

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2017-120

Official Plan Amendment 20

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 20 (Downtown Oakville Growth Area)

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 Downtown Oakville Growth Area Review;

COUNCIL ENACTS AS FOLLOWS:

1. The attached Amendment Number 20 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and (25) of the said Act, as amended, this Official Plan Amendment comes into effect when all such appeals have been withdrawn or finally disposed of in accordance with the direction of the Ontario Municipal Board.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 20 to the Livable Oakville Official Plan.

PASSED this __ day of _____, 2017

MAYOR

CLERK

**Official Plan Amendment Number 20
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 20 to the Livable Oakville Plan.

Part 1 – Preamble

1. Purpose

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

The effect of the proposed amendment 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;

- 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.

2. 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 Downtown Oakville 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 Downtown Oakville Growth Area Review was to be undertaken.

3. Basis

- An extensive review and public consultation process were undertaken as part of the Downtown Oakville Growth Area Review including:
 - November 23, 2015 – public open house to solicit public feedback on draft policy directions prepared by staff;
 - April 26, 2016 – information night to solicit public input on possible locations in Downtown Oakville for buildings taller than four storeys;
 - June 13, 2016 – Livable Oakville Council Subcommittee (Subcommittee) meeting 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 – Subcommittee meeting 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 to present draft policy changes for discussion with the Subcommittee 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 – Subcommittee meeting 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 the statutory public meeting regarding the proposed official plan amendment was published in the local newspaper, circulated to the agencies and public bodies prescribed by the *Planning Act*, mailed to property owners within the Downtown Oakville Growth Area, and emailed to the Official Plan Review e-blast distribution list, on or before September 20, 2017.
- The statutory public meeting on the proposed official plan amendment was held on October 11, 2017 at Planning and Development Council.
- Notice of the recommendation meeting was published in the Oakville Beaver on November 16, 2017, mailed to persons who requested to be notified at the statutory public meeting, mailed to persons who made oral or written submissions at the statutory public meeting, and emailed to the required agencies.
- The recommended official plan amendment was available for public review at the Planning Services Department, 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.	25 DOWNTOWN OAKVILLE	<p>Revise the introduction to section 25 as follows:</p> <p>The Downtown Oakville <u>Growth Area comprises is</u> the Town’s historic <u>original</u> business and commercial <u>retail district,</u> <u>including the Downtown Oakville Heritage Conservation District, and a portion of the adjacent Sixteen Mile Creek valley, as identified on Schedules Q1 and Q2.</u> area adjacent to Oakville Harbour and is a destination for residents and visitors. It is centred <u>focused</u> on the traditional main street, Lakeshore Road East, <u>which functions as a traditional Main Street</u> between the creek <u>Sixteen Mile Creek</u> and Allan Street. The area is characterized by a vibrant mix of many <u>historic and contemporary mixed use,</u> commercial <u>and residential</u> buildings, churches homes <u>as well as cultural and community facilities,</u> <u>making it a destination for residents and visitors.</u> and surrounded by older residential neighbourhoods, including the Heritage Conservation Districts.</p> <p>While <u>opportunities for intensification within Downtown Oakville are limited,</u> Downtown Oakville is identified as a Growth Area, new <i>development</i> is to recognize and enhance the existing vibrant mix of commercial, residential, cultural and institutional uses, <u>buildings and streetscapes,</u> which contribute to its unique heritage <i>character</i> and sense of place.</p>
2.	25.1 DOWNTOWN OAKVILLE, Goal	<p>Revise the goal as follows:</p> <p>Downtown Oakville will remain a major downtown area for the Town, providing a broad variety of commercial, office, entertainment, cultural and residential uses.</p> <p><u>Downtown Oakville will be an attractive, active, animated and vibrant downtown where people come together to live, meet, work, stay, 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.</u></p>

Item No.	Section	Description of Change
3.	25.2.1 DOWNTOWN OAKVILLE, Objectives	Revise the policy as follows: Maintain the Downtown Oakville as a vibrant pedestrian-oriented Main Street area mixed-use centre by: <ul style="list-style-type: none"> a) providing a mix of employment, shopping, leisure and residential opportunities; and, b) encouraging mixed use buildings to promote day and evening activity.
4.	25.2.2 DOWNTOWN OAKVILLE, Objectives	Revise the policy as follows: Achieve a high quality level of urban design by: <ul style="list-style-type: none"> a) promoting creating high quality streetscapes, open spaces, and public buildings, infrastructure and private buildings; b) ensuring new <i>development</i> is designed to maintain and enhance the Downtown's image as an enjoyable, safe, and pedestrian-oriented place, and complement the historical attributes of the area; and, c) creating an attractive public realm and ensuring new developments are is planned to support fully accessible street-related, pedestrian-oriented environments; and, d) ensuring that the appearance and function of the public realm and adjoining development are of consistently high quality and appropriate design.
5.	25.2.3 DOWNTOWN OAKVILLE, Objectives	Revise the policy as follows: To protect and enhance the historic importance of the Downtown Oakville by: <ul style="list-style-type: none"> a) protecting, conserving and enhancing <i>cultural heritage resources</i> and integrating them with new <i>development</i>; b) requiring <i>development</i> to be <i>compatible and complementary</i> with adjacent residential neighbourhoods, <i>cultural heritage resources</i> and <i>cultural heritage landscapes</i>; and, c) minimizing impacts of new <i>development</i>.
6.	25.3 DOWNTOWN OAKVILLE, Development Concept	Revise the policy as follows: Downtown Oakville is comprised of the Central Business District land use designations as shown on Schedule Q1 . This area is intended to accommodate new retail, service commercial, office, and residential, community and cultural uses through <i>intensification</i> .

Item No.	Section	Description of Change
7.	25.4.1 DOWNTOWN OAKVILLE, Functional Policies, Parking	Revise the policy as follows: Parking Parking facilities will primarily be located provided in centralized or shared parking lots areas . Such parking facilities, if uncovered, will be adequately landscaped. It is intended that such facilities be integrated with buildings structures and/or provide convenient pedestrian connections to shopping areas <u>Downtown Oakville's commercial, office, community and cultural uses.</u> Commercial uses within the Central Business District in Downtown Oakville shall be exempt from parking requirements.
8.	25.4.2 DOWNTOWN OAKVILLE, Functional Policies, Urban Design	Delete section 25.4.2 in its entirety, and renumber the remaining policies in section 25 accordingly. Policies are relocated and revised under a new Urban Design section 25.5.
9.	25.4.3 [Now 25.4.2] DOWNTOWN OAKVILLE, Functional Policies, Cultural Heritage	This policy was previously renumbered as section 25.4.2. Revise the policy as follows: Cultural Heritage a) <u>Within Downtown Oakville, as defined on Schedule Q1,</u> Cultural heritage resources shall be maintained and integrated into new <i>development</i> . b) <u>Within the Downtown Oakville Heritage Conservation District, as identified in Appendix 1 and shown on Schedules Q1 and Q2, exterior alterations, development and public realm improvements, including streetscape changes, shall be in accordance with the Downtown Oakville Heritage Conservation District Plan and subject to heritage permit approval.</u>
10.	25.4.4 [Now 25.4.3] DOWNTOWN OAKVILLE, Functional Policies, Growth Target	This policy was previously renumbered as section 25.4.3. Revise the policy as follows: Growth Target <u>Minimum Density</u> Downtown Oakville can accommodate an additional 80 residential units. <u>A minimum planned density shall be established for Downtown Oakville through Provincial plan conformity coordinated with Halton Region.</u>

