

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: OCTOBER 11, 2017

FROM: Planning Services Department

DATE: September 15, 2017

SUBJECT: **Public Meeting Report - Town-initiated Official Plan Amendment: Downtown Oakville Growth Area Review (Livable Oakville) - File No. 42.15.54**

LOCATION: Downtown Oakville Growth Area

WARD: 3

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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 Downtown Oakville Growth Area Review (File No. 42.15.54) 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 Downtown Oakville Growth Area Review, which forms part of the Official Plan Review, was identified.
- The Downtown Oakville Growth Area Review commenced on November 23, 2015 with a public open house.
- A number of public engagement opportunities have been offered throughout the study process including open houses, a stakeholder workshop, an online survey and information sessions.
- Three staff reports were presented to the Livable Oakville (Official Plan Review) Council Sub-committee 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 delegations on the proposed Official Plan Amendment, 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.

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 the town's growth areas, including Downtown Oakville, were to be reviewed.

In May 2015, the town initiated its Five Year Official Plan Review in accordance with the requirements of the *Planning Act*. As part of the five year review, the policies that guide growth and change in Downtown Oakville were identified to be studied to ensure the established goals and objectives for Downtown Oakville are realized.

Downtown Oakville Growth Area Review

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

Chronology

An extensive work program, including public consultation and technical review, was undertaken as part of the Downtown Oakville Growth Area Review. Public input and consultation formed a foundational element to the study process. Key project milestones included the following:

- November 23, 2015 – Public open house to introduce and seek feedback on draft policy directions prepared by staff.

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- March 31, 2016 – Stakeholder workshop to gain feedback on 3-D computer model testing increased building height locations.
- April 26, 2016 – Information night to gain public feedback on 3-D computer model testing increased building height locations.
- May 2016 – Online survey seeking public feedback on 3-D computer model testing increased building height locations.
- [June 13, 2016 – Livable Oakville \(Official Plan Review\) Council Sub-committee](#) (LOCSC) meeting was held to report on work completed to date, public feedback received, next steps, and provide the LOCSC with an opportunity for discussion.
- [October 3, 2016 – Livable Oakville \(Official Plan Review\) Council Sub-committee](#) 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 – Livable Oakville \(Official Plan Review\) Council Sub-committee](#) meeting was held to present draft policy changes for discussion with the LOCSC and proceed to further consultation with the public.
- March 6, 2017 – public information session to present the draft policy changes and solicit input from the public.
- [June 12, 2017 – Livable Oakville \(Official Plan Review\) Council Sub-committee](#) meeting was held to report back on public feedback and comments received, next steps, and provide the LOCSC with an opportunity for discussion.

Hyperlinks to the Livable Oakville (Official Plan Review) Council Sub-committee agendas which brought forward the staff reports and related consultation materials for the Downtown Oakville Growth Area Review are provided above for reference purposes.

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Policy and Plans Review

Since the Livable Oakville Plan came into effect in 2011, a number of new provincial plans have been introduced. Municipal plans are required to be consistent with or conform to these provincial plans, including the new Growth Plan for the Greater Golden Horseshoe (2017) and the Greenbelt Plan (2017) which are now in effect.

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

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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.

Under the Growth Plan and as directed by the Town's emerging urban structure (discussed in a later section of this report), the Downtown Oakville 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 Downtown Oakville 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 Downtown Oakville 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;

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- 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;
 - 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.

This policy requires the minimum density target be established by the town's upper-tier municipality 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 Downtown Oakville, the updated Greenbelt Plan introduced an Urban River Valley designation which now applies to lands within the Downtown Oakville Growth Area.

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, opens space and trails (Greenbelt Plan, Section 1.2.3).

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Lands within the Urban River Valley designation are comprised of river valleys and associated lands and 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 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 Downtown Oakville Growth Area in the draft Official Plan Amendment (Appendix A) delineates the boundary of the Greenbelt Urban River Valley as an overlay on proposed Schedule Q1. This overlay is shown on both publicly and privately owned lands and while the Greenbelt Urban River Valley designation applies to both, the policies of the designation apply only to the publicly owned lands.

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 Downtown Oakville 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. ...

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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 for the Downtown Oakville Growth Area. As such, it does not preclude the advancement and consideration of the Downtown Oakville Growth Area Draft Official Plan Amendment at a statutory Public Meeting.

