

APPENDIX A

- Open House Materials
- Draft Directions



Open House

Downtown Oakville Growth Area Review



Welcome

As part of the town's ongoing **Official Plan Review**, the Planning Services department is leading the **Downtown Oakville Growth Area Review**.

Downtown Oakville is one of six areas identified in the Livable Oakville Plan to accommodate new growth and development south of Dundas Street.

This project will review the downtown area's boundary, land uses, building heights, and urban design policies, as well as recent development activity.

Downtown Oakville is a great place!

Any revisions to land use designations and policies that are considered will aim to **maintain the downtown as a vibrant, pedestrian-oriented mixed use centre**. At the conclusion of the study, an official plan amendment and implementing zoning by-law amendment will be recommended.

We're working to keep it great!

Town staff are here to share information about the recent projects that the review will consider, including the **Downtown Cultural Hub Study**, **Downtown Transportation and Streetscape Plan** and **Downtown Oakville Heritage Conservation District Plan**, as well as the **Livable by Design Manual**.



It's your Downtown.

We want your input on the draft directions guiding the review of the land use policies for all of Downtown Oakville. But first, take a moment to **read through the existing goals, objectives and development concept** from Livable Oakville.

Goal

Downtown Oakville will remain a **major downtown area** for the Town, providing a **broad variety of commercial, office, entertainment, cultural and residential uses.**



Objectives

1. Maintain Downtown Oakville as a **vibrant pedestrian-oriented** mixed use centre by:
 - providing a **mix of employment, shopping, leisure and residential** opportunities; and,
 - encouraging mixed use buildings to **promote day and evening activity.**



2. Achieve a **high quality level of urban design** by:
- promoting **high quality streetscapes, open spaces, public buildings, infrastructure and private buildings**;
 - ensuring new development is **designed to maintain and enhance** the Downtown's image as an enjoyable, safe, and pedestrian-oriented place, and **complement the historical attributes** of the area;
 - creating an **attractive public realm** and ensuring developments are planned to support **fully accessible, street-related, pedestrian-oriented environments**; and,
 - ensuring that the **appearance and function** of the public realm and adjoining development are **of consistently high quality and appropriate design**.





3. To **protect and enhance the historic importance** of the Downtown by:

- **protecting, conserving and enhancing cultural heritage resources and integrating them with new development;**
- requiring development to be **compatible and complementary** with adjacent residential neighbourhoods, cultural heritage resources and cultural heritage landscapes; and,
- **minimizing impacts** of new development.



Development Concept

Downtown Oakville is comprised of the Central Business District land use designation. This area is intended to **accommodate new retail, service commercial and residential uses through intensification.**

