



OAKVILLE

REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW) COUNCIL

MEETING DATE: JUNE 13, 2016

FROM: Planning Services Department

DATE: May 20, 2016

SUBJECT: Downtown Oakville Growth Area Review

LOCATION: Downtown Oakville

WARD: 3

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RECOMMENDATION

That the report, entitled *Downtown Oakville 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 Downtown Oakville Growth Area Review was identified as a priority study to commence prior to other studies.
- The Downtown Oakville Growth Area Review has provided numerous public engagement and input opportunities, including hosting a public open house, stakeholder meeting and information night.
- This report summarizes the work and evaluation completed to date, including a summary of public feedback and next steps.
- The Downtown Oakville 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

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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 Downtown Oakville were largely carried forward from the previous Official Plan 2006, given that the Downtown had been studied relatively recently in relation to the initiation of the Livable Oakville project.

The Livable Oakville Plan identifies Downtown Oakville as one of six growth areas planned to accommodate new growth and development south of Dundas Street. Downtown Oakville is envisioned to remain a major downtown area for the Town, providing a broad variety of commercial, office, entertainment, cultural and residential uses.

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 Downtown Oakville.

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.

Downtown Oakville Growth Area Review

The purpose of the Downtown Oakville Growth Area Review is to assess the existing policies in the Livable Oakville Plan, as they relate to the Downtown and consider new or revised policies, as necessary, to ensure the goals and objectives for Downtown Oakville 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 Downtown Oakville. 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 Downtown Oakville, was needed. The reviews were acknowledged to be “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 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 Downtown Oakville, 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.

November 6, 2015 – Project Webpage

The Downtown Oakville Review project webpage was established. All information produced through the review is posted to this webpage.

November 23, 2015 – Open House

The first public open house for the Downtown Oakville Growth Area Review was a drop-in event held from 5 – 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 90 people. It was promoted through email notifications to

the Official Plan Review project mailing list, resident associations and the Downtown Oakville BIA, as well as newspaper notices in the Oakville Beaver.

March 31, 2016 - Stakeholder Workshop

The Stakeholder Workshop was held from 7 – 9 p.m. at the Oakville Arena, Kinsmen Pine Room. The Downtown Oakville BIA, landowners, area residents' associations and heritage committee representatives were invited to attend. The purpose of the workshop was to obtain feedback on the potential to accommodate more residents and jobs within Downtown Oakville in the long term. A context setting staff presentation, followed by a 3-D model of test sites for increased building heights was shown to the group.

April 26, 2016 - Information Night

Staff held an Information Night from 7 – 9 p.m. at Town Hall to seek input from the public on possible locations in Downtown Oakville for buildings taller than four storeys. A staff presentation and a 3-D model of test sites for increased building height was shown. This was the same 3-D model shown at the Stakeholder Workshop.

Following the 3-D model demonstration, participants took part in a preference survey using clickers which tallied the responses in the room, and provided instant results. After each question, a facilitated discussion of the results took place.

May 3 - 25, 2016 - Online Survey

A digital version of the clicker survey questions asked at the Stakeholder Workshop and Information Night was created for the project webpage. A description and link to survey was sent via an e-blast to the PlanOakville email list, the BIA and area residents' associations, and information on the survey was posted on the town's social media.

3. ASSESSMENT

The Downtown Oakville Growth Area Review began with a check-in 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 Downtown Oakville area.

Development Approvals

Staff undertook a review of recent development in Downtown Oakville, 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.

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The review indicated that there has been some amount of development activity within and adjacent to the growth area boundary. A total of 49 residential units within the Downtown Oakville Growth Area have been approved since 2009, of which 36 are currently under construction. The below table provides a summary of the development activity. It is also noted that three residential development applications, equivalent to 22 units, have also been approved adjacent to the Downtown Oakville Growth Area since 2009.

Year	Location	Application	Description	Status
2013	300 Randall Street	Site Plan	4 storey mixed use building with 36 residential units	Approved Under construction
2015	156 & 160 Trafalgar Road	Zoning By-law Amendment	4 storey, 13 unit residential building	OMB Approved
2015	87 Reynolds Street	Site Plan	4 storey commercial building and relocation of heritage house to 321 Robinson Street	Clearing conditions
2016	156 Randall Street & 140 Thomas Street	Site Plan	4 storey, 7 unit residential building	Under 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 Downtown Oakville in 2009, the four storey height limit for the Central Business District designation was partly based on the four storey height limit for wood frame construction in the OBC.

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 within the Downtown Oakville Growth Area is either not financially feasible or

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creates a high-priced product that caters to a small, select market that is may not be living in the area year round. The implications of this may be a contributing factor as to why there has been little development within Downtown Oakville in the last five years. 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 Downtown Oakville Growth Area Review, and as part of the broader conformity exercise for the entire Official Plan.

Town Initiatives

Downtown Plan

The Downtown Plan was initiated in 2013 and is comprised of two studies — the Downtown Cultural Hub Study, and the Downtown Transportation and Streetscape Study.

The Downtown Cultural Hub Study (DCH) is intended explore opportunities to create a downtown cultural and performing arts space including: a performing arts centre, art gallery, library, outdoor program space, and indoor cultural space or digital hub that will become the cultural, social, and economic heart of our community. This study is ongoing.

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The Downtown Transportation and Streetscape Study (DTS) assessed the current traffic and roadway conditions in downtown Oakville and created recommendations to enhance the roadways, beautify streets, improve pedestrian/cycle ways and revitalize the Towne Square, by introducing design standards as well as increasing connectivity, mobility and accessibility. Council approved the recommendations from the Downtown Transportation and Streetscape study in April 2015, which initiated the process for the Lakeshore Road reconstruction project. As part of the master plan approval, the two-way conversion of all streets in downtown Oakville will also take place

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 Downtown, as well as route extensions. Improvements to Route 14 – Lakeshore West (which runs along Reynolds, Lakeshore Road East, Randall Street and Church Street) would see an increase in frequency from 20 to 15 minutes. It is also proposed to be extended west to Appleby GO Station, providing a direct connection to Burlington Transit. Route 1 - Trafalgar is proposed to combine with Route 17 – Kerr (which runs along Rebecca Street, Navy Street, Church Street, Trafalgar Road and Randall Street) to provide one seat ride from Uptown Core to Downtown.

