

# Downtown Oakville Growth Area Review

## Questions & Answers

Public Information Sessions  
March 6, 2017

On March 6, 2017, Planning staff hosted public information sessions to present draft changes to the existing Livable Oakville (Official Plan) policies that guide growth and change in Downtown Oakville.

Only questions related to the Downtown Oakville Growth Area Review, and associated town projects within the study area, have been addressed in this document. Questions and answers from the information sessions about the Kerr Village and Bronte Village growth area reviews can be accessed from the [Growth Area Reviews](#) page.

Comments received at the information sessions will be provided in a future report to the [Livable Oakville Council Subcommittee](#).

---

### The Town of Oakville's Official Plan

#### 1. What does 'growth' mean?

Growth means more people and jobs. In the context of the town, this means more people living and working in Oakville.

#### 2. Why does the town have to plan for growth?

The Province of Ontario provides population and employment forecasts for Halton Region through the [Growth Plan for the Greater Golden Horseshoe](#) to the year 2041. This growth plan requires Halton Region to show how the forecasted growth can be accommodated in the Region's Official Plan.

A portion of the Province's forecasted population and employment growth for Halton Region is allocated by the Region to each of the local municipalities: Oakville, Burlington, Milton, and Halton Hills.

The growth allocated to the Town of Oakville by the Region is distributed to identified locations as outlined in the town's official plan documents – Livable Oakville, and the North Oakville Secondary Plans.

The Town of Oakville has planned to accommodate 55,000 people between Dundas Street and Highway 407 at "build-out". The town is planning for the majority of the town's remaining share of forecasted growth to be accommodated in the six growth

areas, including the town’s main street growth areas (e.g. Downtown Oakville, Kerr Village, and Bronte Village) south of Dundas Street.

Below is a table of past, current and projected population for comparison:

### Population

Area	2011	2016	2031 Forecast	2036 Forecast	2041 Forecast
Province of Ontario	12,851,821	13,448,494	16,428,017	17,205,184	17,948,908
Greater Golden Horseshoe	8,686,923	9,245,438	11,950,000	12,740,000	13,480,000
Halton Region	501,674	548,435	820,000	910,000	1,000,000
Town of Oakville	182,520	193,832	255,000*	N/A*	N/A*
City of Burlington	175,779	183,314	193,000*		
Town of Milton	84,362	110,128	238,000*		
Town of Halton Hills	59,013	61,161	94,000*		

Sources: 2011 & 2016 Census; Ontario Ministry of Finance; Growth Plan for the Greater Golden Horseshoe, Amendment 2; Livable Oakville Plan; Draft City of Burlington Official Plan (March 2017); Town of Milton Official Plan; Town of Halton Hills Official Plan

\* Each local municipality's share of Halton Region's forecasted growth to the year 2041 is to be determined by the Region in consultation with the local municipalities. The 2031 population forecasts for the local municipalities also have to be updated so that Halton Region conforms to the Growth Plan, as amended. In 2013, Amendment 2 to the Growth Plan updated Halton Region's 2031 population forecast from 780,000 (i.e., the "2031A" forecast) to 820,000 (i.e., the "2031B" updated forecast), and added a 2041 population forecast of 1,000,000.

### 3. What does ‘intensification’ mean?

Intensification means the development of a property, site or area at a higher density (more people living or working) than currently exists. The type of growth that is planned for the town’s six growth areas, which includes the town’s three main street areas (e.g. Downtown Oakville, Kerr Village, and Bronte Village) is called intensification.

### 4. When will we start to see change happen?

Change will be incremental and will take place over the long-term.

The Livable Oakville Plan guides how land should be used and developed south of Dundas Street and north of Highway 407. It has goals, objectives and policies to guide growth and change. The plan’s policies can enable, encourage and direct development or redevelopment. However, the policies **cannot** force a private land owner to redevelop their property to make change happen.

