

APPENDIX B

- Open House 2 Materials
- Draft Directions



You tell us!

What is today's Open House?

This is the second open house for the Kerr Village Growth Area Review. It is an opportunity to review and provide comments on the draft directions which will inform policies that guide future growth and change in Kerr Village.

These draft directions have been developed based on public input to date and an analysis of the current policy context, development activity, and other ongoing initiatives in the Kerr Village area. Let us know what you think:

Are we heading in the right direction?

Follow the numbered panels around the room to complete your **worksheet**. Each numbered panel corresponds to the number on your worksheet.

Your input will help inform any policy amendments that will guide growth and change in Kerr Village.



General comments

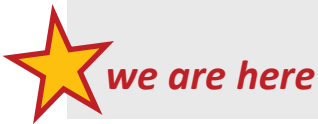
Leave us a written comment or email us at plan@oakville.ca



Timeline & Next Steps

This timeline outlines future public engagement opportunities and project milestones. *Please note that this timeline is subject to change.*

Timeline	Item
Launch Spring 2015	Open House A drop in event to introduce the Kerr Village Growth Area Review and seek input from the public about how to make Kerr Village an even better place.
Summer 2015	Continuing Conversations Staff will continue to look for public comments throughout the summer and will be available to meet with smaller groups as needed.
Fall 2015	Open House 2 A drop in event to present draft directions based on technical analysis and public feedback to date. Staff are seeking public comments.
Winter 2016	Statutory Public Meeting at Council Study conclusions will be presented to Planning and Development Council including any applicable Official Plan Amendment. Staff will also present any required implementation pieces including a Zoning By-law Amendment and urban design guidelines. The public is invited to this meeting to make a public delegation to Town Council about any proposed changes.
Winter/ Spring 2016	Decision Making Meeting at Council Council will make a final decision on any proposed Official Plan Amendment, Zoning By-law Amendment, or design guidance.



Comments or questions? Contact us.