Baseline Questions

Through the initial assessment and the work from other on-going studies/projects related to Downtown Oakville, 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, the Downtown Oakville Growth Area may not achieve its minimum growth target within the existing planning framework. Furthermore, based on policy changes at the Provincial and Regional levels, staff must review opportunities for additional growth.

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Are the right type and mix of uses being realized?

There has been some development activity in and around Downtown Oakville, the majority being residential development. There are several underutilized sites within the Downtown Oakville Growth Area which could be redeveloped in a mixed use or residential 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 four (4) storey height limit in the Downtown Oakville Growth Area 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 a critically important aspect of redevelopment for the continued success of Downtown Oakville, staff are also aware of the community desire to respect the existing character of the Downtown, as well as adjacent residential areas.

Are the appropriate growth area boundaries provided?

Given the extensive work conducted on Downtown Oakville in the past, the existing Heritage Conservation Districts, and its geographical location, the existing growth area boundary is considered appropriate. There has been no justification to date for amending it.

4. DRAFT DIRECTIONS

Following the assessment process and reviewing other work completed to date regarding Downtown Oakville, staff evaluated the existing official plan policies for Downtown Oakville and developed five (5) draft directions for public comment. The directions were intended to be broad and were based on Council's direction for an initial assessment, public input received through the initial Official Plan Review outreach and other Downtown related studies, a review of recent development activity and existing opportunities, and the 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.

Direction 1 - Maintain the existing growth area boundary

Rationale for direction:

- Areas to the north, east and south of the Downtown Oakville Growth Area are currently considered to be “stable residential areas” and are more appropriately handled by the policies that direct growth and change in those areas
- Existing boundary provides defined edges along existing streets, prominent features (e.g. Sixteen Mile Creek) and changes between land uses
- Direction through the Kerr Village Growth Area Review to expand that boundary east to the creek to abut the Downtown Oakville Growth Area boundary along its west side

Direction 2 - Maintain the existing land use permissions

Rationale for direction:

- Downtown Oakville is intended to provide a broad variety of commercial, office, entertainment, cultural and residential uses
- Land use permissions that allow for a mix of uses is appropriate to retain for Downtown Oakville

Direction 3 - Explore opportunities for increased building heights

Rationale for direction:

- Buildings in and around Downtown Oakville range from 1 to 16 storeys in height
- 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
- Desire within the community to see a vibrant downtown and pedestrian activity throughout the day and night is needed to support a healthy Downtown Oakville business community

Direction 4 - Explore opportunities for bonusing

Rationale for direction:

- Opportunity to accommodate growth to 2041 and seek public benefits in return
- Business community desire to see increased pedestrian activity to help businesses and energize Downtown Oakville
- 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

Direction 5 - Strengthen 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 Downtown Oakville for a greater understanding of desired outcomes
- To implement existing policy direction to create design guidance for Downtown Oakville and further 'place making' opportunities

Open House

Staff presented five draft directions for the review of the Downtown Oakville land use policies in the Livable Oakville Plan. The open house was an opportunity for the public to learn about the Downtown Oakville Growth Area Review, view and provide input on the draft directions, ask questions of staff and provide further comments on the review.

Feedback was collected via a worksheet and comments on a large air photo. The public was asked to view the display panels highlighting each draft direction and provide their response via a worksheet which asked "Are we heading in the right direction?" Using stickers, they were asked to identify on the large air photo locations where increased height, no change in height permission, or opportunity for bonusing might be considered.

Information was also shared about related Town projects such as the Downtown Transportation and Streetscape Study, Downtown Cultural Hub Study, the Downtown Oakville Heritage Conservation District Plan and the Livable by Design Manual.

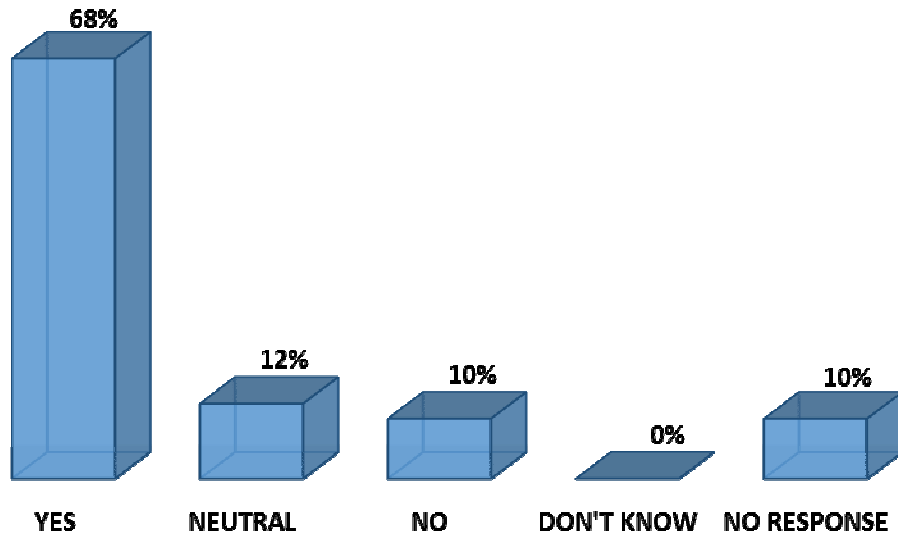
The materials from the open house are provided in **Appendix A**. A summary of the worksheet feedback and comments on the draft directions are discussed in the below.

