



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-119

Official Plan Amendment No.19

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 19 (Kerr Village Growth Area, File 42.15.55)

WHEREAS the Livable Oakville Official Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407, was adopted by Council on June 22, 2009, and approved with modifications by the Ontario Municipal Board on May 10, 2011; and,

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to implement recommendations of the Kerr Village Growth Area Review;

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 19 to the Livable Oakville Official Plan is hereby adopted.
2. Pursuant to subsection 17(27) of the Planning Act, R.S.O. 1990, c.P.13, as amended, this Official Plan Amendment comes into effect upon the day after the last day for filing a notice of appeal, if no appeal is filed pursuant to subsections 17(24) and (25). Where one or more appeals have been filed under subsection 17(24) and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.
3. That upon this Official Plan Amendment coming into effect, and given the Regional Municipality of Halton is the Approval Authority for the approval of Town-Initiated Official Plan Amendment No.15 (Urban Structure, File: 42.15.52) adopted by Town Council by By-law 2017-079 on September 26, 2017, that Halton Region be directed to modify Schedule A1 as attached to By-law 2017-079, in accordance with Appendix 2 of this by-law, as part of the approval of By-law 2017-079.

4. In the event that the Regional Municipality of Halton, being the Approval Authority, declares this Official Plan Amendment to be not exempt, the Clerk is hereby authorized and directed to make application to the Approval Authority for approval of the aforementioned Amendment Number 19 to the Livable Oakville Official Plan.

PASSED this 5th day of December, 2017

MAYOR

CLERK

**Official Plan Amendment Number 19
to the Town of Oakville’s Livable Oakville Plan**

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Amendment Number 19 to the Livable Oakville Plan.

Part 1 – Preamble

A. Purpose

The purpose of the proposed official plan amendment is to modify the text and schedules of the Livable Oakville Plan pertaining to the Kerr Village Growth Area to implement the findings of the Kerr Village Growth Area Review.

The effect of the proposed amendment includes changes to:

- 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;

- permit stand-alone office uses and limited commercial uses within existing detached dwellings north of Lakeshore Road;
- 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;
- introduce the Greenbelt Urban River Valley to the lands subject to the new Greenbelt Plan (2017);
- update the Kerr Village Land Use Schedule and South East Land Use Schedule accordingly; and,
- enhance clarity and intent through housekeeping amendments.

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 G – South East Land Use; and,
- Schedule O – Kerr Village Land Use.

B. Background

- Council adopted the Livable Oakville Plan on June 22, 2009. Halton Region then approved the Plan, with modifications, on November 30, 2009, as it was deemed to conform to the 2006 Growth Plan and the Region's Official Plan, as amended, including the proposed ROPA 38. It was also deemed to be consistent with the 2005 Provincial Policy Statement. The Region's decision was appealed by a number of parties.
- Following the resolution of a majority of the appeals, the Ontario Municipal Board approved the Plan with further modifications on May 10, 2011. Currently, all but one outstanding site-specific appeal have been adjudicated by the Board (OMB Case No. PL100058).
- Since 2012, Council has passed a number of by-laws to adopt amendments to the Livable Oakville Plan.

- Section 26 of the *Planning Act*, as amended, requires municipalities to review their official plans no less frequently than 10 years after it comes into effect as a new official plan and every five years thereafter, unless the plan has been replaced by another new official plan.
- On February 10, 2014, Planning and Development Council received a staff report entitled “*Long Range Planning Work Program*” which signaled the commencement of the 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, Planning and Development Council hosted a Special Public Meeting and received a staff report titled “*Official Plan Review – Special Public Meeting*” launching the five-year Official Plan Review. The report identified that the Kerr Village Growth Area Review was to be undertaken.

C. Basis

- An extensive review and public consultation process were undertaken as part of the Kerr Village Growth Area Review including:
 - May 26, 2015 – The Kerr Village Growth Area Review commenced at a public open house to solicit the views of the public;
 - November 19, 2015 –A public open house was held to solicit public feedback on draft policy directions prepared by staff;
 - June 13, 2016 – A Livable Oakville Council Subcommittee (Subcommittee) meeting was held to report back on work completed to date, public feedback received, next steps, and provide the Subcommittee with an opportunity for discussion;
 - October 3, 2016 – A 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 – A 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 – Two public information sessions were held to present the draft policy changes and solicit input from the public;
- June 12, 2017 – A Subcommittee meeting was held to report back on public feedback and comments received, next steps, and provide the Subcommittee with an opportunity for discussion.
- The Growth Plan for the Greater Golden Horseshoe (2017) and the Greenbelt Plan (2017), both came into force and effect July 1, 2017.
- Notice of a statutory public meeting with regard to the town-initiated Official Plan Amendment for the Kerr Village Growth Area was published in the Oakville Beaver September 14, 2017, mailed to property owners within the Kerr Village Growth Area, emailed to the required agencies, as well as in an e-blast to the Official Plan Review email list.
- The proposed official plan amendment was available for public review in the Planning Services Department at Town Hall, 1225 Trafalgar Road, and on the town's website (www.oakville.ca), on or before September 20, 2017, being at least 20 days before the statutory public meeting.
- The statutory public meeting on the proposed Official Plan Amendment was held on October 11, 2017.
- Notice of the recommendation meeting was provided to property owners within the Kerr Village Growth Area and within 120 metres of the study area, persons who made an oral or written submission to Council, or requested to be notified as part of the statutory public meeting process, and to the required agencies.
- The recommended official plan amendment was available for public review in the Planning Services Department at Town Hall, 1225 Trafalgar Road, and on the town's website (www.oakville.ca), as of November 14, 2017, being at least 20 days before the recommendation meeting.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the Livable Oakville Plan listed in the following table. Text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	23 KERR VILLAGE	Revise the introduction as follows: Kerr Village, <u>as shown on Schedule O1, is located along the length of Kerr Street, from the railway tracks in the north to just south of Lakeshore Road West in the south. The southerly portion of the village extends along Lakeshore Road West, from Dorval Drive in the west to Sixteen Mile Creek in the east.</u> is bounded by Lakeshore Road West to the south and the railway tracks to the north, and lies east of Maurice Drive and west of Queen Mary Drive. Kerr Street, and Lakeshore Road West, are is the main streets of the village, where a mix of commercial, residential and institutional land uses are found. Kerr Village will accommodate <i>intensification</i> through new <i>development</i> <u>and redevelopment</u> , with a mix of residential and commercial uses. The Village will also continue to function as a location for institutional, recreational and public open space uses.
2.	23.3.2 KERR VILLAGE, Development Concept, Kerr Village Main Street District	Revise the policy as follows: Kerr Village Main Street District The Kerr Village Main Street District will be a predominantly mixed use area along Kerr Street with residential buildings including commercial or office uses at-grade. Blocks shall have medium density buildings <u>Development shall be</u> set back to allow for pedestrian activity and attractive streetscapes. A gathering point for the community, such as a market, shall be encouraged here.
3.	23.3.2 KERR VILLAGE, Development Concept, Lower Kerr Village District	Revise the policy as follows: Lower Kerr Village District The Lower Kerr Village District shall largely be <u>a mixed use area, allowing for a mixture of commercial, office and residential uses, including some standalone residential uses,</u> the Central Business District extending from Downtown Oakville, with a defined entrance into Kerr Village.