Item No.	Section	Description of Change
11.	25.4.4 [New] DOWNTOWN OAKVILLE, Natural Heritage	Insert a new natural heritage policy as section 25.4.4 as follows: <u>Within Downtown Oakville, as defined on Schedule Q1:</u> a) <u>development on lands adjacent to Sixteen Mile Creek shall be subject to the Valleylands policies in section 16 of this Plan; and,</u> b) <u>in areas of existing development, reduced setbacks from the Sixteen Mile Creek valley may be permitted subject to a geotechnical study prepared to the satisfaction of the Town and Conservation Authority.</u>
12.	25.5 [New] DOWNTOWN OAKVILLE, Urban Design	Insert a new section 25.5, Urban Design, as follows, and renumber the remaining policies in section 25 accordingly: <u>Urban Design</u> <u>In addition to the Urban Design policies in Part C of this Plan, the following policies shall apply specifically to Downtown Oakville. The urban design plan for Downtown Oakville is provided on Schedule Q2.</u>
13.	25.5.1 [New] DOWNTOWN OAKVILLE, Urban Design, General	Insert a new section 25.5.1 as follows: <u>General</u> a) <u>Development and public realm improvements, including the streetscape, shall be designed and evaluated in accordance with:</u> i) <u>the urban design direction provided by the Livable by Design Manual; and,</u> ii) <u>other Council-endorsed policies and documents relevant to Downtown Oakville, such as the Downtown Oakville Heritage Conservation District Plan, the Downtown Transportation and Streetscape Plan, the Downtown Cultural Hub Study, and the Oakville Harbours Master Plan.</u>

Item No.	Section	Description of Change
14.	25.5.2 [New] DOWNTOWN OAKVILLE, Urban Design, Public Realm and Flexible Streets	Insert a new section 25.5.2 as follows: <u>Public Realm and Flexible Streets</u> a) <u>George Street between Lakeshore Road East and Randall Street should be designed as a high quality flexible street, as an extension of Towne Square, which prioritizes pedestrian and cyclist movement and supports special events.</u> b) <u>Navy Street between Lakeshore Road East and Church Street should be designed as a high quality flexible street, as an extension of Centennial Square, which prioritizes pedestrian and cyclist movement and supports special events.</u> c) <u>Any street within Downtown Oakville, in addition to those identified as flexible streets on Schedule Q2, may be designed as a flexible street.</u>

Item No.	Section	Description of Change
15.	25.5.3 [New] DOWNTOWN OAKVILLE, Urban Design, Streetscapes	Insert a new section 25.5.3 as follows: <u>Streetscapes</u> a) <u>Enhanced streetscape treatments and pedestrian-oriented amenities shall be provided on the primary and secondary streets identified on Schedule Q2.</u> i) <u>Wider sidewalks and additional street furniture and landscaping shall be provided.</u> ii) <u>Gathering spaces and public art shall be encouraged.</u> b) <u>Buildings along primary streets, as identified on Schedule Q2, 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 Q2, 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, community, cultural or limited office 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
16.	25.5.4 [New] DOWNTOWN OAKVILLE, Urban Design, Gateways	Insert a new section 25.5.4 as follows: <u>Gateways</u> a) <u>Through public actions and the development process, gateway treatments shall be provided in Downtown Oakville.</u> b) <u>Gateways are identified on Schedule Q2 and indicate locations that are visually prominent entry points into Downtown Oakville. 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>Rebecca Street bridge and Sixteen Mile Creek;</u> ii) <u>Lakeshore Road East bridge and Sixteen Mile Creek;</u> iii) <u>Randall Street and Trafalgar Road; and,</u> iv) <u>Allan Street and Lakeshore Road East.</u>
17.	25.5.5 [New] DOWNTOWN OAKVILLE, Urban Design, Urban Squares	Insert a new section 25.5.5 as follows: <u>Urban Squares</u> a) <u>Towne Square, on the south side of Lakeshore Road East at George Street, is an important public space that functions as the ceremonial heart of Downtown Oakville. Changes to the design of Towne Square shall address Council-endorsed policies and design directions for the area, and be coordinated with the design of Centennial Park.</u> b) <u>Centennial Park, at the northwest corner of Lakeshore Road East and Navy Street, shall be maintained as part of any comprehensive redevelopment of the Town's Centennial Square site. Changes to the design of Centennial Park shall address Council-endorsed policies and design directions for the area, and be coordinated with the design of Town Square and public open spaces within the adjacent Sixteen Mile Creek valley.</u>

Item No.	Section	Description of Change
18.	25.5.6 [New] DOWNTOWN OAKVILLE, Urban Design, Built Form	Insert a new section 25.5.6 as follows: <u>Built Form</u> a) <u>The consolidation of properties to allow for comprehensive site design and development is encouraged.</u> b) <u>Buildings greater than two storeys in height should be stepped back above the second storey where they front Lakeshore Road East.</u> c) <u>Buildings greater than four storeys in height should be stepped back above the fourth storey where they front Church Street and/or Randall Street.</u>
19.	25.5 [Now 25.6] DOWNTOWN OAKVILLE, Land Use Policies	This section was previously renumbered as section 25.6. Revise the introduction as follows: Land use designations are provided on Schedule Q1. In addition to the policies in Parts C and D of this Plan, the following policies apply specifically to Downtown Oakville
20.	25.5.1 [Now 25.6.1] DOWNTOWN OAKVILLE, Land Use Policies	This policy was previously renumbered as section 25.6.1.
21.	25.5.2 [Now 25.6.2] DOWNTOWN OAKVILLE, Land Use Policies	This policy was previously renumbered as section 25.6.2. Revise the policy as follows: The minimum building height shall be two storeys and the maximum building height shall be four storeys. <u>Building Heights</u> a) <u>Existing buildings, and additions to existing buildings, may be exempt from the minimum building height, as provided by the applicable land use designation.</u> b) <u>Where the minimum building height is more than two storeys, it may be reduced to two storeys so that development conforms with the other objectives and policies of this Plan or the Downtown Oakville Heritage Conservation District Plan.</u>

Item No.	Section	Description of Change
22.	25.6.3 [New] DOWNTOWN OAKVILLE, Land Use Policies	Insert a new section 25.6.3 as follows: <u>Stand-alone Uses</u> a) <u>On the lands designated Main Street 1, Main Street 2 or Urban Core on Schedule Q1:</u> i) <u>stand-alone or single use commercial buildings may be permitted; and,</u> ii) <u>new stand-alone or single-use residential buildings may be permitted on lots that do not abut Lakeshore Road East.</u> b) <u>On the lands designated Main Street 2, new stand-alone or single-use community or cultural facilities may be permitted.</u> c) <u>New detached dwellings shall not be permitted.</u>
23.	25.6.4 [New] DOWNTOWN OAKVILLE, Land Use Policies	Insert a new section 25.6.4 as follows: <u>On the lands designated Waterfront Open Space on Schedule Q1, development and public realm improvements shall:</u> a) <u>improve pedestrian connections and public access to the Sixteen Mile Creek waterfront;</u> b) <u>be consistent with the Oakville Harbours Master Plan; and,</u> c) <u>be coordinated with the design of development and public realm improvements on the town’s Centennial Square site.</u>
24.	25.6.5 [New] DOWNTOWN OAKVILLE, Land Use Policies	Insert a new section 25.6.5 as follows: <u>On the lands designated Main Street 2 on the west side of Navy Street, and known as the town’s Centennial Square site, development and public realm improvements shall:</u> a) <u>improve pedestrian connections through the site;</u> b) <u>provide community and cultural facilities consistent with municipal needs and finances, as identified by the Downtown Cultural Hub Study, the Parks, Recreation and Library Facilities Master Plan, and the town’s capital planning; and,</u> c) <u>be coordinated with the design of development and public realm improvements on the adjacent Waterfront Open Space lands.</u>