plan@oakville.ca

1

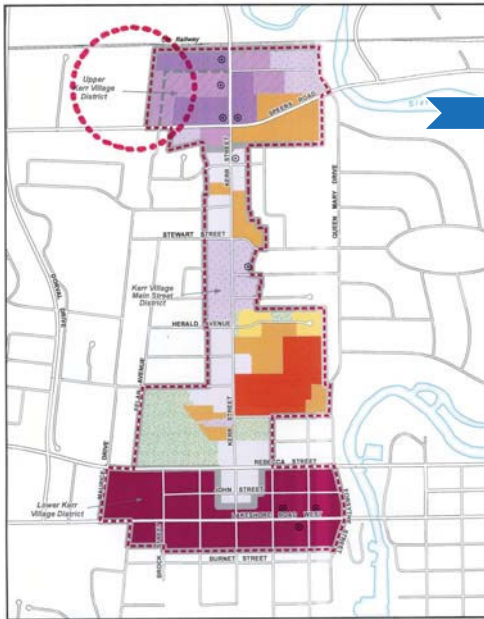
Draft Direction

Extend the growth area boundary in the Upper Kerr Village District

Description of Change

Existing Boundary

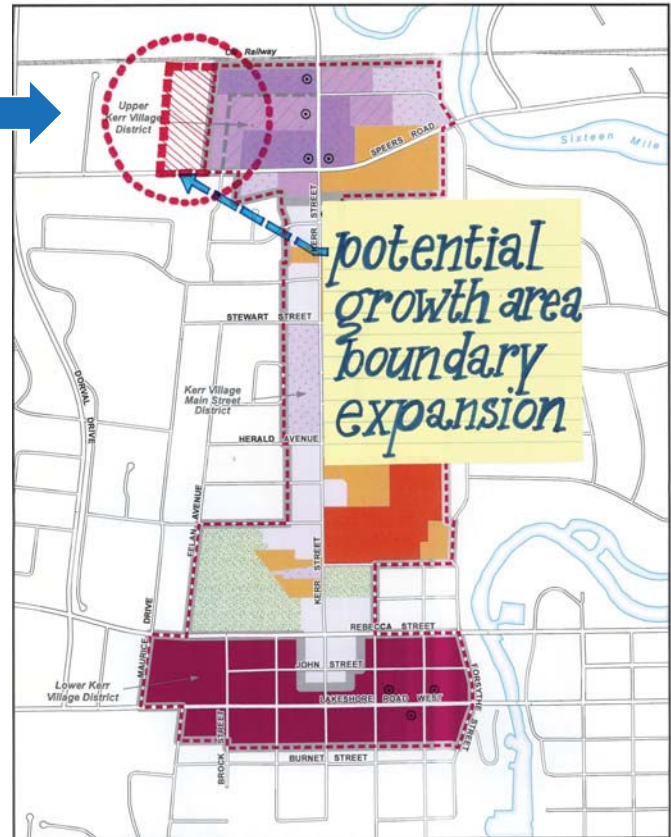
- Growth Area boundary is defined by the red dashed line



Existing

Draft Direction

- Extend in the north west corner



Rationale for Change

- 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



Draft Direction

2

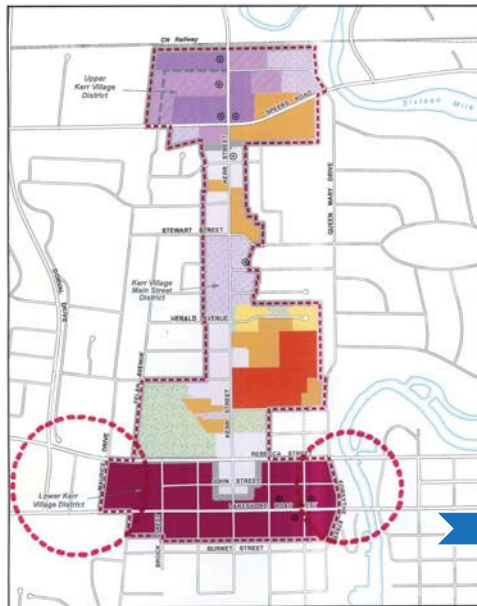
Draft Direction

Extend the growth area boundary in the Lower Kerr Village District

Description of Change

Existing Boundary

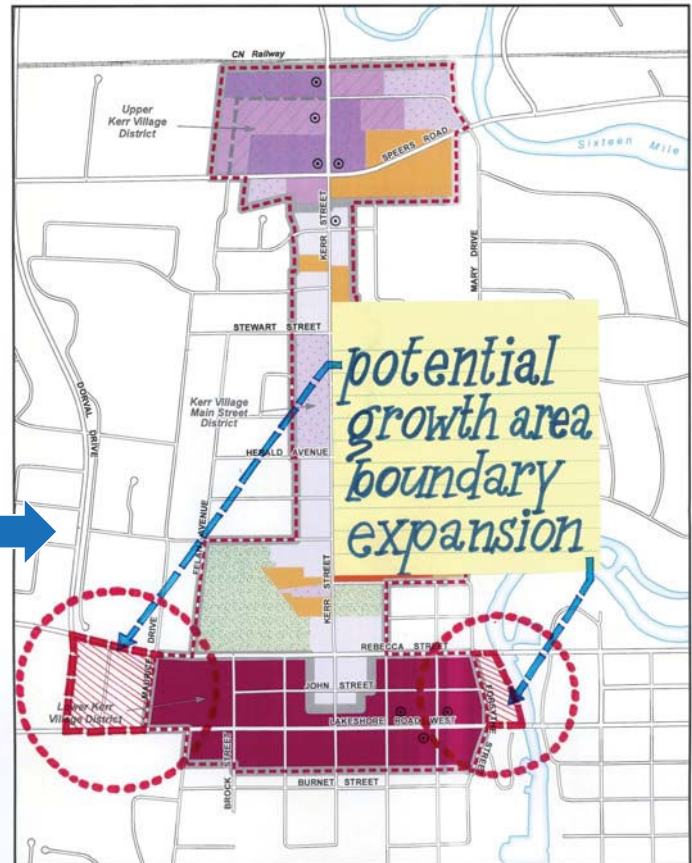
- Growth Area Boundary is defined by the red dashed line