The Livable Oakville Plan currently sets out Council’s growth and development vision to the year 2031, and through the Official Plan Review staff will be recommending updated policies with a planning horizon to the year 2041 as

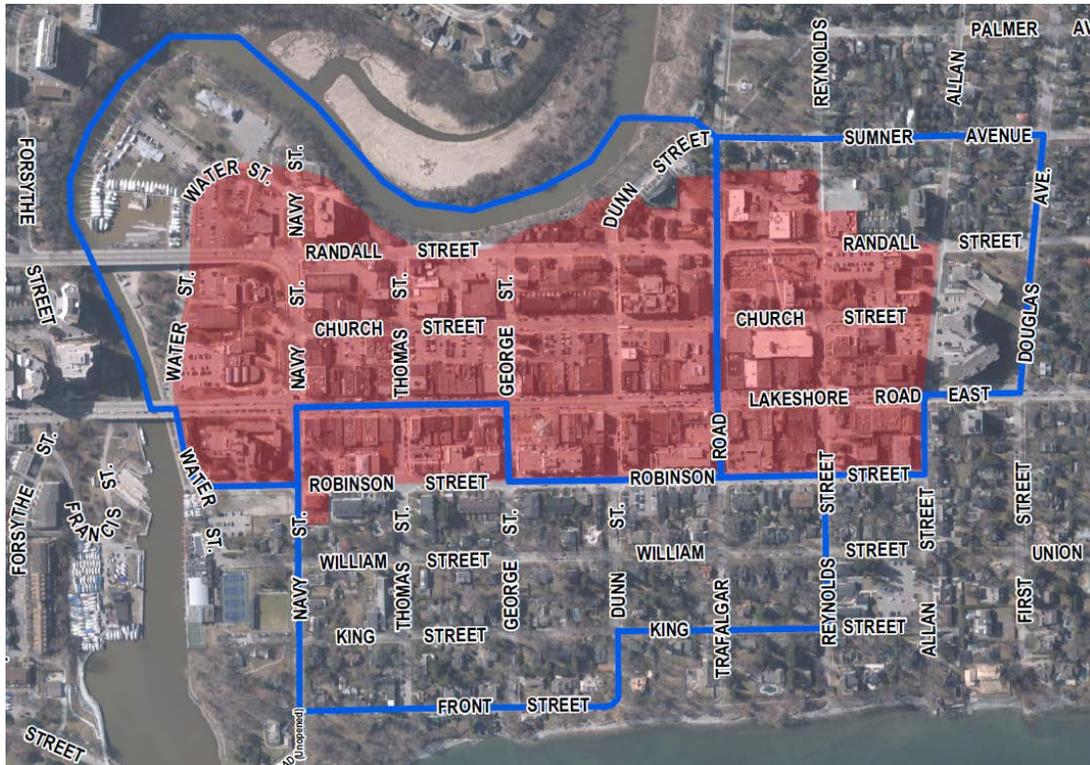
required by the Provincial Growth Plan. As such, the updated Livable Oakville Plan will provide policies to guide growth and change over the next 25 years.

## Downtown Oakville

### Population / Population Density

#### 5. What is the existing residential density (people/hectare) in Downtown Oakville?

At this point, the residential density for Downtown Oakville (area shaded in red, below) is unknown. However, according to recently released 2016 Census data, the combined population of the area bounded by blue lines (below) was only 1,667 – about 113 fewer people than in 2011. These areas housed 0.86 per cent of the town’s overall population in 2016, at a density of approximately 45 people per hectare (excluding the valley lands and Centennial Square site).



## Draft Policy Changes for Downtown Oakville

### Boundary

#### 6. Why aren't the apartment buildings on the east side of Allan Street, north of Lakeshore Road East, included within the draft revised boundary of Downtown Oakville?

Historically, the town’s land use policies have used Allan Street, between Randall Street and Robinson Street, as the eastern limit of Downtown Oakville.

The apartment buildings are considered to be part of the residential community surrounding Downtown Oakville, and are subject to the Livable Oakville Plan's residential policies. Livable Oakville designates the properties on the east side of Allan Street in this location as High Density Residential.

**7. Would including a portion of the valley within the boundary of Downtown Oakville and designating it as Waterfront Open Space put the valley land at risk?**

No. If it is included within the boundary of Downtown Oakville, Livable Oakville's Schedule B – Natural Features and Hazard Lands, and the policies that protect valley lands from inappropriate development would continue to apply. In addition, any development or alterations affecting the valley lands – even for parks or recreational uses – would continue to be subject to the regulations and approval of Conservation Halton.