Feedback

This section provides a summary of the 41 worksheet responses received at the open house.

Direction 1 - Maintain the existing growth area boundary

Are we heading in the right direction?

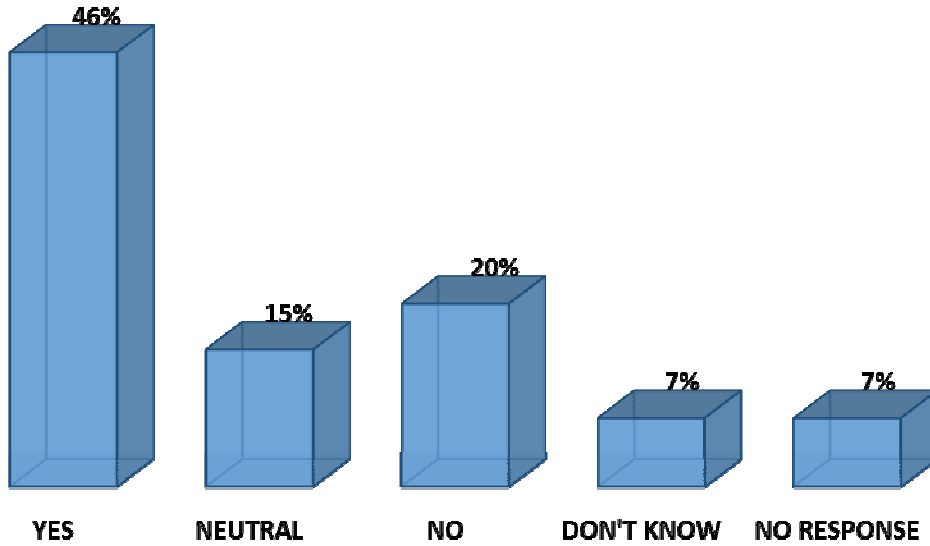


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> Impossible to expand without destroying existing residential areas The areas outside of area except to the west are residential Contains growth Already well-defined boundaries without infringing on surrounding residential areas The area is very limited due to existing buildings. There is little place for expansion.
Neutral	<ul style="list-style-type: none"> General boundary makes sense from historical perspective; May be some exceptions; needs to be studied.
No	<ul style="list-style-type: none"> Boundary should include Trafalgar Road to QEW. Most other towns include the main drive into downtown, i.e., Brant St. in Burlington Be open to new boundaries Go up Reynolds to include "hospital" future use site on to include development on Cornwall. Extend east boundary to Kerr Street and go up Speers Rd Also consider Kerr Village area as it is so close

Direction 2 - Maintain the existing land use permissions

Are we heading in the right direction?

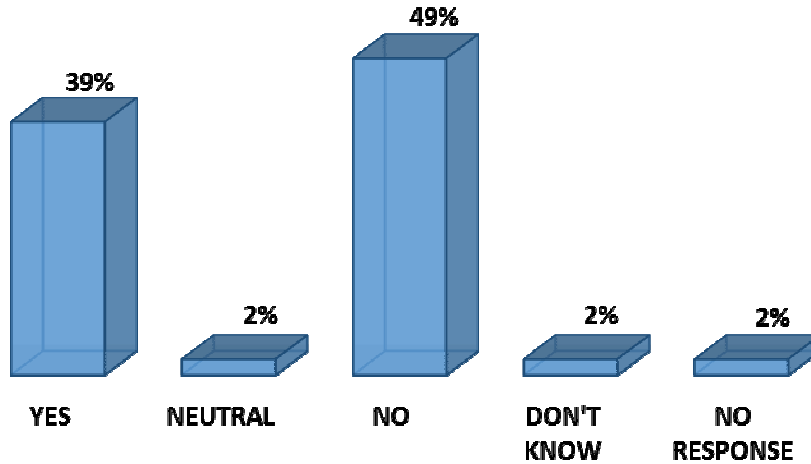


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> We need more density to have enough traffic to support shops and restaurants - no options for us to live downtown Good mix Fine as is Maintain village feel with historical flavour
Neutral	<ul style="list-style-type: none"> More greenspace Residential use should be limited
No	<ul style="list-style-type: none"> No hotels Bring more residential if the market will bear it As much mixed use as possible to bring the people and destinations together Be open to new uses & new ideas, retail is dying

Direction 3 - Explore opportunities for increased building heights

Are we heading in the right direction?



A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> • Height and density need to be reexamined. Developers need more flexibility to ask for extra height as the cost of land is high in Oakville • Stores, shops and restaurants need [growth]. Residents also need it so we can downsize to a great smaller home in Downtown • The population density should be increased to enhance retailers' viability • More residential and office uses to help populate the district • But within limits; not on Lakeshore; Higher (8-10) on Centennial Square; 8-10 on Post Office; 4-6 in some areas, but not on Robinson • 6 stories all along properties immediately on Lakeshore Rd • For bonusing only • Midrise, 4 - 11 storeys • In certain places
Neutral	<ul style="list-style-type: none"> • Ok with 6 stories, provided attractive retail lower, setbacks with "green" interesting features
No	<ul style="list-style-type: none"> • Six storey limits are good. No additional high-rise condo towers • Taller buildings will significantly change the charm and appeal of the downtown area • No height increase • Downtown streets allows for very limited traffic increase • 2 to 4 stories is sufficient for much of the delineated area. Going higher than 4 and blocking views/access to creek and lake should be discouraged • Keep existing policies for height requirements. Increase will destroy the sight line and ambience downtown Oakville is known for • Should not exceed 6 storeys • Prefer to maintain the 2-3 storey height along Lakeshore in keeping with the N side of the historic profile

