



Open House

Downtown Oakville Growth Area Review

November 23, 2015

5-8 p.m.

**Oakville Arena
Kinsmen Pine Room**



Welcome

As part of the town's ongoing **Official Plan Review**, the Planning Services department is leading the **Downtown Oakville Growth Area Review**.

Downtown Oakville is one of six areas identified in the Livable Oakville Plan to accommodate new growth and development south of Dundas Street.

This project will review the downtown area's boundary, land uses, building heights, and urban design policies, as well as recent development activity.

Downtown Oakville is a great place!

Any revisions to land use designations and policies that are considered will aim to **maintain the downtown as a vibrant, pedestrian-oriented mixed use centre**. At the conclusion of the study, an official plan amendment and implementing zoning by-law amendment will be recommended.

We're working to keep it great!

Town staff are here to share information about the recent projects that the review will consider, including the **Downtown Cultural Hub Study**, **Downtown Transportation and Streetscape Plan** and **Downtown Oakville Heritage Conservation District Plan**, as well as the **Livable by Design Manual**.

It's your Downtown.

We want your input on the draft directions guiding the review of the land use policies for all of Downtown Oakville. But first, take a moment to read through the existing goals, objectives and development concept from Livable Oakville.

Goal

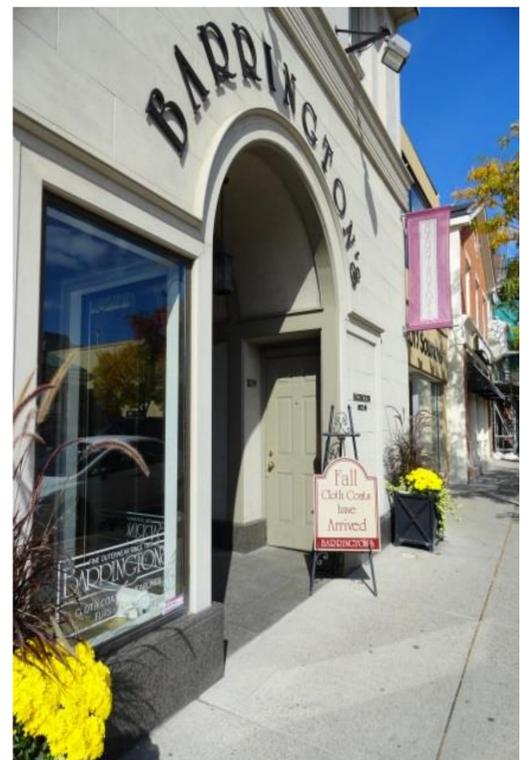
Downtown Oakville will remain a **major downtown area** for the Town, providing a **broad variety of commercial, office, entertainment, cultural and residential uses.**



Objectives

1. Maintain Downtown Oakville as a **vibrant pedestrian-oriented** mixed use centre by:
 - providing a **mix of employment, shopping, leisure and residential** opportunities; and,
 - encouraging mixed use buildings to **promote day and evening activity.**

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2. Achieve a **high quality level of urban design** by:
- promoting **high quality streetscapes, open spaces, public buildings, infrastructure and private buildings;**
 - ensuring new development 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;
 - creating an **attractive public realm** and ensuring developments are planned to support **fully accessible, street-related, pedestrian-oriented environments;** and,
 - ensuring that the **appearance and function** of the public realm and adjoining development are **of consistently high quality and appropriate design.**



3. To protect and enhance the historic importance of the Downtown by:

- protecting, conserving and enhancing cultural heritage resources and integrating them with new development;
- requiring development to be **compatible and complementary** with adjacent residential neighbourhoods, cultural heritage resources and cultural heritage landscapes; and,
- **minimizing impacts** of new development.

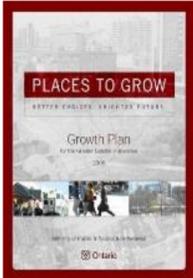


Development Concept

Downtown Oakville is comprised of the Central Business District land use designation. This area is intended to accommodate new retail, service commercial and residential uses through intensification.

Planning Context

June 2006



Growth Plan for the Greater Golden Horseshoe

The Province's Growth Plan takes effect. It is a plan for how the GTHA and surrounding area is to grow to the year 2031. One of its focuses is to curb urban sprawl through intensification to support environmental objectives. Municipal official plans are required to be updated to conform to the Growth Plan.

June 2009



Livable Oakville Plan (Official Plan)

Town Council adopts the Livable Oakville Plan, putting in place the policies to guide growth and change in the town south of Dundas Street and North of Hwy. 407 (including Kerr Village). The Region of Halton approves the plan in November 2009 with modifications, as it is deemed to conform to the Province's Growth Plan. The OMB gives final approval in May 2011.

December 2009



Region of Halton Official Plan - ROPA 38

Regional Council adopts an update to the Region's Official Plan to bring it into conformity with the Province's Growth Plan. It is approved by the Province in 2011. The OMB gives final approval to portions of the plan throughout 2013 to 2015. The town's official plan is now required to be updated to conform to the Region's official plan.

August 2010



Downtown Oakville Strategic Review

The Downtown Oakville Strategic Review concludes, resulting in a Downtown Oakville Strategic Action Plan. The Plan is a prioritized set of actions to maintain and improve those qualities that make the downtown a great place. It addresses critical factors including cultural heritage, urban design and streetscape, public facilities, economics, transportation, and sustainability.

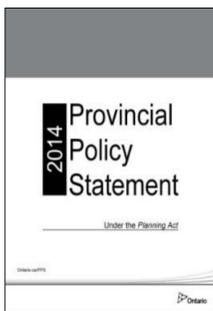
June 2013



Growth Plan for the Greater Golden Horseshoe – Amendment #2

The Province updates the Growth Plan and sets out new population and employment growth forecasts to 2031 and 2041. Municipal official plans are required to be updated to conform to the Growth Plan to accommodate additional projected growth.

April 2014



Provincial Policy Statement 2014 (PPS)

The Province issues a new PPS 2014, replacing the 2005 PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the foundation for regulating the development and use of land in the Province. All municipal official plans are required to be updated, as necessary, to be consistent with the PPS.

February 2015



Provincial Coordinated Land Use Review

The Province launches a coordinated review of its Provincial land use plans including the Growth Plan for the Greater Golden Horseshoe and the Greenbelt Plan. The review is ongoing and is being monitored by town staff.

May 2015

**Plan
Oakville**



Five Year Official Plan Review Launch

The *Planning Act* requires municipalities to review their official plan every five years. The town launches its review on May 11, 2015 and includes a review of the town's growth areas.