Existing

Draft Direction

- Extend westward and eastward at the southern end



Rationale for Change

SW 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

SE Area

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



Draft Direction

3

Draft Direction

Eliminate the Central Business District (CBD) designation

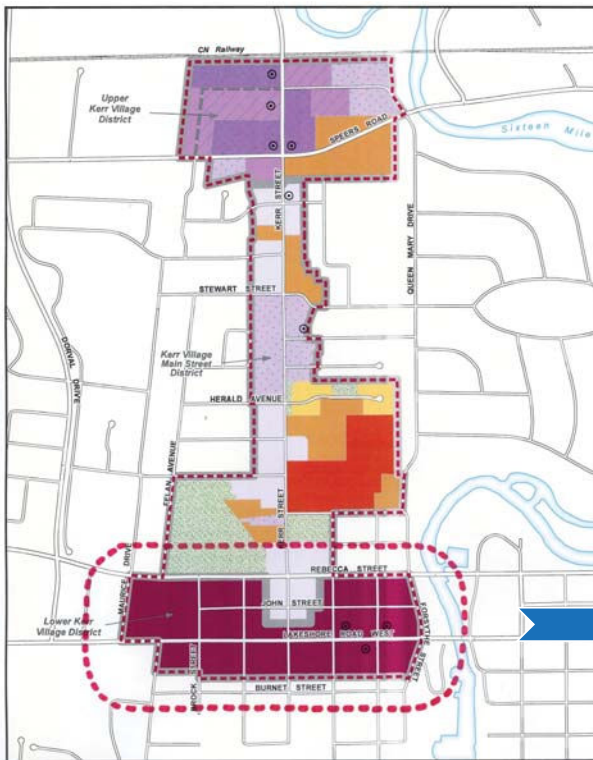
Description of Change

Existing

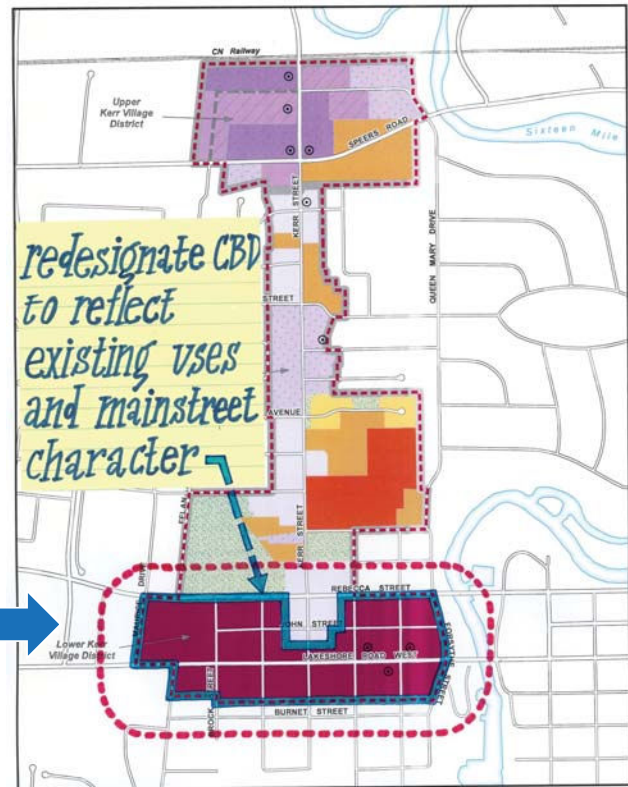
- CBD is a commercial designation (maroon colour)
- Mixed uses permitted

