

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 11, 2017

FROM: Planning Services Department

DATE: September 18, 2017

SUBJECT: **Public Meeting Report - Town-initiated Official Plan Amendment:
Kerr Village Growth Area Review (Livable Oakville) - File No.
42.15.55**

LOCATION: Kerr Village Growth Area

WARD: 2

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RECOMMENDATION:

That comments from the public with respect to the town-initiated official plan amendment to the Livable Oakville Plan to implement the findings of the Kerr Village Growth Area Review (File No. 42.15.55) be received.

KEY FACTS:

The following are key points for consideration with respect to this report:

- The Official Plan Review was launched at a Special Public Meeting of Planning and Development Council on May 11, 2015. The Kerr Village Growth Area Review, which forms part of the Official Plan Review, was identified.
- The Kerr Village Growth Area Review commenced on May 26, 2015 with a public open house. Since that time, numerous public input opportunities including open houses, stakeholder meetings and information sessions were provided.
- Three staff reports were provided to the Livable Oakville Council Subcommittee over the course of the review, providing project updates and advancing policy development.
- The purpose of the public meeting at Planning and Development Council is for Council to hear public delegations on the proposed OPA, ask questions of clarification and identify planning matters to be considered.

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BACKGROUND:

Livable Oakville is the town's official plan for the lands south of Dundas Street and north of Highway 407. It provides land use designations and policies to guide development to the year 2031. The Plan was adopted by Council in June 2009 and approved by Halton Region in November 2009, with modifications, as it was deemed to conform to the 2006 Growth Plan and the Region's Official Plan, as amended, and to be consistent with the 2005 Provincial Policy Statement. A number of parties appealed the Region's decision to the Ontario Municipal Board. The Board subsequently adjudicated the majority of the appeals and approved the Plan, with further modifications, in May 2011.

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 Kerr Village* process, one of six major studies that formed part of the Official Plan Review work program. 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.

On February 10, 2014, Planning and Development Council received a staff report entitled "Long Range Planning Work Program" which signaled the commencement of the next five-year Official Plan Review. The report identified that the policies guiding growth and change in Kerr Village were to be reviewed.

On May 11, 2015, the five-year Official Plan Review was launched at Planning and Development Council. The Kerr Village Growth Area Review was identified as a project to commence that would be coordinated with the other main street growth area reviews.

Kerr Village Growth Area Review

The purpose of the Kerr Village Growth Area Review, established at the outset of the study process, was to assess the Kerr Village policies in the Livable Oakville Plan and consider new or revised policies, as necessary, to ensure the goals and objectives for Kerr Village continue to be realized.

Chronology

An extensive work program, including public consultation and technical review, was undertaken as part of the Kerr Village Growth Area Review. Public input and

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consultation formed a foundational element to the study process. Key project milestones included the following:

- May 26, 2015 – the Kerr Village Growth Area Review commenced at a public open house to solicit the views of the public on how to make Kerr Village an even better place.
- November 19, 2015 – public open house was held to solicit public feedback on draft policy directions prepared by staff.
- [June 13, 2016 – Livable Oakville Council Subcommittee](#) (Subcommittee) meeting was held to report on work completed to date, public feedback received, next steps, and provide the Subcommittee with an opportunity for discussion.
- [October 3, 2016 – Subcommittee](#) meeting was held to present the “Assessment of Redevelopment Viability within the Town of Oakville’s Main Street Growth Areas”, prepared by N. Barry Lyon Consultants Limited, retained by the town in May 2016, which investigated the viability of existing and emerging land use policies for the town’s main street areas and provided background information to inform policy development.
- [January 16, 2017 – Subcommittee](#) meeting was held to present draft policy changes for discussion with the Subcommittee and proceed to further consultation with the public.
- March 9, 2017 – public information sessions were held to present the draft policy changes and solicit input from the public.
- [June 12, 2017 – Subcommittee](#) meeting was held to report back on public feedback and comments received, next steps, and provide the Subcommittee with an opportunity for discussion.

