

## **Appendix A: Livable Oakville Plan Excerpt**

The following are Livable Oakville policies that are relevant to the subject application.

The guiding principles, set out in Section 2 of the Livable Oakville Plan, are designed to preserve and create a livable community. Specifically, Part 2, Section 2.2.1 b) reinforce the Town's Urban Structure:

*"b) direct the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated."*

### **Part C, Section 3: Urban Structure**

3.2 states that *"the Mixed-Use designations are to be primarily focused within the Growth Areas and in specified locations reflective of an area's planned function. The six Growth Areas provide for a concentration of missed use, higher density development: Midtown Oakville (urban growth centre), Uptown Core, Palermo Village, Downtown Oakville, Bronte Village and Kerr Village."*

#### **Section 4.1: Growth Areas**

The majority of intensification in the Town is to occur within the Growth Areas as defined in Part E.

*"Bronte Village, Kerr Village and Downtown Oakville are also Growth Areas. These areas are intended to develop as mixed use centres with viable main streets. ... Downtown Oakville will continue to provide intensification opportunities within its defined planning framework."*

These areas, as stated in the Livable Oakville Plan, have been the "subject of detailed comprehensive land use studies or secondary planning exercises which have resulted in objectives and policies to provide for intensification opportunities."

### **Part C: Section 5: Cultural Heritage**

#### **5.3 Heritage Conservation**

*"5.3.6 The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected cultural heritage resources, and where appropriate, their integration into new development."*

## **Part C: Section 6: Urban Design**

### **6.4 Streetscapes**

*“6.4.2 New development should contribute to the creation of a cohesive streetscape by:*

- a) Placing the principle building entrances towards the street and where applicable, towards corner intersections.*
- b) Framing the street and creating a sense of enclosure.*
- c) Connecting active uses to the public realm to enhance the liveliness and vibrancy of the street, where applicable.”*

### **6.9 Built Form**

*“6.9.1 Buildings should be designed to create a sense of identity through massing, form, placement, orientation, scale, architectural features, landscaping and signage.*

*6.9.2 Building design and placement should be compatible with the existing and planned surrounding context and undertaken in a creative and innovative manner.*

*6.9.3 To achieve compatibility between different land uses, development shall be designed to accommodate an appropriate transition through landscape buffering, spatial separation, and compatible built form.*

*6.9.4 In Growth Areas and along intensification corridors, buildings should incorporate distinctive architecture, contribute to a sense of identity and be positioned on and oriented towards the street frontage(s) to provide interest and comfort at ground level for pedestrians.*

*6.9.7 Development should be designed with variation in building mass, façade treatment and articulation to avoid sameness.”*

*6.9.9 New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs, or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.*

### **6.11 Pedestrian Access and Circulation**

*“6.11.2 Developments should incorporate safe and direct access and circulation routes to and through the site that connect pedestrians to:*

- a) principal entrances of building(s), amenity areas and parking areas;*
- b) the public sidewalk and transit facilities.*

*6.11.5 Walkways should provide continuous routes across driveway entrances and drive aisles and through parking areas to promote safety and signify priority over driving surfaces.”*

## **Section 8: Transportation**

### **8.9 Transit**

*“8.9.5 The Town will encourage the increased use of public transit by requiring transit supportive urban design, ...”*

### **8.12 Integrating Land Use and Transportation**

*“8.12.2 Development plans shall be designed with specific regard to the safe, convenient and efficient provision of public transit as well as pedestrian and cycling facilities. In particular, to facilitate the development of a transit-supportive urban structure, the following measures will be reflected in all development proposals;*

- a) densities supportive of transit, which are commensurate with the type of frequency of transit service planned for the area and/or corridor particularly near transit stops and stations;*
- b) a road pattern and related pedestrian and cycling facilities network that provide for direct pedestrian and cycling access to transit routes and stops.”*

**Part D: Land Use Designations and Policies - Section 12.5** speaks to the Urban Core designation:

*“The Urban Core designation is envisioned to have a strong urban focus and incorporate retail and service commercial, office and residential uses. Development should be oriented to the street and shall contribute to a high quality pedestrian –oriented and transit-supportive environment. Midtown Oakville and Uptown Core are the primary locations for this designation.*

### **12.5.2 Building Heights**

- a) “Buildings within the Urban Core designation shall be a minimum of eight storeys in height and a maximum of twelve storeys in height.*

## **Section 25: Downtown Oakville**

*25.2.2 c) “creating an attractive public realm and ensuring new development is planned to support street-related, pedestrian-oriented environments.”*

### **25.3 Development Concept**

*“Downtown Oakville is comprised of the land use designations as shown on Schedule Q1. This area is intended to accommodate new commercial, office, residential, community and cultural uses through intensification.”*

#### **25.5.3 Streetscapes**

- b) “Buildings along secondary streets, as identified on Schedule Q2, should:
  - i) Incorporate a high degree of transparency on the ground floor;*
  - ii) Provide building openings and principle entrances facing the street; and,*
  - iii) Contain commercial, community, cultural or limited offices uses adjacent to the street which support the main street district, and may also contain residential uses on the ground floor.”**

#### **25.5.6 Built Form**

- a) “the consolidation of properties to allow for comprehensive site design and development is encouraged.*
- c) Buildings greater than four storey in height should be stepped back above the fourth storey where they front Church Street and/or Randall Street.”*