Item No.	Section	Description of Change
25.	25.6 [Now 25.7] DOWNTOWN OAKVILLE, Exceptions – Schedule Q	This section was previously renumbered as section 25.7. Revise the introduction as follows: Downtown Oakville Exceptions – Schedule Q₁ The following additional policies apply to certain lands on Schedule Q ₁ , Downtown Oakville Land Use.
26.	25.6.1 [Now 25.7.1] DOWNTOWN OAKVILLE, Downtown Oakville Exceptions – Schedule Q	This policy was previously renumbered as section 25.7.1. Delete the policy, and replace it as follows: On lands designated Central Business District at the northeast corner of Randall and Reynolds Streets, a maximum building height of 5 storeys may be permitted <u>On the property known as 167 Navy Street, which is within the Urban Core and Natural Area designations:</u> a) <u>A one-storey building shall be permitted.</u> b) <u>Stand-alone office uses may be permitted.</u>
27.	25.6.2 DOWNTOWN OAKVILLE, Downtown Oakville Exceptions – Schedule Q	This section was previously renumbered as section 25.7.2. Delete the policy in its entirety as it is no longer required. On the lands designated Central Business District at the southwest corner of Allan and Randall Streets, a maximum building height of 6 storeys may be permitted conditional upon the owner entering into an agreement under section 37 of the <i>Planning Act</i>.
28.	25.6.3 DOWNTOWN OAKVILLE, Downtown Oakville Exceptions – Schedule Q	This section was previously renumbered as section 25.7.3. Delete the policy in its entirety as it is no longer required. On the lands designated Central Business District at the northwest corner of Lakeshore Road East and Allan Street, a maximum building height of five storeys shall be permitted.
29.	25.6.4 DOWNTOWN OAKVILLE, Downtown Oakville Exceptions – Schedule Q	This section was previously renumbered as section 25.7.4. Delete the policy in its entirety as it is no longer required. On the lands designated Central Business District at the northeast corner of Randall Street and Navy Street, a maximum building height of 12 storeys shall be permitted.
30.	25.7 [Now 25.8] DOWNTOWN OAKVILLE, Implementation Policies	This section was previously renumbered as section 25.8.

Item No.	Section	Description of Change
31.	25.7.1 [Now 25.8.1] DOWNTOWN OAKVILLE, Implementation Policies, Phasing/Transition	<p>This policy was previously renumbered as section 25.8.1. Revise the policy as follows:</p> <p>Phasing/Transition</p> <p>a) <i>Development</i> will be co-ordinated with the provision of <i>infrastructure and public realm improvements</i>, including:</p> <ul style="list-style-type: none"> i) transit (conventional and rapid transit); ii) road network capacity; iii) pedestrian and cycling facilities; iv) water and waste water services; v) stormwater management facilities; vi) streetscape improvements; and, vii) <i>utilities</i>.

Item No.	Section	Description of Change
32.	25.7.2 [Now 25.8.2] DOWNTOWN OAKVILLE, Implementation Policies, Bonusing	<p>This policy was previously renumbered as section 25.8.2. Revise the policy as follows:</p> <p>Bonusing</p> <p>The Town may consider additional building height through an Official Plan amendment and in accordance with section 28.6</p> <p>a) <u>The Town may allow for increases of up to two storeys beyond the maximum permitted building height in the areas of Downtown Oakville delineated on Schedule Q1 without amendment to this Plan. 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 25.8.2 b).</u></p> <p>b) <u>Public benefits considered appropriate for the application of increased height in Downtown Oakville may include, but are not limited to:</u></p> <ul style="list-style-type: none"> i) <u>public parking;</u> ii) <u>conservation and preservation of <i>cultural heritage resources</i>;</u> iii) <u>community centres and/or facilities and improvements to such centres and/or facilities;</u> iv) <u>parkland and improvement to parks;</u> v) <u>integration of office uses in mixed use <i>developments</i>;</u> <u>and,</u> vi) <u>public art.</u>
33.	25.7.3 [Now 25.8.3] DOWNTOWN OAKVILLE, Implementation Policies	This policy was previously renumbered as section 25.8.3.