Hyperlinks to the Subcommittee agendas which brought forward the staff reports and related consultation materials for the Kerr Village Growth Area Review are provided above for reference purposes.

Policy and Plans Review

Since the Livable Oakville Plan came into effect in 2011, a number of new provincial plans have come into effect which municipal plans must be consistent with or conform to. Most recently, the new Growth Plan for the Greater Golden Horseshoe (2017) and the Greenbelt Plan (2017) have come into effect.

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As part of the draft proposed Official Plan Amendment attached to this report, the updated provincial plans have been considered and the policies for Kerr Village updated where possible to bring it into further alignment. The Kerr Village Growth Area Review is only one of many studies which, over the fullness of Official Plan Review, is working toward full consistency and conformity.

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) sets out the Province's land use vision and overall policy direction on matters of provincial interest related to land use and development. The principles of the PPS are to promote strong communities, a strong economy, and a clean and healthy environment. The PPS came into effect April 30, 2014 and applies to planning decisions made on or after that date. Decisions affecting planning matters are to be consistent with the PPS.

The PPS states that healthy, livable and safe communities are sustained by, among other matters:

- promoting efficient development and land use patterns which:
 - are financially sustainable;
 - avoid environmental, public health and safety concerns;
 - minimize land consumption and servicing costs;
 - improve accessibility for all people,
 - consider the impacts of a changing climate; and,
- accommodate an appropriate range and mix of uses including residential, employment, institutional, recreation, parks and open spaces.

The policies of the PPS can be complemented and built upon by provincial and municipal plans to provide comprehensive, integrated, place-based and long-term plans that support and integrate the principles of the PPS.

Growth Plan for the Greater Golden Horseshoe (2017)

The new Provincial Growth Plan for the Greater Golden Horseshoe (2017) came into effect July 1, 2017. The Growth Plan provides the framework for implementing the Province's land use vision for managing growth, and guides policy and land use decision making in the GTHA. All planning decisions made on or after July 1, 2017 must conform to the Growth Plan, subject to any legislative or regulatory provisions providing otherwise. As such, municipal official plans are required to be updated to conform to the Growth Plan through a municipal comprehensive review process.

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Under the Growth Plan and as directed by the Town's emerging urban structure (discussed in a follow section of this report), the Kerr Village Growth Area is considered a strategic growth area which is defined in the Growth Plan as:

Strategic Growth Areas – Within settlement areas, nodes, corridors, and other areas that have been identified by municipalities or the Province to be the focus for accommodating intensification and higher-density mixed uses in a more compact built form. Strategic growth areas include urban growth centres, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas.

In developing draft policies for the Kerr Village Growth Area, the policies of the new Growth Plan (2017) have been reviewed and incorporated where applicable. While the Plan is to be read in its entirety, the following are a sample of relevant policies for the Kerr Village Growth Area:

2.2.1 Managing Growth

4. Applying the policies of this Plan will support the achievement of *complete communities* that:
 - a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of *active transportation*;
 - ii. *public service facilities*, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and

- iv. healthy, local, and affordable food options, including through urban agriculture;
- e) ensure the development of high quality *compact built form*, an attractive and vibrant *public realm*, including public open spaces, through site design and urban design standards;
- f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- g) integrate green infrastructure and low impact development.

2.2.2 Delineated Built-up Areas

- 4. All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:
 - a) encourage *intensification* generally to achieve the desired urban structure;
 - b) identify the appropriate type and scale of development and transition of built form to adjacent areas;
 - c) identify *strategic growth areas* to support achievement of the intensification target and recognize them as a key focus for development;
 - d) ensure lands are zoned and development is designed in a manner that supports the achievement of *complete communities*;
 - e) prioritize planning and investment in *infrastructure* and *public service facilities* that will support *intensification*; and
 - f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

5.2.3 Co-ordination

- 2. Upper-tier municipalities, in consultation with lower-tier municipalities, will, through a *municipal comprehensive review*, provide policy direction to implement this Plan, including:
 - a) identifying minimum intensification targets for lower-tier municipalities based on the capacity of *delineated built-up areas*, including the applicable minimum density targets for *strategic growth areas* in this Plan, to achieve the minimum intensification target in this Plan;

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- b) identifying minimum density targets for *strategic growth areas*, including any *urban growth centres* or *major transit station areas*, in accordance with this Plan; ...