Downtown Plan

In July 2014, Planning and Development Council endorsed the following vision and objectives for the Downtown Plan, which comprises the Downtown Cultural Hub Study and the Downtown Transportation and Streetscape Plan:

Vision

- *To create an attractive, active, animated and vibrant downtown where people come together to live, meet, work, say, interact and engage.*
- *It will be the cultural, social and economic heart of our community where citizens and visitors can celebrate and experience the natural setting, heritage, culture and the arts.*

Objectives

- *To contribute to an economically successful vibrant downtown*
- *To create a cultural focus for the town in the downtown area*
- *To provide facilities and infrastructure that meet existing and future needs*
- *To protect and enhance the natural environment and cultural heritage of downtown*
- *To develop solutions that are financially sustainable*

The Downtown Transportation and Streetscape Plan (DTS) was approved in March 2015 and implementation is underway. Most recently, Council approved traditional furnishings for the streetscape improvements, and rehabilitation work has begun on the Lakeshore Bridge over Sixteen Mile Creek. In addition, staff will be reporting

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back to Council on potential mitigation strategies for downtown businesses during the reconstruction of Lakeshore Road.

On November 28, 2016, Planning and Development Council received update reports from the Office of the Mayor and the Commissioner of Community Development on how to move the Downtown Cultural Hub Study (DCH) forward to meet public expectations with the financial resources available.

Staff has been directed to report back with a detailed implementation plan to implement an updated Downtown Plan timeline. Under the updated timeline, short-term priorities include the planning and implementation of a waterside gathering place by 2018, Lakeshore Road infrastructure reconstruction in 2019-2020, and planning for the renewal or replacement of downtown cultural facilities in 2023 and beyond depending on funding availability.

COMMENT/OPTIONS:

The purpose of this report is to introduce the town-initiated official plan amendment (OPA) to implement the findings of the Downtown Oakville 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 a draft 'tracked-change' version of Section 25, Downtown Oakville, of the Livable Oakville Plan (Appendix B) reflecting the text changes resulting from the proposed OPA.

The effect of the proposed OPA includes changes to:

- enhance clarity and intent through housekeeping amendments;
- update the description, goal, objectives, development concept and functional policies 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, flexible streets, urban squares, and gateways;
- replace the Central Business District designation with mixed use designations, including Urban Core, Urban Centre, Main Street 2 and Main Street 1;

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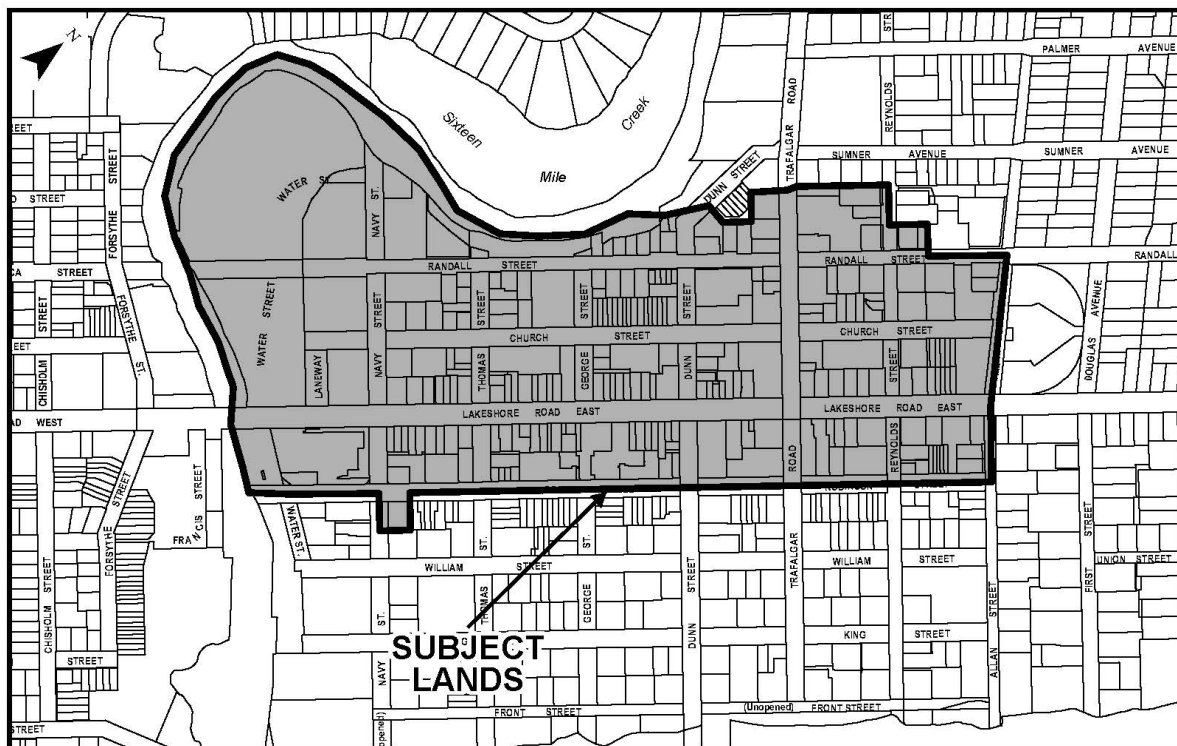
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- introduce bonusing permissions in certain Main Street 1 and Main Street 2 designation locations;
- permit stand-alone uses in certain contexts;
- extend the Downtown Oakville Growth Area boundary to the Sixteen Mile Creek in the north west and redesignate the area to Waterfront Open Space;
- introduce new natural heritage policies;
- introduce the Greenbelt Urban River Valley to the lands subject to the new Greenbelt Plan (2017); and
- update the Downtown Oakville 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 25 (Downtown Oakville); Schedule A1 – Urban Structure; Schedule Q – Downtown Oakville Land Use; and, Schedule G – South East Land Use.