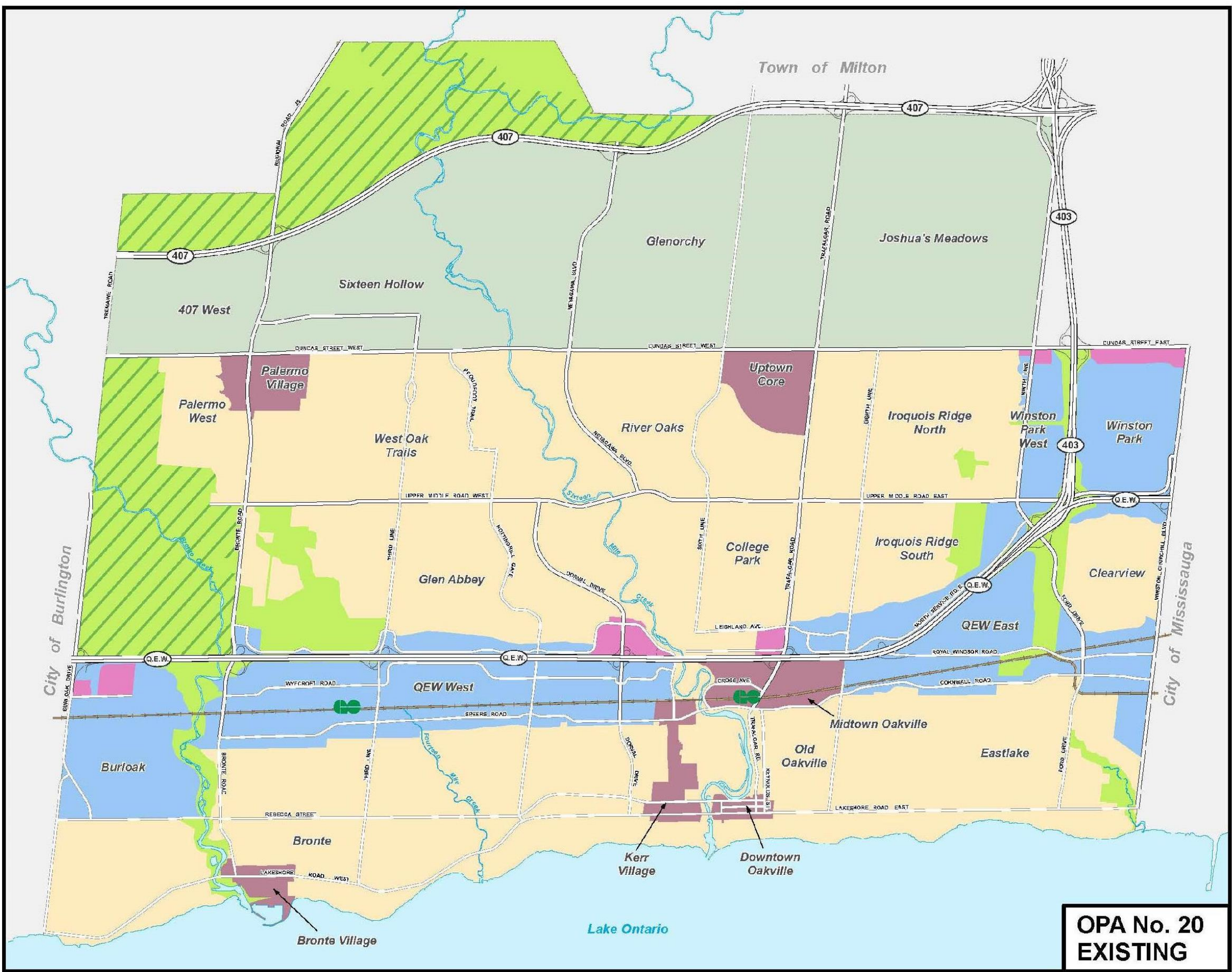
B. Schedule Changes

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
34.	Schedule A1 Urban Structure	Amend Schedule A1 to reflect the revised Downtown Oakville Growth Area boundary, as identified on Schedule Q1 and shown in Appendix 1.
35.	Schedule Q [Now Q1] Downtown Oakville Land Use	Rename Schedule Q as Schedule Q1 and amend the schedule as shown in Appendix 1 to: <ul style="list-style-type: none"> - replace the Central Business District designation with Mixed Use designations, including Urban Core, Urban Centre, Main Street 2 and Main Street 1; - introduce bonusing permissions in certain Main Street 1 and Main Street 2 designation locations; - extend the Downtown Oakville Growth Area boundary to the Sixteen Mile Creek in the north west and redesignate the area as Waterfront Open Space; and, - apply the Greenbelt Urban River Valley designation to the lands subject to the new Greenbelt Plan (2017).
36.	Schedule Q2 [New] Downtown Oakville Urban Design	Insert new Schedule Q2 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, flexible streets, urban squares, and gateways.
37.	Schedule G South East Land Use	Amend Schedule G to reflect revised Downtown Oakville Growth Area boundary.

APPENDIX 1
Changes to Schedules
to the Livable Oakville Plan

SCHEDULE A1 URBAN STRUCTURE



**OPA No. 20
EXISTING**

- 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

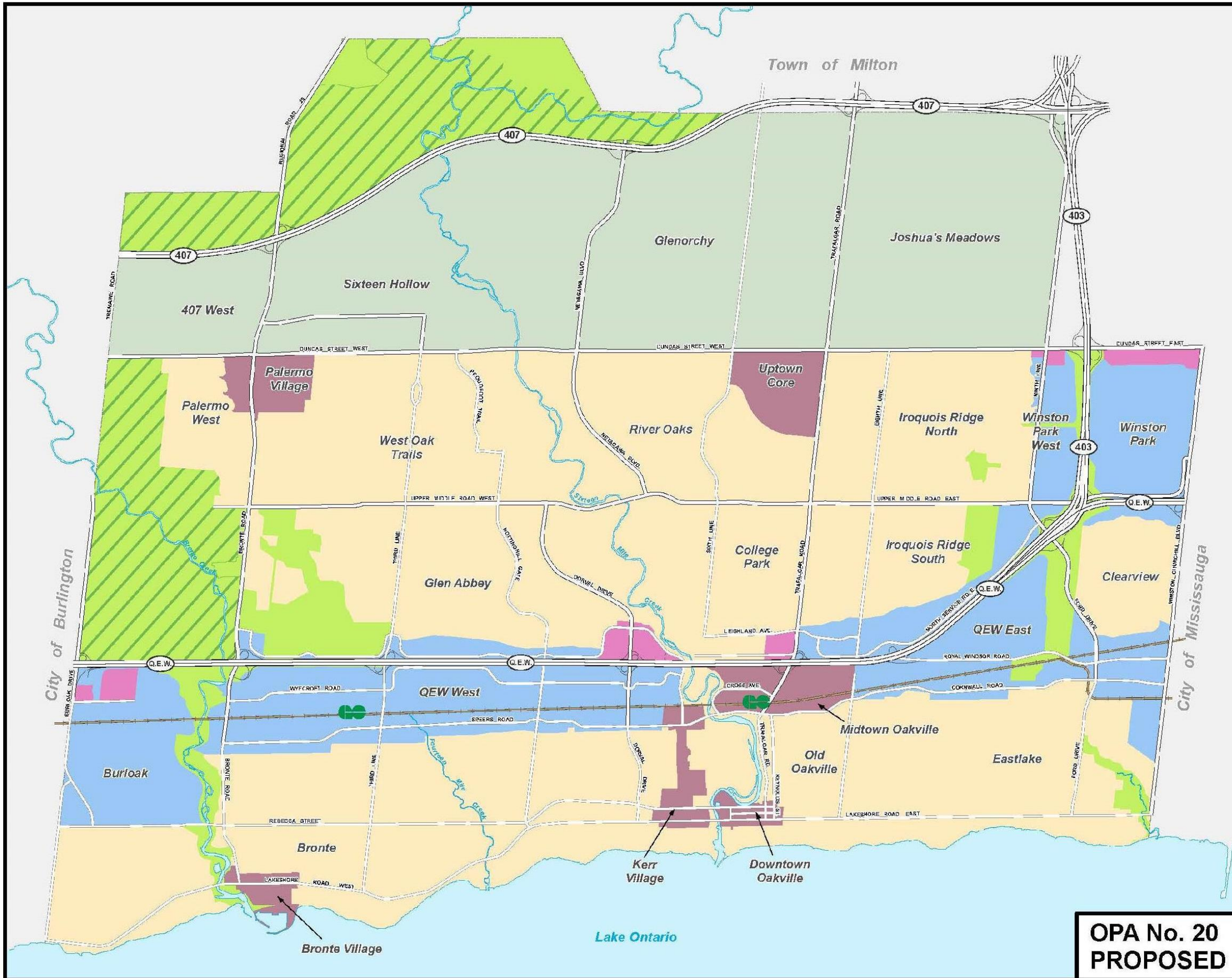
NOTE: This Schedule does not represent land use designations