As noted in the policies of section 5.2.3 above, minimum density targets must be established as part of a municipal comprehensive review (MCR). An MCR is defined in the Growth Plan as:

Municipal Comprehensive Review - A new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of this Plan.

As such, a new density target must be established by Halton Region, in consultation with the Town, as part of the Region's municipal comprehensive review process.

Greenbelt Plan (2017)

The Province's updated Greenbelt Plan (2017) came into effect on July 1, 2017. In regard to Kerr Village, the updated Greenbelt Plan introduced an Urban River Valley designation which now applies to lands within Kerr Village.

The goal of the Urban River Valley is "to integrate the Greenbelt into urban areas that were not part of the Greenbelt's initial boundaries" by promoting the protection of natural and open space along river valleys, including cultural heritage resources, and providing a gateway to the rural landscape of the Greenbelt and a range of natural settings on publicly owned lands for recreational, cultural and tourism uses including parkland, open space and trails (Greenbelt Plan, Section 1.2.3).

The lands within the Urban River Valley designation are comprised of river valleys and associated lands and are generally characterized as lands containing natural and hydrologic features, and lands designated in official plans for uses such as parks, open space, recreation, conservation and environmental protection (Section 6.1).

The policies pertaining to the Urban River Valley designation state that "only publicly owned lands are subject to the policies of the Urban River Valley designation" and that "any privately owned lands within the boundary of the Urban River Valley area are not subject to the policies of this designation" (Section 6.1.1).

It also states that the "lands are governed by the applicable official plan policies provided they have regard to the objectives of the Greenbelt Plan" and that infrastructure which is subject to and approved under the Environmental

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Assessment Act, or similar approval, is permitted provided it support the needs of adjacent settlement areas or serves the significant growth and economic development expected in southern Ontario (Section 6.1.2 and 6.1.3).

The revised mapping for the Kerr Village Growth Area in the draft Official Plan Amendment (Appendix A) delineates the boundary of the Greenbelt Urban River Valley which is subject to the applicable policies of the Greenbelt Plan, as the case may be.

Urban Structure Review

On June 12, 2017, Planning and Development Council hosted a Statutory Public Meeting to consider an Official Plan Amendment intended to bring forward a new town-wide urban structure. The effect of the amendment would provide a framework for where and how the Town will grow, and establish the basis for official plan policy and for making planning decisions. The urban structure builds upon the existing urban structure already established for the Livable Oakville Plan area.

The draft Official Plan Amendment presented at the meeting identifies the Kerr Village Growth Area as a node and main street area and states the following:

“3.6 Nodes and Corridors

Nodes and Corridors are key areas of the Town identified as the focus for mixed use development and intensification. ...

Downtown Oakville, Kerr Village and Bronte Village are intended to develop as mixed use centres with viable main streets.

They are recognized in the urban structure as Main Street Areas for their distinctive character and are intended to accommodate lesser amounts of intensification. ...”

At the time of writing this report, the Urban Structure Review is ongoing and scheduled to proceed to a recommendation meeting at Planning and Development Council on September 26, 2017. Notwithstanding a decision being made by Council, the direction provided in the Urban Structure Review as well as the associated draft Official Plan Amendment continue to be in line with the underlying vision and development objectives within the existing Livable Oakville Plan and the Kerr Village Growth Area. As such, it does not preclude the advancement and consideration of the Kerr Village Growth Area draft Official Plan Amendment at a Statutory Public Meeting.