The revised boundary and designations would enable the town to comprehensively plan for land uses within the downtown and the adjacent waterfront. For example, the proposed Waterfront Open Space designation recognizes the existing recreational uses in the valley and would allow for the anticipated waterfront park improvements

This approach is consistent with the feedback received through the Downtown Growth Area Review and the Downtown Plan (i.e., Downtown Transportation and Streetscape Study and Downtown Cultural Hub Study).

Building height and bonusing

**8. Why do the draft policies contemplate increased height?**

Staff began looking for opportunities for additional development and increased building heights in Downtown Oakville to:

- a) Address the new population and employment growth forecasts as set out by the Province (see Question 2 "Why does the town have to plan for growth?", above); and,
- b) In response to feedback from commercial landowners, developers and real estate professionals who said redevelopment to a maximum of four storeys (as permitted under the current policies for most of Downtown Oakville) is not financially feasible.

With this in mind, the town hired a consulting team to conduct a study to examine development viability in the town's main street areas, including Downtown Oakville.

On October 3, 2016, the Livable Oakville Council Subcommittee received the Assessment of Redevelopment Viability Report. It notes that while four storey developments can produce feasible financial results, the costs of developing in Oakville generally require developers to target the luxury apartment market, which is softening. Properties and high-end apartment projects take longer to sell, so it takes a long time for properties to redevelop.

As such, maintaining a four storey height limit reduces opportunities for growth in Downtown Oakville and contributes to unaffordable housing conditions.

The Assessment of Redevelopment Viability Report also states that permitting development heights of six storeys is likely to have a “significant impact” on redevelopment viability and could act as a catalyst to encourage investment. Further, it advances the town’s ability to achieve broader Provincial policy objectives, such as accommodating growth to the year 2041.

In an effort to balance the community desire to create a revitalized low-rise main street area while addressing the economic reality of this vision, the draft policy changes propose increased building heights and new bonusing permissions in certain locations.

**9. Could the policies define building heights in metres, not just the number of storeys?**

Yes. The official plan policies could be updated to provide clearer direction about what constitutes a “storey”, especially where compatibility with existing, often historic, buildings may be a concern.

**10. What is bonusing? How does it work?**

Bonusing is a tool provided by the Provincial *Planning Act*. It allows Council to consider a proposal for additional building height, as provided for in official plan policies, in exchange for a local public benefit. To get “bonused” development, a developer must apply to amend the zoning by-law and demonstrate that the proposed additional height would not create adverse impacts and that the local benefit warrants the increased height. Proposals are evaluated through a public process and can only be approved by Council. The specific public benefits to be considered are outlined in the town’s Official Plan and can include a number of public benefits such as affordable housing units or public art, among others.

**11. How many units could the draft bonusing policies equate to?**

Urban Design staff estimate that there is the potential for an ultimate total of about 178 “bonused” units as a result of the proposed bonusing policies. However, the actual construction of any “bonused” units would depend on a number of factors. For example, the number and size of units would depend on what property owners

propose based on the size of a development site and the scale of their proposal. Some owners with sites eligible for bonusing will never redevelop; others will redevelop and not propose any “bonused” units.

Any proposed development would be subject to detailed technical review (e.g., sewer capacity, parking) and a public process. As noted in Question 10, Council has control over how many units are approved through bonusing. Intensification in all of the town’s growth areas is required to be closely monitored, and updates to the applicable land use policies will be recommended in response to development activity and forecasted growth as part of all future official plan reviews.

### Land use

#### **12. A hotel would be a great addition to Downtown Oakville. Could this be considered on the fire station site?**

Hotels are currently allowed throughout Downtown Oakville under the Livable Oakville Plan’s Central Business District policies. They would continue to be allowed through the draft policy changes for Downtown Oakville.

### **Other Projects and Related Matters**

#### Transportation and Streetscape

#### **13. How will the streets in Downtown Oakville be changed?**

The streets will be changed in accordance with the Downtown Transportation and Streetscape Plan approved by Council in April 2015. This plan includes eventually converting all one-way streets to two-way streets, widening sidewalks on Lakeshore Road (Navy to Allan) and introducing new paving treatments and street furniture (e.g., benches, street lights, waste containers, bollards and bike rings). In 2016, Council approved a “traditional theme” for new street furniture within Downtown Oakville and in 2017 Council approved the actual furniture selections.