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April 4, 2017

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SCHEDULE A1 URBAN STRUCTURE



**OPA No. 20
PROPOSED**

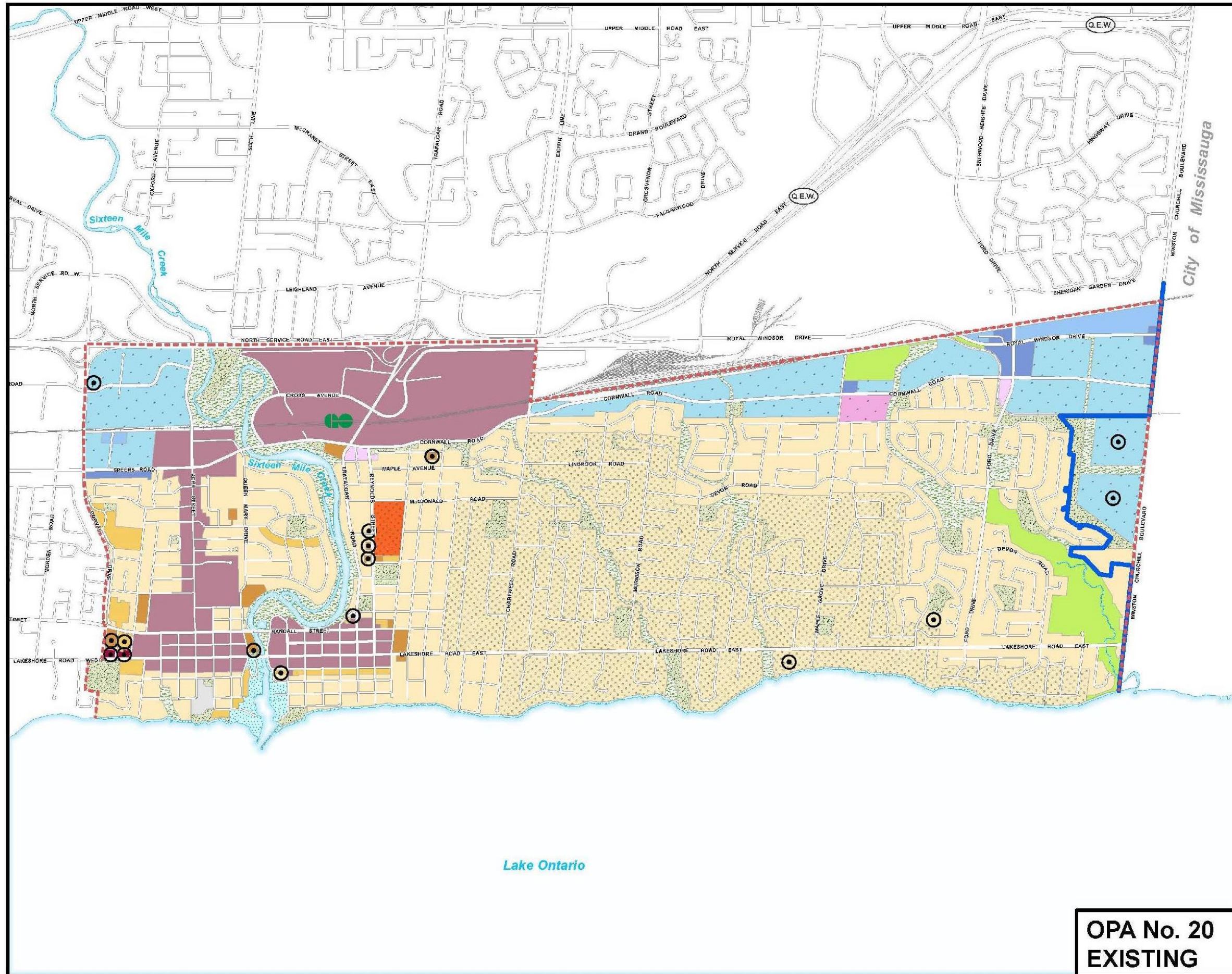
- RESIDENTIAL AREAS
- EMPLOYMENT AREAS
- MAJOR COMMERCIAL AREAS
- GROWTH AREAS
- PARKWAY BELT
- GREENBELT
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN
- RAILWAY LINE
- MAJOR TRANSIT STATION

NOTE: This Schedule does not represent land use designations

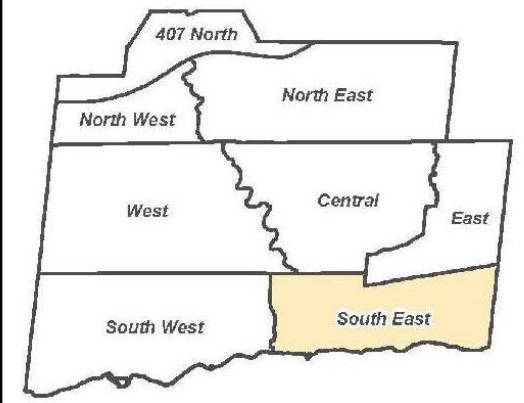


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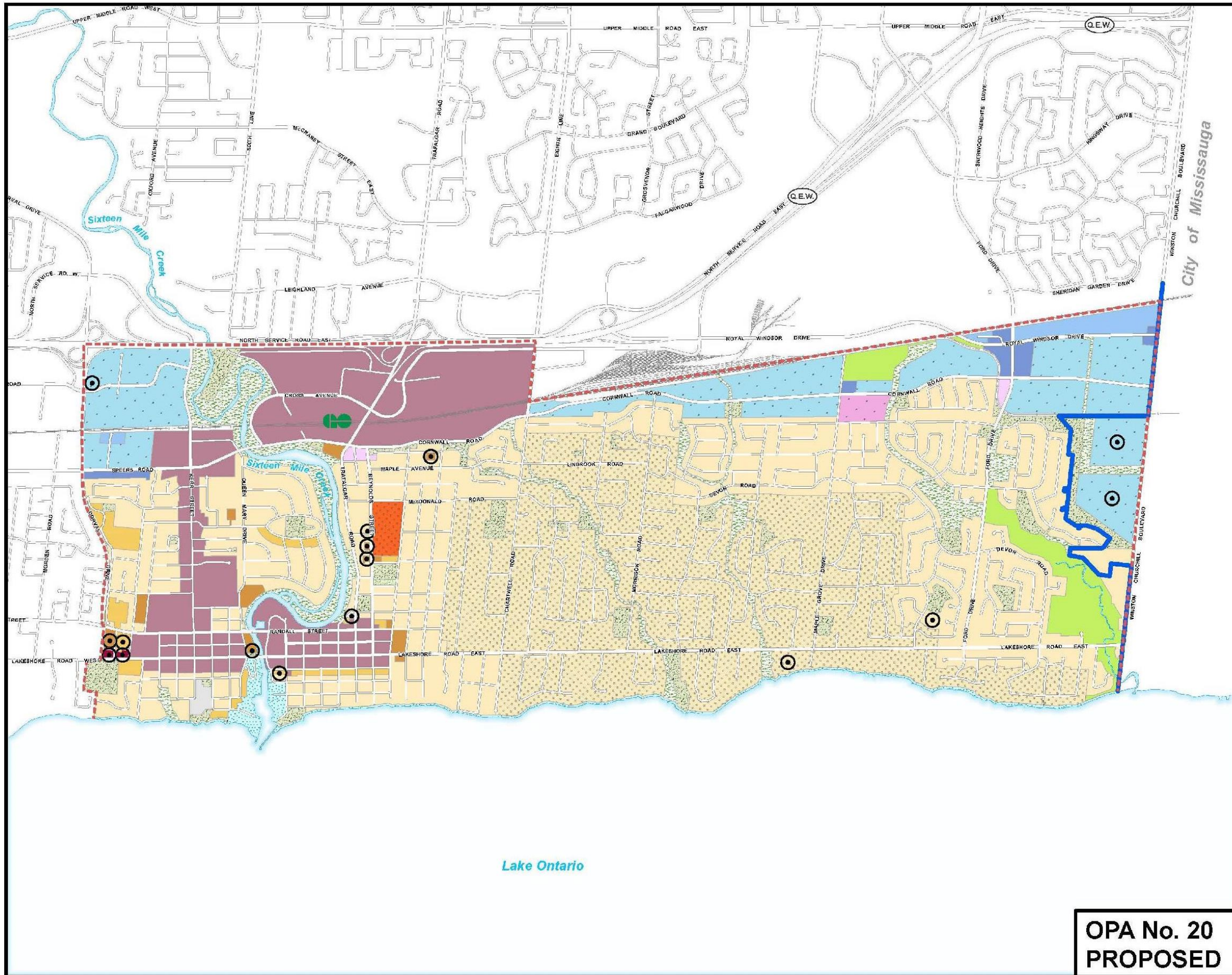
SCHEDULE G SOUTH EAST LAND USE