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Kerr Street Grade Separation – Speers Road to QEW

The Kerr Street Grade Separation project is ongoing. The Town completed an Environmental Assessment which recommended a grade separation (underpass) for Kerr Street at the existing road/rail crossing. The overall project limits extend from Speers Road to north of the QEW bridge and consists of widening Kerr Street between Speers Road to the QEW from two lanes to four travel lanes, including additional turning lanes at the intersection of Kerr Street and Speers Road, and streetscape features. The engineering design work is underway and discussions between the town and Metrolinx are ongoing regarding the timing of project commencement and a funding partnership.

COMMENT/OPTIONS:

The purpose of this report is to introduce the town-initiated official plan amendment (OPA) to implement the findings of the Kerr Village Growth Area Review. The statutory Public Meeting, required by the *Planning Act*, will provide Council the opportunity to hear public delegations on the proposed OPA, ask questions of clarification and identify planning matters to be considered.

This report brings forward and describes the proposed OPA (Appendix A) as well as, for convenience purposes, a draft 'tracked-change' version of Section 23, Kerr Village, of the Livable Oakville Plan (Appendix B) which would result from the OPA. The effect of the proposed OPA includes changes to:

- enhance clarity and intent through housekeeping amendments;
- update the description and development concept to clarify intent and to reflect various policy changes throughout;
- update the policy language for expressing growth targets as a minimum planned density to be determined as part of future conformity matters;
- introduce new and revised urban design policies to enhance existing objectives; introduce a new urban design schedule to illustrate urban design elements including: primary streets, secondary streets, enhanced streetscape areas, urban squares, and gateways;
- designate the northwest corner of Kerr Street and Speers Road entirely Urban Core to facilitate comprehensive redevelopment;
- introduce bonusing permissions to the Main Street 1 designations within the Kerr Village Main Street District;
- permit stand-alone residential uses in certain contexts within the Main Street 1 and Main Street 2 designations;
- extend the Kerr Village Growth Area boundary in the Lower Kerr Village District to Dorval Drive in the west and Sixteen Mile Creek in the east;

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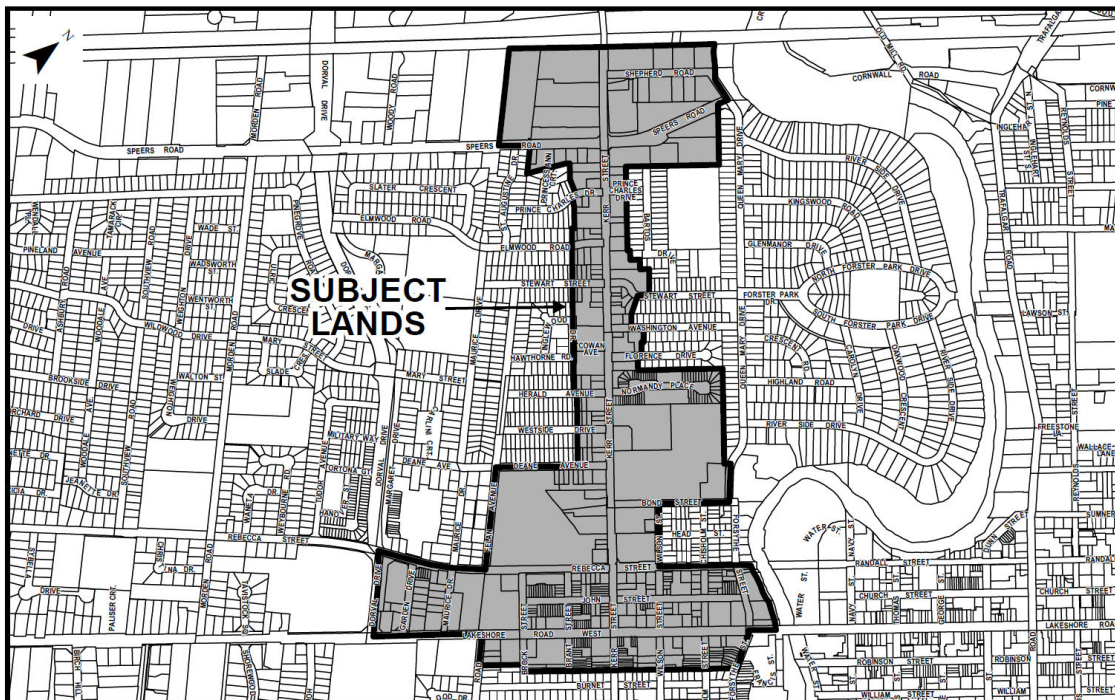
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- introduce the Greenbelt Urban River Valley to the lands subject to the new Greenbelt Plan (2017); and,
- update the Kerr Village Land Use Schedule and South East Land Use Schedule accordingly.