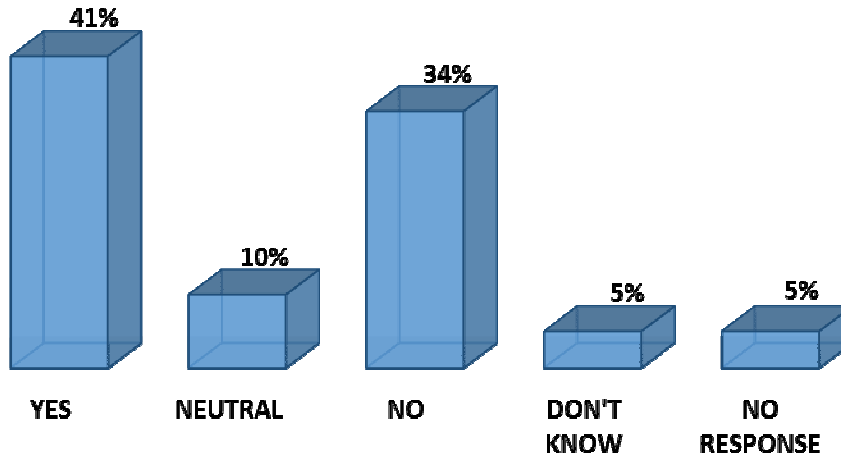
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Don't know	<ul style="list-style-type: none">• How high?
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Direction 4 - Explore opportunities for bonusing

Are we heading in the right direction?

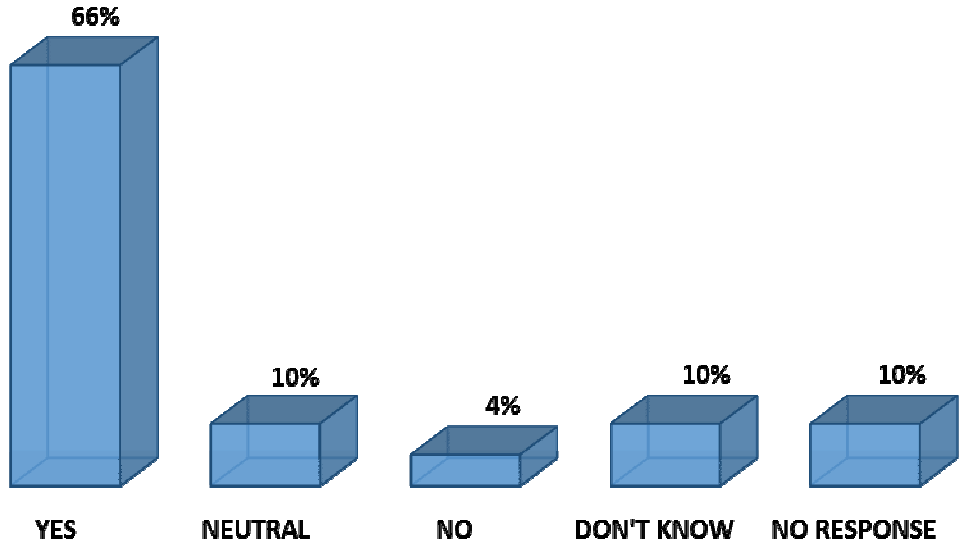


A summary of public comments provided with the above responses:

Yes	<ul style="list-style-type: none"> • Needed to support increased height • Can be a win-win situation for all • Makes good use of land • Everywhere in the current CBD, but with an absolute max. of 6 storeys • This should be applied a lot to any areas deemed suitable for height increases and redevelopment • All over downtown; This would result in more public space! • Bonusing along Randall and Robinson are good options • Common practice and good way to secure benefits and add needed density to support business • Need the public benefits • Why not for all vs. just specific buildings • With caution – green roofs are good
Neutral	<ul style="list-style-type: none"> • If a maximum • Not detailed enough • Within limits
No	<ul style="list-style-type: none"> • Not a desirable precedent • No more height • Do not trade art for obstructing height • Excuse to raise height restrictions • Definitely not. If we have to bonus we can wait 'til we get the funds to do things • "Potential benefits" look fine, but in reality will translate to increased office space
Don't Know	<ul style="list-style-type: none"> • The money for this project has to come from somewhere so if bonusing keeps taxes down it is a reasonable option

Direction 5 - Strengthen existing urban design 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"> • Keep it green! • Keep and enhance Oakville's character • Facilitates and enhances success for public and businesses alike • Yes, we need much strengthened urban design • Integrate with Midtown, Cultural Hub, etc.
Neutral	<ul style="list-style-type: none"> • Not sure what you mean • If the wording is clear, and has to be enforced

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 and 5 have the most public support based on “yes” responses. This indicates there is public support for maintaining the growth area boundary, the existing land use permissions, exploring opportunities for bonusing and enhancing the urban design policies.
- Direction 3 was the only case where a “no” response was the highest, but the close second highest response for this direction was also “yes”. This indicates that opinions are generally split on increased height in the Downtown
- Direction 5 had a high amount of support via “yes” responses; however, it also had the highest amount of “don’t know” responses suggests that further clarity may be required regarding urban design policies

- Direction 4 also had a higher number of “no” responses, as well as combined “neutral” and “I don’t know” responses, indicating that further information about bonusing

Open House	Direction	yes	neutral	no	don't know	no response
	1	68%	12%	10%	0%	10%
	2	46%	15%	20%	7%	7%
	3	39%	2%	49%	2%	2%
	4	41%	10%	34%	5%	5%
	5	66%	10%	5%	10%	10%

Other comments

The sticker activity demonstrated mixed opinions regarding opportunities for increased height and bonusing in Downtown Oakville. Affordability of commercial rents, parking, connection to the creek and lake, and coordination with infrastructure works were all noted concerns in the comment cards submitted at the Open House.

5. 3-D TEST SITE MODEL

The feedback received on the draft directions indicated that the community was divided in opinion related to increased height in Downtown Oakville, but there was a collective desire to improve the Downtown. To gain further clarity on opinions related to increased height in Downtown Oakville, staff created a 3-D model of test sites as an option for input and direction.

