidelines to ensure compatible built form and transitioning • easier to interpret OP • clarity of the "rules" • love this too, giving more comprehensive policy direction • great! • it is time the town put s some emphases on the design • good idea to plan for "Kerr Village" as an integrated & comprehensive whole & identifiable community. Suggest planning for additional future park/natural space • keep existing access to Kerr St. - ie. driveways
<p>Don't Know</p>	<ul style="list-style-type: none"> • very confusing wording • don't understand urban design • this is close to verbal diarrhea. Speak in plain english that means something meaningful

Direction 8: Remove growth target expressed as a number

Are we heading in the right direction?

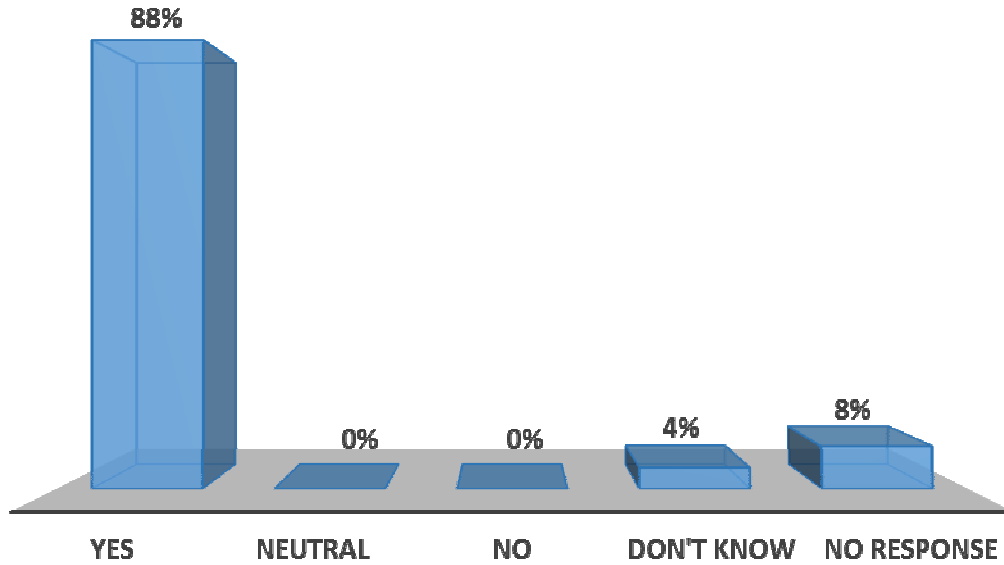


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> • don't need to be committed to numbers • makes sense to enhance flexibility for planners
Neutral	<ul style="list-style-type: none"> • the quantifiable number allows residents to understand the provincial/municipal numbers
Don't Know	<ul style="list-style-type: none"> • confusing wording - I am for designated growth numbers that make sense
No Response	<ul style="list-style-type: none"> • definitely want criteria

Direction 9: Undertake general housekeeping of policies

Are we heading in the right direction?



A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> • yes! • clear, transparent statements – no buzz phrases • more accessible, less "plannerese" language • should always be reviews and changed to reflect new policies
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Summary of key findings

The below table outline the worksheet responses as shown in the charts above. The responses indicate the following:

- Directions 1, 2, 4, 7 and 9 have the most public support based on “yes” responses. This indicates there is public support for extending the growth area boundary in the north and south ends, as well as re-designating the NW quadrant of Kerr Street and Speers Road to entirely Urban Core
- Directions 7 had a high amount of support via “yes” responses; however, the amount of “don’t know” responses suggests that further clarity may be required regarding urban design policies
- Direction 8 has a higher level of combined “neutral” and “I don’t know” responses and had zero “no” responses, which indicates that greater public understanding may be required regarding growth targets
- Direction 3 and 6 had the highest number of “no” responses of all the directions; however, they were relatively low in comparison to the “yes” responses.