- 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

**OPA No. 20
EXISTING**

1:25,000
April 4, 2017



**OPA No. 20
PROPOSED**

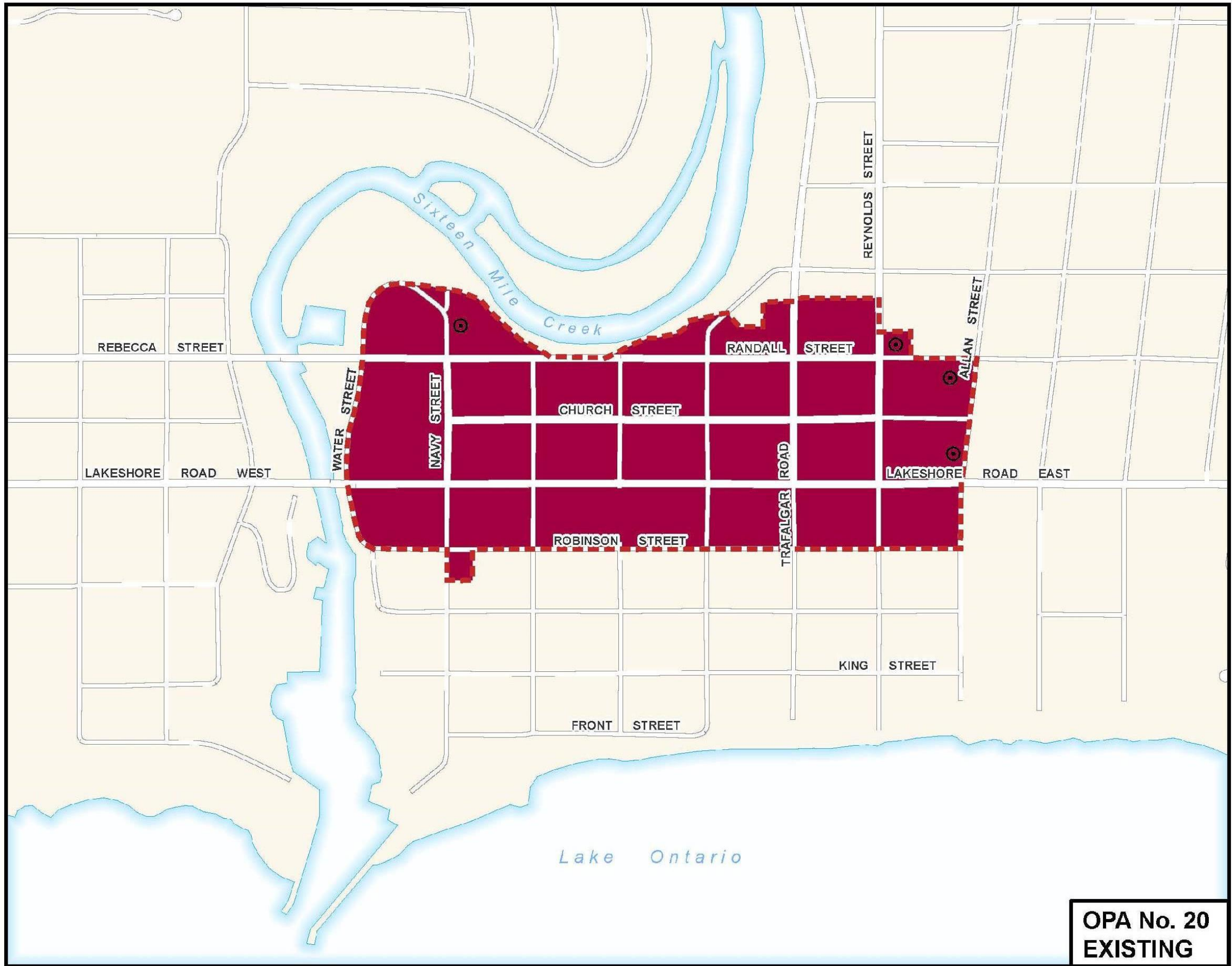
SCHEDULE G SOUTH EAST LAND USE



- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
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- SPECIAL POLICY AREA
- RAILWAY
- * Refer to Part E, Growth Area Policies
- ⊙ Refer to Part E, Exceptions



1:25,000
November 14, 2017




**OPA No. 20
EXISTING**

SCHEDULE Q DOWNTOWN OAKVILLE LAND USE



-  GROWTH AREA BOUNDARY
-  CENTRAL BUSINESS DISTRICT

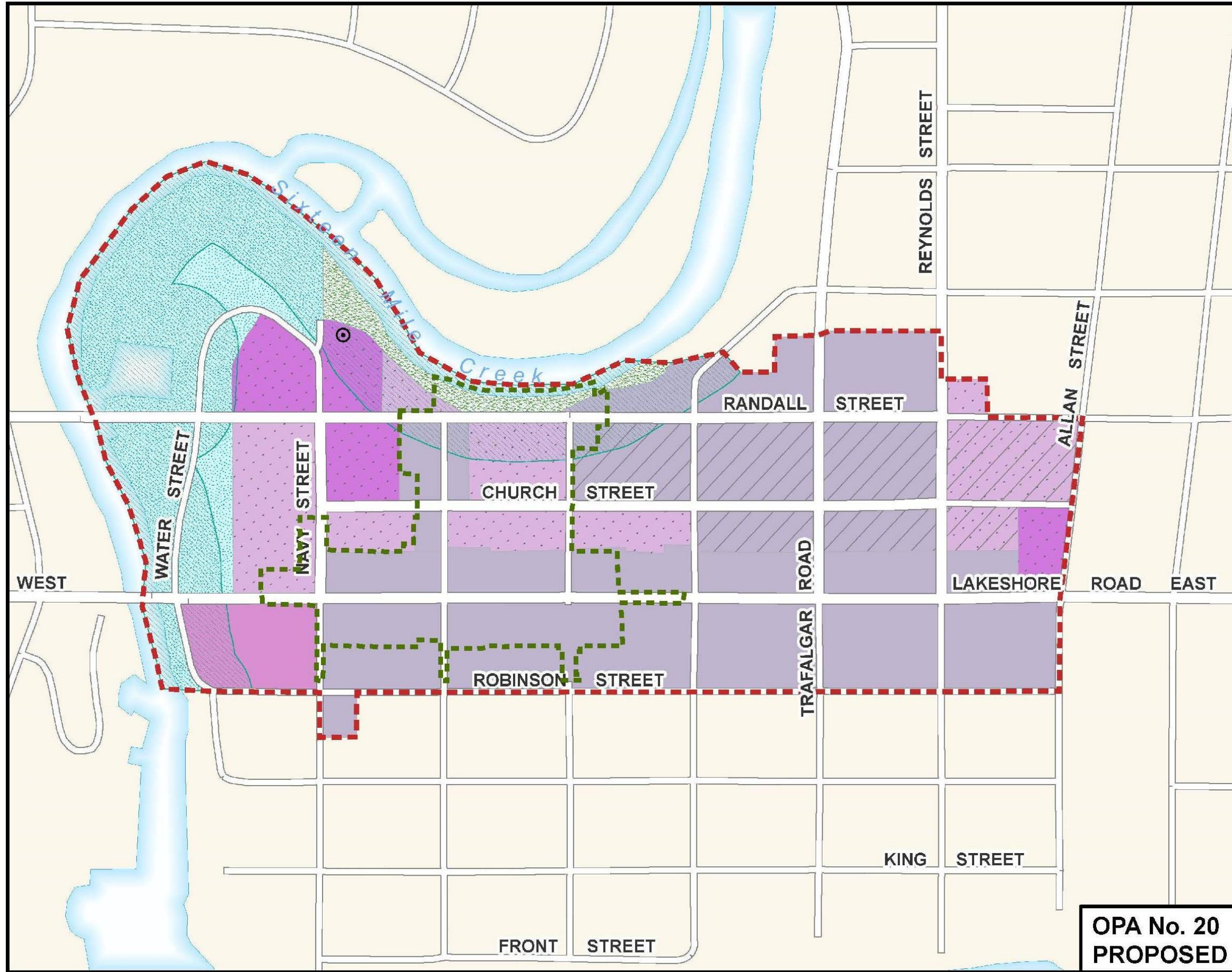
Refer to Part E, Downtown Oakville, for Growth Area Policies