For context, staff produced mapping of the existing heights and land uses in the Downtown Area. It highlighted that while the CBD designation permits 4 storeys in height, the majority of the buildings are actually 1-2 storeys (see Figure 1, below). An existing land use map was also created, which confirmed that a mix of uses are present in Downtown Oakville (see Figure 2, below). However, there was a strong commercial component and opportunity for increased residential opportunities – either stand alone or as part of a mixed use development.

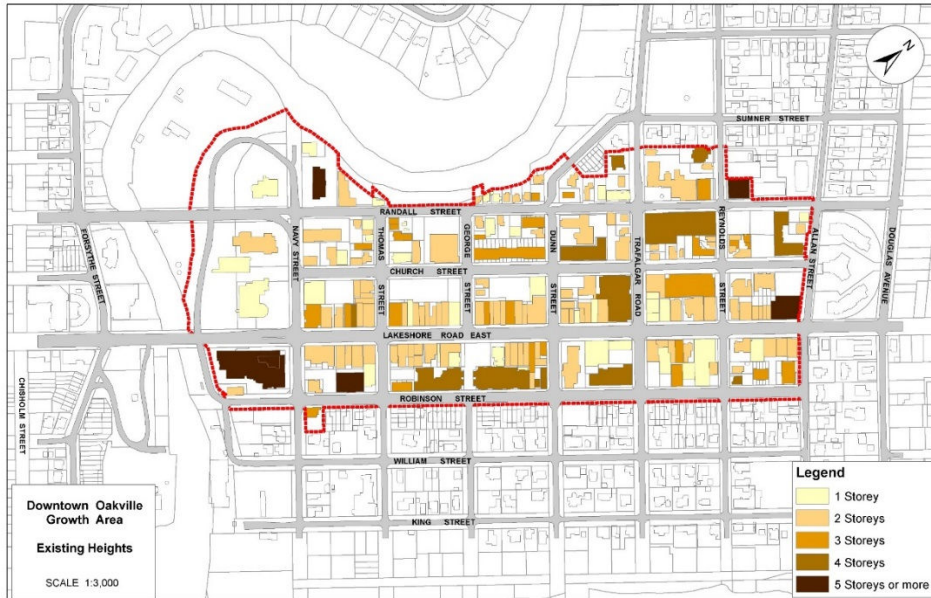


Figure 1 – Existing Heights



Figure 2 – Existing Land Use

Staff considered the following aspects in selecting the test sites and formulating the 3-D test site model:

- Heritage Conservation District
- Heritage designated & listed properties
- Underutilized sites (parking lots, 1-2 storey buildings)
- Proximity to existing taller buildings in the east and west (12-16 storeys)

- Proximity to Cultural Hub in west
- Opportunity for visual and physical connections to Sixteen Mile Creek
- Pedestrian experience
- Shadow impacts
- Historic commercial streetwall along Lakeshore Road
- Opportunity to create a continuous street wall along Church Street
- Opportunity to emphasize connection from Towne Square to Randall Street
- Work completed to date as part of the Downtown Cultural Hub Study and Downtown Transportation and Streetscape Study
- Testing of parcel consolidation
- Top of bank
- Feedback from Open House

Given these factors, staff identified conceptual opportunities for greater heights in the east and west ends, with some moderate height increases along Church Street and Randall Street, as displayed in the below image:



Figure 3 – 3-D model (looking south)

The 3-D model is conceptual in nature and intended for discussion purposes only. The sites demonstrating increased height are simply shown as boxes extruded up from the property line. Zoning by-law requirement such as setbacks, and designing of the buildings have not been contemplated. Step-backs after two (2) storeys up to four (4) storeys have been incorporated along Lakeshore Road to maintain the feel of the historic commercial street wall. Step-backs after four (4) storeys up to six (6) storeys along Church Street has also been envisioned to create a more pleasant pedestrian experience. The proposed twelve (12) storey towers are located at the

ends of the Downtown Oakville Growth Area and are shown above a four (4) storey podium.

Stakeholder Workshop

The 3-D test site model was first shown at the Stakeholder Workshop, which consisted of representatives from the BIA, land owners, residents' associations and interested citizens. The workshop participants were seated at four tables, each with a laptop or tablet running the 3-D model. Following a context setting presentation and demonstration of the 3-D model, participants were asked to discuss in their groups:

- What is *great* about the model
- What is *problematic* about the model
- How might those identified problems be *solved*?

Following that exercise, participants were asked a series of survey-style questions about the 3-D model, which were followed by a facilitated group discussion.

The results of the feedback activity and discussion indicated that there were mixed opinions on the 3-D model. The majority of the participants felt it did not go far enough in demonstrating opportunities for increased height and more options to comment on were desired. Respect for the existing character of Downtown Oakville was acknowledged by all of the groups.

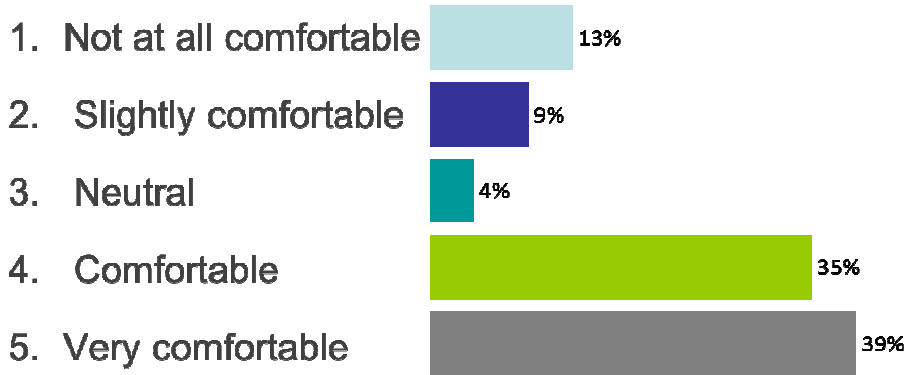
Residential development was encouraged to increase the number of people supporting the Downtown and the need for more housing options was highlighted. Design was a repeated concern and considered the key to allowing increased heights. The building set-backs illustrated in the 3-D model were generally well received.