	Direction	yes	neutral	no	don't know	no response
Open House	1	79%	17%	4%	0%	0%
	2	75%	21%	0%	4%	0%
	3	54%	13%	21%	8%	4%
	4	83%	13%	0%	0%	4%
	5	63%	17%	17%	0%	4%
	6	63%	8%	25%	4%	0%
	7	71%	8%	0%	17%	4%
	8	38%	33%	0%	21%	8%
	9	88%	0%	0%	4%	8%

Other comments

Affordability of commercial rents, parking, parkland and coordination with infrastructure works were all noted concerns in the comment cards submitted at Open House 2.

Staff received a petition from area residents opposing Draft Direction 6 – Permit bonusing along Kerr Street. The draft direction discussed permitting two (2) additional storeys of height for select lands currently designated Main Street 1, in exchange for a public benefit via a bonusing agreement. The Main Street 1 designation has a maximum height of four (4) storeys, which would increase to six (6) storeys through bonusing in this draft direction scenario.

From: Planning Services Department
Date: April 1, 2016
Subject: Kerr Village Growth Area Review

The following concerns were identified in relation to increased building height along Kerr Street:

- Diminished intersection sight lines
- Dangerous west-east crossing for young children at Bartos Road (Oakwood Public Elementary School) and Kerr Street
- Additional vehicular traffic
- Compromised integrity and unique flavour of the existing community

A copy of the petition is included in **Appendix C**.

The Kerr Village BIA submitted formal comments on each of the draft directions. Overall, the BIA is very supportive of the directions put forward by staff, with the exception of Draft Direction 7 – Strengthen and enhance existing urban design policies. Their concern is that this direction will “create another level of approvals necessary for re-development”. In regards to the other directions, the BIA had the following additional comments:

- Draft Direction 3 – quadrants at the Kerr/Lakeshore intersection should be re-designated to Main Street 2 with bonusing
- Draft Direction 4 – strongly encourage high profile corporate style office and hotel re-development in this area
- Draft Direction 6 – in addition, encourage bonusing in all other commercial areas of Kerr Village

A copy of the BIA's submission is included in **Appendix C**.

6. CONCLUSION

As part of the Kerr Village Growth Area Review, staff have identified a number of key areas which required further technical review and analysis as part of policy development. These include:

- An assessment of redevelopment viability;
- The coordination with other town initiated projects. In particular, the Urban Structure Review is anticipated to help direct future policy development for Kerr Village; and,
- A review of functional servicing aspects for Kerr Village, as a result of any proposed policy changes, including ensuring appropriate traffic, water and wastewater infrastructure capacity.

Since the time the Kerr Village Growth Area Review began and public consultation held, the Province released a proposed Growth Plan (2016) with considerable changes to the existing Growth Plan (2009). These changes are to be examined as part of the Urban Structure Review. As a result of public input received to date, ongoing studies such as the Urban Structure Review, and the list of additional technical review identified, staff conclude that:

- 1) Staff will consider input received from the Livable Oakville Council Sub-Committee on the draft directions in future phases of the Kerr Village Growth Area Review;
- 2) Staff should commence the policy formulation phase of the Kerr Village Growth Area Review following sufficient direction stemming from the Urban Structure Review, if any;
- 3) The next round of public consultation with regard to the Kerr Village Growth Area Review should convene when staff have prepared a draft official plan amendment for public comment, or, if the draft policy directions require substantive changes based on findings from the Urban Structure Review; and,
- 4) Based on positive feedback to “strengthen and enhance urban design policies” (Direction 7), Urban Design staff should begin to prepare urban design guidelines specific to Kerr Village to support the established policy vision for the growth area. This would coincide with existing policies in the Livable Oakville Plan which commit staff to complete design guidance documents.

CONSIDERATIONS:

(A) PUBLIC

Consultation has formed an integral part of the Official Plan Review and has been at the centre of the Kerr Village Growth Area Review. Any future recommendations stemming from the review will be presented with additional public consultation opportunities.

(B) FINANCIAL

There are no financial implications arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Coordination with other departments is ongoing.

(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

From: Planning Services Department
Date: April 1, 2016
Subject: **Kerr Village Growth Area Review**

The Kerr Village Growth Area Review works to enhance the social, economic and built environment of the community.

APPENDICES:

APPENDIX A – Open House 1 Materials and Preliminary Input

APPENDIX B – Open House 2 Materials and Draft Directions

APPENDIX C – Comments Received on Draft Directions

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