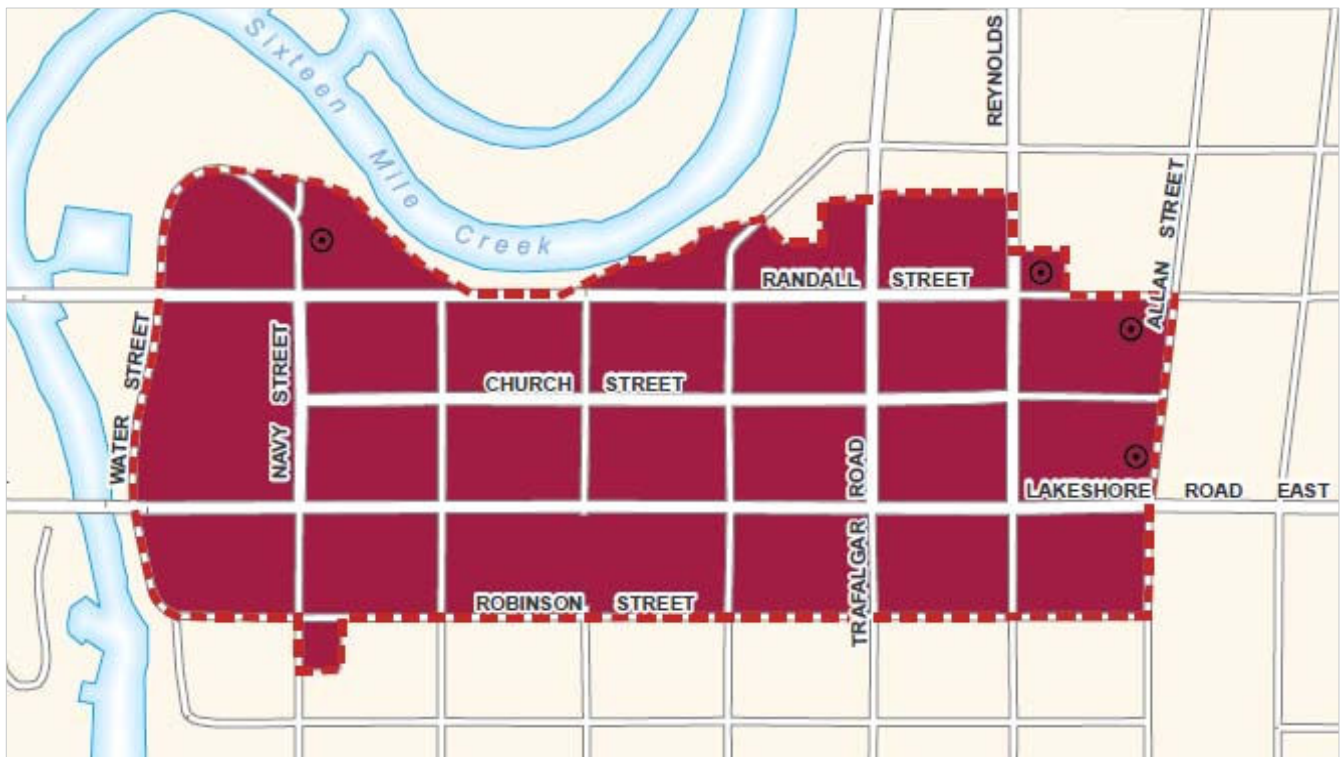
1

Draft Direction

Maintain the existing growth area boundary

The existing boundary includes all of the lands within the Central Business District land use designation east of Sixteen Mile Creek.

Areas to the north, east and south of the Downtown Oakville Growth Area are currently considered to be “stable residential areas” and are subject to different policies in the Livable Oakville Plan.



Show us!

On the air photo, **show us where you think the boundary should change.**

Tell us!

On your worksheet, share your thoughts about any properties that should be included or excluded.

2

Draft Direction

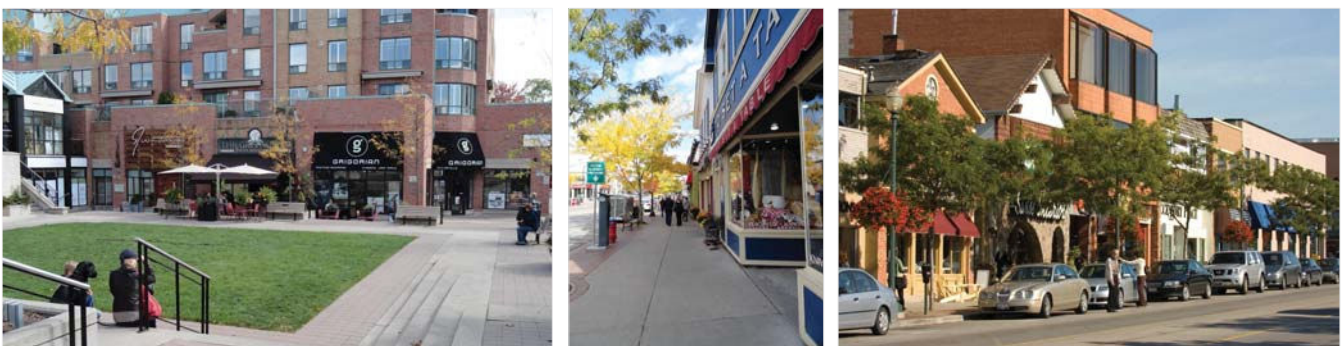
Maintain the existing land use permissions

The Central Business District land use designation has applied to Downtown Oakville for over 30 years. It is intended to:

- serve as a downtown centre with a main street function
- provide community shopping facilities for the surrounding communities
- accommodate retail and service commercial intensification where consistent with design objectives

Existing Permitted Uses

Uses in the Central Business District may include a range of **retail and service commercial uses**, including **restaurants**, appropriate to a main street. **Offices, hotels and convention centres, entertainment and recreation uses** and similar functions may also be permitted. **Residential uses** may also be permitted and are encouraged in forms and at locations that support the primary function of the area.



Show us!

On the air photo, indicate where you think specific uses should be encouraged.

Tell us!

On your worksheet, share your thoughts about uses that should be added, encouraged or discouraged.