Concerns associated with increased density, such as parking, traffic congestion, and shadow impacts were raised. Getting the balance right between people living and visiting Downtown Oakville was highlighted as a key concern.

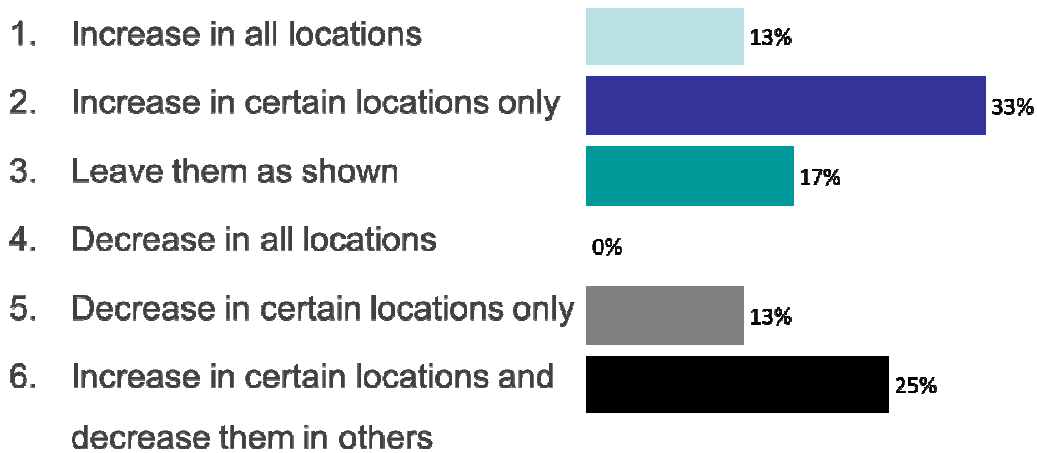
Information Night

The public had an opportunity to listen to a staff presentation on the Downtown Growth Area Review, watch the 3-D model and take part in a feedback activity regarding the 3-D model. Approximately 25 people attended, and extracts of the feedback activity results are provided below:

On a scale of 1-5, how comfortable are you with the building heights shown in the model of Downtown Oakville?



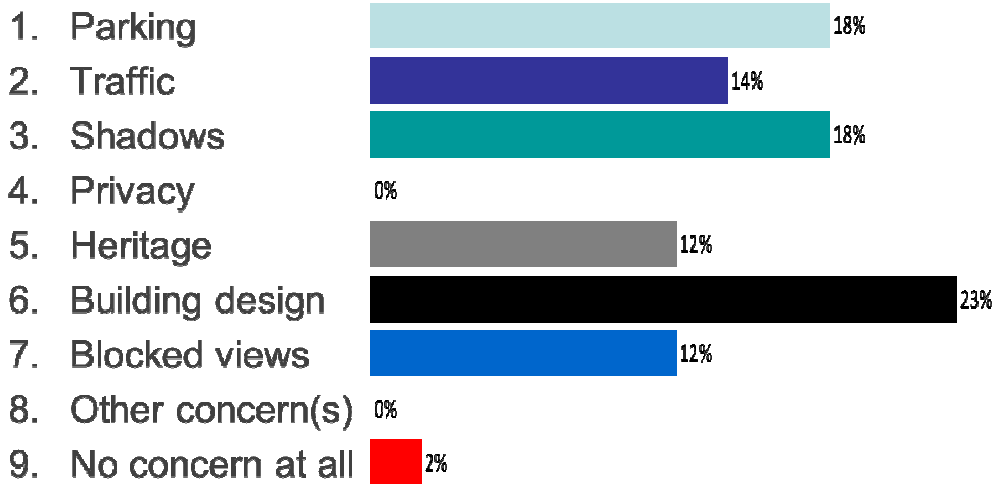
Based on the building heights you saw in the model, would you...



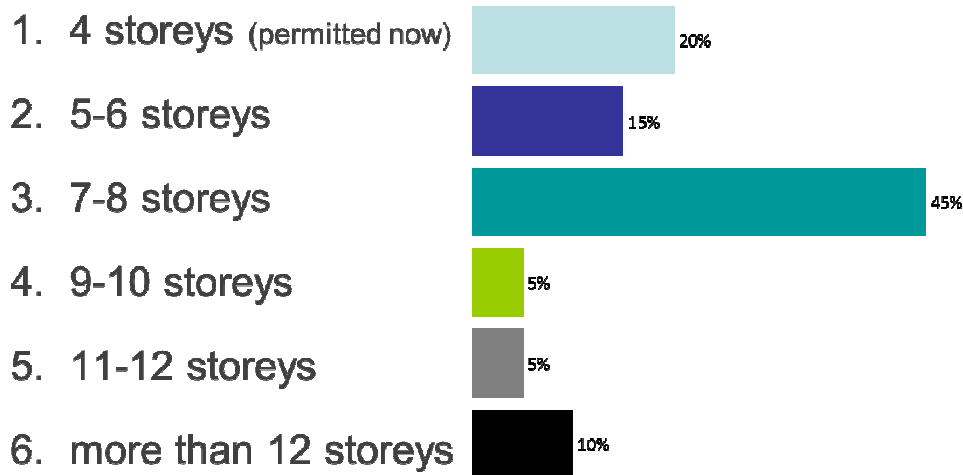
Are there locations other than those shown in the model where additional building heights should be considered?