Draft Direction

- Re-designate properties
- Retain mixed use permissions
- Reflect existing uses



Existing



Draft Direction

Rationale for Change

- 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

4

Draft Direction

Re-designate northwest corner to Urban Core with bonusing

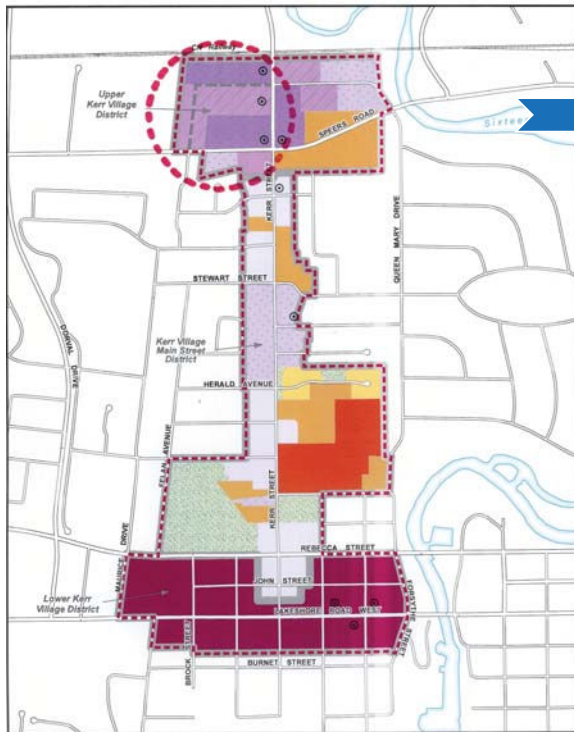
Description of Change

Existing

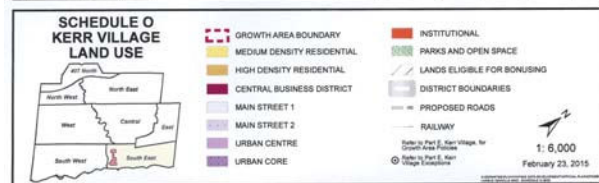
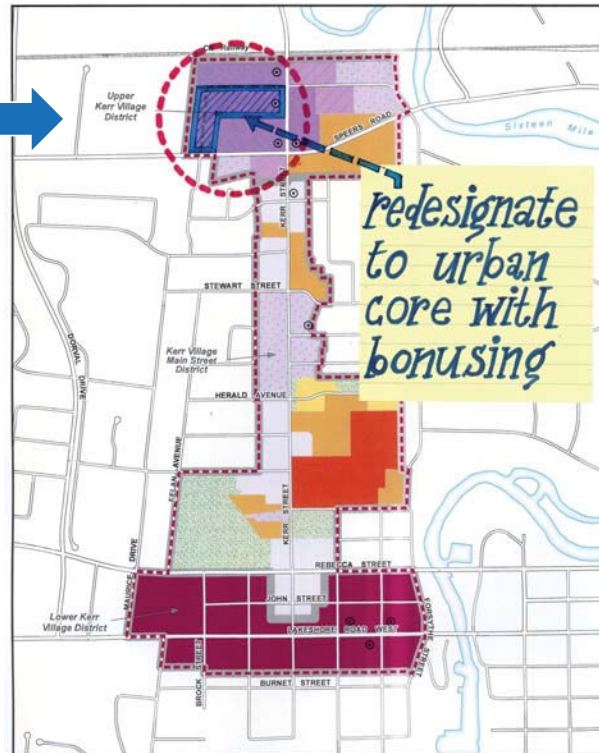
- Mix of Urban Core and Urban Centre with bonusing
- Site specific policies

Draft Direction

- Urban Core with bonusing
- Comprehensive site specific policies



Existing



Draft Direction

Rationale for Change

- 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.)