Item No.	Section	Description of Change
4.	23.4.2 KERR VILLAGE, Functional Policies, Public Realm	Delete section 23.4.2 in its entirety, and renumber the remaining policies in section 23 accordingly. Policies are relocated and revised under a new section 23.5, Urban Design.
5.	23.4.3 KERR VILLAGE, Functional Policies, Urban Design	Delete section 23.4.3, which was renumbered as section 23.4.2 above, in its entirety, and renumber the remaining policies in section 23 accordingly. Policies are relocated and revised under a new section 23.5, Urban Design.
6.	23.4.4 [Now 23.4.2] KERR VILLAGE, Functional Policies, Growth Target	<p>This policy was previously renumbered as section 23.4.2. Revise the policy as follows:</p> <p>Growth Targets <u>Minimum Density</u></p> <p><u>A minimum planned density shall be established for Kerr Village through Provincial plan conformity coordinated with Halton Region.</u></p> <p>It is anticipated that Kerr Village can accommodate 5,000 residents and 1,500 jobs, including 1,200 new residential units. In addition, there is the potential for 900 more residential units with transit improvements.</p>
7.	23.5 [New] KERR VILLAGE, Urban Design	<p>Insert a new section 23.5, Urban Design, as follows:</p> <p><u>Urban Design</u></p> <p><u>In addition to the Urban Design policies in Section 6 of this Plan, the following policies shall apply specifically to Kerr Village. The urban design plan for Kerr Village is provided on Schedule O2.</u></p>
8.	23.5.1 [New] KERR VILLAGE, Urban Design, General	<p>Insert a new section 23.5.1 as follows:</p> <p><u>General</u></p> <p><u>Development and public realm improvements, including the streetscape for Kerr Street and Lakeshore Road West, shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual.</u></p>

Item No.	Section	Description of Change
9.	23.5.2 [New] KERR VILLAGE, Urban Design, Public Realm	Insert a new section 23.5.2 as follows: <u>Public Realm</u> <u>Enhanced streetscape areas, as identified on Schedule O2, should be incorporated in the design of new developments, streetscapes and open space areas, and utilized as a unifying public realm element through the use compatible, consistent and complementary design treatments while contributing to a distinctive and unique streetscape. Enhanced streetscape areas may include the preservation of existing large stature trees and open space areas, as well as larger setbacks in built form and the creation of additional pedestrian-oriented spaces.</u>
10.	23.5.3 [New] KERR VILLAGE, Urban Design, Streetscapes	Insert a new section 23.5.3 as follows: <u>Streetscapes</u> a) <u>Primary and secondary streets, as identified on Schedule O2, shall provide for pedestrian-oriented streetscapes through the use of wide sidewalks, landscaping and furnishings.</u> b) <u>Buildings along primary streets, as identified on Schedule O2, shall:</u> i) <u>incorporate a high degree of transparency on the ground floor;</u> ii) <u>provide building openings and principal entrances facing the street; and,</u> iii) <u>contain commercial, community, cultural or limited office uses adjacent to the street which foster an active main street environment.</u> c) <u>Buildings along secondary streets, as identified on Schedule O2, should:</u> i) <u>incorporate a high degree of transparency on the ground floor;</u> ii) <u>provide building openings and principal entrances facing the street; and,</u> iii) <u>contain commercial, office, community or cultural uses adjacent to the street which support the main street district, and may also contain residential uses on the ground floor.</u>

Item No.	Section	Description of Change
11.	23.5.4 [New] KERR VILLAGE, Urban Design, Gateways	Insert a new section 23.5.4 as follows: <u>Gateways</u> a) <u>Through public actions and the development process, gateway treatments shall be provided in Kerr Village.</u> b) <u>Gateways are identified on Schedule O2 and indicate locations that are visually prominent entry points into Kerr Village. These locations shall provide gateway treatments which may include well designed built form or structures, distinctive streetscape treatments, landscaping, and/or public art. Gateway locations include:</u> i) <u>the future Kerr Street underpass and railway crossing;</u> ii) <u>Speers Road and Kerr Street;</u> iii) <u>Speers Road at the Queen Mary Drive bridge;</u> iv) <u>Lakeshore Road West and Kerr Street;</u> v) <u>Lakeshore Road West and Dorval Drive; and,</u> vi) <u>Lakeshore Road West and Forsythe Street.</u>
12.	23.5.5 [New] KERR VILLAGE, Urban Design, Urban Squares	Insert a new section 23.5.5 as follows: <u>Urban Squares</u> a) <u>Through the development process, a new park shall be provided in the Upper Kerr Village District, west of Kerr Street, north of Speers Road.</u> b) <u>Heritage Square, located on the west side of Kerr Street opposite Florence Drive, should be a gathering area with hard surfaced and landscaped elements appropriate for an array of public event uses. Built form and land uses surrounding the urban square are to complement and enhance the area.</u>

Item No.	Section	Description of Change
13.	23.5.6 [New] KERR VILLAGE, Urban Design, Built Form	Insert a new section 23.5.6 as follows: <u>Built Form</u> a) <u>Development within the mixed use designations south of Speers Road that does not have direct frontage on Kerr Street is encouraged to consolidate with lots that front onto Kerr Street to ensure comprehensive development.</u> b) <u>Buildings greater than three storeys in height, on lands immediately adjacent to lands designated Residential Low Density, shall be stepped back above the third storey.</u>
14.	23.5 [Now 23.6] KERR VILLAGE, Land Use Policies	This section was previously renumbered as 23.6. Revise the introduction as follows: Land use designations are provided on Schedule O1. In addition to the policies of Part D of this Plan, the following policies apply specifically to Kerr Village.
15.	23.5.1 [Now 23.6.1] KERR VILLAGE, Land Use Policies	This section was previously renumbered as 23.6.1.
16.	23.5.2 [Now 23.6.2] KERR VILLAGE, Land Use Policies	This section was previously renumbered as 23.6.2. Revise the policy as follows: The maintenance of a food store in any redevelopment of lands within the Urban Centre and Urban Core designations shall be encouraged.
17.	23.6.3 [New] KERR VILLAGE, Land Use Policies	Insert a new section 23.6.3 as follows, and renumber the remaining policies in section 23 accordingly: <u>On the lands designated Main Street 1 and Main Street 2, residential uses may be permitted on the ground floor, including multiple-attached dwellings and apartments, except where adjacent to Lakeshore Road West, Kerr Street and Speers Road, where commercial, community, cultural or limited office uses shall be provided on the ground floor facing the street, to maintain and enhance a pedestrian-oriented main street function</u>

Item No.	Section	Description of Change
18.	23.5.3 [Now 23.6.4] KERR VILLAGE, Land Use Policies	<p>This policy was previously renumbered as section 23.6.4. Revise the policy as follows:</p> <p>The lands designated Central Business District between the properties on the south side of Lakeshore Road West located between the properties designated Main Street 1 south of Lakeshore Road West, and the properties designated Low Density Residential on the north side of Burnet Street, from Brock Street to Forsythe Street, are a transition area, as implemented by the Zoning By-law, and subject to the following additional policies:</p> <ul style="list-style-type: none"> a) Medium Density Residential uses shall be permitted. b) Limited commercial uses that are non-retail and do not generate major traffic and noise may also be permitted at 79, 82 and 86 Wilson Street. <i>Development</i> in the transition area shall: <ul style="list-style-type: none"> i) enhance the quality of the existing surrounding residential context; ii) contribute to a sensitive transition from the lands to the north of the transition zone with those to the south; iii) be <i>compatible</i> with adjacent, existing <i>development</i> with respect to scale, form and <i>character</i>; and, iv) be sensitive to neighbouring heights, massing, setbacks from the street, distance between buildings, architectural form, colour and materials.
19.	23.6.5 [New] KERR VILLAGE, Land Use Policies	<p>Insert a new section 23.6.5 as follows:</p> <p><u>The lands subject to the Greenbelt Urban River Valley is a Greenbelt area and subject to Section 26.5 of this Plan.</u></p>
20.	23.6.6 [New] KERR VILLAGE, Land Use Policies	<p>Insert a new section 23.6.6 as follows:</p> <p><u>On lands north of Lakeshore Road, offices and limited commercial uses which do not generate major traffic and noise may also be permitted as stand-alone uses within existing detached dwellings.</u></p>
21.	23.6 [Now 23.7] KERR VILLAGE, Kerr Village Exceptions – Schedule O	<p>This section was previously renumbered as section 23.7. Revise the introduction as follows:</p> <p>Kerr Village Exceptions – Schedule O₁</p> <p>The following additional policies apply to certain lands on Schedule O₁, Kerr Village Land Use</p>

Item No.	Section	Description of Change
22.	23.6.1 [Now 23.7.2] KERR VILLAGE, Kerr Village Exceptions – Schedule O	This policy was previously renumbered. Renumber it again as section 23.7.2, and renumber the remaining policies in section 23.7 accordingly.
23.	23.6.2 [Now 23.7.3] KERR VILLAGE, Kerr Village Exceptions – Schedule O	This policy was previously renumbered as section 23.7.3.
24.	23.6.3 [Now 23.7.4] KERR VILLAGE, Kerr Village Exceptions – Schedule O	This policy was previously renumbered as section 23.7.4. Revise as follows: On the lands designated Main Street 2 and known as 70 Stewart Street and 73 Washington Avenue, a maximum building height of 4 storeys shall be permitted. Stand-alone residential buildings may be permitted.
25.	23.6.4 [Now 23.7.10] KERR VILLAGE, Kerr Village Exceptions – Schedule O	This policy was previously renumbered. Renumber it again as section 23.7.10, and revise it as follows: On the lands designated Main Street 2 Central Business District at the northeast corner of Lakeshore Road West and Chisholm Street, a maximum building height of six storeys shall be permitted along the John Street frontage.