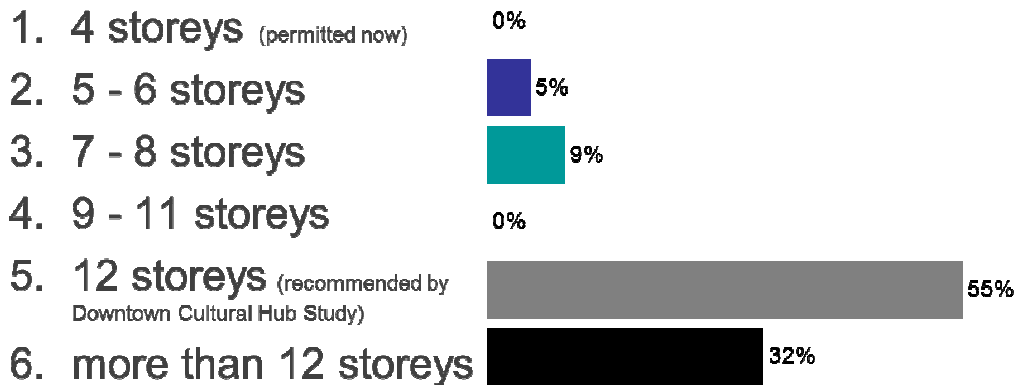
What are your top three concerns about increasing building heights in Downtown Oakville?



Thinking about the future building height for the former post office site, what do you think would be appropriate?



Thinking about the future building height for the fire hall site, what do you think would be appropriate?



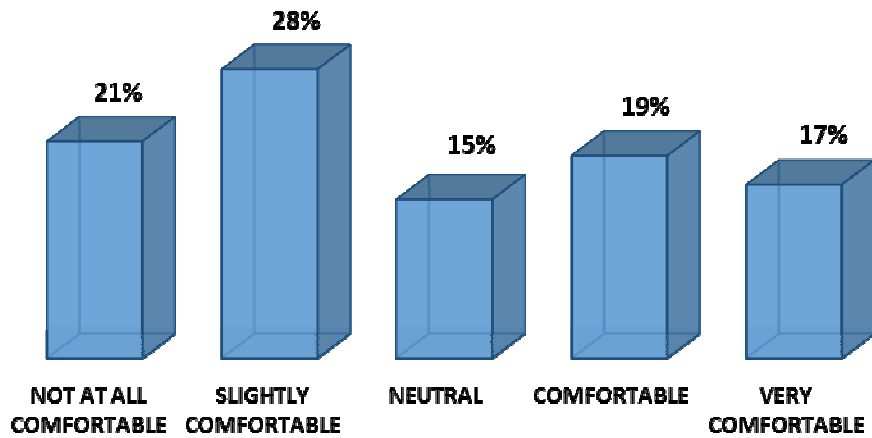
The majority of participants were very comfortable with the heights shown in the 3-D model. 61% of the responses indicated that additional building heights should be considered in other locations not shown in the model. Building design, parking and shadows were the top three concerns related to increased building height, based on responses. The site specific questions related to town-owned sites showed the majority of respondents thought 7-8 storeys was appropriate on the former post office site (45%) and 12 storeys was appropriate on the fire hall site (55%).

Website & Online Survey

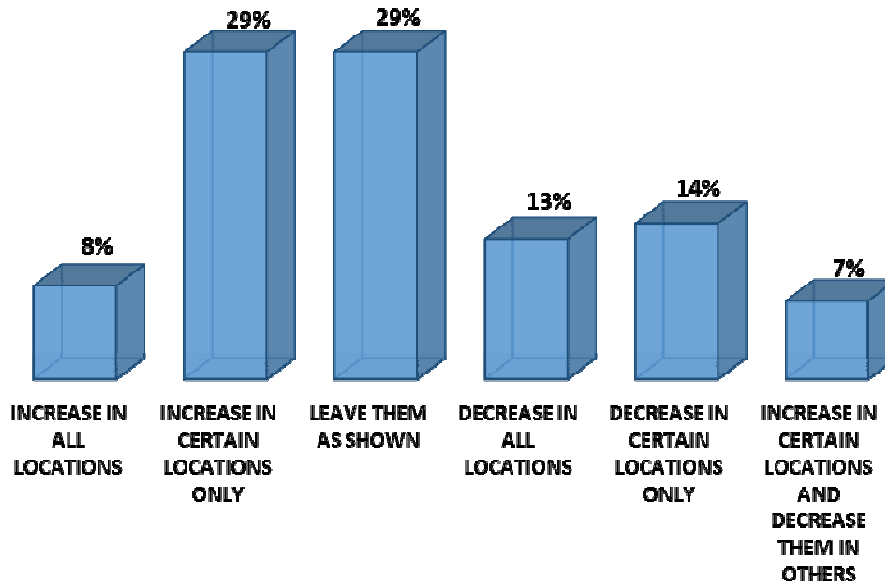
All the materials, including the presentation and 3-D model video, were posted on the Downtown Oakville Growth Area Review webpage following the Information Night. A web survey based on the questions asked in the feedback activity was also developed for the webpage allowing those who were unable to attend the Information Night to provide their input on the 3-D test sites model. Staff received email responses regarding the model, which have also been considered.

Staff received 74 online survey responses, the results of which are provided below:

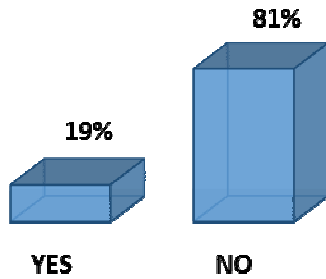
On a scale of 1-5, how comfortable are you with the building heights shown in the model of Downtown Oakville?