The proposed amendment will result in changes to the following parts of the Livable Oakville Plan: Section 23 (Kerr Village), Section 27.2 (South East Exceptions – Schedule G), Schedule A1 (Urban Structure), Schedule O (Kerr Village Land Use), and Schedule G (South East Land Use). It would also introduce a new urban design schedule.

Description of the Official Plan Amendment

The Official Plan Amendment applies to the ‘subject lands’ in the map below. Some policy amendments effect specific properties including development permissions, while other properties are not affected by land use changes.



The policies in the town-initiated official plan amendment are based on the work undertaken as part of Kerr Village Growth Area Review, which commenced in May 2015, including:

- Comments received from the public, subcommittee, and town staff;

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- Findings from the report titled “Assessment of Redevelopment Viability in the Town’s Main Street Growth Areas”;
- Directions through the Urban Structure Review;
- Directions from other ongoing town studies and master plans; and,
- Assessment of Provincial and Regional policies.

The policy amendments are discussed below and grouped by topic.

Growth Area Boundary

The OPA proposes to expand the growth area boundary at both ends of the Lower Kerr Village District along the north side of Lakeshore Road including:

- eastward to include the area bounded by Forsyth Drive to the west, Rebecca Street to the north, Sixteen Mile Creek to the east, and Lakeshore Road to the south; and,
- westward to include the area bounded by Dorval Drive to the west, Rebecca Street to the north, Maurice Drive to the east, and Lakeshore Road to the south.

Capturing these areas within the growth area is consistent with the current land use permissions and a natural extension for the growth area boundary.

The land to the east is currently designated high density residential and contains existing apartment buildings. Including it within the Kerr Village Growth Area boundary would reinforce the existing link between the Lower Kerr Village District and Downtown Oakville.

Recent development in the west is consistent with the existing policy direction for Kerr Village to accommodate intensification with a mix of residential and commercial uses. The area is currently designated for high and medium density residential uses which are currently in transition, and includes mixed use permissions on the north side of Lakeshore Road West to Dorval Drive. Further, this is the only location in the town where a CBD designation extends beyond a growth area boundary. This provides additional rationale as to why it should be included within the growth area. This area is considered a logical extension of the Lower Kerr Village District.

Lower Kerr Village District – Replacing the Central Business District Designation

The OPA proposes to replace the Central Business District (CBD) designation with other land use designations to better reflect the existing built context and planned development concept and objectives for this area. Further, the removal of the CBD

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designation is in an effort to remove some policy duplication given the CBD designation is similar to the Main Street designations.

In an effort to promote consistency and remove policy duplication, staff are of the opinion that the Main Street 1, Main Street 2, Low Density Residential, Medium Density Residential, and High Density Residential land use designations can be applied to the existing CBD area to achieve the same objectives and reflect the existing built context.

The proposed OPA would maintain the existing height permissions of two to four storeys for most of the area to be redesigned to Main Street 1 located along Lakeshore Road. The only location within the existing CBD area where more than four storeys is contemplated is on the north side of Lakeshore Road at Kerr Street. This side of the intersection is an identified gateway, and the properties are proposed to be redesigned to Main Street 2 which would permit building of 4 to 6 storeys in height. No lands in this area are identified to be eligible for bonusing.