Item No.	Section	Description of Change
26.	23.6.5 [Now 23.7.1] KERR VILLAGE, Kerr Village Exceptions – Schedule O	<p>This policy was previously renumbered. Renumber it again as section 23.7.1, and revise it as follows:</p> <p>At the northwest corner of Speers Road and Kerr Street: <u>The lands designated Urban Core at the northwest corner of Speers Road and Kerr Street are subject to the following additional policies:</u></p> <p>a) <u>As part of any development approval, development and redevelopment shall be based on a comprehensive development plan which demonstrates the potential full build out of the lands.</u></p> <p>a)b) b) On the lands designated Urban Centre and Urban Core, the reRedevelopment of existing low-rise commercial uses may occur gradually in a phased manner. Notwithstanding the minimum building heights required by this Plan, building additions, alterations and/or replacements may be permitted where they can be demonstrated not to preclude the long-term redevelopment of the properties as set out in this Plan; and,</p> <p>b)c) c) On the lands designated Urban Core oOn the west side of Kerr Street abutting the railway, any requirement for, and the size and location of, retail, service commercial and office uses on the ground floor of buildings shall be determined through the development process and regulated by the implementing zoning.</p>
27.	23.6.6 [Now 23.7.8] KERR VILLAGE, Kerr Village Exceptions – Schedule O	<p>This policy was previously renumbered. Renumber it again as section 23.7.8, and revise it as follows:</p> <p>On the lands designated <u>Main Street 1 Central Business District</u> located at 43 to 49 Lakeshore Road West, the redevelopment of existing drive-through facilities may occur. Notwithstanding the minimum building heights required by this Plan, building additions, alterations and/or replacements may be permitted where they can be demonstrated not to preclude the long-term redevelopment of the properties as set out in this Plan.</p>
28.	23.6.7 [Now 23.7.9] KERR VILLAGE, Kerr Village Exceptions – Schedule O	<p>This policy was previously renumbered. Renumber it again as section 23.7.9, and revise it as follows:</p> <p>On the lands designated <u>Main Street 1 Central Business District</u> at the southwest corner of Lakeshore Road West and Chisholm Street, a maximum building height of 5 storeys may be permitted, conditional on the owner entering into an agreement under section 37 of the <i>Planning Act</i>.</p>

Item No.	Section	Description of Change
29.	23.7.7 [NEW] KERR VILLAGE, Kerr Village Exceptions – Schedule O	Insert new section 23.7.7 as follows: <u>On the lands designated Medium Density Residential on the east side of Wilson Street between Rebecca Street and John Street, semi-detached dwellings may be permitted.</u>
30.	23.7.11 [NEW] KERR VILLAGE, Kerr Village Exceptions – Schedule O	Insert new section 23.7.11 as follows: <u>On the lands designated Urban Core at the northwest corner of Lakeshore Road West and Forsythe Street, a maximum building height of 17 storeys may be permitted.</u>
31.	27.2.1 [Now 23.7.5] EXCEPTIONS South East Exceptions – Schedule G	Relocate and renumber section 27.2.1 as section 23.7.5, moving the policy from “South East Exceptions – Schedule G” to the exceptions shown on Schedule O1 – Kerr Village Land Use, which reflects the revised growth area boundary.
32.	27.2.2 [Now 23.7.6] EXCEPTIONS, South East Exceptions – Schedule G	Relocate and renumber section 27.2.2 as section 23.7.6, moving the policy from “South East Exceptions – Schedule G” to the exceptions shown on Schedule O1 – Kerr Village Land Use, which reflects the revised growth area boundary, and revise it as follows: On the lands designated <u>Main Street 1</u> Central Business District on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive: a) Retail and service commercial uses, and ancillary residential uses, may be permitted on the ground floor. b) The maximum building height shall be four storeys. c) Redevelopment of the lands between Garden Drive and Maurice Drive shall only occur at such time as all the lands within a development block have been acquired for development purposes. Lands fronting on to Garden Drive constitute one development block, while the remaining lands make up another development block. d) Redevelopment in accordance with c), above, shall be subject to the urban design guidelines for the Maurice Drive area.
33.	27.2.3 [Now 23.7.12] EXCEPTIONS, South East Exceptions – Schedule G	Relocate and renumber section 27.2.3 as section 23.7.12, moving the policy from “South East Exceptions – Schedule G” to the exceptions shown on Schedule O1 – Kerr Village Land Use, which reflects the revised growth area boundary.

Item No.	Section	Description of Change
34.	27.2.4 [Now 27.2.1] EXCEPTIONS, South East Exceptions – Schedule G	Given that sections 27.2.1, 27.2.2, and 27.2.3 were previously moved to Section 23 (above), renumber section 27.2.4 as section 27.2.1, and renumber the remaining policies in section 27.2 accordingly.
35.	23.7 [Now 23.8] KERR VILLAGE Implementation Policies	This section was previously renumbered as section 23.8.
36.	23.7.1 [Now 23.8.1] KERR VILLAGE, Implementation Policies, Phasing/Transition	This policy was previously renumbered as section 23.8.1.
37.	23.7.2 [Now 23.8.2] KERR VILLAGE, Implementation Policies, Bonusing	This policy was previously renumbered as section 23.8.2.
38.	23.7.2 b) [Now 23.8.2 b)] KERR VILLAGE, Implementation Policies, Bonusing	This policy was previously renumbered as section 23.8.2 b). Revise the policy as follows: The additional height may be allowed in exchange for the provision of public benefits as listed in section 28.6.2, and with priority given to those public benefits noted in section 23.7 <u>8.2 e) d).</u>
39.	23.7.2 c) KERR VILLAGE, Implementation Policies, Bonusing	This policy was previously renumbered as subsection 23.8.2 c). Delete subsection c) and renumber the following subsections accordingly.
40.	23.7.3 KERR VILLAGE, Implementation Policies, Programs and Initiatives	This policy was previously renumbered as section 23.8.3.