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Draft Direction

Re-designate Oakville Seniors Centre

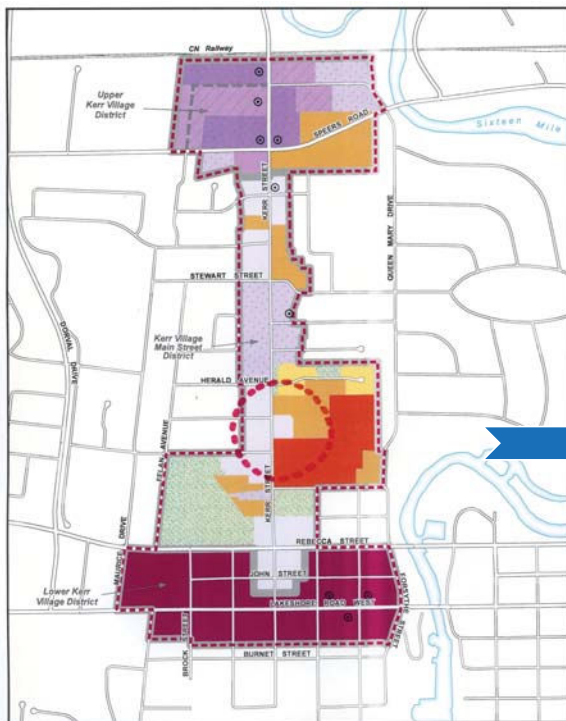
Description of Change

Existing

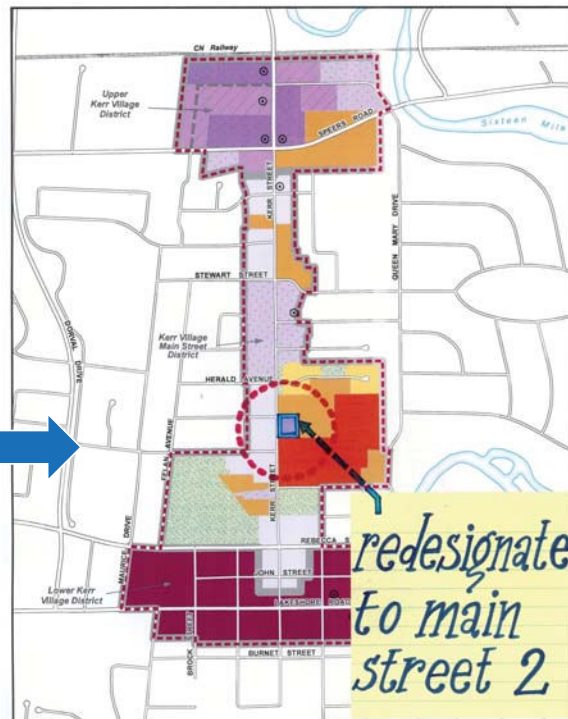
- Main Street 1
- 2-4 storey height permission
- Mixed use

Draft Direction

- Main Street 2
- 4-6 storey height permission
- Mixed use



Existing



Draft Direction

Rationale for Change

- 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

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Draft Direction

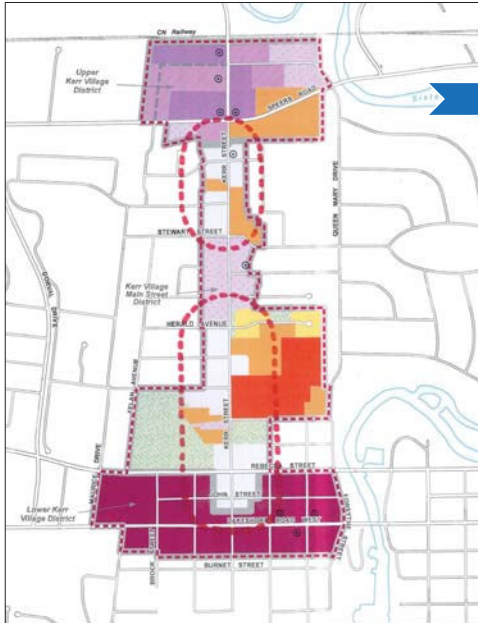
Permit bonusing along Kerr Street

(building height in exchange for public benefit)