All of the existing site-specific exception policies have been maintained in the draft policy changes, with some new exception policies being introduced to recognize existing uses.

Bonusing Permissions

The OPA proposes to extend areas eligible for bonusing on lands designated Main Street 1 within the Kerr Village Main Street District. The Main Street 1 designation permits mixed use buildings of 2 to 4 storeys in height. The effect of this change would allow for the consideration of an additional two storeys in building height, to a maximum of six storeys, in exchange for a public benefit. The existing bonusing policies for Kerr Village, which list the public benefits that may be considered in exchange for additional height, are maintained.

Areas eligible for bonusing do not create “as-of-right” development permissions. To obtain additional height through bonusing, the proponent of a development application must apply for a Zoning By-law Amendment, demonstrating that the additional height would not create adverse impact. In addition, the proponent would be required to enter into a Section 37 Agreement with the town, to the satisfaction of Council, which would provide a community benefit(s) to the town in exchange for the additional height. Town Council has the authority and discretion to approve Zoning By-law Amendments and undertake Section 37 Agreements.

To address the transition of built form to the adjacent low density residential neighbourhoods, urban design policies have been updated to require buildings to be

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stepped back above the third storey which are immediately adjacent to the Residential Low Density designation.

The contemplation to provide expanded areas eligible for bonusing was a consideration to enable revitalization opportunities in Kerr Village.

Through the “Assessment of Redevelopment Viability Report”, completed by N. Barry Lyon Consulting and received by the Livable Oakville Council Subcommittee on October 3, 2016, indicated that four storey developments may produce viable financial results but development at this scale would require a focus on the luxury market to offset development costs. This segment of the market is narrower and demand is less robust. The consultants’ analysis also showed that an increase in height of two additional storeys may not have a positive impact on redevelopment viability, but that viability is expected to improve in the near term. As such, the OPA proposes to add a bonusing overlay on the Main Street 1 designation along Kerr Street, to allow the potential for six storeys, which would support reinvestment in Kerr Village as the market evolves.

Flexibility of Uses within the Main Street designations

The OPA proposes to permit additional flexibility for the arrangement of uses within and between buildings on Main Street 1 and Main Street 2 designated properties. Currently, the policy requires that all buildings within these designations be mixed use buildings providing ground floor commercial uses. The policy change would allow stand-alone residential apartments and multiple attached dwellings on Main Street 1 and Main Street 2 designated properties when the buildings do not face Lakeshore Road West, Kerr Street or Speers Road. These two streets are to maintain the retail and commercial function and require commercial, office, cultural or community uses on the ground floor which support the main street function and pedestrian activity.

Urban Design

The OPA proposes new, revised and reformatted urban design policies, including a new urban design schedule, to support and enhance the intent of the development concept for Kerr Village and promote place-making opportunities. The urban design policies reiterate the link between the general urban design policies in Section 6 of the Livable Oakville Plan, as well as provides a link to the Livable by Design Manual, the town’s urban design directions document.

In regard to the public realm, policies have been reformatted. A new policy regarding enhanced streetscape areas which builds upon the objectives for enhanced pedestrian facilities and a unique streetscape is introduced.

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In regard to streetscapes, new policies are introduced which provide direction and clarity for the uses, functionality and built form along identified primary streets and secondary streets. The policies reiterate that commercial, office, cultural and community uses are required on the ground floor facing primary streets, whereas more flexibility for uses on the ground floor is provided facing secondary streets. These policies work in tandem with the flexibility provided for stand-alone residential uses in certain contexts within the Main Street land use designations.

Policies regarding gateways have been reformatted and are to provide well designed built form or structures, distinctive streetscaping, landscaping and/or public art. New gateway locations have been added to include the future Kerr Street underpass and railway crossing, Speers Road at the Queen Mary Drive bridge, Lakeshore Road West and Dorval Drive, and Lakeshore Road West and Forsyth Drive.