Description of the Official Plan Amendment

The Official Plan Amendment applies to the ‘subject lands’ in the map below.



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

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- Comments received from the public, LOCSC, and town staff;
- 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 extension and redesignation of valley lands

The OPA proposes to modify the growth area boundary to include the valley land to the northwest of the existing growth area boundary, extending to the middle of Sixteen Mile Creek.

A redesignation of the valley land from Natural Area to Waterfront Open Space is also proposed. Uses permitted within the Waterfront Open Space designation may include: parks, parkettes, squares and open space linkages; active or passive outdoor recreational uses; minor structures related to recreational uses; trails; cultural heritage uses; conservation uses including fish, wildlife and forest management; essential public works including transportation, utility, watershed management and floor and erosion control facilities; harbours; and, legally existing uses, buildings and structures (Livable Oakville Plan, s.17.3.1).

This proposed policy change is intended to facilitate the implementation of the riverfront park envisioned through the Downtown Cultural Hub Study, as well as the master plan for Oakville Harbour, while also aligning with the current Livable Oakville Plan policies related to harbours (s. 17.3.6). The area is identified as part of the Oakville Harbour and functions as such. Designating the lands Waterfront Open Space will recognize the existing uses and provide greater flexibility for implementation of the Harbours Master Plan.

Replacing the Central Business District designation

In an effort to promote consistency and remove duplication, staff are of the opinion that the existing mixed use designations in the Livable Oakville Plan can be applied to Downtown Oakville to encourage redevelopment that achieves the Plan’s objectives, reflects the existing built context and respects the Heritage Conservation District.

As a result, the OPA proposes to replace the Central Business District (CBD) designation with a range of mixed use designations, including Main Street 1, Main Street 2, Urban Centre and Urban Core.

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Increased building height

The proposed OPA introduces new building heights for Downtown Oakville through the replacement of the CBD with mixed use designations, as described above. The specific Mixed Use designations were determined based on the 3-D computer model of test sites, work completed as part of the Downtown Plan, and policies in the Downtown Oakville Heritage Conservation District Plan.

The proposed policies and land use designations provide for a generally two-storey street edge along Lakeshore Road East – the historic main street – increasing to four storeys or more in select locations within the growth area, particularly at the western, north western and eastern edges.

It is noted that the proposed changes also introduce a policy whereby a minimum height of two storeys may be permitted regardless of the height range associated with the land use designation. For example, the Main Street 2 designation would typically have a building height range of four to six storeys, but the proposed policies would allow a minimum of two storeys. This is intended to allow for greater design flexibility to ensure that development conforms to other objectives and policies in the Livable Oakville Plan and/or the Downtown Oakville Heritage Conservation District Plan.

Site-specific exceptions

The proposed mixed use designations also reflect the heights of existing buildings greater than four storeys (e.g., The Granary) and the existing site-specific exception policies, which all allow for buildings greater than four storeys, are proposed to be removed to eliminate duplication.

A new site-specific exception is proposed for the property known as 167 Navy Street, to recognize the existing one-storey building and office use.

Bonusing permissions

Through the “Assessment of Redevelopment Viability Report”, completed by N. Barry Lyon Consulting and received by the Livable Oakville (Official Plan Review) Council Sub-committee on October 3, 2016, indicated that while four storey developments can produce viable financial results, the costs of developing particularly in Downtown Oakville generally requires developments to target the luxury market, which is already showing signs of softening. The analysis indicated that an increase to six storeys would encourage intensification in Downtown Oakville and recommended the town continue to explore appropriate areas for buildings taller than six storeys.

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As a result of the redevelopment viability report, public feedback on the 3-D model, and the desire to achieve the vision endorsed by Council, staff are of the opinion that eligibility for bonusing, up to two storeys, would be appropriate on the proposed Main Street 1 and Main Street 2 designated areas outside of the Downtown Heritage Conservation District and away from Lakeshore Road East.

The OPA proposes to introduce bonusing eligibility on lands designated Main Street 1 outside of the Downtown Heritage Conservation District between George Street to the west, Randall Street to the north, Reynolds Street to the east and Church Street to the east, as well as the south side of Church Street between Dunn Street and Reynolds Street. Bonusing eligibility is also proposed on the lands designated Main Street 2 between Reynolds Street to the east, Randall Street to the north, Allan Street to the east and the south side of Church Street.