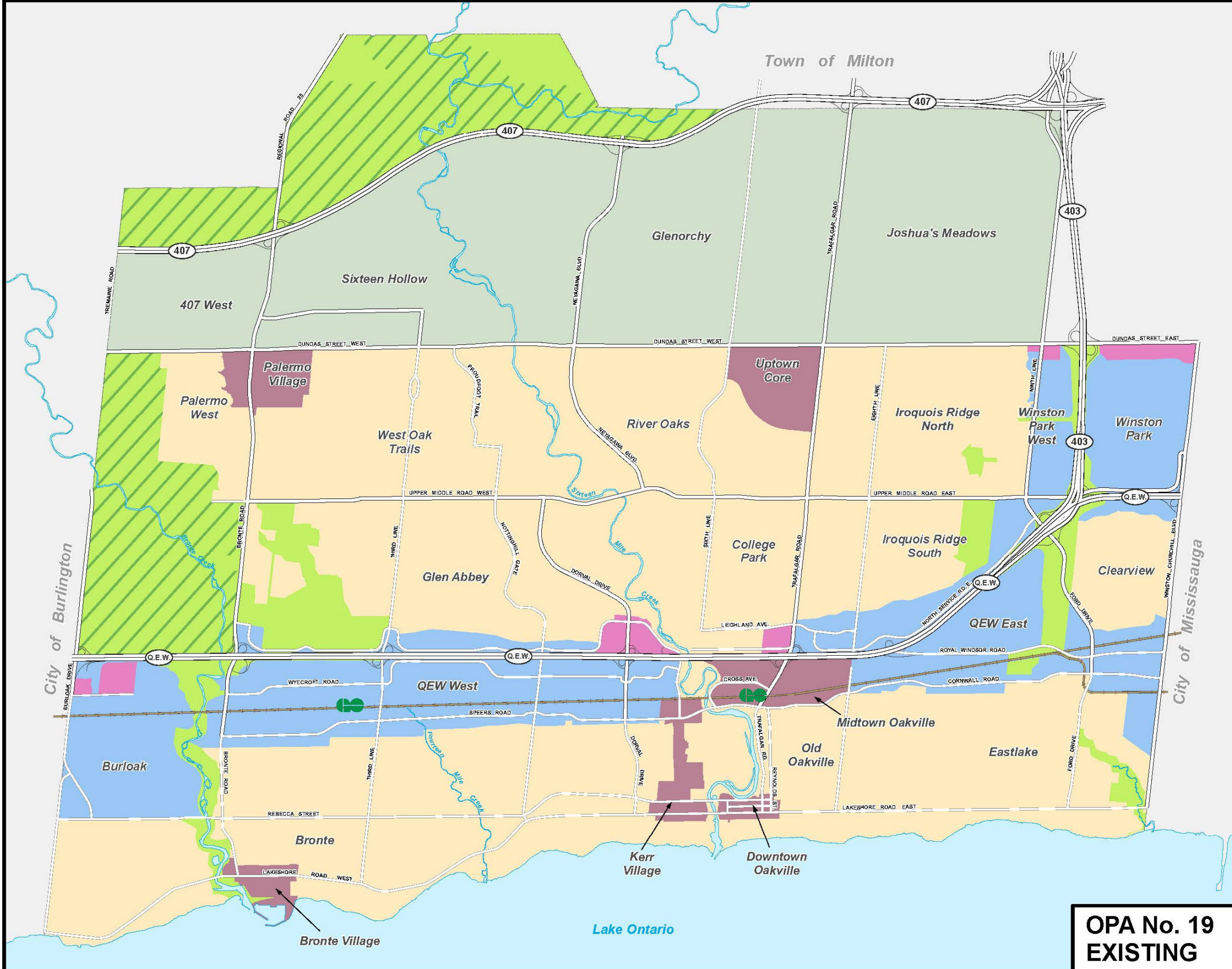
B. Schedule Changes

The amendment includes the changes and additions to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 1.

Item No.	Schedule	Description of Change
41.	Schedule A1 Urban Structure	Amend Schedule A1 to reflect the revised and expanded Kerr Village Growth Area boundary, as provided in Appendix 1.
42.	Schedule G South East Land Use	Amend Schedule G to reflect revised Kerr Village Growth Area boundary as shown in Appendix 1.
43.	Schedule O <i>[Now Schedule O1]</i> Kerr Village Land Use	Rename Schedule O to Schedule O1 and amend the schedule as shown in Appendix 1 to: <ul style="list-style-type: none"> - change the land use designation from Urban Centre to Urban Core in the northwest corner of Speers Road and Kerr Street; - consolidate the three exception bullets in the northwest corner of Speers Road and Kerr Street to one exception bullet; - introduce bonusing permissions to the Main Street 1 designations within the Kerr Village Main Street District; - change the land use designation in the Lower Kerr Village District from Central Business District to a mix of Urban Core, Urban Centre, Main Street 2, Main Street 1, High Density Residential, Medium Density Residential and Low Density Residential; - change the boundary of the Kerr Village Growth Area by extending the Lower Kerr Village District to Dorval Drive in the West and Sixteen Mile Creek in the east; - add exception bullets in the Lower Kerr Village District; and, - introduce the Greenbelt Urban River Valley to the lands subject to the new Greenbelt Plan (2017).
44.	Schedule O2 <i>[New]</i> Kerr Village Urban Design	Insert new Schedule O2 as shown in Appendix 1 to: <ul style="list-style-type: none"> - enhance the application of urban design policy objectives through the use of an urban design schedule; and, - illustrate urban design elements through mapping including: primary streets, secondary streets, enhanced streetscape areas, urban squares, and gateways.

APPENDIX 1
Changes to Schedules
to the Livable Oakville Plan

SCHEDULE A1 URBAN STRUCTURE



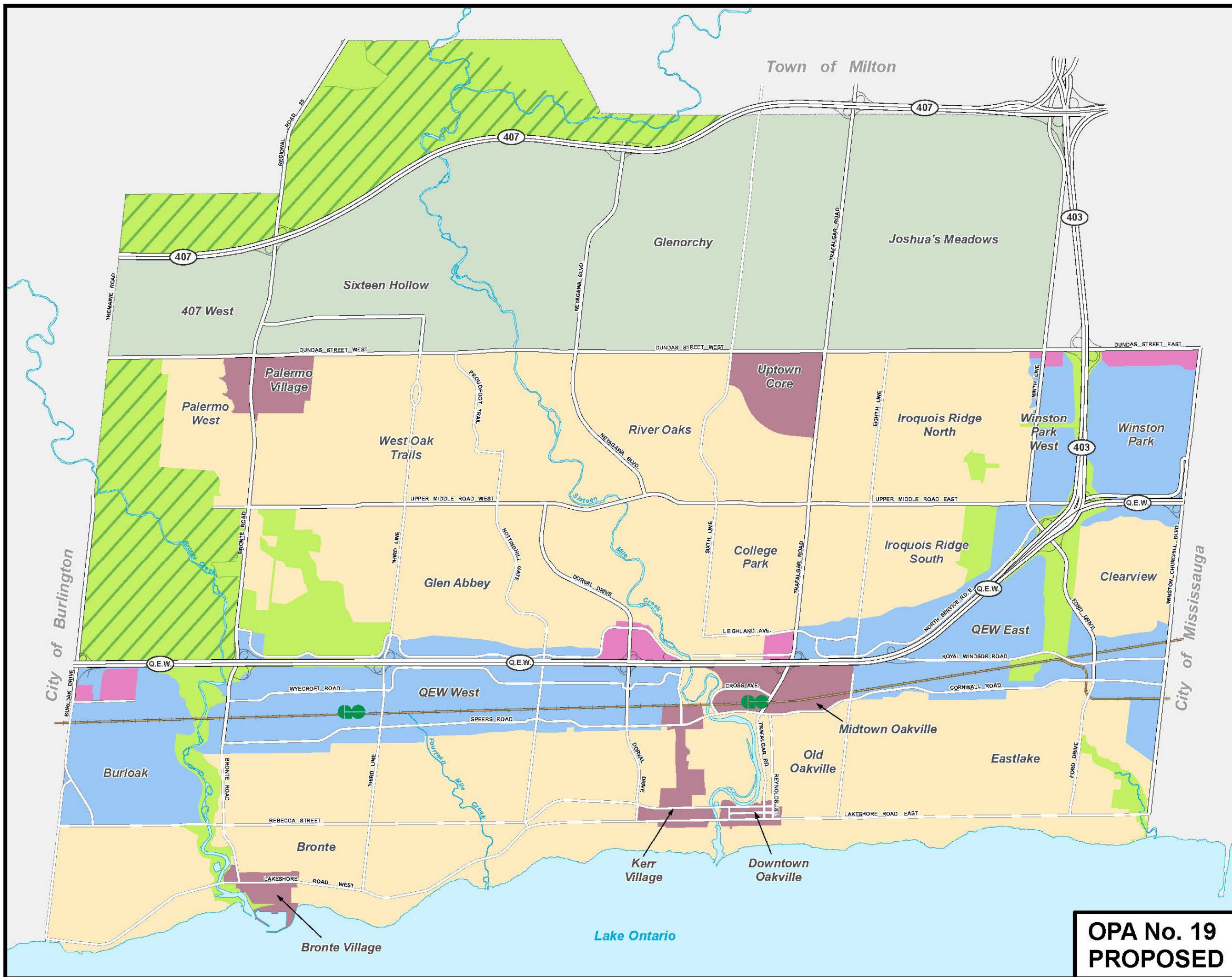
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- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE
- MAJOR TRANSIT STATION