Description of Change

Existing

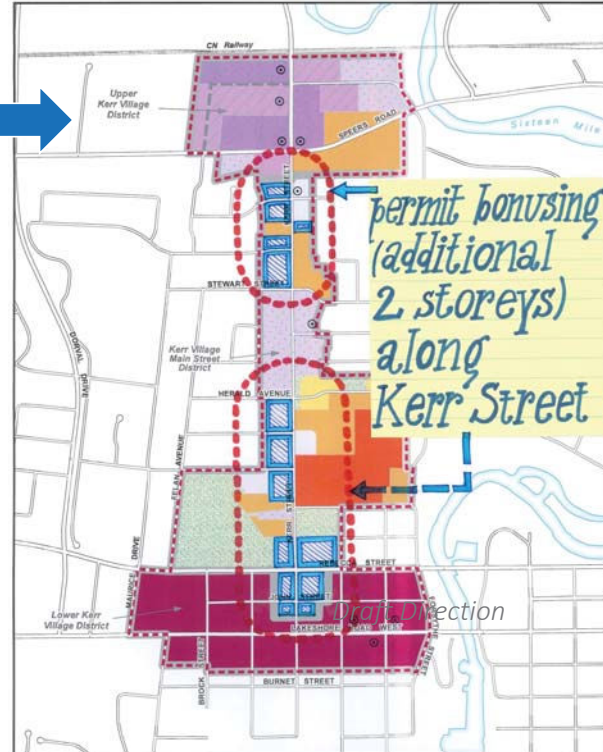
- Building heights of 2-4 storeys (Main Street 1)



Existing

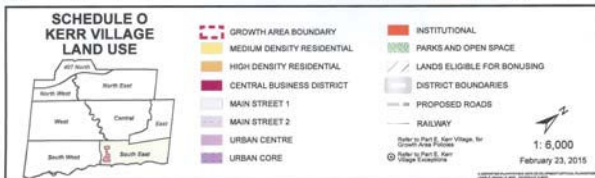
Draft Direction

- Permit bonusing of an additional 2 storeys to a maximum of 6 storeys



Rationale for Change

- 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



What is bonusing?

Bonusing allows increases in height or density in exchange for public benefits above what is otherwise required. In Kerr Village, these benefits include, but are not limited to:

- affordable housing
- community service/facility space
- non-profit child care facilities
- public art
- streetscape/public open space improvements
- green building and energy conservation technology