 Refer to Part E, Downtown Oakville Exceptions



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April 4, 2017



**OPA No. 20
PROPOSED**

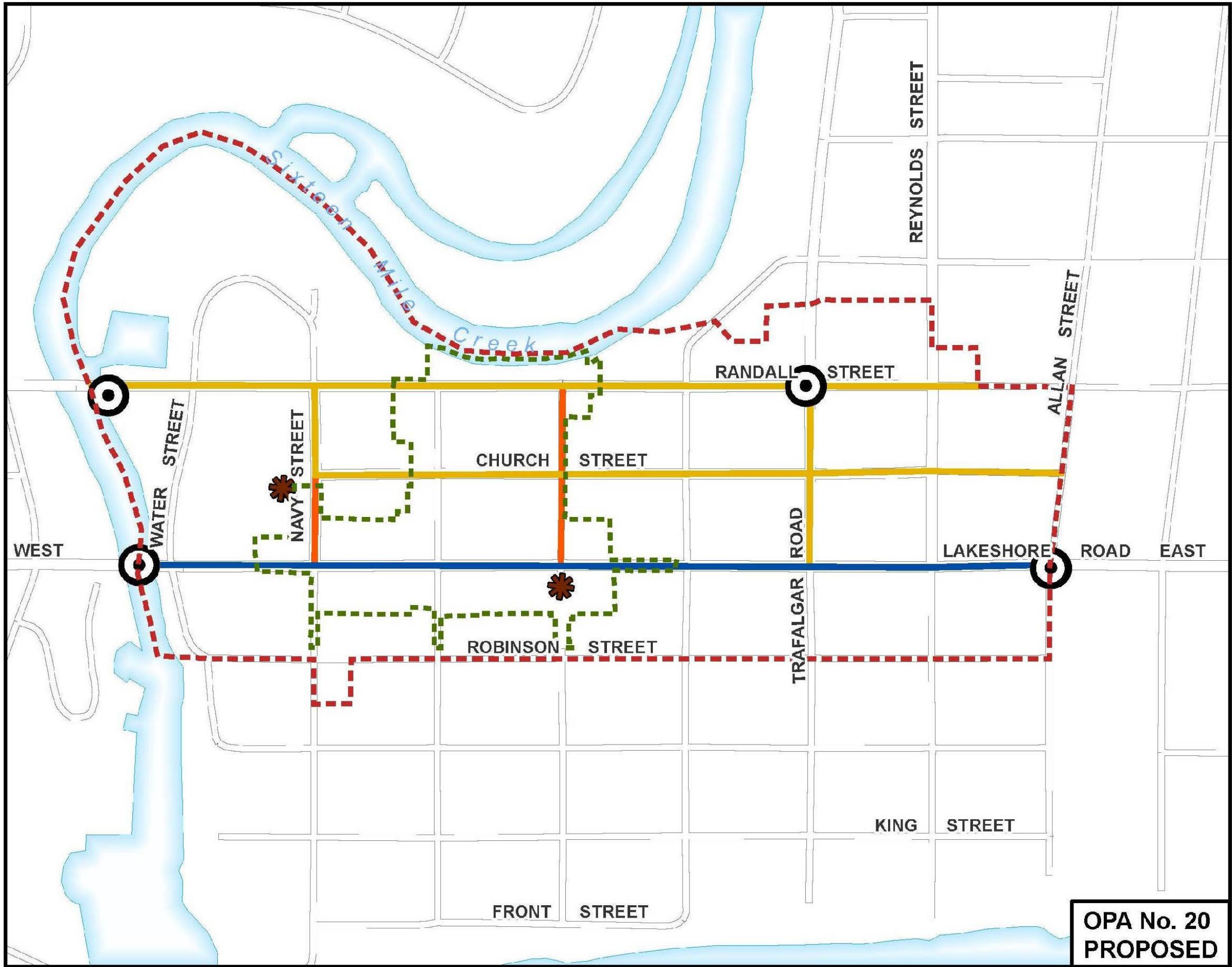
SCHEDULE Q1 DOWNTOWN OAKVILLE LAND USE

- GROWTH AREA BOUNDARY
- MAIN STREET 1 (2 - 4 STOREYS) *
- MAIN STREET 2 (4 - 6 STOREYS) *
- URBAN CENTRE (6 - 8 STOREYS) *
- URBAN CORE (8 - 12 STOREYS) *
- NATURAL AREA
- GREENBELT - URBAN RIVER VALLEY
- WATERFRONT OPEN SPACE
- LANDS ELIGIBLE FOR BONUSING (UP TO 2 STOREYS)
- DOWNTOWN OAKVILLE HERITAGE CONSERVATION DISTRICT
- Refer to Part E, Downtown Oakville, Exceptions
- Refer to Part E, Downtown Oakville, for building height policies

1:3,500

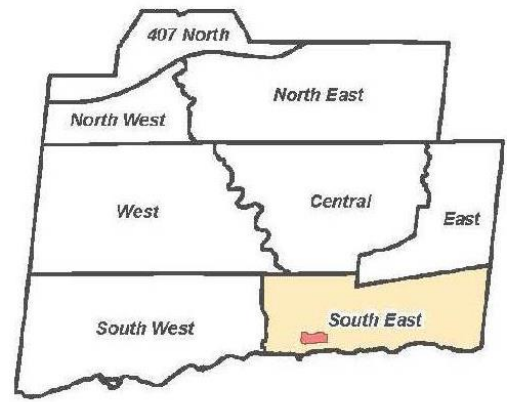
November 14, 2017

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**OPA No. 20
PROPOSED**

**SCHEDULE Q2
DOWNTOWN OAKVILLE
URBAN DESIGN**



-  GROWTH AREA BOUNDARY
-  PRIMARY STREET
-  SECONDARY STREET
-  FLEXIBLE STREET
-  URBAN SQUARE
-  GATEWAY
-  DOWNTOWN OAKVILLE HERITAGE CONSERVATION DISTRICT