NOTE: This Schedule does not represent land use designations



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April 4, 2017

**OPA No. 19
EXISTING**



SCHEDULE A1 URBAN STRUCTURE

- RESIDENTIAL AREAS
- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE
- MAJOR TRANSIT STATION

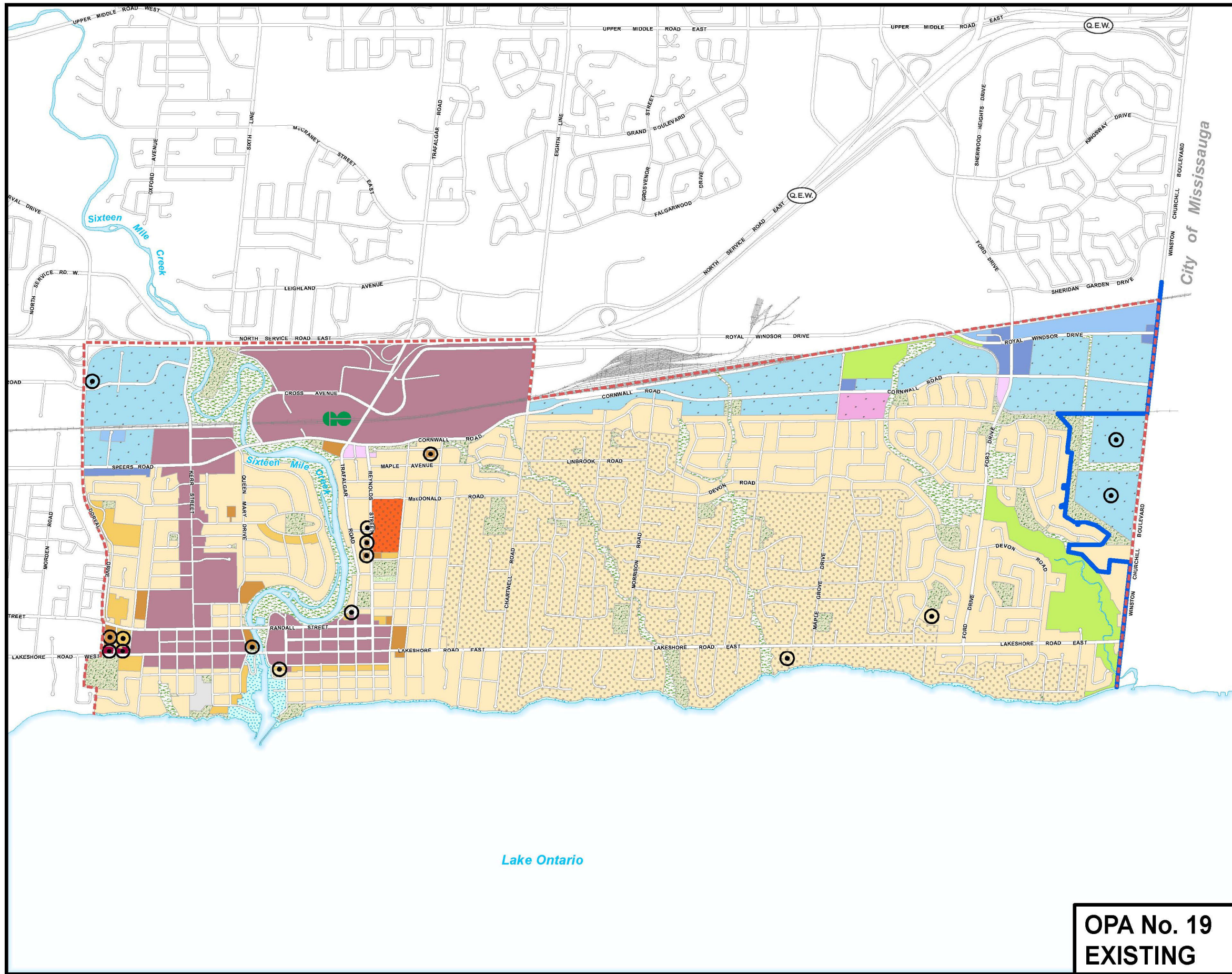
NOTE: This Schedule does not represent land use designations



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November 14, 2017

**OPA No. 19
PROPOSED**

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**OPA No. 19
EXISTING**

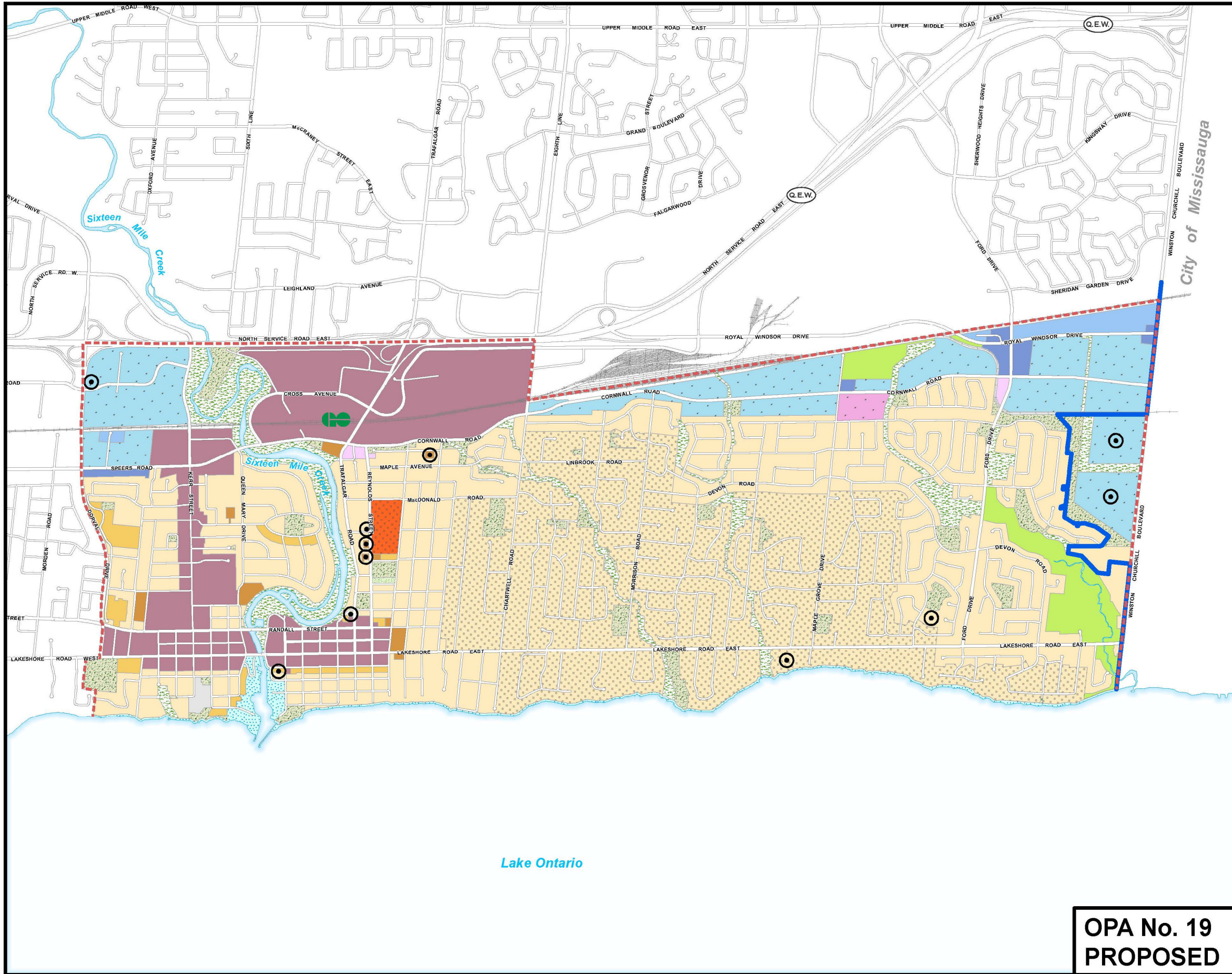
SCHEDULE G SOUTH EAST LAND USE



- BUILT BOUNDARY
 - SCHEDULE AREA BOUNDARY
 - LOW DENSITY RESIDENTIAL
 - MEDIUM DENSITY RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - NEIGHBOURHOOD COMMERCIAL
 - COMMUNITY COMMERCIAL
 - CENTRAL BUSINESS DISTRICT
 - OFFICE EMPLOYMENT
 - BUSINESS EMPLOYMENT
 - INDUSTRIAL
 - BUSINESS COMMERCIAL
 - INSTITUTIONAL
 - NATURAL AREA
 - PARKWAY BELT
 - PARKS AND OPEN SPACE
 - PRIVATE OPEN SPACE
 - WATERFRONT OPEN SPACE
 - UTILITY
 - GROWTH AREA*
 - SPECIAL POLICY AREA
 - RAILWAY
- * Refer to Part E, Growth Area Policies
 Refer to Part E, Exceptions