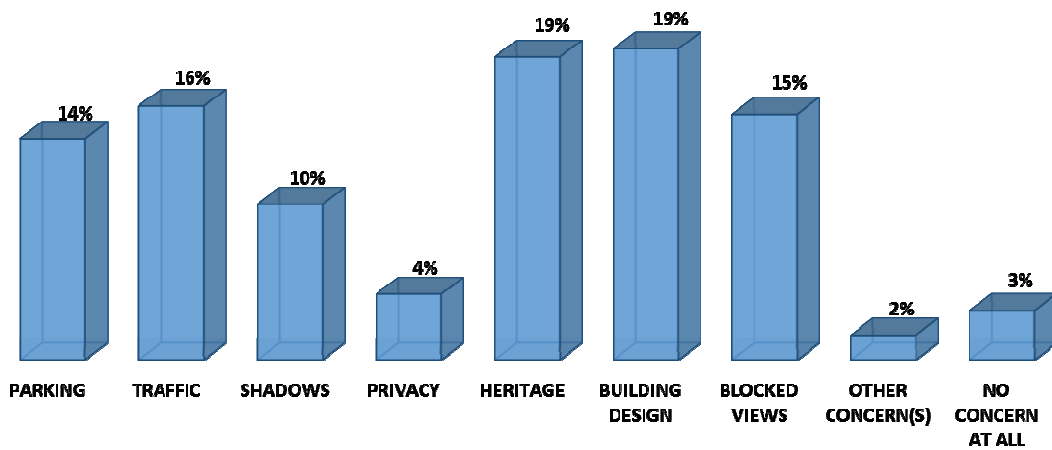
Based on the building heights you saw in the model, would you...



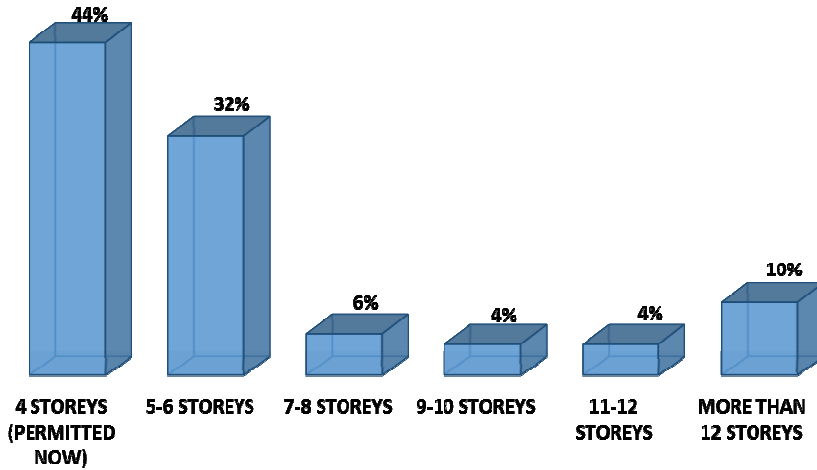
Are there locations other than those shown in the model where additional building heights should be considered?



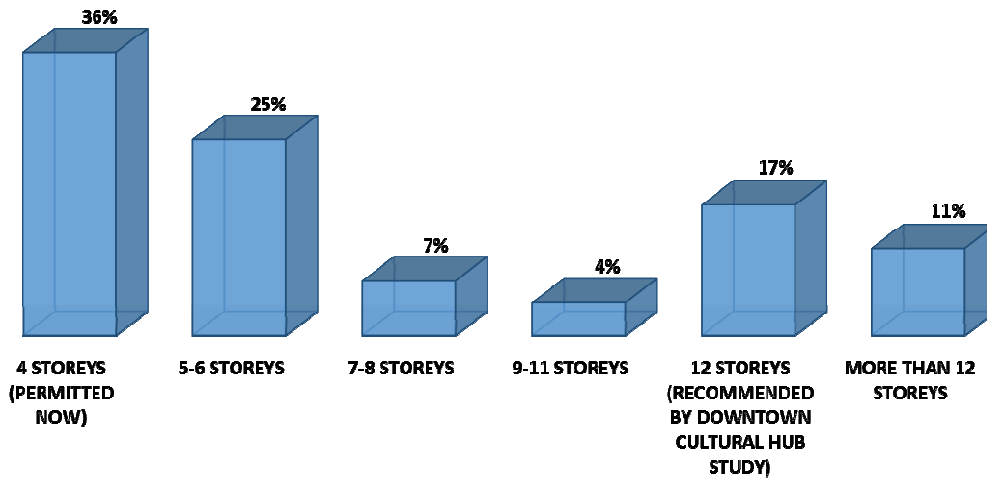
What are your top three concerns about increasing building heights in Downtown Oakville?



Thinking about the future building height for the former post office site, what do you think would be appropriate?



Thinking about the future building height for the fire hall site, what do you think would be appropriate?



The results of the online survey were different than those from the information night. The comfort level with the building heights shown in the model were much more evenly split, and there was more support for leaving the heights as shown in the model. 81% of the responses indicated that additional building heights should not be considered in locations not shown in the model. Heritage, building design and traffic were the top three concerns related to increased building height, based on responses. The site specific questions related to town-owned sites showed the majority of respondents (44%) thought keeping the existing 4 storey permission was appropriate on the former post office site, and 32% thought 5-6 storeys was appropriate. The opinions on the fire hall site were much more split with 36% preferring to retain the existing 4 storey height permission, 25% in support of increasing to 5-6 storeys and 17% in support of increasing to 12 storeys.

6. CONCLUSION

As part of the Downtown Oakville 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 Downtown Oakville; and,
- A review of functional servicing aspects for Downtown Oakville, as a result of any proposed policy changes, including ensuring appropriate traffic, water and wastewater infrastructure capacity.

Since the Downtown Oakville Growth Area Review began and public consultation was 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 and 3-D test site model in future phases of the Downtown Oakville Growth Area Review;
- 2) Staff should commence the policy formulation phase of the Downtown Oakville 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 Downtown Oakville 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 5), Urban Design staff should begin to prepare urban design guidelines specific to Downtown Oakville 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 center of the Downtown Oakville 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

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

APPENDICES:

APPENDIX A – Open House Materials and Draft Directions

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