The Main Street 1 designation permits mixed use buildings of two to four storeys in height. The effect of the proposed 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. New bonusing policies for Downtown Oakville, which list the public benefits that may be considered in exchange for additional height, are proposed.

The land use policies and proposed new urban design policies ensure appropriate built form and transition to the Downtown Oakville Heritage Conservation District, as well as the existing residential areas abutting the growth area.

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. Bonusing cannot happen without Council’s approval.

Natural Heritage

The OPA introduces new natural heritage policies to ensure that development proposed in proximity to the Sixteen Mile Creek valley addresses the existing Livable Oakville Valleylands policies.

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Flexibility of uses

Additional flexibility for mixed use designated properties are proposed. Currently, the mixed use policies require retail or service commercial uses on the ground floor. The proposed stand-alone uses policies allow for stand-alone commercial buildings on Main Street 1, Main Street 2 and Urban Core designated lands, as well as new stand-alone residential building on lots that do not front Lakeshore Road East. Lakeshore Road East is intended to maintain its 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.

New stand-alone community or cultural facilities are proposed to be permitted in the Main Street 2 designation. The proposed policies do not permit new detached dwellings in the Downtown Oakville Growth Area.

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 Downtown Oakville. 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.

Policies are proposed relating to the public realm and flexible streets, streetscapes including primary streets and secondary streets, gateways, urban squares and built form. A policy is also provided to require that development be reviewed in accordance with the Livable by Design Manual.

Strengthening and enhancing the existing policies by introducing an urban design policy subsection will help achieve the objectives of maintaining Downtown Oakville as a vibrant pedestrian-oriented mixed use centre, achieving a high quality level of urban design, and protecting and enhancing the historic importance of Downtown. The proposed urban design Schedule Q2 graphically and spatially represents the design related policies for greater understanding.

Housekeeping

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

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Growth Target

The OPA proposes to amend the growth target policy for Downtown Oakville with new language to express a future growth target for Downtown Oakville as a “minimum planned density.” This proposed language is in line with the direction and policies 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))

Downtown Oakville is considered a strategic growth area and, as outlined in the Growth Plan section earlier in this report, a minimum density target for Downtown Oakville 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 Livable Oakville (Official Plan Review) Council Sub-committee 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 Downtown Oakville 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 Downtown Oakville, 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 Downtown Oakville Growth Area policies.

Urban River Valley

As discussed in the Greenbelt Plan (2017) section of this report, there are now lands within Downtown Oakville that are subject to the Greenbelt Plan’s new Urban River Valley designation. A new policy and a mapping overlay are proposed which 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 Q1, as per the regulated area of the Greenbelt Plan,

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the policies of the Greenbelt Plan Urban River Valley only apply to publicly owned lands.

CONCLUSIONS:

The Downtown Oakville 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 Downtown Oakville. Public consultation has formed the foundation of this study. Since the initiation of the review, which began in November 2015, town staff have hosted one public open house, one stakeholder workshop and two public information sessions, as well an online survey. Town staff have presented all input received from the public at four Livable Oakville (Official Plan Review) Council Sub-committee meetings. Over the course of the study, town staff have consulted with many interested residents, business and property owners who have contributed their ideas to the process. A balance of public views and opinion of the community vision has been reflected in the draft Official Plan Amendment.

The draft proposed town-initiated OPA to the Livable Oakville Plan is attached as Appendix A to this report. The OPA proposes updated policies and mapping related to the Downtown Oakville Growth Area to implement the findings of the Downtown Oakville Growth Area Review. A draft "tacked-change" version of the proposed OPA is also included in Appendix B.

This report and meeting is intended to satisfy the statutory Public Meeting requirements of 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.

CONSIDERATIONS:

(A) PUBLIC

The draft OPA was available for review on the town's website (<https://www.oakville.ca/planoakville/downtown-oakville-growth-area-review.html>) and in the Planning Services department on or before September 20, 2017. Notice of the statutory Public Meeting was published in the Oakville Beaver on September 14, 2017. Additional notices were

From: Planning Services Department

Date: September 15, 2017

Subject: **Public Meeting Report - Town-initiated Official Plan Amendment: Downtown Oakville Growth Area Review (Livable Oakville) - File No. 42.15.54**

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mailed to owners of property within the Downtown Oakville 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 Downtown Oakville Growth Area incorporate the four pillars of sustainability – social, economic, environment and cultural.

APPENDICES:

Appendix A Draft Official Plan Amendment, Downtown Oakville Growth Area

Appendix B Tracked Changes: Livable Oakville Section 25, Downtown Oakville

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