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April 4, 2017



**OPA No. 19
PROPOSED**

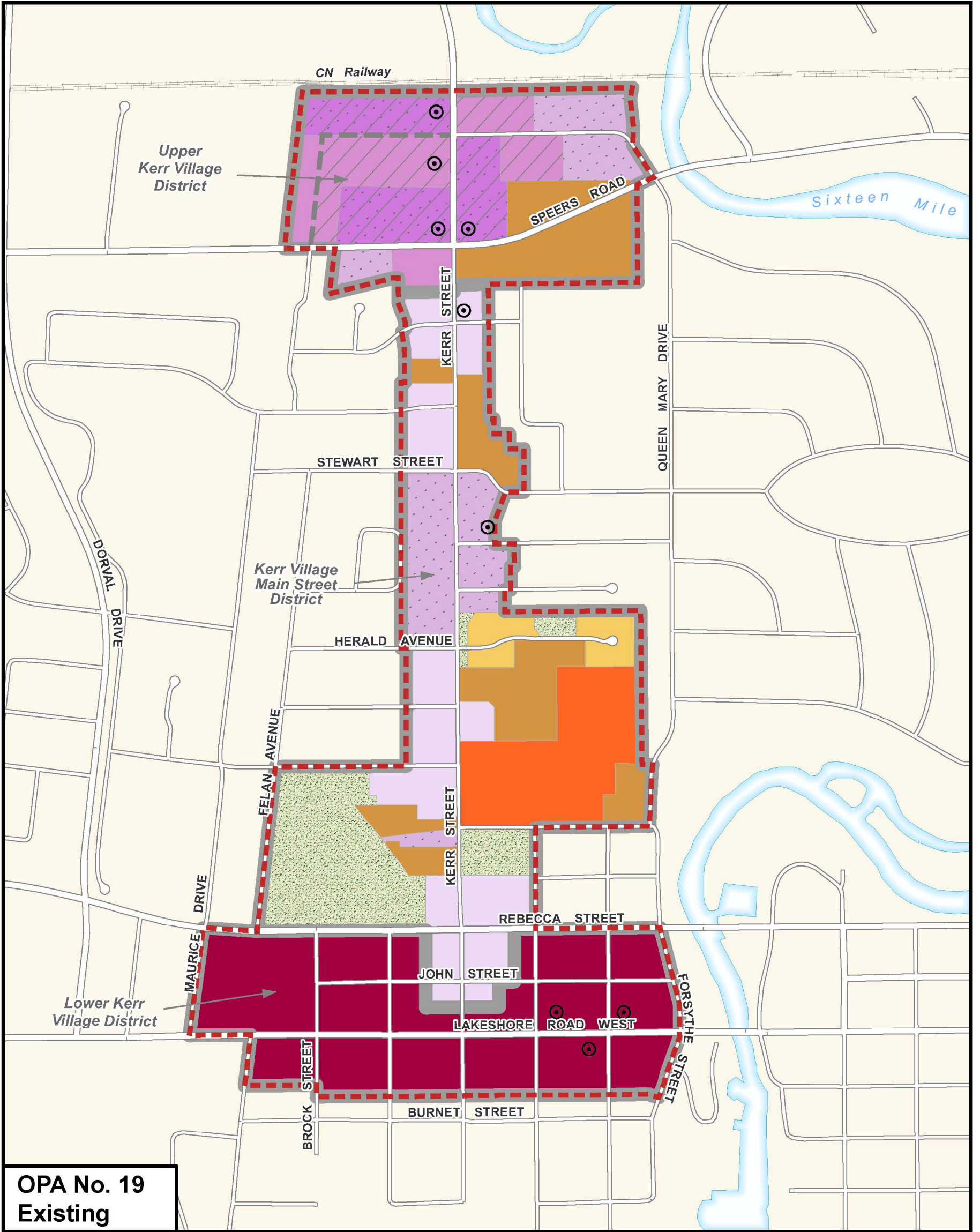
SCHEDULE G SOUTH EAST LAND USE



- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CENTRAL BUSINESS DISTRICT
- OFFICE EMPLOYMENT
- BUSINESS EMPLOYMENT
- INDUSTRIAL
- BUSINESS COMMERCIAL
- INSTITUTIONAL
- NATURAL AREA
- PARKWAY BELT
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- WATERFRONT OPEN SPACE
- UTILITY
- GROWTH AREA*
- SPECIAL POLICY AREA
- RAILWAY
- * Refer to Part E, Growth Area Policies
- Refer to Part E, Exceptions



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November 14, 2017



**OPA No. 19
Existing**

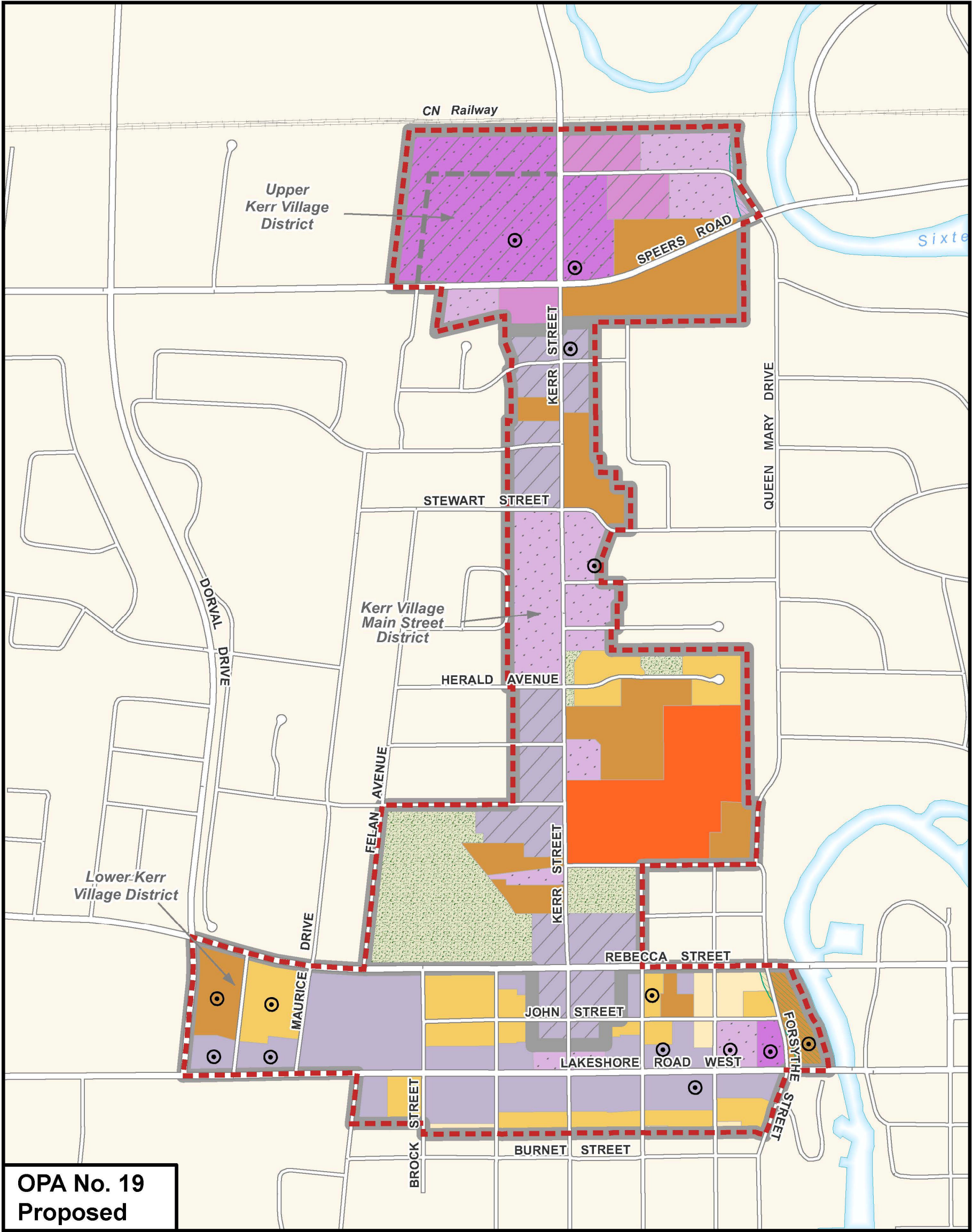
**SCHEDULE O
KERR VILLAGE
LAND USE**



- | | | | |
|--|----------------------------|--|---|
| | GROWTH AREA BOUNDARY | | INSTITUTIONAL |
| | MEDIUM DENSITY RESIDENTIAL | | PARKS AND OPEN SPACE |
| | HIGH DENSITY RESIDENTIAL | | LANDS ELIGIBLE FOR BONUSING |
| | CENTRAL BUSINESS DISTRICT | | DISTRICT BOUNDARIES |
| | MAIN STREET 1 | | PROPOSED ROADS |
| | MAIN STREET 2 | | RAILWAY |
| | URBAN CENTRE | | Refer to Part E, Kerr Village, for Growth Area Policies |
| | URBAN CORE | | Refer to Part E, Kerr Village Exceptions |