Policies regarding the existing and future urban square, as part of the redevelopment of north-west quadrant of Speers Road and Kerr Street, is reformatted and highlighted which helps to promote place-making and community character. Direction regarding the provision of built form and uses surrounding the square which complement and enhance the area as a community gathering space is identified.

The built form policies have been reformatted and updated which furthers the objective to provide for appropriate transition in the built form to the adjacent low density residential areas in keeping with existing urban design direction in the Livable by Design manual.

Further to the draft OPA policies, Urban Design direction, specific to Kerr Village, is currently being developed by staff for inclusion into Part B of the Livable by Design Manual. The design document will facilitate desirable and compatible development that responds to the surrounding local context and enhances the character of the district. The design direction will become a key document for implementation the general and Kerr Village-specific policies, and will be applied to all development proposals and public projects. Appendix C contains preliminary design direction, in text and images, to achieve desired development in the public realm and on private properties.

Housekeeping

The OPA proposes various housekeeping amendments throughout to ensure that the intent of the policies are upheld, and to reflect the additional policy amendments that have been introduced.

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Density Target

The OPA proposes to amend the growth target for Kerr Village with new policy language to express a future growth target for Kerr Village as a “minimum planned density.” This language is proposed as it will bring it in line with the language of the Growth Plan (2017).

At this time, the OPA does not set out a numeric figure for a minimum planned density. This number will be established in coordination with Halton Region as set out in the new Growth Plan (2017) which states that “upper-tier municipalities, in consultation with lower-tier municipalities, will, through a *municipal comprehensive review*, provide policy direction to implement this Plan, including identifying minimum density targets for *strategic growth areas...*” (Section 5.2.3.2 b))

Kerr Village is considered a strategic growth area. And, as outlined in the Growth Plan section earlier in this report, a municipal comprehensive review (MCR) is defined as “a new official plan, or an official plan amendment, initiated by an upper- or single-tier municipality under section 26 of the Planning Act that comprehensively applies the policies and schedules of this Plan.” As such, a minimum density target for Kerr Village must be established by Halton Region, in consultation with the Town, as part of the Region’s municipal comprehensive review.

On January 16, 2017, the Subcommittee received a staff report outlining that this coordinated approach will result in a two-stage implementation process at the local level. As part of stage one (i.e. the OPA), staff have established a growth and development vision for Kerr Village and plan to implement this vision through the proposed OPA. This will inform Halton Region of the direction for this area. The second stage of implementation will be the town’s conformity exercise following the approval of the Region of Halton’s Official Plan (MCR). The town’s conformity exercise will confirm the growth numbers that have been allocated to the town, including Kerr Village, resulting in another amendment to the town’s official plan.

Ultimately, a minimum planned density should be provided that enables the achievement of a revitalized, transit-supportive, main street area. This is enabled by the development permissions and land use designations that are provided for within the Kerr Village Growth Area policies.

Urban River Valley

As discussed in the Greenbelt Plan (2017) section of this report, there are now lands within Kerr Village that are subject to the Greenbelt Plan’s new Urban River Valley designation. As such, a new policy and mapping overlay has been added which

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refers to the authority and policies of the Greenbelt Plan for lands subject to the Urban River Valley. It should be noted that although the Urban River Valley is shown on the newly proposed Schedule O1, as per the regulated area of the Greenbelt Plan, the policies of the Greenbelt Plan Urban River Valley only apply to publically owned lands.

North-West Quadrant of Kerr Street and Speers Road

The proposed OPA would redesignate the portion of lands currently designated Urban Centre in the north-west quadrant of Kerr Street and Speers Road to the Urban Core designation. Bonusing would continue to apply to the lands.

The policy change would consolidate the land use designations in this quadrant to Urban Core which would permit 8-12 storey buildings, with a bonusing overlay for the entirety of the quadrant. This policy change is intended to provide an improved opportunity for comprehensive redevelopment and simplifies the land use direction and policy context for the entire block.