3

Draft Direction

Explore opportunities for increased building heights

Buildings in and around Downtown Oakville range from 1 to 16 storeys in height. Those greater than 4 storeys are identified on the air photo.

Existing Policies

- Livable Oakville currently requires buildings in Downtown Oakville to be 2 to 4 storeys in height, with some exceptions.
- Additional direction on built form (e.g., step backs) is provided by the Livable Oakville urban design policies, the Downtown Oakville Heritage Conservation District Plan and the Livable by Design Manual.

Why consider increased height?

- Downtown Oakville is as a growth area planned to accommodate compatible infill development.
- Pedestrian activity – day and night – is needed to support a healthy Downtown Oakville business community.
- This is an opportunity to consider the cultural hub development options generated through the Downtown Cultural Hub Study.
- There is a desire within the community to see a vibrant, refreshed downtown.
- The Ontario Building Code now permits 6-storey wood frame construction.



Show us!

On the air photo, use the stickers provided to **show us where you think buildings taller than 4 storeys could be considered.**

Tell us!

On your worksheet, share your thoughts about building heights in Downtown Oakville.

4

Draft Direction

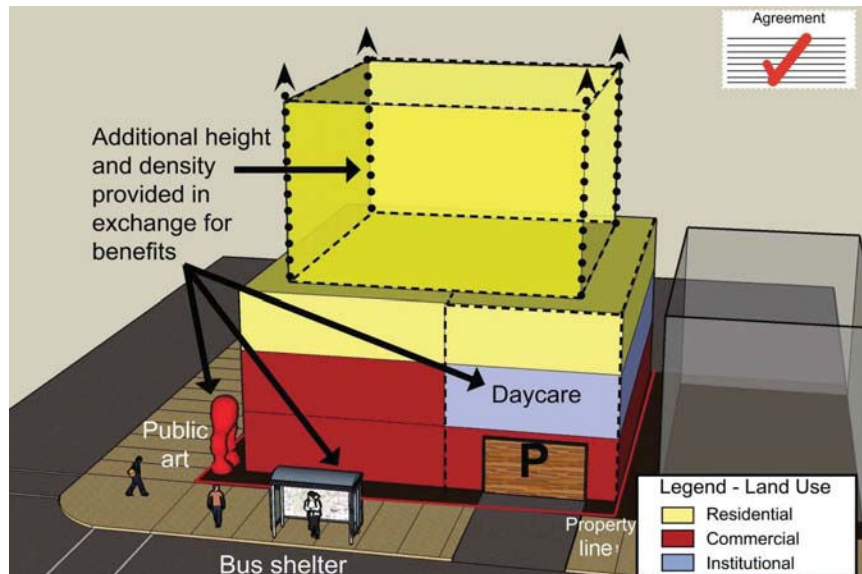
Explore opportunities for bonusing

What is bonusing?

Bonusing allows increases in height or density in exchange for public benefits above what is otherwise required.

Potential Public Benefits

- public transit infrastructure, facilities, services and improved pedestrian access to public transit
- public parking
- affordable housing for a wide array of socio-economic groups
- conservation and preservation of cultural heritage resources
- green buildings
- day care centres
- protection and/or enhancement of natural features and functions
- community centres and/or facilities and improvements to such centres and/or facilities
- parkland and improvements to parks
- public art
- integration of office uses in mixed use developments



Show us!

On the air photo, use the stickers provided to **show us where you think bonusing could be considered.**

Tell us!

On your worksheet, share your thoughts about bonusing, including public benefit priorities.

5

Draft Direction

Strengthen existing urban design policies

Current Policy

- Design related policies are dispersed throughout the Livable Oakville Plan and are only expressed as text

Draft Direction

- Improve connections between the Livable Oakville urban design policies, the Livable by Design Manual guidelines and the Downtown Oakville Heritage Conservation District Plan with the Downtown Oakville Growth Area specific policies
- Create an urban design schedule or appendix to map the current and enhanced policy direction



Rationale

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

Tell us!

On your worksheet, share your thoughts about preferred design elements and character

Downtown Oakville Growth Area Review

OPEN HOUSE WORKSHEET – November 23, 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	Maintain existing growth area boundary	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
2	Maintain existing land use permissions	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
3	Explore opportunities for increased height	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
4	Explore opportunities for bonusing	<input type="checkbox"/> yes <input type="checkbox"/> neutral <input type="checkbox"/> no <input type="checkbox"/> don't know	
5	Strengthen existing urban design 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 →