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Draft Direction

Strengthen and enhance existing urban design policies

Description of Change

Existing

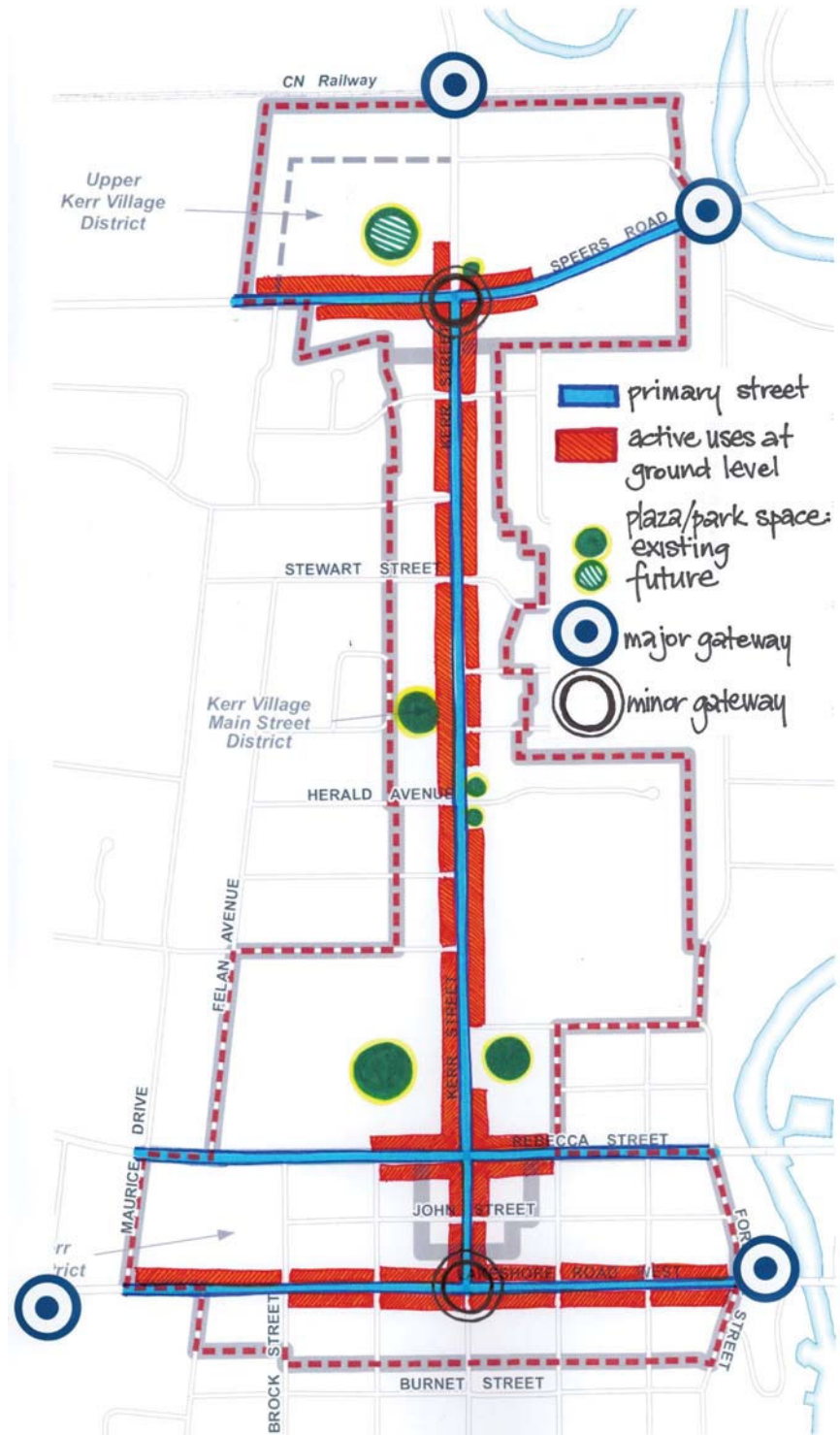
- design-related policies are dispersed and are only expressed as text

Draft Direction

- create an urban design schedule or appendix that maps the current and enhanced policy direction

Rationale for Change

- 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



An urban design direction document for Kerr Village will be undertaken in 2016 as a Part B document to the *Livable by Design Manual*.

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Draft Direction

Remove growth target expressed as a number

Description of Change

Existing

- Current growth target policy states anticipated numbers of new residential units, residents, and jobs that could be accommodated in Kerr Village to the year 2031

Draft Direction

- Remove the growth targets expressed as numbers for Kerr Village



Rationale for Change

- growth targets are expressed as *minimums* - a target expressed as a number 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

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Draft Direction

Undertake general housekeeping of policies

Rationale for Change

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

Kerr Village

Growth Area Review

OPEN HOUSE WORKSHEET – November 19, 2015

How do I complete this worksheet?

- 1) The **numbered panels** around the room match the numbers on this worksheet. Details of each draft direction are on the panel.
- 2) Fill out your worksheet by checking the box to tell us if we're headed in the right direction. Let us know why!
- 3) Drop off your completed worksheet on your way out. Thank you!

Panel	Draft Direction <i>(see corresponding display panel for details)</i>	Are we heading in the right direction?	Why do you think that?
1	Extend the growth area boundary in the Upper Kerr Village District	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
2	Extend the growth area boundary in the Lower Kerr Village District	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
3	Eliminate the Central Business District (CBD) designation	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
4	Re-designate northwest corner to Urban Core with bonusing	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
5	Re-designate Oakville Seniors Centre to Main Street 2	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
6	Permit bonusing along Kerr Street <i>(building height in exchange for public benefit)</i>	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
7	Strengthen and enhance existing urban design policies	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
8	Remove growth target expressed as a number	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
9	Undertake general housekeeping of policies	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	

Have more to say? Please use the back your worksheet →