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April 4, 2017



**OPA No. 19
Proposed**

**SCHEDULE O1
KERR VILLAGE
LAND USE**

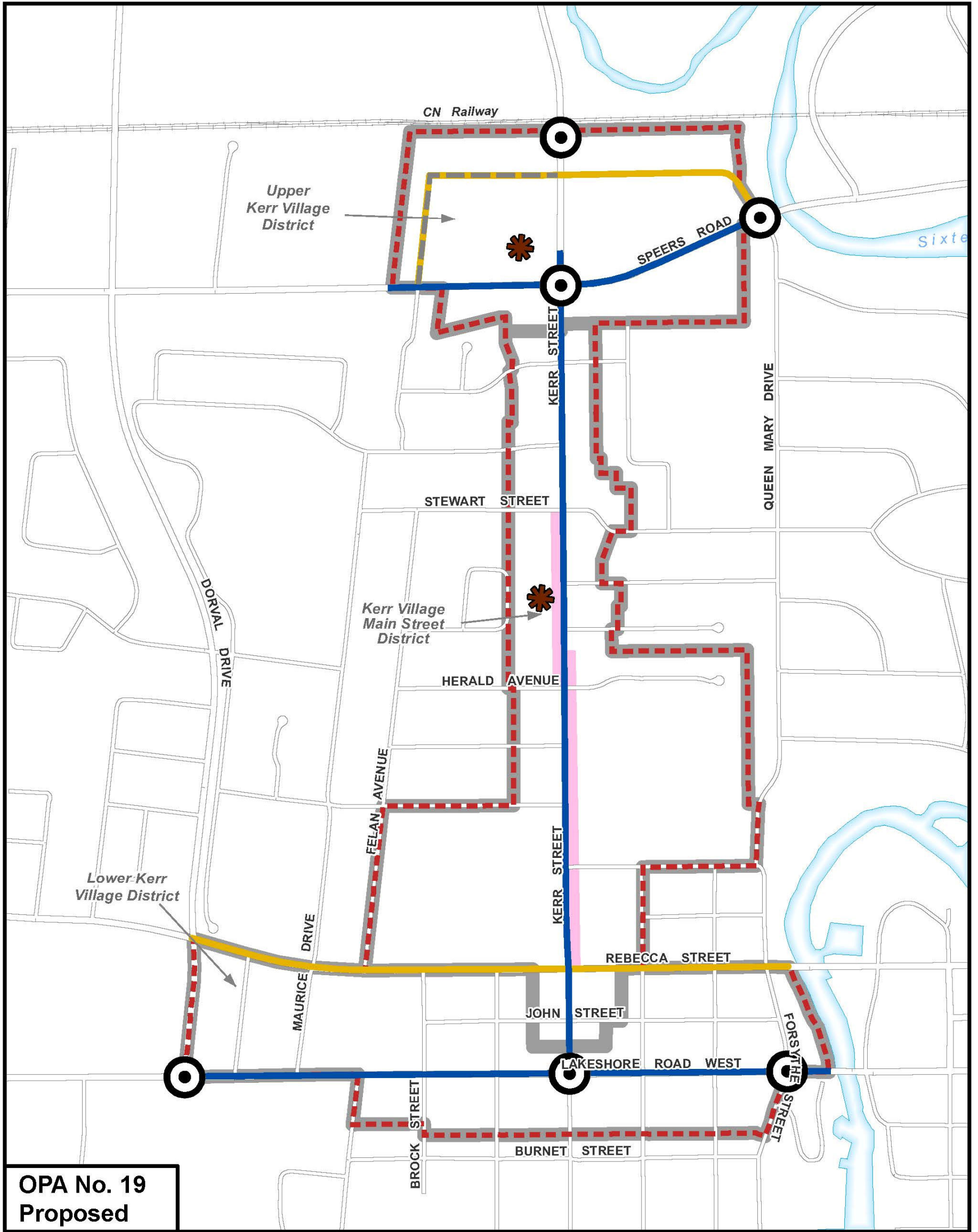


- GROWTH AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MAIN STREET 1
- MAIN STREET 2
- URBAN CENTRE
- URBAN CORE
- INSTITUTIONAL
- PARKS AND OPEN SPACE
- GREENBELT - URBAN RIVER VALLEY
- LANDS ELIGIBLE FOR BONUSING
- DISTRICT BOUNDARIES
- PROPOSED ROADS
- RAILWAY
- Refer to Part E, Kerr Village, for Growth Area Policies
- Refer to Part E, Kerr Village, for Village Exceptions

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November 14, 2017

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**OPA No. 19
Proposed**

**SCHEDULE O2
KERR VILLAGE
URBAN DESIGN**



-  GROWTH AREA BOUNDARY
-  PRIMARY STREET
-  SECONDARY STREET
-  ENHANCED STREETScape AREA
-  URBAN SQUARE
-  GATEWAY
-  DISTRICT BOUNDARY
-  PROPOSED ROADS
-  RAILWAY

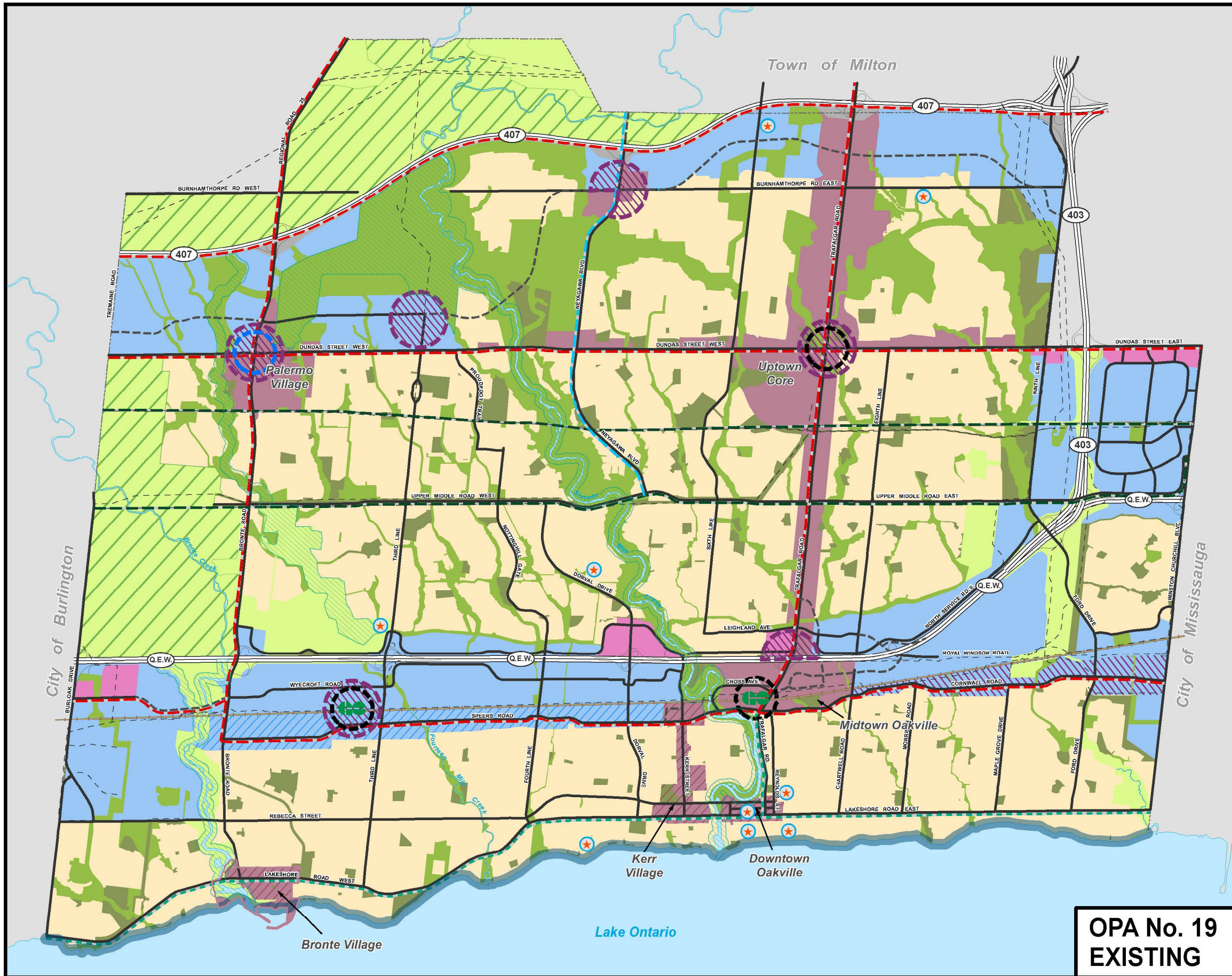


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November 14, 2017

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APPENDIX 2

**Modifications to Schedule A1 as appended to Council adopted
By-law 2017-079, to be carried out by Halton Region as part of the
approval of By-law 2017-079**