A new exception policy also introduced which would require that development in this quadrant be based on a comprehensive development plan which demonstrates the potential full build-out of the site.

The existing exception policies that speak to phasing, recognition of existing building heights and the implementing zoning have been maintained.

Oakville Seniors Centre

The OPA proposes to redesignate the Oakville Seniors Centre property from Main Street 1 to Main Street 2, which would allow for a mixed use development and an increase in height to permit four to six storeys in height. The change is proposed given the current site is surrounded by High Density Residential uses (seven storey building) and Institutional uses, and to encourage the redevelopment of the site in a mixed use form that supports the main street function of Kerr Street while also providing additional residential opportunities.

The Oakville Seniors Centre will be relocated to Oakville Arena as part of the Trafalgar Park Revitalization Project. Although the OPA would redesignate the property, it would not preclude another use, such as a community facility or another commercial use, from using the existing Oakville Senior Centre building should a tenant be found to occupy this building.

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CONCLUSIONS:

The Kerr Village Growth Area Review, which forms part of the town's broader Official Plan Review, is a town-initiated and comprehensive review of the policies that guide future development in Kerr Village. Public consultation has formed the foundation of this review. As part of the review which began in May 2015, town staff have hosted 2 public open houses, 2 public information sessions, and have attended and hosted several stakeholder meetings. Town staff have presented all input received from the public at four Livable Oakville Council Subcommittee meetings. Over the course of the study, town staff have consulted with hundreds of interested residents, business and property owners who have contributed their ideas to the process. Collectively, a community vision has emerged and a draft Official Plan Amendment has been prepared representing the balance of public views and opinion.

This report presents a proposed town-initiated OPA to the Livable Oakville Plan, as attached in Appendix A, to update the policies and mapping related to the Kerr Village Growth Area and implement the findings through the Kerr Village Growth Area Review. It also provides a draft "tacked-change" version of the proposed OPA in Appendix B, as well as draft urban design considerations to be further refined and included in the Livable by Design Manual Part B: Kerr Village (Appendix C).

This report and meeting is intended to satisfy the statutory Public Meeting required by the *Planning Act*, and provide Council the opportunity to hear public delegations on the proposed OPA, ask questions of clarification and identify planning matters to be considered.

Comments from the public, town departments, and external agencies may result in changes to the proposed OPA before it is recommended for adoption by Council at a future Planning and Development Council meeting. It is anticipated that a recommendation report, including any updates to the OPA, will be presented to Planning and Development Council by the end of 2017. Draft urban design direction for Kerr Village, within the Livable by Design Manual, is currently being prepared (refer to initial work contained in Appendix C), which will be shared with the community for consultation this fall and then presented to Council for endorsement at a future date.

From: Planning Services Department

Date: September 18, 2017

Subject: **Public Meeting Report - Town-initiated Official Plan Amendment: Kerr Village Growth Area Review (Livable Oakville) - File No. 42.15.55**

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CONSIDERATIONS:

(A) PUBLIC

The draft OPA has been available for review on the town's website (<http://www.oakville.ca/planoakville/kerr-village-growth-area-review.html>) and in the Planning Services department on or before September 20, 2017. Notice of the statutory Public Meeting was posted in the Oakville Beaver on September 14, 2017. Additional notices were mailed to property owners within the Kerr Village Growth Area and emailed to the contact list for the Official Plan Review and required agencies.

(B) FINANCIAL

No financial implications arise from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The draft OPA is currently in circulation to external agencies for comments.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- enhance our economic environment
- enhance our cultural environment
- enhance our social environment
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The proposed OPA for the Kerr Village Growth Area incorporate the four pillars of sustainability – social, economic, environment and cultural.

APPENDICES:

Appendix A	Draft Official Plan Amendment, Kerr Village Growth Area
Appendix B	Tracked Changes: Livable Oakville Section 23, Kerr Village
Appendix C	Draft Urban Design Considerations - Livable by Design Manual (Part B): Urban Design Direction for Kerr Village

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