For more information, visit the [Downtown Transportation and Streetscape \(DTS\) Study](#) project page.

#### **14. When will the changes to the streets happen?**

The reconstruction of the Lakeshore Road Bridge will be completed in December 2017. Reconstruction of the Lakeshore Road – Navy Street to Allan Street — infrastructure and improvements to the streetscape will begin in 2019

## Public Parking Lots

### **15. What is the plan for the town-owned parking lots? Will there be a new parking garage?**

Through the work completed on the [Downtown Plan](#), Council has resolved to maintain the number of parking spaces in Downtown Oakville. At this point, there is no plan to redevelop any of the town-owned parking lots in Downtown Oakville. The draft land use policy changes would maintain the existing range of potential land uses.

You may be interested in the Downtown Parking Strategy report presented to [Planning and Development Council on October 5, 2015](#).

### **16. Will there be parking meters? Will there be free parking?**

Official plan policies do not address municipal parking operations.

Municipal parking fees help to fund municipal parking services and facilities. You may be interested in the [Commercial District Parking Study](#) or the information available through the [Parking portal](#) on the town's website.

## Cultural Hub / Cultural Facilities

### **17. Will the Centennial Square lands (i.e., library, pool and performing arts centre) be sold?**

In March 2016, Council resolved not to sell the Centennial Square site (see [Press Release](#)): *“Council... unanimously approved a motion brought forth by Mayor Rob Burton that recognized that the Centennial Square lands are an important public asset that should remain under public ownership and not be considered for sale under any option for the Downtown Cultural Hub.”*

## Other

### **18. Where is Fire Station 3 going?**

Fire Station 3 at 125 Randall Street will be relocated to the northwest corner of Rebecca Street and Kerr Street as part of the Oakville Arena and Trafalgar Park redevelopment project. For more information, and to see building designs, visit the [Oakville Arena Redevelopment](#) project page.

### **19. What is going to be built on the south side of Robinson Street, between Water Street and Navy Street?**

In 2011, the Ontario Municipal Board granted zoning approval for a 13-unit condominium apartment building on the south side of Robinson Street between

Water Street and Navy Street. The proposed building “steps up” from two to four storeys at Navy Street, then “steps down” the slope toward Sixteen Mile Creek. It is unknown when the current owner intends to proceed with the development.

## Questions about the Study Process

### 20. Are the draft policy changes going to be recommended to Council for adoption?

The draft policy changes are still draft. Staff intend to refine the policies, as necessary, based on comments received from the public and further findings identified as part of the ongoing review process.

### 21. What are the next steps?

Staff intend to provide a report to the Livable Oakville Council Subcommittee in late spring 2017 on what was heard at the information sessions and provide the comments received on the draft policy changes.

After reviewing feedback from the community and Council’s Livable Oakville Subcommittee staff will prepare a draft Official Plan Amendment for each of the main street growth areas (i.e. Downtown Oakville, Kerr Village, and Bronte Village). A statutory public meeting, where staff will present the proposed policy changes to Council, is anticipated in the fall of 2017. A decision making meeting, where Council will vote to adopt, deny, or modify the staff recommended Official Plan Amendment, is anticipated in late 2017.

### 22. How can we participate?

Town staff are currently accepting written comments on the draft policy changes. While we accept comments at any time, we encourage your comments before **April 28, 2017** so we can ensure that written comments can be provided in staff’s update report to the Livable Oakville Council Subcommittee.

## More information

For additional background information, please refer to the report on the Downtown Oakville Growth Area Review that was received by the [Livable Oakville Subcommittee on January 16, 2017](#).

## Contacts

Lesley E. Gill Woods, MCIP, RPP  
Senior Planner, Policy Planning and Heritage  
Planning Services  
[lesley.gill-woods@oakville.ca](mailto:lesley.gill-woods@oakville.ca)  
(905) 845-6601, ext. 3261

Carly Dodds, MCIP, RPP  
Planner, Policy Planning and Heritage  
Planning Services  
[carly.dodds@oakville.ca](mailto:carly.dodds@oakville.ca)  
(905) 845-6601, ext. 3264