**OPA No. 19
EXISTING**

SCHEDULE A1 URBAN STRUCTURE

- LEGEND¹**
- PARKWAY BELT
 - GREENBELT
 - GREENBELT - URBAN RIVER VALLEY
 - NATURAL HERITAGE SYSTEM
 - PARKS, OPEN SPACE & CEMETERIES
 - WATERFRONT OPEN SPACE
 - NODES AND CORRIDORS
 - EMPLOYMENT AREAS
 - MAJOR COMMERCIAL AREAS
 - RESIDENTIAL AREAS
 - MAIN STREET AREA
 - EMPLOYMENT MIXED USE CORRIDOR
 - REGIONAL TRANSIT NODE
 - PROPOSED REGIONAL TRANSIT NODE
 - NODES AND CORRIDORS² FOR FURTHER STUDY
 - MAJOR TRANSPORTATION CORRIDOR³
 - PROPOSED MAJOR TRANSPORTATION CORRIDOR
 - REGIONAL TRANSIT PRIORITY CORRIDOR
 - MOBILITY LINK
 - MAJOR ACTIVE TRANSPORTATION CONNECTIONS
 - SCENIC CORRIDOR
 - UTILITY CORRIDOR
 - PROVINCIAL PRIORITY TRANSIT CORRIDOR
 - MAJOR TRANSIT STATION
 - HERITAGE CONSERVATION DISTRICTS/⁴ CULTURAL HERITAGE LANDSCAPES

NOTE 1: This Schedule does not represent land use designations

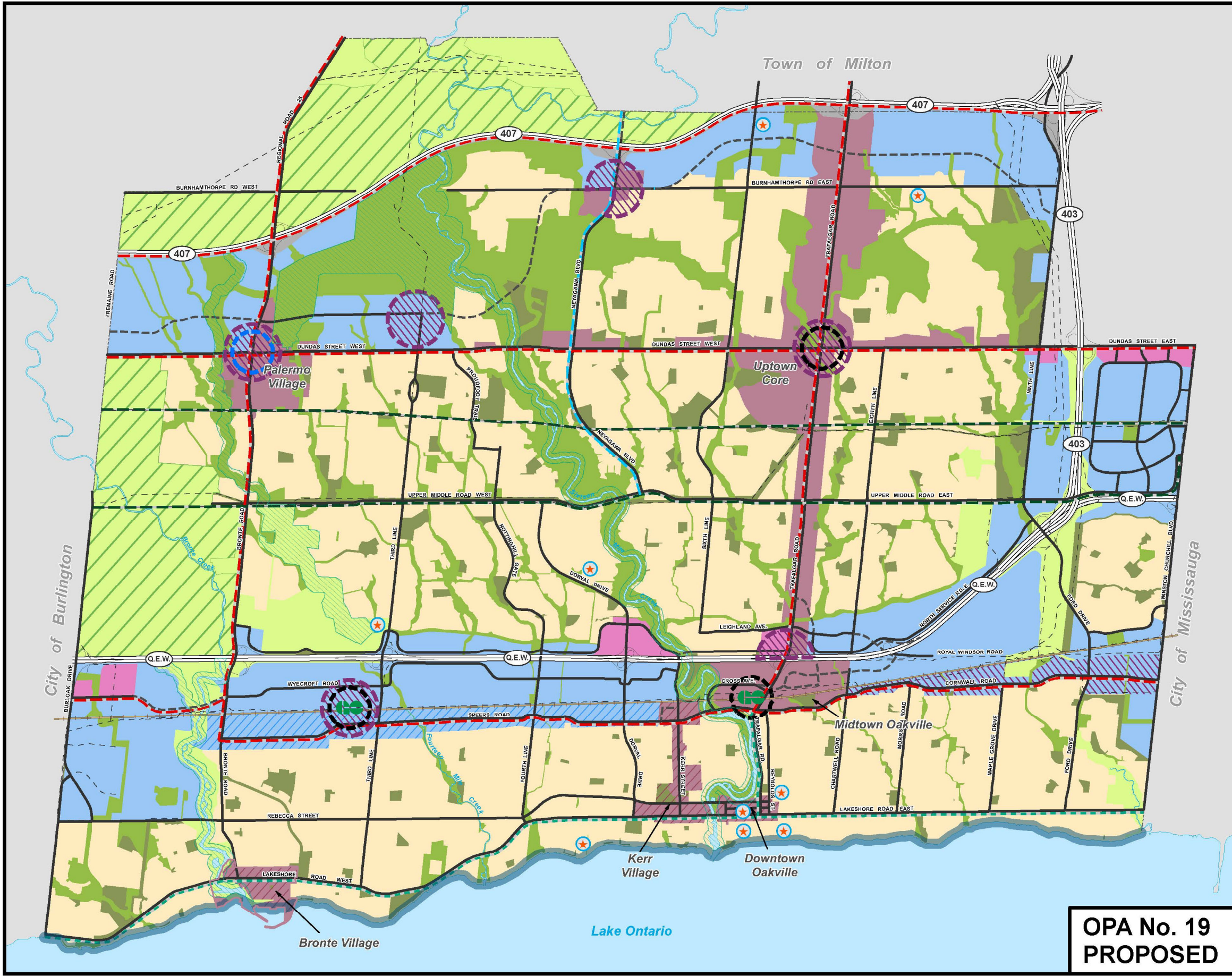
NOTE 2: In addition, the south side of Dundas is recognized as having the potential for intensification subject further study to more precisely delineate the extent of such areas

NOTE 3: Transportation corridors, with the exception of Provincial highways, permit all transportation modes including transit, pedestrian and bicycle facilities

NOTE 4: Heritage Conservation Districts and cultural heritage landscapes are elements of the urban structure. As additional Heritage Conservation Districts and cultural heritage landscapes are protected and registered under the Ontario Heritage Act, they shall be added to Schedule A1, Urban Structure

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September 26, 2017

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SCHEDULE A1 URBAN STRUCTURE

- LEGEND¹**
- PARKWAY BELT
 - GREENBELT
 - GREENBELT - URBAN RIVER VALLEY
 - NATURAL HERITAGE SYSTEM
 - PARKS, OPEN SPACE & CEMETERIES
 - WATERFRONT OPEN SPACE
 - NODES AND CORRIDORS
 - EMPLOYMENT AREAS
 - MAJOR COMMERCIAL AREAS
 - RESIDENTIAL AREAS
 - MAIN STREET AREA
 - EMPLOYMENT MIXED USE CORRIDOR
 - REGIONAL TRANSIT NODE
 - PROPOSED REGIONAL TRANSIT NODE
 - NODES AND CORRIDORS² FOR FURTHER STUDY
 - MAJOR TRANSPORTATION CORRIDOR³
 - PROPOSED MAJOR TRANSPORTATION CORRIDOR
 - REGIONAL TRANSIT PRIORITY CORRIDOR
 - MOBILITY LINK
 - MAJOR ACTIVE TRANSPORTATION CONNECTIONS
 - SCENIC CORRIDOR
 - UTILITY CORRIDOR
 - PROVINCIAL PRIORITY TRANSIT CORRIDOR
 - MAJOR TRANSIT STATION
 - HERITAGE CONSERVATION DISTRICTS/⁴ CULTURAL HERITAGE LANDSCAPES

NOTE 1: This Schedule does not represent land use designations

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**OPA No. 19
PROPOSED**

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November 14, 2017



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