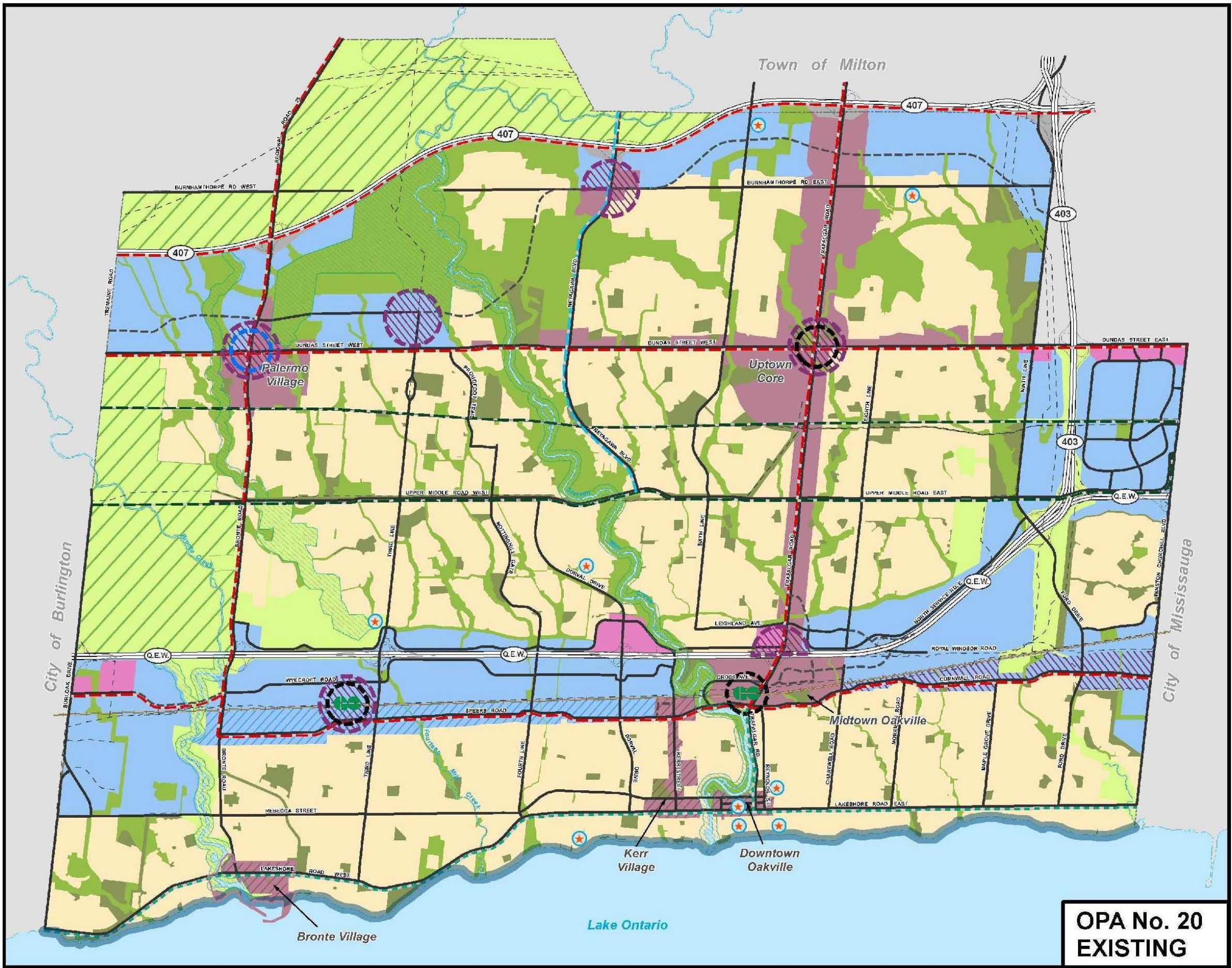


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November 14, 2017

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APPENDIX 2
Modifications to Schedule A1 as appended to
Council adopted By-law 2017-079 (OPA No.15),
to be carried out by Halton Region as part of the
approval of By-law 2017-079



**OPA No. 20
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

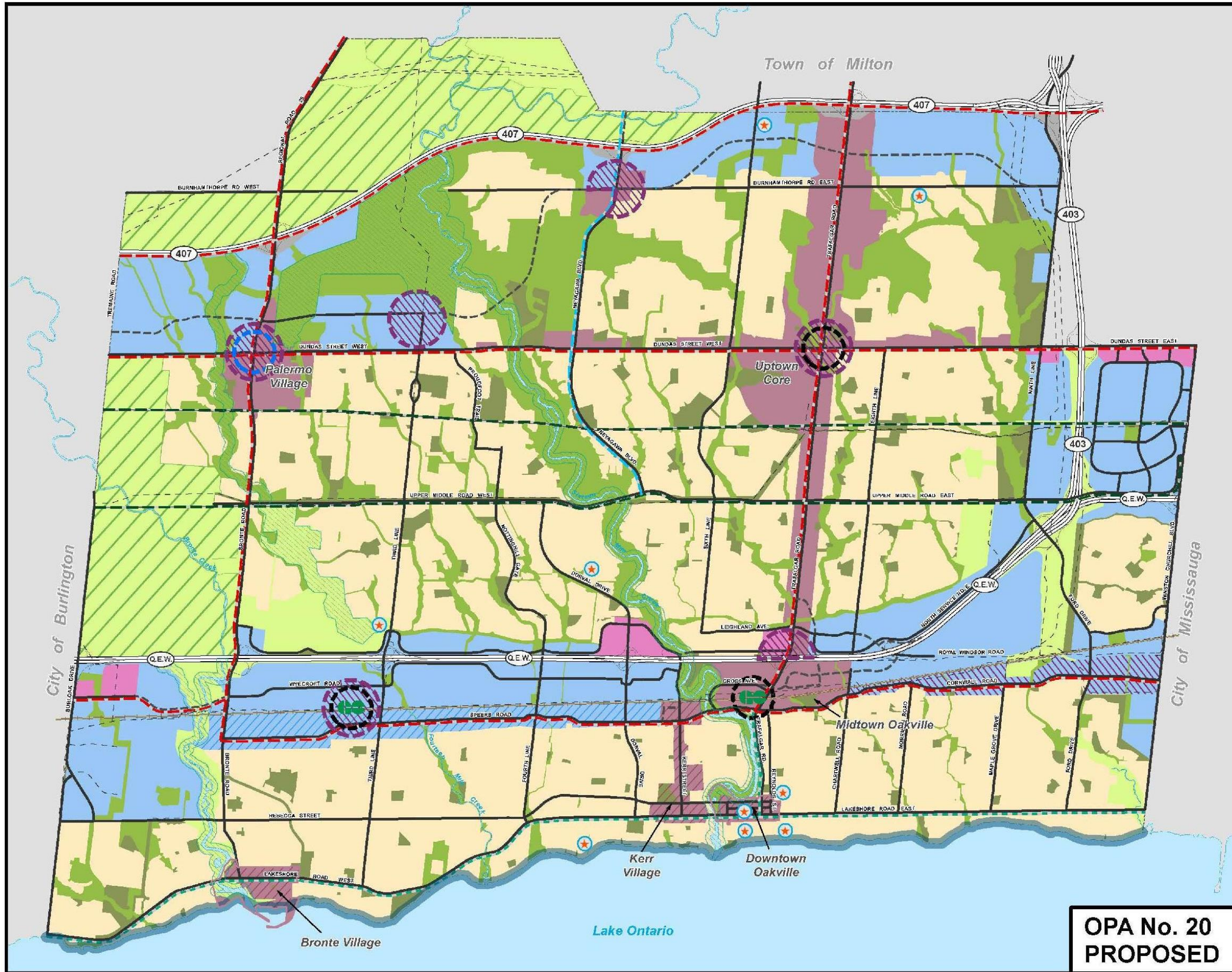
NOTE 2: In addition, the south side of Dundas is recognized as having the potential for intensification subject further study to more precisely delineate the extent of such areas

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

1:50,000
September 26, 2017





SCHEDULE A1 URBAN STRUCTURE

- LEGEND¹**
- PARKWAY BELT
 - GREENBELT
 - GREENBELT - URBAN RIVER VALLEY
 - NATURAL HERITAGE SYSTEM
 - PARKS, OPEN SPACE & CEMETERIES
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 - MOBILITY LINK
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NOTE 1: This Schedule does not represent land use designations

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**OPA No. 20
PROPOSED**

1:50,000
November 14, 2017